

Historic Preservation Commission Agenda

Regular Meeting
Monday June 2, 2025 at 4:00 P.M.

City Council Chambers-City Center South
1001 11th Ave, Greeley, CO 80631

Zoom Webinar Link:
<https://greeleygov.zoom.us/j/86101167222>

NOTICE:

Historical Preservation Commission meetings are held on the 1st and 3rd Mondays of each month. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers.

Members of the public may participate in Historic Preservation Commission meetings in the manner that works best for them.



Watch Meetings:

Meetings are open to the public and can be attended in person by anyone.



Comment in Real Time:

Join the Zoom webinar (link above). During the public hearing, members of the public may address the Commission.



Submit Written Comments:

Email comments about any item on the agenda to cd_admin_team@greeleygov.com



Written comments can be mailed or dropped off at the Planning office at 1100 10th Street, Greeley, CO 80631. Written comments received prior to or during the meeting will be read into the record in real time.



All meeting recordings will be available on Greeley's City Meeting Portal, where closed captioning options are available. To view recordings, agendas, and minutes, go to <https://greeleyco.portal.civicclerk.com/>.

For more information about this meeting or to request reasonable accommodation, contact the administrative team at 970-350-9780 or by email at cd_admin_team@greeleygov.com.



Historic Preservation Commission

June 2, 2025 at 4:00 PM

1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the March 17, 2025 and April 7, 2025 Historic Preservation Commission Meeting Minutes.
5. Report from Historic Greeley Inc.
6. City of Greeley Insight Presentation, Winna MacLaren, Communication and Engagement Department Director
7. Triennial Review Discussion
8. Commission Member Reports
9. Staff Report
10. Adjournment

Historic Preservation Public Hearing Procedure

Public Hearing to...

1. Chair introduce public hearing item
2. Historic Preservation Staff report
3. Applicant Presentation
4. Commission questions
5. Chair opens public hearing
6. Chair closes public hearing
7. Applicant rebuttal
8. Commission discussion and vote

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.

Christen DePetro, Chair

Betsy Kellums, Secretary

City of Greeley, Colorado
HISTORIC PRESERVATION COMMISSION PROCEEDINGS
Regular Meeting

April 7, 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 Melissa Martinez
Commissioner Gabriel Llanas
Commissioners Dan Podell

Commissioner Jaehn was excused.

3. Approval of Agenda

Betsy Kellums, Planner III, indicated there were no additions or modifications to the agenda. Commissioner Azari moved to approve the agenda as published. Commissioner Podell seconded the motion.

Motion carried 6-0. Commissioner Jaehn was absent.

4. Report from Historic Greeley Inc.

No report from Historic Greeley Inc.

5. Review and decisions on Historic Preservation Month Award Nominations.

Chair DePetro asked for any conflict of interest within the Commission. Commissioner Clough disclosed he is on the board of Historic Greeley Inc. but does not feel as though he has a conflict of interest in the voting process since this was brought up in a meeting he did not attend. The Commission held a vote for Commissioner Clough to stay on for the Historic Preservation Month Awards. Six commissioners voted yes, none opposed.

Design Professional/Contractor Category: A Greeley design professional or contractor who has contributed in a significant manner to the preservation or protection of local resources.

Two nominations were submitted for this category, both for Jeff Tori at 21st Century Painting. The Commission reviewed both nominations.

Commissioner Azari moved to approve the nominations of Jeff Tori of 21st Century Painting to receive the Historic Preservation Month Award for Design Professional/Contractor Category. Commissioner Llanas seconded the motion.

Motion carried 6-0. Commissioner Jaehn was absent.

Individual Category: A Greeley resident who has contributed, in a significant manner, to the preservation or protection of local historic resources.

One nomination for this category was submitted. It was for John Jacobs and Brooke Cole at 1631 11th Ave (Jacobs-Nixon House). The Commission reviewed the nomination.

Commissioner Podell moved to approve the nomination of John Jacobs and Brooke Cole for work on their house at 1631 11th Ave for the Historic Preservation Month Award in the Individual Category. Commissioner Martinez seconded the motion.

Motion carried 6-0. Commissioner Jaehn was absent.

Organization Category: An organization which is a Greeley business, nonprofit church or other entity that has demonstrated support or has advanced historic preservation in Greeley in a significant way.

One nomination for this category was submitted; it was for Allo Fiber at 808 9th Street. The Commission reviewed the nomination.

Commissioner Llanas approved the nomination of Allo Fiber for the Historic Preservation Month Award in the Organization Category. Commissioner Clough seconded the motion.

Motion carried 6-0. Commissioner Jaehn was absent.

These awards will be presented at the Historic Preservation Month event at Warnoco on May 19, 2025.

6. Commission Member Reports

Commissioner Llanas shared that the owner of Midnight Oil Books has recently leased out the old Armory building and he's turning it into a second bookstore with a café and art space. He is very excited to see what they do with the Armory building since they did such a great job with the Midnight Oil Book store. The soft opening will happen fairly quickly.

Commissioner Podell attended a Historic Window Restoration Workshop in Loveland. It was conducted by a window restoration contractor out of Fort Collins. They demonstrated how they would take the windows apart and restore them, including milling out pieces as needed to match existing window components.

7. Staff Report

Mrs. Kellums reported that the city is doing a project called the Poudre River Restoration Initiative. They are having a public meeting on April 17, 2025, from 5:30 pm to 7:30 pm at the LINC Library for people to provide feedback on the proposed project.

The Colorado-Wyoming Association of Museums conference is in Greeley later this week.

As of now the next Commission time of being together will be at Warnoco on May 19, 2025. No official meeting until June.

