

City of Greeley, Colorado
HISTORIC PRESRVATION COMMISSION PROCEEDINGS
Special Meeting

February 14, 2021

1. Call to Order

2. Roll Call

Chair Brunswig called the meeting to order at 4:00 p.m.

The hearing clerk called the roll.

PRESENT

Chair Bob Brunswig
Commissioner Doran Azari
Commissioner Christen DePetro
Commissioner Sean Jaehn
Commissioner Jacob Melish
Commissioner Dan Podell

One vacancy exists.

3. Approval of Agenda

Elizabeth Kellums indicated that there were no additions or corrections to the agenda and it was approved as presented.

4. Approval of January 31, 2022 Special Meeting Minutes

Commissioner Podell noted one correction to the minutes. Commissioner Azari moved to approve the minutes of the special meeting dated January 31, 2022 as corrected. Commissioner Podell seconded the motion. Motion carried 6-0. One vacancy exists.

5. Report from Historic Greeley Inc.

Rebecca Brunswig, 1700 Montview Boulevard, addressed the Commission on behalf of Historic Greeley Inc. and highlighted several events that have recently taken place at the Southard-Gillespie house. She asked about future plans for the Plumb Farm. Ms. Kellums was unaware of any plans and offered to check with staff and report back.

6. A public hearing to consider a Certificate of Approval for exterior alterations at 825 12th Street, a contributing property in the Monroe Avenue Historic District (HPDR2022-0001)

Ms. Kellums advised that the applicant had requested to withdraw the application and stated that staff would be working with the applicant on a different course of action and return to the Commission at a future date.

7. A public hearing to consider a Certificate of Approval for a glass wall and door at 826 9th Street, a contributing property in the Downtown Greeley Historic District (HPDR2022-0002)

Chair Brunswig asked whether any commissioner had a conflict of interest. There being none, Ms. Kellums addressed the Commission and described the application for exterior renovations at 826 9th Street, a contributing property in the Downtown Greeley Historic District. She presented a map showing the location of the property. Ms. Kellums advised that the proposed project is to enclose the recessed entrance with a glass wall and door that would fill in the arched opening. She presented photographs of the existing opening and a mock-up of the proposed changes. Ms. Kellums advised that the exterior is not original or a historic storefront and that the proposed changes would not affect any historic fabric, design features or building integrity.

Ms. Kellums reported that over the years, the recessed area has become a place for people to camp out and sleep. She added that some of the activities of those hanging out in the alcove have presented potential health and safety concerns for building tenants and described things such as an individual setting a small fire, urination in the alcove, and a gentleman brandishing a knife. Ms. Kellums described the proposed window frame materials and stated that they would closely match the existing frames.

Staff reviewed the application in accordance with the criteria and standards of Development Code Section 24-1003(j), a, b, c, e, f and h, and determined that the proposed project would have a neutral effect on the character of the property and relationship to other buildings. She added that the proposed changes would have a positive effect on the Historic District and the building as they would provide additional protection to the structure. Ms. Kellums advised that the Building Code requires the door to swing outward; however, there is an option that it could swing inward if it is kept open when the building is occupied. She described the mechanism to keep the door locked in an open position on those occasions.

Ms. Kellums noted that the proposed project also complies with the Secretary of Interior's Standards as it would have a minimal impact on the building features and details and a positive impact on the protection, enhancement, perpetuation and use of the building. She added that the proposed project also complies with the District Designation Plan for storefronts and that the alteration does not detract from the character of the building. Staff recommended approval.

Commissioner Podell noted that the lights appear to go all the way to grade and asked whether it was structurally safe to have glass come to the ground. Ms. Kellums advised that Building Inspection would review as part of the permitting and inspection process. Upon question by Commissioner Podell, Ms. Kellums advised that the door will open inward and locked in an open position when the building is occupied. She added that the door will be as flush with the front of the building as possible.

