

City of Greeley, Colorado
HISTORIC PRESERVATION COMMISSION PROCEEDINGS
Regular Meeting

November 07, 2022

1. Call to Order

2. Roll Call

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

The hearing clerk called the roll.

PRESENT

Chair Bob Brunswick
Commissioner Doran Azari
Commissioner Christen DePetro
Commissioner Sean Jaehn
Commissioner Gabriel Llanas
Commissioner Melissa Sizemore

Commissioner Dan Podell was absent.

3. Approval of Agenda

Elizabeth Kellums, Planner III – Historic Preservation, indicated that there were no additions or corrections to the agenda, and it was approved as presented.

4. Approval of August 15, 2022, Minutes

Bob Brunswick indicated there was a grammatical error Commissioner DePetro moved to approve the minutes as amended dated August 15, 2022.
Commissioner Azari seconded the motion. Motion carried 6-0 (one Commissioner absent).

5. Chair and Vice-Chair Elections

Commissioner DePetro nominated Bob Brunswick to continue as Chair of the Commission. Commissioner Azari seconded the motion. Motion carried 5-0 (one absent and Chair Brunswick abstained).

Commissioner Azari nominated Christen DePetro to continue as Vice-Chair of the

Commission. Commissioner Jaehn seconded the motion. Motion carried 6-0 (one Commissioner absent).

6. Report from Historic Greeley Inc.

Marshall Clough, 1619 14th Street, gave an update on Historic Greeley Inc. Mr. Clough announced that Historic Greeley Inc would be hosting their second annual Christmas Tea in December. It would be located at the Southard Gillespie House located at 11th St and 9th Ave. Mr. Clough gave a brief description of what the event would be like and of what would be on the menu.

7. A Public hearing to consider a Certificate of Approval for Exterior Alterations at 827 10th Street (stucco removal and various) (HPDR2022-0010)

Chair Brunswig called for conflicts of interest. Commissioner Jaehn disclosed he had a conflict of interest and stepped out for this public hearing.

Ms. Kellums addressed the commission and introduced the item as an application for a Certificate of Approval for exterior alteration at 827 10th Street. Ms. Kellums explained that the proposal of the project was to remove non historic stucco over the storefront and removal of the existing awning, to clean the brick, repoint mortar joints as needed, paint the sign band if needed, to replace the existing awning with a retractable awning, and install gooseneck light fixtures. Ms. Kellums mentioned the store shared a façade with Kingsford Law Office but at this point the project was just going to be at 827th Street. She presented several photographs showing the existing condition of the property as well as photographs with narratives describing the proposed changes.

Staff reviewed the application according to the criteria and the standards in Section 24-1003(j) of the Greeley Municipal Code and therefore staff recommends approval of the stucco removal, installation of the retractable awning and installation of gooseneck light fixtures. Staff further recommends conditional approval of the brick cleaning and mortar repointing with the applicant working with Staff to test the brick cleaner and determine if it will not damage the brick, as well as ensure the mortar mix for the repointing is compatible with the existing mortar. Staff recommends the applicant work with the staff to determine if painting of the sign band is needed. If determined to be needed, staff recommends approval of the painting of the sign band.

The applicant, Ashley Fusco 1319 15th Ave addressed the Commission, thanked Ms. Kellums for her presentation and offered to answer any questions. Commissioner Llanas asked if there was a window under the stucco and if it was going to be kept. Upon further review of the pictures, it was not a window but tile.

Chair Brunswig opened the public hearing at 4:18 p.m. There being no comment, the public hearing was closed at 4:18 p.m.

Commissioner Azari moved that based on the application received and the preceding analysis, the Commission finds that the proposed exterior alterations at 827 10th Street meets Criteria and standards A, C, E, F, and H of section 24-1003(j) of the Greeley Municipal Code and therefore approves the Certificate of Approval, with the condition of the brick cleaning and mortar repointing with the applicant working with Staff to test the brick cleaner and determine if it will not damage the brick and that all required permits be obtained Commissioner DePetro seconded the motion. The motion carried 5-0 (one Commissioner absent and Commissioner Jaehn recused himself).

