



HISTORIC PRESERVATION COMMISSION Proceedings

**February 1, 2021
4:00 p.m.**

(Zoom Webinar and viewable on City of Greeley YouTube)

I. Call to Order and Roll Call

Chair Brunswig called the meeting to order at 4:00 p.m. Commissioners Azari, DePetro, Gifford, McLean, Podell and Sattler were present.

II. Approval of Minutes for the meeting held on December 7, 2020

Commissioner McLean moved to approve the minutes dated December 7, 2020. Commissioner Azari seconded the motion. The motion carried unanimously.

III. Public Input

Marshall Clough, 1619 14th Street, addressed the Commission on behalf of Historic Greeley Inc. and noted that he was present today to observe and had no comments or information to present.

IV. Meeting Date/Time/Location Designation for 2021

Elizabeth Kellums presented a memo regarding establishment of a meeting date, time and location for 2021.

Commissioner DePetro moved that Historic Preservation Commission during 2021 will be held on the 1st and 3rd Mondays of the month at 4 p.m. virtually on Zoom until in-person meetings are determined safe and in compliance with COVID restrictions. In-person Historic Preservation Commission meetings will be held in the City Council Chambers in City Center South, 1001 11th Avenue, except in the event of cancellation due to holidays, attendance at conferences, and/or having no agenda items. Commissioner Gifford seconded the motion. The motion carried unanimously.

V. Designation of Location for Posting Hearing Agendas

Chair Brunswig read a memorandum from the Community Development Office Manager regarding designation of a location for posting notices.

Commissioner McLean moved to designate the City of Greeley's website, www.greeleygov.com, as the official posting site for meeting notices of the Historic Preservation Commission, and the public lobby at City Hall, located at 1000 10th Street, as the backup location for such postings. Commissioner DePetro seconded the motion. The motion carried unanimously.

VI. Review of Building Permit Fee Refund Application

Case Number: HPFI2020-0002
 Applicant: Quin Abbot, C&C Constructors
 Project Address: 820 9th Street
 Case Planner: Elizabeth Kellums, Planner III – Historic Preservation

Elizabeth Kellums addressed the Commission and introduced an application for a building permit refund and presented a map showing the location of the property. She indicated that the role of the Commission is to review major alteration refund applications. Ms. Kellums advised that exterior and interior rehabilitation work are eligible for a refund once an application is submitted in within 60 days from completion.

Ms. Kellums presented photographs of the north exterior of the building (formerly Florio's Shoes). She also presented renderings of the proposed changes that were not done due to COVID, as well as photographs of the existing exterior renovations. Ms. Kellums also presented renderings and current photographs of the south side of the building.

According to Ms. Kellums, the application meets the program guidelines and the application was submitted within 60 days. She added that that interior and exterior costs, excluding sales tax, are allowable and that the qualified refund amount is \$2113.75. Staff recommended approval and referenced the proposed motion in the packet.

Commissioner McLean moved that the Commission finds the project meets the building permit fee refund program guidelines and approves the application of C&C Contractors LLC for a refund of building permit fee on building permit #BRX2001-0372 for the exterior and interior alterations of 820 9th Street, based upon a) timeliness of the application; and, b) exterior and interior rehabilitation work that is eligible for a total refund of \$2,113.75. Commissioner Gifford seconded the motion. The motion carried unanimously.

VII. Public hearing to consider Certificate of Approval for exterior alterations

Case Number: HPDR2021-0002
 Applicant: Heather Bean, on behalf of Syntax Property, LLC
 Project Name: Greeley Elevator Building/Syntax Distillery Alterations
 Project Address: 700 6th Street
 Case Planner: Betsy Kellums, Planner III – Historic Preservation

Ms. Kellums addressed the Commission and introduced the item as an application for a Certificate of Approval for exterior alterations at 700 6th Street, an individually designated property on the Greeley Historic Register. Ms. Kellums explained that the proposal has three components: 1) raise the roof on the east storage bin approximately six or seven feet and install metal siding to match the existing siding, 2) replace severely deteriorated and missing windows on the first floor, 3) erect Syntax business signs on the east and west sides of the building. She presented several photographs showing the existing condition of the property as well as photographs with narratives describing the proposed changes.

Ms. Kellums pointed out a variety of windows and window conditions on the building and reported that some of the vinyl windows have already been replaced. She described all of the windows to be repaired or replaced, including a window on the north end of the east side, a missing window on the north side, and four windows in the north headhouse. She presented a photograph of the sign for Syntax Distillery & Cocktail Bar located below the old Greeley Elevator Co. sign.

Staff reviewed the application according to the criteria and standards in Section 18.36.150(a) that describe the effect of the alteration and architectural relation to other buildings, effects on features, and the effect on protection, enhancement, perpetuation and use. Ms. Kellums described the rationale for vinyl windows in some areas, stating that the Health Department has indicated that vinyl is a better option. Staff determined that the proposed project is in compliance with the Secretary of the Interior's Standards for Rehabilitation as well as General Design Guidelines set forth in staff report and recommended approval with the condition that the applicant obtain all required permits.

The applicant, Heather Bean, addressed the Commission, thanked Ms. Kellums for her presentation and offered to answer any questions. Chair Brunswig commended Ms. Bean on retaining the historic nature of the building and, in particular, the signage.

