

Historic Preservation Commission Agenda

Regular Meeting
Monday October 20th, 2025 at 4:00pm

City Council Chambers-City Center South
1001 11th Ave, Greeley, CO 80631
Zoom Webinar Link:
<https://greeleygov.zoom.us/j/89217663543>

NOTICE:

Historic 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.

Meeting agendas and minutes are available on the City's meeting portal at [Greeleyco.municodemeetings.com/](https://greeleyco.municodemeetings.com/)

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



Historic Preservation Commission

October 20, 2025, at 4:00 PM
City Council Chambers - City Center South
1001 11th Avenue, Greeley, CO. 80631

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of the Agenda**
- 4. Approval of the September 15, 2025 Historic Preservation Commission Meeting Minutes**
- 5. A Stronger Foundation: The Story of Historic Greeley, by Annette Jaehn, Historic Greeley Inc.**
- 6. Downtown Civic Campus Presentation by Kelli Johnson, Assistant City Manager, City of Greeley.**
- 7. Commission Member Reports**
- 8. Staff Report**
- 9. 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



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

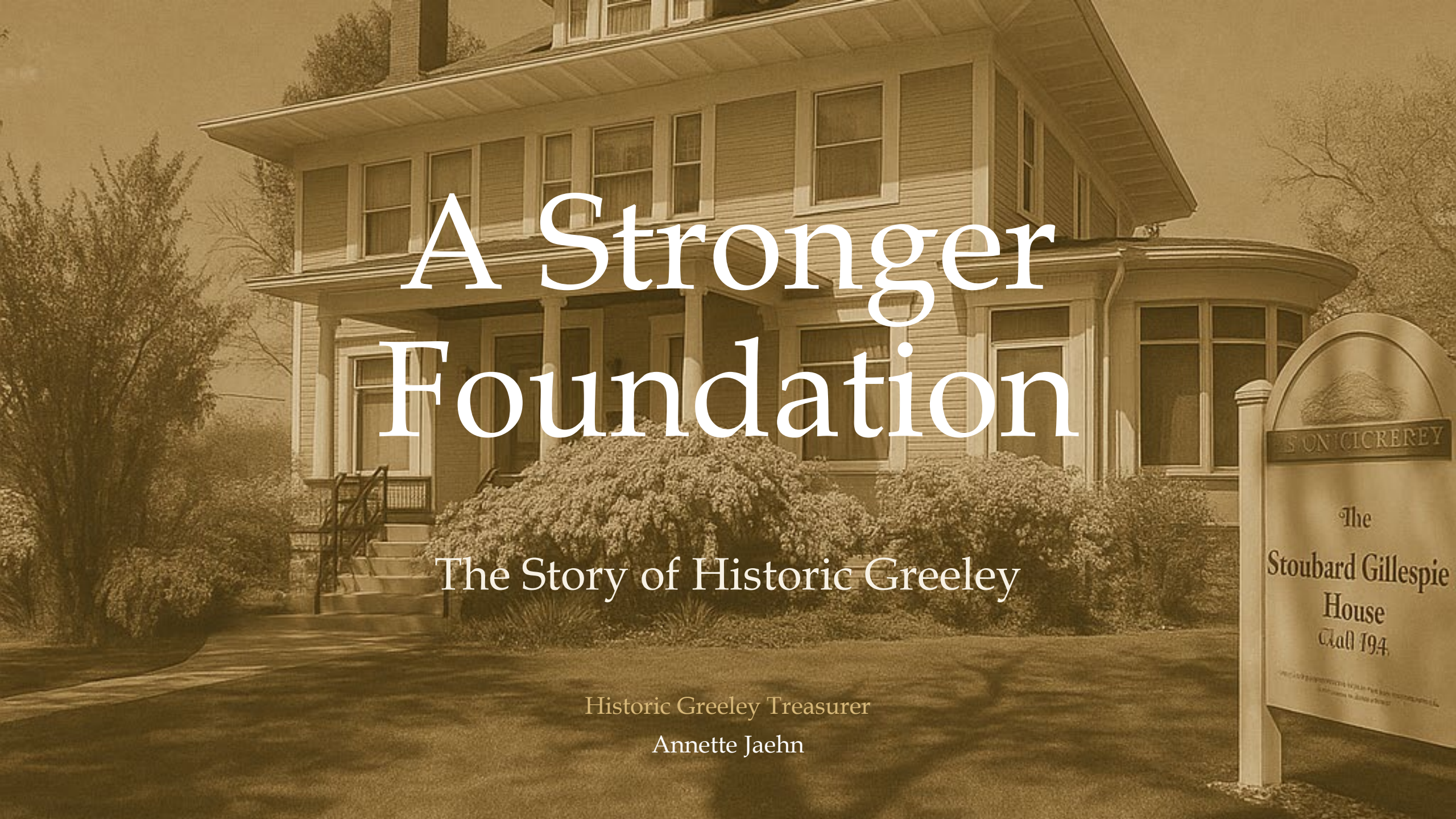
Library District, Poudre River Restoration Initiative, planning department, museums, and History Colorado will participate.

