

City of Greeley, Colorado
HISTORIC PRESERVATION COMMISSION PROCEEDINGS
Regular Meeting

February 06, 2023

1. Call to Order

2. Roll Call

Commissioner Christen DePetro called the meeting to order at 4:00 p.m.

The hearing clerk called the roll.

PRESENT

Commissioner Doran Azari
Commissioner Christen DePetro
Commissioner Dan Podell
Commissioner Melissa Sizemore

ABSENT

Chair Bob Brunswig
Commissioner Sean Jaehn
Commissioner Gabriel Llanas (Arrived at 4:06 p.m.)

3. Approval of Agenda

Elizabeth Kellums, Planner III – Historic Preservation, had no additions or corrections to the agenda. Commissioner DePetro moved to approve the agenda; Commissioner Azari seconded the motion.

4. Approval of December 19, 2022, Minutes

Ms. Kellums indicated that there were no additions or corrections to the minutes. Commissioner DePetro moved to approve the minutes dated December 19 2022. Commissioner Sizemore seconded the motion. Motion carried 4-0 (three Commissioners absent).

5. Designation of Meeting Day, Time, and Location

Commissioner DePetro moved that the Historic Preservation Commission meetings during 2023 be held on the first and third Mondays of the month at 4:00 p.m. at the City Council Chambers, City Center South, 1001 11th Avenue, Greeley, Colorado, except in the event of cancellation due to holidays, attendance at conferences, and/or having no agenda items. If in-person

meetings are prohibited due to circumstances beyond the control of the city, the meetings will be held on Zoom. Commissioner Sizemore seconded the motion. Motion carried 4-0. (Three Commissioners absent).

6. Designation of Location for Posting Notices

Commissioner Podell moved to designate the City of Greeley meeting portal, greeley-co.municodemeetings.com, as the official posting site for meeting notices of the Historic Preservation Commission, and the public lobby of City Center North, 1100 10th Street, Greeley, Colorado, as the back-up location for such postings. Commissioner Azari seconded the motion. Motion carried 4-0. (Three Commissioners absent).

7. Consideration of Request for Approval for Historic Preservation Tax Credit application for 1815 13th Avenue (HPFI2022-0001)

Ms. Kellums began with indicating that this request does not require a Public Hearing. Property owner Stan Luger requests approval for his historic preservation state tax credit application for qualifying rehabilitation expenses for work recently completed on his house at 1815 13th Avenue.

Ms. Kellums continued to explain how the request met the requirements for this project.

- The Carlson-Loftis House at 1815 13th Avenue is individually designated on the Greeley Historic Register.
- On May 23, 2022, owner Stan Luger submitted Part 1 application for the Colorado historic preservation residential tax credit for building rehabilitation, including exterior and interior painting, repair screens, repair wood floors, window rehabilitation, drywall repair, garbage disposal, and replace bathroom exhaust hood with project "before" photos.
- The tax credit review committee completed a site visit on June 2, 2022, collected the \$250-part 1 application fee, and determined the proposed project meets the Secretary of the Interior's Standards for Rehabilitation.
- During the project, Mr. Luger added replacement of the hot water heater and boiler repair to the project scope and provided part 1 photos of those items.
- Upon completion of the project on December 20, 2022, Mr. Luger submitted the Part 2 tax credit application with "after" photos.
- Following completion of the project, the Tax Credit Review Committee conducted a site visit and determined the project meets the Secretary of the Interior's Standards and preliminarily approved it on December 20, 2022. Section 24-1003(h) of the Greeley Municipal Code requires the Commission to make the final determination on all state tax credit applications.
- The Colorado Revised Statute 39-22-514.5, requires the project meet the Secretary of the Interior's Standards for Rehabilitation requires the project be completed within 24 months, requires the rehabilitation costs be over

\$5,000, and requires the Part 2 application be submitted within 120 days of completion.

- Due to the COVID-19 statewide disaster declaration, including Weld County, all state historic tax credit projects initiated on or after March 13, 2020, are eligible for an additional 5% credit.

Ms. Kellums summarized the outcome of the project with verification that the applicant completed the project within 24 months, the project cost was over \$5,000, with qualified costs of \$32,706.32. The applicant submitted Part 2 of the application within 120 days of project completion (December 20, 2022, after completion date of December 13, 2022). Ms. Kellums recommended approval of this application.

Commissioner Azari moved to approve the motion, and Commissioner Podell seconded the motion. Motion carried 5-0 (two Commissioners absent).

8. Historic & Cultural Resources Chapter of Imagine Greeley Comprehensive Plan

Ms. Kellums opened with summarizing that the 2018 Comprehensive Plan has a Historic Preservation section that would be used in lieu of a Historic Preservation Plan. Greeley has a Historic Preservation plan, but it has not been updated since its 1996 adoption. The Commission adopted a Survey Plan in 2021 or 2022 that gives guidance on areas to focus on for a future survey. Ms. Kellums wanted to bring this subject up to start the process of setting up future meetings over the next few months to focus on the goals and objectives of the Comprehensive Plan.

Ms. Kellums indicated that she would be applying for a grant to fund a historic resource survey in the Sunrise neighborhood and would appreciate the support of the Commission to get the process started.

9. Report from Historic Greeley Inc.

Linde Thompson, 1616 12th Avenue, provided an update on behalf of Historic Greeley Inc.

- They are reviewing their Mission Statement and ensuring that it reflects all that they do in the community.
- Members of Historic Greeley, Inc will be attending the CPI conference later in the week.
- Advocacy for Historic Preservation and getting information out to homeowners to encourage considering historical designation.
- There is a new owner of the McKee House who reached out to Historic Greeley and is interested in getting work done and wanted to get contact information for contractors that are familiar with historic property work.
- In the process of reaching out to the new owners of the Skating Rink, the Boys and Girls Club is the new owner and they hope to make a Teen

Center out of the building. Historic Greeley, Inc will continue to work with them to possibly get the building designated historic.

- Historic Greeley continues outreach to the University of Northern Colorado in conjunction with the Bishop Lehr Hall that is the new proposed medical site. They hope to work with the University in making it an adaptive use for the building.
- They are also working on gaining new designations and utilizing some small grant opportunities.

10. Commission Member Reports

Commissioner Podell indicated that he was looking forward to the CPI conference and the presentation by former Commissioner Scott McLean. The commissioners discussed how to get signed up if they are not and what to expect at the conference. Commissioners Azari, Podell and Llanas are planning to attend.

11. Staff Report- Historic Preservation Month Discussion

Ms. Kellums asked the commissioners to think about events or activities to celebrate Historic Preservation Month in May. She discussed possible opportunities for events and gave suggestions of what kind of events have been done in the past and ideas to consider for this year.

Commissioners discussed possible opportunities for events and they all agreed to do another event.

Ms. Kellums will follow up with an email about this over the next few weeks.

Discussion also commenced between Ms. Kellums and commissioners regarding further details about the scheduling for the CPI Conference that takes place later in the week.

12. Adjournment

With no further business before the Commission, Commissioner Christen DePetro adjourned the meeting at 4:39 p.m.

DocuSigned by:

Elizabeth Kellums

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Elizabeth Kellums, Secretary

DocuSigned by:

Bob Brunswig

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Bob Brunswig, Chair