



BOARDS & COMMISSIONS

Historic Preservation Commission Meeting Minutes

Monday September 15, 2025, at 4:00pm

1. Call to Order

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

2. Roll Call – Present:

Commissioner Doran Azari
Commissioner Marshall Clough
Chair Christen DePetro
Commissioner Melissa Martinez
Commissioner Dan Podell

Absent:

Vice Chair Sean Jaehn
Commissioner Gabriel Llanas

3. Approval of the agenda

There were no changes to the agenda.

Motion by Commissioner Podell:

To approve the agenda as written.

Second by Commissioner Clough.

Vote: Motion passed 5-0 (Vice Chair Jaehn & Commissioner Llanas were absent)

4. Approval of the June 2, 2025, June 16, 2025, and July 21, 2025, Historic Preservation Commission Meeting Minutes

There were no changes to the minutes.

Motion by Commissioner Podell: June 2, 2025, Minutes

To approve the June 2, 2025, minutes as written.

Second: Commissioner Clough.

Vote: Motion passed 5-0 (Vice Chair Jaehn & Commissioner Llanas were absent)

Motion by Commissioner Azari: June 16, 2025, Minutes

To approve the June 16, 2025, minutes as written.

Second: Commissioner Martinez.

Vote: Motion passed 5-0 (Vice Chair Jaehn & Commissioner Llanas were absent)

Motion by Commissioner Azari: July 21, 2025, Minutes

To approve the July 21, 2025, minutes as written.

Second: Commissioner Clough.

Vote: Motion passed 5-0 (Vice Chair Jaehn & Commissioner Llanas were absent)

5. Report from Historic Greeley Inc.

Julia Richard provided an update from Historic Greeley Inc. She announced their upcoming members' meeting on Saturday, which will include the "great reveal" of the 2025 Weekend Preservation Project winner. The preservation project is scheduled for October 11-12. Ms. Richard noted that non-members are welcome to attend the meeting.

She also reported that Historic Greeley Inc. continues to monitor downtown development, focusing on how historic buildings can be preserved and integrated into new projects. She expressed satisfaction that some building owners are seeking design reviews to preserve historic structures while adapting them for the future.

6. Public Hearing for Request for Certificate of Approval for Exterior Rehabilitation of 615-31 8th Avenue, Case No. HPDR2025-0014.

Betsy Kellums (Planner III – Historic Preservation) began her presentation by introducing herself and the presentation as published. She explained the project, staff analysis, and the recommendation that the project meets the criteria and standards in the Greeley Municipal Code and the Secretary of the Interior's Standards for Rehabilitation and recommendation for approval with conditions.

Commissioner Podell asked about the project timeline. Applicant James Mongan, 4872 West F Street, stated they had signed an agreement with Mile High Stucco and expected to complete the eighth Avenue entrance this year. The corner entrance would likely be done next summer, noting they had experienced some difficulties getting city approval for scaffolding.

Commissioner Azari expressed concern about the December 31, 2026, deadline, given the scaffolding permit issues. Ms. Kellums said the Commission could extend the deadline if desired but suggested that the applicant should start the permitting process now.

Commissioner Clough expressed his pleasure that work was finally happening on this iconic downtown building and noted that the entrance improvements would make a significant difference.

Chair DePetro opened the public portion of the meeting at 4:20 p.m.

Julia Richard of Historic Greeley Inc. spoke in support of the project, emphasizing the importance of covering the exposed raw materials and using appropriate products to achieve the needed historical look.

With no other public comment, Chair DePetro closed the public portion of the meeting at 4:24 p.m.

Motion by Commissioner Podell:

He moved that based on the application received and the preceding analysis, the Commission finds that the proposed exterior rehabilitation of the Camfield Court Building at 615-31 8th Avenue meets criteria and Standards a, c, e, f, and h of Section 24-1003(j)(1) of the Greeley Municipal Code, and therefore approves the request for a Certificate of Approval, with the following conditions:

The applicant obtains all required permits.

If the project is not complete by December 31, 2026, a new application will be required for any remaining work.

Future changes to the approval will require a new application to the Commission.

Second: Commissioner Clough.

Vote: Motion passed 5-0 (Vice Chair Jaehn & Commissioner Llanas were absent)

7. Public Hearing for Request for Certificate of Approval of Façade Rehabilitation of 911 8th Avenue, Case No. HPDR2025-0015.

Mrs. Kellums began her presentation by introducing herself and the presentation as published. She explained the project, staff analysis, and the recommendation that most aspects of the project meet the criteria and standards in the Greeley Municipal Code and the Secretary of the Interior's Standards for Rehabilitation and the recommendation for approval except for the use of wood panel siding and paint removal by power washing.

