



AGENDA

Historic Preservation Commission Meeting

4:30 PM - Monday, September 20, 2021
Development Center VIA Zoom Conferencing

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.

For more information on non-discrimination or for translation assistance, please contact the City's Title VI Coordinator at TitleSix@cityofloveland.org or 970-962-2372. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act (ADA). For more information on ADA or accommodations, please contact the City's ADA Coordinator at ADACoordinator@cityofloveland.org or 970-962-3319.

Notificación en contra de la discriminación

La política de la Ciudad de Loveland es proveer servicios, programas y actividades iguales sin importar la raza, color, origen nacional, credo, religión, sexo, orientación sexual, discapacidad, o edad y sin importar el uso de los derechos garantizados por la ley estatal o federal. La política de la Ciudad de Loveland es proveer servicios gratis de acceso de lenguaje a la población de personas con dominio limitado del inglés (LEP, por sus iniciales en inglés) y a las personas con discapacidades quienes reciben servicios de la ciudad.

Si desea recibir más información en contra de la discriminación o si desea ayuda de traducción, por favor comuníquese con el Coordinador del Título VI de la Ciudad en TitleSix@cityofloveland.org o al 970-962-2372. La Ciudad hará acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Americanos con Discapacidades (ADA, por sus iniciales en inglés). Si desea más información acerca de la ADA o acerca de las acomodaciones, por favor comuníquese con el Coordinador de ADA de la Ciudad en ADACoordinator@cityofloveland.org o al 970-962-3319.

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

	Page
I. CALL TO ORDER	
II. ROLL CALL (Berglund, Cox, Jones, Knapp, McCarn, Sutton, White)	
III. APPROVAL OF THE AGENDA	
IV. APPROVAL OF PREVIOUS MEETING MINUTES HPC Meeting Minutes DRAFT 7.19.21 NTG	
V. REPORTS	
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 HPC Staff Report 09.20.21	48 - 59
VI. REGULAR AGENDA	
a. Timberlane Farm Update (Cox)	
b. Mural Brochure Update (Jones)	
c. Great Western Railway Depot Update (Sutton)	
d. Past Forward Conference (Garshelis)	
VII. COMMISSIONER COMMENTS	
VIII. ADJOURN	



MINUTES

Historic Preservation

Commission Meeting

4:30 PM - Monday, July 19 2021

Development Center, 410 E. 5th Street (in person)

CALL TO ORDER: 4:31 PM

Commissioners Present: Berglund, Jones, Sutton. **Staff:** Nikki Garshelis, Cita Lauden, Troy Bliss, Development Services

Council Liaison: John Fogle

Presenters: Carl McWilliams, Cultural Historians; Melissa Lanning and Jeff Smith, Tryba Architects; Curt Burgener, BH Developers, Jay Hardy, J Hardy Investments

Guests: None

APPROVAL OF THE AGENDA

Commissioner Knapp made a motion to approve the agenda, Commissioner Berglund seconded the motion and it passed unanimously.

APPROVAL OF PREVIOUS MEETING MINUTES

Commissioner Berglund made a motion to approve the June 2021 meeting minutes, Commissioner Knapp seconded it and it passed unanimously.

REPORTS

Citizen Reports: None

Council Liaison Report: Councilor Fogle updated the HPC on the Regional Tourism project and added some historical information on the HP property.

Staff Report:

Nikki Garshelis congratulated Reyana Jones on her election to HPC Chair, Ashleigh Knapp to Vice Chair and David Berglund to full commissioner.

REGULAR AGENDA

Hewlett Packard Architectural and Historical Inventory:

Carl McWilliams of Cultural Historians presented the completed Architectural and Historical Inventory of the Loveland Hewlett Packard facility. See attached PowerPoint presentation. The HPC members thanked him for his hard work and discussed various ways to provide this information to the public.

Heartland/Odd Fellows Building Project: Melissa Lanning and Jeff Smith of Tryba Architects presented an overview of the plans to develop the block on the corner of Lincoln and E 4th Street. They are branding it “The Draper” to retain the historic connection. The presentation highlighted the historical background, branding strategy and building plans. See the attached PowerPoint presentation for more information.

Mural Task Force Update:

Commissioner Jones reported that the mural/painting brick brochure is ready to be reviewed and once complete it will be printed and distributed and linked and promoted on the website.

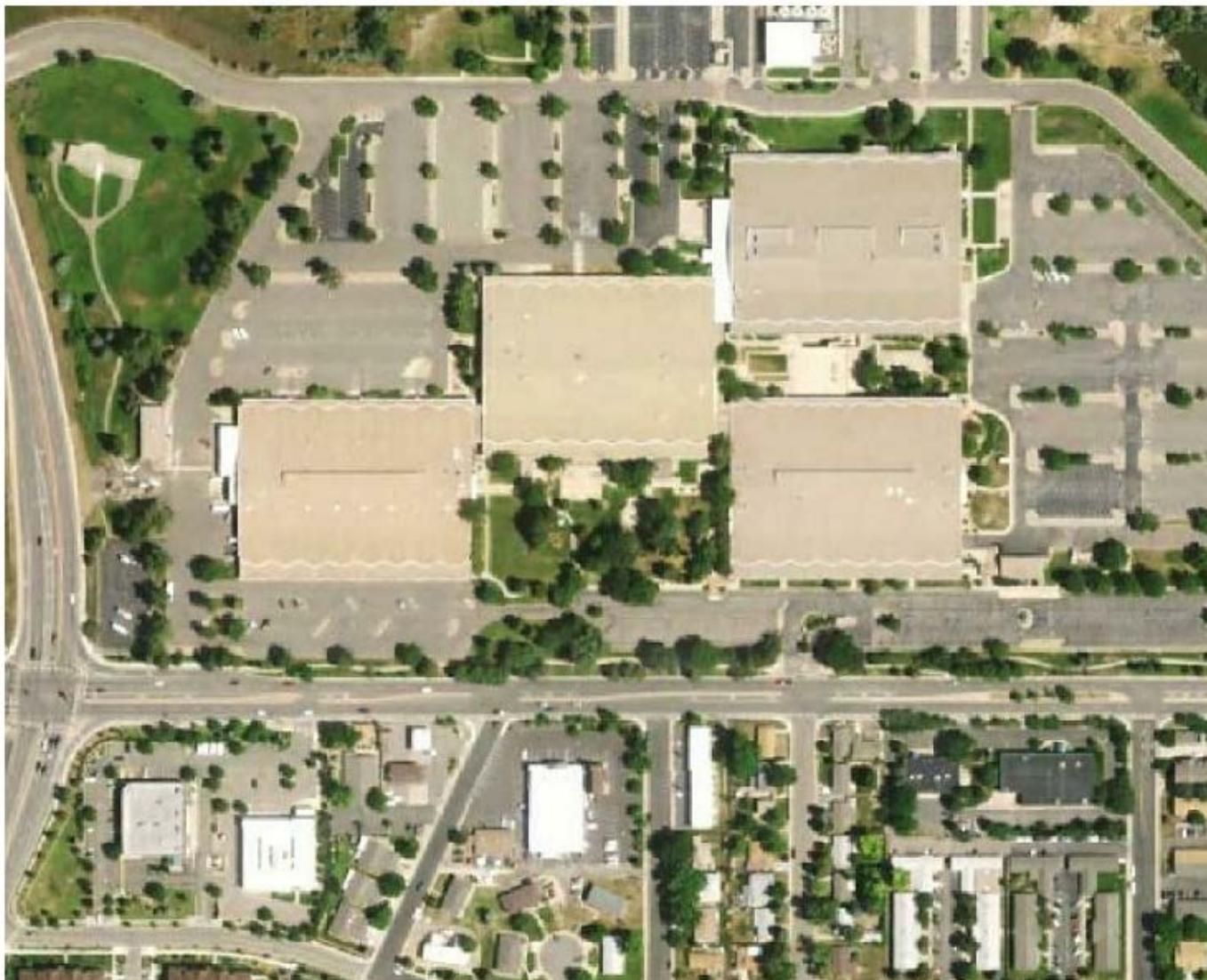
Great Western Railway Depot:

Commissioner Sutton reported that GWRD rack cards have been distributed to various organizations. The committee is also working on a “Bricks & Brews” event to raise funds. A meeting is scheduled for Thursday, she said.

ADJOURNED 6:12 p.m.

DRAFT

LOVELAND'S Hewlett-Packard Campus



HEWLETT-PACKARD OVERVIEW

- Founded in 1939 by William Hewlett and David Packard, in Palo Alto
- Hewlett born in Ann Arbor, Michigan, Hewlett in Pueblo, CO
- Electrical Engineering degrees from Stanford and MIT
- Started in Packard's Palo Alto garage with an investment of \$538.00
- Dual emphasis on production and R & D
- Audio oscillator purchased by Walt Disney in production of Fantasia
- Moved to facility on Page Mill Road in 1940
- Over a dozen HP products produced for defense purposes during WWII
- HP incorporated in 1947
- \$1 million in sales in 1953, \$28 million in 1958, named a Fortune 500 company in 1962

HEWLETT-PACKARD IN LOVELAND

- First HP facility in USA outside Palo Alto
- Loveland chosen because Packard was a Colorado native, and because of close proximity to CU and CSU, and Stapleton International Airport
- 1959 acquired former Hutchinson Farm through the Loveland Development Corp.
- 1960 began operations in the former Lebo & Sons Rambler agency at 440 Lincoln, and in the former State Armory building at 201 S. Lincoln
- 1960-1962 constructed a new building at SE corner of Lincoln and 3rd Street SE, where HP operated between June and October 1962

Building A

July 1961 – October 1962



Building A

July 1961 – October 1962

- Clark, Stromquist, Potter & Ehrlick, Palo Alto architects
- Moore & Bush, Denver architects
- Marvin King, HP Construction Engineer
- Formal dedication on October 13, 1962 as part of Loveland Industrial Days celebration

- Moore & Bush, Denver architects
- Hensel Phelps Construction Company, general contractor



Building C

1969 - 1972

- Moore & Bush, Denver architects
- Hensel Phelps Construction Company, general contractor



Building D

September 1979 – August 1980

- Fisher, Reece & Johnson, Denver architects
- Gerald H. Phipps Construction Company, general contractor



HP's Significance to Loveland's & Colorado's Economy

- 350 employees hired between 1960 and 1962
- At least 794 employees by 1965, 1500 in 1980, 1600 in 1992
- Fostered HP facilities in Colorado Springs (1963), Fort Collins (1978), & Greeley (1983)
- Heralded the transition of Loveland's economy from agricultural based, to an economy based largely on high tech industries

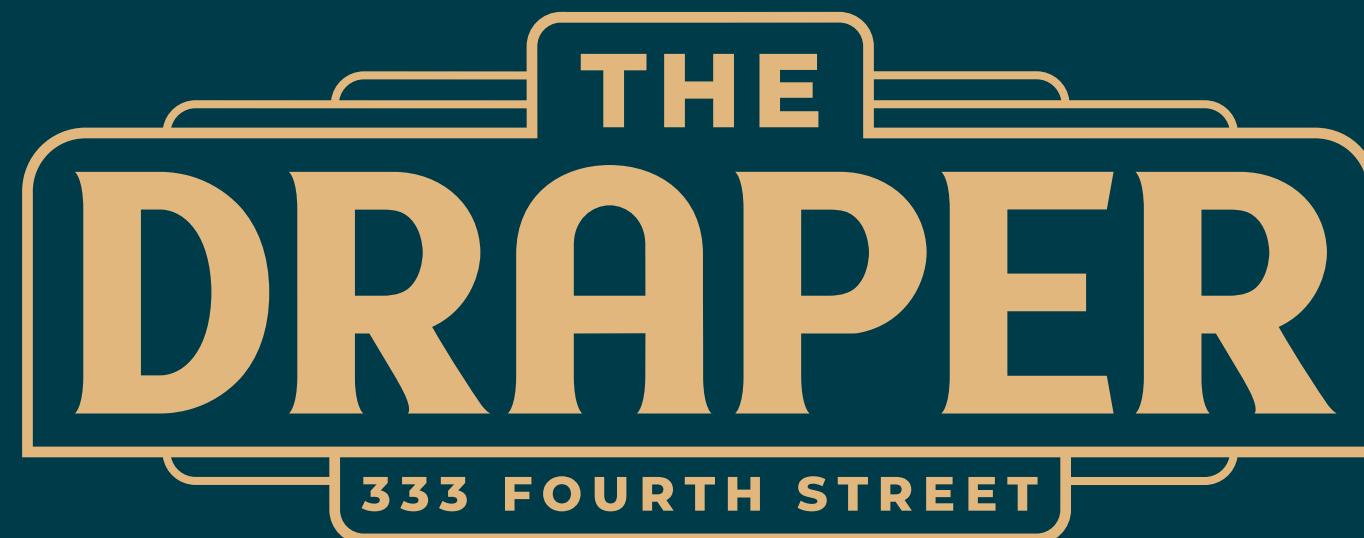
The Decline of HP 1990s – Early 2000s

- Late 1980s / early 1990s Hewlett and Packard cede active management
- March 26, 1996 David Packard dies
- January 12, 2001 William Hewlett dies
- 1998 Agilent Technologies becomes independent company
- 1998 Agilent takes over Loveland campus
- 2005 Agilent closes the Loveland campus

The Future

- 2011 Former HP campus acquired by the City of Loveland
- 2010s Development of the River's Edge Natural Area on former Swartz Farm lands
- 2011 Former HP campus sold to Cumberland & Western Resources
- 2020 Former HP campus sold to Rocky Mountain Center for Innovation & Technology (RMCIT)

JULY 19, 2021



Historic Preservation Committee Project Introduction

tribe



HARDY
INVESTMENTS, LLC.