Joan Clinefelter, the historian from UNC, is doing a presentation series. The first one is this Thursday the 10th at the LINC Library at noon. The second one is on April 24, 2025, at the Greeley History Museum at noon.

Mrs. Kellums will do a news release about Historic Preservation Month and social media posts.

Finally, she discussed the City of Greeley website, which is being redone.

8. Adjournment

With no further business before the Commission, Chair DePetro adjourned the meeting at 4:35 p.m.

Christen DePetro, Chair

Betsy Kellums, Secretary

Historic Preservation Commission Agenda Summary

June 2, 2025

Key Staff Contact: Betsy Kellums, Planner III – Historic Preservation, 970-350-9222

Title:

City of Greeley Insights

Summary:

Communication and Engagement Department Director Winna MacLaren will present an update on various City of Greeley projects and programs, including but not limited to the Downtown/Civic Center Campus, the Lincoln Park Redesign, the MERGE project, Cascadia/West Greeley project, Arroyos Del Sol, the Poudre River Restoration Initiative, and other projects.

Recommended Action:

No action recommended. Informational presentation only

Attachments:

City of Greeley Insights PowerPoint slides

City of Greeley Insights

Connecting Civic Groups

Greeley Historic Preservation Commission





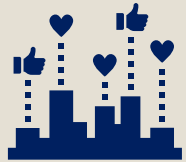
Downtown Civic Campus



Downtown/Civic Campus



Reimagining the downtown area – creating a vibrant campus and revitalizing Lincoln Park



This initiative aims to:

- **Enhance downtown vitality**
- **Positively impact economic revitalization of downtown**
- **Transform much of the downtown core into a vibrant, mixed gathering place**
- **Generate economic, social and cultural value through development and park activation**

Considerations in the Downtown Master Redevelopment

01

Welcoming and Inclusive Hub

for its surrounding community and residents.

02

Adaptive Reuse of Registered Historic Buildings

Honoring Greeley's history while bringing new life into downtown.

03

State-of-the-art Civic Facilities

Providing growth opportunities for the City of Greeley and Weld County

04

Building and Landscape Design

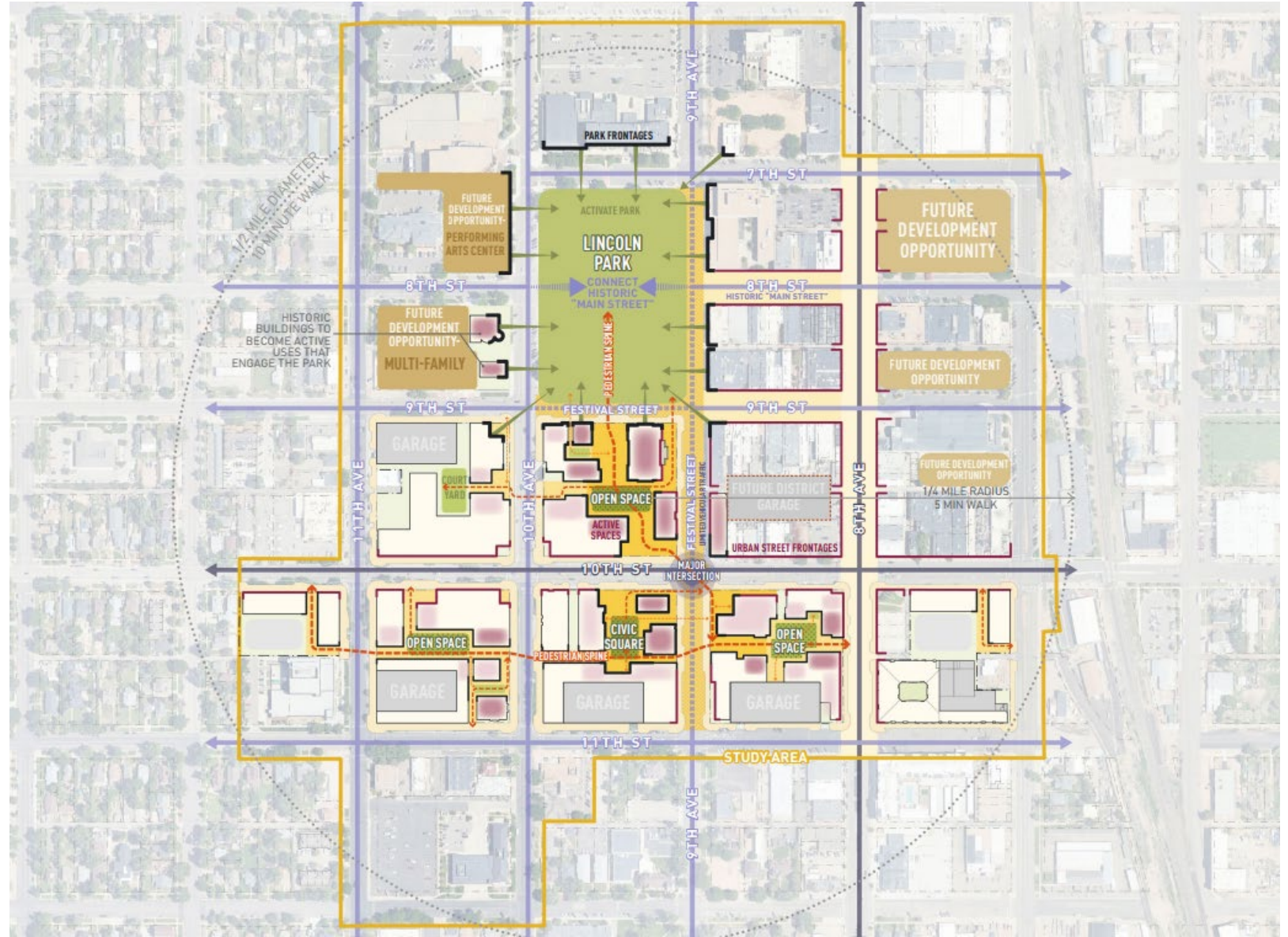
Enhancing the public realm experience.

