

**LOVELAND HISTORIC PRESERVATION COMMISSION**  
**MEETING AGENDA**  
**MONDAY, June 18 2018 6:00 PM**  
**Development Center-EOC Upstairs Conference Room**  
**410 East 5<sup>th</sup> Street**

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**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>6:05-6:10</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. Tax Credit Presentation- Ariel Steele and Amber Furness, Tax Credit Connection, Inc.                                                  | <b>6:10-6:30</b> |
|              | b. Youth Commissioner/HPC Member                                                                                                         | <b>6:30-6:40</b> |
|              | c. Outreach/Education                                                                                                                    | <b>6:40-7:00</b> |
|              | • Fairgrounds Park Bridge Plaque (Garshelis)                                                                                             |                  |
|              | • Bike History Tour June 16- Review (Sutton, Cox, McCarn)                                                                                |                  |
|              | • Instagram “How To”-(White & Kersley)                                                                                                   |                  |
|              | d. HPC Member Update and HS Student Recruitment Update                                                                                   | <b>7:00-7:10</b> |
|              | e. Fall Retreat Discussion                                                                                                               | <b>7:10-7:20</b> |
|              | f. Set Next Meeting’s Agenda/Identify Action Items                                                                                       | <b>7:20-7:25</b> |
| <b>VIII.</b> | <b>COMMISSIONER COMMENTS</b>                                                                                                             | <b>7:25-7:30</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**  
**May 21, 2018**

A meeting of the Loveland Historic Preservation Commission was held Monday, May 21<sup>st</sup>, 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, Josh McCarn, Stacey Kersley, Paula Sutton and Laurie White. Nikki Garshelis, and Cita Lauden of Development Services were also present.

**Guests:** Mike Perry, President of the Loveland Historical Society and Eric Halverson.

**CALL TO ORDER**

*Commission Chair Askeland called the meeting to order at 6:00 p.m.*

**APPROVAL OF THE AGENDA**

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

**APPROVAL OF PREVIOUS MEETING MINUTES**

*Commissioner Cox made a motion to approve the April meeting minutes. Commissioner Sutton noted an error in the minutes from the last meeting. Corrections will be made to lines 78-79. Commissioner Kersley seconded the motion and it passed unanimously.*

**CITIZEN REPORTS**

None

**CITY COUNCIL UPDATE**

None

**STAFF UPDATE**

*Nikki Garshelis* reported on the Great Western Railway Depot & Freight Building. There is an update in her staff report from Rachel Henderson, Capital Projects Manager, Public Works. Henderson said (via email) an architect has been hired to perform structural/architectural analysis of the depot and freight building. There will be further information once he has assessed the information and reviewed the site.

**CONSIDERATION OF NEW BUSINESS**

**540 EAST 5<sup>th</sup> STREET PROPERTY**

*Erik Halverson*, property owner of 540 E 5<sup>th</sup> Street, would like to nominate his property for the Historic Landmark Register. Nikki gave a presentation on the historic background of the property. The Commission agreed the property was a good candidate. Commissioner Cox reported about his site visit and the fine details of the structure. Mr. Halverson will go forward in submitting his application.

**RECOGNITION FOR HAROLD DUNNING**

*Mike Perry*, President of the Loveland Historical Society, reported that at their last meeting, the Loveland Historical Society asked for more information on the Harold Dunning sidewalk heart and plaque project before taking a final vote to donate \$1000 toward the project. More discussion to come.

50  
51 **TOUR de PANTS /100 YEAR ANNIVERSARY EVENT REVIEW**

52 *The Commissioners all agreed that this was a very successful event, the most successful to date. The*  
53 *Commission discussed possible venues for next year's Tour de Pants event. Further discussion to follow.*  
54

55 **COUNCIL OUTREACH AND EDUCATION**

56 • **Fairgrounds Park Bridge**

- 57 ○ *Nikki Garshelis presented the Commissioners with a mock-up of The Fairgrounds Bridge Plaque.*  
58 *The Commissioners discussed material type and difference in pricing.*  
59 *Commissioner McCarn made a motion to approve the bronze plaque at the price of \$730 plus*  
60 *shipping. Commissioner White seconded the motion and it passed unanimously.*  
61

62 • **Bike History Tour**

- 63 ○ *The Bike History Tour is scheduled for June 16. Commissioners have been assigned locations for*  
64 *the Tour, and will share a brief description of the property to Bike History Tour participants.*  
65

