

Historic Preservation Commission

Special Meeting

January 31, 2022 – 4:00 p.m.

Virtual Via Zoom

<https://greeleygov.zoom.us/j/85114121016?pwd=TzdBWGtVMTc3OUUpqYW94TTdZQkx0QT09>

Pass Code: 017834

NOTICE:

The January 31, 2022 Special Meeting of the Historic Preservation Commission will be conducted using Zoom meeting technology.

Members of the public may participate in Historic Preservation Commission meetings in the manner that works best for them.

Watch Meetings:



Meetings are livestreamed on YouTube at [youtube.com/CityofGreeley](https://www.youtube.com/CityofGreeley)

For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9780 or by email at cd_admin_team@greeleygov.com.

Meeting agendas and minutes are available on the City's meeting portal at [Greeley-co.municodemeetings.com/](https://greeley-co.municodemeetings.com/)

Comment in Real Time:



Join the Zoom webinar (link above). During the public hearing, viewers may address the Commission.

Submit Written Comments:



Email comments about any item on the agenda to cd_admin_team@greeleygov.com



Written comments can be mailed or dropped off at the Planning office at 1100 10th Street, Greeley, CO 80631



Historic Preservation Commission - Special Meeting

January 31, 2022 at 4:00 PM
Virtual via Zoom

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of December 6, 2021 Meeting Minutes
5. 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
6. Designation of Meeting Day, Time and Location
7. Designation of Location for Posting Notices
8. Report from Historic Greeley Inc.
9. Commission Member Reports
10. Staff Report
Historic Preservation Month Discussion
11. Adjournment

Historic Preservation Public Hearing Procedure

Public Hearing to...

1. Chair introduce public hearing item
2. Historic Preservation Staff report
3. Applicant Presentation
4. Commission questions
5. Chair opens public hearing
6. Chair closes public hearing
7. Applicant rebuttal
8. Commission discussion and vote

City of Greeley, Colorado
HISTORIC PRESRVATION COMMISSION PROCEEDINGS
December 6, 2021

1. Call to Order

2. Roll Call

Chair Brunswig called the remote meeting to order at 4:00 p.m. via the City's Zoom platform.

The hearing clerk called the roll.

PRESENT

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

One vacancy exists

3. Approval of Agenda

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

4. Approval of November 15, 2021 Minutes

Commissioner DePetro moved to approve the minutes dated November 15, 2021. Commissioner Podell seconded the motion. Motion carried 6-0.

5. Report from Historic Greeley, Inc.

Marshall Clough, 1619 14th Street, addressed the Commission on behalf of Historic Greeley Inc. and reported on the completion of renovations to the Bessie Smith House. He also advised that over 60 people purchased tickets and attended a holiday tea at the Southard-Gillespie House on December 4. Mr. Clough added that proceeds from ticket sales would be used to raise community awareness about historic preservation in Greeley.

6. A public hearing to consider a Certificate of Designation for the Weiss/Willcoxon House located at 1607 Reservoir Road on the Greeley Historic Register (GHR2021-0003)

Ms. Kellums addressed the Commission and presented information supporting the nomination of the Weiss/Willcoxon House, 1607 Reservoir Road, to the Greeley Historic Register. She presented a site map showing the location of property and described the various designation criteria.

Staff reviewed the application in accordance with Section 24-1003 of the Greeley Municipal Code and determined that the house is eligible for individual designation as it meets several criteria.

Ms. Kellums advised that the home, constructed in 1963 by Coan Construction, was originally owned by Howard and Thelma Weiss who resided there from 1963-72. Mr. Weiss was the owner and proprietor of Weiss Jewelers. Ms. Kellums provided information about the contributions of Mr. and Mrs. Weiss to the jewelry industry in Greeley. Mr. Weiss received several prestigious awards and honors and was a member of the National Association of Watch and Clock Collectors. Details of the contributions of Mr. and Mrs. Weiss are summarized in the staff report.

John and Marcia Willcoxon purchased the home in 1973 and resided there until 2002. Mr. Willcoxon, a theater professor at the University of Northern Colorado (UNC), directed the Little Theater of the Rockies and acted in several UNC theater productions as well as the Colorado Shakespeare Festival. Mrs. Willcoxon was professor of History and Women's Studies at UNC and was bestowed the title of Professor Emerita of Women's Studies following her retirement in 1992. Details of the contributions by Mr. and Mrs. Willcoxon are outlined in the staff report.

Ms. Kellums reported that the architectural features of the one-story residence reflect the Mid-Century Modern style of architecture. She described the various architectural features of the home, including exterior veneer, front façade, roof features, recessed entrance, and windows. Ms. Kellums presented several photographs of the home.