05

Mix of Programs and Scale

Catering to various uses, events, and daily life!

Downtown Reimagined – Concept ONLY

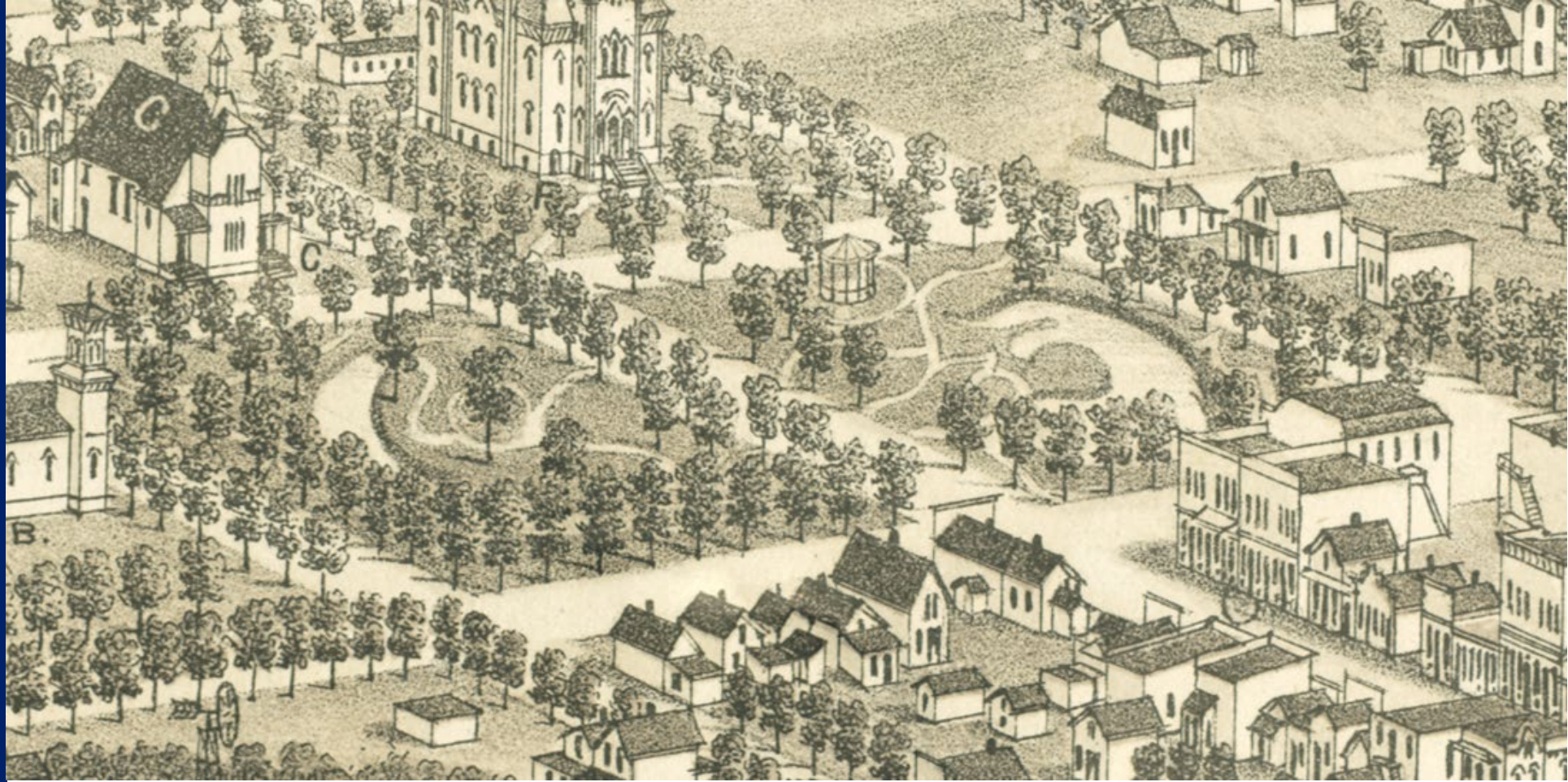




Lincoln Park Common Reimagining Community Spaces

Lincoln Park Common

Project Overview



- Beloved historic 5.7-acre hub in the heart of downtown Greeley
- For over 150 years, the common has served as a central gathering space for signature events and economic engagement
- Surrounded by downtown, it serves as a vital green space and catalyst for engaging the community
- Transformation will reflect Greeley's spirit and aspirations—a beloved, historic hub that continues to create memories and strengthen our community

Project Goals & Objectives

Rooted in Community Vision



- **Community-driven design**
- **Catalytic common**
- **Increase utilization**
- **Celebrate history and identity**

Design Elements and Amenities



Amphitheater, Great Lawn, Gathering Pavilions: Outdoor event, performing, and gathering spaces.



Shade Trees and Gardens: Spaces showcasing commemorative trees and new plantings designed to invite reflection, relaxation, and connection.



Walking Pathways: Accessible pathways encouraging physical activity, engagement, and connection to downtown.



Play Area: Modern play structures catering to various age groups.



Reflection of History: A modern design that thoughtfully integrates historical references into functional, contemporary spaces.