TRYBA ARCHITECTS



**Create a distinct district
to preserve and revitalize
downtown Loveland.**



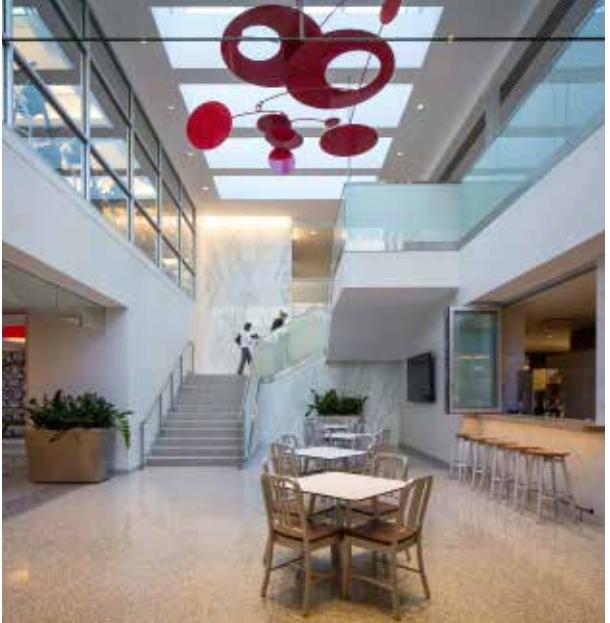
Embrace and Activate Loveland's Historic Main Street.



**Experience urban
living in the Heart
of Loveland.**



Explore and discover a uniquely curated block.



