

1 **City of Loveland**
2 **Historic Preservation Commission**
3 **Meeting Summary**
4 **October 18, 2010**

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6 A meeting of the Loveland Historic Preservation Commission was held on Monday, October 18, 2010 at 6:00
7 P.M. in the City Council Chambers of the Civic Center at 500 East Third Street, Loveland, CO. Historic
8 Preservation Commissioners in attendance were: Jim Cox, Robin Ericson, George Hill and Gerald Portugal. Also
9 present were Carol Johnson, City Council Liaison, staff members, Karl Barton of Community & Strategic
10 Planning, and Nikki Garshelis of Development Services.

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12 **CALL TO ORDER**

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

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15 **APPROVAL OF AGENDA**

16 *Commissioner Chair Ericson asked for approval of the agenda. Commissioner Hill motioned to approve the*
17 *agenda with a second from Commissioner Cox and it passed unanimously.*

18
19 **APPROVAL OF MINUTES**

20 *Commissioner Portugal made the motion to approve the minutes, with the change requested by Commission*
21 *Chair Ericson, to include the staff reports from the September 20th meeting on the two property requests for*
22 *historic landmark designation. The motion was seconded by Commissioner Cox and it passed unanimously.*

23
24 **CITIZEN REPORTS**

25 None

26
27 **CONSIDERATION OF NEW BUSINESS**

28
29 **CITY COUNCIL UPDATE**

30 Councilor Johnson reported the following:

- 31 • The City Council will hear a presentation on October 26th regarding the construction costs of the Rialto
32 Bridge Project. Council will also hear a presentation on the RFP Consultant's preliminary draft including
33 financial analysis, potential financial gaps and development tools.
- 34 • City Council and Planning Commission meetings are available on video. The videos may be accessed
35 from the City's website via the City Clerk's webpage.
- 36 • There are operating and maintenance (O&M) issues with the Rialto Bridge Project. Councilor Johnson
37 said the restaurant requires an exclusive catering contract. The revenue is not projected by staff to
38 increase after the project is completed, she reported.
- 39 • Mary Bahun-Meyer suggested that the HPC erect plaques after the Rialto Bridge Project is complete
40 indicating the historical significance of the buildings.
- 41 • Councilor Johnson praised Commissioner Manuel's presentation at the City Council meeting regarding
42 the HPC opposition to ballot issues 101, 60 and 61.
- 43 • The new City Manager, Bill Cahill, starts November 1.

44
45 **Recycling Building Materials Presentation**

46 Karl Barton introduced Dan Wilkewitz from the National Center for Craftsmanship, Ben Aste, Jr., from Uncle
47 Benny's Building Supplies and Shaun LaBarre from ReSource Fort Collins and Boulder. They gave the HPC
48 presentations about their organization's purpose and mission and how they can work with the City to provide
49 recycling and repurposing services for demolition or deconstruction of houses and buildings. Services included:

- 50 □ Providing job skills training to youth and adults to learn emerging deconstruction
51 technology and LEED certification protocols.
- 52 □ Assisting with tax credits on building demolition and recycling projects.
- 53 □ Providing residents and businesses with low cost building materials, appliances,
54 hardware, as well as historic materials that are hard to find or no longer manufactured.

- 1 ▫ Recycling materials so they don't end up in landfills.
- 2 ▫ Reusing materials saves energy by not manufacturing and transporting new materials.
- 3 ▫ Deconstruction not only includes demolition but also remodeling and renovation on any
- 4 level.

5
6 Commission Chair Ericson said she often utilized the products and services of Uncle Benny's. Ben, Sr. advised
7 her on how to seal the windows on her historic home. Her heating bills are the lowest in her neighborhood, she
8 said.

9 All presenters said they do not need much lead time to provide their services. Their information will be shared
10 with the Public Works Director and Facilities Manager.

11 12 **Public Hearing-Alteration Permit for 486 West 5th Street**

13 Karl Barton presented the requested Alteration Certificate information on a property on West 5th Street. The
14 request was to replace a double pane window with a single pane window. After the presentation and discussion
15 by the commission, the property owner, Ron Van Dyken, said he would like to withdraw his request. He
16 explained that, after working with Karl, listening to the commissioners and the recycling presentations, he decided
17 he would like to restore his house back to the original structure. The Commission and Karl agreed to help him
18 with the restoration process and to help him apply for any tax credits or loans he might be eligible to obtain. Karl
19 will ask for a letter from Mr. Van Dyken withdrawing his alteration request.

20 21 **Staff Report**

22 Commissioner Portugal asked for an update on the Bishop House. Karl reported that Ken Cooper is still working
23 with the potential buyers. There is a possibility that some City owned property on Taft Avenue will be purchased
24 with the intention of moving the house there, he said. It is zoned low density residential, he said. The parking lot
25 was designed to allow for the house, he said, so it won't interfere with completing the work.

26 27 **2011 Goals/Projects**

28 The commission reviewed the 2011 Goals and projects and Karl will update the schedule and distribute it at the
29 next meeting.

30 31 **NEXT MEETING AGENDA**

- 32 • Rolling Calendar: Goals/Projects
- 33 • Uses for the \$2,700
- 34 • Update Priority Properties
- 35 • Chair Election
- 36 • Commission Fundraising
- 37 • Commission Vacancies

38 39 **COMMISSIONERS COMMENTS**

- 40 • Commission Chair Ericson distributed a list of expectations of commission members and asked the
41 commissioners to comment on it. Commissioner Cox said he would like an addition encouraging
42 commissioners to maintain the historic fabric, beauty and vitality of the community. It was also
43 agreed that commissioners would be expected to attend, if necessary at least two meetings per month
44 with assignments in between. They would also be expected to plan, participate and assist with HPC
45 hosted events in May.
- 46 • Commissioner Cox asked if Karl would check on clarifying the language in the 544 East 4th St Wilson
47 House report before it goes to City Council for historic landmark designation. Karl said he would
48 check into it and see if it should be changed.
- 49 • Commission Chair Ericson suggested creating a recycling building materials flyer listing resources.
50 This flyer could be placed in the Building Division.
- 51 • Commission Chair Ericson asked if the City will pay for commissioners to attend the Savings Places
52 Conference in February. Nikki Garshelis said she believed the 2010 budget included the funds to pay
53 for their registrations.

- 1 • Councilor Johnson said the Community Marketing Commission has scheduled the finalists of the
2 Marketing/Branding/Strategic Planning RFP to give their presentations to the commission and
3 stakeholders on November 20 from 11am-4:00pm in the City Council Chambers. Please let Nikki
4 know if you will be attending.
5

6 **Adjourned at 8:09p.m.**