

1 **City of Loveland**
2 **Historic Preservation Commission**
3 **Meeting Summary**
4 **March 15, 2010**

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6 A meeting of the Loveland Historic Preservation Commission was held on Monday, March 15, 2010 at 6:00 P.M.
7 in the City Council Chambers of the Civic Center at 500 East Third Street, Loveland, CO. Historic Preservation
8 Commissioners in attendance were: Jim Cox, Robin Ericson, George Hill, Trudi Manuel, and Gerald Portugal.
9 Also present were staff members Tangier Barnes of Community & Strategic Planning and Nikki Garshelis of
10 Development Services.

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12 **CALL TO ORDER**

13 Commission Chair Ericson called the meeting to order at 6:03p.m.

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15 **APPROVAL OF AGENDA**

16 *Commissioner Chair Ericson asked for approval of the agenda. Commissioner Cox made the motion to approve*
17 *the agenda with the addition of a Façade Alteration item under Citizen Reports followed by a second from*
18 *Commissioner Hill. The motion passed unanimously.*

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20 **APPROVAL OF MINUTES**

21 *Commissioner Portugal moved to approve the January 26, 2010 minutes. The motion was followed with a second*
22 *from Commissioner Cox and it passed unanimously.*

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24 **CITIZEN REPORTS**

25 Barry Floyd requested direction from the commission about how to apply for approval of a façade alteration on
26 the west side of his State Mercantile Building. He presented pictures showing the current façade and the proposed
27 alteration to the building. Commission Chair Ericson explained that the commission could not take any
28 immediate action on this request. Barry would have to file for an alteration certificate and then follow the process
29 which includes a waiting period and a public hearing, she said. She encouraged him to review the previous façade
30 approval because the consent to make the changes may have already been given to him during that process. Barry
31 agreed that it was a good idea to check the original façade documents before initiating another request. He also
32 talked about a façade grant and structural assessment for the building.

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34 **CONSIDERATION OF NEW BUSINESS**

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36 **STAFF UPDATE**

- 37 • Tangier Barnes reported that a \$21,000 grant for the creation of architectural guidelines for residential
38 landmarks and historic district properties in the neighborhoods east and west of downtown was awarded
39 to the City. The first step will be to discuss preparation requirements with David Lingle. The project can
40 most likely begin by June 1, she said.
- 41 • Tangier, on behalf of Mike Scholl, asked for a HPC volunteer to replace Commissioner Cox on the
42 Façade Improvement Program Review committee. Commissioner Cox was the architect on one of the
43 building applications and would not be able to review them due to a conflict, she explained.
44 Commissioner Portugal volunteered to be on the committee and Commissioner Hill agreed to be the back-
45 up volunteer.
- 46 • Tangier announced that the bidding process on the foundation for the Milner House was on hold. The
47 contractors requested more information about the foundation of the house before they can submit their
48 bids, she said. Commissioner Cox added that the City will need to hire a soil engineer before bidding can
49 continue.
- 50 • Tangier met with the staff liaison of the Open Lands Commission and they agreed to let the HPC know
51 when they find historic structures on properties. The HPC may be able to save the historic structures if
52 they are informed about them by the OLC, she said.

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54 **SAVING PLACES CONFERENCE UPDATE**

- 55 • Commissioner Portugal reported that he attended some very interesting seminars at the conference:

