

City of Greeley, Colorado
HISTORIC PRESERVATION COMMISSION PROCEEDINGS
Regular Meeting

July 17, 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 Gabriel Llanas
Commissioner Melissa Sizemore

ABSENT

Commissioner Sean Jaehn

3. Approval of Agenda

With no additions or changes, Commissioner Podell moved to approve the agenda. Commissioner DePetro seconded the motion. Motion carried 6-0 (1 commissioner absent).

4. 16th Street Improvement Project Presentation

Elizabeth Kellums introduced Michelle Stevens, Principal with Felsburg, Holt & Ullevig. Ms. Stevens began her presentation with a brief introduction of herself and began reviewing the timeline of the 16th Street Improvement project. It is outlined below:

- August 2021- Started public engagement process.
- November 2021- Stakeholder group meeting
- March 2022- Public open house and online survey
- July 2022- Presentation of conceptual design plans (process was open for contributions).
- January/February 2023- Opportunity to learn about the project and preliminary design elements and public art discussion.

- April to June 2023: Refine by accepting feedback after sharing preliminary sketches and renderings of what the project may look like. Priorities set for the final plans.
- Fall 2023 to Early 2024- Presentation of final design to the community and start of construction. Information sharing on possible impacts to the community as construction progresses.

Ms. Stevens shared the 30% plan including the new roundabouts that will be installed, new parking and crosswalk. She discussed potential art elements and safety features being considered to support people safely utilizing the area.

Ms. Stevens indicated that she was available to answer any questions from the Commission before proceeding further in the presentation. Chair Brunswig asked about potential signage, and Ms. Stevens indicated that the signs would be up to the standards adopted by the city. Discussion continued between Ms. Stevens and the commissioners regarding artwork, landscaping and what the aesthetics could look like when the project is completed. Commissioner DePetro inquired about the widening of 16th Street. Ms. Stevens shared that the city is working with UNC to create potential easements (both temporary and permanent). Temporary easements would be used for parking and construction staging during the construction period and potential permanent easements would accommodate improvements such as amenities like additional seating on the UNC Campus area.

Ms. Stevens continued with her presentation sharing:

- Project funded with local funds and State of Colorado's Revitalizing Main Street grant funding; therefore, the Project is subject to the Colorado State Historic Register Act (CSHRA).
- Colorado DOT (CDOT) will coordinate with SHPO since the project will be constructed per CDOT Standards and Specifications.
- Analysis has been completed of known and potential historic structures within a project area called the Area of Proposed Action (APA).
- All properties directly adjacent to the project are considered eligible to the Colorado State Register for purposes of this project.

Her firm has done the appropriate research, and found that:

- History Colorado's database indicated that the Project APA contains three (3) previously recorded resources:
 - 5WL.843 Greeley Canal No. 3 (Colorado State Register – Eligible)
 - 5WL.3758 Campus Pharmacy Building (Colorado State Register – Eligible)
 - 5WL.7852 Hatch's Texaco Service Station (Colorado State Register – Not Eligible)
- The City of Greeley Historic Register database indicated two (2) additional local sites:
 - Color Portraits Sign (915-921 16th Street).
 - Monroe Avenue Historic District (9th Ave. from Greeley Canal No. 3 to the north), outside APA limits.
- Weld County property records indicate:

- Thirty-two (32) additional properties within the APA meet the 50-year minimum age requirement for eligibility to the Colorado State Register of Historic Properties.
- These properties have not been previously surveyed for eligibility to the State or National Register.
- These properties are being treated as eligible to the Colorado State Register for this Project.

Ms. Stevens shared that they have also made submissions to the Colorado Department of Transportation and received comments back and they are now working through the necessary easements and final items to complete the plans.

The next steps for the project are:

- Final design
- Replacing old sewer line
- XCEL undergrounding
- NEPA concurrence
- Bidding and Letting: December 2023
- Public Meeting with Contractor for Construction Phasing: February 2024
- Construction: begin in 2024

Commissioner DePetro asked how long construction would take once it is started and Ms. Stevens shared it is expected to take 6-8 months. Part of the planning is working with the businesses that this will impact, and the street will either be shut down completely to help speed up the process or the traffic flows will be changed to keep the street open during construction.

Closing the presentation, Ms. Stevens offered to answer any further questions. Commissioner Podell asked what the limits on parking the project would be once is complete, such as time limited or metered. Ms. Stevens shared that there could be some parking spaces that have restricted during certain hours to allow for deliveries, and she shared it would be up to the City to determine any other parking restrictions.

Without further comments from the Commission, Chair Brunswig asked if anyone online or in attendance had any comments. Linde Thompson with Historic Greeley, Inc. and 16th Street property owner shared that this project had its origins years ago when grant money became available and she thought that it had a time limit on the funds to be used. Ms. Stevens shared that for the grant money, the design must be completed this year and that it is on track to do so. Ms. Thompson continued, asking about whether the widening of the sidewalks would trigger the City or DDA to assist with snow removal and Ms. Stevens replied that she would find out and let them know.

5. Report from Historic Greeley Inc.

Linde Thompson, 1616 12th Avenue, with Historic Greeley Inc. shared that in May the group conducted the membership drive, and it was very successful. She

encouraged others to consider joining. The group is working with a few different property owners, and she looks forward to bringing those potential projects to the Commission in the next few months.

6. Commission Member Reports

Chair Brunswig called for commissioner reports.

Commissioner Azari shared that he attended two webinar presentations he was invited to. He shared that whenever he leaves these events, he always feels that historic preservation in Greeley is doing a good job at preservation, and we already meet what the recommended steps are for historic preservation. He is pleased to have Elizabeth Kellums on staff and leading historic preservation for the city. He shared about different grants he learned about from the webinars.

Commissioner DePetro shared she is working on her own personal property, and it will come before the Commission soon., she will recuse herself.

Commissioner Sizemore did not have an update. She shared that she got married, and her name will be changing.

Commissioner Podell did not have any updates.

Commissioner Llanas did not have any updates.

Chair Brunswig shared that informal commissioner-based presentations have been established. This is for commissioners to give presentations on historical aspects of the community. He also shared that the 53rd Annual American Historical Society of Germans from Russia convention will be held from August 3-5th. There will be bus tours to share history and information about historical landmarks and sites in Greeley.

7. Staff Report

Chair Brunswig called for staff reports.

Mrs. Kellums shared with the Commission that the City has switched from using Municode to Civic Clerk for agenda software. She instructed the commissioners on how to access the new site and to reach out to staff if they have any issues.

8. Adjournment

With no further business before the Commission, Chair Bob Brunswig adjourned the meeting at 4:49 p.m.

DocuSigned by:

Elizabeth Kellums

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Elizabeth Kellums, Secretary

DocuSigned by:

Bob Brunswig

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Bob Brunswig, Chair