



# AGENDA

## Historic Preservation Commission Meeting

4:30 PM - Monday, January 20, 2020  
Development Center, 410 E. 5th Street

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- A. CALL TO ORDER
  - ROLL CALL:** BERGLUND, COX, JONES, KERSLEY, KNAPP, MCCARN, SUTTON, WARD, WHITE
- B. WELCOME TO: NEW COMMISSIONER, ASHLEIGH KNAPP & NEW ALTERNATE COMMISSIONER, DAVID BERGLUND
- C. ADOPTION OF AGENDA
- D. ADOPTION OF MINUTES
- E. CITIZENS REPORT
- F. COUNCIL REPORT
- G. STAFF REPORT
- H. REGULAR AGENDA
  - 4:45PM-5:00PM  
State Historic Preservation Office Programmic Agreement:  
Alison Hade, Administrator, Community Partnership Office
  - 5:00PM-5:40PM  
Additions to Historic Structures:  
Commissioner White and Commissioner Jones
  - 5:40PM-5:55PM  
Update on Funding Great Western Railway Depots Campaign:  
Commissioner Sutton
  - 5:55PM-6:10PM  
Design Standards Update:  
Commission Chair McCarn and Commissioner Cox
  - 6:10PM-6:20PM COLOR BOOK  
Commissioner Kersley
- I. 6:20-6:30PM COMMISSIONER COMMENTS
- J. 6:30PM ADJOURN

### Notice of Non-Discrimination

It is the policy of the City of Loveland to provide equal services, programs and activities without regard to race, color, national origin, creed, religion, sex, sexual orientation, disability, or age and without regard to the exercise of rights guaranteed by state or federal law. It is the policy of the City of Loveland to provide language access services at no charge to populations of persons with limited English proficiency (LEP) and persons with a disability who are served by the City.

For more information on non-discrimination or for translation assistance, please contact the City's Title VI Coordinator at [TitleSix@cityofloveland.org](mailto:TitleSix@cityofloveland.org) or 970-962-2372. The City will make reasonable accommodations for citizens in accordance

with the Americans with Disabilities Act (ADA). For more information on ADA or accommodations, please contact the City's ADA Coordinator at [ADACoordinator@cityofloveland.org](mailto:ADACoordinator@cityofloveland.org) or 970-962-3319 .

### **Notificación en contra de la discriminación**

La política de la Ciudad de Loveland es proveer servicios, programas y actividades iguales sin importar la raza, color, origen nacional, credo, religión, sexo, orientación sexual, discapacidad, o edad y sin importar el uso de los derechos garantizados por la ley estatal o federal. La política de la Ciudad de Loveland es proveer servicios gratis de acceso de lenguaje a la población de personas con dominio limitado del inglés (LEP, por sus iniciales en inglés) y a las personas con discapacidades quienes reciben servicios de la ciudad.

Si desea recibir más información en contra de la discriminación o si desea ayuda de traducción, por favor comuníquese con el Coordinador del Título VI de la Ciudad en [TitleSix@cityofloveland.org](mailto:TitleSix@cityofloveland.org) o al 970-962-2372 . La Ciudad hará acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Americanos con Discapacidades (ADA, por sus iniciales en inglés). Si desea más información acerca de la ADA o acerca de las acomodaciones, por favor comuníquese con el Coordinador de ADA de la Ciudad en [ADACoordinator@cityofloveland.org](mailto:ADACoordinator@cityofloveland.org) o al 970-962-3319 .

Title VI and ADA Grievance Policy and Procedures can be located on the City of Loveland website at: [cityofloveland.org](http://cityofloveland.org)

*Password to the public wireless network (colquest) is accesswifi*

1 **City of Loveland**  
2 **Historic Preservation Commission**  
3 **Meeting Summary**  
4 **November 18, 2019**  
5

6 A meeting of the Loveland Historic Preservation Commission was held Monday, November 18, 2019  
7 at 4:30 P.M. in the Development Center at 410 East 5<sup>th</sup> Street, Loveland, Colorado. Historic  
8 Preservation Commissioners in attendance were Jim Cox, Reyana Jones, Josh McCarn, Jay Ward  
9 and Laurie White. Nikki Garshelis, and Cita Lauden of Development Services, were also present.