Phased Approach

- Smart planning for near and long-term impact
- Ability to prioritize key improvements that serve the community and support downtown vitality
- Flexibility to spread costs over time, aligning with available funding
- Creates space to explore grant and partnership opportunities



Phase 1

Building the Foundation



AMPHITHEATER,
GREAT LAWN,
GATHERING SPACES



TREES AND
PLANTINGS



WALKWAYS, TREE
ALLÉES, LIGHTING



REFLECTION OF
HISTORY



INFRASTRUCTURE

LEGEND PHASE 1

1. Food & Beverage Hut
2. Orchard of trees
3. Forest of Trees
4. Pioneer Fountain
5. Artist Gardens
6. Deferred to later phase
7. Service Access
8. Restroom & Maintenance
9. Lawn Seating
10. Mechanical Room / Restroom
11. Permanent Stage
12. Amphitheater / Artist Canopy
13. Luna lake / Water Feature
14. Deferred to later phase
15. Deferred to later phase
16. Deferred to later phase
17. Deferred to later phase
18. Deferred to later phase
19. Deferred to later phase
20. Deferred to later phase
21. Deferred to later phase
22. Deferred to later phase
23. Park Monument Signs
24. Deferred to later phase
25. Central Allee
26. The Great Lawn
27. Deferred to later phase
28. Deferred to later phase
29. Water Runnel w/ Custom Lighting





Phase 1 - Amphitheater, Great Lawn, Gathering Spaces



Phase 1 - Walkways, Tree Allées, Lighting



Phase 1 - Infrastructure

Community Impact



**SERVING NEARBY
RESIDENTS, DOWNTOWN
EMPLOYEES, LOCAL
BUSINESSES, AND THE
BROADER GREELEY
COMMUNITY**



**PROVIDING VIBRANT,
ENGAGING EVENT AND
PROGRAMMING SPACES
FOR ALL**



**HELPING PROMOTE
HEALTH AND WELLNESS,
FAMILY CONNECTIONS,
COMMUNITY
CONNECTIONS**



**CELEBRATE SHARED
CULTURE, HISTORY, AND
IDENTITY**



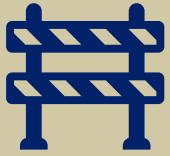
**HUB FOR COMMUNITY
LIFE IN THE HEART OF
GREELEY**

Conclusion and Next Steps



- **Ongoing Engagement:** Continue sharing design plans with the community.
- **Finalize Plans:** Landscape and architectural construction designs.
- **Stay Informed:** Regular updates available on SpeakUpGreeley.com.
- **Anticipation:** Construction is anticipated to begin in late Fall / Winter 2025, pending final design approvals and funding alignment.

16th Street Enhancement Project



Broke Ground November 2024



**Phase 1: Underground Utility Work
Phase 2: Aboveground Work
& Aesthetic Updates**



**Improves transportation corridor
with safe, pedestrian-friendly
community space**



**Connects UNC with historic
downtown**



16TH ST. & 10TH AVE.

Housing & Homeless Solutions

Why are people falling into homelessness?



Wage Increases Not Keeping Up with Inflation



Rising Home Prices & Rental Rates

Media Home Price: \$442k (2024)