According to Ms. Kellums, the home meets the criteria for geographical significance, due to its proximity to UNC where the Willcoxons worked and made significant contributions. Additionally, the house is located on Block 2 of the Second Addition to Glenmere which was subdivided in 1963 by the original owners, Howard and Thelma Weiss, and Glenfair Construction Company.

Ms. Kellums advised that in establishing significance and integrity, it is helpful to consider the dates for which the property is significant. She added that the home is historically significant from 1963-2002 for representing the historical and cultural development of Greeley and for association with prominent owners, Howard and Thelma Weiss and John and Marcia Willcoxon. The home is also architecturally significant as an example of Mid-Century Modern residential architecture. Ms. Kellums noted that the home meets the criteria for geographical significant due to its proximity to and connection with UNC.

Staff also evaluated the property to determine whether it met the integrity criteria. Several factors were considered and staff found that the Weiss/Willcoxon House exhibits integrity of location, design, setting, materials, workmanship, feeling and association. Further, staff determined that the house retains sufficient integrity to convey its historical, architectural and geographical significance.

Notice of the hearing was published in the Greeley Tribune on November 24 and December 1 and a notice sign was posted on the property. Staff determined that the request meets the appropriate criteria and recommended designation of the home on the Greeley Historic Register.

Justin Ghofrani, one of the current owners of the property, joined the meeting via Zoom. Mr. Ghofrani pointed out some of the interior architectural features and thanked the Commission for considering the application.

Chair Brunswig opened the public hearing at 4:21 p.m. There being no comment, the public hearing was closed at 4:21 p.m.

Commissioner Azari moved that, based on the application received and the preceding analysis, the Commission find and conclude that the Weiss/Willcoxon House at 1607 Reservoir Road meets significance criteria of Section 24-1003(d) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized in the staff report; and, therefore, approve the designation. Commissioner Podell seconded the motion. Motion carried 6-0.

7. Commission Member Reports

None

8. Staff Report

Ms. Kellums summarized information from several online seminars that she attended. She advised that Commissioner Sattler resigned her position on the Commission to focus on her family.

Ms. Kellums reported that the December 20 meeting would likely be cancelled due to a lack of agenda items. She added that several of the upcoming regular meetings in January and February would be cancelled due to holidays and the CPI Saving Places conference. She advised that the next regular meeting would be March 7, 2022 and asked the commissioners if they wanted to schedule any special meetings between now and then. She advised that the Commission could schedule special meetings on specific dates. After discussion, the commissioners agreed to schedule special meetings on January 31, 2022 and February 14, 2022 with an understanding that they might be cancelled if there are no agenda items at that time.

Commissioner DePetro moved to schedule special meetings on January 31, 2022 and February 14, 2022. Commissioner Melish seconded the motion. Motion carried 6-0.

Commissioner Azari asked whether the Commission would meet in person. Ms. Kellums advised that in-person meetings could resume if the commissioners agreed, with the understanding that health and safety guidelines would determine whether meetings were in person or remote.

9. Adjournment

With no further business before the Commission, Chair Brunswig adjourned the meeting at 4:42 p.m.

Bob Brunswig, Chair

Elizabeth Kellums, Secretary



Community Development Department MEMORANDUM

TO: Historic Preservation Commission
RE: Request for Continuance for HPDR2022-0001, 825 12th Street public hearing
FROM: Betsy Kellums, Planner III – Historic Preservation
DATE: January 26, 2022

Staff requests a continuance for the public hearing for alterations at 825 12th Street, project number HPDR2022-0001. Staff is requesting that this public hearing item be continued to the February 14, 2022 meeting of the Historic Preservation Commission.

Suggested Motion:

Motion is made to continue the agenda item Public Hearing for Alterations at 825 12th Street, project number HPDR2022-0001, to the February 14, 2022 meeting of the Historic Preservation Commission.



DATE: January 31, 2022
TO: Historic Preservation Commission
FROM: Elizabeth Kellums, Planner III
RE: Designation of meeting day, time and location

Each year at its first meeting, the Historic Preservation Commission designates the Commission meeting day, time and location for the upcoming year. A recommended motion is below.

Recommended Motion:

Motion that the Historic Preservation Commission meetings during 2022 will be held in person on the 1st and 3rd 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 virtually on Zoom.



DATE: January 31, 2022
TO: Historic Preservation Commission
FROM: Elizabeth Kellums, Planner III
RE: Designation of location for posting notices

Per State Statute, C.R.S. 24-6-402(2)(c)(I) and C.R.S. 24-60402(2)(c)(III), the Historic Preservation Commission should designate a site for posting agendas at the first meeting of the year. The Commission should also designate a back-up location for posting notices in the event of power/internet outage.

Recommended Motion:

Motion 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 South, 1100 10th Street, Greeley, Colorado, as the back-up location for such postings.