



# AGENDA

## Historic Preservation Commission Meeting

**4:30 PM - Monday, May 17, 2021**  
Development Center, 410 E. 5th Street (VIA Zoom)

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### Notice of Non-Discrimination

It is the policy of the City of Loveland to provide equal services, programs and activities without regard to race, color, national origin, creed, religion, sex, sexual orientation, disability, or age and without regard to the exercise of rights guaranteed by state or federal law. It is the policy of the City of Loveland to provide language access services at no charge to populations of persons with limited English proficiency (LEP) and persons with a disability who are served by the City.

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Title VI and ADA Grievance Policy and Procedures can be located on the City of Loveland website at: [cityofloveland.org](http://cityofloveland.org)  
*Password to the public wireless network (colguest) is accesswif*

- I. CALL TO ORDER
- II. ROLL CALL: Berglund, Cox, Jones, Kersley, Knapp, McCarn, Sutton, White
- III. APPROVAL OF THE AGENDA
- IV. APPROVAL OF PREVIOUS MEETING MINUTES

[HPC Meeting Minutes DRAFT April 19, 2021.docx\(2\)](http://HPC%20Meeting%20Minutes%20DRAFT%20April%2019,%202021.docx(2).docx)

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- V. REPORTS
  - 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 Liaison Report
  - c. Staff Report

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- VI. REGULAR AGENDA
  - a. CDBG Funded Projects on Historic Properties: Training (Joe Saldibar, Architectural Services Manager, History Colorado and Alison Hade, Community Partnership Administrator, City of Loveland)
  - b. Timberlane Farm Statement (HPC)
  - c. Mural Task Force Update (Cox, Jones, McCarn)
  - d. Archaeological Mapping Update (Knapp)
- VII. COMMISSIONER COMMENTS
- VIII. ADJOURN



# MINUTES

## Historic Preservation

## Commission Meeting

4:30 PM - Monday, April 19, 2021

Development Center, 410 E. 5th Street (VIA Zoom)

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### CALL TO ORDER: 4:31PM

**Commissioners Present:** Berglund, Jones, Kersley, Knapp, McCarn, Sutton, White. **Staff:** Nikki Garshelis, Cita Lauden, Emily Tarantini, Savanah Benedick-Welch - Development Services, and Laurie Stirman, Assistant City Attorney. **Council Liaison:** John Fogle  
**Guests:** Meg Dunn, Historic Larimer County, Ken Jessen, Sharon Danhauer, Loveland Historical Society and Historic Larimer County, Carol Tunner and **Timberlane Farm Board Members:** Randy Starr, Dale Osborn, Sue Osborn, Pam Osborn, and Roger Clark, Attorney.

### APPROVAL OF THE AGENDA

Commissioner McCarn made a motion to approve the agenda, Commissioner Jones seconded the motion and it passed unanimously.

### APPROVAL OF PREVIOUS MEETING MINUTES

Commissioner Kersley made a motion to approve the February 2021 meeting minutes, Commissioner McCarn seconded it and it passed unanimously.

### REPORTS

#### Citizen Reports:

None

**Council Liaison Report:** Councilor Fogle asked if anyone had any questions regarding Current City issues, and there were none.

**Staff Report:** Nikki Garshelis reviewed the staff report which included the following

- **McNary Chalfant House:**  
City Council approved designation of the property on March 16, 2021. A landmark plaque was delivered to the owner of the 1404 N. Garfield property.
- **Timberlane Farm:**  
The Timberlane Farm Board submitted two applications to the Planning Division, one to amend the Annexation Agreement and the other to remove the historic landmark designation of the Timberlane Farm District. The Planning Division is reviewing the Annexation Agreement application.

Nikki Garshelis, provided information that included the procedure to amend or rescind designation. The application, Ordinance and other documentation of the property was also provided.

