

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

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**6:00 PM**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. APPROVAL OF THE AGENDA**
- V. APPROVAL OF PREVIOUS MEETING MINUTES**
- VI. REPORTS** 6:05-6:10
  - a. Citizen Reports  
*This agenda item provides an opportunity for citizens to address the Commission on matters not on the consent or regular agendas.*
  - b. Council Update (Fogle)
  - c. Staff Update (Garshelis)
- VII. REGULAR AGENDA**
  - a. HIP Streets Modernization Presentation- David Eisenbraun, Community & Strategic Planner 6:10-6:35
  - b. HPC Member HS Student Recruitment Update 6:35-6:45
  - c. Fall Retreat Discussion 6:45-7:15
  - d. Set Next Meeting's Agenda/Identify Action Items 7:15-7:20
- VIII. COMMISSIONER COMMENTS** 7:20-7:30  
*This agenda item provides an opportunity for Commissioners to speak on matters not on the regular agenda.*
- IX. ADJOURN** 7:30

**City of Loveland**  
**Historic Preservation Commission**  
**Meeting Summary**  
**June 18, 2018**

A meeting of the Loveland Historic Preservation Commission was held Monday, June 18, 2018 at 6:00 P.M. in the Development Center at 410 East 5<sup>th</sup> Street, Loveland, Colorado. Historic Preservation Commissioners in attendance were Jim Cox, Stacey Kersley, Isaac Lujan, Paula Sutton and Laurie White. Nikki Garshelis of Development Services was also present.

**Guests:** Ariel Steele and Amber Furness, Tax Credit Connection, Inc.

**CALL TO ORDER**

*Commissioner Cox called the meeting to order at 6:02 p.m.*

**APPROVAL OF THE AGENDA**

*Commissioner Sutton made a motion to approve the agenda with the Tax Credit presentation moved before the reports. Commissioner Lujan seconded the motion and it passed unanimously.*

**APPROVAL OF PREVIOUS MEETING MINUTES**

*Commissioner White made a motion to approve the May meeting minutes. Commissioner Kersley noted an error in the minutes from the last meeting regarding line 78. She stated that Commissioner White had set up the Instagram account, not herself. Corrections will be made to the line. Commissioner seconded the motion and it passed unanimously.*

**CITIZEN REPORTS**

None

**CITY COUNCIL UPDATE**

None

**STAFF UPDATE**

*Nikki Garshelis reported on the survey grant, Great Western Railway Depot and the property at 407 N Custer Ave regarding the eligibility of the house. After some discussion, the Commission agreed that the owner should present the research to them for consideration.*

**CONSIDERATION OF NEW BUSINESS**

**Tax Credit Presentation-** Ariel Steele, Owner, and Amber Furness, Land Protection Specialist of the Tax Credit Connection, Inc. gave a presentation about historic tax credits. They covered the following information:

- Maximum (Commercial) tax credits are \$1,000,000 depending on costs to rehabilitate (\$50,000 Residential)
- Credits can be used by landowners or sold for cash. (Commercial only)
- Qualifying historic structures include; Local, State, or National Landmarking, listed individually or as a contributing property w/in a historic district, and may be listed after application but before issuance of credits.

- Tax credits are used against state taxes dollar for dollar, similar to a “gift certificate” and more valuable than deductions.
- Requirements to qualify: Commercial properties that are income producing. Property owner or tenant with 39-year lease or under contract to buy, owner may be nonprofit. Residential property must be:
  - At least 50 years old
  - Locally Listed or on State Register
  - Owner or tenant with 5 year lease
  - Expense must be at least \$5,000
  - Credit Max per house is \$50,000
  - Covers Qualified Rehabilitation Expenditures
  - Can be used by owner for 10 years; no transfer
- Qualified rehabilitation expenditures are determined by US Secretary of Interior Standards, can cover modernization and commercial must be “substantial” meaning at least 25% of original purchase price minus land value.
- Non-qualified expenditures include soft costs (legal, accounting or permits), landscaping and additions to buildings.
- History Colorado reviews plans and Office of Economic Development and International Trade administers program.
- Fees are paid by applicants.

The presentation also covered in detail how Residential and Commercial credits are calculated, applied for and administered. In addition, they covered rules of construction, limitations of the program, how donors can use their credits and how to purchase credits.

A discussion followed the presentation and then the Commission thanked the presenters for the valuable information.

