

1   **City of Loveland**  
2   **Historic Preservation Commission**  
3   **Meeting Summary**  
4   **August 15, 2011**

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6   A meeting of the Loveland Historic Preservation Commission was held Monday, August 15, 2011 at 6:00 P.M. in  
7   the City Council Chambers of the Civic Center at 500 East Third Street, Loveland, CO. Historic Preservation  
8   Commissioners in attendance were: Jim Cox, David Berglund, Robin Ericson, Matt Newman, Trudi Manuel, and  
9   Cara Scohy. Gerald Portugal was absent. Also present were Carol Johnson, City Council Liaison, and staff  
10   member Bethany Clark.

11   **CALL TO ORDER**

12   Commission Chair Ericson called the meeting to order at 6:00 p.m.

13   **APPROVAL OF AGENDA**

14   *Commissioner Chair Ericson asked for approval of the agenda, with Item VI removed. Commissioner Cox  
15   motioned to approve the agenda with the removal of Item VI, Commissioner Manuel seconded and the motion  
16   passed unanimously.*

17   **APPROVAL OF MINUTES**

18   *Commissioner Cox motioned for approval of the minutes. The motion was seconded by Commissioner Newman  
19   and was passed unanimously.*

20   **CITIZEN REPORTS**

21   None

22   **CITY COUNCIL UPDATE**

23   Carol Johnson reported the following:

- 24   • The City received a grant from the State to acquire and remediate the Leslie the Cleaners property.  
25    Councilor Johnson indicated this item was set to go before City Council on August 16 to appropriate  
26    additional funds from the City's budget to purchase the property.
- 27   • Councilor Johnson also reported that the appropriation of the donation that the Commission received  
28    from the Loveland Historical Society has created some confusion and Greg George sent out an e-mail to  
29    explain the funds will not be used to back-pay the Commissioners' attendance of the Saving Places  
30    conference in February. The funds need to be appropriated to a specific line item and can be transferred  
31    administratively from one line item to another when the Commission decides how to use the funds.
  - 32     ○ Councilor Johnson indicated that it would be easier if the Commission had their own budget, like  
33       the Community Marketing Commission and Open Lands Commission do. Johnson also asked  
34       Bethany to look into the legal implications of the language used in the ordinance for the  
35       appropriation.
  - 36     • Councilor Johnson reported that the Business Appreciation Breakfast was being held on August 17 and  
37       invited the Commissioners to contact Nikki Garshelis if they would like to attend.
  - 38     • Johnson indicated that the Rialto Bridge project is currently undergoing asbestos mitigation and the  
39       concession stands will be moving shortly.
  - 40     • Johnson also reported that the Visual Arts Commission mural has been put on hold as they would like to  
41       explore creating the mural on removable panels.

47       • Councilor Johnson informed the Commission that the Milner-Schwarz Lease Agreement was being held  
48       up due to how the Loveland Historical Society wanted to apply for grants and get access to the inside of  
49       the house immediately.  
50            ○ Bethany stated that this issue had been resolved, but now it is a matter of the Historical Society  
51            getting the appropriate property insurance required as part of the agreement. She explained  
52            that the City Attorney has been in contact with LHS' insurance agent to work out the issues.  
53       • Johnson reported that the Bishop House purchase and relocation is moving forward and should be going  
54       to City Council in the near future.  
55

56 **STAFF UPDATE**

57       • The Commission did not have any questions on the Staff Update. Bethany added that Artspace has put  
58       out an RFQ to 21 architecture firms for design work on the new buildings that will be constructed on the  
59       lot adjacent to the Feed & Grain. Artspace will continue to work with the design team they have had for  
60       the rehabilitation of the Feed & Grain building.  
61       • Commissioner Chair Ericson sadly announced that Commissioner Portugal has had some health issues  
62       arise and will be resigning from his position.  
63