## REGULAR AGENDA

### Timberlane Farms

**Roger Clark's Presentation:** Clark, attorney for the Timberlane Farm Board, said that much of the information regarding Timberlane Farms requests are a misunderstanding. He reported that the TFB members have found that some of the restrictions inhibit interest in buying the property. He explained that the property is for sale because it was not bringing in enough revenue to continue operating it which resulted in an economic hardship. He reported that they have a prospective buyer whose plans align with retaining the historic character of the property.

Clark said the board would like the HPC to provide some type of resolution or a reflection in their minutes of what they would be willing to allow on the property. The board believes that the brick house, the stone building and the barn are historic but the other buildings are not, he explained.

**Nikki Garsheilis** reported that there are 13 buildings that are in the historic district but three of them are "not contributing." The historic district designation and the annexation agreement are two completely separate documents, she said. The historic designation only focuses on the exterior of the buildings. She stated that residential or commercial zoning and code regulations are not handled by the Historic Preservation Commission. Planning staff would be able to assist with any code or annexation agreement issues, she said.

### Public Comments:

- **Meg Dunn**, of Historic Larimer County, read a statement she wrote and submitted to the HPC (see attached).
- **Sharon Danhauer**, of the Loveland Historical Society and Historic Larimer County, stated that Timberlane Farms is important regionally and locally and its history has been important to the community for decades. The last curator had good ideas and the events were just beginning to make money, she said. Her comments included that the loss of the Osborn artifacts is a tragedy, but not a deal breaker. The farm is still historic and could be refurnished with antiques. It would be a shame to lose it completely. She suggested it could be reused similarly to Jessup Farms.
- **Ken Jessen**, author and historian, agreed with Sharon Danhauer's comments and added that the farm was one of the oldest farms in the state.
- **Carol Tunner**, grant writer, grant manager and historic preservation planner, stated she was opposed to the removal of the historic district's designation. She cited several economic incentives that are available for designated properties and said it is to the owners advantage to retain the designation. She has personally and professionally written and received historic preservation grants for designated properties.

### HPC Comments:

**Commissioner Jones** confirmed that the property still retains its historic character and integrity. She read the ordinance conditions where the designation can be revoked. The

property designation can be amended or rescinded in same manner as the original designation was made, she reported. She read the criteria which states:

1. The property or historic district no longer meets the criteria for designation set forth in section 15.56.100.
2. If the request is to revoke the designation of a portion of a historic district, the revocation will not impact the integrity of the remainder of the district.

**Commissioner Sutton** agreed the farm retains its historic character. She suggested a task force to compile a document to vote on at the next meeting. Others agreed this would be a good idea.

**Commissioner Kersley** asked Roger Clark, Timberlane Farm board attorney, if the profits from selling the farm would go back into the farm. He said the profits would be used for historic preservation but not for that property.

**Commission Chair White** stated a need to see the economic hardship details substantiated as outlined in the code.

**Commissioner Knapp** agreed that the farm retains its historic character.

#### **Great Western Railway Depot Update**

**Commissioner Sutton** reported that in February the Loveland Historical Society (LHS) hosted a virtual, online auction to raise funds for the Great Western Railway Depot project. The LHS raised \$800 in sales and donations, she said. The group is considering hosting another online auction in May or June. Commissioner Sutton also reported that the group is working to finalize the "Ask" letters and new rack cards. Sharyn Danhauer, LHS, reported that there are four to five local Brewers that are willing to participate in the fundraising efforts by making a "Rail Ale" beer, but the LHS needs a volunteer to plan and lead this effort.

#### **COMMISSIONER COMMENTS**

- Commissioner White thanked Sharyn Danhauer and Meg Dunn for the excellent letters they wrote to City Council about historic preservation. She also thanked Commissioner Jones for her well written article on the impact of painting old bricks.

**ADJOURNED 5:55 p.m.**

To: The Loveland Historic Preservation Commission  
From: Meg Dunn, secretary of Historic Larimer County  
and fellow Landmark Preservation Commission  
member from Fort Collins  
Date: 19 April 2021

Hi. My name is Meg Dunn and I am a Fort Collins resident. I also write a Northern Colorado history website that includes Loveland history. And I'm a member of the board of Historic Larimer County.

