

City of Greeley, Colorado
HISTORIC PRESERVATION COMMISSION PROCEEDINGS
Regular Meeting

March 20, 2023

1. Call to Order

2. Roll Call

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

The hearing clerk called the roll.

PRESENT

Commissioner Doran Azari
Commissioner Christen DePetro
Commissioner Dan Podell
Commissioner Melissa Sizemore

ABSENT

Commissioner Sean Jaehn
Commissioner Gabriel Llanas

3. Approval of Agenda

Elizabeth Kellums, Planner III – Historic Preservation, requested to add the Deputy City Manager Donald Tripp to the agenda.

Commissioner Podell moved to approve the agenda as modified; Commissioner Sizemore seconded the motion. Motion carried 5-0 (2 commissioners absent).

4. Approval of February 06, 2023 Minutes

There were no additions or corrections to the minutes. Commissioner DePetro moved to approve the minutes dated February 06, 2023. Commissioner Azari seconded the motion. Motion carried 5-0 (2 commissioners absent).

5. Introduction of Donald Tripp, Deputy City Manager (item added to agenda during approval).

Mrs. Kellums introduced Donald Tripp, Deputy City Manager. Mr. Tripp came to the podium and thanked the commission for the work they do and provided them with some of his background information and work experience. Mr. Tripp shared his thoughts with the Commission for the type of work that they do and the value that it brings to the community.

Chair Brunswig thanked Mr. Tripp for introducing himself and welcomed him to the City.

6. Consideration of Request for Designation of the Woodcock/Wonenberg House, 1717 13th Avenue, on the Greeley Historic Register (GHR2023-0001)

Mrs. Kellums began with presenting the submitted nomination. The applicants are Terry and Linda Wonenberg and the property is 1717 13th Avenue. She provided the Commission with an overview of the Designation Criteria to be assessed including: Historical, Architectural, Geographical and Integrity necessary to be approved. Mrs. Kellums continued with the historical information about the property including the ownership of the property dating back to 1923 when Nellie C. Kiley purchased it from Myrtle W. Neill. Mrs. Kellums continued to share the history of the property in detail and information about its occupants over the years. The highlights include:

- significance for association with long-term owner and occupant Nellie Woodcock, formerly Nellie Kiley, who lived there from the time it was built until 1969.
- She was significant for her 60-year involvement with long-time dry cleaning and tailor business Kiley Cleaners.
- Other prominent residents who contributed to the community include
 - Dr. Estell Mohr, a prominent music professor at UNC,
 - Prominent community members Joseph and Julianne Haefeli, and Leonard Prothe.

Mrs. Kellums continued her presentation to review photos of the property and some of the architectural attributes including:

- Two-story brick structure featuring a 2-story gable roof brick wing that extends to the west;
- roof eave returns and gutters;
- one-story covered porch with a gabled roof, solid frieze and square classical columns;
- vinyl one-over-one windows with faux eight light dividers in the top sash;
- one round arched window located near roof peak on north and south facades;
- brick chimney on the top of the main gable;
- .
- wood frame detached garage; and
- brick wall, columns, and arch with gate that came from the razed Cranford Hall.

Mrs. Kellums continued, recommending that the Woodcock/Wonenberg House meets criteria in three areas of significance and retains sufficient integrity to convey historical, architectural and geographical significance, and therefore designate the Woodcock/Wonenberg House at 1717 13th Avenue as an historic property on the Greeley Historic Register. Mrs. Kellums asked if the Commission had any questions and also indicated that the applicant was present to answer questions as well. Chair Brunswig invited the applicant to provide any additional

comments or presentation. Linda Wonenberg came to the podium and wanted to provide the commission with more information on why they chose to add Woodcock to the historic designation in honor of the original owner. She shared her and her husband's love for the home, the area and the historical value of the property.

Chair Brunswig opened the public hearing at 4:26 p.m. Seeing none he closed the public hearing at 4:26 p.m.

Commissioner Podell moved to approve a motion, based on the application received and the preceding analysis, that the Commission finds, approves, and concludes that the Woodcock/Wonenberg House meets significance criteria of Section 24-1003(d) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized below, and therefore approve the designation, and Commissioner DePetro seconded the motion.

Motion carried 5-0 (2 commissioners absent).

7. Report from Historic Greeley

Linde Thompson, 1616 12th Avenue, from Historic Greeley Inc. introduced herself. She congratulated the Wonenbergs for their approved designation. She continued by providing that Historic Greeley does continue to pursue new historic designations and they are consistently speaking with property owners and working with them to educate on what historic designation means for them.

8. Commission Member Reports

Chair Brunswig asked the commissioners who attended the Colorado Preservation, Inc. conference to share any reports they had from the conference.

- Commissioner Podell shared his highlights from the conference:
 - preservation links the present to the past;
 - Some historic preservation codes seem restrictive but it is the job of the commissioners consider these items and use appropriate flexibility;
 - does preservation promote some histories and diminish other histories; and,
 - he recommends the conference to others.
- Commissioner Azari enjoyed the conference. Some of his highlights included:
 - He had the opportunity to spend time with a fellow commissioner and learn more about what he does.
 - He liked being able to see Mrs. Kellums give a presentation.
 - He enjoyed Dr. Max Page's National Park's regulations presentation and how to tie historic preservation into these areas.
 - He heard about real world challenges regarding preservation in Colorado with the population growth and keeping preservation a priority through the growth.
 - A tribal historic preservation presenter and how historical

preservation ties into the Native culture and preservation are important to the culture.

Chair Brunswig continued with commissioner member reports including that the American Historical Society of Germans from Russia conference is coming to Greeley, at the DoubleTree Hilton, August 3-5, 2023. There will also be group events coming up for the Sunrise neighborhood and he suggested building this into the May event as well. He continued to share information about his time in Mexico and some of the historical highlights of his trip.

9. Staff Report

Chair Brunswig opened the meeting to Mrs. Kellums for the staff report. She reported that she would be doing the tour in the Sunrise neighborhood for the American Historical Society of Germans from Russia conference. She will also be doing a walking tour for the Chautauquan group in July, the theme this year is "Oh the Places You'll Go". Mrs. Kellums updated the commission that May 18th will be the final meeting for the Cranford survey project. She is also working on a grant due in October for a survey for Sunrise as well. There will be a neighborhood meeting for this at Jefferson High School on May 11th and they plan do a second meeting in Spanish as well.

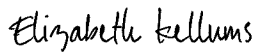
Mrs. Kellums began the discussion for Historic Preservation Month. She included a memo in the commissioner's packet to share what has been done in the past. She gave some ideas of what the Commission could do to celebrate Historic Preservation Month including a meeting, walking tour, or special event in the Sunrise neighborhood. Chair Brunswig asked for two commissioners to work with Mrs. Kellums to plan the event. Commissioners Sizemore and DePetro volunteered.

Discussion continued regarding plaques for new designations, the cost and budget on them.

Mrs. Kellums indicated that the next meeting on April 3, 2023 is cancelled because there is a neighborhood meeting on the same day. She invited all the commissioners to attend.

10. Adjournment

With no further business before the Commission, Chair Bob Brunswig adjourned the meeting at 5:02 p.m.

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 Elizabeth Kellums, Secretary

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 Bob Brunswig, Chair