

City of Greeley, Colorado  
**HISTORIC PRESERVATION COMMISSION PROCEEDINGS**  
**Regular Meeting**

December 19, 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 Christen DePetro  
Commissioner Sean Jaehn  
Commissioner Dan Podell  
Commissioner Melissa Sizemore

Commissioners Doran Azari and Gabriel Llanas  
were 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 November 21, 2022, Minutes**

Ms. Kellums indicated that there were no additions or corrections to the minutes. Commissioner Sizemore moved to approve the minutes dated November 21, 2022. Commissioner Podell seconded the motion. Motion carried 5-0 (two Commissioners absent).

**5. Report from Historic Greeley Inc.**

Rebecca Brunswig, 1700 Montview Boulevard, addressed the Commission on behalf of Historic Greeley, Inc. and reported that Historic Greeley Inc hosted their second annual Christmas Tea located at the Southard Gillespie House, and it was a success. Ms. Brunswig gave a brief description of what the event was like.

## **6. Public hearing to consider a Request for a Certificate of Approval for Demolition of an accessory building at 818 12<sup>th</sup> Street (HPDR2022-0013)**

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 demolition of an accessory building at 818 12<sup>th</sup> street. She explained that the applicant requests approval and proposes to demolish a small brick building at the back of the property. The building is in poor condition and is partially falling. The building has been broken into several times and is currently boarded up. Ms. Kellums stated the building could be a potential threat if broken into or used in the future. 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)(3) of the Greeley Municipal Code and therefore staff recommended approval for a proposed demolition project contingent on getting the required permits.

Commissioner Podell asked if there was an existing roof, and if so, what material it is. Ms. Kellums answered with yes there is a roof and as far as the materials she said it most likely is rolled roofing but was not completely sure. Commissioner Podell also asked if there were any plans on recycling the brick of the building. Ms. Kellums said the owner does have plans to keep the brick and take it to her home in Greeley.

The applicant, Jeannie Sears addressed the commission, thanked Ms. Kellums for her presentation and offered to answer any questions. The Commissioners had no questions for Ms. Sears.

Chair Brunswig opened the public hearing at 4:12 p.m. There being no comment, the public hearing was closed at 4:12 p.m.

Commissioner DePetro moved that, based on the application received and the preceding analysis, the Commission finds that the demolition of the brick accessory building at the Sterling house at 818 12<sup>th</sup> Street meets (3) demolition criteria a, b, c, d and e of section 24-1003(j)(3) of the Greeley Municipal Code, and therefore approves the Certificate of the Approval for demolition, with the condition that all required permits be obtained. Commissioner Sizemore seconded the motion. The motion carried 5-0 (two Commissioners absent).

## **7. Commission Member Reports**

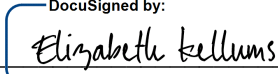
Chair Brunswig mentioned that a previous commissioner Scott McLean will be presenting at the CPI conference on February 8<sup>th</sup>. His presentation will be on William Bowman architecture for any commissioner interested in attending the presentation.

## 8. Staff Report

Ms. Kellums gave a reminder about the CPI conference for 2023 has been scheduled for February 8<sup>th</sup> through the 10<sup>th</sup> in Boulder. She also mentioned that the commission received one hundred and fifty dollars in scholarship funds for the conference.

## 9. Adjournment

With no further business before the Commission, Chair Brunswig adjourned the meeting at 4:19 p.m.

DocuSigned by:  
  
Elizabeth Kellums, Secretary

DocuSigned by:  
  
Christen DePetro, Vice Chair