I am deeply concerned about the request to delist this incredible property.

Timberlane Farm is an important part of the history and culture of Loveland AND of Larimer County. It also provides a sense of place that regional malls, filled with national chain stores, do not. With two houses, a barn, and other outbuildings, this site could host a Jessup Farm-like retail and dining center. In fact, there are many possibilities for this site that would not only retain the historic buildings but would benefit from the sense of authenticity and uniqueness that the historic buildings provide.

The richness of Loveland history embodied in this site is truly wonderful. Not only is our local agricultural history remembered, but the inventiveness and ingenuity of the Osborns (especially that of Milo Osborn who's automatically opening head gate received a patent in 1952), are also integral to this location.

Louise Osborn Gardels recognized the importance of her family property when she requested that the City of Loveland landmark the site. And in the spring of 2008, the Loveland City Council, also recognizing the deep importance of the property, did just that – adding the Milo Yates Osborn house, the Kenneth Osborn house, the Timberlane Farm Barn, the cowshed, granary and other ancillary buildings together to form one of Loveland's most important historic districts to date.

Delisting this property would threaten every building that the 2008 City Council found to be important, including both houses. The State Historic Preservation Office has already stated that some of the ancillary buildings could be moved to better locate them on the site and allow for new development in the back portion of the property. They don't have to be torn down in order to allow for new construction. Nor does the tragic loss of artifacts from the museum that was formerly housed on this property in any way effect the integrity of the buildings that still stand there today.

Delisting this property would not only threaten a key historic site in Loveland and possibly lead to a loss of Loveland's sense of place, but it would also set a very bad precedent in Loveland and in Larimer County and could even threaten Loveland's status as a Certified Local Government – a program that makes hundreds of thousands of dollars in grant and tax credit money available to owners of historic properties in this city. In other words, delisting this property could negatively affect the financial options of a host of other property owners.

As the shepherds and overseers of Loveland's historic properties, I ask you, Historic Preservation Commission, to show your love and respect for Loveland and its history and keep the protections in place for this important and unique Loveland historic district.

# LOVELAND HISTORIC PRESERVATION COMMISSION

## STAFF UPDATE

Date: May 17, 2021  
To: Loveland Historic Preservation Commission  
From: Nikki Garshels, Development Services

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**Hewlett Packard Intensive Inventory:** Cultural Resource Historians is on track to have the inventory of the 1960s Hewlett Packard Campus completed in July. Staff requests the HPC consider funding story boards based on the historic/architectural inventory to be displayed in the Hewlett Packard lobby/cafeteria/other as a permanent or temporary exhibit.



Moving barracks from Greeley

**POW Barracks House in Loveland:** Sharon Danhauer of the Loveland Historical Society visited a house at 720 N Sheridan that was formerly a POW barracks. There were several barracks from Camp 202 moved from Greeley after WWII. The house was, apparently, built in 1942 at the camp. Camp 202 operated from 1942 - 1944. She shared some pictures of the house. There is a painting of a coat of arms in the basement. There were POW paintings found in the barracks and stored in the Kiwanas Hall at St John's Catholic Church. Sharon explained that, after the war, construction materials were not available for a while. People used whatever was available and moved and repurposed buildings instead. The house is one-half of a barrack.



House/Barracks 720 N Sheridan;



Left to right: German family Coat of Arms; 2 pictures painted by German POWs

**Timberlane Farm:** The Timberlane Farm Board request for a resolution or statement reviewed at the April HPC meeting has been considered by the HPC. City staff recommends the HPC vote on a statement at their May 17 meeting and offers the following statement for their consideration:

The Loveland Historic Preservation Commission (HPC) oversees the safeguarding and preservation of the City of Loveland's historic landmarks and districts.

The Loveland Historic Preservation Commission (HPC) received a request from Roger Clark, Timberlane Farm Board Attorney, to provide a written statement or resolution summarizing their commitment to cooperate with future owners of the Timberlane Farm historic landmark district.

