



HISTORIC PRESERVATION COMMISSION

**Proceedings
November 19, 2018**

**1001 11th Avenue
City Center South – Council Chambers
4:00 p.m.**

I. Call to Order

Chair Scott called the meeting to order at 4:00 p.m. Commissioners Anschutz, Zasada, Bator, Thompson and Brunswig were present. (Commissioner McLean was absent.)

II. Approval of Minutes for the meeting held on October 1, 2018.

Commissioner Bator moved to approve the minutes for October 1, 2018. Commissioner Anschutz seconded the motion. The motion carried 6-0. (Commissioner McLean was absent.)

III. Public Input

Marshall Clough, 1619 14th Street, addressed the Commission on behalf of Historic Greeley, Inc. Mr. Clough reported that the approval process of the state historic grant for renovation of the Bessie Smith house will be completed in February. He added that the Masonic project is complete except for the final paperwork. Mr. Clough described a recent field trip to the Stanley Marketplace located between the Stapleton and Aurora neighborhoods and stated that it is a good example of adaptive re-use of factory space as well as use of the state tax credit.

IV. Resolution Commending Mark Markley for his service on the Historic Preservation Commission

Chair Scott recognized Mark Markley for his service on the Historic Preservation Commission and presented him with a framed copy of the resolution detailing his years of service. Betsy Kellums, Historic Preservation Specialist, presented Mr. Markley with a gift. Mr. Markley highlighted his time spent on the Commission and encouraged the Commissioners to take advantage of any available continuing education opportunities.

V. Presentation of Greeley Historic Register Plaque to Heather Bean for the Greeley Elevator Building

Chair Scott and Ms. Kellums presented Heather Bean with a plaque denoting the Greeley Elevator Building as a property on the Greeley Historic Register.

VI. Continuation of Request for Certificate of Approval: Façade Alterations, 806 9th Street (Applicant: Ely Corliss and Brian Seifried, on behalf of owner LASI, LLC)

Ms. Kellums advised that the applicant had requested continuation of this item until March 4, 2019 in order to allow time to work with the Historic Preservation office to agree upon a plan for the building alterations. Commissioner Anschutz moved that the item be continued until the March 4, 2019 hearing of the Historic Preservation Commission. Commissioner Zasada seconded the motion. The motion carried 6-0. (Commissioner McLean was absent.)

VII. Request for Certificate of Approval: Window Replacement, 814 19th Street (Applicant: Jane Fisher, on behalf of owner Alpha Phi International Fraternity National Housing Corporation)

Chair Scott introduced the case, explained the public hearing process and asked whether there was a conflict of interest by any Commissioner. Commissioner Bator disclosed that she knows Ms. Fisher as a former teaching associate, but does not feel that it presents a conflict of interest. Chair Scott called for the staff report.

Ms. Kellums addressed the Commission, entered the staff report into the record and stated that the application is for window replacements. She presented a map showing the location of the property and noted that the windows that are the subject of this hearing are on the south and east side of the home and on a detached garage. Ms. Kellums presented several photographs of the home taken in 2016 as well as photographs taken by the applicant in 2018. She noted that the windows on the south side are not the original windows. Ms. Kellums also presented photographs of the second floor windows on the south side. She noted that a previous owner replaced the other windows on the south side on an unknown date. Ms. Kellums also presented photographs of the detached garage.

Staff reviewed the application according to the criteria of Section 16.60.110(1), Criteria a, b, c, d, e and f and concluded that the removal of the historic wood windows and replacement with vinyl would have an adverse effect on the historic character of the home. Ms. Kellums made a differentiation between the windows on the east side of the home and those on the south side and considered the windows on the east side to be historically significant due to their location, style and visibility from the street. Ms. Kellums did not consider the windows on the south side to be as historically significant as they are not visible from the street and do not contribute to character of the house.

Ms. Kellums noted that typically the appropriate treatment for windows is to first look at repair and then replacement. She noted that photographs of the east side of the house and the detached garage indicate that the windows could possibly have been repaired. She stated that the replacement windows on the east side and garage created an adverse effect on the character of the house, adding that the proposed project has an adverse effect on the features of the home as well as the protection, enhancement and use of the property.

Ms. Kellums stated that she previously met with the applicant on site and provided names of companies who could repair the windows. She added that the project does not comply with Secretary of the Interior's Standards 2, 6 and 9. Ms. Kellums discussed the rationale supporting her determination that wood windows on the east should not have been removed and replaced with vinyl windows. Staff recommended denial of vinyl windows on the east side of the house and the detached garage and approval of the replacement vinyl windows on the south side.