**Engage with art and
connect to nature.**

THE HISTORY: Bravado of the American Main Street

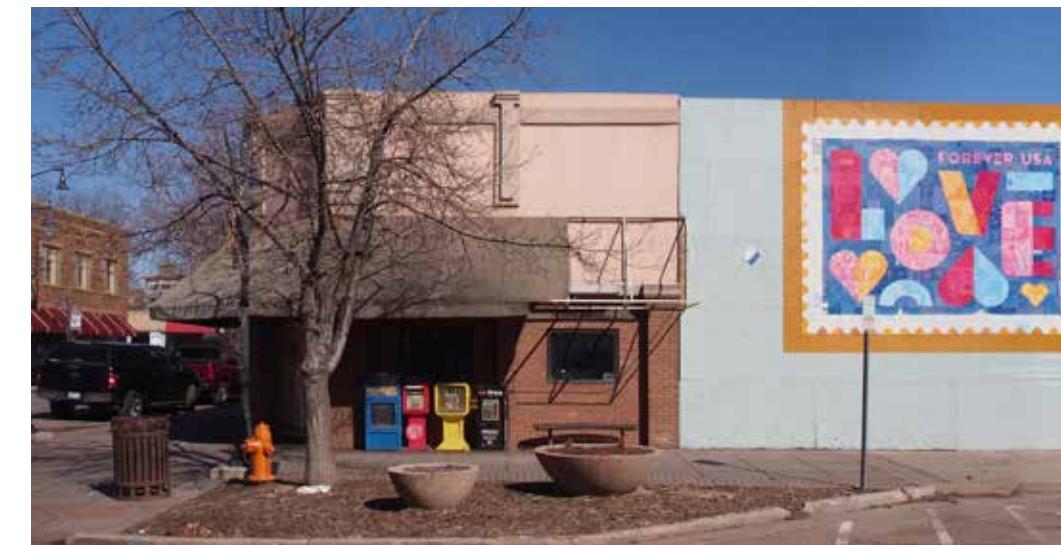


Page 22 of 59
East 4th Street - 1920s



Page 23 of 59
East 4th Street - 1930s





Late
1890s

Orvis & Corbin Lumber Yard office

Grocery store

Quality Store

Anderson Clothing Store

Grocery store

Daniel Ellis confectionery

Thede's women's clothing store

Draper drug store

soda fountain

Draper's Fine Foods

Chuck's Dinner Bell

Heartland Cafe

1890 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010 2020

Historic Uses 301 E 4th St

Page 24 of 59
THE DRAPER | HPC PRESENTATION | 19 JULY 2021



Draper Drug Store, 1930s

Page 25 of 59
THE DRAPER | HPC PRESENTATION | 19 JULY 2021

Residential District



Outdoor Spaces

ALLEY

LANE

PLAZA

Market Alley

Penney Lane

Majestic Square

Amenities

LEASING

FITNESS

TERRACE

The Fountain

Vitality

Apothecary Garden

Historic Buildings

315-319 FOURTH STREET

325-333 FOURTH STREET

Majestic Opera House

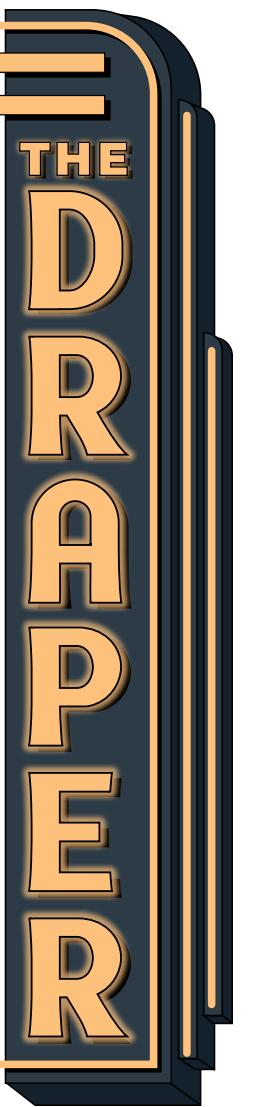
Moore & Gray Building

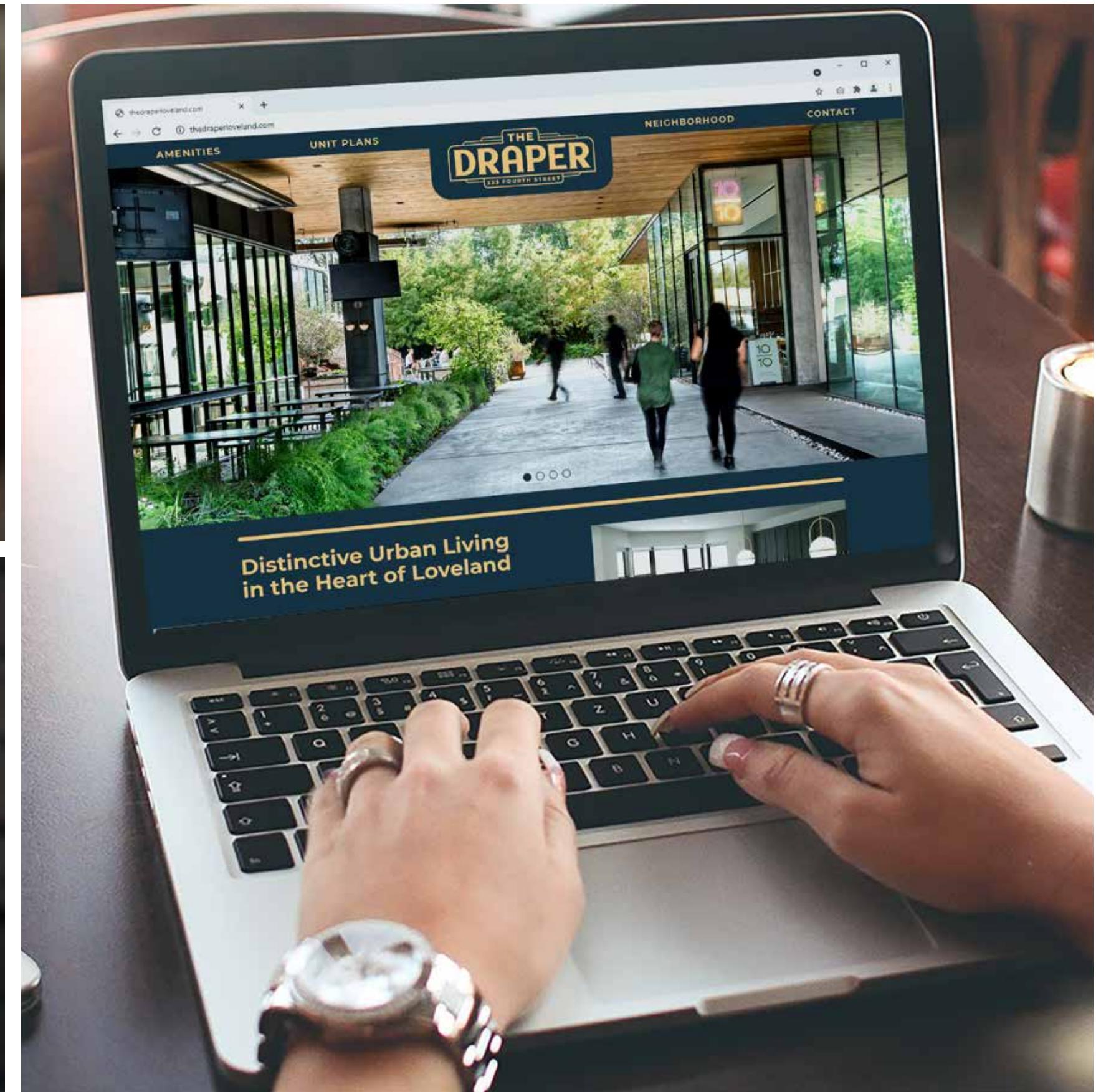
Branding Strategy



Mood Board







Identity Collateral

The Design



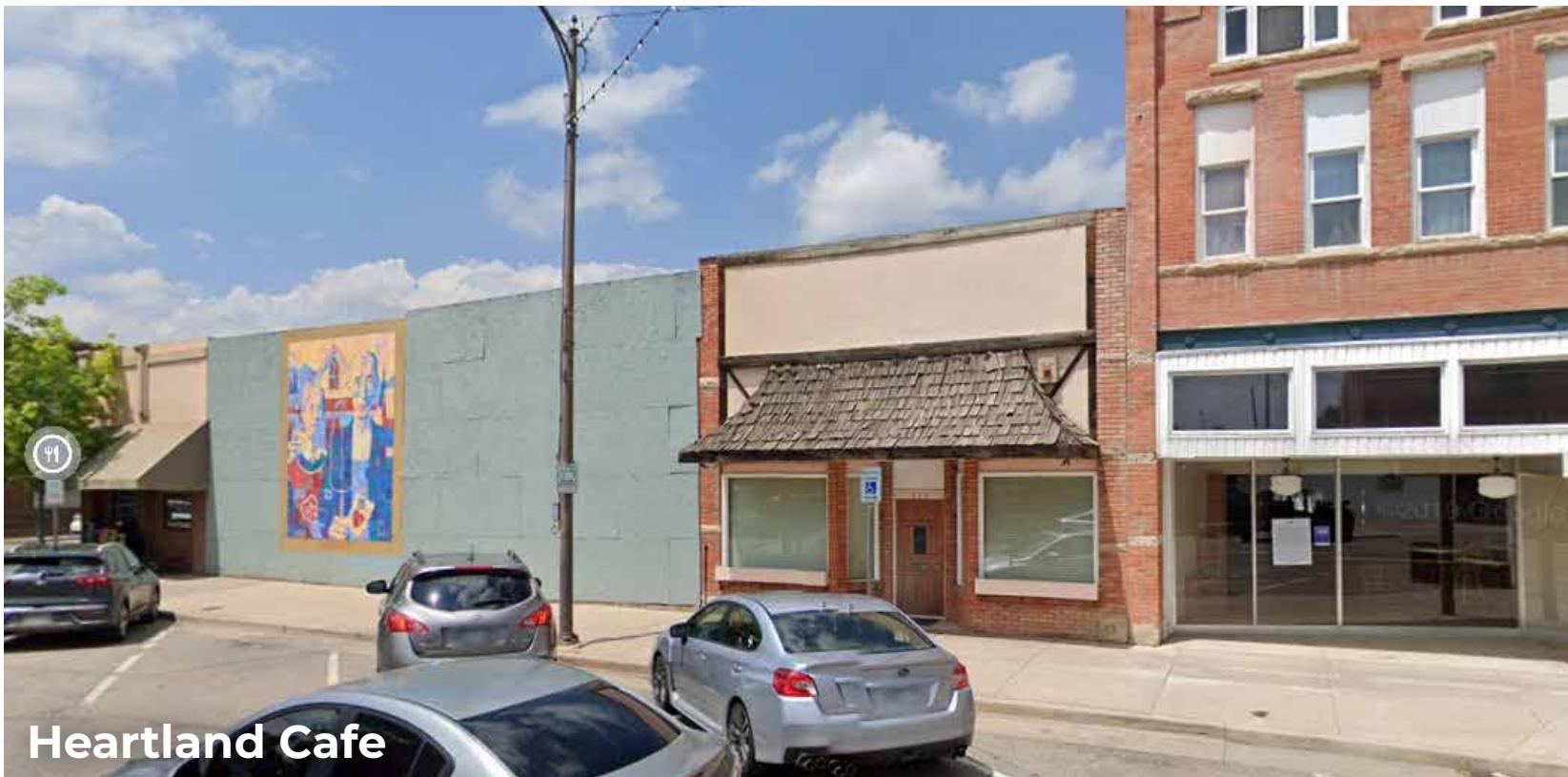
Page 33 of 59
Site from 4th and Lincoln
THE DRAPER | HPC PRESENTATION | 19 JULY 2021