The HPC recognizes that historic properties must be adapted for modern uses in order to save them. The HPC is committed to working with future property owners of Timberlane Farm to help them achieve their goals while retaining the properties' unique features, historic character and landmark status.

Requests for the alteration, demolition or removal of the structures will be reviewed following the established process after completed applications have been submitted. A determination will be made based upon the guidelines set forth in the Secretary of Interior Standards for the Treatment of Historic Properties.

**Revised Painting Brick Article.** Commissioner Jones wrote the article about the effect paint can have on brick buildings. It was reviewed by the Mural Task Force. Suggested edits from Task Force members were made by Commissioner Jones. Commissioner Cox will be taking additional photos to include in it. The revised article will be posted on the Historic Preservation webpage and submitted for consideration to City Planners for the purpose of attaching to applications pertaining to brick, stucco or stone buildings or houses.

## A Colorful Conundrum: Murals and Other Exterior Paint Projects on Brick Buildings

(This article focuses on the exterior of brick buildings, but these principles apply to all exterior masonry walls, e.g., brick, stone, concrete, concrete block, stucco, etc.)

Although painting your brick building might seem like an easy way to make your property stand out, the decision may come back to haunt you. Painting brick can be appropriate in some circumstances, but more often than not, painting brick is a significant financial risk that can be difficult to recover from.

If you are considering adding a pop of color to your brick/masonry building with a mural or another painted feature, there are some options for you to achieve your goals without painting on the brick, which could save you some headache, and some money, in the long run.

### *What's the Big Deal about Painting Brick?*

Here are four reasons why you should think twice before painting your brick building:

**1. You could destroy the brick.**

Bricks are naturally breathable and porous. Water enters the brick when it rains or snows on the exterior of your building, or when you're taking a shower on the inside of the building, and eventually evaporates. If brick is painted or sealed, water can get trapped in the brick. When the water freezes, it expands and stresses the brick. This can lead to some serious damage like crumbling, flaking brick faces falling off your building. The only real way to fix bricks in this condition is to carve them out and replace them.

**2. You could damage your building's structural integrity.**

Painting brick can also impact your building's structural integrity – and you might not even know it's happening. The freeze-thaw cycles that damage brick also damage the mortar holding them in place. With the mortar joints hidden beneath the paint, you might not even notice structural issues until they become severe.

**3. You could be camouflaging architectural features that make your building special.**

Many brick buildings showcase masonry details that set them apart, such as decorative bond patterns, dentils, corbelling, dog toothing, and more. Particularly, historic masonry buildings tend to feature these decorative elements, which give the buildings their historic character. Painting your brick building visually washes out these architectural features, making your walls feel a lot less interesting.

**4. It's hard to go back.**

Painted brick is not maintenance free. In addition to normal wear from weather and sun exposure, as the brick beneath paint is affected by trapped water, the paint on top chips and flakes away as well. After a few years of maintenance to your painted brick, you might decide you are done with it and want to remove the paint. Easier said than done. In addition to taking time and money, removing paint by sandblasting or chemical treatments can harm the integrity and appearance of the underlying brick. The least harmful way to remove paint from brick is to wait and let it deteriorate naturally or to gently scrape it away by hand.

### *Is IT EVER Okay to Paint Brick?*

Yes! Some brick buildings were intended to be painted. In the United States, brick buildings constructed before the 1870s were very often made of a much softer, more porous type of material that needed to be protected from the elements by paint. The paints used on these buildings were natural, mineral-based paints, such as limewash or milk paint, which were breathable. By the end of the nineteenth century, machine-made bricks were the norm, and these new bricks were strong enough to withstand weather by themselves.

If your brick building is already painted, repainting or maintaining that paint, or painting a mural, may be an acceptable approach as well. Removing the paint “naturally” can take an impractical amount of time, and removing paint by other means, such as sandblasting, can itself damage the underlying brick. To properly remove paint on masonry, consult with a masonry paint removal expert.