Chair Brunswig opened the public hearing at 4:22 p.m. There being no comment by mail, email, or Zoom Q&A, the public hearing was closed at 4:22 p.m.

Commissioner Azari moved that, based on the application received and the preceding analysis, the Commission finds that the proposed exterior alterations at the Greeley Elevator Building at 700 6th Street meets (1) Criteria and Standards 1, 2, 3, 5, 6 and 8 of Section 18.36.150 of the Greeley Municipal Code; and, therefore approves the Certificate of Approval, with the condition that all required permits be obtained. Commissioner DePetro seconded the motion. The motion carried unanimously.

VIII. CLG Education Scholarship Reports – National Preservation Institute Seminars & PlaceEconomics Webinars

Several commissioners attended sessions offered by the National Preservation Institute (NPI) and PlaceEconomics and provided reports.

Commissioner Azari attended a NPI session on the Meaning of Effects in regard to historic preservation given by Ethel Eaton, a senior policy analyst with the Office of Review and Compliance of the Virginia Department of Historic Resources. Dr. Eaton spoke of a decision made by the District of Columbia Circuit Court of Appeals concerning transmission towers erected across the St. James River within sight of 58 historic sites. The Court issued a ruling that the Army Corps of Engineers erected towers without preparing an environmental impact statement and that its actions were arbitrary and capricious. The resulting decision was advantageous to historic preservationists in that placement of the towers within sight of historic places violated the intent of the effects. Dr. Eaton pointed out that many projects are delayed or become subject of litigation because appropriate parties were not provided with information prior to the actions. She also addressed the definition of the area of potential effects as the geographic area where an undertaking may directly or indirectly cause changes, and spoke to the criterion for assessing effects, including physical, audible (including vibrations), visual, socio-cultural, and any other effects that change how the land is used and impacts public access as well as cumulative effects that are reasonably foreseeable.

Commissioner Gifford reported on a session about Cultural Landscapes and explained that certain features are involved in designating a historic site's significance through its cultural landscapes. He noted that natural features creating the significance of a designation include trees, water features and topography of a site. Commissioner Gifford added that small scale features that provide detail and density on a site include human features such as irrigation, agricultural use, structures such as silos and barns, wagon tracks, teepee rings, views and vistas, and historical patterns of human influenced plants, both native and introduced.

Commissioner Podell viewed a session about Streetscapes in Historic Districts that include the areas between the front façade of a building to and including the street. He stated that the theme of the session was that often as historic districts are developed and improved, the streetscape is often overlooked or omitted and is incompatible with the overall effect of a historic district. Commissioner Podell explained that photographs taken over time provide good documentation of how a streetscape may have evolved, including materials and lighting. He described things such as historical street paving such as cobbles or bricks, or unused street car tracks that may be costly to maintain, but important for their historical aspects. He added that the discussion included how to develop signage that is more in character with an area of historic significance.

Ms. Kellums participated in several of the NPI and PlaceEconomics seminars and reported on an NPI seminar on Section 106, Resource Identification. She stated that the process to identify an area of special effects begins with background research using sources such as Wikipedia, the State Historic Preservation Office, information on the

website of the National Register, as well as reaching out to the local community. She added that for Section 106 purposes, properties need to be reviewed for eligibility and that traditional cultural places can be identified and determined eligible through oral traditions.

Ms. Kellums also viewed Section 106, the Meaning of Effects, described by Commissioner Azari. She explained that undertakings can irreparably adversely impact historic landscapes and shared a local when an addition on the Warnoco building was torn down. Ms. Kellums stated that Section 106 allows preservation input, feedback, consultation and discussion with no set outcome. She added that the federal agency has the authority to do what it deems necessary, but as the process moves forward hopes there can be some type of agreement with stakeholders and local jurisdictions.

Ms. Kellums reported on the Cultural Landscapes session about areas that are historically significant and show evidence of human interaction with the environment. She added that a cultural landscape could be more than one type and, as an example, noted that Glenmere Park can be considered a historic designed landscape as well as a historic site.

Ms. Kellums watched several PlaceEconomics webinars, including one entitled Preservation Incentives, Tools and Strategies that described five ways built heritage can be protected, including ownership, regulations, property rights, incentives, information and education. She felt that the webinar provided helpful information and suggested watching it individually or as a group and engaging in discussion.

Ms. Kellums also watched webinars entitled Opportunity at Risk: San Antonio's Older Housing Stock, Historic Urban Landscape Framework and Historic Preservation, and Heritage and Resiliency, and highlighted the details of each.

IX. Commission Member Reports

Chair Brunswig pointed out that the Commission has participated in several educational opportunities over the past few months, and he was heartened to see some preservation business at today's hearing. He encouraged the Greeley community to continue looking at Greeley's historic nature and bring preservation projects forward. He added that historic preservation in Greeley needs to be part of the momentum taking place in Greeley over the coming months.

X. Staff Report

Ms. Kellums advised that meeting on February 15 has been cancelled in observance of President's Day and that the next hearing will be on March 1 to consider a design review application.

Chair Brunswig encouraged commissioners to consider attending the Saving Places conference coming up later this month and noted that all sessions will be remote. He indicated that many of the sessions might be of interest to the commissioners, including a session about the Dearfield Community.

XI. Adjournment

The meeting adjourned at 4:55 p.m.

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Bob Brunswig

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Bob Brunswig, Chair

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Elizabeth Kellums

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Elizabeth Kellums, Secretary