10  
11 **GUESTS**

12 Carl McWilliams, Cultural Resource Historians, Sharon Danhauer and Mike Perry of the Loveland  
13 Historical Society, Meg Dunn of Historic Larimer County, David Berglund and Ashleigh Knapp  
14

15 **CALL TO ORDER**

16 *Commission Chair McCarn called the meeting to order at 4:34 p.m.*  
17

18 **APPROVAL OF AGENDA**

19 *Commissioner Cox made the motion to approve the agenda. Commissioner White seconded*  
20 *the motion and it passed unanimously.*  
21

22 **APPROVAL OF PREVIOUS MEETING MINUTES**

23 *Commissioner Ward made the motion to approve the October 2019 meeting minutes.*  
24 *Commissioner Jones seconded the motion and it passed unanimously.*  
25

26 **CITIZEN REPORTS**

27 None  
28

29 **CITY COUNCIL UPDATE**

30 None  
31

32 **STAFF UPDATE**

33 *Nikki Garshelis reviewed the Staff Report and highlighted the following items:*

- 34 • **Timberlane Farm:** Historic Preservation Commission Chair Josh McCarn, Commissioner Jim  
35 Cox, Staff Liaison, Nikki Garshelis and Meg Dunn, Board Member of Historic Larimer County,  
36 met on October 30, 2019 with Timberlane Farm Museum Board Members and Board  
37 Attorney, Roger Clark. Items discussed were options to sell or transfer the property. The  
38 board is concerned with the Annexation Agreement impeding a sales opportunity. A  
39 request to amend the Annexation Agreement was sent on November 8 to City staff. Mr.  
40 Clark said he would also be requesting to "eliminate/amend" the historic designation soon.
- 41 • **First United Presbyterian Church (c 1875)** A Façade Grant application has been submitted  
42 to the LDP/DDA to assist with upcoming restoration work on the First United Presbyterian  
43 Church located at 400 East 4<sup>th</sup> Street. The work proposed is time sensitive due to safety  
44 concerns. State historic staff have reviewed and approved the proposal. The full Façade  
45 committee will be reviewing the grant request on November 18<sup>th</sup>.
- 46 • **111 Roosevelt Avenue Carriage House:** The final draft of the Intensive Inventory form  
47 researched and written by Heidi Fuhrman has been submitted to History Colorado. State  
48 Staff Planner, Amy Unger, said their Eligibility Committee would review it in the next month.

- 49 • **Registration** is open for the 2020 Saving Places Conference. HPC members will receive  
50 reimbursement on the basic registration fee.
- 51 • **Herzinger Harter/El Centro Building (1877):** This building was purchased by JT Enterprises on  
52 October 2019. City Staff wrote a letter to the new owners outlining designation and benefit  
53 information for the property.

## 54 55 **CONSIDERATION OF NEW BUSINESS**

56  
57 **Survey Update:** Carl McWilliams, Cultural Resource Historians, presented a slide show of the 26  
58 properties included in the survey. His presentation included photos of the properties as he  
59 outlined historic details. He updated the HPC members of the various tasks/steps he used to  
60 survey the properties.

### 61 62 **Great Western Railway Depot Update**

63 Sharon Danhauer, Loveland Historical Society, provided the update on the Great Western  
64 Railroad depots. The City will be responsible for the cost of the foundation for the Depot  
65 reducing the cost by \$40,000 she explained. Loveland Historical Society is moving forward with  
66 fundraising efforts for the remaining cost of the GRWD project.

### 67 68 **Design Standards Update**

69 Commissioner Cox and Commission Chair McCarn reported on the progress of the Design  
70 Standards document. It is progressing nicely and is 70% complete. The next draft will be sent to  
71 all stakeholders including the HPC for review and comment in December. The next meeting  
72 with the consultant is scheduled for January 15 at 3:30pm at the DDA offices.

### 73 74 **Past Forward Conference**

75 Commissioners White and Jones attended the conference and reported on some of the  
76 sessions. Both Commissioners said the sessions were very interesting, informative, and included  
77 opportunities for open discussion.

78  
79 **Drone Project at Milner Schwarz House:** David Berglund, former HPC member, and surveyor for  
80 Farnsworth Company, and his team took aerial photos and video of the Milner Schwarz House  
81 in October. He shared the aerial photos with the Commission.

## 82 83 **COMMISSIONER COMMENTS**

- 84 • **Commissioner Jones** shared information on a free phone app called PocketSights Tour  
85 Guide. PocketSights is an app that allows citizens to take a local walking tour using their  
86 iphone. Commissioner Jones suggested creating a walking tour of the properties listed in  
87 our German's from Russia survey.
- 88  
89 • **Adjourned: 6:30 PM**

90

# LOVELAND HISTORIC PRESERVATION COMMISSION

## STAFF UPDATE

**Meeting Date:** January 20, 2020  
**To:** Loveland Historic Preservation Commission  
**From:** Nikki Garshelis, Development Services

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**NEW HPC Commissioners:** After interviews with the Chair, Council Liaison and Staff Liaison of the HPC and approval by City Council on January 7, 2020, two new HPC members have been appointed to the HPC. Ashleigh Knapp, an archeologist, will service as full commissioner and David Berglund, a Surveyor and past HPC member, will service as alternate commissioner.



