

Historic Preservation Commission Agenda

Regular Meeting

Monday April 15, 2024 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/87430432077>

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.municodemeetings.com/](https://greeley-co.municodemeetings.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

April 15, 2024 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 March 4, 2024 Meeting Minutes
5. Approval of the March 18, 2024 Meeting Minutes
6. Report from Historic Greeley Inc.
7. Commission Member Reports
8. Staff Report
9. Adjournment
10. Workshop: Review of Nominations for Historic Preservation Month Awards

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

March 4, 2024

1. Call to Order

Chair Christen DePetro called the meeting to order at 4:02 p.m.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Vice Chair Sean Jaehn
Commissioner Bob Brunswig
Commissioner Gabriel Llanas
Commissioner Melissa Martinez

ABSENT

Chair Christen DePetro
Commissioner Doran Azari
Commissioner Dan Podell

3. Approval of Agenda

Elizabeth Kellums (Planner III) indicated there were not any additions or modifications to the agenda. Commissioner Brunswig moved to approve the agenda as published. Commissioner Martinez seconded the motion.

Motion carried 4-0.

4. Approval of the February 5, 2024, Minutes

Commissioner Martinez moved to approve the amended minutes dated February 7, 2024. Commissioner Brunswig seconded the motion.

Motion carried 4-0.

5. Report from Historic Greeley Inc.

Marshall Clough, 1619 14th Street, Greeley (Historic Greeley Board Director) shared that there is a "Spring Tea" event on May 11, 2024, at the Historic Southard/Gillespie House. Tickets will be available on April 4, 2024 on the Historic Greeley Inc. website.

6. Presentation: From Historic Kuner-Empson to Life-Giving StarRise at North Weld Village Housing Presentation, Jodi Hartmann, High Plains Housing Development

Vice Chair Jaehn introduced the agenda item and invited Jodi Hartmann of High Plains Housing Development to share her presentation. She began her presentation by providing background information on her organization, High Plains Housing Development Corporation, and sharing previous projects that they have completed in Greeley including Stagecoach Gardens, La Casa Senior Apartments, and Dacono Senior Apartments. She included that they have been in Greeley for almost 30 years. Some of the various changes they have experienced in the last few years includes the establishment of a new Board of Directors in 2019. She shared the mission of the agency and the priority populations that they serve and shared the organization's goal for affordable housing starts by addressing housing issues for the most vulnerable populations first. She stated, "Housing is Healthcare" and shared statistics that show housing is a solution to many medical issues resulting from homelessness.

Permanent Supportive Housing is affordable community-based housing providing tenants with support services that allow them to live as independently as possible. Elements can include no time limitation; participants have a lease with all of the rights and responsibilities of normal tenancy and housing affordability is ensured by a rent subsidy that allows tenants to pay no more than 30% of their income for rent.

The project that StarRise is proposing, North Weld Village is located at 123 9th Avenue and is approximately 6.5 acres. She continued, sharing the property's history, dating back to 1908 and various ownership and uses on the property up until 2015.

The proposed project, North Weld Village, would include 58 units of Permanent Supportive Housing, 90 Multi-Family Very Affordable Housing units, 30 Workforce Housing units, and a Social Enterprise Resident Employment Center. She continued, sharing renderings of the proposed project and how the project will be phased.

Mrs. Hartmann concluded by sharing who the stakeholders are for the project, investment costs and inviting the Commission to ask questions. Commissioner Brunswig stated that he noticed that one building would still have historic background that will be retained and asked if it would be designated as historic. Mrs. Hartmann indicated that it is part of the plan as things progress.

7. Presentation: Clean, Safe, and Beautiful Update, Will Jones, Deputy Public Works Director

Vice Chair Jaehn invited Will Jones (Deputy Public Works Director) to begin his presentation. Mr. Jones began his presentation by introducing the Clean, Safe & Beautiful program. It includes anything in a public space or right-of-way, and they

have created a Prioritization Matrix to identify and prioritize improvement areas and how any issues can be addressed and what is most important to be addressed first. Performance measures have been established to track progress on items being addressed and improved as well as any standards or processes needed to improve issues.

Continuing, Mr. Jones shared the "Downtown Focus" and provided examples of some of the issues that are being addressed, how they are addressed, and what changes have been made to make improvements to the area including additional staff, equipment, standards, processes, and other agencies that have been included in the process. He shared new technologies that have been obtained to help facilitate issues as they come up, allowing staff to respond to urgent issues quickly. Moving forward he shared how Landscaping and Lighting issues are being addressed providing more safety and beautification to the area as well as waste management enhancements and hardscape repairs. Mr. Jones shared simulation photos that show what the overall vision includes.

Mr. Jones concluded his presentation. There were not any questions from the commission.

