

Historical Preservation Commission Agenda

Regular Meeting

Monday November 20, 2023 at 4:00 P.M.

City Council Chambers-City Center South

1001 11th Ave, Greeley, CO 80631

Zoom Webinar Link:

<https://greeleygov.zoom.us/j/84779803653>

NOTICE:

Historical Preservation Commission meetings are held on the 1st and 3rd Mondays of each month. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers.

Members of the public may participate in Historic Preservation Commission meetings in the manner that works best for them.

Watch Meetings:



Meetings are open to the public and can be attended in person by anyone.

Meetings are livestreamed on YouTube at [youtube.com/CityofGreeley](https://www.youtube.com/CityofGreeley)



Comment in Real Time:

Join the Zoom webinar (link above). During the public hearing, members of the public 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. Written comments received prior to or during the meeting will be read into the record in real time.



Meeting agendas and minutes are available on the City's meeting portal at [Greeley-co.municodemetings.com/](https://greeley-co.municodemetings.com/)

For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9780 or by email at cd_admin_team@greeleygov.com.



Historic Preservation Commission

November 20, 2023 at 4:00 PM

1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the Minutes
5. Report from Historic Greeley Inc.
6. Public Hearing to Consider an Amendment Request for Certificate of Approval for Exterior Alterations at 1407 2nd Street, Case No. HPDR2023-0004
7. Commission Member Reports
8. Staff Report
9. Adjournment

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 PRESERVATION COMMISSION PROCEEDINGS
Regular Meeting

November 6, 2023

1. Call to Order

2. Roll Call

Chair Bob Brunswig called the meeting to order at 4:03 p.m.

The hearing clerk called the roll.

PRESENT

Chair Bob Brunswig
Commissioner Christen DePetro
Commissioner Gabriel Llanas
Commissioner Sean Jaehn
Commissioner Melissa Martinez

ABSENT

Commissioner Dan Podell

3. Approval of Agenda

Ms. Kellums requested to add the Historic Greeley, Inc report to the agenda.
Chair Brunswig added it after the elections and moved to approve the re

With no additions or changes, Chair Brunswig moved to approve the agenda.
Commissioner Martinez seconded the motion.

Motion carried 5-0 (1 commissioner absent, 1 vacancy).

4. Approval of September 18, 2023, Minutes

Commissioner Martinez moved to approve the minutes dated September 18, 2023. Commissioner DePetro seconded the motion.

Motion carried 5-0 (1 commissioner absent, 1 vacancy).

5. Public Hearing to Consider a Request for Certificate of Approval for Exterior Alterations at 827 10th Street on the Greeley Historic Register, Case No. HPDR2023-0005.

Chair Brunswig introduced the item and asked if there were any conflicts of interest from the Commission. Commissioner Jaehn explained his conflict as the contractor on the project and left the meeting for the item.

Elizabeth Kellums, Planner III – Historic Preservation, began her presentation on the introduced item. The proposed project is to install thin brick veneer over the existing damaged brick. A year ago the Commission approved removal of the stucco and cleaning of the brick. The scope of the project has changed since approved last November because of the condition of the brick once the stucco was removed.

Mrs. Kellums continued her presentation by sharing the site map showing the location of the project as well as a current photo of the building that shows the condition of the brick with the stucco removed and a mockup of what the proposed improvements would like if approved including the thin brick veneer (colors to match as closely as possible), previously approved gooseneck light fixtures, painted sign band and a stationary awning.

Staff reviewed the proposal in accordance with Section 24-1003(j)(1) of the Municipal Code finding that it meets all criteria and standards, having a positive effect on the overall character of the building, cleaning the brick would have been the best treatment but because they found significant damaged and missing sections of brick, installing the thin layer of brick veneer is the next best option. Mrs. Kellums reported that proper notification was made including an emailed notice to the owner/applicant on October 6, 2023, and a sign was posted on the property on October 19, 2023. Staff recommends approval of the project with the applicant obtaining all required permits.

Without further comment from the Commission, Chair Brunswig opened the Public Hearing at 4:29 p.m. Seeing none, he closed the Public Hearing at 4:30 p.m.

