

**LOVELAND HISTORIC PRESERVATION COMMISSION**  
**MEETING AGENDA**  
**MONDAY, April 16 2018 6:00 PM**  
**Development Center-EOC Upstairs Conference Room**  
**410 East 5<sup>th</sup> Street**

The City of Loveland is committed to providing an equal opportunity for services, programs and activities and does not discriminate on the basis of disability, race, age, color, national origin, religion, sexual orientation or gender. For more information on non-discrimination or for translation assistance, please contact the City's Title VI Coordinator at [TitleSix@cityofloveland.org](mailto:TitleSix@cityofloveland.org) or [970-962-2372](tel:970-962-2372). The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act (ADA). For more information on ADA or accommodations, please contact the City's ADA Coordinator at [bettie.greenberg@cityofloveland.org](mailto:bettie.greenberg@cityofloveland.org) or [970-962-3319](tel:970-962-3319).

“La Ciudad de Loveland está comprometida a proporcionar igualdad de oportunidades para los servicios, programas y actividades y no discriminar en base a discapacidad, raza, edad, color, origen nacional, religión, orientación sexual o género. Para más información sobre la no discriminación o para asistencia en traducción, favor contacte al Coordinador Título VI de la Ciudad al [TitleSix@cityofloveland.org](mailto:TitleSix@cityofloveland.org) o al 970-962-2372. La Ciudad realizará las acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Discapacidades para americanos (ADA). Para más información sobre ADA o acomodaciones, favor contacte al Coordinador de ADA de la Ciudad en [bettie.greenberg@cityofloveland.org](mailto:bettie.greenberg@cityofloveland.org) o al 970-962-3319”.

**6:00 PM**

- |              |  |                  |
|--------------|--|------------------|
| <b>I.</b>    | <b>CALL TO ORDER</b>   |                  |
| <b>II.</b>   | <b>PLEDGE OF ALLEGIANCE</b>  |                  |
| <b>III.</b>  | <b>ROLL CALL</b>   |                  |
| <b>IV.</b>   | <b>APPROVAL OF THE AGENDA</b>  |                  |
| <b>V.</b>    | <b>APPROVAL OF PREVIOUS MEETING MINUTES</b>  |                  |
| <b>VI.</b>   | <b>REPORTS</b>   | <b>6:05-6:15</b> |
|              | a. Citizen Reports   |                  |
|              | <i>This agenda item provides an opportunity for citizens to address the Commission on matters not on the consent or regular agendas.</i> |                  |
|              | b. Council Update (Fogle)  |                  |
|              | c. Staff Update (Garshelis)  |                  |
| <b>VII.</b>  | <b>REGULAR AGENDA</b>  |                  |
|              | a. Recognition for Harold Dunning  | <b>6:15-6:25</b> |
|              | b. Outreach/Education  | <b>6:25-7:00</b> |
|              | • Fairgrounds Park Bridge Plaque   |                  |
|              | • Bike History Tour June 16  |                  |
|              | • TDP/BRMS May 5   |                  |
|              | • Table Top Restaurant Marketing Piece   |                  |
|              | • City Council Presentation Update   |                  |
|              | c. HS Student Recruitment Update   | <b>7:00-7:10</b> |
|              | d. Set Next Meeting's Agenda/Identify Action Items   | <b>7:10-7:15</b> |
| <b>VIII.</b> | <b>COMMISSIONER COMMENTS</b>   | <b>7:15-7:30</b> |
|              | <i>This agenda item provides an opportunity for Commissioners to speak on matters not on the regular agenda.</i>                         |                  |
| <b>IX.</b>   | <b>ADJOURN</b>   | <b>7:30</b>      |

**City of Loveland**  
**Historic Preservation Commission**  
**Meeting Summary**  
**March 19, 2018**

A meeting of the Loveland Historic Preservation Commission was held Monday, March 19, 2018 at 6:00 P.M. in the Development Center at 410 East 5<sup>th</sup> Street, Loveland, CO. Historic Preservation Commissioners in attendance were Zach Askeland, Jim Cox, Isaac Lujan, Josh McCarn, Stacey Kersley, Paula Sutton and Laurie White. Council Liaison John Fogle and Nikki Garshelis of Development Services was also present.