Inflation

What We Need to Do



Year-round Shelter



Prevention Dollars



Affordable Housing



Financial Housing Support



Wraparound Supportive Services



What the City is Doing



Securing Permanent State Housing Vouchers

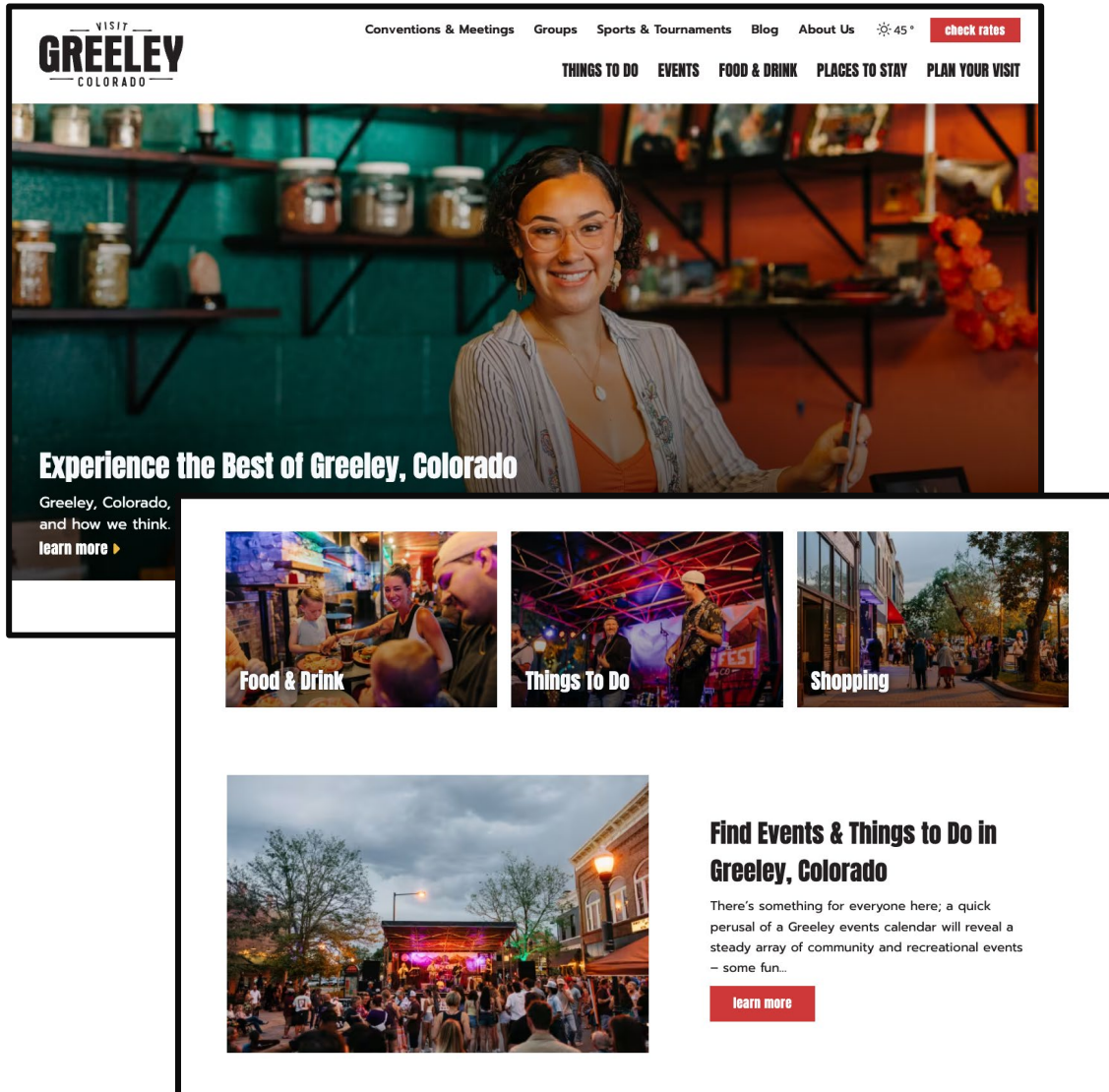
Outreach Support

Rapid Rehousing Dollars

Partnering with United Way to Fund Shelter Operations & Increase Capacity

Working with Local Partners to Coordinate Resources Across Greeley

Greeley Tourism Goals & Strategies



Protect

Thoughtful expansion that enhances identity.

Grow

Awareness and offerings (quantity and quality).

Innovate

Define unique point of view for tourism in region.

Promote

All that we have.

Tourism Strategies:

Spectator-Based Activities

Destination Development



Catalyst/Cascadia



Catalyst/Cascadia



**Partnership with
Water Valley Company**



**300-acre entertainment district
& mixed-use community**



**Includes proposed new home
for Colorado Eagles and Indoor
Water Park**



Merge Project

MERGE Project – US 34 Interchanges at 35th & 47th Avenues



Improve Traffic Flow

Enhancing Safety for All Modes of Transport

Better Connections Between North and South
Sides of the City

Mobility Hub for Regional Connectivity

Expanding Access to Public Transportation
Options

Enhancing Safety for All Modes of Transport



What is the Tangible Impact

Mobility Hub

Benefiting public transportation users

Safer & Efficient Roadways

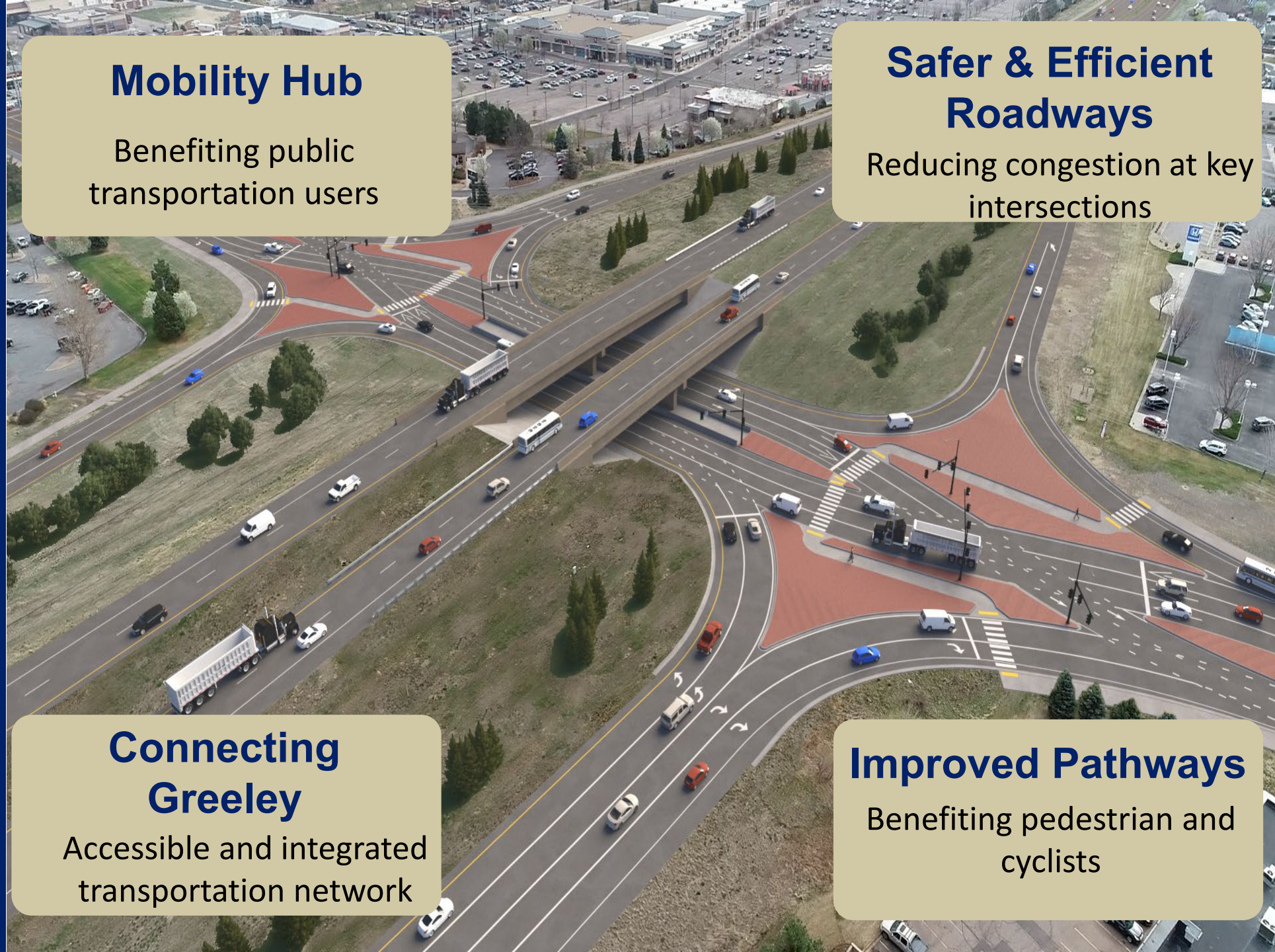
Reducing congestion at key intersections

