

1 **City of Loveland**
2 **Historic Preservation Commission**
3 **Meeting Summary**
4 **September 20, 2010**

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6 A meeting of the Loveland Historic Preservation Commission was held on Monday, September 20, 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, Trudi Manuel, Paula Sutton, George
9 Hill and Gerald Portugal. Also present were Carol Johnson, City Council Liaison, staff members, Tangier
10 Barnes, Karl Barton and Mike Scholl of Community & Strategic Planning, and Nikki Garshelis of Development
11 Services.

12
13 **CALL TO ORDER**

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

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16 **APPROVAL OF AGENDA**

17 *Commissioner Chair Ericson asked for approval of the agenda. Commissioner Portugal motioned to approve the*
18 *agenda with a second from Commissioner Sutton and it passed unanimously.*

19
20 **APPROVAL OF MINUTES**

21 *Commissioner Cox made the motion to approve the minutes, with the change requested by Commission Chair*
22 *Ericson, on Page 2, Line 40, to remove "... Savings Places Handbook..." and replace it with "...a community*
23 *created handbook, which was presented at the Savings Places Conference,...." The motion was seconded by*
24 *Commissioner Hill and it passed unanimously.*

25
26 **CITIZEN REPORTS**

27 None

28
29 **CONSIDERATION OF NEW BUSINESS**

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31 **PUBLIC HEARING**

32 Tangier Barnes reported on two properties applying to the HPC for Historic Landmark Designation.

- 33 • 901 N. Jefferson Ave., Loveland, CO 80537. Historic name is Lloyd House, late Victorian architectural
34 style, 1907 construction date. The owner is Pamela Hackbarth. Tangier briefly provided an overview of
35 the history, architectural significance and physical integrity. There was a discussion by the commission.
36 *Commissioner Cox made the motion to for the Historic Preservation Commission to recommend to City*
37 *Council to designate the property at 901 N. Jefferson Ave., Loveland, CO 80537, as an historic landmark.*
38 *Commissioner Hill seconded the motion and it passed unanimously.*

- 39
40 • 544 East Fourth St, Loveland, CO 80537. Historic name is Wilson House, late Victorian architectural
41 style, 1900 construction date. The owners are John S. and Peggy G. Maasslich. Tangier briefly provided
42 an overview of the history, architectural significance and physical integrity. There was a discussion by
43 the commission about possible alterations on the house. Commissioner Cox said he would research the
44 alterations with Carl McWilliams and see that the necessary changes and clarifications to the record are
45 made.
46 *Commissioner Manuel made the motion to for the Historic Preservation Commission to recommend to*
47 *City Council to designate the property at 544 East Fourth St Loveland, CO 80537, as an historic*
48 *landmark, with the necessary clarification to the description of the property. Commissioner Sutton*
49 *seconded the motion and it passed unanimously.*

50
51 **CITY COUNCIL UPDATE**

52 Councilor Johnson reported the following:

- 53 • She was told by Kurt Albers that the McCreery House is up for sale.
- 54 • The HPC grant application was declined by the Community Marketing Commission. She encouraged the
55 HPC to reapply. She said the CMC would be open to assist with funding an historic home tour book.

1 Commission Chair Ericson said the tour book was in the current grant application but not separate from it.
2 Councilor Johnson said one of the recommended grants will be \$30,000 for the Visitor's Center.

- 3 • The City Council will vote against support of Amendment 101, Propositions 60 and 61 and many
4 commissions are doing the same. After some discussion, the HPC agreed they were against these ballot
5 issues due to the damage they can do to local government.
6 *Commissioner Manuel made the motion that the HPC is against the passage of Amendment 101,*
7 *Propositions 60 & 61. The motion was seconded by Commissioner Cox and it passed unanimously.*

