

Historic Preservation Commission Agenda

Regular Meeting
November 15, 2021 – 4:00 p.m.

Virtual Via Zoom

Zoom Webinar link:

<https://greeleygov.zoom.us/j/81080234084?pwd=Nmh0ZjU2NTVhMnZQRfZXRE5FdzZFUT09>

Pass Code: 992386

NOTICE:

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Comment in Real Time:



Join the Zoom webinar (link above). During the public hearing, viewers may address the Commission.

Submit Written Comments:



Email comments about any item on the agenda to cd_admin_team@greeleygov.com



Written comments can be mailed or dropped off at the Planning office at 1100 10th Street, Greeley, CO 80631



Historic Preservation Commission

November 15, 2021 at 4:00 PM
Virtual via Zoom

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
- [4.](#) Approval of August 16, 2021 Minutes
5. Election of Chair and Vice Chair
6. Report from Historic Greeley Inc.
- [7.](#) Adoption of Historic Resource Survey Plan
- [8.](#) Commission Member Reports
10. Staff Report
11. Adjournment
- [12.](#) Workshop: Updated Development Code

Historic Preservation Public Hearing Procedure

Public Hearing to...

1. Chair introduce public hearing item
2. Historic Preservation Staff report
3. Applicant Presentation
4. Commission questions
5. Chair opens public hearing
6. Chair closes public hearing
7. Applicant rebuttal
8. Commission discussion and vote

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.

Bob Brunswick, Chair

Elizabeth Kellums, Secretary



Community Development Department MEMORANDUM

TO: Historic Preservation Commission
RE: Historic Resource Survey Plan Adoption
FROM: Elizabeth Kellums, Planner III – Historic Preservation
DATE: November 15, 2021

The City recently completed a State Historical Fund grant to hire a consultant to produce a Historic Resource Survey Plan for the area of Greeley east of 35th Avenue. The Commission hosted the final project meeting at which the consultants presented the final survey plan. The Commission now needs to take official action to adopt the plan and then move forward with plan implementation.

RECOMMENDED MOTION:

Motion is made to adopt and implement the Greeley Historic Resources Survey Plan, completed by Logan Simpson and approved by History Colorado State Historical Fund, August 2021.



Community Development Department MEMORANDUM

TO: Historic Preservation Commission
RE: Updated Development Code
FROM: Elizabeth Kellums, Planner III – Historic Preservation
DATE: November 15, 2021

The City Council adopted the new Development Code on September 21, 2021 and it went into effect on October 1, 2021. The content of the Historic Preservation section did not change, but the location changed. The Historic Preservation section is now housed in Title 24, Chapter 10, Section 3, 24-1003. The membership and powers and duties of the Commission are found in Chapter 1, Section 3, 24-103, Administration.

The entire code can be found on the City's website at this link:

<http://greeleygov.com/docs/default-source/planning-and-zoning/title-24---developmentcode---adopted---effective-10-01-21e9bdba59-5be2-4438-bd12-ab6944b288a6.pdf?Status=Master>

Attachment – Quick Facts about Greeley Development Code Update

quick facts about the Greeley development code update

SIMPLIFICATION OF STANDARDS

OVERVIEW

The last major update to the City's Development Code was in 1998. Over the past 23 years, the City has updated specific sections to respond to changes in development practices. The goal of the 2021 Development Code is to comprehensively reorganize, reformat, and update the existing code to create predictable, flexible regulations with clear criteria and options for creative solutions.

HOW WILL THE UPDATED CODE BE DIFFERENT?

The updated code will include code language and standards that will be easier to implement and interpret, that will provide more clarity and guidance for the public, developers, staff, and elected officials, and that will reorganize related topics into easy-to-follow sections and chapters. The proposed changes include:

- Adding clear intent statements and design objectives to help guide decision making and support the goals, objectives, strategies, and action items found in the 2018 Imagine Greeley Comprehensive Plan, Strategic Housing Plan, and Council 3-Year Priorities.
- Providing clear and simple standards to create a predictable development process.
- Revising the existing alternative compliance process to help staff and applicants find creative design options and solutions.
- Consolidating related code requirements and standards into easy-to-read tables and charts for increased ease-of-use.
- Providing diagrams and illustrations for better understanding.



