

City of Greeley, Colorado
HISTORIC PRESRVATION COMMISSION PROCEEDINGS
Regular Meeting

March 7, 2022

1. Call to Order

2. Roll Call

Chair Brunswig called the meeting to order at 4:00 p.m.

The hearing clerk called the roll.

PRESENT

Chair Bob Brunswig
Commissioner Doran Azari
Commissioner Christen DePetro
Commissioner Jacob Melish
Commissioner Dan Podell

ABSENT

Commissioner Sean Jaehn

One vacancy exists.

3. Approval of Agenda

Elizabeth Kellums indicated that there were no additions or corrections to the agenda and it was approved as presented.

4. Approval of February 14, 2022 Minutes

Commissioner Podell moved to approve the minutes dated February 14, 2022. Commissioner Azari seconded the motion. Motion carried 5-0 (Commissioner Jaehn was absent). One vacancy exists.

5. Resolution Commending Laura Sattler for Service on Historic Preservation Commission

Chair Brunswig read the resolution into the record. Ms. Sattler was unable to attend.

6. Report from Historic Greeley Inc.

Marshall Clough, 1619 14th Street, addressed the Commission on behalf of Historic Greeley Inc. and discussed two items of concern. Regarding the Garnsey Wheeler building on 8th Avenue, he indicated that the contractor had promised to reconstruct the old façade. He had heard of a recent meeting involving Ms. Kellums and three members of Historic Greeley Inc. and asked about follow-up to that meeting and commitment to reconstructing the façade. Regarding the Plumb Farm, he expressed Historic Greeley's concerns about the farm and house with regard to a possible sale of land and disposition of the home. He asked whether anyone present could clarify whether the house at Plumb Farm is at risk.

Chair Brunswig asked Ms. Kellums if she had any information about either of the concerns. She indicated the contractor will be reconstructing the façade, but she is not sure when. She added that the contractor will match it as closely as possible to what was there previously.

Regarding the Plumb Farm, Ms. Kellums previously reached out to Sarah Saxe, Museum Manager, and will follow up and report back. She advised that it is listed on local, state and national registers, and any changes to the site would require permission from the Commission.

7. A public hearing to consider a Certificate of Approval for exterior alterations at 825 12th Street, a contributing property in the Monroe Avenue Historic District (HPDR2022-0001)

Chair Brunswig introduced the item and called for conflicts of interest of the Commissioners. No conflicts of interest were disclosed. Ms. Kellums addressed the Commission and introduced the application for exterior alterations at 825 12th Street. She presented a map showing the location of the property and pointed out the location of the main house and addition constructed at a later date as well as an accessory building, which was likely a carriage house. She indicated the property has been significantly altered, and that most of the alterations were completed prior to the current owner purchasing the property.

The applicant requested approval to replace six second story vinyl windows with wood windows, replace remaining windows with vinyl, install stucco over existing stucco, paint the masonry, repair mortar joints on the stone porch supports and install new light fixtures and awnings on the one-story north addition. Several of the alterations have been done and some are in progress. Ms. Kellums advised that replacing vinyl windows with wood on the south second story has not been completed. She added that the stucco over existing stucco has been completed and the masonry has been painted. New awnings and light fixtures have not been installed. Ms. Kellums presented several photos depicting the pre-alteration state, including a photo before the porch masonry repair. She also presented after photos, including new windows and the repaired mortar joints. Ms. Kellums advised that the applicant is proposing to replace six vinyl windows with wood to return the configuration, with the smaller upper sash and larger

sash, closer to the original windows. The home has undergone significant alterations over the years. Ms. Kellums presented a photo showing some of the work on the mortar joints to repair significant damage.

Ms. Kellums reviewed each aspect of the application according to the standards of Section 24-1003(j). The proposed replacement wood windows add to the ability to convey significance and have a positive impact on the character of the house and the historic district. Ms. Kellums pointed out that it is important to make historic buildings useable and occupied, as vacant buildings deteriorate faster. The project has a positive impact on the protection, enhancement, perpetuation and use of the property and on the historic district. The proposed project complies with the Secretary of the Interior's Standards 6, 9 and 10.

Ms. Kellums discussed the other aspects of the project, explaining that removal of the paint from the brick could damage the brick. She added that painting brick does not significantly impact the integrity of the house or district. Ms. Kellums discussed the stucco over existing stucco, which did not have a big impact on the property but changed the profile of the stucco on the addition, which was built after the district period of significance. She noted that repair of the mortar is a minor alteration that would have been approved by staff. The awnings and light fixtures, which are minor alterations, have not been installed. The District Designation Plan does not allow for metal awnings. However, the awnings are proposed for the non-historic addition, so Ms. Kellums suggested the Commission either have the applicant work with staff for awnings that meet the District Designation Plan or approve metal awnings on the non-historic addition built outside the period of significance.

