



Historic Preservation Commission

August 19, 2024 at 3:00 PM

714 8th Street, Greeley History Museum - Community Room, Greeley, CO 80631

Agenda - Workshop

1. Historic Preservation Commission Visioning and Goals Discussion



DATE: August 19, 2024
TO: Historic Preservation Commission
FROM: Betsy Kellums, Planner III – Historic Preservation
RE: Visioning Discussion

Historic Preservation Staff is working on a strategic plan to grow the historic preservation program and would like your input/feedback about the direction of historic preservation in Greeley and ideas for projects for staff and commissioners. At the July 15th meeting, we will discuss *your thoughts* about some questions to prompt discussion:

What is your vision for Historic Preservation in Greeley?
What would you do if we had unlimited funds?
What is important to you as it relates to the historic preservation program?
What is your priority/what are your priorities?

The Historic Preservation Office has these projects and tasks. What do you think about each one? If you had to rank them, how would you do it and why?

Greeley Historic Register Administration

- implement Section 24-1003 of the Greeley Municipal Code (Historic Preservation Section)
- Process current applications (this has been very slow since March after the Winograd House designation), including nominations and design review applications – major and minor alterations.
- promote incentives

Outreach

- outreach to Greeley Historic Register owners with reminder to get approval for alterations and reminders about incentives
- outreach to owners of properties determined eligible
- outreach to neighborhoods about benefits of districts

Education

- plan and carry out walking tours, including developing new tours (haven't done new tours since pre-COVID)
- historic preservation presentations to groups upon request
- plan and carry out history presentations/history brown bag series
- educate about the benefits of historic preservation

Collaboration/Partnerships

- work with Museums, HGI on preservation-related events
- develop partnerships

Development

- work with developers, land use application applicants on projects impacting historic properties or properties that are 40 years old or older; provide comments on projects
- review permits for alterations/demo of properties 40 or older (in accordance with GMC Section 24-1003)

Historic Property research

Grants

- Develop grant projects, apply, administer if funded
- State Historical Fund grants
- CLG grants
- NPS grants
- Implement the Survey Plan

Imagine Greeley Comprehensive Plan

- Implement
- Historic & Cultural Resources Chapter
- Growth & City Form Chapter

City of Greeley Imagine Greeley Comprehensive Plan

Goal HC-1: Preserve and promote local heritage

Objective HC-1.1 Identification of Historic Resources

Continue the identification of historically significant elements of the built and natural environment associated with people and events important to Greeley's history and/or its diverse population through historic resource surveys or other methods.

Objective HC-1.2 Education

Encourage community education that facilitates a deeper awareness, understanding and appreciation for local historic resources.

Objective HC-1.3 City-Owned Resources

Display leadership in the care, promotion, and use of City-owned facilities that are of historic significance and encourage other public entities to offer like stewardship.

Objective HC-1.4 Greeley Museum

Protect and expand the City's museum archives as a resource for documentation and preservation of the history of Greeley and its residents.

Objective HC-1.5 Historic Registers

Encourage the designation of historically significant buildings and districts to the local, state, and national registers of historic places.

Objective HC-1.6 Preservation Tools

Support and implement a range of tools and approaches for protecting the City's historic resources in addition to designation on a historic register, such as design guidelines, character districts, neighborhood plans, and federal and state tax credits, among others.

Objective HC-1.7 Heritage and Cultural Tourism

Continue to collaborate with local and regional partners to promote heritage and cultural tourism as an essential part of Greeley's economic development, branding, and historic preservation strategies, including partnerships established through the Northern Colorado Cultural Strategic Plan, Cache la Poudre River National Heritage Area, and other regional efforts.

See Action Plan for HC Chapter in Imagine Greeley

Relevant Objectives from Growth and City Form Chapter

Objective GC-3.2 Historic Preservation & Adaptive Reuse

Encourage the preservation, rehabilitation, or adaptive reuse of historic structures and other notable site features as a part of future development.

Objective GC-4.2 Reinvestment/Adaptive Reuse

Encourage reinvestment in established areas of Greeley to maximize the use of existing public infrastructure. Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings through adaptive reuse.

Goal GC-5: Facilitate the rebirth of Downtown Greeley as a regional multi-use activity area while preserving and promoting the cultural aspects of the area.

