

1 **HISTORIC PRESERVATION COMMISSION**
2 **Minutes**
3 **February 4, 2021**
4 **Via Zoom Remote Meeting**
5

6 The February 4, 2021 meeting of the Historic Preservation Commission was called to order at
7 5:00 p.m. by Chairman Lane via remote meeting connection.
8

9 **1. Roll call**
10

11 Present on the Commission were Chairman Steve Lane and Commissioners Kim Carpenter,
12 Gheda Gayou, Terri Goon, Lee Hardies, Holly Norton, Susanne Sibley and Council
13 Representative Aren Rodriguez. Also present were Staff Liaison Jade Krueger, Planning Director
14 Glen Van Nimwegen, and recording secretary Maria Yost.
15

16 **2. Meeting minute's approval**
17

18 **A. Approval of the December 3, 2020 meeting minutes**
19

20 Commissioner Goon moved to approve the minutes as written. Commissioner Sibley seconded
21 the motion. Minutes approved unanimously.
22

23 **3. Report from Chairman**
24

25 Chairman Lane briefly explained that anyone who wishes to speak during Public Invited to be
26 Heard or a Public Hearing item, the instructions will be displayed on the screen during the
27 meeting, and comments will be limited to 3 minutes.
28

29 **4. Communications from the HPC staff liaison**
30

31 Ms. Krueger introduced Planning Director Glen Van Nimwegen.
32

33 Mr. Van Nimwegen said he is the new Planning Director for the City and has been on the job for
34 about 2 months. He has experience in Historic Preservation in Colorado with the City of Littleton
35 and most recently with the City of Salida. He is excited to be working with Commission and to
36 be part of the team.
37

38 Ms. Krueger spoke to the Commission about the following:
39

- 40 • Savings Places Conference – Will take place next week, February 10-12th.
- 41 • CLG Workshops – Trainings are required for CLG accreditation and the CLG annual
42 report, and to let her know when they have attended workshops and trainings.
- 43 • Ute Creek Silo – will be coming before City Council next week to discuss the process for
44 designation with or without owner consent, and will be on the HPC agenda for next
45 month.
- 46 • It is Longmont's 150th Birthday!

- Retreat Meeting – Will be scheduled for March 10th – will send calendar invite to the Commissioners with the agenda and information for the meeting.

5. Public invited to be heard – for topics other than public hearings

Chairman Lane opened the public invited to be heard for items not listed on the agenda. Instructions for Public Comments were displayed on the screen for 5 minutes allowing for callers to call in to the meeting.

No one wished to speak.

Chairman Lane closed the public invited to be heard.

6. New Business

A. 917 4th Avenue – Request for designation of Local Historic Landmark

PUBLIC HEARING

Action Requested: Decision

Staff Presentation

Staff Liaison Jade Krueger spoke to the Commission about the following:

- The home at 917 4th Avenue also known as The Schey House is a contributing property to the Historic West Side District.
- The house was built in 1912 by Theodore Schey, whose father was Solomon Schey, one of the earliest residents of Longmont in 1882.
- The home is considered a classic craftsman bungalow and is architecturally significant.
- Included in the packet are current and historic photos and a narrative written by the Piller's about the Schey's family history.
- The home is associated with the early development of Longmont and the Schey family is an integral part of Longmont's Jewish history.
- The property was posted with a public hearing sign and a notice was provided. Staff has not received any inquiries to date on this proposal.

Review Analysis

- Complies with the review criteria for a landmark designation 1, 3, & 4 of the Longmont Municipal Code Section 2.56.050.

The Commission is the decision-making authority with the following options:

- 1 1. Recommend that the property be designated as a local historic landmark.
- 2 2. Recommend that the property not be designated as a local historic landmark.
- 3 3. Defer action on the request based on the need for additional information.

4
5 Staff Recommendation

6
7 Staff recommends that the Commission consider option 1 for designation of the property located
8 at 917 4th Avenue, known as The Schey House as a local historic landmark.

9
10 Applicants in Attendance – Neil and Cynthia Piller

11
12 Ms. Krueger asked the Piller's if they would like to speak about the history of their home.

13
14 Mrs. Piller said that Solomon Schey and his family moved to Longmont from Cripple Creek in
15 1882. He established Schey's Clothing Store at 370 Main Street. Solomon's son Theodore
16 (Rusty) built the home in 1912. She mentioned that she and her husband are only the 2nd family
17 to own the house. They were able to get a lot of information about the house from Ted Schey
18 (Rusty's son) on what it was like to grow up in the neighborhood. She said that Ted and his sister
19 grew up in the house, and Ted and his wife lived in the upper floor of the home. Mrs. Piller said
20 they have heard many wonderful stories, and she said it was quite a party house. Ted told them
21 stories about dances, the Ku Klux Klan, growing mushrooms in their basement for the
22 restaurants of the Broadmoor and Brown Palace Hotels, and there were reports about Rusty
23 brewing his own wine in the home. Rusty worked with his father in the clothing store, and was
24 also a botanist who was responsible for planting and maintaining the roses at the Roosevelt Park.
25 He also grew tomatoes and reused the boxes from the clothing store for grow lights.