64 **PUBLIC HEARING – NOMINATION OF 247 E 4<sup>TH</sup> STREET/STROH BUILDING**

65       Bethany Clark gave a brief overview of the history of the Stroh Building. She explained that the property built in  
66       1891 to house the Larimer County Bank and in 1927 underwent a massive renovation. She showed a picture of  
67       the building prior to the renovation and a present-day picture to show the alterations. The original building had  
68       a corner entrance with a rounded doorway, and was outlined with red sandstone. In 1927 the building's High  
69       Victorian appearance was replaced with a new brick veneer, and the corner entrance was moved to the East  
70       Fourth Street side. Bethany explained that although the renovation altered its original appearance, the 1927  
71       renovation itself is architecturally significant because of the use of blond and red brick in belt courses and in  
72       recessed panels on the south and east elevations. These features form notable architectural elements that give  
73       the building a distinct style. In addition, it is historically significant for its association with commercial  
74       development in the downtown, and for its association with the Larimer County Bank, and later the Dunning  
75       Shoe Store. Staff suggests that the Commission recommend approval of this request for designation of the  
76       Larimer County Bank Building to the Historic Register and forward this request to City Council. Commissioner  
77       Manuel motioned to approve the request and forward the recommendation on to City Council; Commissioner  
78       Cox seconded the motion and all approved.  
79

80 **MILNER-SCHWARZ REHABILITATION PROJECT OVERVIEW**

81       Scott Waterhouse, the contractor working in the Milner-Schwarz House, gave an overview of the rehabilitation  
82       work that has been done on the house. He indicated that he is substantially completed with the project, there  
83       are just a few minor things such as the spindles and handrails on the south deck, and installation of some of the  
84       windows, that need to be finished before the project is fully complete. He walked through before and after  
85       pictures and pointed out the work that has been done. The Commissioners were very pleased with the work and  
86       commended Scott on the project. Scott also indicated that he was looking for a historic chain pump to put in  
87       place as an interpretive piece over the location of the historic cistern. Commissioner Chair Ericson suggested he  
88       talk to the National Trust for Historic Preservation Denver Office.  
89

90 **PULLIAM BUILDING UPDATE**

91       Norm Rehme from Center of Loveland, Inc. and Carl Glaser from Glaser Architects gave a presentation on their  
92       vision for the Pulliam Community Building. They outlined their proposal to repurpose the auditorium into a  
93       multipurpose events location by removing the fixed seating, and remodel the building to update it for ADA  
94       compliance, comfort, aesthetics, and safety. They explained that there is a high demand already for this type of

95 space, and the building has been highly used in 2009 and 2010. But the City is subsidizing the maintenance and  
96 upkeep of the building by 90% compared to the revenue generated by renting out the space. Norm reasoned  
97 that renovating and repurposing the Pulliam Building will help revitalize the downtown area and bring more  
98 visitors to downtown. He explained that City Council directed them to develop a business proposal of which he  
99 already has a draft of. He will be asking City Council to participate in a Capital campaign to renovate the building,  
100 and Center of Loveland will take over operations. He also explained that they are working on a grant proposal to  
101 perform a historic structure assessment with Bethany, and are exploring the pros and cons of designating the  
102 property as a historic landmark. Several of the Commissioners expressed an interest in touring the building, and  
103 Norm indicated he would set up a time with Bethany.

104  
105 Commissioner Chair Ericson asked if they had spoken with organizations that met there regularly or those that  
106 may be interested in meeting there after renovations and Norm indicated that he had. There have been a  
107 number of organizations interested in meeting there if the building had better accessibility or heating/cooling.  
108 Ericson also asked about the timing for remodels and if it would be done in phases or if the whole building  
109 would shut down. Norm indicated that they could do either but it would depend on organizations that already  
110 meet there and their demand for space. Commissioner Chair Ericson asked about whether Norm had looked into  
111 its marketability, and Norm explained that the market demand will be shown in his business plan. Ericson  
112 explained that she had a number of grant funders that he might find of interest and could get those to Norm.  
113 Norm was interested in getting those contacts as part of the campaign will be the Center of Loveland applying  
114 for grants. The Commissioners were pleased with Norm's proposal.

