

1 **City of Loveland**
2 **Historic Preservation Commission**
3 **Meeting Summary**
4 **May 17, 2010**

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6 A meeting of the Loveland Historic Preservation Commission was held on Monday, May 17, 2010 at 6:02 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: Robin Ericson, Gregg Ault, Paula Sutton, and Gerald Portugal. Also present
9 was Carol Johnson, City Council Liaison and staff members Tangier Barnes of Community & Strategic Planning,
10 and Nikki Garshelis of Development Services.

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12 Guests: Barry Floyd and Larry Melton, co-owners of the State Mercantile building and Chris Thorpe, LEED AP,
13 Associate AIA, ARCADEA Architecture.

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15 **CALL TO ORDER**

16 Commission Chair Ericson called the meeting to order at 6:02p.m.

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18 **APPROVAL OF AGENDA**

19 *Commissioner Chair Ericson asked for approval of the agenda. Commissioner Portugal made the motion to*
20 *approve the agenda, followed by a second from Commissioner Ault. The motion passed unanimously.*

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22 **APPROVAL OF MINUTES**

23 *Commissioner Sutton moved to approve the April 19, 2010 minutes. The motion was followed with a second from*
24 *Commissioner Portugal and it passed unanimously.*

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26 **CITIZEN REPORTS**

27 None

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29 **CONSIDERATION OF NEW BUSINESS**

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31 **CITY COUNCIL UPDATE**

- 32 • Councilor Johnson reported that the tax issues have been debussed until 2012. If Proposition 101 and
33 Amendments 60 and 61 are passed the City of Loveland's budget will be cut by 20%, she said. Revenue
34 will decrease by 18 million dollars, she added. Substantial city services will be cut and rates will
35 increase, she said.
- 36 • Councilor Johnson reported that the discussion regarding the role of the Council Liaison had been
37 dropped from the last City Council meeting due to lack of time.
- 38 • Councilor Johnson reported that the appropriation of historic grant funds for the architectural guidelines
39 of residential landmarks and historic district properties in the neighborhoods east and west of downtown
40 will be on the May 18th City Council agenda as an item in second reading. There are \$21,000 in grant
41 funds available to start the survey, she said.
- 42 • Councilor Johnson suggested that once the Community Marketing Commission begins its grant cycles,
43 the HPC may want to apply for funds for the Historic Preservation Month events and activities.

44
45 **STAFF UPDATE**

46 Tangier Barnes asked if there were questions regarding her staff update.

- 47 • Commission Chair Ericson asked if the house on Garfield had been moved yet. Tangier said that it had
48 been postponed until Tuesday. The house will be moved to a property near Old Town in Fort Collins, she
49 said.
- 50 • Regarding the demolition of the First Street houses, Commissioner Sutton said she was not completely
51 satisfied with the language Ken Cooper constructed for the Bid Document. Gregg Ault asked if some of
52 the pieces of the houses to be demolished could be sold to fundraise for HPC events and activities.
53 Tangier said not this time but maybe next time. She said she would look into it. Tangier added that the
54 Bishop House move may be changed to another location on County Road 29 or West 10th Street.
55 Complaints from neighbors caused the change of location, she explained. Tangier reported that the

1 meeting with Public Works regarding material salvage will be held in September 2010. In answer to
2 questions about why the meeting will be so late, she explained that staff would like to discuss future not
3 present activities because it would be less confusing.
4

5 **ALTERATION CERTIFICATE – State Mercantile Building**

6 Tangier Barnes reviewed the proposed alterations to the west elevation of the State Mercantile Building located
7 on the corner of 4th Street and Cleveland Avenue. Barry Floyd, co-owner with Larry Melton of the building,
8 introduced Chris Thorp of ARCADEA Architects to provide an explanation of the alterations. Chris reviewed the
9 plans and explained the design alterations as the commission determined how they would vote.