315 East 4th Street



315 and 333 East 4th Street



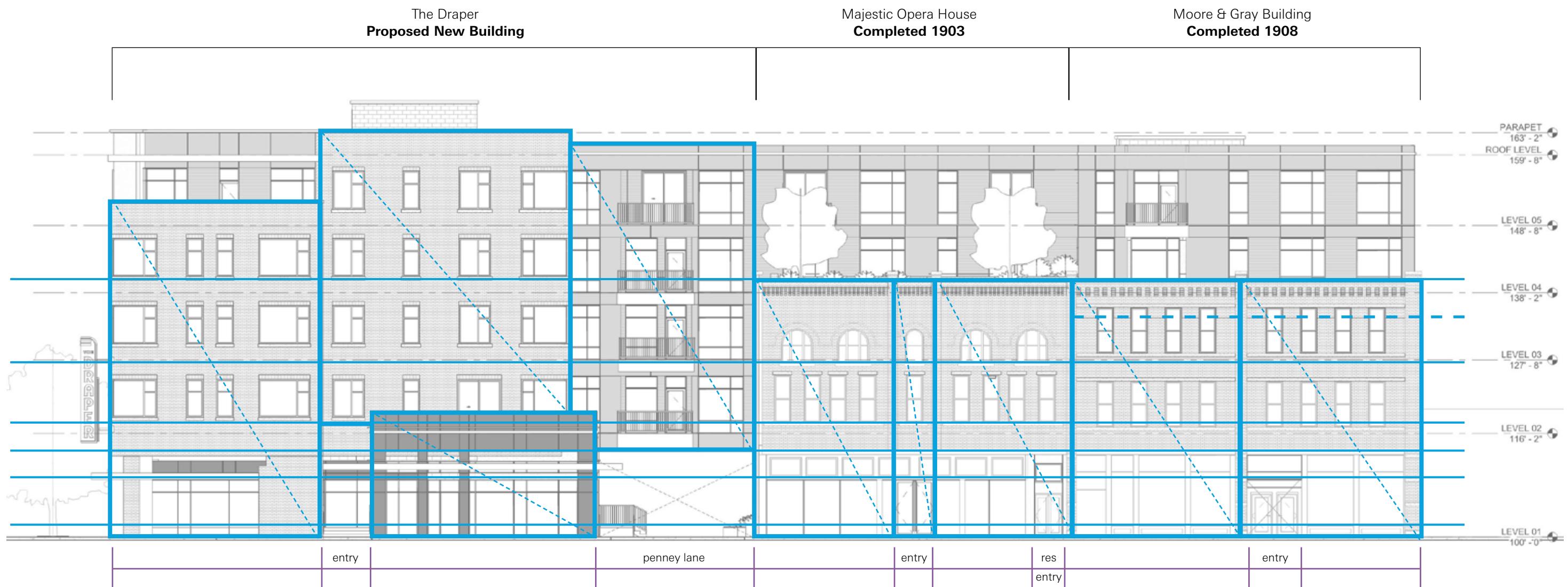
Heartland Cafe



333 East 4th Street



Key Historic Architecture Features



Stitching Together the Urban Fabric

The architectural design of the Draper was crafted with intense commitment to the scale and proportions of the existing historic buildings.





