



## **HISTORIC PRESERVATION COMMISSION Proceedings**

**September 27, 2010  
919 7<sup>th</sup> Street  
COUNCIL CHAMBERS  
4:30 p.m.**

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

Chair Heil called the meeting to order at 4:32 p.m. Commissioners Clough, Sunn, and Davis were present. (Commissioners Ramstack and Brunswig were absent. One vacancy exists.)

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

The agenda was approved as written.

### **III. Approval of minutes for the meeting held on September 13, 2010**

Commissioner Clough made a motion to approve the minutes for the meeting held on September 13, 2010 with minor grammatical changes. Commissioner Davis seconded the motion; the motion carried 4-0. (Commissioners Ramstack and Brunswig were absent. One vacancy exists.)

### **IV. Public Input**

None

### **V. Public Hearing: Request for Certificate of Approval, 1313 9<sup>th</sup> Avenue, Parker House**

Chair Heil introduced the application for a Certificate of Approval, 1313 9<sup>th</sup> Avenue, Parker House, and explained the public hearing process. He then called for the staff report.

Betsy Kellums, Historic Preservation Specialist, entered the staff report into the record and oriented the Commissioners to the site at 1313 9<sup>th</sup> Avenue, Parker House. The application was submitted for a Certificate of Approval to replace the existing roof with Rustic Black-colored Tamko Heritage 30 year dimensional asphalt shingles.

Chair Heil asked if the applicant would like to comment on or correct anything in the staff report. The applicant Julia Richard was not present.

Chair Heil opened the public hearing at 4:36 p.m. and called for public comment.

Chair Heil closed the public hearing at 4:36 p.m. and called for a motion.

Commissioner Clough made a motion to approve the Certificate of Approval for 1313 9<sup>th</sup> Avenue, Parker House, application to replace the roof. The Commission finds that the proposal to replace the roof on the Parker House at 1313 9<sup>th</sup> Avenue meets (1) Criteria a, c, e, and f, Secretary of the Interior's Standards #6 and 9 and (2) Standards c, e, and g of Section 16.60.110 of the Greeley Municipal Code and therefore approve the Certificate of Approval.

Commissioner Sunn seconded the motion; the motion carried 4-0.  
(Commissioners Ramstack and Brunswig were absent. One vacancy exists.)

#### **VI. Public Hearing: Request for Certificate of Approval, 803 10<sup>th</sup> Avenue, St. Patrick Presbyterian Church**

Chair Heil introduced the application for a Certificate of Approval and explained the public hearing process. He then called for the staff report.

Ms. Kellums entered the staff report into the record and oriented the Commissioners to the site at 803 10<sup>th</sup> Avenue, St. Patrick Presbyterian Church. The application was submitted for a Certificate of Approval to replace the existing roof with several roofing products. The existing three-tab, brown asphalt shingle roof on the pitched portion is proposed to be replaced with Owens Corning/Duration Series architectural shingles in the Driftwood color. The flat portion is proposed to be replaced with single ply thermo plastic (TPO) roof system. It would not be visible from the ground and would meet the specifications outlined in the Historic Structure Assessment completed by AH Architecture.

Chair Heil asked if the applicant would like to comment on or correct anything in the staff report. Andrew Schmidt, 1312 40<sup>th</sup> Avenue, Greeley, had no corrections to the staff report. Mr. Schmidt added that he felt the visual aspect of the Owens Corning/Duration Series would be an improvement over the existing asphalt shingles.

Chair Heil polled the Commissioners for a conflict of interest. Commissioner Sunn stated that she is a member of St. Patrick Presbyterian Church and that her husband is a pastor of the church but felt she could impartially evaluate the application. Chair Heil and Commissioners Davis and Clough had no conflict.

Chair Heil opened the public hearing at 4:42 p.m. and called for public comment.

Chair Heil closed the public hearing at 4:43 p.m. and called for a motion.

Commissioner Davis made a motion that, based on the application received and the preceding analysis, the Commission finds that the proposal to replace the roof on the Old Park Church/St. Patrick Presbyterian Church at 803 10<sup>th</sup> Avenue meets (1) Criteria a, c, e, and f, Secretary of the Interior's Standards #6 and 9 and (2) Standards c, e, and g of Section 16.60.110 of the Greeley Municipal Code and therefore approve the Certificate of Approval.