Staff recommended that the proposed project, including the windows, stucco, masonry painting, masonry repointing, light fixtures and awnings, meets the criteria and standards in Section 24-1003(j) of the Greeley Municipal Code, including Secretary of the Interior's Standards and District Designation Plan. Staff discussed notice posting, recommended approval and offered to answer questions.

Upon question by Commissioner Azari, Ms. Kellums confirmed that much of the work on the house predated the current owner. Commissioner Azari asked if installation of the metal awnings predated the current owner and Ms. Kellums advised that the awnings and light fixtures have not been installed. She noted that the applicant stopped work when he was notified that approval was required. Commissioner Azari asked about recommended materials for awnings and Ms. Kellums mentioned some options, including canvas, adding that metal awnings might be more a practical solution.

Chair Brunswig asked about a suggested color or design that would fit with the character of house. Ms. Kellums referred them to the mock-up of the proposed awning in the packet that she felt would be appropriate. She advised that since the metal awnings would be on the north addition and not on the historic house, they were appropriate since they would not give a false sense of history.

The applicant, Walter Scruggs, addressed the Commission and stated that his company, Blue Oak Properties, purchased several value-add ("fixer upper") properties around Greeley, including this property, in December 2020 and began work in the summer of 2021. Mr. Scruggs advised that at the time of purchase he was unaware that the property was located in a historic district, adding that there was not any notation on the title work. He stated that typically, approval is not required to make exterior alterations and was operating under that premise. Mr. Scruggs apologized to the Commission for the oversight. He introduced Bry Huber, a designer assisting him on the project.

Mr. Scruggs provided a presentation, including photos showing the condition of the property at the time of purchase, and described the work done to repair the property. Mr. Scruggs presented a photograph of the old carriage house and photos of the condition of the property in 2006, adding that between that time and the time of purchase, the property had been let go.

Ms. Huber presented a proposed color scheme for the exterior and explained that the brick was stained in several places and was proposed to be painted to clean it up and provide a more uniform look. She presented a photograph of the proposed awnings. Mr. Scruggs clarified that the awnings would only be over the doors on the north addition and not on the house. Ms. Huber presented several exterior features, including proposed address numbers, decorative light fixtures to be installed next to each exterior door, security lighting fixtures with motion sensors, and door hardware. She presented a brochure showing an example of the proposed wood windows for the front of the home. The commissioners and applicant continued to discuss the project, including a future installation of mini split air conditioning units. Chair Brunswig commended the applicant for bringing a historic residence from ruin.

Chair Brunswig opened the public hearing at 4:54 p.m. There being no comment, the public hearing was closed at 4:54 p.m.

Commissioner Podell asked the applicant for a time estimate to complete the rest of the work. Mr. Scruggs responded that the windows require the longest lead time. With approval, he would commit to do the wood windows while finishing the remaining exterior work, adding that windows could take up to three months after placing the order. Commissioner Azari requested clarification about the awnings. There was discussion among the commissioners and Ms. Kellums who advised that metal awnings could be considered appropriate for the later non-historic north addition.

Commissioner Azari moved that, based on the application received and the preceding analysis, the Commission find that the proposed window replacement, including replacement of six second story vinyl windows on the south and southwest with wood and replacement of remaining windows with vinyl, masonry painting, stucco replacement, porch repair/repainting and proposed light fixtures at the Arthur Strong House at 825 12th Street meet (1) Criteria and Standards a, c, e, f and h of Section 24-1003(j)(1) of the Greeley Municipal Code; and, therefore, approve the request for a Certificate of

Approval, conditional upon the applicant obtaining all required permits and obtaining staff approval for awnings that meet the District Designation Plan. Commissioner Melish seconded the motion. Motion carried 5-0. Commissioner Jaehn was absent. One vacancy exists.

8. Commission Member Reports

None.

9. CPI Saving Places Conference Reports

City staff members, including Ms. Kellums, April Medeiros, Planning Technician, Darrell Gesick, Planner, and M'liss Fonger, Administrative Specialist, reported on their attendance at the Colorado Preservation, Inc. Saving Places conference. They attended a variety of sessions in person and online and shared some information about what they learned and recommended the conference. Chair Brunswig reported on his attendance at the conference, including his presentation about Dearfield during one of the sessions.

10. Staff Report

Ms. Kellums introduced Dr. Lindsey Flewelling from History Colorado who was in attendance to observe since the Commission is up for its Certified Local Government evaluation that takes place every four years. Ms. Flewelling addressed the Commission and mentioned a monthly webinar series, noting that the next webinar is on March 16 about integrity in historic districts. She asked the Commissioners to let her know if there are any trainings of interest.

Ms. Kellums reported that the City was awarded reduced funding for a survey grant for part of the Cranford neighborhood. She will to reduce the scope of work and begin the process to get the project under contract.

11. Adjournment

With no further business before the Commission, Chair Brunswig adjourned the meeting at 5:30 p.m.

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Bob Brunswig

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Bob Brunswig, Chair

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Elizabeth Kellums

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Elizabeth Kellums, Secretary