



HISTORIC PRESERVATION COMMISSION Proceedings

**October 11, 2010
919 7th Street
COUNCIL CHAMBERS
4:30 p.m.**

I. Call to Order

Chair Heil called the meeting to order at 4:32 p.m. Commissioners Clough, Ramstack, Brunswig, and Davis were present. (Commissioner Sunn was not present. One vacancy exists.)

II. Approval of Agenda

The agenda was approved as written.

III. Approval of minutes for the meeting held on September 27, 2010

Commissioner Clough made a motion to approve the minutes for the meeting held on September 27, 2010 as written. Commissioner Davis seconded the motion; the motion carried 5-0. (Commissioner Sunn was not present. One vacancy exists.)

IV. Public Input

On behalf of Historic Greeley, Inc., Linde Thompson, 1616 12th Avenue, expressed appreciation to Ron Heil for his work with historic preservation and asked that he stay involved in the historic preservation community.

V. Resolution Commending Ron Heil for 9 years of service on the Historic Preservation Commission

(Commissioner Sunn arrived.)

Commissioner Clough read the Resolution commending retiring Chair Ron Heil into the record. Commissioner Davis made a motion to approve the resolution commending Chair Heil for his service on the Historic Preservation Commission. Commissioner Brunswig seconded the motion and the motion was approved with a vote of 5-0. (One vacancy exists; Commissioner Heil abstained.)

VI. Public Hearing: Request for Certificate of Approval, 1217 9th Avenue, Watkins 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 1217 9th Avenue, Watkins House. The application was submitted for a Certificate of Approval to replace the existing roof with 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 had no corrections to the staff report.

Chair Heil opened the public hearing at 4:43 p.m. and called for public comment.

Chair Heil closed the public hearing at 4:43 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 Watkins House at 1217 9th 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 approves the Certificate of Approval. Commissioner Clough seconded the motion; the motion carried 6-0. (One vacancy exists.)

VII. Public Hearing: Request for Certificate of Approval, 825 9th Street, Woolworth's Bldg/Rio Grande Restaurant

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 825 9th Street, Woolworth's Bldg/Rio Grande Restaurant. The application was submitted for a Certificate of Approval to install a vertical neon sign on the corner of the building and to add a canopy and windows on the north end of the west elevation.

Chair Heil asked if the applicant would like to comment on or correct anything in the staff report. Patrick McGaughran, 824 Whedbee Street, Fort Collins, answered questions on the two projects that he had submitted for approval. Mr. McGaughran stated that there are three windows along the west face of the building that do not match the store front. The three windows were installed in 1996; the windows are steel frame with a canopy eyebrow feature and are taller than the original storefront windows on the south. At the time of the installation the windows were not meant to match the windows that were installed in 1957, which are the aluminum store front. When asked about the proposed neon sign,

Mr. McGaughran confirmed that the sign was originally located at a one-story restaurant in Austin, Texas.

Questions arose about the metal stepped architectural feature at the corner of the roofline, to which the sign would be attached. Mr. McGaughran stated that the pictures submitted were a Photoshop synopsis and the scale might be overstated. He confirmed that the sign conforms to the sign code size guidelines. The sign location is above the existing building canopy and will be mounted so that the top of the sign is below the top of the proposed parapet. The existing canopy directly below the sign acts as a buffer to pedestrians.

Ms. Safarik stated that if the sign extends above the roof line, then it becomes a roof sign, which is not allowed under the sign code guidelines. She went on to point out that the applicant was trying to make the sign architecturally match and that the photo submitted was somewhat distorted and out of scale.

Chair Heil opened the public hearing at 5:15 p.m. and called for public comment.

Pam Bricker, Owner of Mariposa Plants and Flowers, Chair of Greeley Downtown Alliance and member of the Sign Code Committee, expressed support for the neon sign in the downtown district.

Chair Heil closed the public hearing at 5:17 p.m. and called for a motion.

Commissioner Ramstack made a motion that, based on the application received and the preceding analysis, the Commission finds that the proposal to install the neon sign and add a storefront window and canopy on the west elevation matching those on the south elevation on the Rio Grande Restaurant Building at 825 9th Street meets (1) Criteria a, c, e, and f, Secretary of the Interior's Standards #2, 5, 9, and 10 and (2) Standards b, e, and g of Section 16.60.110 of the Greeley Municipal Code, and therefore approve the Certificate of Approval with the following conditions:

- 1) Future replacement of the sign should be evaluated relative to size and scale to match the building size.
- 2) The brick removed for the addition of the storefront window on the west elevation must be preserved and retained for future use to the extent possible.
- 3) The sign must be mounted so as to be as immediately adjacent to the awning top as possible.
- 4) The applicant will work with staff to minimize the metal stepped feature for visual appearance keeping within the sign code guidelines.

Commissioner Clough seconded the motion; the motion carried 6-0. (One vacancy exists.)

Commissioner Sunn expressed appreciation to Mr. McGaughran, Ms. Thompson and Ms. Bricker for their contributions to the downtown area.

VIII. Historic Preservation Commission Triennial Review Discussion

Prior to the meeting, Historic Preservation staff provided the Commission with the questions to conduct a self-assessment in preparation for the Historic Preservation Commission triennial review with City Council. Each Commissioner answered the questions and submitted them to Staff, who compiled the comments and also summarized them in a draft format for the Commission review.

A brief discussion ensued on the summarized comments. Commissioner Clough made a motion to approve forwarding the comments on the triennial review to City Council for the November 9, 2010 Council worksession. Commissioner Davis seconded the motion; the motion carried 6-0. (One vacancy exists.)

IX. Historic Preservation Commission Member Reports

Commissioner Brunswig noted that she had attended the Dearfield, Colorado 100-year anniversary of its founding that was mentioned at the September 27, 2010 Historic Preservation meeting. Commissioner Brunswig noted that 350 people had attended the event and pointed out some of the fundraising events to help preserve the site.

X. Staff Reports

Ms. Kellums reported on the following items of interest:

Annual Report

Following the visit to Pueblo, the Commission discussed creating an annual report to present to City Council. Staff recommends the Commission begin this project to be able to provide it to Council by the end of the year.

Preservation Education

Attending Commission meetings in other towns, conferences and workshops are excellent opportunities for Commissioners and Staff to get valuable training and education in preservation. The Colorado Preservation, Inc. conference will be held in Denver in February. Ms. Kellums noted that there is not a grant available this year, but CPI does have a scholarship program and they appreciate volunteers who put in a certain amount of time (who then don't have to pay registration for the conference).

She noted there have been six walking tours so far this year, and there will be one more in the Cranford/Glenmere area on Thursday, October 28th at 12:10 p.m. The total historic preservation event attendance so far this year is 420.

XI. Adjournment

There being no more business, the meeting was adjourned at 5:38 p.m.

Ron Heil, Chair

Betsy Kellums, Secretary