**Guests:** Mike Perry and Sharon Danhauer of the Loveland Historical Society and Reyana Jones, Graduate CSU Student.

**CALL TO ORDER**

*Commission Chair Askeland called the meeting to order at 6:04 p.m.*

**APPROVAL OF THE AGENDA**

*Commissioner Cox made a motion to approve the agenda. Commissioner Kersley seconded the motion and it passed unanimously.*

**APPROVAL OF PREVIOUS MEETING MINUTES**

*Commissioner McCarn made a motion to approve the January meeting minutes. Commissioner Sutton seconded the motion and it passed unanimously.*

**CITIZEN REPORTS**

None

**CITY COUNCIL UPDATE**

Councilor Fogle reported on the County building bidding process. He also talked about the Council trip to Washington D.C. for the National League of Cities Conference. He discussed the new cell towers that deploy 5G technology. He said the concern cities have is they are very obtrusive and look like refrigerators on a light pole.

**STAFF UPDATE**

*Nikki Garshelis* reported on the Great Western Railway Depot, the 2019 Survey plan, the East 3<sup>rd</sup> Street request and the recent Boards & Commissions Event.

**CONSIDERATION OF NEW BUSINESS**

**RECOGNITION FOR HAROLD DUNNING**

*Mike Perry, President of the Loveland Historical Society* gave a presentation and a handout on the accomplishments and importance of Harold Dunning. Dunning devoted more than 60 years to collecting, preserving and publicizing the history of Larimer County. He started the Pioneer Museum in 1938 in a converted garage located on the alley just west of the current museum building. He authored many articles, pamphlets, and books. *Over Hill and Vale* was his most well-known book. Mike reported about how Dunning's research and writings has inspired and educated the Loveland community and the region for

years. Dunning's granddaughter, moved back to Loveland and the Loveland Historical Society would like to honor Dunning with some signage or plaque. There was a long discussion and ideas and the HPC agreed to discuss this further at their next meeting.

### **LOVELAND HIGH SCHOOL PROJECT**

Reyana Jones, a CSU graduate student, reported that she is working on Loveland High School as her graduate research project. Reyana was a teacher at Bill Reed Middle School. She explained how she would be developing her thesis and was researching oral histories, poems, yearbooks, district log books, newspaper articles and many other resources. The Commissioners gave her some additional ideas and direction and expressed their gratitude that she was taking on this important project. The final report can be used to apply for a state and national register designation. Reyana also will be creating a one page informational handout, perhaps a timeline, to be distributed to guests at the 100 Year anniversary event on May 5<sup>th</sup>.

### **ELECTION OF CHAIR & VICE-CHAIR**

Vice-Chair Askeland announced that the election for Chair was taking place. Commissioner Kersley made the motion to elect Vice-Chair Askeland to the position of Chair, with Commissioner Cox seconding the motion. A short discussion ensued and the motion was voted upon. It passed unanimously.

Chair Askeland announced that the election for Vice-Chair was taking place. Commissioner White made the motion to elect Commissioner McCarn to the position of Vice-Chair, with Commissioner Sutton seconding the motion. A short discussion ensued and the motion was voted upon. It passed unanimously.

### **COUNCIL OUTREACH AND EDUCATION**

- **Fairgrounds Park Bridge**
  - The Commissioners gave staff direction to measure width of the bridge structure, revise the text to fit, keep plaque inside the rivets and make sure it is ADA height.
- **Historic Building Model Update**
  - Commission Chair Askeland reported that the building model he created are on display at the Loveland DDA office. He will be working with them to upload them to their website.
- **TDP/BRMS May 5**
  - Commissioner Sutton and Chair Askeland are working with historian Jeff Feneis on the route. The ride will start at 8:30 (gathering at 8am) at BRMS and end at BRMS (possibly food, burritos).
  - Tents will be erected in front of Bill Reed
  - Booths will be HPC, LHS, Library, Safe Bike, LDP/DDA, Possibly Uncle Bennys, Smarty Pants Game and four booths will be used by BRMS
  - Commissioner White will check on the Stone Age group to see if they would like a booth.
  - There will be a Heart Sculpture Unveiling commemorating 100 years of the building
  - Councilor Fogle will host the Frozen Pants Contest (Two principals will compete in celebrity contest)
  - There will be an open house of the school with volunteers stationed around to give historical and present day information
  - Medina's breeches will be on display in the school
  - Perhaps guests could take pictures for Live Loveland