Connecting Greeley

Accessible and integrated transportation network

Improved Pathways

Benefiting pedestrian and cyclists



Public Works – GXY Airport Expansion

New Terminal & Air Traffic Control Tower

Additional Hangars & Parking



Water & Sewer - Terry Ranch Aquifer

2 Million Acre-
Feet of Drought-
Resilient Water

30-Mile Pipeline
in Phases



Poudre River Restoration Initiative



**Reduce Flooding, Erosion
and Habitat Loss**



**Improve the River's Health
and Connect Community with
Nature**



**Creates Spaces for Wildlife &
Recreation**



**Make River Community
Anchor and Key Part of our
Local Economy**

Arroyos del Sol



978 Acres of Open Space



**Conservation of 91 Animal
and 168 Plant Species**



Regional Recreation Hub

Engage with Us

- ❖ **Visit:** SpeakUpGreeley.com
- ❖ **Follow:** City of Greeley Social Media Channels
- ❖ **Attend:** Community & Council Meetings
- ❖ **Subscribe:** To City Scoop Newsletter



Historic Preservation Commission Agenda Summary

June 2, 2025

Key Staff Contact: Betsy Kellums, Planner III – Historic Preservation, 970-350-9222

Title:

Triennial Review Discussion

Summary:

The Historic Preservation Commission is undergoing a triennial review in 2025 and is required to provide responses to a questionnaire and work plan for 2025-2027 to the City Council for discussion in October or November 2025. The questionnaire and work plan are due by June 30, so staff requests the Commission review and provide feedback and/or approve the attached questionnaire and work plan.

Recommended Action:

Review and provide feedback on and/or approve the questionnaire and work plan.

Attachments:

Historic Preservation Commission Triennial Review Questionnaire

Historic Preservation Commission 2022-2025, 2025-2027 Work Plan

BOARDS AND COMMISSIONS TRIENNIAL REVIEW QUESTIONNAIRE

In 2001, Greeley voters approved an amendment to the Home Rule Charter, in Section 2-8 Appointive Boards and Commissions, to require that City Council review advisory groups every three (3) years to determine whether it continues to serve the purpose for which it was created. Ordinance No. 59, 2002, was adopted by City Council to implement the triennial review schedule for the appointive boards and commissions. In 2025 the ***Citizen Budget Advisory Committee, Citizen Transportation Advisory Board, Commission on Disabilities, Downtown Development Authority, Golf Course Advisory Board, Historic Preservation Commission, Rodarte Community Center Advisory Board, Stormwater Board, and Youth Commission*** are currently scheduled for review.

To assist the council in this process, please provide the following information by completing this form electronically, adding additional pages as necessary, and submitting the required attachments to the Clerk's Office before June 30, 2025. This questionnaire should be completed, reviewed, and approved by your Board or Commission before the June 30th deadline. Required attachments are a 3-year work plan (samples have been provided), updated bylaws (if different from those provided), and 3-year attendance records (2022-2025).

Please find the attached documents: Current Board Bylaws and reference to the Greeley Municipal Code (if applicable).

BOARD/COMMISSION NAME: Historic Preservation Commission	DATE PREPARED: April 4 & June 2, 2025
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MEMBERS:	
1. Christen DePetro, realtor, Chair	7. Gabe LLanas
2. Sean Jaehn, contractor, Vice Chair	8.
3. Marshall Clough, historian	9.
4. Doran Azari	10.
5. Dan Podell	11.
6. Melissa Martinez	12.

Greeley City Council has identified [Seven Strategic Focus Areas](#) :

- a. Business Growth:
Create economic development, assess, and evaluate the structure and organization of the economic health and housing department, transform Greeley's image, reputation and perceptions of who we are as a livable and business-oriented community.
- b. Community Vitality:
Develop a sub-area planning strategy providing master plan guidance, update Metro District Standards, promote high quality development, review development code to include new overlay districts, update city entryway plan and enhance the City's code compliance program to foster neighborhood success in meeting property use and maintenance standards.
- c. High Performance Government:
Committed to effective systems, strategies, structures, strategic planning, and customer service. Values of transparency, accountability, and responsible stewardship of our resources.
- d. Housing for All:
The goal is for residents of all socioeconomic levels have the ability to secure quality housing choices. Through partnerships with nonprofits and local national developers we create a model for sustaining diverse housing options.
- e. Infrastructure and Mobility:
Strategically plan, design, and build our urban infrastructure systems and facilities so they are attractive, safe, and high performing.
- f. Quality of Life Amenities:
Develop standards for landscape maintenance, promote signature community destinations and expand programming, services and facilities that support and enrich youth development throughout the community.
- g. Safe and Secure Communities:
Greeley is a community that is committed and confident we are well-prepared to respond with resources need to address emergencies and continue essential operations and services.