Commissioner Zasada asked whether the wood windows had been retained. Ms. Kellums reported that they were in storage. Referring to a notation on page 20 of the packet that "window replacement on the garage would have a minimal adverse impact on the property," Commissioner Anschutz asked whether it was possible that the garage be excluded from the requirement to replace the wood windows. Ms. Kellums stated that the integrity of the garage had been compromised over the years, and agreed that it was not as significant as the windows on the house.

Jane Fisher addressed the Commission and stated that she is a volunteer member of a local board that oversees the house. Ms. Fisher provided a lengthy history of renovations done to the house over the years and since its purchase by Alpha Phi International Fraternity National Housing Corporation. She explained that Alpha Phi International purchased the house in approximately 2010 and was aware that it was a historical house, but that no one understood what that meant. Ms. Fisher reported that the Alpha Phi house is a sorority and the living quarters for 25 female students, aged 19 and 20. She added that there is no "house mom" or other adult living on the premises and stated that her main concern, and that of Alpha Phi International, is for the safety of the residents. Ms. Fisher provided lengthy descriptions of incidents that have occurred in the neighborhood over the past several months and reiterated that the window replacement was to provide safety for the residents.

Ms. Fisher reported that she contacted Ms. Kellums in 2016 about replacing the windows and was advised about the historic nature of the house. Ms. Fisher stated that she obtained three bids and that some contractors would not consider the job since it was a historic home. It was her understanding that Ms. Kellums had told her not to worry about replacing the original wood windows with vinyl windows. She explained the circumstances that caused the local board to move forward with window replacement since her initial discussions with Ms. Kellums. Ms. Fisher asked what steps might be taken to remove the home from the Greeley Historic Register.

Chair Scott shared her concern that when contacting window vendors, it did not seem that Ms. Fisher explored the option of repairing the windows and adding storm windows that would have provided the level of security she had described. The response by Ms. Fisher was that the people before her did not have some of the windows repaired. She added that there was concern that placement of storm windows on the east side would prohibit egress. There was ongoing dialog between Chair Scott and Ms. Fisher as to whether repair of the windows was considered.

Ms. Fisher reported that she located a contractor who was willing to replace the windows with vinyl windows. She added that time was an issue as the windows needed to be replaced before school started and the residents moved in. Chair Scott recognized the time constraints but stated that repair of the windows should have been considered. She added that the proper process was not followed for a home on the Historic Register. Commissioner Bator noted that Ms. Kellums had provided several options and resources in 2016 and asked whether Ms. Fisher had contacted any of those resources. She stated that she did not.

Commissioner Thompson advised that the function of the Historic Preservation Commission is to focus on the house and that concerns about safety are non sequitur. She added that it is not relevant for the Commission to determine if security can be maintained by repair of the original windows. Commissioner Brunswig added that any type of window could be broken. He also asked for clarification about the safety concern for the resident whose room is located on the east side of the home. Ms. Fisher reported that the window in that room could not be opened and the exit door was located on the west side of the home. Commissioner Brunswig stated that refurbishing the old windows would have allowed them to open.

Commissioner Anschutz asked what responsibility was assumed by the parent organization regarding property it owns. Ms. Fisher reported that the charter is written that the local house corporation board, comprised of volunteers, is responsible for any repairs. There was lengthy dialog between the Commissioners and Ms. Fisher about the responsibility of the local and international boards. According to Ms. Fisher, the position of the international board is that the girls' safety is the number one concern and whether the home is historic is of little concern. Chair Scott suggested that the international organization should have researched the requirements and guidelines of owning a historic home.

Commissioner Anschutz asked whether the international board shared in any of the financial obligations for the home and Ms. Fisher reported that it did not. Upon question by Commissioner Anschutz, Ms. Fisher stated that the local house board has purchased insurance for incidents that occur in the house. Commissioner Anschutz asked whether the availability of tax credits would be significant information for the international corporation and Ms. Fisher indicated that she did not think so.

Ms. Fisher described several other things that are being considered for the house such as security cameras and doors. Chair Scott reminded those present that this hearing was limited to discussion about the windows. She advised that any changes to the doors would also need to come before the Commission for approval. Commissioner Bator asked whether the old windows had been saved and Ms. Fisher reported that they were in storage.

Chair Scott opened the public hearing at 5:10 p.m.

Marshall Clough, 1619 14th Street, addressed the Commission and expressed support for Ms. Kellums' recommendation. He felt that the applicant had been advised of alternatives in 2016 and that ignoring those suggestions would be a flouting of the ordinance. Mr. Clough stated that there was no question about the historic importance of the building and was not sure how vinyl windows would provide greater safety. He added that windows repaired properly could provide the same level of safety. Mr. Clough expressed concern about establishing a precedent if the application is approved.