26
27 Mr. Piller said that one of the fascinating stories about their house is that it was a Jewish home,
28 the house to the east of them and the house to the south around the corner, were both occupied by
29 Catholics. Historically, the Klan's meeting house was located across from the Times Call which
30 has since been moved south across from the Post Office, and they were able to tour the meeting
31 house.

32
33 Mr. Piller added that the Schey family has been historically involved in this town for many years,
34 and both Jacob and Ted were City attorneys for 40+ years. He mentioned that he worked for Ted
35 Schey when he came to Longmont and continues to be a member of the Schey Law firm. Mrs.
36 Piller mentioned that Rusty could identify what members of the Klan were marching on Main
37 Street by the shoes they had purchased from his store. After the marching, many would go back
38 to the taylor shop to play cards. Mr. Piller said that the history book, Longmont: The First 150
39 Years, written by the director of the Longmont Museum, has documentary history of these
40 events.

41
42 Commission Discussion

43
44 Commissioner Goon commented that she grew up in Longmont and remembers the clothing and
45 shoe store.

1 Mr. Piller said that Mrs. Piller worked for the newspaper for a number of years, and if you try to
2 try to look up articles with any reference to local KKK officials in the 1920's, they have all been
3 expunged.

4
5 Chairman Lane asked when the second floor addition was put on the house.

6
7 Mr. Piller said the addition was put on the house in the 1930's when Solomon's relatives came
8 over from Germany to escape the Holocaust. They had sleeping porches on the house and they
9 housed people from abroad.

10
11 Chairman Lane asked the Piller's why they decided to submit an application for a landmark
12 designation at this time.

13
14 Mr. Piller explained that they considered applying 25 years ago when they put the addition on
15 the back of the house. He said the Landmark Commission at that time would have required them
16 to make the addition look different from the original house so it could be readily identified. They
17 wanted to preserve the architectural character of the house and did not want to have the back part
18 of the house clash with the traditional arts and crafts style of the front of the house. They have
19 both since retired and felt it was time to recognize the house for the history that it has added to
20 the town.

21
22 The Piller's said that they have worked closely with an architect and have been careful to
23 maintain the architectural integrity with the addition that they have put on.

24
25 **Public Hearing**

26
27 Chairman Lane opened the public hearing. Instructions for Public Comments were displayed on
28 the screen for 5 minutes allowing for callers to call in to the meeting.

29
30 No calls were received from the public.

31
32 Chairman Lane closed the public hearing.

33
34 **Motion**

35 **COMMISSIONER GAYOU MOVED TO APPROVE THE LANDMARK DESIGNATION**
36 **APPLICATION FOR 917 4TH AVENUE AS IT DOES MEET THE REVIEW CRITERIA**
37 **FOR A HISTORIC LOCAL LANDMARK AS NOTED BY STAFF.**

38
39 **COMMISSIONER GOON SECONDED THE MOTION.**

40
41 **Vote**

42 **MOTION PASSES UNANIMOUSLY.**

43
44 **B. 537 Terry Street – Certificate of Appropriateness**

45 **PUBLIC HEARING**

46 *Action Requested: Decision*

1 **Staff Presentation**
2

3 Staff Liaison Jade Krueger spoke to the Commission about the following:
4

- 5 • The home at 537 Terry Street is also known as the J.B. Thompson House and was
6 designated as a local historic landmark in 1980.
7
- 8 • It is a Queen Ann style home and was built in 1887 and a two-story addition was later
9 added in 1994.
10
- 11 • In 1994 the Historic Preservation Commission approved converting the residential part of
12 the home into a bed and breakfast and adding an addition to the back side of the house.
13
- 14 • The applicant is proposing to add a new two-story addition to the rear of the home with a
15 two-car garage and an accessory dwelling unit (ADU) above it.
16
- 17 • The proposed garage and accessory living space will be connected to the approved
18 addition from 1994.
19
- 20 • The addition will be compatible with the massing, size, scale and architecture but
21 differentiated from the original historic structure.
22
- 23 • The property was posted with a public hearing sign and a notice was provided. Staff has
24 not received any inquiries to date on this proposal.
25

26 **Staff Recommendation**
27

28 Staff recommends that the Commission approve the Certificate of Appropriateness for the
29 property located at 537 Terry Street with the following conditions:
30

- 31 1. The applicant apply for and receive a building permit; this includes going through the
32 Planning process for accessory dwelling units.
- 33 2. The COA be valid for two years from HPC approval.
34

35 **Review Analysis**
36

- 37 ➤ Complies with the review criteria for a Certificate of Appropriateness of the Longmont
38 Municipal Code Section 2.56.130.
39
- 40 ➤ Complies with the U.S. Secretary of Interior Standard 2 applicable to the historic
41 character of the property.
42

43 **The Commission is the decision-making authority with the following options:**
44

- 45 1. Approve the application as proposed.
- 46 2. Approve the application with conditions.