Objective GC-5.1 Historic Preservation

Encourage historic preservation through Downtown through the use of financial, building, and other incentives for rehabilitation, restoration, and/or adaptive reuse of landmark structures and facilities.

Objective GC-5.2 Design Standards

Adhere to the adopted Downtown architectural and design standards to guide redevelopment efforts in the rehabilitation, replacement, and reuse of existing structures to assure compatibility with the existing character of Downtown.

Goal GC-6: Maintain and enhance the character and inter-connectivity of Greeley's neighborhoods.

Objective GC-6.3

Maintain, enhance and protect the character of established neighborhoods while recognizing the need for established neighborhoods to evolve to meet community needs.

Objective GC-6.4 Historic and Character Districts

Support neighborhoods in the development of Character Overlay District designations as well as local historic districts to support the preservation of important physical features and land uses unique or characteristic of the neighborhood.

See Action Plan for GC Chapter in Imagine Greeley

*Finally, if not already covered by above discussion points, what projects would you like to see the Commission and Staff take on? What are your goals for the Commission?

Attachment

Imagine Greeley Chapter 5: Action Plan for Growth & City Form and Historic & Cultural Resources Chapters

**GROWTH & CITY FORM (GC)**

IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
Goal GC-1: Manage growth effectively.			
IMP GC-1.1 Update the Community Indicators report at 5-year intervals as a means to monitor trends that have an impact on Greeley's quality of life. Work with community agencies and organizations to formulate a strategic response to correct the conditions leading to the negative trend.	Lead Community Development	Policies and Programs	Ongoing
IMP GC-1.2 Consider interim development opportunities within the North Annexation Area in the near-term, provided the uses and development configurations proposed will not preclude the viability of future development and/or transportation networks needed to serve adjacent areas.	Lead Community Development Partners Planning Commission	Policies and Programs	Ongoing
IMP GC-1.3 Develop land use tools to assist in the preservation of important natural features, farmland, community separators, and open space in targeted areas.	Lead Community Development Partners Culture, Parks, and Recreation Planning Commission	Policies and Programs	Near-Term
IMP GC-1.4 Amend the Development Code to formalize the method of establishing the APFA by: – Establishing a system that graduates the development fees due by the development, in addition to the infrastructure expansion, proportionate to its distance from the APFA; and – Developing a mechanism for subsequent developers who benefit from the new infrastructure to reimburse a pro-rata share of the cost of the new infrastructure if subsequent development occurs within ten years of its initial installation or expansion.	Lead Community Development Partners Planning Commission	Regulatory Revisions	Near-Term



IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
IMP GC-1.5 Develop a method the City can use to anticipate, monitor and respond to the cumulative fiscal impacts of new development as build-out occurs.	Lead Community Development Partners Finance	Policies and Programs	Near-Term
IMP GC-1.6 Conduct a sub-area plan process for urban reserve lands within Greeley's Long Range Expected Growth Area (LREGA), to engage property owners, the community, and other stakeholders in a discussion regarding future land uses and adequate public facilities, for these areas.	Lead Community Development Partners Planning Commission	Policies and Programs	Near-Term
IMP GC-1.7 Work with Windsor, Severance, Eaton, Kersey, and other regional partners to develop IGAs for urban reserve lands within Greeley's Long Range Expected Growth Area (LREGA), as shown on the Land Use Guidance Map.	Lead Community Development Partners City Manager's Office City Council Adjacent municipalities	Policies and Programs	Near-Term
IMP GC-1.8 Review and update, as appropriate, Development Code provisions associated with sand and gravel mining to assure that reasonable mitigation and accommodation of potential impacts to adjacent land uses, such as from transportation, environmental quality, and nuisance conditions, are provided.	Lead Community Development Partners Planning Commission	Regulatory Revisions	Long-Term
Goal GC-2: Promote a balanced mix and distribution of land uses.			
IMP GC-2.1 Update the Development Code and/or amend the zoning map so that zoning districts that are consistent with the Land Use Guidance Map.	Lead Community Development Partners Planning Commission	Regulatory Revisions	Near-Term
IMP GC-2.2 Develop and adopt a mixed-use zone--or amend existing zoning districts--to support a greater mix of uses in Greeley. Review Development Code standards to utilize parking standards to promote mixed-use developments with joint use and opportunity for parking space reduction.	Lead Community Development Partners Planning Commission	Regulatory Revisions	Near-Term
Goal GC-3: Ensure new development, infrastructure investments, and public realm improvements enhance the character of the community.			
IMP GC-3.1 Update the City's Development Code to include additional design standards that will encourage more innovative and high-quality design that reflect contemporary, progressive and sustainable building design trends.	Lead Community Development Partners Planning Commission	Regulatory Revisions	Near-Term



IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
IMP GC-3.2 Update the City's design standards to require new development to offer unique physical elements or improvements that contribute to the area's character and identity including: – Distinct site elements or architecture; – Historic or cultural resources; – Amenities such as views, open space, water courses, varied topography, or connectivity to existing or new trails; or – A central gathering place for residents of the neighborhood or subdivision.	Lead Community Development Partners Planning Commission Historic Preservation Commission	Regulatory Revisions	Near-Term
IMP GC-3.3 Explore the feasibility of re-establishing the citizen Architectural Review Advisory Committee, which would acts as a technical and community resource to City staff and applicants in evaluating and trouble- shooting specific project design issues, as requested.	Lead Community Development Partners Planning Commission	Policies and Programs	Near-Term
IMP GC-3.4 Update the City's Sign Code to reflect contemporary design elements and construction options and promote the attractive appearance of commercial corridors through functional and appealing property and business identification that is well- integrated into other site improvements.	Lead Community Development Partners Planning Commission	Regulatory Revisions	Long-Term



IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
Goal GC-4: Prioritize infill and redevelopment			
IMP GC-4.1 Assess and amend as needed the Development Code and other City regulations related to infill development and redevelopment to protect the existing neighborhood areas. Regulations (or lack thereof) that address, among other issues: – Site design and building massings and forms that are compatible with or complimentary of the surrounding neighborhood; – Mitigation of any compatibility issues (such as parking, noise, hours of operation) that could arise from non-residential land uses/developments; – Transitions between higher-intensity development and lower-intensity development (particularly single-family neighborhoods); – The development of a diverse range of higher-density housing types, not just multi-family apartment buildings; – The development of accessory dwelling units; and – Protection, preservation, and adaptive re-use of historic buildings or other structures.	Lead Community Development Partners Planning Commission Historic Preservation Commission Public Works Greeley Urban Renewal Authority	Regulatory Revisions	Near-Term
IMP GC-4.2 Amend municipal, building, and fire codes to eliminate barriers which would prevent, or place unreasonable costs on property-owners looking to rehabilitate and/or re-use older structures.	Lead Community Development Partners Historic Preservation Commission Fire	Regulatory Revisions	Near-Term
IMP GC-4.3 Where the adoption of regulations are not possible, or not desired by the neighborhood, explore developing non-regulatory design guidelines, or other materials that provide guidance to developers on how their projects can best complement the existing qualities and characteristics of that neighborhood.	Lead Community Development Partners Planning Commission Historic Preservation Commission	Policies and Programs	Long-Term
IMP GC-4.4 Explore the feasibility of establishing a financial resource whereby existing buildings may be improved to comply with or meet the intent of building and fire code standards through low interest-rate loans or similar incentives.	Lead Community Development Partners Fire	Policies and Programs	Long-Term



IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
Goal GC-5: Facilitate the rebirth of Downtown Greeley as a regional multi-use activity area while preserving and promoting the cultural aspects of the area.			
IMP GC-5.1 Explore expanding existing programs or establishing new programs which encourage the development of attainable housing, particularly “to own” housing, for Downtown workers, such as with the Urban Homesteader program.	Lead Neighborhood Resources Office Partners Community Development Downtown Development Authority Greeley Urban Renewal Authority	Policies and Programs	Near-Term
IMP GC-5.2 Update the menu of incentives available to Downtown landowners and provide information about such resources in broad formats and in a timely manner.	Lead Community Development Partners Downtown Development Authority Historic Preservation Commission	Policies and Programs	Long-Term
IMP GC-5.3 Explore regulatory amendments to the Model Traffic Code which would allow for multiple, alternative and special forms of transportation to be allowed in a defined Downtown area, such as Smart cars, horse drawn carriages, trolley, and other similar devices.	Lead Public Works Partners Community Development Downtown Development Authority	Regulatory Revisions	Long-Term
Goal GC-6: Maintain and enhance the character and inter-connectivity of Greeley’s neighborhoods.			
IMP GC-6.1 Continue to work with the University of Northern Colorado and its affiliated off-campus student organizations (such as fraternities/sororities) to educate students on how to be a respectful tenant and maintain “good neighbor conduct” in order to ensure that residences occupied by students are well-maintained and compatible with surrounding properties.	Lead Neighborhood Resources Office Partners University of Northern Colorado	Policies and Programs	Ongoing



IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
IMP GC-6.2 Review, and update as needed, the Subdivision Regulations and Development Code to assure: – Aesthetics are well- integrated in public places, roadways, adjacent uses; – Natural land features or forms are well integrated into the overall design of the subdivision; – Inclusion of a range of housing types is encouraged; – The integration of non-residential uses are encouraged; – New subdivisions provide for a range of transportation options (such as bike and pedestrian pathways) within the development; and – Connections to adjacent neighborhoods and/or non-residential areas (such as neighborhood centers) are provided.	Lead Community Development Partners Planning Commission Public Works Culture, Parks, and Recreation	Regulatory Revisions	Near-Term
IMP GC-6.3 Work with the community to explore the possibilities of establishing a “character overlay district” to support neighborhood driven covenants or design characteristics to protect the distinctiveness of an area. Also explore the establishment of local historic districts in neighborhoods that contain a preponderance of historic resources and such a designation is supported by property owners.	Lead Community Development Partners Planning Commission Historic Preservation Commission	Policies and Programs	Near-Term
IMP GC-6.4 Review and update Development Code standards related to the redevelopment of land lease or manufactured home communities to promote homeownership and a stable neighborhood setting.	Lead Community Development Partners Neighborhood Resources Office	Regulatory Revisions	Long-Term
IMP GC-6.5 Review and update as appropriate the requirement for perimeter landscape treatment plans for new subdivisions in order to better link neighborhood via complimentary perimeter treatment schemes.	Lead Community Development Partners Planning Commission	Regulatory Revisions	Long-Term
IMP GC-6.6 Prohibit the siting of residential uses immediately adjacent to medium- or high-intensity industrial uses and/or zoning districts without a Development Concept Master Plan or a neighborhood area master plan (within the Redevelopment District).	Lead Community Development Partners Planning Commission	Regulatory Revisions	Ongoing



HISTORIC & CULTURAL RESOURCES (HC)

IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
Goal HC-1: Preserve and promote local heritage.			
IMP HC-1.1 Implement, and regularly update, the Greeley Historic Preservation Plan.	Lead Historic Preservation Commission Partners Community Development	Plans	Ongoing
IMP HC-1.2 Periodically research and publicize other financial sources of support for historic preservation activities, including state, federal and private foundation sources.	Lead Community Development Partners Historic Preservation Commission Communication & Engagement	Policies and Programs	Ongoing
IMP HC-1.3 Catalogue and promote places in the community which have special significance to the development of the area, such as the Cache la Poudre River, the Union Pacific Railroad, irrigation ditches and improvements, and similar features which provide an important context of community identity. Seek grants and other resources to provide markers, plaques and other identification, as appropriate.	Lead Culture, Parks and Recreation Partners Historic Preservation Commission Poudre Heritage Alliance Visit Greeley	Policies and Programs	Near-Term
IMP HC-1.4 Identify and prioritize areas of the city that may contain historic resources that have yet to be surveyed. In addition, identify and prioritize areas or neighborhoods that need to be re-surveyed or have completed surveys updated.	Lead Community Development Partners Historic Preservation Commission	Policies and Programs	Near-Term
IMP HC-1.5 Produce materials which describe and illustrate elements associated with historic structures, architectural styles, the care or maintenance of historic structures, provide interpretive displays and exhibits, and other related topics.	Lead Community Development Partners Historic Preservation Commission Communication & Engagement Culture, Parks, and Recreation	Policies and Programs	Near-Term



IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
IMP HC-1.6 Explore technological opportunities to expose the public to historic preservation programs and resources.	Lead Community Development Partners Historic Preservation Commission Information Technology	Policies and Programs	Near-Term
IMP HC-1.7 Explore ways in which the City of Greeley can facilitate the availability of private loans at attractive rates and terms through local lenders for landowners seeking financial support in the renovation, rehabilitation, or restoration of an historic structure.	Lead Community Development Partners Historic Preservation Commission Culture, Parks, and Recreation Finance	Policies and Programs	Long-Term
Goal HC-2: Support and celebrate the rich diversity of human experience within the community.			
IMP HC-2.1 Continue to fund the Greeley Unexpected campaign as a means to promote the city's diversity and unique cultural offerings.	Lead City Manager's Office	Policies and Programs	Ongoing
IMP HC-2.2 Solicit citizen participation on City boards and commissions which represents a broad geographic, cultural, gender, age, and ability cross-section of the community.	Lead City Clerk's Office Partners All Boards and Commissions	Policies and Programs	Ongoing
IMP HC-2.3 Continue efforts to achieve a City workforce which is a reflection of the cultural and demographic population of the community.	Lead All City Departments	Policies and Programs	Ongoing
IMP HC-2.4 Continue support for the Community Mediation program and explore new programs, venues, or opportunities to support residents, businesses, and government work through differences and resolve conflicts in an amicable and mutually respectful way. Publicize existing and future programs to build awareness within the community.	Lead Neighborhood Resources Office Partners Human Relations Commission Communication & Engagement	Policies and Programs	Ongoing
IMP HC-2.5 Develop and expand resources, exhibits, and programs through the city's museums, libraries, and other public venues which educate residents in a thoughtful manner about the diverse cultures within the community.	Lead Culture, Parks and Recreation Partners High Plains Library District University of Northern Colorado Model Railroad Museum	Policies and Programs	Near-Term



IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
IMP HC-2.6 Explore new opportunities to increase the involvement of diverse groups of residents in community issues and City-sponsored events.	Lead Communication & Engagement Partners All City Departments Human Relations Commission	Policies and Programs	Near-Term
IMP HC-2.7 Explore venues, events, and ongoing programs to expand knowledge, understanding, and appreciation of differences between people in order to diminish stereotypes and reduce intolerance and disparities between various community populations.	Lead Culture, Parks and Recreation Partners Human Relations Commission Area Non-Profit Organizations Neighborhood Resources Office Communication & Engagement	Policies and Programs	Long-Term
Goal HC-3: Develop and promote art and culture experiences.			
IMP HC-3.1 Promote the City's One Percent for Art Program which incorporates artistic design and art works installation as component of its capital construction projects, thereby enriching the interest, quality and relevance of public improvements and the community areas in which they are located.	Lead Culture, Parks and Recreation Partners Greeley Art Commission Communication & Engagement	Policies and Programs	Ongoing
IMP HC-3.2 As the city grows, promote and expand local museum facilities and/or programming to provide a context for residents to understand those who preceded them in the development of the community, as well as to provide a mechanism to document key events, people and community features to help bring history alive for area residents and visitors.	Lead Culture, Parks and Recreation Partners Communication & Engagement	Public Investments	Ongoing
IMP HC-3.3 Retool the City's art program to expand community awareness, experience, and involvement through hands-on demonstrations and outreach by bringing artwork out into various parts of the community through the use of a "mobile gallery."	Lead Culture, Parks and Recreation Partners Greeley Art Commission Greeley Creative Arts District School Districts Aims Community College	Policies and Programs	Long-Term



IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
IMP HC-3.4 Evaluate the City's Development Code to assess whether current regulations limit or create barriers to the creation of arts and culture venues or hosting of arts and culture events. Address any such barriers in order to expand access to arts and culture venues and events throughout the city.	Lead Community Development Partners Planning Commission Greeley Art Commission Greeley Creative Arts District	Regulatory Revisions	Long-Term
IMP HC-3.5 Explore locations in West Greeley for the establishment of a commercial regional outdoor amphitheater.	Lead Culture, Parks, and Recreation Partners Community Development	Policies and Programs	Long-Term
IMP HC-3.6 Continue to promote music-focused events, such as the UNC Jazz Festival, the Blues Jam, and FridayFests	Lead Economic Development	Policies and Programs	Ongoing