8. Public hearing to consider a Certificate of Approval for Exterior Alterations at 1303 9th Avenue (porch rehabilitation) (HPDR2022-0011)

Chair Brunswig called for conflicts of interest. No Commissioners disclosed conflicts of interest. Ms. Kellums addressed the Commission and introduced the item as an application for a Certificate of Approval for exterior alteration at 1303 9th Ave. Ms. Kellums explained that the applicant requests approval for a proposed porch rehabilitation project, which includes supporting the porch roof and post, deconstruction of the concrete block porch walls, repair of deteriorated features and replacement with like material and design. She presented several photographs showing the existing condition of the property as well as photographs with narratives describing the proposed changes.

Staff reviewed the application according to the criteria and the standards in Section 24-1003(j) of the Greeley Municipal Code and therefore staff recommended approval for a proposed porch rehabilitation project, which includes supporting the porch roof and post, deconstruction of the concrete block porch walls, repair of deteriorated features and replacement with like material and design.

The applicant, Paul Donaghey 204 5th Ave Longmont, CO addressed the commission, thanked Ms. Kellums for her presentation and offered to answer any questions. Commissioner Azari asked if the posts need replacement what they are going to use and if they are going to try to save as much of the original posts as they can. Mr. Donaghey answered that they would try to save as much as they can and are going to replace only when needed with similar material. He also stated they will be doing everything up to code.

Chair Brunswig opened the public hearing at 4:30 p.m. There being no comment, the public hearing was closed at 4:30 p.m.

Commissioner DePetro moved that based on the application received and the preceding analysis, the Commission finds that the proposed exterior alterations at 1303 9th Avenue meets Criteria and standards A, B, C, E, F, and H of section 24-1003(j) of the Greeley Municipal Code and therefore approves the Certificate of

Approval, with the condition that all required permits be obtained. Commissioner DePetro second the motion. The motion carried 6-0 (one Commissioner absent).

9. Commission Member Reports

Commissioner Azari mentioned he had gone to visit the facilities department at Greeley Evans School District 6. He mentioned they had a great collection of historical pictures and told the Commission it was be a great place to visit when they get a chance.

10. Staff Report

Ms. Kellums gave a reminder about the CPI conference for 2023 has been scheduled for February 8th though the 10th in Boulder. Ms. Kellums mentioned how the website for the conference was asking for people to participate in the conference planning committee and if the commissioners would be interested in participating. She also mentioned she would have another public hearing on November 21st, 2022.

11. Adjournment

With no further business before the Commission, Chair Brunswig adjourned the meeting at 4:41 p.m.

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Elizabeth Kellums

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Elizabeth Kellums, Secretary

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Bob Brunswig

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Bob Brunswig, Chair

6. Staff Reports

Ms. Kellums gave an update on minor alteration applications she has approved, such as a roof replacement and possible fence at 1403 10th Avenue. At 1857 13th Avenue, she approved roof mounted solar panels to be mounted discreetly for the south and west facing roofs of the house and garage. She also approved mini-split unit installations at 825 12th Street and 1632 9th Avenue. Ms. Kellums approved a sign at 819 10th Street. She then went into history of the building at 808 9th Street and explained the existing facade was removed to expose the historic building front.

Ms. Kellums reported on the Cranford survey project, stating they are under contract with Metcalf Archaeological Consultants Inc. She noted they will be getting together in early August for project kickoff and for scheduling the first public meeting.

7. Adjournment

With no further business before the Commission, Chair Brunswig adjourned the meeting at 4:16 p.m.

DocuSigned by:

Bob Brunswig

Bob Brunswig, Chair

DocuSigned by:

Elizabeth Kellums

Elizabeth Kellums, Secretary