- 1 3. Defer action on the application based on the need for additional information.
- 2 4. Deny the application.

3
4 Applicants in Attendance – Teri Drouillard, Property Owner and Danielle Lynn, Architect

5
6 Ms. Krueger asked the applicant if she had information to present to the Commission.

7
8 Ms. Lynn said that for the addition they tried to establish details that were compatible with the
9 existing structure, but also differentiate from the original historic character of the portion of the
10 building built in 1887. They also matched much of the detailing that was done on the 1994
11 addition.

12
13 **Commission Discussion**

14
15 Commissioner Gayou was concerned with the size of the addition and that the addition will be
16 seen from the street, but sees no problem with the addition because it will be far enough back
17 and to the rear of the property. She also added that the addition should be differentiated from the
18 historic house.

19
20 Chairman Lane commented that he appreciates the clarification that the addition will be attached
21 to the 1994 addition and not the original house.

22
23 Commissioner Goon said that she appreciates that the neighbors are agreeable with the addition.

24
25 **Public Hearing**

26
27 Chairman Lane opened the public hearing. Instructions for Public Comments were displayed on
28 the screen for 5 minutes allowing for callers to call in to the meeting.

29
30 No calls were received from the public.

31
32 Chairman Lane closed the public hearing.

33
34 **Motion**

35 **COMMISSIONER HARDIES MOVED TO APPROVE THE CERTIFICATE OF**
36 **APPROPRIATENESS APPLICATION FOR 537 TERRY STREET WITH THE**
37 **CONDITIONS AS NOTED BY STAFF.**

38
39 **COMMISSIONER CARPENTER SECONDED THE MOTION.**

40
41 **Vote**

42 **MOTION PASSES UNANIMOUSLY.**

43
44 **7. Annual Business**

45
46 **Election of the Chairperson for 2021:**

1 Commissioner Gayou moved to nominate Commissioner Lane as Chairperson for 2021.
2 Commissioner Norton seconded the motion. The motion was approved unanimously.

3
4 **Election of the Vice Chairperson for 2021:**

5 Commissioner Norton moved to nominate Commissioner Gayou as Vice Chairperson for 2021.
6 Commissioner Carpenter seconded the motion. The motion was approved unanimously.

7
8 **Approval of 2021 Commission meeting dates and time:**

9 Proposed: The HPC meeting on July 1, 2021 be moved to July 8, 2021 due to the 4th of July
10 holiday, and the HPC meeting on September 2, 2021 be moved to September 9, 2021 due to the
11 Labor Day holiday. (Note: These changes are pending staff availability and approval for the
12 proposed dates.)

13 The meetings are held on the 1st Thursday of each month at 5:00 p.m.

14 Chairman Lane moved to approve the 2021 meeting dates and time as presented. The proposed
15 July and September meeting dates are pending staff availability and approval.

16 Commissioner Norton seconded the motion. Motion approved unanimously.

17
18 **Approval of 2021 meeting location:**

19 Due to the COVID pandemic, the HPC meetings will continue to be held via Zoom Remote
20 Meetings until further notice. Upon approval, the meetings will then return to in-person meetings
21 at the Civic Center in the City Council Chambers.

22 Commissioner Norton moved to accept the locations as stated. Commissioner Sibley seconded
23 the motion. Motion approved unanimously.

24
25 **Approval of 2021 Commission meeting agenda posting locations:**

26 The official posting location will be on the City's web page and the backup location will be
27 posting at the Civic Center.

28 Commissioner Norton moved to approve the meeting posting locations as noted above.

29 Commissioner Sibley seconded the motion. Motion approved unanimously.

30
31 **Approval of 2021 draft bylaws:**

32 Commissioner Goon made a motion to approve the 2021 bylaws as written.

33 Commissioner Norton seconded the motion. Motion approved unanimously.

34
35 **8. Comments from HPC Commission**

36
37 No comments from the Commissioners.

38
39 **9. Comments from City Council Representative**

40
41 Council Member Rodriguez commented that the story about the Schey's identifying the Ku Klux
42 Klan members by their shoes was an entertaining story as well as notable. He is glad that the
43 Commission is providing input on this piece of history to the Schey family. He thanked the
44 Commissioners for their service.

1 **10. Adjournment**
2

3 **Commissioner Sibley moved adjournment of the meeting. Commissioner Goon seconded**
4 **the motion. The meeting was adjourned at 5:54 p.m.**
5

6 Respectfully Submitted,
7

8
9
10 HPC Chairman/Vice Chairperson
11 my/jk 02/04/21
12

DRAFT