Tom Donkle, 2513 Highland Road, Greeley, CO, owner's representative for Edison's Ice Cream, addressed the Commission. Mr. Donkle pointed out that the front facade of the building had been added at some point and explained that the proposed wood siding would wrap around existing support columns. He noted that the current transom windows were boarded up with wood, and the project would open these up with reeded glass.

Nate Frary, 7481 Hanna Way, Windsor, CO, owner of Edison's Ice Cream, explained that they chose wood paneling to incorporate elements from the building's interior and to support signage. The overall concept for Edison's Ice Cream was to create a retro feel, similar to their location in the Northern Hotel in Fort Collins.

Commissioners questioned whether metal could be used instead of wood paneling to match better with the age of the building. The applicants indicated they would be open to using architectural metal cladding instead of wood. Asking then, if the color of the metal cladding would have to match the window frames or if they had options of other colors. The Commissioners agreed that as long as it stays consistent with the historic standards there is some flexibility with colors.

Commissioner Clough wanted to bring up a previously mentioned issue of the painting located on the south side of the building. That south wall is the most prominent spot where peeling paint is visible, though there may also be some minor areas at the back of the building. Commissioner Clough noted that according to the proposal, a mural is potentially planned for the south side. Mr. Frary said initially the idea of incorporating one into their own project was discussed. However, they've decided not to pursue it as part of their current project. Mr. Frary said they are open to allowing the city or local arts organizations to consider that wall for a future mural, should they choose to do so.

Commissioner Clough asked the applicants if there were any objections to Mrs. Kellums suggestions for addressing the paint issue. One complication is that the building uses two types of bricks, smooth-face and groove-face, which makes paint removal more challenging. A gentler removal method will likely be needed, but they're confident a suitable approach can be developed and submitted with the building permit.

Mr. Donkle stated the plan is to focus on paint removal only in areas where it's truly needed, rather than stripping the entire surface. The goal is to avoid a patchy or poorly done appearance. Any repainting should be done properly, using the right primer and fillers to restore areas affected by water damage and ensure a consistent, high-quality finish.

Commissioner Podell raised a question about the doors opening outward onto the sidewalk. While the main entrance has been recessed, the second door in the drawing appears to open directly onto

the sidewalk. Mr. Donkle stated it may not be an issue, but it's something that should be confirmed with the Chief Building Official to ensure compliance.

Chair DePetro opened the public portion of the meeting at 5:12 p.m.

Julia Richard from Historic Greeley Inc. expressed support for the project and appreciated the discussion about maintaining the historic character while adapting the building for new use.

With no other public comment, Chair DePetro closed the public portion of the meeting at 5:13 p.m.

Motion by Commissioner Azari:

He moved that based on the application received and the preceding analysis, the Commission finds that the proposed exterior rehabilitation of the Salzman's Shoe Repair Building at 911 8th Avenue meets (1) the criteria and standards of ACEF, and H of Section 24-1003j.1. of the Greeley Municipal Code, with the exception of the wood paneling and paint removal by power washing and therefore approves the request for a certificate of approval and gives discretion and approval to staff moving forward with the process.

Second: Commissioner Clough.

Vote: Motion passed 5-0 (Vice Chair Jaehn & Commissioner Llanas were absent)

8. City of Greeley Insights Presentation, Winna Ironkwe, City of Greeley Communication & Engagement Director

Winna Ironkwe began her presentation by introducing herself and the presentation as published.

Chair DePetro inquired about the status of the Cascadia project. Ms. Ironkwe confirmed it was moving forward with a groundbreaking scheduled in a few weeks and was about 75% through schematic design.

Commissioner Clough raised concerns about affordable housing in the Cascadia development and the potential impact on Arroyos del Sol natural area. He also noted concern that the downtown concept images showed no historic buildings.

Commissioner Azari asked about potential impacts to historic resources downtown and flood mitigation measures.

Commissioner Podell suggested the Merge project should have more than two lanes and extend further to accommodate growth.

Ms. Kellums noted that City Council would be holding public hearings the following day regarding the annexations and PUD approval for the Catalyst and Cascadia projects.

9. Commission Member Reports

There were no Commission member reports.

10. Staff Report

Betsy Kellums reported that the city hired FHU (Felsberg, Holt and Ullevig) as consultant for the Spanish Colony Historic Resource Survey Project, funded by a grant. The public kickoff event is scheduled for September 27th from 11:00 AM to 1:00 PM at the House of Hope and Refuge in the Spanish Colony, featuring food, presentations, and information gathering. The High Plains

Library District, Poudre River Restoration Initiative, planning department, museums, and History Colorado will participate.

11. Adjournment

Chair DePetro adjourned the meeting at 5:51 pm.

Signed by:

Christen DePetro

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Christen DePetro – Chair

Signed by:

Betsy Kellums

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Betsy Kellums - Secretary