11. Adjournment

Chair DePetro adjourned the meeting at 5:51 pm.

Christen DePetro – Chair

Betsy Kellums - Secretary



A Stronger Foundation

The Story of Historic Greeley

Historic Greeley Treasurer
Annette Jaehn

STONICREREY
The
Stoubard Gillespie
House
Built 194



About Me

Annette Jaehn

- Mother to two great kids and one mostly great dog
- Co-owner of Mile High Stucco since 1998
- Board member of Historic Greeley since 2012, Treasurer since 2016
- Historic home restorer
- Traveler



HISTORIC GREELEY

A Local Nonprofit Organization • 1103 9th Avenue • Greeley, CO 80631



The Spark that Started it

Linde Thompson

- Served on the Historic Preservation Commission for the City of Greeley
- Helped form the Monroe Avenue Historic District
- Founded Historic Greeley in 2001 with Ron Thompson and Paul and Julia Richards
- Grant writer extraordinaire



Old Greeley Tribune Building



Masonic Temple



First Baptist Church



State Armory



Warnoco Building



Bessie Smith House



Working Together



Downtown Greeley Historic District



Weld County Garage Sign



POW Gate Posts



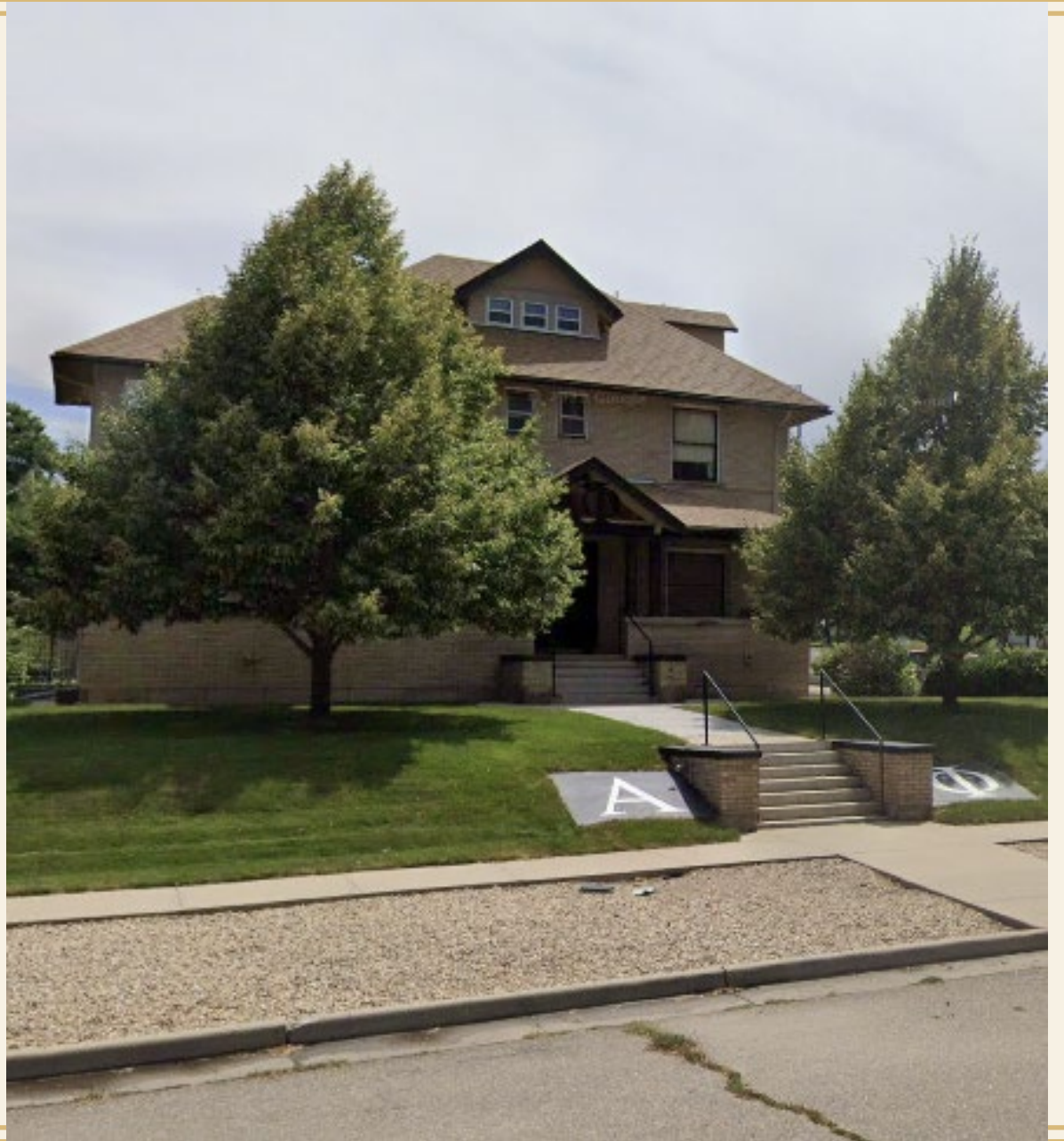
Bessie Smith House



Garnsey-Wheeler Building



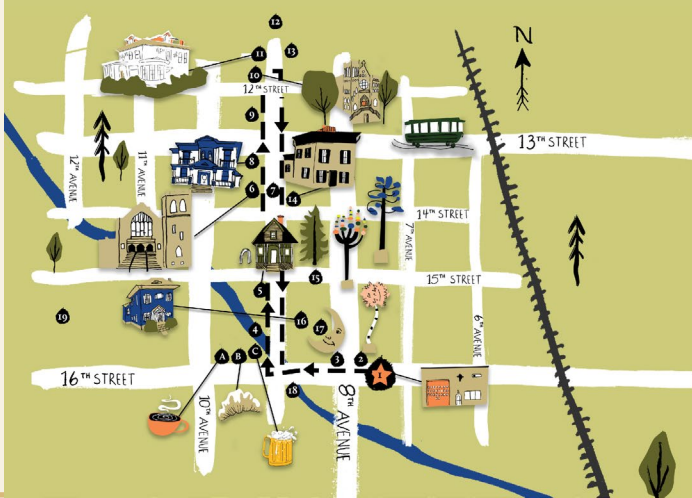
Camfield House



Stephen H Hart Award



Historic Designations



- 10 Saint Peter Catholic Church
- 11 Southard/Gillespie home
- 12 Monroe Historic District
- 13 Saint Peter's Catholic School
- 14 Meeker Museum
- 15 Madison Avenue Apartments
- 16 Normal Haven, 1514 9th Avenue
- 17 Mellow Yellow
- 18 Campus Pharmacy and Campus Music
- 19 Greeley Hospital
- A Margie's Java Joint
- B La Petite French Bakery
- C High Bran Brewery



Cranford District



Southard Gillespie House



Events at Historic Greeley Headquarters





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Weekend Preservation Project