**111 Roosevelt Avenue Carriage House:** The State Eligibility Committee reviewed the Intensive Inventory Form completed by Heidi Fuhrman. The committee determined that the carriage house does not meet the criteria for the National Register of Historic Places or the State Register of Historic Properties. Due to the changes over the years, the resource no longer retains sufficient integrity for listing in the State or National Register. This does not prohibit the property to be designated to the local register. However, the owner may not be eligible for tax credits and/or other state or federal benefits.

**GWRD Depots:** A Great Western fundraising post sign (4' X 8') will be erected on City property once the ground has thawed enough for digging.



**Girls Night Out:** On the evening of Friday January 17<sup>th</sup> the Loveland DDA will host a 1920s "Girls Night Out" event featuring several historic buildings as locations they will visit. City Staff provided historic information on the buildings including the First National Bank building, El Centro, the Rialto, and others. The theme will celebrate 100 years of the signing of Amendment 19 of the U.S. Constitution allowing women the right to vote and the beginning of the Prohibition of alcohol. Staff coordinated the attendance of the Women's League of Voters to attend dressed as suffragettes to educate attendees on the history of the movement.

**If you haven't registered for the Saving Places Conference 2020:** January 29 - February 1, 2020 at Sheraton Downtown Denver Hotel, 1550 Court Pl, Denver, CO 80202. Registration is now open. The City of Loveland will reimburse all HPC members for the basic registration fee of \$225. You will check the box as a "Preservation Commissions & CLG Registration". Submit your paid for information to [Nikki.Garshelis@cityofloveland.org](mailto:Nikki.Garshelis@cityofloveland.org) to be reimbursed. Go to: <http://savingplacesconference.org/> to register.



### **Loveland by Heart-New Website created by Olivia Lowe**

Olivia Lowe writes, " I have spent the last five years collecting oral histories, researching and documenting the history of historic buildings and homes, discovering the roots of time honored traditions and uncovering the little known details of the special places and landmarks that have made Loveland what she is today.

In addition to a veritable buffet of stories you will find odd facts, geeky data, news of the weird, hilarious rabbit holes and valuable resources.

Loveland By Heart is in effect, a repository for all things Loveland history. I hope you find this site to be an invaluable resource. A resource for educators, tourists, newcomers and of course all the people that have grown up here and are proud to call Loveland home."

Go to [LovelandbyHeart.com](http://LovelandbyHeart.com)

### **Agenda for February 17 HPC Meeting:**

1. **2018-2020 Workplan:** Draft Attached for review to discuss and make changes to at February 2020 meeting.
2. **Election of new Chair and Co-Chair**
3. **HIP Streets Infrastructure Assessment Project Presentation**  
Shelley Aschenbrenner, City Project Engineer, Public Works Department, Jill Burrell, Project Manager for Ditesco Services, Nathaniel Johnson, P.E., Ditesco Services



# HISTORY *Colorado*

January 14, 2020

Nikki Garshelis  
Historic Preservation Program Manager  
City of Loveland  
410 East 5th Street  
Loveland, Colorado 80537

**Re: Preliminary Property Evaluation for The Carriage House (5LR.6334), 111 N. Roosevelt Ave., Loveland, Larimer County**

Dear Ms. Garshelis:

Based on the preliminary review by the Office of Archaeology and Historic Preservation, we have determined that unfortunately, the above named property does not appear to meet the criteria for the National Register of Historic Places or the State Register of Historic Properties. Due to the changes over the years, the resource no longer retains sufficient integrity for listing in the State or National Register.

While we believe it highly unlikely that the State Review Board would recommend your property for listing on the National or State Register, the final decision on continuing to pursue a nomination is yours. The preparation of a nomination requires considerable time and effort and we do not encourage people to invest the effort when the chances for a successful outcome appear small. However, if you would like a State or National Register nomination form, please call me at (303) 866-4684 or contact me by e-mail at [amy.unger@state.co.us](mailto:amy.unger@state.co.us) and I can provide the forms to you.

The information provided on the Preliminary Property Evaluation Form will be sent on to our Information Management department for encoding into our database and storage with our site files. The form will be available to any researchers who request to see it, and so we do appreciate the time taken to document the resource. If we can be of further assistance regarding eligibility or the nomination process, please do not hesitate to contact us.

We appreciate your interest in historic preservation and the National and State Register programs.