Upon question by Commissioner Azari, Ms. Kellums stated that what is being proposed has not received final approval by Building Inspection, adding that the Chief Building Official provided an opinion that if the door is locked in an open position allowing egress, it should not create a problem. She added that the applicant has not yet applied for a building permit. She added that the Commission could allow her permission to approve any minor changes or, alternatively, the applicant could return at a future time and seek approval of the Commission. Ms. Kellums did not believe there were any issues since the proposed change will not impact the architectural integrity or historic fabric of the building.

Bill Andrews, 2503 29th Avenue, addressed the Commission on behalf of the building owner, First Church of Christ, Scientist. Mr. Andrews described several of the problems that have arisen due to people sleeping, urinating, and lighting fires in the entryway. He added that groups of people have camped in the alcove and that the upstairs tenants are concerned for their safety and the safety of staff and clients. He described an incident where a gentleman had a knife and staff was afraid to leave the offices. Mr. Andrews also expressed concerns about sanitation and safety of the building tenants. Mr. Andrews reported that the alcove will be recessed a few inches to install the door frame. Upon question by Commissioner Podell, Mr. Andrews advised that new signage will be placed on the glass which will be a safety glass.

Chair Brunswig opened the public hearing at 4:30 p.m. There being no citizen input, the public hearing was closed at 4:30 p.m.

Commissioner DePetro moved that, based on the application received and the preceding analysis, the Commission find that the proposed glass wall and door at 826 9th Street meets the requirements of Section 24-1003(j) of the Greeley Municipal Code. Based on these findings, the Commission approves the Certificate of Approval with the condition that all required permits be obtained prior to commencement of work. Commissioner Podell seconded the motion. Motion carried 6-0. One vacancy exists.

8. Appointment of Historic Preservation Low Interest Loan Committee

Ms. Kellums addressed the Commission and described the financial incentive available for owners of historic properties. She provided a description of Low Interest Loan Committee and its required members who would serve for a specific time and evaluate applications for a low interest loan. Ms. Kellums reported that staff recently received a loan application and that it would be necessary to approve appointees to the Low Interest Loan Committee.

Commissioner Azari moved to approve the recommended appointees to serve on the Historic Preservation Low Interest Loan Committee for three-year terms or the duration of the term on the Historic Preservation Commission or employment with the City or term on the City Council, as applicable, and whichever is shorter. Commissioner Podell seconded the motion. Motion carried 6-0. One vacancy exists.

9. Commission Member Reports

Commissioner Azari shared some of the takeaways from the CPI Saving Places conference that he attended, both in person and virtually. He described ongoing research around the nation to identify and preserve communities that have been ignored in the area of preservation, including Native American, Latinx, and African American communities. Commissioner Azari noted that research is important not only for documentation of history, but for its moral and ethical implications and how they affect us today. Presenters at the conference reported that very few preservation efforts are being made in disadvantaged communities, adding that use of older buildings is often more efficient than demolition in many instances. Commissioner Azari reported that national resources are being impacted by climate change and age, and that efforts are being taken to examine the effects of climate change and the need to identify infrastructure that is deteriorating due to climate change, age, and neglect. He expressed thanks for the opportunity to attend the conference and receive information that would be beneficial to Greeley residents.

Chair Brunswig noted that he would report on the sessions he attended at the next meeting. He referenced the 2021 Greeley Historic Resources Survey Plan and the recommendations to advance historic preservation in Greeley. Chair Brunswig asked commissioners to review the plan and focus on a couple of areas, including the goals and objectives and immediate recommended actions. He noted sections on the Sunrise Community and Cranford neighborhood that Greeley should address over the next few years.

Ms. Kellums asked the commissioners to be thinking about Historic Preservation Month and described some of the events and activities done in previous years.

10. Staff Report

Ms. Kellums advised that she had attended several sessions at the CPI Saving Places conference and enjoyed a session presented by the keynote speaker about slave houses. She added that she would provide a full report at a future meeting. Chair Brunswick agreed that the conference was well done and very informative.

11. Adjournment

With no further business before the Commission, Chair Brunswick adjourned the meeting at 4:58 p.m.

Bob Brunswick, Chair

Elizabeth Kellums, Secretary