Corner of 4th and Lincoln

Page 38 of 59 | E 4th St | HPG PRESENTATION | 19 JULY 2021

tribe

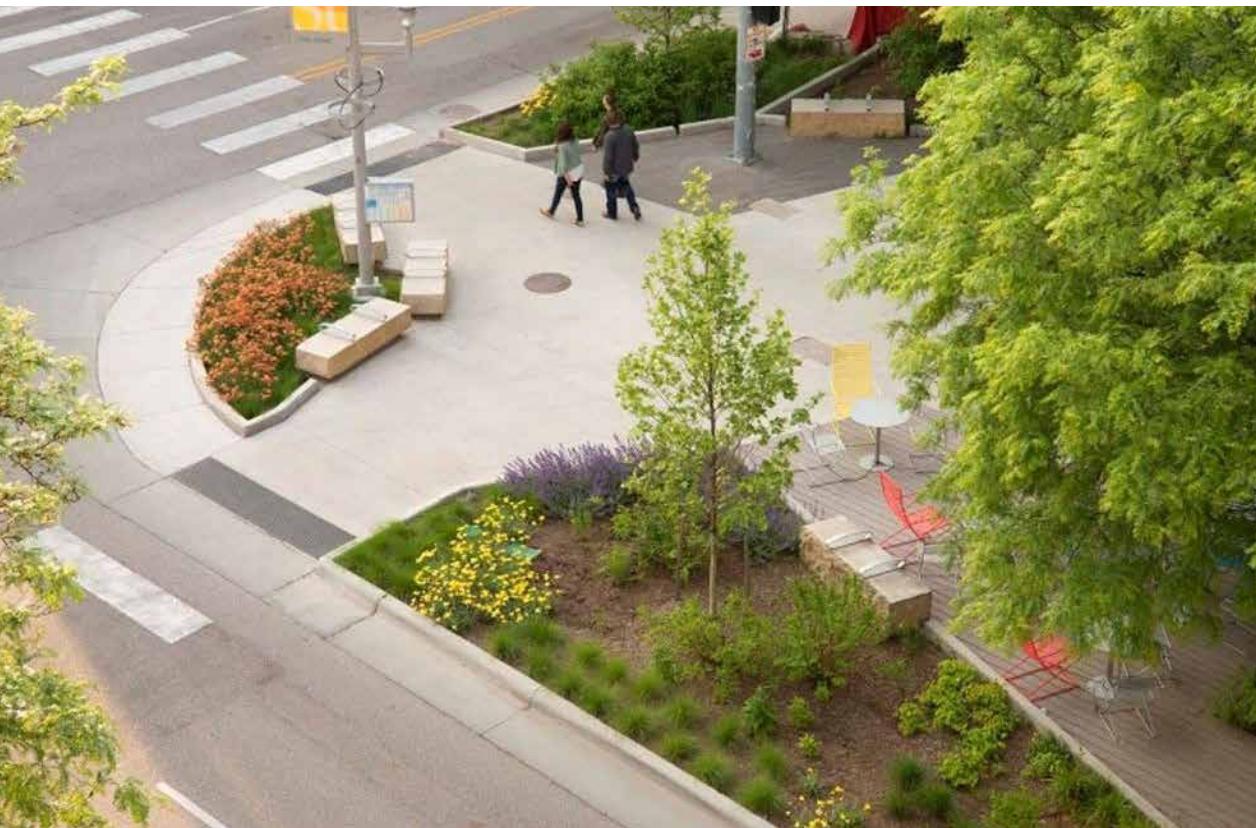
BH Developers
REAL ESTATE SOLUTIONS

HARDY
INVESTMENTS, LLC

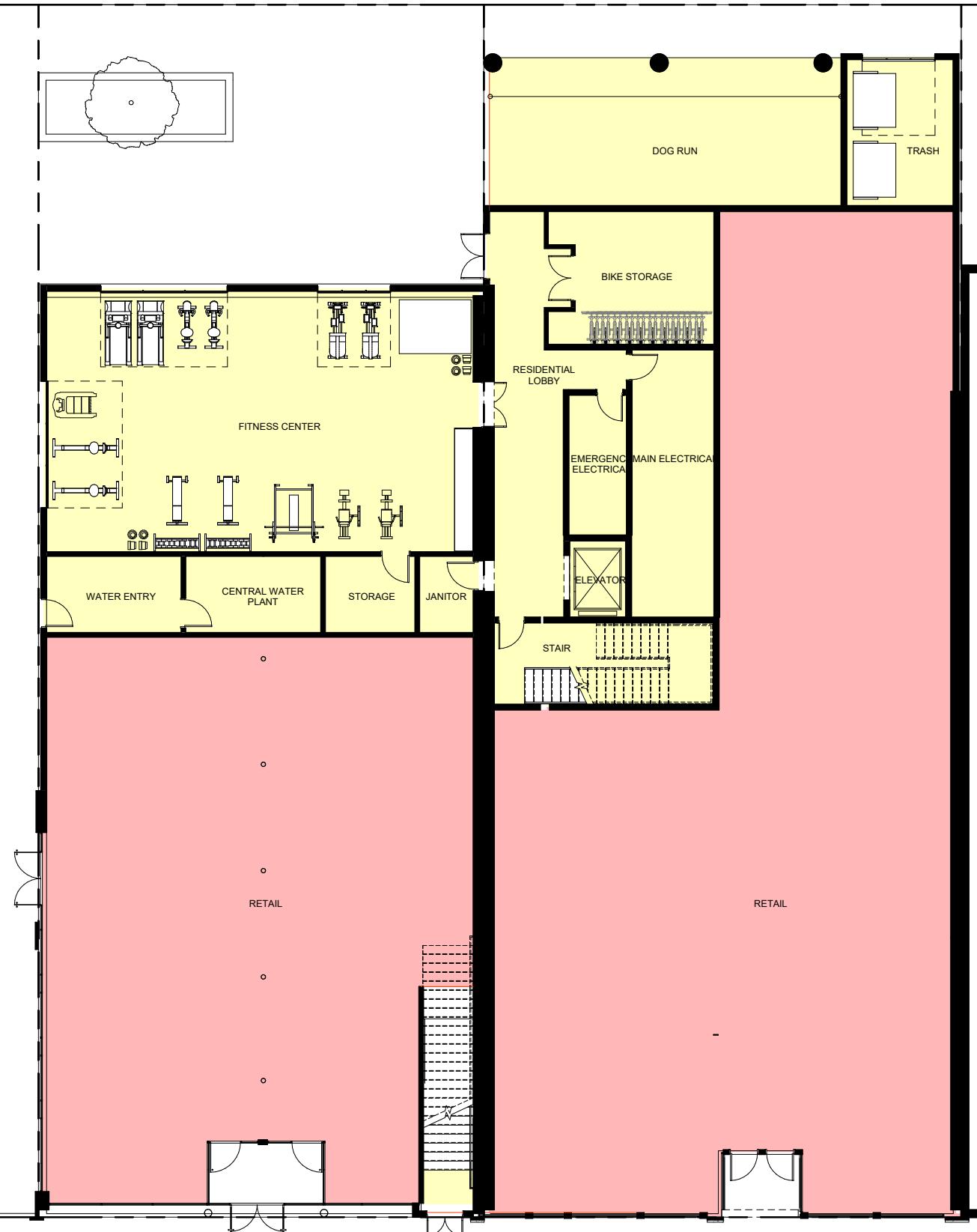
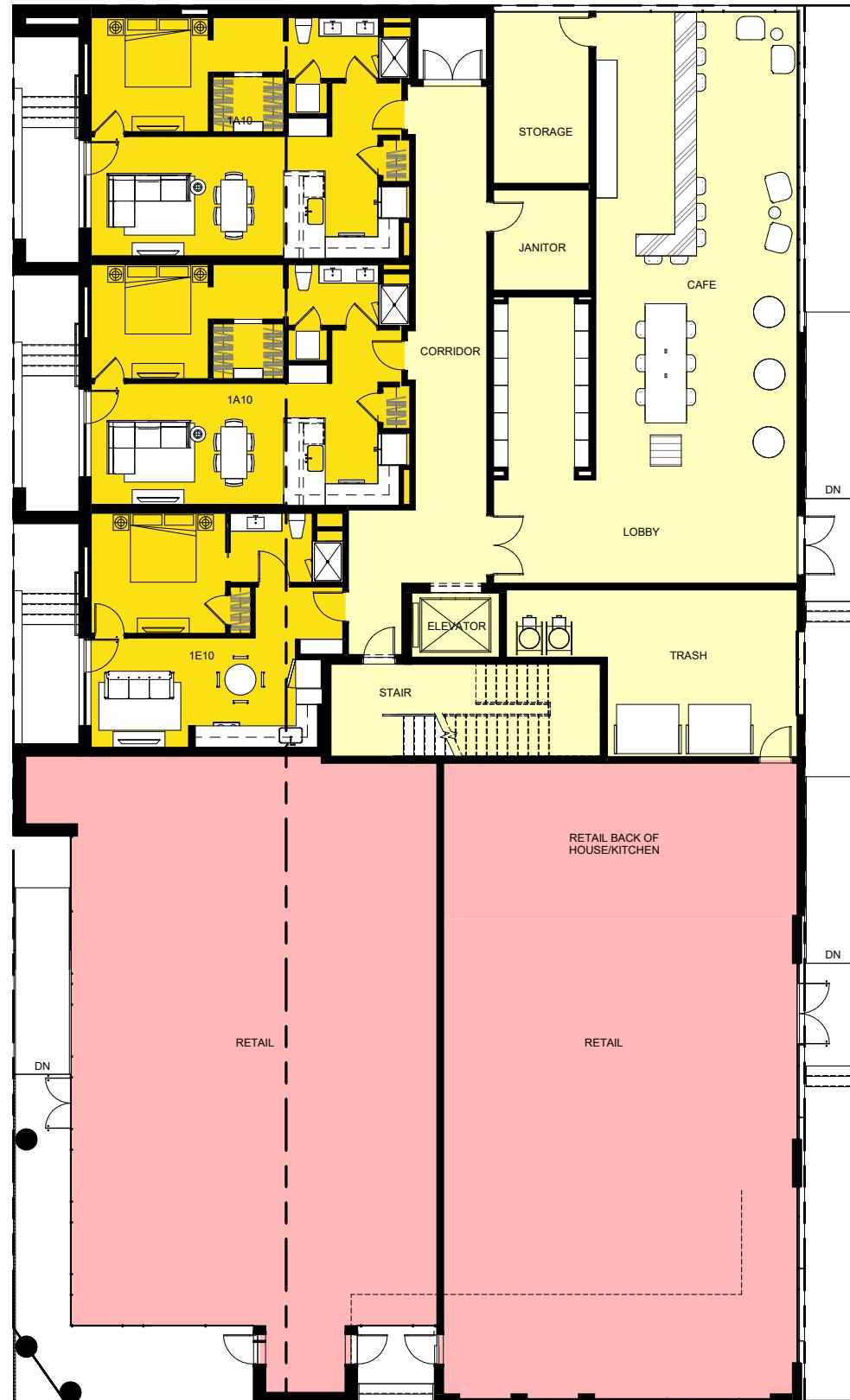
TRYBA ARCHITECTS