8. Colorado Preservation, Inc. Saving Places Conference Reports

Vice Chair Jaehn asked for the Commission to share their reports.

Commissioner Llanas began by sharing he found the conference to be very informative and beneficial. He learned that Greeley does a great job with adaptive reuse and that this is something other jurisdictions struggle with. He participated in sessions on Diversity, Equity, and Inclusion and how the state is focusing on more marginalized demographics and programs that are being put in place to encourage preservation. He also took away a lot regarding creative ways to engage the community in History and Preservation, and he really connects with this method.

Doug May (Planner III) shared that he found the conference to be an eye-opening experience. His takeaway items from the conference include adaptive reuse, what classifies a property as historic and that sometimes it can include so many variables and the age of the building or property is not always the criteria for designation.

9. Historic Preservation Month Event Planning Update

Mrs. Kellums began by sharing that she met with Chair DePetro and Commissioner Azari in February of this year to start planning Historic Preservation month. It will be held at Syntax Distillery on Wednesday May 8th from 5:30 p.m. to 7:30 p.m. This event will be open to the public. The plan is going to include trivia and she will be asking for trivia questions from the Commission in the weeks to come.

Also, on Monday, May 6, 2024, there will be a tour of the Windon and Betsy Davis House that was recently designated.

The Historic Preservation Month award nomination form is included in the packet. Mrs. Kellums hopes to receive several in each category and there will be a news release asking for nominations. Awards have not been given since 2019. Awards will be given during the event on May 8, 2024.

10. Commission Member Reports

Commissioner Brunswig updated the Commission about Dearfield as it is connected to Greeley. They have had public meetings regarding the townsite and are determining if it can be designated as a National Historic Site. If approved, it would become part of the National Park System. It has received a lot of media attention in recent weeks and PBS will be doing some filming at the site in the coming weeks.

Vice Chair Jaehn shared that Historic Greeley Inc. does a weekend preservation program and encouraged the public to get involved and participate in it.

11. Staff Report

Mrs. Kellums reminded the Commission to RSVP for the Boards and Commission event that is being held on April 3, 2024.

12. Adjournment

With no further business before the Commission, Vice Chair Jaehn adjourned the meeting at 5:07 p.m.

Sean Jaehn, Vice Chair

Elizabeth Kellums, Secretary

City of Greeley, Colorado
HISTORIC PRESERVATION COMMISSION PROCEEDINGS
Regular Meeting

March 18, 2024

1. Call to Order

Chair Christen DePetro called the meeting to order at 4:00 p.m.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Christen DePetro
Commissioner Doran Azari
Commissioner Bob Brunswig
Commissioner Sean Jaehn
Commissioner Gabriel Llanas
Commissioner Melissa Martinez
Commissioner Dan Podell

ABSENT

None

3. Approval of Agenda

Doug May (Planner III) indicated there were not any additions or modifications to the agenda. Commissioner Azari moved to approve the agenda as published. Commissioner Jaehn seconded the motion.

Motion carried 7-0.

4. Report from Historic Greeley Inc.

Marshall Clough, 1619 14th Street, Greeley (Historic Greeley Board Director) introduced himself and began to share his report.

The Southard/Gillespie House has had a lot of improvements recently, in effort to make the space more functional for events and they are excited to have a space to better accommodate the community. The first event since these improvements is the Spring Tea event, coming up in May. Historic Greeley Inc. is excited to be involved in renovations to the Warnoco building. They are working

closely with the Boys and Girls club to obtain tax credits. There will be a Grand Opening event in June, and he hopes the Commission will attend. Historic Greeley Inc. is beginning to organize this year's Weekend Preservation project. It will take place in Fall and they are beginning to get information out now in hopes of receiving more applications than in previous years.

5. Public Hearing for a Request for Certificate of Designation of the Winograd House at 502 10th Street GHR2023-0005

Chair DePetro introduced the item as presented and asked if there were any conflicts of interest. Commissioner Martinez stated she has a conflict of interest and excused herself from the meeting.

Doug May (Planner III) began his presentation by sharing an overview of what will be presented and moved into sharing an aerial Site Map showing the location of the proposed designation.

Mr. May shared the historical significance of the site including some history about the house (built in 1922), owners of the house throughout the years including Abraham and Matilda Winograd, who moved into the house in 1926, living there until 1950.

The house's architectural significance includes triangular knee braces on wide eave overhangs, cross-gabled roof features, a wide front porch, and windows typical of Craftsman and Prairie style homes. Mr. May shared photos of the home showing these features.

This house is geographically significant for being in the Sunrise Neighborhood. It is included in the original plat of Greeley, and it is representative of the neighborhood. The period of significance includes Historical Significance from (1922-1950), Architectural Significance (1922) and Geographic Significance (1922) This request exhibits integrity of Location, Design, Setting, Materials, Workmanship, Feeling and Association.