1. Please list your Board/Commission priorities below: (1) for the primary, (2) for secondary and provide an explanation on how they align with the Strategic Priorities found above.

1. Work to preserve historic properties and neighborhoods. Aligns with Housing for All because historic areas have existing housing that is usually more affordable and provides needed housing. Aligns with Enhances Community Vitality because it fosters neighborhood cohesiveness and establishes a sense of place and are attractive. Historic neighborhoods contribute to the walkability of areas with sidewalks and treelawns separating them from the street.

2. Educate the community about historic preservation and outreach to the community. Aligns with housing for all because preservation helps people understand housing can be reused. Aligns with safe and secure communities b/c outreach to residents increases the likelihood that they would take care of their properties and reduce the broken window effect. Aligns with community vitality b/c it helps bring neighborhoods together.

7. Reviewing the current purpose of this board from the attached Greeley Municipal Code, define how the actions of this board are actively accomplishing this purpose.

The Commission reviews applications for nomination and certificates of approval, considering the merits of cases and renders decisions based on criteria in the Municipal Code. In the past three years, the Commission has reviewed and approved multiple historic register nominations and requests for certificates of approval and has not denied any. The Commission also hosts walking tours, the History Hour series, Historic Preservation Month events, and gives Historic Preservation Month Awards to honor excellence in historic preservation in Greeley.

- a. What more needs to be done to deliver this service to the community?

Make staff full-time preservation, more collaboration between the HPC with other boards that have a connection to historic preservation, such as the Museum Board, the Planning Commission, the DDA, etc.

8. List annual workplan(s) over 2022-2025 and state what parts of the workplans were accomplished. Provide an updated 3-year (2025-2027) workplan based on the samples provided.

While we have not specifically had work plans, our CLG annual reports show what the Commission has worked on and accomplished between 2022-2025. Since we are still in the FY2025, we have not filed a report for 2025 (which includes Oct 1, 2024-Sept 30, 2025). Please see attached CLG annual reports for 2022-2024 (for FY 2022, FY 2023, FY2024).

9. Please share specific projects, achievements, and initiatives this board has completed over the last three years (2022-2025).

From 2022 through May 2025, the Commission reviewed and approved 7 Greeley Historic Register nominations, Commission and staff reviewed a combined 42 Certificate of Approval applications major (HPC review) and minor (staff review). The Commission also hosted Historic Preservation Month events each year, including giving awards for excellence in historic preservation, and hosted walking tours. Finally the Commission has supported City grant applications for historic resource survey projects, which are important for documenting historic resources in Greeley, identifying potentially eligible properties and districts, and maintaining our Certified Local Govt status.

10. What community events, volunteer opportunities and engagement forums do this board attend, support or facilitate? Please describe community engagement efforts over the last three years (2022-2025).

HP Month events, which are always free and open to the public, attendance at the Colorado Preservation, Inc. Saving Places conference, and collaboration with Historic Greeley, Inc

11. Are board meetings conducted in an effective manner?

Yes, business is conducted according to Robert's Rules of Order and are effective and productive.

12. Are meetings held according to your meeting schedule (e.g., 1st Friday of each month at 4 p.m.)?

Yes, 1st and 3rd Mondays at 4 p.m.

13. Are discussions focused on the agenda topics, are topics in line with your object or goals?

We follow the meeting agendas, which are in line with HPC goals.

14. What format are your meetings held? (In-person, virtual or hybrid)

HPC meetings are hybrid; however, the policy for HPC members to join remotely requires them to keep their camera on at all times so we can verify they are there. The webinar format with Zoom does not allow for that. It would be helpful and would allow the HPC to participate remotely, such as for the sake of a quorum, if that requirement that the camera is on all the time was removed. The Commission's operating rules and procedures allows for remote participation.

15. Do members of the public attend meetings? If so, how many (average), how often and do they provide input?

Yes, 1-2 attend every time we have a meeting (or most times) and they provide a report (HGI) and do provide input on some hearing items.

16. What could be done to improve board meetings?

Educational presentation by board members each year and/or reporting on information learned at workshops or conferences.

17. List additional information this board feels would be helpful to council to reauthorize this board.

The HPC is the connection for preserving the historic character of the community, to help ensure the prosperity and viability of the historic areas of Greeley that make Greeley unique. The Commission can collaborate with other boards to help the community navigate the current and future changes, by helping keep the historic areas clean, safe and beautiful.

18. Other comments:

Please provide the following attachments:

- **2025-2027 current work plan (see samples provided)**
- **Attendance records (2022-2025)**
- **Bylaws if different from what was provided**

Historic preservation *commission*. The historic preservation commission is established to have principal responsibility for matters of historic preservation, as specifically outlined in [section 24-1003](#).

1. *Membership*. The city council may appoint the historic preservation commission. The commission shall consist of seven members. The make-up of the commission shall be:
 - (a) One architect, landscape architect, design professional and/or licensed contractor or building tradesperson;
 - (b) One historian, archeologist and/or architectural historian;
 - (c) One licensed real estate broker; and
 - (d) Four citizens at large.
2. *Powers and duties*. The historic preservation commission shall have the following powers and duties:
 - (a) Recommend criteria and procedures for historic designation, recommend designation, or removal of specific properties or districts, and review proposals that impact designated properties as provided in [section 24-1004](#).
 - (b) Oversee surveys that document structures and assess conditions of potential historic properties and areas, and inform landowners of properties that may meet criteria for designation.
 - (c) Review and make a decision on any application for altering, moving, or demolishing any designated properties.
 - (d) Advise and assist owners of historic properties on physical and financial aspects of preservation, renovation, rehabilitation, and reuse, including nomination to the National Register of Historic Places.
 - (e) Develop and assist in public education programs, such as walking tours, brochures, and a marker program for historic properties, lectures, and conferences.
 - (f) Advise the city council on matters related to preserving the historic character of the city.
 - (g) Assist in pursuing financial assistance for preservation-related programs.
 - (h) Advise appropriate city departments on violations, enforcement and administration of [section 24-1003](#).