Best regards,

Amy Unger  
National and State Register Historian



**City of Loveland Historic Resources Commission  
2018-2020 Work Plan**

**Regulatory Duties**

*The following lists the special projects outside the scope of day-to-day regulatory duties such as reviewing Landmark nominations and Alteration Certificates.*

Objective	Program/Project	Activity	Responsible	Target Date
Identify and advise the City Council regarding the program, benefits and implementation of economic incentives for historic properties (§15.56.160.B).	Zero Interest Loan Program Building permit fee waivers Tax Credits/Grants Environmental/employment/community	Council Meeting presentation	Staff/HPC	April 2018
Maintain status as a Certified Local Government.	Review and recommend landmark applications of properties to City Council	Review and Recommend	Staff/HPC	On-going
	Appoint/Recruit qualified HPC members	Recruited and Appointed	Staff/HPC	On-going
	Attend Host educational seminars/conferences	HP Forum	Staff/HPC	Completed 1/14/19
		Saving Places Conference	Staff/HPC	Completed Feb 2019 Upcoming Jan 2020
		CLG Forum Workshop	Staff/HPC	Completed Oct 2019
Review/approve Alterations and Demolitions on designated properties	Review/approve	Staff/HPC	On-going	

**Non-Regulatory Duties**

Objective	Program/Project	Activity	Responsible	Target Date
Develop and assist in public education programs including, but not limited to, walking tours, brochures, a marker program for historic properties, lectures, exhibits and conferences (§2.60.130.B.6)	Instagram Account	Created and posted	White/Kersley	Ongoing
	Educational Coasters/Business Cards	Created & Distributed	McCarn	Completed 2018
	Historic Marker	Fairgrounds Bridge	Askeland/Staff	Completed 6/18
	Historic Bike tour	Online	HPC/Staff	Completed 6/19
	Historic walk tour	Online	Staff	Completed 9/18
	Signage GWRY Depot	Contribute Fundraising Sign	Staff	Q1 2020
	Model Buildings (Educational Resource	GWRY Depot Booklet, Pulliam Building	Askeland/Staff	Completed 2019
	2 <sup>nd</sup> Grade curriculum program	Children's brochure/tour	Kersley	TBD
	Create historic preservation materials for distribution.	HPC Screensaver (Photo & Short History)Coasters/Passport/Beer History	Cox/McCarn/Sutton/Jones/Webb/Kersley	On-going
	May is Historic Preservation Month	Tour de Pants	Staff/HPC	Completed: May 2018 & May 2019 May 16, 2020





**City of Loveland Historic Resources Commission  
2018-2020 Work Plan**

Objective	Program/Project	Activity	Responsible	Target Date
	Other Events	June Bike/Block Tour(June 13) & Art Festival (Sept)	Staff/HPC	On-going
Actively pursue financial assistance and incentive programs for preservation-related programs (\$2.60.130.B.8)	Survey Update Grant	Manage Grant	Staff HPC	Grant Received/Consultant Hired and working. Due May 2020
	Inventory Form-Engage Intern/Volunteer	Research & Complete Inventory Form for 111 Roosevelt (Heidi Fuhrman)	Fuhrman/Kersley/Jones/Staff	Completed 2019
	Loan Program	Promote & Administer	Staff/HPC	Approved loan to Historic McCreery House February 2019
	Pulliam Community Building	Approve & Recommend to City Council Naming Opportunities for fundraising	Staff HPC	Completed September 2018
	Fee Waivers for historic properties	Approve & recommend to City Council backfill of LFRA fees from general fund	Staff HPC	Completed September 2018
Evaluate historic resources 50 years of age or more that are experiencing redevelopment activity, demolition, neglect, or sudden growth pressure (Historic Preservation Plan, pg. 85)	Identify potential landmark properties or historic districts in the neighborhoods immediately adjacent to downtown.	Properties associated with Germans from Russia	Staff HPC	Completed 2019 and folded into Survey Grant Project
	Pursue designations for local register	GWRY (Sutton, White, Jones) 111 Roosevelt <b>Completed Inventory Form 2019</b> (Kersley) 540 E 5 <sup>th</sup> Street (Cox) 1040 N Garfield ( <b>Designated</b> ) Washington School (Kersley) Jefferson 10 <sup>th</sup> to 6 <sup>th</sup> (White) Mid Century (Erion)( <del>Askeland</del> )	Kersley Cox <del>Askeland</del> Sutton White Staff	On-going



City of Loveland Historic Resources Commission  
2018-2020 Work Plan

Objective	Program/Project	Activity	Responsible	Target Date
	Review/Update Design Standards/Signage Downtown historic district design review procedure to identify problems prior to development activity.	Review/Update Design Guidelines Review and recommend improvements regarding gaps in procedure of design review in historic downtown between City Permitting/HPC and LDP/DDA	Cox, McCarn, Kersley, Askeland	Q1 2020
	4 <sup>th</sup> Street Clock (c1908)	Repair and Paint	Staff	Q2020
	Great Western Railway Depot	Plan/Cost/Assessment/Fundraising/Foundation/Move/Designation/Grants/Restoration/Museum	Sutton, White, Jones, Askeland	Q4 2021?

DRAFT