What Powers Us

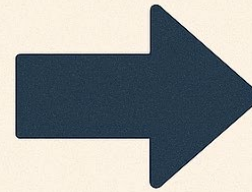
AND THE FUTURE OF OUR ORGANIZATION

New Faces New Energy

- Social Media
- Website Updates
- Community Engagement
- Event Promotion

NOW HIRING

**FIRST
STAFF
MEMBER**



Why It All Matters



Camfield Court Building







Meeker School

Demolished



*The First Weld County Court House Built 1883
It stood until 1915*



First Weld County Courthouse

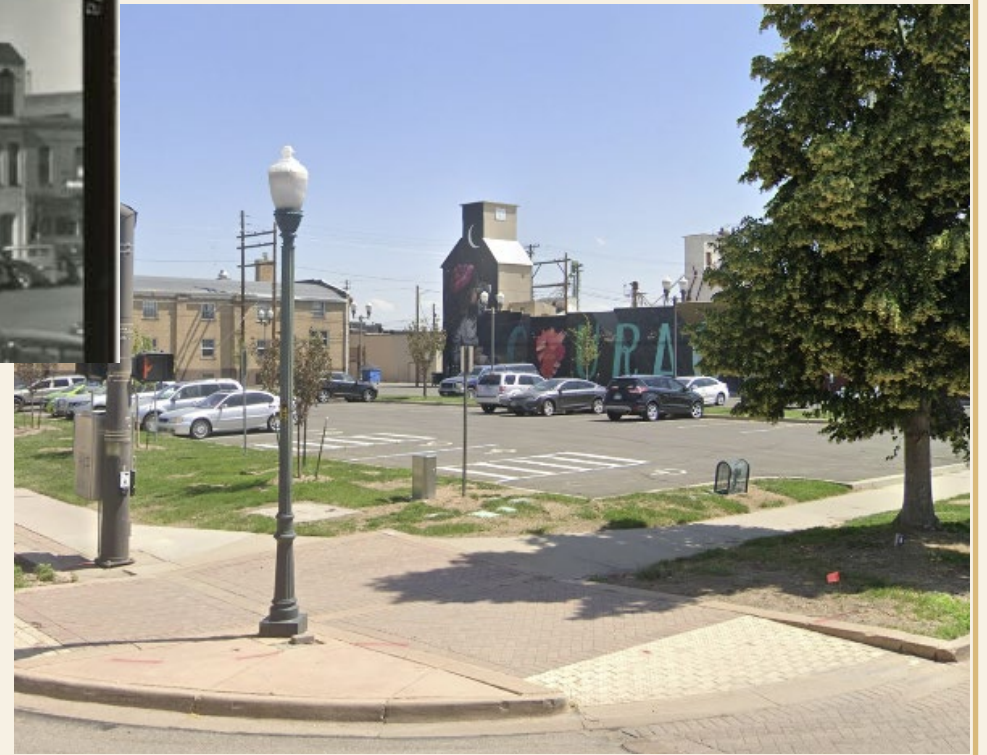
Demolished



Greeley Opera House - Demolished



Camfield Hotel- Demolished





Union Bank Demolished



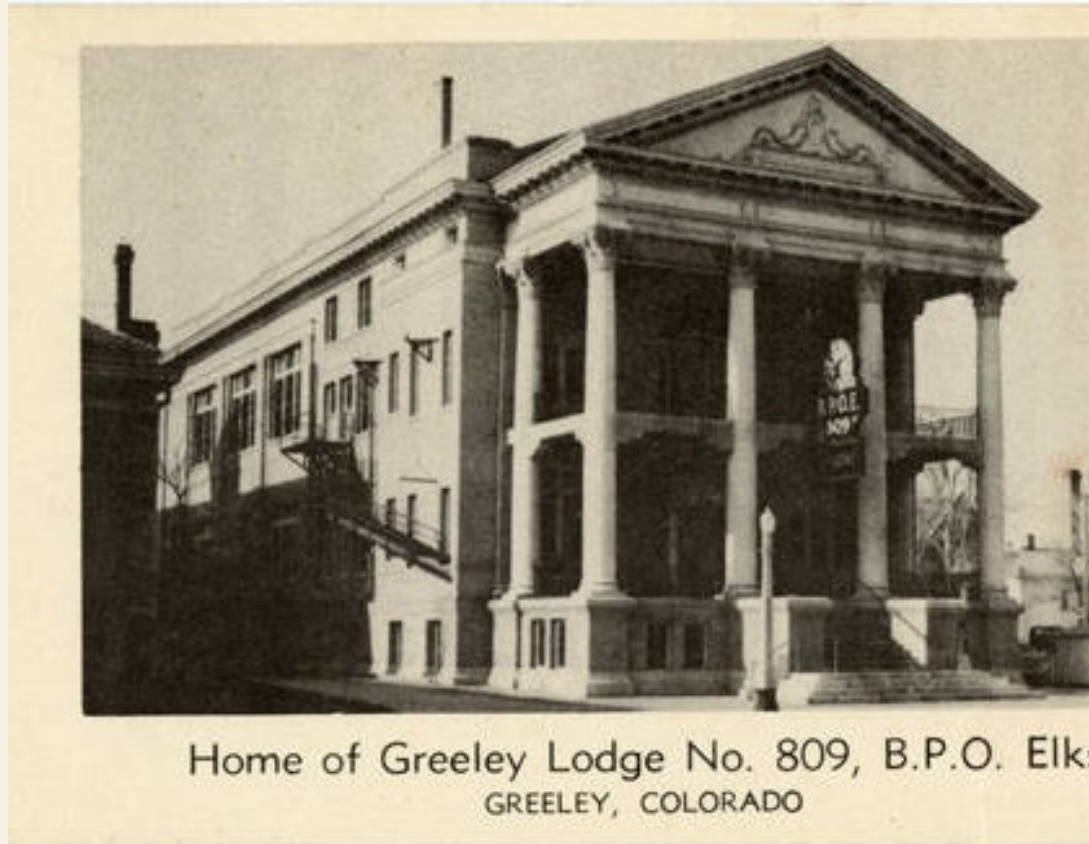
Greeley Post Office - Demolished



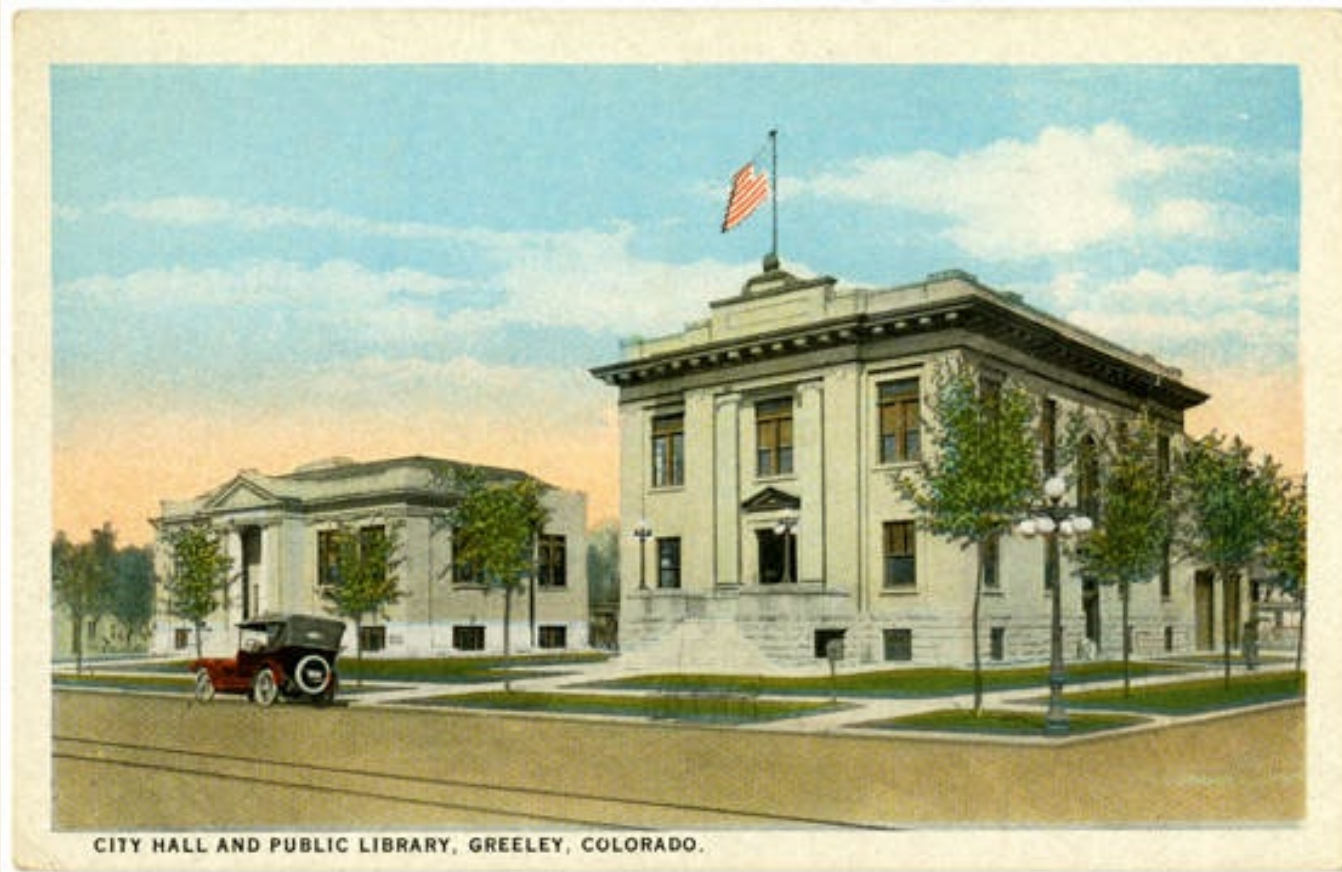
Sterling Hotel- Demolished



Elks Lodge Downtown Demolished



City Hall and Public Library Demolished



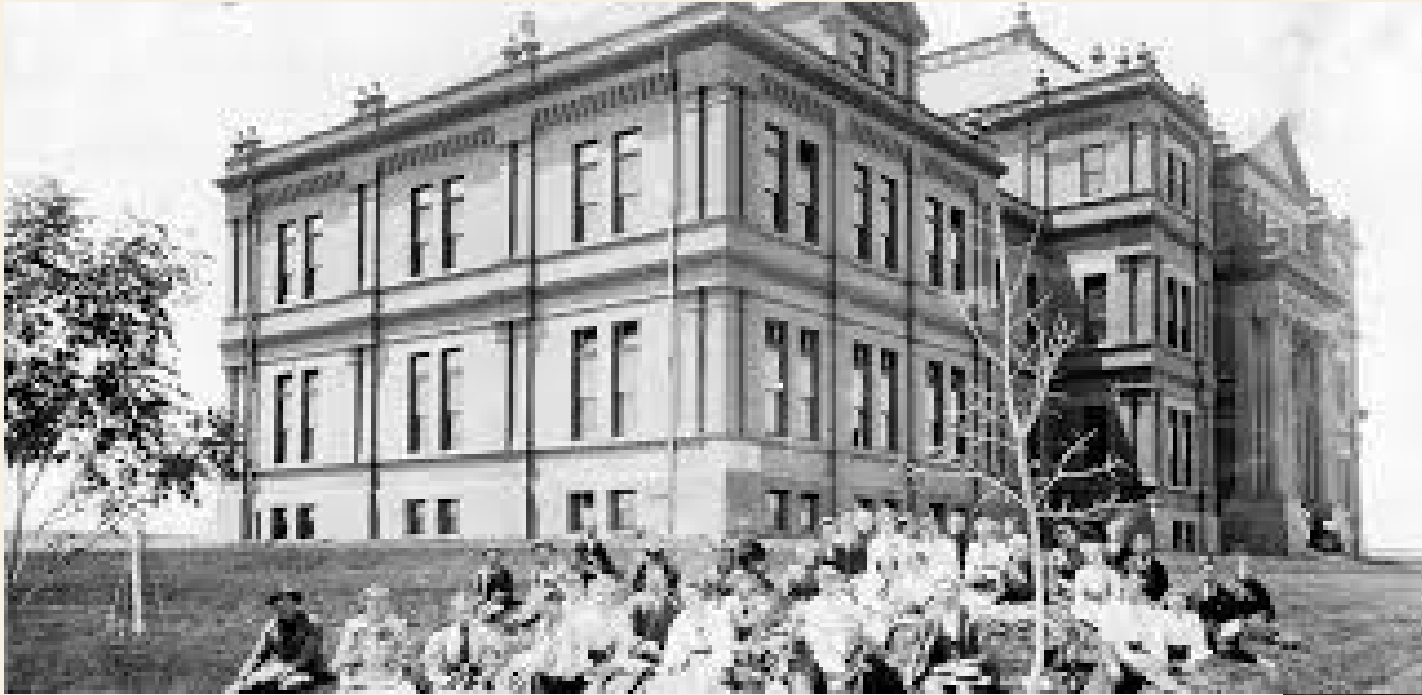