92  
93 • **Table Top Restaurant Marketing Piece**

- 94 ○ Commissioner McCarn reported about the Historic Coasters planned for restaurants  
95 downtown. He will mock up something for the next meeting and an order can be placed  
96 soon.

97 • **City Council Study Session**

- 98 ○ There was a discussion about the power point presentation for Council on April 10<sup>th</sup>.  
99 Commissioner Chair Askeland and Commissioner Cox will meet with staff to revise the  
100 presentation.

101  
102 **NEXT MEETING AGENDA**

- 103 1. Table Top Mock Up Materials  
104 2. Plaque Ideas/Costs for Fairgrounds Bridge  
105 3. Youth Commissioner Recruitment  
106 4. Tour de Pants Tasks  
107 5. Bike History Tour June 16  
108

109  
110 **Adjourned: 8:43p.m.**  
111  
112

# LOVELAND HISTORIC PRESERVATION COMMISSION

## STAFF UPDATE

Meeting Date: April 16 19, 2018  
To: Loveland Historic Preservation Commission  
From: Nikki Garshelis, Development Services

---

**Great Western Railway Depot & Freight Building:** The property for the North Transit Center has been purchased by the City of Loveland. An architect has been contracted for the project. The architect is Ted Halsey, AIA LEED AP, from SEH in Denver. SEH is an engineering, architectural, environmental and planning company. A project meeting with the architect was held on April 11 with the architect and City Facilities staff. An update meeting will be scheduled in May with the Loveland Historical Society and HPC members once the architect has completed the analysis of the GWRD.



**Hertzinger Harter/El Centro Building:** A grant specialist has completed an application to the State Historical Fund on behalf of the City of Loveland and the property owner of 141 East 4<sup>th</sup> Street. The grant request is for \$187,000 with matching funds from the property owner to complete an exterior restoration of the building. The Hertzinger Harter/El Centro Building was built in 1877-78. The Herzinger & Harter Mercantile store opened in the spring of 1878, and in 1893 they sold the business to wholesale grocers, Beckfield and Galligan. By 1907 this business was known as the W.J. Galligan and Company, and they sold items such as buggies, wagons, and farm implements. Other tenants of the Herzinger & Harter Building included retail businesses including Swan and Hill Grocery (1908), Loveland National Bank (1908 – 1926) and Bengough Grocery (1921-1926). An extensive remodel was done in 1930 by renowned Colorado architect Robert K. Fuller. The building was originally constructed as a two-story, late 19th Century Victorian-era commercial structure, but the major renovation in 1930 transformed it into a Mission Revival style structure. In August the grant decision will be known.

**339 East 3<sup>rd</sup> Street Request:** City staff was contacted by the owner of the property who is interested in a local historic landmark designation. She lives in Wisconsin and is unable to do the necessary research and application. She would like assistance from the HPC, if possible. **Are there any HPC member who would like to volunteer for the task?**



Listed on Survey as  
**Edwardian Vernacular\***  
built in 1897

\*Edwardian buildings are basically post-Victorian residences similar to the Queen Anne style in form and massing but lacking ornamentation. Sometimes called Princess Anne, these buildings feature multi-gabled roofs, asymmetrical massing, simple surfaces, and occasionally wrap-around porches, a short tower, and classical detailing.

**Common elements:**

1. multi-gabled roof
2. asymmetrical massing
3. simple surfaces
4. wrap-around porch
5. short tower

\*Vernacular: A style of architecture exemplifying the commonest techniques, decorative features, and materials of a particular historical period, region, or group of people.



Edwardian style house in Grand Junction.



An example of an Edwardian style house in Boulder.