NON-CONFORMITIES

OVERVIEW

As zoning regulations change over time, it is possible that existing structures and uses might not comply with new and updated development standards. Some neighborhoods throughout the City have industrial zoning, but are used for single-family dwellings. Some of these residential uses were allowed in non-residential zone districts until the 1980's, but are now considered "nonconforming" under the existing code. This "nonconforming" status allows homeowners to maintain their existing home, but limits the ability to expand or alter the structure. This "nonconforming" designation may create problems for residents who may wish to add-on to their existing home or even refinance their mortgages.



TIES TO THE GREELEY COMPREHENSIVE PLAN & COUNCIL'S 3-YEAR PRIORITIES

Although the City continues to grow, the City Council has encouraged updating the City's regulations to preserve and enhance the historical and cultural integrity of Greeley and retain the character of its established neighborhoods. The new development code will encourage housing options and promote the viability of existing neighborhoods through housing rehabilitation, infill development, and neighborhood improvement projects.



HOW THE UPDATED CODE WOULD ADDRESS NONCONFORMITIES

The proposed code changes will provide some options to encourage residents to stay in their existing homes. Acknowledging the need to maintain, remodel, and potentially expand existing single-family structures, the new development code will allow these existing single-family uses to be expanded and modified rather than being classified as "non-conforming".

24-105.b.6 A detached house used as a single-family dwelling in any district that does not specifically allow single-family uses, may be enlarged, as long as the lot and building comply with all other zone district standards.

quick facts about the Greeley development code update

PLANNED UNIT DEVELOPMENTS

OVERVIEW

The trend throughout the country has been providing smaller single-family lot sizes for single-family homes. The City of Greeley's minimum lot size for single-family residential lots is 6,000 square feet. One way to achieve a reduced lot size is through a Planned Unit Development (PUD), a specialized zoning designation used to allow flexibility and creativity for a specific area that is intended to be developed under one "master" plan to achieve a higher degree of design excellence. As part of the PUD, setbacks and other standards may also be reduced to accommodate the smaller lot sizes. The current PUD process is completed in two steps and must include all final engineering studies which can be costly and time consuming.



TIES TO THE GREELEY COMPREHENSIVE PLAN & COUNCIL'S 3-YEAR PRIORITIES

The Comprehensive Plan, Strategic Housing Plan, and Council's 3-Year Priorities include goals and policies that encourage revising the development regulations that provide options for diverse housing types and provide development options to adequately serve the needs of all Greeley residents.

HOW THE UPDATED CODE WOULD ADDRESS PUD'S

The new standards in *Section 24-205* would simplify the PUD process by:

- Creating a one-step PUD process and treating a PUD as a zone district.
- Separating the platting requirement from the zoning process. The City's standard subdivision process would follow the zoning step, using the same process that is used for other zone districts.
- Including smaller lots and other housing types in some of the residential zone districts, along with adjusting the setback standards to account for the smaller lot sizes. These additional housing types would provide additional options in the standard zone districts to encourage options for a diverse housing mix.



quick facts about the Greeley development code update

PARKING REQUIREMENTS

OVERVIEW

The current development code lists parking space requirements based on specific land uses, provides options for parking reductions, and includes parking lot landscape requirements. In an effort to provide more flexibility, the proposed code would specify parking space requirements based on use categories to expand options for new uses not previously anticipated. In addition, the revised code would allow for parking lot landscaping requirements to be adjusted based on the location of a building and the size of the parking lot. The revised parking regulations would also provide expanded options for parking reductions by including provisions to use on-street parking, provide additional bicycle parking, and clarify when shared parking may be allowed.



TIES TO GREELEY COMPREHENSIVE PLAN & COUNCIL'S 3-YEAR PRIORITIES

The Comprehensive Plan includes policies aimed at reducing large expanses of surface parking lots to encourage walkability. One of the goals of the plan is to support pedestrian and bicycle mobility by reducing automobile dependency through land use planning and design. The new development code will provide more flexibility for the standards based on context and uses.

HOW THE UPDATED CODE ADDRESSES PARKING

The updated code would refine the current standards by tailoring the standards to the use and location. The proposed changes would include:

- Incorporate the current parking maximums and provide a range of options for any parking request to significantly exceed the required minimum parking.
- Incorporate existing flexibility for parking, but also add specific criteria and parameters for certain situations - specifically new emphasis on on-street parking, bicycle parking, and shared parking.
- Coordinate standards with the recent landscape code updates and adjust the size and placement of landscape areas based on the location and size of the parking lot.