Public notice for this designation included publication in the Greeley Tribune on March 3, 2024, posting on the property on March 1, 2024, posting online on February 26, 2024, and the owner/applicant was emailed on February 28, 2024.

Staff recommended approval of the proposed designation. Mr. May shared he was available for any questions. Commissioner Brunswig shared some historical information about the Sunrise neighborhood.

Chair DePetro opened the Public Hearing at 4:17 p.m. Seeing no requests for comment she closed the Public Hearing at 4:17 p.m. and asked the Commission for action on the item.

Commissioner Azari moved, based on the application received and the preceding analysis, that the Commission finds and concludes that the Winograd

House meets significance criteria of Section 24-1003(d)(1) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized in the staff report, and therefore approve the designation and issue a Certificate of Designation to be recorded by the Weld County Clerk and Recorder. Commissioner Brunswig seconded the motion.

Motion carried 6-0 (Commissioner Martinez excused for conflict of interest).

6. Commission Member Reports

Chair DePetro asked for any updates from the Commissioners. Commissioner Azari shared he was able to watch the webinars shared with the Commission and he will also be attending a webinar later in the week from History Colorado and he will report back to the Commission on these.

Chair DePetro shared her Saving Places conference report. She attended 8 sessions and highlighted her key takeaway items. One of them was the Adapt Title Words of Rethink, Refine and Revive, because of the integration of the old with the new in creative ways. She shared some of the examples that stood out to her and that some of the stories shared about preservation in communities that are more open to compromise on certain items and how it has elevated the preservation process and encouraged more owners to proceed with designations. It really helped her remember that keeping the big picture in mind is important and that the goal is to get buildings preserved.

Commissioner Brunswig shared further information about the Winograd family and what an amazing family they were to the Greeley community.

7. Staff Report

Mr. May shared that there were no staff reports but wanted to congratulate Mrs. Kellums on her 25-year anniversary with the city.

8. Adjournment

With no further business before the Commission, Chair DePetro adjourned the meeting at 4:30 p.m.

Christen DePetro, Chair

Doug May, Secretary

Historic Preservation Commission Workshop Agenda Summary

April 15, 2024

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

Title:

Historic Preservation Month Update

Summary:

For Historic Preservation Month, the City will be honoring it in several ways.

On Monday, May 6th the Historic Preservation Commission will tour the recently designated Windon and Betsy Davis House at 2730 Buena Vista Drive in lieu of a meeting.

On May 7th, the City Council will proclaim May as Historic Preservation Month.

The Commission will host the annual Historic Preservation Month Reception and Awards on May 8th at Syntax Distillery, 700 6th Street, at 5:30 p.m.

On Thursday, May 16th, the Commission will host Maria Delgado from Colorado State University to talk about CSU's Architectural Virtual Library, an online resource for documenting and researching historic buildings. This presentation will be part of the History Brown Bag Presentations and will be at the Greeley History Museum at noon.

All events are free and open to the public.

Throughout the month, GTV8 will air an Inside Greeley segment about Historic Preservation Month and Windows of Time documentaries about historic preservation and local history.

The Historic Preservation Office will be promoting historic preservation and recent designations through posting photos and stories the city's social media accounts.

In lieu of a Historic Preservation Month poster, the city will launch a public engagement project to gather stories about the Warnoco site on the city's public engagement www.speakupgreeley.com website.

Finally, Historic Preservation Commission and Staff are invited to volunteer at the High Plains History Fest at Centennial Village Museum the week of May 6-10th. If interested, Ms. Kellums can provide contact information for signing up.

Attachments:

None.

Historic Preservation Commission Workshop Agenda Summary

April 15, 2024

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

Title:

Historic Preservation Month Awards

Summary:

On Friday, April 5, 2024, Historic Greeley, Inc submitted nominations for Historic Preservation Month awards, including one in each of the areas of Individual, Organization, and Contractor, prior to the noon deadline. We received no other nominations before the April 5th noon deadline. Staff will bring the received nominations to the April 15th Commission meeting.

If the Commission decides to give awards for any of the nominations, awards will be presented at the Historic Preservation Month Reception at Syntax Distillery in the Greeley Elevator Building, 700 6th Street, on Wednesday, May 8th.

The Commission last gave Historic Preservation Month Awards in 2019 to celebrate and honor those contributing to preservation of Greeley's significant properties. The Commission most recently presented awards to Allnutt Funeral Services and Bill and Rick Allnutt for stewardship of the Allnutt Funeral Services Building, for Cardiac Investments LLC for rehabilitation of the Masonic Temple Building, for Linde Thompson for obtaining a grant and historic tax credits for the rehabilitation of the Masonic Temple Building, and Riley and Duston Baker and Rainbow Motel LLC for preservation and rehabilitation of the Rainbow Motel.

Attachments:

None.