



# **HISTORIC PRESERVATION COMMISSION**

## **Proceedings**

**September 12, 2011**

**919 7<sup>th</sup> Street  
Council Chambers  
4:00 p.m.**

---

### **I. Call to Order**

Chair Clough called the meeting to order at 4:02 p.m. Commissioners Brunswig, Davis, Vielma, Sanchez, and Scott were present. (Commissioner Ramstack was absent.)

### **II. Approval of Agenda**

The agenda was approved as written.

### **III. Approval of Minutes**

Commissioner Brunswig made a motion to approve the minutes for the meeting held on July 11, 2011 as written. Commissioner Davis seconded the motion; the motion carried 6-0. (Commissioner Ramstack was absent.)

### **IV. Welcome to New Historic Preservation Commissioner Sandra Scott**

Chair Clough welcomed Sandra Scott to the commission. She commented that she was excited to be here.

### **V. Public Input**

None.

### **VI. State Historic Preservation Income Tax Credit Applications: Shaw Lofts 201 & 203**

Betsy Kellums, Historic Preservation Specialist, presented the applications for the Shaw Lofts 201 & 203. Part one of the applications was submitted in June due to trying to receive Federal Tax credits. Part two is submitted to apply for

20% of the costs of finishing the units. This would be \$14,105 for unit 201 and \$14,048 for unit 203.

Chair Clough asked how many residential units are in the Shaw building. Ms. Kellums explained there are eight units on the second and third floors. Chair Clough asked if the first floor was retail. Ms. Kellums confirmed that the first floor is retail.

Commissioner Sanchez asked if the pictures with the application were all from one unit. Ms. Kellums said there are pictures with each separate application.

Commissioner Brunswig commented that the two units in the application are similar to the other units she has seen. They are high quality, well-planned, and well-done.

Commissioner Davis asked where the citizens that live on the plaza park their vehicles. Ms. Kellums explained that they park where they can and that parking passes can be purchased.

Commissioner Davis made a motion to approve the State Historic Preservation Income Tax Credit applications made by 1695 Alton Street LLC for the interior rehabilitation projects at 804 8<sup>th</sup> Street Units #201 and #203, a contributing building in the Greeley Historic Register District, in the amount of \$14,104.80 for Unit #201 and in the amount of \$14,047.80 for Unit #203. Commissioner Vielma seconded the motion. The motion carried 6-0. (Commissioner Ramstack was absent.)

## **VII. Calendar Fundraiser**

Commissioner Brunswig explained that there are ten historical houses that do not have their bronze plaques due to budget reasons. The plaques run \$514 apiece. She suggested a possible fundraiser producing and selling calendars that highlight the architectural styles of Greeley. The calendars could be sold for \$10-\$12 to raise the money for the plaques. The calendars would cost around \$3 to produce, leaving a \$7-\$9 profit/each.

Commissioner Davis asked where the initial outlay would come from. Ms. Kellums explained that the money that the fees from the tax credit applications can be used for the up front costs of the calendar. She went on to say that the Friends of the Greeley Museums might fund the calendars, too.

Chair Clough and the Commissioners discussed the calendars more. Commissioner Sanchez explained her Rotary Club did a calendar as a fundraiser and it did not do as well as they hoped as many club members tend to use their phones or other devices for their calendars. The Commissioners decided to look at other fund raising opportunities.

## **VIII. Event Reports**

POW Pillars & Panels Ribbon Cutting – This event was held in late July. Everyone from the commission was in attendance along with approximately 50 other people. There was a lot of enthusiasm and Commissioner Davis added that she was honored that more attendees were there than she thought there would be.

Farmers' Market - Commissioner Brunswig said that she sat at the Commission table at the Farmers' Market once and found it interesting but noted that people were generally more intent on shopping. The poster boards with photos sparked some nice conversations, along with specific questions about the process to apply for historic designation. Commissioner Davis said it was a pleasant experience and that people wanted to chat about historic preservation. Chair Clough thought it would be a good idea to consider having a display at the Farmers' Market in the future. Ms. Kellums commented the last Market will be held on the second Saturday in October. Commissioner Vielma commented that it is definitely worth while.

Potato Day - Chair Clough commented that he spoke with people at Potato Day. Not as many people stopped and asked questions as at the Farmers' Market. Commissioner Scott commented that it was enjoyable and they found that a lot of people didn't know that this Commission existed.