115  
116 **UPDATING THE HISTORIC PRESERVATION SURVEY**

117 Leslie Giles from the Colorado State Historical Society gave a presentation on the history of Loveland's surveying  
118 work and the Historic Preservation Plan. She explained that Loveland was lucky as one of the only communities  
119 in Colorado that has a Historic Preservation Plan, and it is a valuable resource. She explained that the State is  
120 now trying to require these for all CLGs as the trend in Colorado is to spend money to put out fires, rather than  
121 planning up front. She then went on to explain that documenting resources should be done in a systematic way,  
122 based on time, styles/themes, or crisis. She gave a history of the various surveys that had been done in Loveland  
123 over the year, but focused on the reconnaissance survey from 1999. She stated that this was a great tool, but  
124 one flaw is that they don't identify what potential historic districts the properties could be part of. She also went  
125 over the recommendations for additional surveys outlined in the 2002 Historic Preservation Plan. Leslie made  
126 three recommendations:

127 1. Document and evaluate the properties that were built between 1950-1970  
128 2. Reassess the 1999 and pre-1999 survey properties  
129 a. Evaluate whether they would qualify for local status  
130 3. Evaluate whether properties would be significant in other areas besides architecture

131  
132 Commissioner Chair Ericson explained that she would like to see a comprehensive database of all the properties  
133 that had been surveyed and linking all background research on each property. Bethany reminded the  
134 Commission that this discussion of updating the survey has been sparked by properties that are now 50 years  
135 old and not included in the original survey, and are at risk for demolition without the Commission's review. She  
136 thought that the discussion of a database was a separate issue than updating the survey. Commissioner Chair  
137 Ericson believes that the database would be helpful to know what stock we already have. Leslie indicated that  
138 there are a few communities that are working towards a database such as Fort Collins and Boulder. Ericson  
139 asked if she could get us a contact for them so they could have a discussion on what they are doing. Leslie  
140 agreed she would look into it. She also agreed to help by compiling all of their records of properties that had  
141 been surveyed.

142

143 **COMPREHENSIVE PLAN UPDATE**  
144 Bethany presented the Phase Two and Phase Three of the Comp Plan Update that the subcommittee came up  
145 with. There were some questions about Objective 4.1.2 and concerns that the way it was written, a report  
146 would be done and then it would just sit on a shelf with no action taken. Bethany agreed that the language  
147 could be amended to include an action after the report was completed, such as "prepare a report to determine  
148 the most appropriate method for preserving the community character of Loveland's historic areas...and work to  
149 implement the recommended methods". Councilor Johnson explained that the Commission could work with the  
150 Title 18 Committee as she believes they are working towards ideas such as this. Councilor Johnson also  
151 questioned Objective 4.2.2 and was concerned that the original idea of creating a Cultural District would be lost.  
152 There was some discussion about what a Cultural District was, and whether it was under the purview of the  
153 Historic Preservation Commission. They asked staff to look into what a Cultural District means.  
154

155 **NEXT MEETING'S AGENDA**

156 Commissioner Chair Ericson reminded everyone that former commissioner Paula Sutton was unable to make  
157 this month's meeting and will attend the September meeting to receive her recognition gift. There will be a  
158 farewell celebration at the Sports Station at The Depot after the meeting.

159  
160 Bethany reminded everyone that Tom Hawkinson will be attending next month's meeting and they will both  
161 present the Commission with what they have been working on for the historic preservation review and building  
162 division procedures.

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164 **COMMISSIONER COMMENTS**

165 • Commissioner Cox presented the Commission with some photographs he took of the 451 Railroad,  
166 Historic Landmark project that they approved through an alteration certificate. He expressed his  
167 disappointment in seeing the masonry enclosure built differently than what was approved and  
168 wondered why they even take time to perform reviews if their approved plans are ignored. Bethany  
169 explained that this is one of many issues that she is working on with Tom and thought there could be  
170 some action taken since she is loaded as an inspector for the tenant to receive a Certificate of  
171 Occupancy. She will look into the issue.

172 • Commissioner Chair Ericson updated everyone on the Historic Walking Tour Brochure and was pleased  
173 with the design mock-up that Tenfold Collective presented to them. She believes they will make the  
174 deadline to have the brochures printed to distribute to attendees of the Governor's Tourism  
175 Conference.

176 • Ericson also asked about the City-owned Viestenz-Smith Park and the possibility of placing it on the  
177 Historic Register. She stated that she visited it recently and read through the educational boards about  
178 the history and thought it had a lot of value to the City. Bethany explained that the way she understood  
179 the ordinance, properties had to be within the City limits to be eligible for the local register. That's not  
180 to say they couldn't participate in exploring the possibility of listing it on the State or National register.

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182 *Commissioner Manuel moved to adjourn the meeting and Commissioner Cox seconded the motion.*

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184 **Meeting adjourned at 9:17 p.m.**

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186 Respectfully Submitted,

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Robin Ericson, Chair