PERIMETER LANDSCAPING

OVERVIEW

Perimeter landscaping, buffering, and screening requirements are used to transition between land uses or to screen areas from roadways and adjacent properties. The City's current standards for perimeter landscaping, buffer yard, and screening often overlap. In order to provide clarification and to distinguish between the different types of requirements, the City is proposing to combine perimeter landscaping and buffer yard requirements.



TIES TO GREELEY COMPREHENSIVE PLAN & COUNCIL'S 3-YEAR PRIORITIES

The Comprehensive Plan includes policies to ensure that design and construction positively contribute to the character of the community. Aesthetic considerations such as landscaping and screening are evaluated when reviewing proposals in order to minimize or reduce the visual impacts of more intense land uses or sites on surrounding properties.

HOW THE UPDATED CODE ADDRESSES PERIMETER LANDSCAPING

The proposed changes would combine two overlapping regulations into one consolidated standard to simplify the code language.

Chapter 8- In the draft regulations, the perimeter landscaping and buffer yard standards would be combined. Since these similar requirements often overlap, the City is proposing to consolidate the eight different perimeter landscaping and buffer yard standards into one single standard – **perimeter landscaping**. By combining these standards, the requirements can be simplified and “right-sized” to address specific needs such as screening outdoor storage areas on a portion of a lot. Each of the new standards is consistent with the existing perimeter landscaping or buffer yard requirements. For specific, more impactful or intense uses, the live planting requirements have been slightly increased to reflect the need for greater separation and screening.



HOUSING OPTIONS

OVERVIEW

Over the last 15 to 20 years, new residential developments around the United States have been building on smaller lots to help reduce costs, conserve water, and meet increased demand for a variety of low-maintenance homes. Although Greeley's minimum lot size in the residential zone districts is 6,000 square feet, new residential developments have used the Planned Unit Development (PUD) process to provide smaller lots and to adjust the setbacks to match the smaller lot sizes. However, the Planned Unit Development (PUD) process can be time consuming and costly. To encourage a variety of housing types and allow for smaller lot sizes, the City of Greeley is revising the residential development standards.



TIES TO GREELEY COMPREHENSIVE PLAN & COUNCIL'S 3-YEAR PRIORITIES

A broad range of housing options helps communities grow and adapt through changing housing markets and shifts in demographics. The Comprehensive Plan, Strategic Housing Plan, and Council's 3-Year Priorities include goals and policies that encourage alternative housing options that meet different price points and lifestyles.

HOW THE UPDATED CODE ADDRESSES HOUSING OPTIONS

The proposed residential standards would encourage more housing types and sizes by allowing different types of houses on smaller lots and by requiring a mix of housing types in larger developments. The proposed revisions:

- Shift the regulations to focus on building types by placing a greater emphasis on “missing middle” housing options such as duplexes, townhomes, and small-sized apartment buildings in the Residential-Medium (R-M) and Residential-High (R-H) density zone districts.
- Reduce the minimum lot size in the Residential-Low density (R-L) zone district from 6,000 square feet to 4,500 square feet and provide additional options for even smaller lot sizes in the R-M & R-H zone districts. Currently, smaller lots are allowed, but only through a PUD or a cluster subdivision.
- Provide additional options for Accessory Dwelling Units (ADUs) in the R-M zone district.
- Clarify regulations related to manufactured housing and add additional options for other small-format housing types.



quick facts about the Greeley development code update

PLACEMAKING

OVERVIEW

Placemaking refers to the process of building communities around meaningful places, reinventing public spaces as the heart of the community, and making great places that are memorable and vibrant. As part of the Development Code update, the City is revising the existing regulations to encourage placemaking opportunities in existing and new developments.



TIES TO GREELEY COMPREHENSIVE PLAN & COUNCIL'S 3-YEAR PRIORITIES

The Comprehensive Plan goals and policies prioritize distinct community focal points to create a sense of place. New neighborhoods should be designed to connect, enhance, and reinforce existing physical elements with vibrant focal points and neighborhood features to incorporate the village concept identified in Council's 3-Year Priorities.

HOW THE UPDATED CODE ADDRESSES PLACEMAKING

Some of the proposed code revisions to encourage placemaking in the residential and nonresidential development standards include:

- Enhancing neighborhood identity features and amenities to help create a sense of place.
- Strengthening open space connections to existing, surrounding residential and commercial developments.
- Encouraging active commercial areas by allowing buildings to be built closer to the public sidewalk, provided the building entrances have additional windows and parking is located to the side or rear.
- Increasing opportunities for people to gather and mingle by allowing plazas and other similar areas to contribute to open space requirements.