Commissioner DePetro motioned that, based on the application received and the preceding analysis, the Commission finds that the proposed installation of thin brick veneer, and the painting of the sign band, installation of gooseneck lights, and replacement of the awning with a new triangular frame awning at the western storefront of Weiss Jewelers Building at 827 10th Street meets (1) Criteria and Standards a, c, e, f, and h of Section 24-1003(j)(1) of the Greeley Municipal Code, and therefore approves the request for a Certificate of Approval, conditional upon the applicant obtaining all required permits. Commissioner Llanas seconded the motion.

Motion carried 4-0 (1 commissioner absent, 1 excused for conflict of interest, 1 vacancy).

6. 23rd Ave & 4th/5th St Intersection Improvements Presentation – Scott Logan, City Traffic Engineer, Public Works Department.

Chair Brunswig introduced Scott Logan, City Traffic Engineer. Mr. Logan began

his presentation thanking the Commission for taking the time to hear about the project and share input and comments. He continued by sharing the goals of the project:

- Improve safety concerns and traffic flow including:
 - Reduce congestion and vehicle delays.
 - Maintain or improve reasonable access to homes and businesses.
 - Accommodate WB 50 – tractor trailer size vehicle.
 - Accommodate Bus-45 – Firetruck or City Bus
 - Replace aging infrastructure.
- Provide safe, comfortable multi-modal options.
 - Comfort of bicycle and pedestrian traffic.
 - Improved traffic operations for:
 - Snow removal
 - Ditch maintenance
 - Possible improvement to transit service options.

He continued with sharing the historic safety concerns for the intersection that includes 52 accidents over the last 5 years, equaling about 10 accidents a year at this one intersection. 18 of the accidents occurred at night, 6 included injuries and 6 were single vehicle crashes, hitting utility and/or signal facilities near the intersection. The traffic and safety concerns impact include the following property owners and utility providers:

- Houston Gardens
- Habitat for Humanity community
- Mission Village
- Private landowners on Southeast corner
- Xcel Energy and Atmos Gas
- Greeley Canal #3

Mr. Logan continued with sharing 3 conceptual plan options (can be found in the packet) the City is considering helping minimize the issues at the intersection and the potential drawbacks for each. All 3 of the plans were shared during a public meeting that was held in September. Based on feedback heard in that meeting as well as further investigation into all 3 plans, the city prefers option #3 (Elongated Traffic Circle Option). The benefits of this option include:

- Reduced speed
- Shorter crossing distances
- Reduction of CO2 emissions due to continuous movement
- Adds space for both pedestrians and bicyclists – safer navigation of intersection.
- Lowest cost
- Minimal impacts to ditch and surrounding properties

Mr. Logan continued by sharing more details about the Elongated Traffic Circle Option. Some of the details include:

- Pedestrian Bridge

- 10' - 12' Trails
- Raised Crosswalks
- Turning Radius for Fire Trucks/School Busses
- Impacts to Existing Utilities – Power, Gas, Ditch #3 Structures
- Minimal Impacts to Surrounding Properties

The next steps for this project are:

- Refinement of the Concept Design (November-December 2023)
- Preliminary and Final Design Plans with Public Input (2024)
- Possible Construction (2025)

Mr. Logan shared the city is accepting feedback regarding the project via social media, Speak Up Greeley webpage and future public meetings. With that he offered to answer any questions of the Commission regarding this project.

Commissioner DePetro clarified that this would still be a single lane road and Mr. Logan confirmed. Chair Brunswig commented that there is high pedestrian traffic in the area and with schools also near the intersection, safety is a big concern and inquired about there being a pedestrian bridge for the intersection. Mr. Logan confirmed and showed the location for it on one of the plans. There were no further questions or comments regarding this project for Mr. Logan.

7. Review of Historic Preservation Commission Operating Rules and Procedures

Chair Brunswig introduced the item and indicated amendments to the Operating Rules and Procedures were discussed in the last meeting and the Commission asked to have some time to review the changes before proceeding with the matter.