#### **Youth Commissioner/HPC Member**

*Nikki Garshelis* reported that the HPC applicant did not show up for the scheduled interview. However, another applicant is scheduled to be interviewed in July. There also is a Youth Commissioner applicant scheduled in July, she said.

*Commissioner Lujan* reported that he would not continue as a Commissioner since he is moving to Milliken on Thursday. He is unsure of his schedule once he moves, he explained. The Commissioners thanked him for his great service and encouraged him to stay in touch and attend events and meetings, if possible.

#### **Outreach/Education**

- *Nikki Garshelis* brought the **Fairgrounds Bridge** plaque to the meeting. She will work with the Facilities staff to have it attached to the bridge, she said.
- *Commissioner’s Sutton and White* reported on the Saturday June 16 **Bike History Tour**. They had 23 riders and great weather. The tour stopped at 12 historic locations and was enjoyed by everyone. One of the stops was the Harter-Borland House, which they toured as well as

Commissioner White's house, the Ulrich Residence. They agreed that the online bike tour created by RJ Fulton in the Public Works Department was also a nice feature.

- *Commissioners White and Kersley* gave an update and instructions on the Instagram account. There are over 300 followers, Commissioner Kersley reported.

#### COMMISSIONER COMMENTS

- *Commissioner Kersley* commented on the tour of the Foundry that the design of the project seems to be more thought out than other recent developments. She used the staircase design in the parking garage as an example. One of her concerns, however, is with the connection between the old town and the new development. *Commissioner Cox* agreed that the connection seemed weak.
- *Commissioner Kersley* reported on the property on the corner of First and Roosevelt and it was agreed that more effort to contact the owner would be made.

#### NEXT MEETING AGENDA

1. Updates on GWRD, Feed & Grain, Pulliam, Timberlane Farms
2. Hip Streets Presentation
3. Fall Retreat Discussion

**Adjourned: 7:58 p.m.**

# LOVELAND HISTORIC PRESERVATION COMMISSION

## STAFF UPDATE

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

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**Survey Update:** A contract with grant writer, Carl Peterson, has been finalized. Carl has begun researching the necessary CLG grant application procedures and scheduling meetings with key stakeholders. The focus of the grant application is on the German's From Russia theme. The grant application deadline is January 2019.

**Fairgrounds Bridge Plaque Information:** City Parks staff have agreed to attach the plaque to the bridge, if possible. If the plaque cannot be attached to the bridge, other options will be considered.

**Great Western Railway Depot & Freight Building:** The architect is still in the process of assessing the Depot and Freight building for its incorporation into the new transit center. No report has been finalized as of 7.11.18.



### Feed & Grain Building/ArtSpace

Shannon Joern, Vice President, National Advancement, ArtSpace, Minneapolis, MN provided the following report:

ArtSpace is "poised to proceed with renovations on the 3rd Street facing component of the building."

A federal Economic Development Administration grant that was awarded in 2015 has not yet advance because of issues with added capital expense and operational concerns. They have just worked through a process over the past months to reduce the scale of the project, and now have approval on a revised project plan/budget. They will be ready to advance into construction design and then rehabilitation in the fall.

They plan to "condominium an approximate 4,000 SF, 3rd Street facing component of the structure (old office and boiler rooms) and rehab as a creative sector incubator facility that will provide workspace and business accelerator programming to as any as 16 tenants, at extremely affordable monthly rents.

This is a nearly \$1 million rehab budget with funding from EDA, State Historic Fund and Boettcher Foundation. Both EDA and SHF are involved in design and construction review. History Colorado recently conducted an annual site inspection visit in early June."

Upon completion of "this incubator rehab project scope [they will] look to planning for subsequent rehab on remaining portions of the building."

**Pulliam Community Building Update:**

*Update from Rachel Henderson, Capital Projects Manager, Public Works on 7/9/18:*

"The City of Loveland received 14 proposals from interested companies to act as our Construction Manager at Risk. The selection committee met and narrowed the list to five companies who have been selected to interview. The team interviews are scheduled for July 13, with a final selection shortly after."



**407 N Custer Avenue:**

The property owner of the Peterson House on Custer Avenue was notified that the HPC advised at the June meeting that he research the history and architecture and submit an application if, after evaluating the required landmark criteria, he considers the property eligible for individual or district status.