

City of Greeley, Colorado
HISTORIC PRESRVATION COMMISSION PROCEEDINGS
June 7, 2021

I. Call to Order and Roll Call

Chair Brunswig called the remote meeting to order at 4:00 p.m. via the City's Zoom platform.

The hearing clerk called the roll.

PRESENT

Chair Bob Brunswig
Commissioner Doran Azari
Commissioner Christen DePetro
Commissioner Dan Podell
Commissioner Laura Sattler

Two vacancies exist.

II. Approval of Agenda

Commissioner DePetro moved to approve the agenda. Commissioner Azari seconded the motion. Motion carried 5-0.

III. Approval of May 17, 2021 Minutes

Chair Brunswig made a correction to the minutes clarifying his comments made during the agenda item about the Windows of Time Documentary.
Commissioner Azari moved to approve the minutes dated May 17, 2021 as amended. Commissioner Sattler seconded the motion. Motion carried 5-0.

IV. Public Input

None.

V. Public Hearing to Consider Certificate of Approval for Attic Dormer and Staircase Addition

Case Number: HPDR2021-0005

Applicant: Brent McHattie

Project Name: Attic Dormer and Staircase Addition

Project Address: 1308 9th Avenue

Case Planner: Elizabeth Kellums, Planner III – Historic Preservation

Elizabeth Kellums addressed the Commission and introduced the item as a request for an attic dormer and exterior staircase at 1308 9th Avenue. She presented a site map showing the location of the property and noted that the home is designated on the Greeley Historic Register and is a contributing

property in the Monroe Avenue Historic District. Ms. Kellums described the project to add a dormer and door with two side lights on the north side and install a steel staircase leading from the dormer to the ground level in the back yard. She presented photographs and architectural drawings showing the proposed dormer and staircase. She also presented a site plan showing the setbacks and advised that the project complies with the Development Code and does not intrude into the five-foot setback on the north side of the house. Ms. Kellums also presented elevation drawings of the house.

Staff reviewed the project in accordance with the criteria and standards of Greeley Municipal Code Section 24-956, items 1, 2, 3, 5, 6 and 8, that includes the effect on the character of the home, the architectural relation to other buildings, effects on exterior features and details, and effect on protection, enhancement, and perpetuation of use. Ms. Kellums reported that the effect on the character of the house will be minimal and will have very little impact on surrounding buildings. She added that a small portion of siding and roof would be removed to construct the dormer and staircase. Ms. Kellums stated that the project will have a positive impact on the protection, enhancement, and perpetuation of use of the property, as it will allow the attic to be used as a separate unit and increase the viability of the property. She added that the project is in compliance with Secretary of the Interior's Standards 2, 9 and 10 as well as the General Design Guidelines & District Designation Plan for new alterations and additions.

Ms. Kellums reported that the project meets the requirements of Section 24-956 and recommended approval contingent on the applicant obtaining all required permits.

Referring to the site plan, Commissioner Podell asked whether there was a sidewalk or pathway from the rear of the property to the front or a landing at the bottom of the staircase. He also asked how ingress and egress to the staircase would be achieved. Ms. Kellums deferred to the applicant for a response.

Brent McHattie addressed the Commission and thanked them for considering the request. He indicated that there is a flagstone walkway from the rear of the house that approaches the staircase and a sidewalk that runs along the north side of the house. He added that the sidewalk is showing some wear and will be looking to replace it to ensure a good foundation and pathway. Mr. McHattie reported that the best pathway is from the rear of the house where parking exists along the flagstone.

Chair Brunswig noted that the house has been beautifully maintained and commended Mr. McHattie for keeping it true to the historic period.

Chair Brunswig opened the public hearing at 4:15 p.m. There being no communication by email or Zoom, the public hearing was closed at 4:15 p.m.

Commissioner DePetro moved that, based on the application received and the preceding analysis, the Commission finds that the proposed dormer and attic staircase at the Russell House at 1308 9th Avenue meets (a) Criteria and Standards 1, 2, 3, 5, 6 and 8 of Section 24-956 of the Greeley Municipal Code; and, therefore, approves the Certificate of Approval, with the condition that all required permits be obtained. Commissioner Podell seconded the motion. Motion carried 5-0.

VI. Commission Member Reports

Commissioner Azari reported that he had an opportunity to attend a seminar by MPI on brutalist and post-modernist architecture. He asked Ms. Kellums if there were any opportunities for Greeley citizens to be given more information about specific architectural designs throughout the community, pointing out that Candelaria Hall was likely built using the brutalist type of architecture. Ms. Kellums reported that some of that information is discussed during the walking tours, but there is no specific architectural design style guide.

VIII. Staff Report

Ms. Kellums shared that she had the final draft of the survey plan report and will schedule a final project meeting in the future.

Chair Brunswig noted that several improvement projects took place during the pandemic, including several historic homes. He observed that the Greeley historic architectural landscape is quite stunning and urged citizens to continue to take pride in the community.

XI. Adjournment

With no further business before the Commission, Chair Brunswig adjourned the meeting at 4:23 p.m.

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Bob Brunswig

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Bob Brunswig, Chair

DocuSigned by:

Elizabeth Kellums

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Elizabeth Kellums, Secretary