



HISTORIC PRESERVATION COMMISSION

Proceedings

December 2, 2019

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

I. Call to Order

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

II. Approval of Minutes for the meeting held on September 16, 2019

Commissioner Anschutz addressed a slight correction in the title of section IV, changing the address abbreviation from Avenue to Street. Commissioner Bator moved to approve the minutes for September 16, 2019 after the correction in section IV has been complete. Commissioner Anschutz seconded the motion. The motion carried 5-0. (Commissioner McLean was absent, one vacancy exists.)

III. Public Input

Julia Richard, 1313 9th Avenue, addressed the Commission on behalf of Historic Greeley, Inc. and provided an update on the Bessie Smith grant. A site visitation meeting between the State Historic Fund, Historic Greeley, Inc., and Family of Christ is the first step of the project which will take place this week and that they are now under contract. She explained the start of the project will most likely begin in the spring due to the weather.

Historic Greeley, Inc. received a demolition notice for the Garnsey Wheeler building. They would like to thank the City of Greeley for a smooth demolition review process. The owners of the building are focused on maintaining the historic facade of the building. Historic Greeley, Inc. also wanted to thank Brad Florin (CEO of 55 Resort Apartments) who reached out to Historic Greeley, Inc. and continues to include them in conversation of the design process.

Paul Richard, 1313 9th Avenue, informed the Commission about the start of new curb and gutters for the 9th Avenue Monroe Historic District. He explained that the north end has been roped off and expressed his gratitude to the City of Greeley and Historic Greeley, Inc. for assisting in addressing the sidewalks and streets of the Monroe District.

IV. Public hearing to consider Certificate of Approval for storefront alterations at 819-23 10th Street (Applicant: Aaron Wooten, on behalf of Lee Property Management, LLC)

Commissioner Thompson introduced the hearing item, and no one on the Commission expressed a conflict of interest.

Elizabeth Kellums, Planner III-Historic Preservation, entered the staff report into the record and provided staff analysis for the 819-23 10th Street storefront alterations. Staff reviewed the application in accordance with the criteria and standards in section 18.36.150(a). Due to the lack of availability of the Vitrolite material, restoring the store fronts is not realistic. The owners of the building are working to preserve the original historic fabric of the building to the best of their ability. The proposed project does comply with the Secretary of Interior's Standards and the Downtown Design Guidelines. Staff recommended that the proposed storefront alterations meet the criteria and standards in Section 18.36.150(a) of the Greeley Municipal Code and recommended approval contingent on the applicant obtaining all required permits.

Commissioner Anschutz asked if the garage doors extended to the sidewalk. Ms. Kellums explained that the garage doors will not open for people to walk into them however they will be about the same height as the existing store fronts which will allow room for tables next to the garage doors. The garage doors are able to be opened weather permitting.

Aaron Wooten, 1825 Pinecrest Lane, addressed the Commission as the applicant for the Certificate of Approval for the storefront alterations at 819-23 10th Street. Mr. Wooten explained that Ms. Kellums did an excellent job at representing what they are trying to do. Mr. Wooten believes that what is being proposed is more in line with restoring that building to its original historic place. He explained the current width of the doors are not to code and mentioned structural issues that need to be fixed as well. The proposed design will provide a face lift for the downtown Greeley area.

Commissioner Anschutz asked if the applicant would clarify as to if the width of the doors that do not meet the current code. Mr. Wooten confirmed it is not in compliance with the current building code. With the proposed changes, the door opening will be widened to meet ADA accessibility code to be compliant with all current regulations. Commissioner Anschutz asked if the proposed storefront doors will be almost flush with the building. Mr. Wooten explained they will have to be recessed because the doors have to open out towards the sidewalk and cannot impede with pedestrian traffic in any way. The doors will be recessed 42 inches.

Commissioner Bator asked if the garage door opening will provide room for outside tables. Mr. Wooten explained the design will provide a counter where people can sit year round.

However, when the weather is nice and they are able to open the doors, it will provide additional seating on the outside as well. People are able to sit on both sides of the garage doors in this case.

Ms. Kellums asked Mr. Wooten to clarify the store front materials on the mark up indicated by a #4 that will be used. Ms. Kellums asked if the materials will be flagstone or brick. Mr. Wooten explained that the material will be a flagstone like veneer material that is compatible. Mr. Wooten explained the reason why the store front facades are different is due to the change of use to the building. 819 10th Street will serve as a private dining/special events space including a full commercial kitchen with an open kitchen concept. This will help delineate from the Cranford store front.

Commissioner Anschutz asked Mr. Wooten if the garage doors are a see thru material. Mr. Wooten explained that it is see-thru as saving the natural light in this building is extremely important in the renovation.