- 1 ○ An in depth grant writing session.
- 2 ○ A tour of the energy and cost efficient historic cottages at the Colorado Chautauqua site in
- 3 Boulder.
- 4 ○ A session on sustainable downtowns which focused on how to engage citizens, build partnerships
- 5 and attract visitors.
- 6 ○ A session on fundraising for historic preservation.
- 7 ○ A form-based zoning and mixed use buildings session
- 8 ○ A cultural heritage session that provided ideas on how to make tours interesting (i.e using a cell
- 9 phone).
- 10 • Commissioner Cox reported that he attended some of the same sessions and agreed that it was a very
- 11 good conference. He suggested that Loveland look seriously into form based zoning.
- 12 • Commissioner Manuel said some of the highlights of the conference for her were:
- 13 ○ Heritage, social, cultural and sustainability. Place sustains values and values sustain place, she
- 14 said.
- 15 ○ One of the speakers on cultural sustainability said we don't have enough buy in from the public
- 16 on these sites. Present values connected to past values are important.
- 17 • Commission Chair Ericson reported that the conference reminded her of a quote she has on her desk at
- 18 work, "In a world where everything is possible, how much is useful?" Other highlights of the conference
- 19 included:
- 20 ○ We are going back to the past, she said. For example, bulk foods in stores were common in the
- 21 past and they are now becoming more prevalent today.
- 22 ○ Find property sales in Old Town from the newspaper and mail the new owners a, "Welcome to
- 23 Your Old Home!" post card. Include information about resources they can utilize to restore their
- 24 home economically and efficiently.
- 25 ○ StoryTrek in Denver is a hands on tour of historic sites in Denver. Visitors use their cell phones
- 26 to hear the history of the site. The program has low overhead and the message can be updated or
- 27 changed immediately.
- 28 ○ Session regarding how children learn. The legislature is hearing from kids that they want hands
- 29 on experiences, not just books to learn history. For example, take the kids to the Milner House
- 30 and have them pull weeds while they learn about the history of the area.
- 31 ○ Session on the economic development of downtowns. For example, set the downtown up like a
- 32 mall where all stores have the same hours and there is consistent advertising.

33 **FAIRGROUNDS PARK BROCHURE**

- 34 • Commissioner Manuel reported that the Fairgrounds Parks brochure produced by staff in the Parks &
- 35 Recreation Dept does not identify the Milner Schwarz House. Tangier said she checked with the P&R
- 36 staff and was told that until there is something going on there they cannot list it. Nikki said she was told
- 37 by other staff that the brochure is for facilities rental purposes only. Commission Chair Ericson said she
- 38 understood this reasoning because she receives many calls from citizens who are confused about what is
- 39 and is not on a City map. Commissioner Manuel said that there is a reason to visit the house because the
- 40 windows have art work on them. Citizens may also like to watch the restoration in progress. In the future
- 41 the grounds may be rented for weddings and other events. Commissioner Manuel said she would like the
- 42 brochures to reflect that there is a historic house in the park and that it is under restoration. She said that
- 43 the current brochures are misleading. Commissioner Cox suggested that they also label the parking lots as
- 44 those are not clear in their brochure. The commissioners agreed that they would like to see a sample of
- 45 an updated brochure. Tangier said she would talk to the staff in the department. It was also agreed that a
- 46 plaque/signage and a box with brochures should be installed at the house.

48 **HISTORIC PRESERVATION MONTH**

- 49 • After some discussion it was agreed that the events during May will be:
- 50 ○ Historic Scavenger Hunt – Coordinated by Commissioner Ericson
- 51 ○ Historic Bike Tour - Coordinated by Tangier Barnes (Robin and Trudi will help)
- 52 ○ Historic Plumbing and Electrical workshop – Coordinated by Tangier Barnes
- 53 ○ Home Depot giving plaques at May 4 City Council Meeting
- 54 ○ Library Display – Coordinated by Commissioner Manuel

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NEXT MEETING AGENDA

- Façade Alteration request by Barry Floyd
- Historic Preservation Month Update.
- Parks & Recreation sample brochure with Milner Schwarz House information.

COMMISSIONERS COMMENTS

- Commissioner Manuel reported that the Northern Colorado Renewable Energy Society is having a half day seminar in Loveland on Sustainable buildings on April 10 from 8:30am-Noon if anyone would like to register. She distributed a handout about the seminar.
- Commissioner Manuel reported that the budget is being cut for the National Park Service. She encouraged everyone to go to the National Trust for Historic Preservation website and email Betsey Markey the information provided to protest this budget cut.
- Commissioner Manuel reported that a \$2,000 grant was received for the community garden at the Milner House to help pay for irrigation, a back flow device and some soil amendments. There was a discussion about fencing and Commissioner Manuel agreed to send Commission Chair Ericson the information on the type of fencing needed. Commission Chair Ericson will look into having the fencing donated.
- Commissioner Cox announced that he would be out for about 8 weeks for personal reasons but would participate as much as possible through email.
- Commissioner Hill reported that the house on Garfield was off its foundation. Tangier said she would call them to see if there is a set date to move it yet.
- Commission Chair asked about the status of the City owned houses on 1st Street. Tangier said she thought they were to be demolished but was not certain and would look into it.

Adjourned at 7:58p.m.