24





The Plans



Level 2 Unit Count

Studios - 1

1 Beds - 2

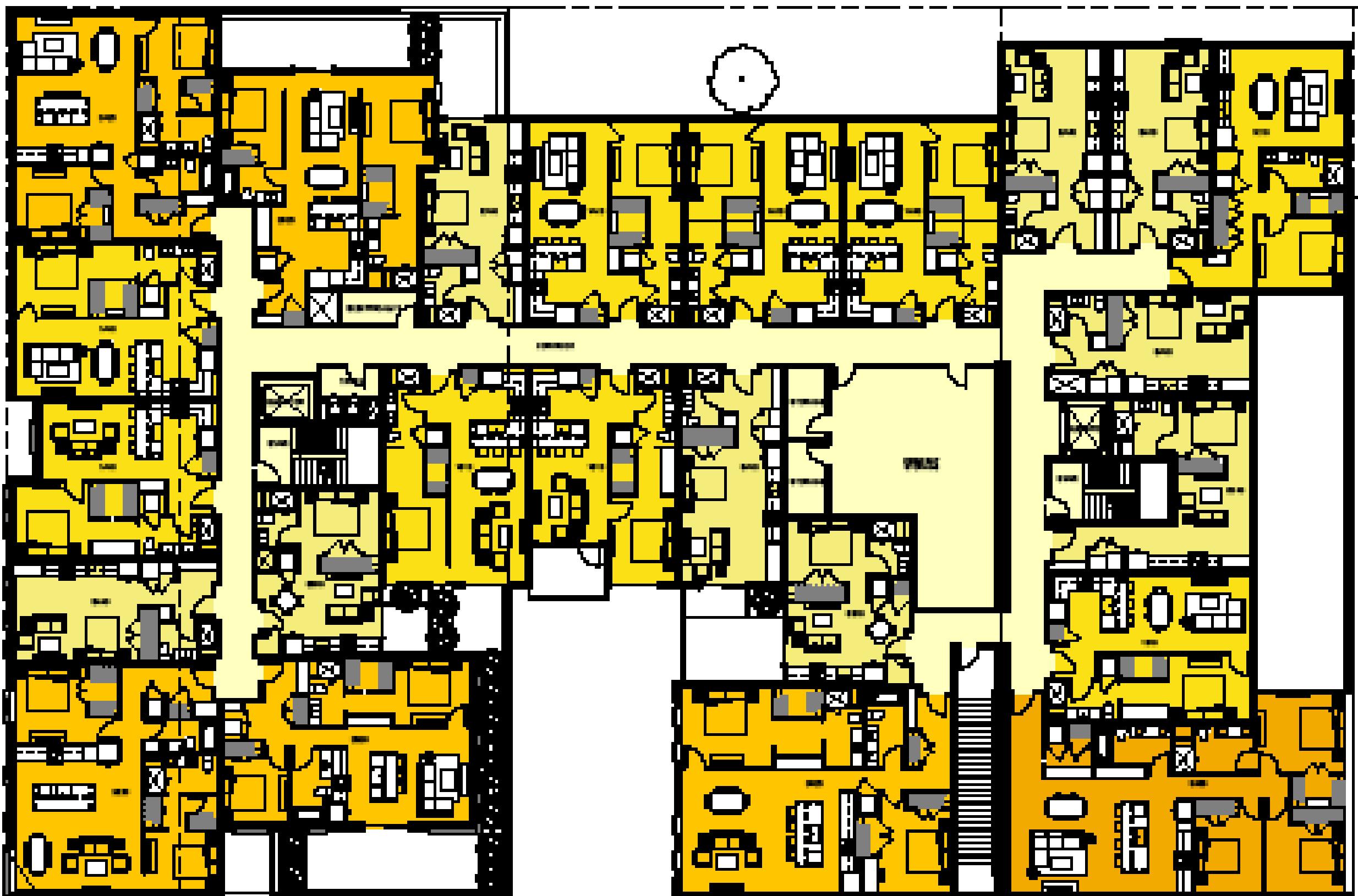
2 Beds -

3 Beds -

Total: 3 units

Legend

- Studios
- 1 Beds
- 2 Beds
- 3 Beds





Level 3 Unit Count

Studios - 9
 1 Beds - 9
 2 Beds - 4
 3 Beds - 2

Total: 24 units

Legend

- Studios
- 1 Beds
- 2 Beds
- 3 Beds



Level 4 Unit Count

Studios - 7
 1 Beds - 11
 2 Beds - 4
 3 Beds - 1

Total: 23 units

Legend

- Studios
- 1 Beds
- 2 Beds
- 3 Beds



Level 5 Unit Count

Studios - 6

1 Beds - 11

2 Beds - 4

3 Beds - 1

Total: 22 units

Total Unit Count

Studios - 32

1 Beds - 42

2 Beds - 17

3 Beds - 5

Total: 96 units

Legend

Studios

1 Beds

2 Beds

3 Beds

Q & A

LOVELAND HISTORIC PRESERVATION COMMISSION

STAFF UPDATE

Date: September 20, 2021
To: Loveland Historic Preservation Commission
From: Nikki Garshels, Development Services



Great Western Railroad Depot Fundraising

The Loveland Historical Society GWRY Depots fundraising Committee is planning to participate in the Downtown Loveland Pumpkin Festival Oct. 23 at the Foundry. They will be selling their "Bricks & Brews" booklets. Purchasers of the booklet can use the booklet at the breweries to drink a specialty beer created for the fundraising project called, Great Rail Ale.

Great Rail Pale Ale is described in the booklet as a clear, dry, crisp, and hop-forward pale ale coming in at about 7% ABV. Brewing starts 9/22! LHS would like to request that the HPC fund the booklet at a cost of \$144 for 300 in B/W. Color may be more expensive but might attract more buyers. Bricks will be ready to sell soon and the HPC may want to order a large brick at \$100. (Small bricks are \$50). The LHS committee is also sending and distributing "Ask letters" for businesses and individuals. See attached letters.