9 **STAFF UPDATE**

10 Commission Chair Ericson asked if there were questions regarding the staff update.

- 11 • Commissioner Portugal asked about the Bishop House deadline. Tangier reported that the realtor may
12 have more news but she had not heard of a deadline. Commission Chair Ericson requested that staff find
13 out if there is a contingency plan for the house. Mike Scholl said he will follow up with Public Works to
14 get an answer. Commission Chair Ericson said the HPC has a responsibility to make sure the house gets
15 moved and not torn down.
- 16 • Commissioner Manuel asked about the loan program recipients. Tangier said she researched the loan
17 details and found that none of the loans have revolved. Commission Chair Ericson asked that the terms
18 be placed next to the loan detail.
- 19 • Commissioner Sutton presented the check for the HPC funds from the Historical Society for \$2,768. The
20 funds will be placed in a City of Loveland account and can be used only by the HPC after they receive
21 approval from the City Council. Commissioner Sutton requested that the HPC revisit the idea of
22 fundraising, since the check was from a fundraising effort. It will be placed on the next agenda.
- 23 • Commissioner Manuel asked if the work on the Milner Schwarz House will be slowed due to Craig's
24 accident. Mike Scholl said it will not hold up the work and assured her they are on schedule.
- 25 • There are three openings on the Commission. Two have been applied for by Commissioners Cox and
26 Hill. The third will be extended as only one application from a youth came in and there is a limit to how
27 many commissions a youth can serve on at one time. Commissioners agreed to put some thought into who
28 they might encourage to apply.

30 **BE Zone Update**

- 31 • Karl Barton reported that the BeZone update is meant to align with the downtown strategic plan, facilitate
32 quality infill, redevelopment and re-use in downtown, as well as protect the positive character and
33 property values of the area. The update addresses the Brookings Institute's Step 4, "Making the Right
34 Thing Easy," he explained. The elements of the update include flexible design standards, aligning height
35 with building code and compatibility and to provide certainty of expectations to the development
36 community. The proposed character areas include Historic 4th Street, the neighborhood transition areas,
37 the downtown core and the general area. Commission Chair Ericson expressed her concern over 130 foot
38 buildings and said the HPC is opposed to losing the small town feel of the downtown. There was a
39 discussion about tall buildings and how the developer would have to go through public hearings and
40 comply with all restrictions before the building could be approved. Mike Scholl said, realistically the
41 downtown would have to be saturated before there would even be interest in that type of development.
42 Plus, the developer would have to have it already leased out and there would have to be significant
43 commercial and economic growth to do that. The zoning update restricts building in the historic 4th Street
44 area. Surface parking would also be restricted and there would be buffer areas, he explained. You are
45 looking at ten years before anything like that happens, Mike said. Commissioner Sutton also expressed
46 her concerns and suggested that they look into other ways than building up. Commissioner Manuel asked
47 to see the Strategic Plan to study the design ideas. Commissioner Cox asked for a design sketch up to
48 illustrate the height. Commissioner Ericson thanked Karl for his efforts presenting this item.

50 **Rialto Bridge Update**

- 51 • Mike Scholl reviewed the progress of the Rialto Bridge project. The City funded the first phase, he said.
52 He reviewed the floor plan, describing the stage, storage space, green room, community room, conference
53 room, office, restaurant, and catering area. The façade has been changed from the original design, Mike
54 reported. He reviewed slides that highlighted how the windows and frame has been changed. He

1 explained that the materials will look like the surface of the original Rialto Theater so the two buildings
2 will blend together more appropriately. Mike reviewed the alley view of the buildings and talked about
3 the connectivity to the theater.
4

5 **Postcards to New Home Owners**

- 6 • Commission Chair Ericson distributed a draft of a postcard to be sent to new homeowners with
7 information about resources available regarding historic preservation. She explained that the postcards
8 would be sent in envelopes because postcards are easily overlooked and thrown out. There was a
9 discussion regarding the URL name on the postcards and Nikki said she will check with the IT
10 Department about creating a shorter webpage address.
11

12 **NEXT MEETING AGENDA**

- 13 • Rolling Calendar: Goals/Projects
- 14 • Commission Vacancies
- 15 • Commission Fundraising
- 16 • Presentation by Salvage Organizations.
17

18 **COMMISSIONERS COMMENTS**

- 19 • There was a discussion regarding the poor attendance at the Residential Design Guidelines Public
20 Meeting on September 8th and September 13th. Karl and Greg will meet with Dave Lingle to discuss
21 the low turnout.
- 22 • Commissioner Sutton announced that the 2011 Loveland Historical Society calendars are now
23 available for \$8.
- 24 • Commission Chair Ericson said *Preservation, Inc.* magazine has an article about midcentury schools
25 and Truscott Elementary is one of the featured schools.
- 26 • If the Capital Dome Restoration project doesn't get enough donations from big businesses in
27 Colorado it could tie up the historic grant funds until 2014, Commission Chair Ericson reported.
- 28 • Commission Chair Ericson thanked Tangier Barnes for all of her hard work on the HPC.
29

30 **Adjourned at 8:23p.m.**