([Ord. No. 34, 2021](#), § 2(app. A, § 2), 9-21-2021)

Historic Preservation Commission Work Plans

2022-2025, 2025-2027

Introduction

- **Purpose of the Commission:** To fulfill the mission of the Greeley Historic Preservation Commission.
 - The mission of the Greeley Historic Preservation Commission is to identify, preserve and enhance Greeley's historic resources. Through research, educational programs and economic incentives, the Commission will build upon public enthusiasm for the protection of the unique character of the community's past and present for the future.
 - Implement the portions of the Comprehensive Plan that relate to historic preservation, historic resources, and local heritage
- **Key Issues to Address:** The Historic Preservation Commission implements Municipal Code Historic Preservation Section 24-1003:
 - Designate, preserve, protect, enhance and perpetuate sites, structures, objects and districts which reflect outstanding elements of the city's cultural, artistic, social, ethnic, economic, political, architectural, historic, technological, institutional or other heritage.
 - Establish a method to draw a reasonable balance between the protection of private property rights and the public's interest in preserving the city's unique historic character by creating a quasi-judicial commission to review and approve or deny any proposed demolition of, moving of or alteration to properties of historic value.
 - Foster civic pride in the beauty and accomplishments of the past.
 - Stabilize or improve aesthetic and economic vitality and values of such sites, neighborhoods, structures, objects and districts.
 - Protect and enhance the city's attraction to tourists and visitors, increase the quality of life for the citizens and enhance future economic development.
 - Promote the use of outstanding historic or architectural sites, structures, objects and districts for the education, stimulation and welfare of the people of the city.
 - Promote good urban design.

- Promote and encourage continued private ownership and utilization of such sites, structures, objects or districts.
- Integrate historic preservation with the city's comprehensive development plan.

Projects

- **Project/Task 1: Identification of Historic Resources**
 - **Description:** Continue the identification of historically significant elements of the built and natural environment associated with people and events important to Greeley's history and/or its diverse population through historic resource surveys or other methods. Identification of resources is done through Historic Resource surveys either by grant-funded consultants or by city historic preservation staff.
 - **Current:** Sunrise Historic Resource Survey, funded by the Colorado State Historical Fund, in-progress; Spanish Colony Historic Resource Survey, funded by the Colorado State Historical Fund, in-progress.
 - **Timing:** Ongoing
 - **Anticipated Outcome:** Surveys provide documentation of older areas, identification of historic resources/properties and districts that are potentially significant and potentially eligible, and recommendations for future actions. This information is provided to Commissioners and to property owners.
 - **Council Priority Alignment:** Community Vitality
- **Project/Task 2: Review applications for historic designation and for alterations to designated properties and properties in historic districts**
 - **Description:** Review and make decisions on applications for designation on the Greeley Historic Register and on applications for Certificates of Approval for designated properties and properties in historic districts.
 - **Current:** As of June, from 2022-present, the Commission has designated 7 properties on the Greeley Historic Register. The Commission and staff have reviewed and approved 42 alterations applications, including both major and minor alterations, with no applications being denied.
 - **Timing:** Ongoing
 - **Anticipated Outcome:** Clear and fair Commission decisions based on criteria in the Municipal Code
 - **Council Priority Alignment:** Community Vitality

- **Project/Task 3: Education of the Community**
 - **Description:** Encourage community education that facilitates a deeper awareness, understanding, and appreciation for local historic resources. This is done through Commission sponsored walking tours, History Hour presentations, Historic Preservation Month celebrations and proclamations, video walking tours and other information posted online.
 - **Timing:** Ongoing
 - **Anticipated Outcome:** Increased knowledge in the community about Greeley's history, historic resources and areas, and provision of free fun and educational activities for the community to participate in.
 - **Council Priority Alignment:** Community Vitality, Quality of Life

- **Project/Task 4: Historic Preservation Commissioner Education**
 - **Description:** Commissioners research a topic and briefly present to the Commission and Commissioners attend historic preservation conferences and/or workshops and/or webinars and share back with the rest of the Commission.
 - **Timing:** Training of one commissioner done annually; all education for commissioners is also ongoing.
 - **Anticipated Outcome:** Commissioners will be more informed and effective as commissioners; attendance at state sponsored conferences or workshops fulfills a Certified Local Government requirement for training for at least one commissioner every fiscal year between October 1st and September 30th.
 - **Council Priority Alignment:** Community Vitality, High Performance Government

- **Project/Task 5: Review Historic Preservation Financial Incentives Applications, as needed**
 - **Description:** Commission reviews completed State Tax Credit projects and some Building Permit Fee Refund applications for projects that required HPC review and approval; the Historic Preservation Commission appoints the historic Preservation Low Interest Loan Committee, which has generally consisted of the realtor, historian, construction professional who are on the commission, along with another member of the Commission, in accordance with Section 24-1003(l) Historic Preservation Low Interest Loan Program. The loan committee reviews and makes final decisions on loan applications.
 - **Timing:** Ongoing as needed; infrequent

- **Anticipated Outcome:** Commission makes clear decisions on applications based on program requirements, criteria and guidelines for each of the incentives applications they review.
- **Council Priority Alignment:** Community Vitality