

**LOVELAND HISTORIC PRESERVATION COMMISSION  
MEETING AGENDA**

**MONDAY, November 18 2019 4:30 PM**

**Development Center-EOC Conference Room Upstairs-410 East 5<sup>th</sup> Street**

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“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 [jason.smitherman@cityofloveland.org](mailto:jason.smitherman@cityofloveland.org) o al 970-962-3319”.

**4:30 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>	4:35PM-4:40PM
	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 Liaison Report	
	c. Staff Report	
<b>VII.</b>	<b>REGULAR AGENDA</b>	
	a. Survey Update (Carl McWilliams,	4:40PM-5:15PM
	b. Great Western Railway Depot Update (Sutton)	5:15PM-5:25PM
	c. Design Standards Update(McCarn, Cox, Garshelis)	5:25PM-5:40PM
	d. Regional CLG Forum October 24 Longmont (White, Sutton, Jones)	5:40PM-5:50PM
	e. Color Book (Kersley)	5:50PM-6:00PM
<b>VIII.</b>	<b>Commissioner Comments</b>	6:00PM-6:15PM
<b>IX.</b>	<b>ADJOURN</b>	6:20PM

1      **City of Loveland**  
2      **Historic Preservation Commission**  
3      **Meeting Summary**  
4      **October 21, 2019**

5  
6      A meeting of the Loveland Historic Preservation Commission was held Monday, October 21, 2019  
7      at 4:30 P.M. in the Development Center at 410 East 5<sup>th</sup> Street, Loveland, Colorado. Historic  
8      Preservation Commissioners in attendance were Jim Cox, Reyana Jones, Stacee Kersley, Josh  
9      McCarn, Jay Ward and Laurie White. Councilor Fogle and Nikki Garshelis, of Development Services,  
10     were also present.

11     **GUESTS**

12     Sharon Danhauer, Loveland Historical Society and Heidi Fuhrman, Volunteer/Intern

13     **CALL TO ORDER**

14     *Commission Chair McCarn called the meeting to order at 4:36 p.m.*

15     **APPROVAL OF AGENDA**

16     *Commissioner Cox made the motion to approve the agenda. Commissioner Ward seconded  
17     the motion and it passed unanimously.*

18     **APPROVAL OF PREVIOUS MEETING MINUTES**

19     *Commissioner White made the motion to approve the September 2019 meeting minutes.  
20     Commissioner Cox seconded the motion and it passed unanimously.*

21     **CITIZEN REPORTS**

22     None

23     **CITY COUNCIL UPDATE**

24     *Councilor Fogle provided the following updates:*

- 31     • Information on where to vote in the upcoming elections
- 32     • Cheech Marin's private collection of Chicano art is on display at the Loveland Museum  
33     through January 12. Marin may be coming to Loveland. Councilor Fogle encouraged  
34     everyone to see the unique exhibition.

35     **STAFF UPDATE**

36     *Nikki Garshelis reviewed the Staff Report and highlighted the following items:*

- 37     • **Zachary Askeland** has resigned from the HPC. The posting for a new member closed  
38     November 1.
- 39     • **Survey Grant:** Carl McWilliams will present an update of the survey at the November 18 HPC  
40     meeting. Since the newspaper article, City staff have received calls from citizens who have  
41     Sugar Beet Factory stories and/or have a German from Russia connection. Cita Lauden has  
42     scheduled a meeting with them to hear their stories.
- 43     • **Kelly House:** The state review board unanimously approved the property to recommend it  
44     for national designation to Washington DC.
- 45     • **Registration** is open for the 2020 Saving Places Conference. HPC members will receive  
46     reimbursement on the basic registration fee.

48     • **David Berglund**, former HPC member, brought his company's drone to the Milner Schwarz  
49       House in October to take aerial photos. They will forward the photos to the City after they  
50       are developed.

51     **CONSIDERATION OF NEW BUSINESS**

52       **CARRIAGE HOUSE Intensive Inventory**

53       Heidi Fuhrman, volunteer/intern presented a draft of the intensive inventory form on the  
54       property at 111 Roosevelt Avenue that she has been working on over the summer. HPC  
55       members reviewed and commented on the information and commended her outstanding  
56       work. There will be a few more changes before it is sent to History Colorado staff to review and  
57       provide comments. After completion, the property owners will be encouraged to begin the  
58       designation process.

