

LOVELAND HISTORIC PRESERVATION COMMISSION

MEETING AGENDA

MONDAY, July 16 2018 6:00 PM

Development Center-EOC Upstairs Conference Room

410 East 5th 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 <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)	
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
	<i>This agenda item provides an opportunity for Commissioners to speak on matters not on the regular agenda.</i>	
IX.	ADJOURN	7:30

1 **City of Loveland**
2 **Historic Preservation Commission**
3 **Meeting Summary**
4 **June 18, 2018**

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

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

13 **CALL TO ORDER**

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

16 **APPROVAL OF THE AGENDA**

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

20 **APPROVAL OF PREVIOUS MEETING MINUTES**

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

26 **CITIZEN REPORTS**

27 None

29 **CITY COUNCIL UPDATE**

30 None

32 **STAFF UPDATE**

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

37 **CONSIDERATION OF NEW BUSINESS**

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

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

48 • Tax credits are used against state taxes dollar for dollar, similar to a “gift certificate” and more
49 valuable than deductions.
50 • Requirements to qualify: Commercial properties that are income producing. Property owner or
51 tenant with 39-year lease or under contract to buy, owner may be nonprofit. Residential property
52 must be:
53 ○ At least 50 years old
54 ○ Locally Listed or on State Register
55 ○ Owner or tenant with 5 year lease
56 ○ Expense must be at least \$5,000
57 ○ Credit Max per house is \$50,000
58 ○ Covers Qualified Rehabilitation Expenditures
59 ○ Can be used by owner for 10 years; no transfer
60
61 • Qualified rehabilitation expenditures are determined by US Secretary of Interior Standards, can
62 cover modernization and commercial must be “substantial” meaning at least 25% of original
63 purchase price minus land value.
64 • Non-qualified expenditures include soft costs (legal, accounting or permits), landscaping and
65 additions to buildings.
66 • History Colorado reviews plans and Office of Economic Development and International Trade
67 administers program.
68 • Fees are paid by applicants.

69
70 The presentation also covered in detail how Residential and Commercial credits are calculated,
71 applied for and administered. In addition, they covered rules of construction, limitations of the
72 program, how donors can use their credits and how to purchase credits.

73
74 A discussion followed the presentation and then the Commission thanked the presenters for the
75 valuable information.

76
77 **Youth Commissioner/HPC Member**

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

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

85
86 **Outreach/Education**

87 ○ *Nikki Garshelis* brought the **Fairgrounds Bridge** plaque to the meeting. She will work with the
88 Facilities staff to have it attached to the bridge, she said.
89 ○ *Commissioner's Sutton and White* reported on the Saturday June 16 **Bike History Tour**. They had
90 23 riders and great weather. The tour stopped at 12 historic locations and was enjoyed by
91 everyone. One of the stops was the Harter-Borland House, which they toured as well as

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

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

96
97
98 **COMMISSIONER COMMENTS**

99 100 • *Commissioner Kersley* commented on the tour of the Foundry that the design of the project seems
101 to be more thought out than other recent developments. She used the staircase design in the
102 parking garage as an example. One of her concerns, however, is with the connection between the
103 old town and the new development. *Commissioner Cox* agreed that the connection seemed weak.
104 • *Commissioner Kersley* reported on the property on the corner of First and Roosevelt and it was
105 agreed that more effort to contact the owner would be made.

106
107 **NEXT MEETING AGENDA**

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

111
112 **Adjourned: 7:58 p.m.**

113

LOVELAND HISTORIC PRESERVATION COMMISSION

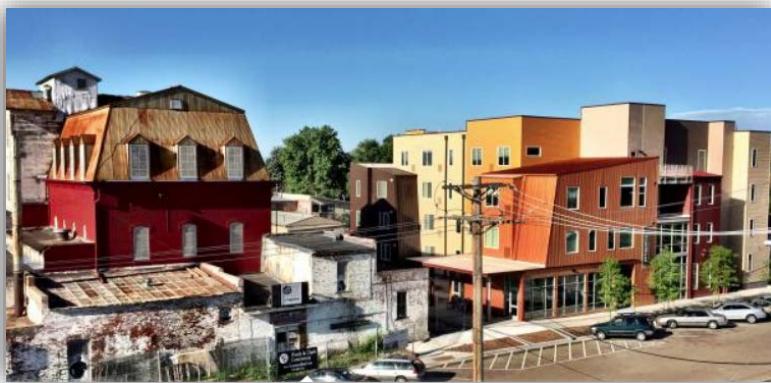
STAFF UPDATE

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

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 advanced 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 many 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.