### *Are Murals an Option for Brick Buildings?*

Yes! There are several options you can use to put a mural on your unpainted brick building without painting directly on the surface of the brick. These alternative surfaces can be painted elsewhere, like in the comfort of an artist’s studio, then the mural can be attached to the building like a giant painting on a wall. The sealants used on murals, which can themselves cause damage to brick, can be applied to the mural “off-site” as well to ensure the mural stays vibrant and stands the test of time.

If you are attaching a panel to a historic brick building, be sure to drill into the mortar joint rather than the bricks themselves, which can be destroyed by the screws and can be weak anchor points.

Here are a few alternative surface materials:

#### **1. Aluminum Composite Panels**

Aluminum composite panels make a good mural material because they are not affected by moisture as they don’t swell, buckle, or delaminate. Another advantage is that the material can be bent to create interesting shapes or to conform to curves. These panels are typically composed of two thin sheets of aluminum with a hard coating of paint on either side of a plastic core. *Dibond*, *Alucobest*, and *Alucobond* are the trade names of some aluminum panels. These panels are available in a variety of sizes.

#### **2. MDO Panels**

Medium-Density Overlay, MDO, consists of compact plywood panels that are often used for signs. These panels usually come standard in a 4’ x 8’, and special order 4’ x 10’ and 4’ x 12’ size and also come in different thicknesses; they are sometimes sold pre-primed for painting as well.

#### **3. Non-Woven Media**

This mural material is an 80/20 polyester/cellulose blend fabric. Non-woven media fabric recommended for outdoor murals is called *Polytab*, sold by QST Industries in Chicago; it comes

in 46" or 60" width rolls and is considered an inexpensive material for a mural. Be sure to use a breathable acrylic gel medium for installation.

#### *Best Practices for Murals on Historic Buildings*

- Murals should be compatible with existing architecture and the area surrounding the proposed site.
- Murals should not obscure significant architectural elements of historic buildings, structures, or sites.
- Murals should have a wall surface suitable to receive the proposed mural materials; the proposed materials should not cause unreasonable permanent damage to the historic cladding and should be appropriate for long-term use on the wall surface.
- Unless it is detrimental to the wall surface, murals should be sealed or otherwise maintained for their longevity and vibrancy.

\*\*The intent of providing this information regarding painting murals on exterior walls is not meant to limit the size, quantity, or content of murals. The intent is to provide options that will allow murals or other art on buildings that do not permanently damage the integrity of the exterior wall surfaces.

#### *Beyond Murals...*

The heart of Loveland is art. In addition to the many beautiful murals on our buildings, community members have enlivened our streetscapes and buildings with other examples of local creativity.



*Figure 1 Metal Sculptural Exterior Wall Art, Chilson Center; Photo from Google Maps*



Figure 2 Paintbrush Crosswalk Striping, Bill Reed Middle School; Photo by Jenny Sparks, Loveland Reporter-Herald: <https://www.reporterherald.com/wp-content/uploads/2020/04/RHC-L-BillReedCrosswalk-js.jpg?w=864>



Figure 3 "A Splash of Red" Mosaic by Euleta Palser for Patty Goodwine, Loveland Library; Photo from Google Maps



Figure 4 "Evening Jazz" Wall Sculpture by Warren Cullar, Benson Sculpture Garden; Photo by VW Design:  
<https://www.sculptureinthepark.org/sculpture-collection/89-cullar>



Figure 5 "Raven Series" Sculpture and Arch by Jim Eppler, Benson Sculpture Garden; Photo by VW Design: <https://www.sculptureinthepark.org/sculpture-collection/96-eppler>

### *Resources*

<https://www.lovelandpublicart.org/grants/>

<https://downtownloveland.org/facade>

### *Bibliography*

"Mural Production: A Resource Handbook, 2<sup>nd</sup> Edition." Mural Routes. 2014. <https://muralroutes.ca/wp-content/uploads/2018/04/muralresourcehandbook.pdf>

"Preservation by Prevention: Paint and Historic Brick." Preservation by Prevention. 2009. <https://architecturaltrust.org/preservation-by-prevention-paint-and-historic-brick/>