66 • **Table Top Restaurant Marketing Piece**

- 67 ○ *Historic Coasters were delivered to Verboten Brewery, Mo' Betta Gumbo, Bill Reed and the*  
68 *Sports Station and were well received. There was some discussion as to whether or not to have*  
69 *more coasters made. Commissioner Sutton suggested to wait a month or two before printing*  
70 *more coasters.*  
71  
72

73 **COMMISSIONER COMMENTS**

- 74 • *Commissioner McCarn extended his thanks to the Commission for their input on the Historical*  
75 *Coasters.*  
76 • *Commissioner Kersley and McCarn thanked Nikki Garshelis for all of her efforts and doing such a*  
77 *great job on the Tour de Pants event. Commissioner McCarn also expressed his thanks to*  
78 *Commissioner Kersley for setting up the HPC Instagram account.*  
79 • *Commissioner Sutton discussed different possibilities for historic signage around Loveland.*  
80 • *Commissioner Kersley discussed the Instagram account and the number of followers, as well as*  
81 *suggestions on Instagram accounts the HPC could follow.*  
82  
83

84 **NEXT MEETING AGENDA**

- 85 1. Tax Credits Presentation  
86 2. Hip Streets Presentation  
87 3. 540 East 5<sup>th</sup> St. – Nomination at July 16<sup>th</sup> meeting (Tentative)  
88 4. Walking Tour Outreach & Education  
89 5. Youth Commissioner Recruitment - Early Advertising/HPC Member Recruitment  
90 6. Instagram – “How to” *Commissioner White*  
91 7. Fall Retreat Discussion  
92

93 **Adjourned: 8:05 p.m.**  
94

# LOVELAND HISTORIC PRESERVATION COMMISSION

## STAFF UPDATE

**Meeting Date:** June 18, 2018  
**To:** Loveland Historic Preservation Commission  
**From:** Nikki Garshelis, Development Services

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**Gustave and Amelia Benson House 540 E. 5th Street:** Staff has not received an application for this property as of 6.13.18 ( Erik Halverson,Owner).

**Timberlane Farms:** On May 24 a Conceptual Review meeting was held with City Staff and a prospective buyer of Timberlane Farms. The prospective buyer was requesting guidance on City requirements to use the property as a small development of single family homes to be designed into the spirit of the farm concept (community gardens, solar, energy efficient). Staff informed them they would have to comply with all historic review requirements since the property is a designated historic district.

**Survey Update:** A contract with grant writer, Carl Peterson, is being processed. Once complete, Carl will begin writing the CLG grant application focusing on the German's From Russa theme. Four quote requests were sent to resource consultants. One quote was received at \$20,000. Carl will submit the request from that quote as the grant application request. The application deadline is January 2019.



**Roosevelt Avenue Property:** Commissioner Kersley requested staff look into the carriage house (c 1896) at the corner of First Street and Roosevelt as a possible register property. There was a mansion on the property that burned down and was subsequently demolished. Staff is doing some initial research on the property.

**Fairgrounds Bridge Plaque Information:** 10X 24 Inch Bronze Plaque was ordered and has been shipped as of 6.13.18. Cost \$760

**Great Western Railway Depot & Freight Building:** Update from Rachel Henderson, Capital Projects Manager, Public Works on 6/14/18 via email: "I anticipate the evaluation letter from the architect to be submitted to me next week."



#### 407 N Custer Avenue:

Staff was contacted by the owner of the property at 407 N Custer. He is interested in listing the property on the historic register. The survey states that the property is not individually eligible but is eligible for district listing. Some initial historical research has been done.

**Historic Name:** Peterson House

**Current Owner:** Louis Turk

**Year of Construction:** 1922-28 (?)

**Architectural Style:** Wood Frame/Side Gable

**History:** First owner on record in the 1929 City Directory is Mrs. Anna Peterson (Custer Ave is not in directory until 1948).

Anna Peterson born 1890 in Nebraska. She was widowed before she moved to Loveland. Husband's name was C. Alfred Peterson. Children were Clescent Maynard Peterson (B 1909, Lila Peterson (B 1913), Ethel Peterson (B 1919), Erma Peterson (B 1921). Son, Clescent, worked for the President City Cleaning in 1934 and the Rainbow Bread Company in 1940

