

City of Greeley, Colorado
HISTORIC PRESRVATION COMMISSION PROCEEDINGS
August 16, 2021

1. Call to Order

2. 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 Jacob Melish
Commissioner Dan Podell

ABSENT

Commissioner Laura Sattler

One vacancy exists.

3. Approval of Agenda

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

4. Approval of June 7, 2021 Minutes

Commissioner Azari moved to approve the minutes dated June 7, 2021. Commissioner Podell seconded the motion. Motion carried 5-0.

5. Public Input

Marshall Clough, 1619 14th Street, addressed the Commission on behalf of Historic Greeley, Inc. and reported that the State Historic Fund provided funds for improvement of the Bessie Smith House. He added that the exterior work is nearly complete and the home looks very much like when it was originally built. Dr. Clough stated that the Color Portrait sign on 16th Street will be designated on the Historic Register and is undergoing rehabilitation work under the direction of Linde Thompson.

6. HPDR2021-0009: Public hearing to consider certificate of approval for porch rehabilitation at 1523 9th Avenue

Elizabeth Kellums addressed the Commission and introduced the item as a request for a porch rehabilitation at 1523 9th Avenue, a contributing property in the Monroe Avenue Historic District. She presented a site map showing the location of the property and pointed out the portion of the porch that is under consideration. Ms. Kellums reported that the owner intends to rebuild the severely deteriorated portions of the front porch to match the original. She presented photographs depicting the work in progress as well as photographs showing the deteriorated portions. She also provided a sketch from the property owner.

Ms. Kellums advised that staff reviewed the application in accordance with the criteria and standards in Section 24-956(a) adding that the replacement with like materials also meets the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. Staff recommended approval and Ms. Kellums offered to answer any questions.

Upon question by Commissioner Azari, Ms. Kellums advised that the homeowner had retained a contractor to do the work. Kim Kengott, a representative of the applicant who is supervising the contractor, offered to answer questions. Chair Brunswig asked whether any of the columns are being replaced or refurbished. Ms. Kengott stated that everything will remain the same and that the deteriorated portions are being repaired to make the porch aesthetically pleasing and safe.

Chair Brunswig opened the public hearing at 4:12 p.m. There being no communication by email or Zoom, the public hearing was closed at 4:12 p.m.

Commissioner DePetro moved that, based on the application received and the preceding analysis, the Commission finds that the proposal to rehabilitate the porch of 1523 9th Avenue meets criteria and standards in Section 24-956 of the Greeley Municipal Code; and, therefore, approves the Certificate of Approval, contingent upon the applicant obtaining all required permits. Commissioner Azari seconded the motion. Motion carried 5-0.

7. Public meeting for Historic Resource Survey Plan Grant Survey, State Historical Fund

Ms. Kellums introduced Langston Guettinger and Jennifer Levstik who have worked for several months on the historic resource final survey plan and presented their findings. Ms. Levstik provided an overview of the project, a joint collaboration with the City of Greeley and History Colorado, and presented a map of the survey plan area.

Ms. Levstik described the reconnaissance level and inventory and cited examples that include buildings, districts, streetscapes, rural properties, signs and heritage tourism. She identified potential historic districts such as the 5th Street neighborhood, 8th Street, Bouker's Subdivision, Cottonwood Village, Cranford,

Espanola Subdivision, Farr, Glenmere Park, Hillside, Houston Heights, Rolling Hills and the Sunrise Neighborhood.

Mr. Guettinger addressed the Commission and presented recommendations for short-term and long-term priorities beginning with the Sunrise Neighborhood. He described the three phases of any project and identified other short-term priorities to consider within the next five years. Mr. Guettinger discussed exploration of important but unexamined themes such as women's history, Latinx history, Japanese history, industrial and agricultural history. He also described near-term priorities within five to ten years such as the Espanola Subdivision and Cranford and Glenmere neighborhoods. Mr. Guettinger described the importance of focusing on individual designations and historic district designations as well as identifying, surveying and designating pre- and post-WWII subdivisions as well as reconnaissance level surveys of promising neighborhoods.

Chair Brunswig invited Commissioners to use the opportunity to ask questions of Ms. Levstik and Mr. Guettinger. Anticipating the next level of surveying, Commissioner DePetro asked whether there was a precedent for certain neighborhoods such as Glenmere or Cranford if there is a larger density of homes already on the preservation list. Mr. Guettinger clarified that Commissioner DePetro was asking about creating a historic district. He added that in the best case, existing historic documents could be used to expedite the historic designation. Ms. Levstik added that because the Cranford neighborhood is so large, creating a historic district would be a big task.

Chair Brunswig noted that a number of years ago, there was an effort to designate the Cranford neighborhood and that some of the documentation was collected at that time. He stated that the Sunrise neighborhood is a fascinating community and ethnically diverse, adding that following the decline of the Dearfield community, a number of African American citizens moved to the Sunrise neighborhood.

Commissioner Azari referenced information in the report about some of the historic farms and agricultural properties and asked Ms. Levstik whether some of those areas should be included in the survey. Ms. Levstik responded that due to the parameters of the survey area, they did not delve too far into other areas.

Chair Brunswig asked whether the survey provided a sense of where the Commission might want to work with future planning. Ms. Kellums thanked Ms. Levstik and Mr. Guettinger for their work on the project and stated that they had provided a comprehensive document that will be useable for future planning. She also thanked Jennifer Deichman from History Colorado who provided funding for the project.

Ms. Levstik asked the commissioners what appealed to them most about the survey and what type of projects they might want to undertake first. Chair Brunswig stated that he was excited about the possibility of adding new neighborhood historic districts to Greeley. Ms. Levstik asked about the general feeling in the community as far as neighborhoods wanting to move forward with designation. Commissioner Azari noted that the report is a helpful tool in sharing the importance with residents of various neighborhoods. Ms. Kellums agreed that

it was a good educational and planning document. Chair Brunswick added that it helped to provide a sense of identity for neighborhoods and was perhaps something to discuss during walking tours.

8. Commission Member Reports

Commissioner Azari asked about next steps now that the survey plan is complete. Ms. Kellums advised that the next step is to choose an area and apply for a grant to perform a historic resource survey in that area. Chair Brunswick offered that it might be helpful to ramp up neighborhood tours, provide information during events such as the history brown bags and present to UNC to get the university more involved.

Chair Brunswick mentioned how the Sunrise neighborhood ties into the larger part of Weld County and the African American community in Dearfield. He added that a grant was obtained from the National Parks Service to fund ongoing efforts at Dearfield. Chair Brunswick also stated that the State Historical Fund is changing some of the parameters for its grant programs and that it might be beneficial to strategize about how to apply for and obtain grant funds for future projects.

9. Staff Report

Ms. Kellums reported that *Bears in the Backyard*, a book about the university and surrounding neighborhood is now available and is on sale through the Creative District for \$28.00. Ms. Kellums welcomed Dr. Jacob Melish to the Commission.

10. Adjournment

With no further business before the Commission, Chair Brunswick adjourned the meeting at 4:50 p.m.

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Bob Brunswick

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Bob Brunswick, Chair

DocuSigned by:

Elizabeth Kellums

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Elizabeth Kellums, Secretary