59       **Great Western Railway Depot Update**

60       Nikki Garshelis reported that the structural assessment on the depot and freight buildings is  
61       complete and the final report has been issued. Commissioner Cox added that the cost to  
62       move the buildings is approximately \$42,000. There is a LHS fundraising and update meeting  
63       scheduled for October 28 in the Development Center.

64       **Design Standards Update**

65       Commissioner Cox and Commission Chair McCarn reported on the progress of the Design  
66       Standards document. The first draft was reviewed and the committee was very pleased with  
67       it. The next draft will be distributed to all stakeholders including the HPC for review and  
68       comment.

69       **Past Forward Conference**

70       Commissioner Jones attended the conference and reported on some of the sessions. She said  
71       the sessions about social justice, opportunity zones and affordable space to be creative were  
72       impressive. There was a discussion about ArtSpace in Loveland and the grant funds for the  
73       Feed & Grain Building.

74       **Annual Historic Preservation Event Tour de Pants 2020**

75       Nikki Garshelis reported that the 100-year anniversary celebration of the Rialto Theater is  
76       scheduled for Saturday May 16. Although the annual event is usually the first Saturday in the  
77       month of May, she would like the HPC to consider changing the date to coincide with the  
78       May 16 date. This would allow the HPC to partner with the Cultural Services Department on  
79       the event, she explained. The commissioners agreed that it would be a better event to  
80       partner with the celebration on May 16. Nikki will move forward with the event planning.

81       **COMMISSIONER COMMENTS**

82       • **Commissioner Kersley** reported on the COLOR Book she is working on. She has taken  
83       some pictures and turned them into line drawings. One picture is of the rose window of St  
84       John's Catholic Church. Another is the Sampson House, which is an English Norman  
85       cottage style. A description of the house could be included with a word puzzle for  
86       children to search for the terms associated with the architectural style, she explained.

87       • **Commissioner Kersley** expressed concern about the restaurant moving from the El Centro  
88       building downtown to the Foundry. Councilor Fogle confirmed the move but said due to  
89       the long lease there will probably be another one moving in under a sub-lease. There was

97 a discussion about downtown retail businesses, the fire sprinkler grant program and the  
98 Heartland Café building.  
99 • **Commissioner White** requested a flyer about designation. Nikki Garshelis said she would  
100 send her one to review and distribute.  
101  
102 • **Adjourned: 5:47 PM**

DRAFT

# LOVELAND HISTORIC PRESERVATION COMMISSION

## STAFF UPDATE

**Meeting Date:** November 18, 2019  
**To:** Loveland Historic Preservation Commission  
**From:** Nikki Garshelis, Development Services

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**Timberlane Farm:** Historic Preservation Commission Chair Josh McCarn, Commissioner Jim Cox, Staff Liaison, Nikki Garshelis and Meg Dunn, Board Member of Historic Larimer County, met on October 30, 2019 with Timberlane Farm Museum Board Members, Randy Starr, Sue Osborn, Dale Osborn, Gary Light and Board Attorney, Roger Clark. Items discussed were options to sell or transfer the property. The board is concerned with the Annexation Agreement impeding a sales opportunity. Clark sent a request to amend the Annexation Agreement (see attached) on November 8 to City staff. He said he would also be requesting to "eliminate/amend" the historic designation soon.



**First United Presbyterian Church (c 1875):** A Façade Grant application has been submitted to the LDP/DDA to assist with upcoming restoration work on the First United Presbyterian Church located at 400 East 4<sup>th</sup> Street. The work proposed is time sensitive because a 250-pound capstone on the main bell tower fell onto the sidewalk, fortunately, not injuring anyone. Other loose capstones were subsequently removed for safety reasons. Commission Chair McCarn, Commissioner Cox, Staff Liaison Garshelis and City Planner Troy Bliss met in October with Façade Grant Committee members, LDP/DDA staff and representations from the church and their contractor to review the project proposal.

State historic staff have reviewed and approved the proposal (the church has a covenant requiring state review due to a previous grant). The full Façade committee will be reviewing the grant request on November 18<sup>th</sup>.