Ron Thompson, 1616 12th Avenue, addressed the Commission. Mr. Thompson stated that he is a member of Historic Greeley, Inc. and is a preservation contractor. He seconded Mr. Clough's sentiments and noted that it was apparent that the applicant was adequately informed and opted not to follow the suggestions offered by Ms. Kellums. Mr. Thompson added that the vinyl windows were cheap and detract from the character of the house. He indicated that the prior windows on the east were a significant historic architectural feature and should be reinstalled. Mr. Thompson argued that if repaired correctly, and by adding storm windows, the result would provide safety and energy efficiency. He felt that the concerns about security seemed to be overblown. Mr. Thompson indicated that the compromise proposed by Ms. Kellums to allow the replacement windows to remain on the south side was sufficient. He added that the owners of the home should have known its historic significance. Further, Mr. Thompson noted that it is the duty of the Commission to preserve the architectural character without punishing the applicant for something they may not have known. He felt that the original windows could be fixed in a manner that they will be safe and operate efficiently. It was Mr. Thompson's suggestion that changes not be made to the windows on the detached garage.

The public hearing was closed at 5:18 p.m.

Chair Scott invited the applicant to respond to any comments made during the public hearing. Ms. Fisher reported that the old windows were retained. She added that wood windows are more expensive and that the local board was trying to keep the cost of living

in the house reasonable for the residents. Ms. Fisher stated that she could request bids for replacing and repairing the old windows and noted that some are broken and single-paned. She apologized for the situation and stated that she was out of town during the summer and in a hurry to get something done before school started. She added that a sorority house is not conducive to being on the Greeley Historic Register and indicated a desire to have it removed from the Register.

Commissioner Zasada thanked Ms. Fisher for her efforts and acknowledged that she is in a difficult position dealing with the requirements of the home, residents, their parents, and the sorority. She added that it is not the intent of the Commission to place onerous conditions upon owners. Commissioner Zasada reminded Ms. Fisher that moving forward, it would be important to bring any other types of renovations to the Commission prior to commencement of work. She added that the Commission can provide helpful resources and mentioned available tax credits.

Commissioner Anschutz asked about the process in the event the applicant's board or parent company decides not to remove the vinyl windows and replace with approved windows. Ms. Kellums advised that the applicant might work with her or appeal the matter to the City Council.

Commissioner Brunswig moved that the windows on the detached garage be removed from the motion for denial. Commissioner Anschutz seconded the motion. The motion carried 6-0 (Commissioner McLean was absent.)

Commissioner Thompson moved that, based on the application received and the preceding analysis, the Commission finds that the proposal to replace the wood windows on the east side of the Camfield House at 814 19th Street does not meet (1) Criteria a, b, c, d, e and f, and (2) Standards b, c and g of Section 16.60.110 of the Greeley Municipal Code; and, therefore, denies the Certificate of Approval. Commissioner Brunswig seconded the motion. The motion carried 6-0. (Commissioner McLean was absent.)

Commissioner Zasada moved that, based on the application received and the preceding analysis, the Commission finds that the proposal to replace the wood windows on the second floor of the south side of the house and on the detached garage of the Camfield House at 814 19th Street does meet (1) Criteria a, b, c, d, e and f, and (2) Standards b, c and g of Section 16.60.110 of the Greeley Municipal Code; and, therefore, approves a Certificate of Approval for the replacement of the south windows and garage windows only. Commissioner Anschutz seconded the motion. The motion carried 6-0. (Commissioner McLean was absent.)

VIII. Election of Chair and Vice Chair

Commissioner Anschutz nominated Sandra Scott to remain as Chair. Commissioner Bator seconded the nomination. The motion carried 6-0. (Commissioner McLean was absent.)

Commissioner Bator nominated Margaret Thompson to remain as Vice Chair. Commissioner Anschutz seconded the nomination. The motion carried 6-0. (Commissioner McLean was absent.)

IX. Historic Preservation Commission Reports

There were no Commission reports.

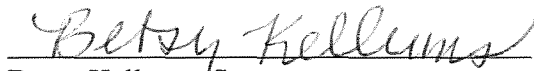
X. Staff Report

Ms. Kellums advised that the Secretary of the Interior's workshop is scheduled for November 29 in Aurora and invited interested Commissioners to register and attend. She also provided invitations to the City of Loveland Historic Preservation Commission forum in January at the Rialto Theater. She needs responses from anyone planning to attend the CPI conference so that she can try to get grant funding. Ms. Kellums reported that plans are underway for 2019 and asked for any ideas for walking tours, brown bag presentations and Historic Preservation Month.

XI. Adjournment

There being no more business, the meeting adjourned at 5:43 p.m.


Sandra Scott, Chair


Betsy Kellums, Secretary