## **IX. Committee Reports**

Ms. Kellums said that the Comprehensive Plan Implementation group has met several times and identified priorities. The next meeting will be Friday, September 16<sup>th</sup> to discuss the Redevelopment Chapter. Chair Clough added that once the report is made, the group will disband. He also commented that he is concerned with the development plan and the role of code enforcement problems regarding lawns and the area between street and sidewalk. It was noted that Karen Scopel, Natural Resources Planner, provided information about landscaping codes including the change from 75% living yards to 50% living yards. Becky Safarik, Community Development Director, explained the change was due to drought and economic conditions. Commissioner Brunswig added that it is useful to be aware of the Code Enforcement process.

Commissioner Davis said that the SD6 Resource Guide group has met twice. They have acquired a guide from Fort Collins to look at. They have contacted the District and chatted about what would be helpful for the teachers. They would like to place the guide online, ready for next year.

## **X. Historic Preservation Commission Member Reports**

None.

## XI. Staff Reports

Ms. Kellums reported on the following items of interest:

- Sunrise Historic Context Project Update - Humphries Poli (HP) recently finished research and has begun writing the draft of the context. The context will be divided into themes identified in the course of research. Within each theme, historic properties associated with the theme will be identified. HP will submit the complete draft with a bibliography by September 26<sup>th</sup>. Following receipt of the draft, the City will send it to the State Historical Fund for review and will review it concurrently. A draft will be available for Commissioners to review if interested. The stories obtained at the July 28<sup>th</sup> neighborhood meeting will be compiled into an appendix. They continue to be on track to complete the project by the end of December 2011. Chair Clough commented that the July 28<sup>th</sup> meeting was well-attended. The consultants Dennis Humphries and Laureen Schaffer gathered information at the meeting for the context report. A number of people at the meeting shared their experiences from living in the neighborhood. Commissioner Scott added that one time the circus was in town and elephants were running amuck in the Sunrise neighborhood. Chair Clough said that he will be doing a column in the Tribune about the neighborhood.
- Monfort House Project Update - The exterior restoration of the Monfort House is nearly complete. The contractor Irish West Constructors, Inc. (IWC) removed the vinyl siding, repaired and replaced the wood siding as necessary, and painted the house white. IWC also rebuilt the exterior red brick wall chimney on the north elevation. They repaired the windows as needed, and will install storm windows. They completed the project in accord with what the Commission approved in March 2011.
- Grant Funding Possibilities - The Certified Local Government grant application deadline is November 15<sup>th</sup>. The City can apply for a grant for further historic resource survey work or another context study. The City could also apply for funding to host a workshop on historic windows or to bring a speaker, such as Donovan Rypkema, to talk about the economics of historic preservation.

Chair Clough commented that he did a guest column on economics of historic preservation in June and that the Denver Post printed an article about economics of historic preservation this past weekend.

Ms. Kellums commented that a grant can be applied for to send commissioners to training, including to the National Alliance of Preservation Commissions (NAPC) forum in Virginia in July 2012, to the 2012 National Trust for Historic Preservation conference, or to the Colorado Preservation, Inc. conference in Denver (this likely would be the 2013 conference).

Commissioner Davis asked how big a grant application can be. Ms. Kellums explained that grants can be up to \$40,000 and added that if the

commission were to come up with an idea for the grant, she would create a draft and send it to the state. Commissioner Brunswig commented that all of the ideas that were offered were good, but the out of state training seems very worthwhile.

Ms. Kellums introduced the new intern Hanna Eckroft, who is from Virginia, and explained that her project will be to choose a property for intensive level survey.

Chair Clough asked if CLG grants are for only one purpose. Ms. Kellums explained that she applied for three things and received partial funding; however, they will not fund the bronze plaques again. Commissioner Davis asked if the grant can be used to bring Mr. Rypkema here and then charge the participants to attend to cover the bronze plaques. Ms. Safarik said that could happen. Ms. Kellums added that is how they handle the guidebooks. The Commissioners also discussed the idea of bringing Mr. Rypkema to Greeley to speak to people who may or may not have knowledge about the economic benefits and importance of historic preservation in community revitalization. The Commission and staff also discussed the possibility of applying for a CLG grant for several projects, including sending Commission and Staff to the NAPC forum and bringing Mr. Rypkema to Greeley.

Commissioner Vielma asked when the Monfort House was built. Ms. Kellums said it was built around 1907.

Ms. Kellums informed the Commissioners of the upcoming Weld Project Connect on October 14<sup>th</sup>. Volunteers are needed. Also, on September 14-17 there will be a colloquium on national parks of the nation and their connection to the rest of the world.

Commissioner Brunswig said she contacted the Community Foundation Serving Greeley and Weld County to fund the plaques. She was informed they had no money but to check back next year.

## **XII. Adjournment**

There being no more business, the meeting was adjourned at 5:02 p.m.

  
\_\_\_\_\_  
Marshall Clough, Chair

  
\_\_\_\_\_  
Betsy Kellums, Secretary