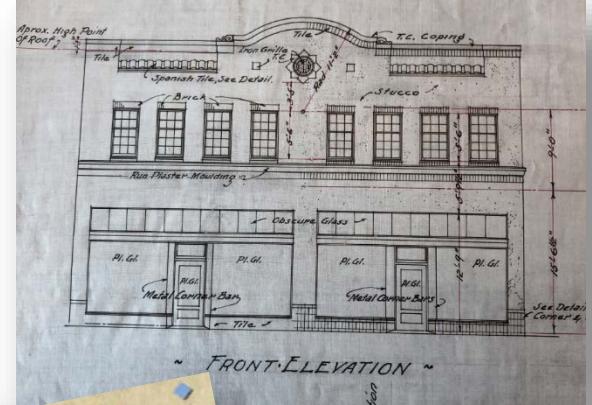
**111 Roosevelt Avenue Carriage House:** The final draft of the Intensive Inventory form researched and written by Heidi Fuhrman has been submitted to History Colorado. State Staff Planner, Amy Unger, said their Eligibility Committee would review it in the next month.

**Register for the Saving Places Conference 2020:** January 29 - February 1, 2020 at Sheraton Downtown Denver Hotel, 1550 Court Pl, Denver, CO 80202. Registration is now open. The City of Loveland will reimburse all HPC members for the basic registration fee of \$225. You will check the box as a "Preservation Commissions & CLG Registration". Submit your paid for information to [Nikki.Garshelis@cityofloveland.org](mailto:Nikki.Garshelis@cityofloveland.org) to be reimbursed. Go to: <http://savingplacesconference.org/> to register.

### **Herzinger Harter/El Centro Building (1877):**

J. Lewis Herzinger and Samuel B. Harter were Colorado pioneers and entrepreneurs. Herzinger, a German immigrant who lived in West Virginia, California, and Missouri, eventually met his business partner, Samuel Harter, while traveling in Denver. Samuel Harter, who began living in the Colorado Territory in the 1860's, became Herzinger's partner in the mercantile business in Caribou, a mining camp west of Nederland. The two moved from the Caribou mining camp in 1877 and relocated to Loveland, where they built the Herzinger & Harter building. In 1930, Robert Fuller, a distinguished Colorado architect, transformed the building into Mission Revival style, and it was renamed the El Centro.

In October 2019 the building was purchased by JT Enterprises. City Staff wrote a letter (attached) outlining designation and benefit information.





410 East 5<sup>th</sup> Street  
Loveland, Colorado 80537  
970.962.2346

November 1, 2019

Joshua Tracy  
JT ENTERPRISES LLC  
141 E 4TH ST  
LOVELAND, CO 805375501

Dear Mr. Tracy:

Congratulations on your recent purchase of the Historic Herzinger & Harter/El Centro (1878) building on East 4<sup>th</sup> Street in Loveland. It was designated as a local historic landmark in 2004. I have attached the inventory form, ordinance and a FAQ sheet for your review.

Your building is eligible for preservation incentives like tax credits and grants because of its historic status. The City also has a small zero-interest Landmark Rehabilitation Loan Program that may be available to help fund restoration projects. If you plan any exterior rehabilitation or restoration work on the building let me know so I can walk you through the historic review procedure.

In addition to preservation benefits, both the historic building and your other building facing Cleveland are eligible for two types of grants administered by the Loveland Downtown Partnership/DDA. There is a Façade Grant program and a Fire Suppression System Grant. You may access information about those programs at the webpage here: <https://www.lovelandpartnership.org/revitalize-downtown>.

Please feel free to contact me with any questions or concerns you might have.

Respectfully,

Nikki Garshelis  
Historic Preservation Program Manager  
Development Services Department  
City of Loveland

## APPLICATION

This form is required as part of a complete development application.

<b>Project Name:</b>			
<b>Application Type(s):</b>			
<b>Project Information</b>			
<b>Description of Project,</b> including purpose and other relevant information			
<b>Location:</b> Describe property location and major crossroads			
<b>Legal Description</b> (Lots, Blocks, Tracts and Subdivision Name. For Metes & Bounds attach document)			
<b>Address of Existing Buildings or Property</b>			
<b>Proposed Utilities</b>			
<b>Water</b>	Loveland	Fort Collins- Loveland Water District	Little Thompson Water District
<b>Wastewater</b>	Loveland	South Fort Collins Sanitation District	On-Site Septic 
<b>Power</b>	Loveland	Poudre Valley REA	Xcel Energy
<b>Ditch Company</b> if ditch is within property boundaries:			
<b>Floodplain or Floodway</b> within Property Boundaries:		Yes	No

<b>Property Information</b>					
Property Size			Within City Limits?	Yes	No
Existing Zoning			Proposed Zoning		
Existing Use					
Proposed Use					

## Contact Information

### Applicant or Designated Representative for Project

Identify one person to serve as the contact during the review process. This will be the only person notified by the City regarding comments and meetings (if needed). The contact person is responsible for notifying other parties who may be involved in the project.

