

City of Greeley, Colorado
HISTORIC PRESERVATION COMMISSION PROCEEDINGS
Regular Meeting

March 17, 2025

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Christen DePetro
Commissioner Doran Azari
Commissioner Marshall Clough
Commissioner Sean Jaehn
Commissioner Gabriel Llanas
Commissioner Melissa Martinez

Commissioner Podell was excused.

3. Approval of Agenda

Betsy Kellums, Planner III, indicated there were not any additions or modifications to the agenda. Commissioner Azari moved to approve the agenda as published. Commissioner Jaehn seconded the motion.

Motion carried 6-0. Commissioner Podell was absent.

4. Approval of the Minutes

Commissioner Azari had a comment regarding the minutes. He gave a compliment to whomever was compiling the minutes, did an excellent job, he could not find any errors. He also wanted to thank the folks at the city who put these together.

Commissioner Llanas moved to approve the March 03, 2025, Historic Preservation Commission meeting minutes. Commissioner Jaehn seconded the motion.

Motion carried 6-0. Commissioner Podell was absent.

5. Report from Historic Greeley Inc.

Rebecca Brunswig, 1700 Montview Boulevard, reported for Historic Greeley Inc. that they have one Spring Tea Event coming up on May 10th, 2025, from 11:00 am to 2:00 pm at the Southern Gillespie House. Tickets for that will go on sale April 2, 2025. There will be some organizations renting the Southern Gillespie House for events or regular meetings. Magical Moments is hosting children's tea parties, and the Flourish Program will be there in the evenings.

6. Public Hearing to Consider a Request for Certificate of Designation for J Max Clark House located at 1111 5th Street, Case No. GHR2025-0001.

Chair DePetro introduced the item as published and asked for any conflicts among the Commissioners in this case. Seeing none, Betsy Kellums (Planner III) presented the owner's request for historic register designation. Mrs. Kellums went on to explain the historical background of the builder J. Max Clark, architectural description, geographical background, period of significance, and integrity of the property. She explained the public notice process and shared her recommendation for approval.

Commissioner Azari had a question about the ages of other houses around the property. Mrs. Kellums did not check that but will get back to them with those dates. Commissioner Azari stated there could be several other homes in that area that could receive designation as well.

Chair DePetro asked for clarification on the fact that there are no real original features other than its footprint. Mrs. Kellums clarified it's the footprint, the west and north extensions and the bay window on the east side. The window openings are also the same size but clearly not the original windows.

Mrs. Kellums shared that the applicant was in attendance and invited him up to speak. Jason Presley 1111 5th Street shared more background on the owner/builder that he found through research. Chair DePetro asked Mr. Presley if there was anything he wanted to change about the property or recreate any of the outside features based on the photos. Mr. Presley stated he would like to restore as much as he can to its original form. More conversation ensued regarding Greeley's early days and history of our area.

Chair DePetro opened the public portion of the meeting at 4:31 pm. Seeing no one wishing to speak, Chair DePetro closed the public portion of the meeting at 4:31 pm.

Mrs. Kellums had an update for Commissioner Azari on the home ages for the surrounding properties. 1103 5th Street was built in 1908. This was the house J. Max Clark, and his wife moved into when they left 1111. 1113 was built in 1927 and the house across the street was built in 1924.

Chair DePetro called for a vote. Commissioner Azari moved that, based on the application received and the preceding analysis, that the Commission finds and concludes that the J Max Clark House meets significance criteria of Section 24-1003(d)(1) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized below, and therefore approve the designation and issue a Certificate of Designation to be recorded by the Weld County Clerk and Recorder.

(a) Historical Significance:

2. Is associated with an important historical event.
3. Is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.

James Maxwell Clark, also known as J Max Clark, contributed significantly to the development of the community and the political, social, and/or cultural life of the community. He farmed and developed an irrigation measuring device. He also wrote columns for the Greeley Tribune, served as an editor of the Greeley Tribune, he advocated for the establishment of a library independent of the Carnegie Foundation, and as author of Colonial Days, memorializing some of the history of the community. As one of the earliest buildings in town and now one of the oldest houses, it is also significant for association with the founding and development of Greeley.

(b) Architectural Significance:

1. Characterizes an architectural style or type associated with a particular era and/or ethnic group.

The J Max Clark House reflects an early example of an I-House building type, built in Colorado primarily between 1875 and 1910. Characteristic features on this house include a rectangular plan with a gabled roof, a central passage marked by a centered entrance, and lack of ornamentation. They also were two rooms wide and one room deep, usually two stories, and many expanded over the years with additions on the sides and rear. The Greeley Tribune noted Clark added an extension to the rear in 1876 that was 20 square feet and made of brick.

Commissioner Clough seconded. The motion passed 6-0. Commissioner Podell was absent.

7. Commission Member Reports

No Commission members shared reports.

8. Staff Report

Mrs. Kellums presented. She reported on three upcoming History Hour presentations. One on March 27, 2025, Meg Dunn from Historic Larimer County is

going to be talking about the Emma Malaby grocery property in Fort Collins. This will be held at the Greeley History Museum in the Community Room at noon. On April 10, 2025, Dr. Joan Clinefelter will host a Holocaust 101 presentation at the LINC Library and on April 24, 2025, she will host the same presentation at the Greeley History Museum at noon.

The Commission will not have a meeting on April 21, 2025, or May 5, 2025, due to the tech update taking place in the Council Chambers. There will be a meeting on April 7, 2025, to review Historic Preservation Month nominations and try to get back to the Triennial Review discussion.

Regarding Judicial Center informational meetings, there is one March 18th from 6:00 pm to 8:00 pm at the Weld County Southwest Service Center. These meetings are about the potential of moving the Judicial Center either to the north side of where their campus is now or to keep it downtown. The other meeting is on March 24, 2025, from 6:00 pm to 8:00 pm at the Weld County Administration Building at 1150 O Street.

Mrs. Kellums has been working with the city's facilities department on work that needs to be done on the First Baptist Church building the city owns. It is prone to vandalism and break-in attempts. Due to the covenant in place all alterations will need approval from History Colorado. We have a plan in the works to present when it's ready. Brown grates will be installed on the windows to prevent break-ins and vandalism.

Mrs. Kellums is working with Museums on a follow-up on the ramp installed at Centennial Village Depot.

Mrs. Kellums asked for volunteers for History Fest, May 5th through May 9th, at Centennial Village Museum.

9. Adjournment

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

Signed by:

Betsy Kellums, Secretary

Signed by:

Christen DePetro, Chair