Mrs. Kellums shared that the Commission adopted the Operating Rules and Procedures in 2016 as an amendment to the original document adopted in the 1990's and some parts of the document are very outdated. The amendments proposed include:

- Update code sections
- Update "Historic Preservation Specialist" to "Historic Preservation Staff"
- Removing section IV (H) regarding "Vacancy Concerning Elective Office", staff is recommending this change because the only elective office that could pose as a conflict would be City Council. If someone runs for City Council the Municipal Code requires that individual to resign from any Board or Commission that they currently serve on. Other elected offices are not likely to cause a conflict with someone who serves on the Historic Preservation Commission.

Staff recommends the changes and recommended the Commission consider looking into the attendance policy as well. Mrs. Kellums said they have not had a problem with attendance but if the document is being updated, it might be

worth looking at this section as well as Section VI (B) regarding what is defined as a quorum.

Without further discussion, Commissioner Llanas moved to approve the proposed changes: remove Section IV. H., correct the references to the Greeley Municipal Code, and make other revisions as deemed appropriate by the Commission. Commissioner Jaehn seconded the motion.
Motion carried 5-0 (1 Commissioner absent, 1 vacancy).

8. Chair and Vice Chair Elections

Chair Brunswig shared that Chair and Vice Chair Elections take place yearly and it is that time of the year. He continued, stating that he was going to be stepping down as Chair. He shared he has served as Chair since November 16, 2020, and has served as Chair for 3 years. He feels that it is time to bring new leadership in. He does look forward to continuing to serve on the Commission.

Chair Brunswig continued, nominating Vice-Chair DePetro as the new Chair of the Historic Preservation Commission. Commissioner Llanas seconded the motion. Seeing no other nominations for the position, Chair Brunswig called for the vote.

Motion carried, 5-0 (1 Commissioner absent, 1 vacancy).

Commissioner Brunswig asked for a nomination for the Vice-Chair of the Historic Preservation Commission. Chair DePetro nominated Commissioner Jaehn as Vice-Chair of the Historic Preservation Commission. Commissioner Llanas seconded the motion. Without any further nominations, Commissioner Brunswig called for the vote.

Motion Carries, 5-0 (1 Commissioner absent, 1 vacancy).

9. Report from Historic Greeley Inc.

Rebecca Brunswig, 1700 Montview Boulevard, Greeley, stated she has just a couple of updates.

The 2nd Annual Weekend Preservation Project was held on October 7, 2023. It was façade and lawn improvements at 502 10th Street, all of the planned work was completed in one day and it made a big difference in the front of the house.

Historic Greeley will be holding the 3rd Annual Holiday Tea event on December 2nd and 3rd. There will be 2 seatings on each day, tickets cost \$30.00 and are available online at historicgreeley.org.

That concluded Mrs. Brunswig's updates for this meeting.

10. Commission Member Reports

Commissioner Brunswig asked if any commissioners had reports to share.

Chair-elect DePetro thanked for the nomination and votes for her to be Chair.

Commissioner Martinez did not have any reports.

Commissioner Jaehn did not have any updates.

Commissioner Llanas shared that he was able to participate in re-chinking at the Centennial Village Courthouse and it was a great experience. He has pictures to share if anyone would like to see.

Chair Brunswig shared he really enjoyed his time as chair and the opportunity to serve as Chair for 3 years and he looks forward to working with the commission in the future.

11. Staff Reports

Chair Brunswig asked staff if there were any reports from staff.

Mrs. Kellums stated that she had a few small updates. She asked the Commission to go to GreeleyGov.Com and asked the commission to use the City Meeting Portal and sign up for an account to get updates for future meetings.

The CPI conference is coming up in January. It is being held in Boulder and there will be Scholarship applications coming out soon.

On December 2nd Homesteaders Holiday event will be at Centennial Village.

12. Adjournment

With no further business before the Commission, Chair Brunswig adjourned the meeting at 5:08 p.m.