Commissioner Clough seconded the motion; the motion carried 4-0  
(Commissioners Ramstack and Brunswig were absent. One vacancy exists.)

**VII. Public Hearing: Request for Certificate of Approval, 1221 9<sup>th</sup> Avenue, Sodbuster Inn/Currier Carriage House**

Chair Heil introduced the application for a Certificate of Approval and explained the public hearing process. He then called for the staff report.

Ms. Kellums entered the staff report into the record and oriented the Commissioners to the site at 1221 9<sup>th</sup> Avenue, Sodbuster Inn/Currier Carriage House. The application was submitted to replace the wood shingle roof of the carriage house at 1221 9<sup>th</sup> Avenue with wood shingles. The owners recently purchased the property and replaced the roof of the carriage house with like material for the continued preservation of the property; however they did not realize they needed to receive a Certificate of Approval to replace the roof.

Chair Heil asked if the applicant would like to comment on or correct anything in the staff report. The applicant was not present.

Commissioner Davis asked if the Certificate of Designation is disclosed at the time of the purchase of property. Ms. Kellums explained that designation is supposed to show up in property title research. She also indicated the permit has been applied for and approved.

Commissioner Clough asked if the building could be designated and Ms. Kellums indicated it could be but the owners were not interested. She indicated they were interested in preserving the old carriage house.

Chair Heil opened the public hearing at 4:52 p.m. and called for public comment.

Chair Heil closed the public hearing at 4:52 p.m. and called for a motion.

Commissioner Sunn made a motion that, based on the application received and the preceding analysis, the Commission finds that the proposal to replace the roof on the carriage house at the Sodbuster Inn at 1221 9<sup>th</sup> Avenue meets (1) Criteria a, c, e, and f, Secretary of the Interior's Standards #6 and 9 and (2) Standards c, e, and g of Section 16.60.110 of the Greeley Municipal Code and therefore approve the Certificate of Approval.

Commissioner Clough seconded the motion; the motion carried 4-0.  
(Commissioners Ramstack and Brunswig were absent. One vacancy exists.)

### **VIII. Presentation by Wade Broadhead, Planner, City of Pueblo**

Ms. Kellums introduced Wade Broadhead, Planner, City of Pueblo. Prior to the meeting Mr. Broadhead was given a tour of the City of Greeley historic areas. Mr. Broadhead gave a presentation entitled *“Getting Them to Come to You - Advocacy Through Action”*.

After Mr. Broadhead’s presentation a short discussion ensued regarding historic issues in the Greeley and Pueblo areas.

### **IX. Historic Preservation Commission Triennial Review Discussion**

Ms. Kellums lead a discussion of the 2010 Triennial Review Discussion based on the questions posed by the City Clerk’s office. Commissioners Sunn and Clough expressed interest in having a meeting with City Council to express their commitment and to emphasize the importance of the role historic preservation plays in the Greeley community.

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

None

### **XI. Staff Reports**

Ms. Kellums reported that she emailed draft text and photos for the POW Camp 202 interpretive panels project to the Commission for their comments, which she needs by October 4<sup>th</sup>.

She reported that the total tour and event attendance so far this year is 410 attendees, including the Historic Preservation Month reception and five walking tours. She invited the members of the Commission to Historic Preservation Intern Jim Bertolini’s tour of the Kiwanis Park area on Tuesday, September 28<sup>th</sup> at 5:30 p.m.

Brad Mueller, Planning Manager, reported on the following items of interest:

Staff is in the process of evaluating roof replacement Certificate of Approval procedures and re-writing the code to make roof replacements an administrative review.

City Council preliminarily approved the City budget, which includes a 2.5% reduction as a whole.

Dearfield, Colorado celebrated 100-year anniversary of its founding. Dearfield is located east of Greeley and was found in 1910. Dearfield was one of many black towns founded in the United States after the Civil War. The Black American West

Museum owns most of the lots in Dearfield and is exploring ways to preserve the site.

**XII. Adjournment**

There being no more business, the meeting was adjourned at 5:46 p.m.

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Ron Heil, Chair

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Betsy Kellums, Secretary