

City of Greeley, Colorado
HISTORIC PRESERVATION COMMISSION PROCEEDINGS
Regular Meeting

November 21, 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 Doran Azari
Commissioner Christen DePetro
Commissioner Dan Podell
Commissioner Melissa Sizemore

Commissioners Sean Jaehn and Gabriel Llanas
were excused.

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 7, 2022, Minutes

Ms. Kellums indicated that there were no additions or corrections to the minutes. Commissioner Azari moved to approve the minutes dated November 7, 2022. Commissioner Podell seconded the motion. Motion carried 5-0 (two Commissioners absent).

5. Report from Historic Greeley Inc.

Paul Richard, 1313 9th Ave, gave an update on Historic Greeley Inc. Mr. Richard 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. Richard gave a brief description of what the event would be like.

6. Public hearing to consider a Request for a Certificate of Approval for New Construction of a Greenhouse at 515 23rd Avenue (HPDR2022-0012)

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 new construction of a greenhouse at Houston Gardens 515 23rd Avenue. Ms. Kellums explained that the applicant requests approval for a proposed construction of a 72'x42' greenhouse constructed of 8mm twin wall clear polycarbonate walls, roof with a concrete floor, two overhead doors and access door. It would be located 135 feet southwest of the house and 33 feet 8 inches north of the south property line and 60 feet from the west property line. The area for the proposed greenhouse is currently open space. Ms. Kellums 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 recommended approval for the proposed greenhouse project contingent on getting the correct permits.

The applicant, Kelly Deitman on behalf of owner West Greeley Conservation District, 1122 9th Street Greeley, CO, addressed the Commission, thanked Ms. Kellums for her presentation and offered to answer any questions. Commissioner Podell asked how tall the greenhouse was going to be. Ms. Deitman answered stating it would be about 20 feet high. Commissioner Azari asked what the construction timeline would be. Ms. Deitman said it was scheduled to start as soon as it was approved through the Commission and building permits but due to weather it may be delayed until spring.

Chair Brunswig opened the public hearing at 4:12 p.m. There being no comment, the public hearing was closed at 4:13 p.m.

Commissioner Podell moved that, based on the application received and the preceding analysis, the Commission finds that the proposed greenhouse at Houston Gardens at 515 23rd Avenue meets (1) Criteria and Standards a, b, c, e, f, and h, including Secretary of the Interior's Standards #9, 10 of Section 24-1003(j)(1) of the Greeley Municipal Code, and therefore approves the Certificate of Approval, with the condition that all required permits be obtained. Commissioner Sizemore second the motion. The motion carried 5-0 (two Commissioners absent).

7. Commission Member Reports

No comments or updates from the commissioners.

8. Staff Report

Ms. Kellums gave a reminder about the CPI conference for 2023 has been scheduled for February 8th though the 10th in Boulder. She also mentioned she might have another public hearing on December 19th, 2022, and the meeting on December 5th meeting would be cancelled.

9. Adjournment

With no further business before the Commission, Chair Brunswig adjourned the meeting at 4:18 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.

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Bob Brunswig

Bob Brunswig, Chair

DocuSigned by:

Elizabeth Kellums

Elizabeth Kellums, Secretary