Chair Thompson opened the public hearing at 4:24 p.m.

Roger Brindisi, 1824 5th Street, addressed the Commission and thanked Ms. Kellums for her presentation. He mentioned that he is a huge fan of protecting architectural relics and antique processes. He gave a brief history of Vitrolite and explained that this type of material is somewhat considered extinct. He described the proposed replacement material as being sustainable, local, replaceable, and available.

Commissioner Anschutz asked if the existing Vitrolite panels are salvageable to use at another location. Mr. Brindisi explained that due to the age of the material, it is nearly impossible to save the material.

Chair Thompson closed the public hearing closed at 4:29 p.m.

Commissioner Brunswig commented that considering the history of the building and that the primary material Vitrolite is not accessible, he believes the proposed changes are one of the best ways to maintain the historic integrity of the building. He mentioned that the downtown Greeley area is growing rapidly and the updates proposed are a great addition that fosters preservation of the historic nature of the area.

Commissioner Bator commented that due to the current state of the structure, this update is necessary for safety of customers entering the establishment and building. Commissioner Bator asked the applicant why the name of the establishment was being changed. Mr. Wooten explained the history of the name of the business and mentioned that in order to limit confusion of the type of business, the owners decided to change the name to accommodate the new concept.

Commissioner Brunswig made a motion that, based on the application received and the preceding analysis, the Commission finds that the proposal to alter the storefronts at 819 10th Street meets criteria and standards in Section 18.36.150(a) of the Greeley Municipal Code, and therefore approves the Certificate of Approval, contingent upon the applicant obtaining all required permits for the project. Commissioner Anschutz seconded the motion. The motion passed 5-0. (Commissioner McLean was absent, one vacancy exists.)

V. Chair/Vice-Chair Elections

Commissioner Brunswig nominated Margaret Thompson to Chair. Commissioner Anschutz seconded the nomination. Commissioner Thompson accepted the nomination as Chair. The motion carried 5-0. (Commissioner McLean was absent, one vacancy exists.)

Commissioner Anschutz nominated Bob Brunswig to the Vice Chair position. Commissioner Bator seconded the nomination. Commissioner Brunswig accepted the nomination as Vice Chair. The motion carried 5-0. (Commissioner McLean was absent, one vacancy exists.)

VI. Commission Member Reports

Commissioner Brunswig shared his experience on a tour in Italy. He specifically pointed out historic sites that were under water and potentially lost due to rises in ocean water. He mentioned the thought of many historic buildings close to sea level that could potentially feel those similar affects as the climate continues to change around the world.

Commissioner Anschutz mentioned she was able to watch Commissioner McLean's presentation on the Bowman Buildings. She was very impressed with the amount of buildings Bowman had engineered. Commissioner Thompson mentioned she was also in attendance at that presentation and informed the Commission that if they haven't had a chance to see it, she highly recommends the presentation. Commissioner Thompson mentioned that Commissioner McLean informed her that he may be doing the presentation again in the near future.

Commissioner Bator asked the Commission for comments on the History Brown Bags presentation at the railroad museum to see how it went. Ms. Kellums mentioned she was unable to attend due to a conflict in her schedule. She received good comments from her parents that it was a successful event. Commissioner Thompson mentioned that there were about 60 people in attendance at the recent Big Boy visit at the train depot despite the weather.


VII. Staff Reports

Ms. Kellums shared that Erica Duvic, Preservation Planner at the Office of Archeology and Historic Preservation who coordinates the Certified Local Government program for the State of Colorado, recently sent an email out with a memo regarding the annual training requirements for certified local governments. A requirement for being a certified local government is that one member of the Commission would attend a state sponsored training

during the fiscal year. The fiscal year is from October 1 thru September 30. Examples of qualified training would include the regional forum that Ms. Kellums and Commissioner McLean attended or the Colorado Preservation, Inc. conference coming up in February 2020. The requirement also includes reporting about something that was learned to the Commission which must be reflected in the minutes. Ms. Kellums mentioned that when Commissioner McLean returns to a Commission meeting, he is able to report on his experience at the regional forum. Ms. Kellums asked the Commission if anyone was planning to attend the CPI Conference. Commissioner DePetro mentioned she will be in attendance for a couple of those days. Ms. Kellums mentioned the CLG training portal and expressed an email will be sent out with more information about the portal. Ms. Kellums mentioned that another option would be if the Commission has a training that we would like to host or a speaker that would be considered a training that would be approved.

VIII. Adjournment

The meeting adjourned at 4:46 p.m.


Betsy Kellums, Secretary


Margaret Thompson, Chair