

City of Greeley, Colorado
HISTORIC PRESERVATION COMMISSION PROCEEDINGS
Regular Meeting

March 3, 2025

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 Marshall Clough
Commissioner Sean Jaehn
Commissioner Gabriel Llanas
Commissioners Dan Podell

Commissioner Martinez was excused.

3. Approval of Agenda

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

Motion carried 6-0.

4. Approval of the Minutes

Chair DePetro moved to approve the February 03, 2025, Historic Preservation Commission meeting minutes. Commissioner Jaehn seconded the motion.

Motion carried 6-0.

5. Report from Historic Greeley Inc.

Rebecca Brunswig (Historic Greeley Inc.) reported that they were informed of some developments in downtown and will be keeping an eye out for the Historic Buildings and District in that area. Ms. Kellums mentioned it is the Richmark proposal she was referring to. No decisions have been formally made so there are no details now. Weld County will be hosting some informational

meetings at the end of the month and maybe the 1st week of April. The goal is to create a Civic Campus to include, city, county, and the school district. Betsy will share the meeting dates with the Commissioners when located.

6. Public Hearing to Consider a Request for Certificate of Approval for Major Alteration to Add an ADA ramp to the Centennial Village Museum Depot at 1475 A Street, Case No. HPDR2025-0004

Commissioner Llanas had to recuse himself due to a conflict of interest. Betsy Kellums (Planner III) presented the Greeley History Museum's request to put an ADA ramp on the depot at Centennial Village Museum. There must have been some miscommunication between the Museum and the city facilities department or forgetting that this is on the Historic Register and therefore they needed Commission approval before installation of the ramp. The ramp located on the east side of the building did not meet ADA requirements so a new one was required. Staff recommends approval.

The Commission expressed disappointment that the ramp was completed prior to the Commission review. Commissioners asked if this could have been located on another side of the building instead of the front and suggested it could have been designed differently and/or used different materials and colors to make it more compatible.

Chris Bowles (Museum Manager) attended the meeting virtually and answered questions of the Commission about the design, materials and timing of the project. He apologized that the work was completed prior to the Commission review. He explained the Museums began planning for the ramp prior to Centennial Village being designated. He sought to adhere to the Secretary of the Interior's Standards in the design, but the design the museum's approved was not what the contractor's built, particularly with materials. The original intent was to use a wooden deck and side paneling similar to what is on the building. He was also adamant that the connection to the building would be minimal, and it turned out to be freestanding, not connected to the building. The city's facilities department had difficulties with the contractor in communication and timing of the project, as it was finished in January instead of last summer. He apologized for coming in after the fact and said the museum should have applied for approval before planning the project.

In response to a question from Commissioner Azari, Mr. Bowles indicated that Selma's Store had an ADA ramp installed several years ago. They do have several houses that have stairs that will likely need ramps in the future.

Commissioner Jaehn expressed disappointment about the museum coming in after the work was done, and he said if the museum came in to get approval for the ramp as it was constructed, he would have been a hard no.

They discussed the previously used ramp, which was not compliant with ADA regulations. The Commissioners and staff discussed how the other doors were not viable options for the ramp due to the interior configuration and the siting of the depot on the property.

Commissioners Azari and Jaehn talked about amending the recommended motion to ask

the museums to make the ramp align more with preservation concerns, which Commissioner Azari appreciated Mr. Bowles addressing. They discussed painting the ramp to match the building or the red brick. Commissioner Jaehn recommended staining the ramp. They also discussed the black railings on the ramp.

They also discussed coming up with a uniform design standard for ADA ramps that would be considered in the future. Mr. Bowles would be in favor of that, including something along the lines of wooden planks, durable and meets ADA requirements. The railings will be painted to match the trim of the depot.

Ms. Kellums will work with museum staff on ADA standards for Centennial Village Museum.

The Commission and Staff discussed staining and working with city facilities and the contractor, who did not do the work as the museums had signed off on.

Commissioner Azari moved that, based on the application received and the preceding analysis, the Commission finds that the proposed installation of an ADA ramp on the front of the Depot at Centennial Village Museum at 1475 A Street meets (1) Criteria and Standards a, b, 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 with the expectation that the City Museums work to modify the concrete ramp, to standardize its appearance to match the look of the historic depot. Commissioner Clough seconded the motion.

Commissioner Podell asked if Mr. Bowles was okay with the proposed motion. He asked for clarification if the stain of the ramp matches the dark deck. The Commission determined the museums could make the color decision and not include the color of the stain in the motion.

Chair DePetro called for a vote. The motion passed 6-0 (Commissioner Martinez absent).

7. Colorado Preservation Inc. Saving Places Conference Reports

Commissioner Llanas reported on his experience at the CPI Conference. The aspect of preservation that feels the most important to him but that is the most difficult is the storytelling aspect. Preserving a building for the future is very important, but it is also very important to explain why. Art is also relevant to historic preservation, referring specifically to Neon Alley in Pueblo, which is a tourist attraction in Pueblo. He also reported on colcha embroidery used for story telling in the San Luis Valley. He described an embroidered map of Alamosa. Finally, he talked about the La Isla Memory project. An artist had printed historic photographs of people working in the abandoned building on large fabric and then hung them in the building. The more he attends the conference, the more he realizes how important historic preservation is. He talked about how important it is to pass along the memories and stories of place to the next generation so those stories don't disappear and prevent our understanding place in the future. He highly recommends the conference.

Ms. Kellums reported on her experience at the conference. She talked about the state tax credits, a new historic preservation housing tax credit for rehabilitation

projects that include a certain amount of housing. She discussed placekeeping – to keep a place that is already made (instead of placemaking), and she discussed documenting and designating sites that have been lost with interpretive panels, sidewalk stickers, building footprints, etc.

Commissioner Clough reported on his experience at the conference, including the session about Withintrification, which is an antidote to typical gentrification. It involves local communities negotiating with possible developers to keep their houses, the atmosphere, and character of the community, basically gentrifying in a way that is compatible with the history and heritage of the existing community. he also reported on the session about Pueblo and the story telling for the Hispanic community.

8. Commission Member Reports

No Commission members shared reports.

9. Staff Report

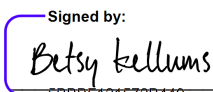
The Historic Preservation Month event will be Monday, May 19th at Warnoco. The decision was made to have the event from 5-7 p.m. The event will be in lieu of a meeting.

10. Adjournment to Workshop

With no further business before the Commission, Chair DePetro adjourned the meeting to a workshop at 5:41 p.m.

11. Workshop: Triennial Review

The Commission discussed the triennial review questionnaire and items for a work plan for the next three years. The work plan items they prioritized included 1) education and outreach, including letters reminding Greeley Historic Register owners about incentives and design review requirements and letters to owners of properties potentially eligible for designation and realtor training and outreach, 2) continuing with bronze plaques, 3) reviewing nominations to the Greeley Historic Register, and 4) reviewing requests for Certificates of Approval.

Signed by:

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Betsy Kellums, Secretary

Signed by:

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Christen DePetro, Chair