- 10 1. **Addition of awnings at the 330 N. Cleveland location.** Chris explained that the awnings will be erected
11 if the Low-E glass is ineffective. The awnings will be similar in fabric and color to the awnings on the
12 front of the building, he said. After a discussion, *Commissioner Portugal made the motion to approve the*
13 *addition of the awnings as described in the plan design submitted with the proposal. Commissioner Ault*
14 *seconded the motion and it passed unanimously.*
- 15 2. **Redesign of the windows at 330 N Cleveland location.** Chris explained that the five bays will be the
16 same size and will relate vertically to the elements above them. Commissioner Sutton asked if the
17 windows will blend in with the façade and Chris said they would. *Commissioner Sutton made the motion*
18 *to approve the redesign of the windows as described in the plan design submitted with the proposal.*
19 *Commissioner Ault seconded the motion and it passed unanimously.*
- 20 3. **Railing erected at 350 N. Cleveland.** Chris explained that the railing would be erected in the indentation
21 area of the building in front of the doors to allow for employees to go outside but would discourage the
22 public from using the doors. The rails would be similar to the rails on the balconies, he said. After a
23 discussion, *Commissioner Sutton made the motion to approve the railing as described in the plan design*
24 *submitted with the proposal pending approval by City divisions in regard to code and safety restrictions.*
25 *Commissioner Portugal seconded the motion and it passed unanimously.*
- 26 4. **324 N. Cleveland Rear Entry.** Chris said the rear entry would be altered to allow for one resident to
27 utilize it as their main entryway. Lighting, new doors and resurfaced materials would be installed, he
28 explained. After a discussion, *Commissioner Portugal made the motion to approve the rear entry for the*
29 *one loft entrance as described in the plans submitted with the proposal pending approval by City*
30 *divisions in regard to code and safety restrictions. Commissioner Sutton seconded the motion and it*
31 *passed unanimously.*
- 32 5. **330 N. Cleveland (Alley Entrance).** Barry Floyd explained that Aspire Media doubled its space,
33 therefore, resulting in the need to change the entrance to the five loft residents to the alley. He said they
34 will be renamed the “Alley Lofts.” Chris said the door will be altered and changed to a more defined and
35 inviting presence for the residents. There will be appropriate signage installed, as well, he explained.
36 After a discussion, *Commissioner Portugal made the motion to approve the Rear Alley entrance as*
37 *described in the plan designs submitted with the proposal pending approval by City divisions in regard to*
38 *code and safety restrictions Commissioner Sutton seconded the motion and it passed unanimously.*
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40 There was a discussion following the approvals about electrical relocation and the materials used in the upgrades.
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42 **HISTORIC PRESERVATION MONTH**

- 43 • Tangier Barnes reported that there will be refreshments for the May 19 Workshop in the Museum
44 basement. There was a discussion about the prize that will be given out at the workshop.
45

46 **NEXT MEETING AGENDA**

- 47 • Milner House Update
- 48 • No Parking Signs at Milner House
- 49 • Milner House Labeled in Parks Brochure
- 50 • Rialto Bridge Update
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52 **COMMISSIONERS COMMENTS**

- 53 • There was a discussion between the Commissioners regarding the Rialto Bridge Project. They would like
54 the Rialto Bridge update soon as they are not all satisfied with the design. Commissioner Portugal
55 pointed out that Troy Peterson seems very cooperative about salvage.

- 1 • Commissioner Sutton announced that approximately 300 people participated in the Historic Homes Tour.
2 She said the Garden Project at the Milner House is also going smoothly.
3 • Tangier Barnes announced that there is a Ribbon Cutting at the Demonstration Alley off 4th Street on May
4 21st at 2pm.
5 • Commission Chair Ericson reported that she attended a Historic Preservation Conference in Evanston,
6 Wyoming over the weekend. She explained that Evanston had purchased the Round House and Out
7 Buildings and converted them into meeting and event rooms and offices. They have the visitor's center in
8 one of the buildings, she said. So many people are renting the spaces and, consequently, filling the local
9 hotels, she said. The Turntable is being altered into an amphitheater, she said. She said she would like to
10 see something similar done to the Sugar Mill location.

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13 **Adjourned at 7:35p.m.**