Company:	Name:	Phone:
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Address:  
City, State:

Zip Code:

Email Address:	Preferred Method of Contact	Phone	Email
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### Property Owner

Name and Representative:	Phone:
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Address:  
City, State

Zip Code

Email Address:	Preferred Method of Contact	Phone	Email
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### Consultant

Company:	Name:	Phone:
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Email Address:	Preferred Method of Contact	Phone	Email
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Architect      Engineer      Planner      Surveyor      Other

### Consultant

Company:	Name:	Phone:
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Email Address:	Preferred Method of Contact	Phone	Email
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Architect      Engineer      Planner      Surveyor      Other

### Designation of Representative if the Applicant is not the Owner

The undersigned owner hereby designates the following as the representative for the all matters pertaining to this project:

Representative: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### Certification by Owner or Representative

- I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.
- I understand that all materials required by the City of Loveland must be submitted prior to having this application processed and that additional fees or materials may be required as a result of processing of this application.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT “A”**

A copy of Section 2 of the Annexation Agreement with Section 2 red-lined as Applicant wishes is attached.

2. Legal Non-Conforming Use. On the date of the annexation of the Property the Property was Notwithstanding the Property being zoned DR-Developing Resource, The City agrees agreed at the time of annexation to recognize use of the Property for a "working farm museum" (the "Defined Use") as a legal non-conforming use, subject to the provisions and limitations set forth in Chapter 18.56 of the Loveland Municipal Code. The definition of a "working farm museum", for the purposes of this Agreement, shall be as follows:

**Working Farm Museum:** Shall mean property containing historic buildings and structures reminiscent of farming activity in the Front Range of Colorado during the eighteen and early nineteen hundreds and used primarily for soil dependent cultivation of agricultural crops, the raising of aquatic plants or animals, and the raising of livestock. The Property may be open for visitation by the public. No industrial or residential uses, except for a caretaker's dwelling, shall be permitted on the Property. No commercial uses, except for necessary retail sales of farm products produced on the Property, shall be permitted on the Property. All farming activity on the Property shall comply with the definition of a 'farm' in Section 0.1, and other applicable standards and regulations, of the Larimer County Land Use Code.

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All buildings and structures existing on the Property on the effective date of this Agreement (the "Buildings and Structures") shall be considered accessory to the Defined Use and shall be allowed to remain and be used in conjunction with the Defined Use. The provisions in Chapter 18.56 for expanding a non-conforming use by up to twenty-five (25) percent shall apply to the total cumulative square footage of the Buildings and Structures.

Upon the date of this amendment, the zoning of the Property shall remain as DR-Developing Resource with the defined use of the Property as all of those uses allowed in the Larimer County Section 4.1.2. - FA-1 Farming zoning district.

**PROPERTY DESCRIPTION:**

FROM COMMITMENT NO.: F0826151-383-JNB

**PARCEL 1:**

LOT 1, GARDELS MLD # 03-S2094, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO PLAT  
RECORDED AUGUST 27, 2003 AT RECEPTION NO. 20030110121,  
EXCEPT THAT PORTION DEDICATED TO THE CITY OF LOVELAND IN INSTRUMENT RECORDED APRIL 4, 2008 AT RECEPTION NO.  
20080020913, LARIMER COUNTY RECORDS.

**PARCEL 2:**

LOT 2, THE AMENDED PLAT OF LOT 1 OF THE AMENDED PLAT OF LOT 1 GARDELS MRD AP (04-S2305) AND AMENDED LOT 2  
GARDELS MRD (03-S2072) AND LOT 3 OF GARDELS MLD # 03-S2094 (05-S2448), CITY OF LOVELAND, COUNTY OF LARIMER,  
STATE OF COLORADO, ACCORDING TO PLAT RECORDED SEPTEMBER 14, 2005 AT RECEPTION NO. 20050078187,  
EXCEPT THAT PORTION DEDICATED TO THE CITY OF LOVELAND IN INSTRUMENT RECORDED APRIL 4, 2008 AT RECEPTION NO.  
20080020913, LARIMER COUNTY RECORDS.