Pulliam Building Work Completed (Phase I & II Original Construction Contract: \$1,842,933

Amendment #1: \$792,268 Amendment #2: \$499,989):

- Upgrades of electrical system outside and inside the building
- Installation of new gas, water, and sewer lines into the building
- Installation of sewage lift station
- Retrofit of internal elevator shaft
- Installation of ADA elevator cab with stops to all floors
- Construction of elevator entrance on outside of building
- New vestibules for elevator patrons
- Installation of new fire sprinkler system
- Erection of two egress towers at rear of building
- Retrofit of temporary forced air heat
- Restoration of front steps
- Removal of old and installation of new fire alarm system
- Installation of additional new handicap accessible basement restrooms
- Initial work for handicap accessible auditorium stage
- Patch and repair of roof
- Abatement of hazardous materials



Work to be done (Phase III, estimated at \$3.2 million):

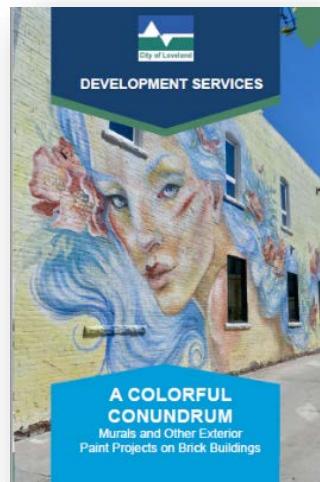
- A new heating and air conditioning system
- Catering kitchen
- Family restroom
- Repair and refinish of maple hardwood floor
- Balcony renovations
- Restoration of exterior windows
- Detail finishes to all rooms
- Furniture, fixtures, and equipment



To find information on the Pulliam Foundation's Fundraising efforts go to: <https://www.pulliambuilding.org/>



Mural & Painting Brick Building Booklet: The HPC Mural subcommittee held meetings with City staff, DDA staff and the Visual Arts Commission staff liaison to discuss best practices for downtown murals and painting brick buildings. The result was a booklet they created titled a “Colorful Conundrum, Murals and Other Exterior Paint Projects on Brick Buildings.” The booklet is currently in the print stage and once complete will be included with permits and/or documents relating to brick buildings. The booklet will also be distributed to the DDA, the VAC and other relevant entities. City Planners will be updating the Sign Code next year and will consult with the HPC regarding the addition of measures for painting murals to protect brick buildings. The HPC subcommittee included Commission Chair Jones, Commissioners Cox, McCarn and White. See attached copy of booklet.



The Past Forward Conference will be online this year. It is scheduled for November 2-5, 2021. With our Forum Membership, all HPC members can attend for a total of \$250.

The theme this year is “Lead the Change” and sessions will include:

- Promoting equity and justice through Historic Preservation. A renewed call for social justice has led to an examination of preservation practices and policies
- Sharpening essential practices of Preservation. The pandemic has led to creative adaptations in our preservation practices.
- Adapting to a changing climate. What new approaches are needed to adapt to a changing climate?

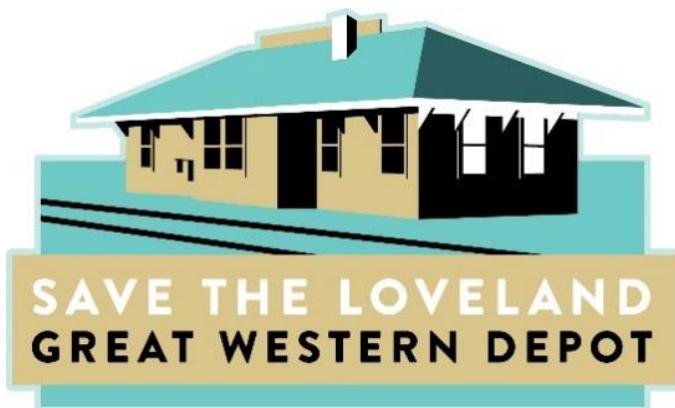
Please let Nikki know by **September 28** if you would like to attend and she will make sure you are registered.



The Saving Places Conference will be a hybrid in 2022, with in person sessions February 7-8 and online sessions on February 9, 2022.

The conference theme is “*Perspectives in Preservation*,” with the overarching theme of bringing voices that have been lost, sidelined, or overlooked. Sessions will explore how the preservation community identifies, documents, evaluates, protects, and interprets Colorado’s irreplaceable historic and cultural resources, significantly for underrepresented, native, and BIPOC communities.

Registration is not yet open but when it is you can register and submit your invoice to Nikki and the City of Loveland will reimburse you for the basic registration fee. If you choose sessions or tours that have an additional cost, you will be responsible for that cost.



The Save the Great Western Depots Committee of the Loveland Historical Society, with the help of local volunteers, are uniting to save and restore the Great Western Sugar Co. Railway Depots at 10th St. and Monroe Ave.

While we are making great progress and building community support with the help of the Loveland Historic Preservation Commission and Historic Larimer County, we

need to raise additional funds for this project. To date the group has raised funds to conduct a structural, and a hazardous material assessment, and to produce basic marketing materials. However, we need your help to move this project forward!

The Great Western Sugar Company's first passenger depot dates from 1902 when the Great Western Railway was established in Loveland. The adjacent freight depot was built in 1942. In its day, the Great Western Railway was instrumental in transporting beets, coal, lime, and sugar, as well as passengers to towns like Johnstown, Longmont, Windsor, and Eaton. The sugar industry tripled Loveland's population in the first ten years of operation and drove its economy for over eight decades. The depots were closed in 1985 and buttoned up to prevent vandalism. They are still in good condition generally.

The next steps to opening this property back up is to abate hazardous materials and move the depot buildings away from the tracks onto a new foundation to be located on city land a few yards south of their current location. State historical funds could still be awarded to restore the depots because they aren't moving out of their original context.

You are certainly crucial to our fundraising efforts. Please help us with a contribution of any amount to preserve this piece of our early history. When you donate, you support a cause that is very important to Loveland and to the region!

Here are the ways in which you can help:

- Write a check: LHS, P.O. Box 7311, Loveland, CO 80537 / Memo: GW Depots
- Donate online at: lovelandhistorical.org and select the "GW Depot" option
- Donate on our Facebook page
- Join the Save the Loveland GW Depots Committee. Meeting information can be obtained by emailing sadanhau@gmail.com or suttop2@yahoo.com

Thank you for your concern and your valued support,

Save the Great Western Depots Committee / Loveland Historical Society



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- Donate on our Facebook page
- Join the Save the Loveland GW Depots Committee. Meeting information can be obtained by emailing sadanhau@gmail.com or suttop2@yahoo.com

Thank you for your concern and your valued support,

Save the Great Western Depots Committee / Loveland Historical Society



DEVELOPMENT SERVICES



A COLORFUL CONUNDRUM

Murals and Other Exterior Paint Projects on Brick Buildings



Introduction

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.

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.



***This booklet 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.**

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 your 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 and flaking brick faces falling off of 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.



What's the Big Deal about
Painting Brick?



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

3

Many brick buildings showcase masonry details that set them apart, such as decorative bond patterns, dentils, corbeling, 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.

It's hard to go back.

4

Painted brick is not maintenance free. In addition to normal wear and tear 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, such as aluminum composite panels or non-woven media fabric, 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.



Read about some options for safely applying a mural to a masonry building here:

[Painting Old Brick | City of Loveland](#)

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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, including existing historic ghost signs.
- 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.



**City of Loveland
Development Services
410 E. 5th St.
Loveland, CO 80537
970.962.2523
Planning@CityofLoveland.org**

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. See examples like the one below here: [Painting Old Brick | City of Loveland \(lovgov.org\)](http://Painting Old Brick | City of Loveland (lovgov.org))

Additional Resources and Bibliography:

- <https://www.lovelandpublicart.org/grants/>
- <https://downtownloveland.org/facade>
- “Mural Production: A Resource Handbook, 2nd 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/>



Photo by Jenny Sparks, Loveland Reporter Herald.