Bob Brunswig, Chair

Elizabeth Kellums, Secretary

Historic Preservation Commission

Agenda Summary

November 20, 2023

Key Staff Contact: Betsy Kellums, Planner III – Historic Preservation, 970-350-9222

Title:

Public Hearing to Consider an Amendment Request for Certificate of Approval for Exterior Alterations at 1407 2nd Street, Case No. HPDR2023-0004

Summary:

At the public hearing for request for Certificate of Approval (COA) for the Warnoco Building at 1407 2nd Street on September 18th, the Commission approved the COA with the condition that the applicant get the south façade windows assessed to determine if they can be reused and if so to develop a plan for the Commission to review or to bring documentation showing they cannot be reused. The contractor provided a plan for retaining the existing metal frames and replacing the existing 1/8" single pane glazing with 1/2" double pane insulated glazing, which will include Low-e Solarban Solar Control Low-E Glass, which will help with energy efficiency. The new glazing will fit the existing frames with no modifications.

Recommended Motion:

A motion that, based on the application received and the preceding analysis, the Commission finds that the proposed glass replacement with preservation of existing metal window frames on the south facade of the Warnoco Building at 1407 2nd Street meets (1) Criteria and Standards a, c, e, f, and h of Section 24-1003(j)(1) of the Greeley Municipal Code, and therefore approves the request for an amendment to the Certificate of Approval, conditional upon the applicant obtaining all required permits.

Attachments:

Attachment A – Email with proposed plan for south windows

Attachment B – Current Photograph

Betsy Kellums

From: Sean Windsor <sean.windsor@elderconstructioninc.com>
Sent: Wednesday, November 1, 2023 3:05 PM
To: Betsy Kellums
Cc: Terry Adams; Linde Thompson; Robert Rigg; Sean Kemper
Subject: Re: Warnoco windows - notice sign

Betsy, good afternoon!

Re: Warnoco Windows - South Elevation to be Restored

The building department will not object to the existing window frames.

We have assessed these windows and plan to paint the frames and replace all glazing with an insulated glass unit.

- The frames are to receive a new coat of black paint.
- Moffat Glass is to replace all of the existing 1/8" single pane glazing with a 1/2" double pane insulated unit. The new glazing units will include Low-e Solarban Solar Control Low-E Glass, which helps a great deal with our energy concerns. These new glazing units will fit inside the existing frames with no modifications.

Will you let us know the schedule for the next possible HPC meeting that would allow us to fulfill the notice requirements?

The revised notice may be posted at any time. Please contact job site Superintendent Robert Rigg to coordinate the sign installation. Robert's number is (970) 888-2429, and he is copied on this email.

Respectfully,



Sean Windsor

Senior Project Manager

cell 970.652.6047

office 970.744.4731

7380 Greendale Road, Suite A, Windsor, CO 80550

elderconstructioninc.com



GRATEFUL HEARTS, GATHERED TOGETHER



DROP FROZEN TURKEYS

NOV 15 FROM 7:30AM TO 11AM

at our Windsor office: 7380 Greendale Road

OR CONTRIBUTE ONLINE AT: bit.ly/TurkeyDriveNorth



From: Betsy Kellums <Betsy.Kellums@Greeleygov.com>

Sent: Tuesday, October 24, 2023 1:25 PM

To: Sean Windsor <sean.windsor@elderconstructioninc.com>; Terry Adams <tadams@bgcweld.org>; Linde Thompson <linde.thompson3@gmail.com>

Subject: RE: Warnoco windows - notice sign

Hi Sean,

Please let me know what Building Inspection says as soon as you find out.

Cheers,
Betsy



Elizabeth Kellums

Planner III – Historic Preservation
Community Development | Planning
1100 10th Street
Greeley, CO 80631
970-350-9222 | elizabeth.kellums@greeleygov.com
<http://greeleygov.com/>

From: Sean Windsor <sean.windsor@elderconstructioninc.com>

Sent: Tuesday, October 24, 2023 1:09 PM

To: Betsy Kellums <Betsy.Kellums@Greeleygov.com>; Terry Adams <tadams@bgcweld.org>; Linde Thompson <linde.thompson3@gmail.com>

Subject: Re: Warnoco windows - notice sign

Hi Betsy,

Elder construction is working with our trade partners on a plan to refurbish the existing windows on the S end of the building with a double pane low-e glazing.

We must confirm with the building department that they will allow the existing non-thermally broken frames to remain. These existing frames do not meet the current code, but we are hoping they will be allowed as they are existing. If they are not acceptable to the Building Department, we may be at an impasse.

We will keep you posted.

Sean Windsor
SENIOR PROJECT MANAGER



www.elderconstructioninc.com

970.833.5368 Direct
970.652.6047 Mobile
970.744.2257 Fax



From: Betsy Kellums <Betsy.Kellums@Greeleygov.com>

Sent: Tuesday, October 24, 2023 12:52 PM

To: Terry Adams <tadams@bgcweld.org>; Linde Thompson <linde.thompson3@gmail.com>; Sean Windsor <sean.windsor@elderconstructioninc.com>

Subject: RE: Warnoco windows - notice sign

Hi Terry,

I just wanted to touch base with you about the window assessment and see if you have any questions or if I can be of assistance. No pressure – just checking in.

Also, could you please verify that Boys and Girls Club still has the public hearing sign?

Thanks so much!

Cheers,
Betsy



Elizabeth Kellums

Planner III – Historic Preservation

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1100 10th Street

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<http://greeleygov.com/>

From: Terry Adams <tadams@bgcweld.org>

Sent: Wednesday, October 11, 2023 4:09 PM

To: Betsy Kellums <Betsy.Kellums@Greeleygov.com>; Linde Thompson <linde.thompson3@gmail.com>; Sean Windsor <sean.windsor@elderconstructioninc.com>

Subject: RE: Warnoco windows - notice sign

Thanks for connecting with us Betsy! We have done most of the work on our end to assess the potential window rehab. We are waiting on an official response and quote from our glass vendor. I know they are taking some time to properly assess the process but we are expecting to hear from them soon. Perhaps we can do a little nudging our end to expedite their response.

More to come once we hear from them.

Regards,

Terry

From: Betsy Kellums <Betsy.Kellums@Greeleygov.com>
Sent: Wednesday, October 11, 2023 2:23 PM
To: Terry Adams <tadams@bgcweld.org>; Linde Thompson <linde.thompson3@gmail.com>; Sean Windsor <sean.windsor@elderconstructioninc.com>
Subject: RE: Warnoco windows - notice sign

Hi Terry, Linde and Sean,

I just wanted to confirm that you received this email so I know you are aware of the below information. Please let me know if you received it and if you have any questions. I will be out of the office Oct 12th – 18th, and also on October 20th and possibly October 23rd. If the November 6th meeting date doesn't work, we can look at future dates. I still need the information from you about the windows, an assessment of the current condition and how you would like to proceed. If you need to wait until later in the construction, that's fine, just please let me know.

Thank ou!



Elizabeth Kellums
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1100 10th Street
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<http://greeleygov.com/>

From: Betsy Kellums
Sent: Friday, October 6, 2023 1:41 PM
To: Terry Adams <tadams@bgcweld.org>; Linde Thompson <linde.thompson3@gmail.com>
Cc: Sean Windsor <sean.windsor@elderconstructioninc.com>
Subject: Warnoco windows - notice sign

Hi Terry and Linde,

The next possible HPC meeting to come back for the Warnoco windows would be November 6th to fulfill notice requirements. The sign will need to be updated (since we had indicated you could keep and reuse the existing sign) with the new meeting date and removal of the GHR2023-0002 project number sticker by Friday, October 20th. I will add in that sticker fee and you will need to pay for the new date sticker (\$20) and pick it up and post it by the 20th. Just an FYI, I will be out of the office October 12th – 18th and 20th, so if you have questions, please let me know in advance. It is fine if you are not ready to come to the Commission on November 6th, just keep in mind the notice requirement of posting it 17 calendar days before the hearing (same posting timeline as for your original hearing). We can schedule it once you have the information and send it to me.

I haven't received anything further or anything with your choice of how to proceed; I just wanted to get you this reminder.

Cordially,

Betsy



Elizabeth Kellums

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