Chief Theatre - Demolished



Benjamin Eaton Home - Demolished



Cranford Hall - UNC- Demolished

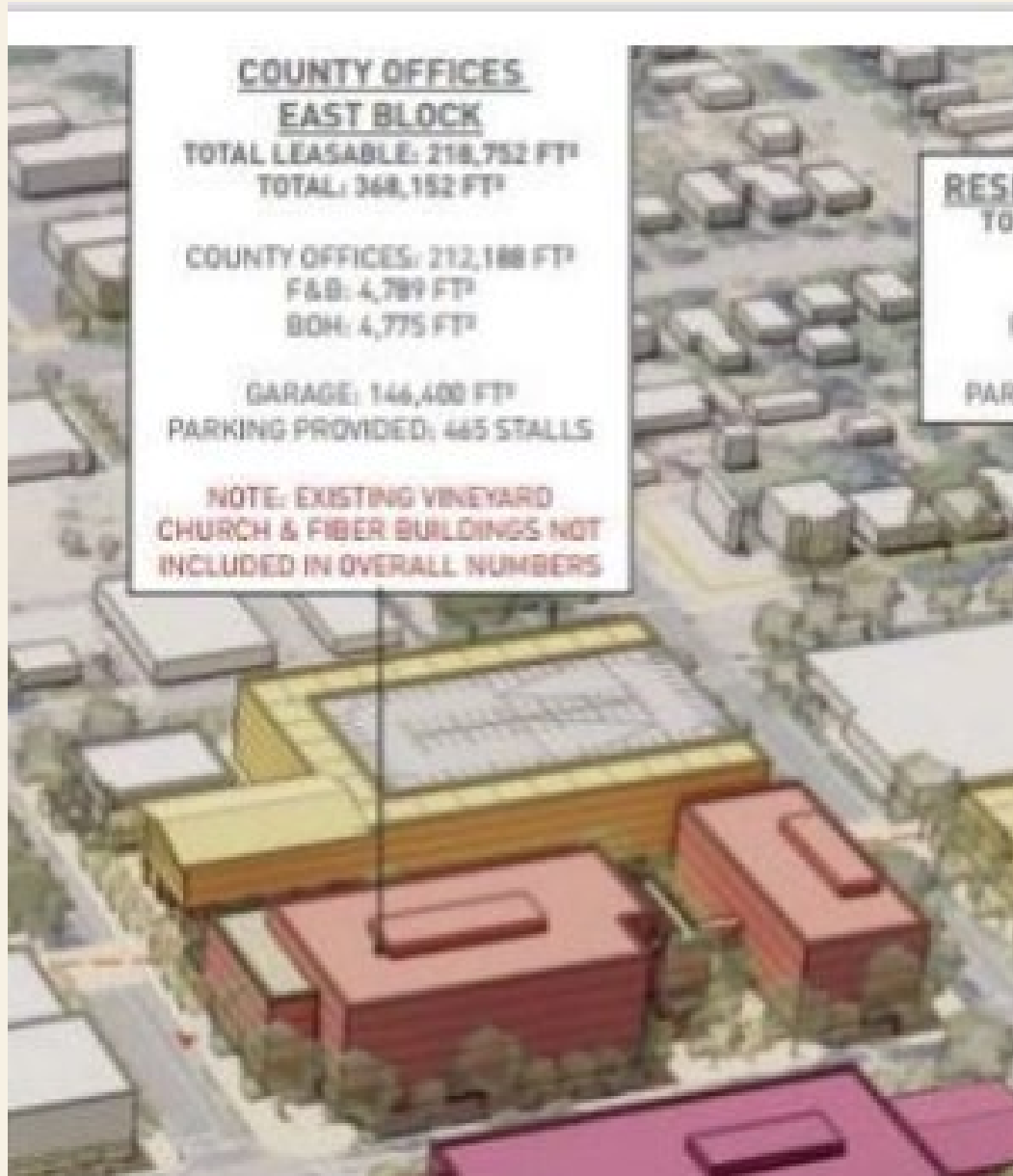


Now At Risk



Historic Residential Homes









Join Us!

www.historicgreeley.com

historicgreeleyinc@gmail.com

STONICKREY
The
Stoubard Gillespie
House
Built 194



downtown revitalization



civic campus
rejuvenated

Master presentation





Downtown Revitalization

This branding system is designed to connect the City's many revitalization and infrastructure projects under one cohesive visual identity. By linking efforts across planning, development, and community engagement, the goal is to help residents and stakeholders clearly see how each individual project contributes to Greeley's larger story of growth and connection.





Downtown Greeley Reimagined



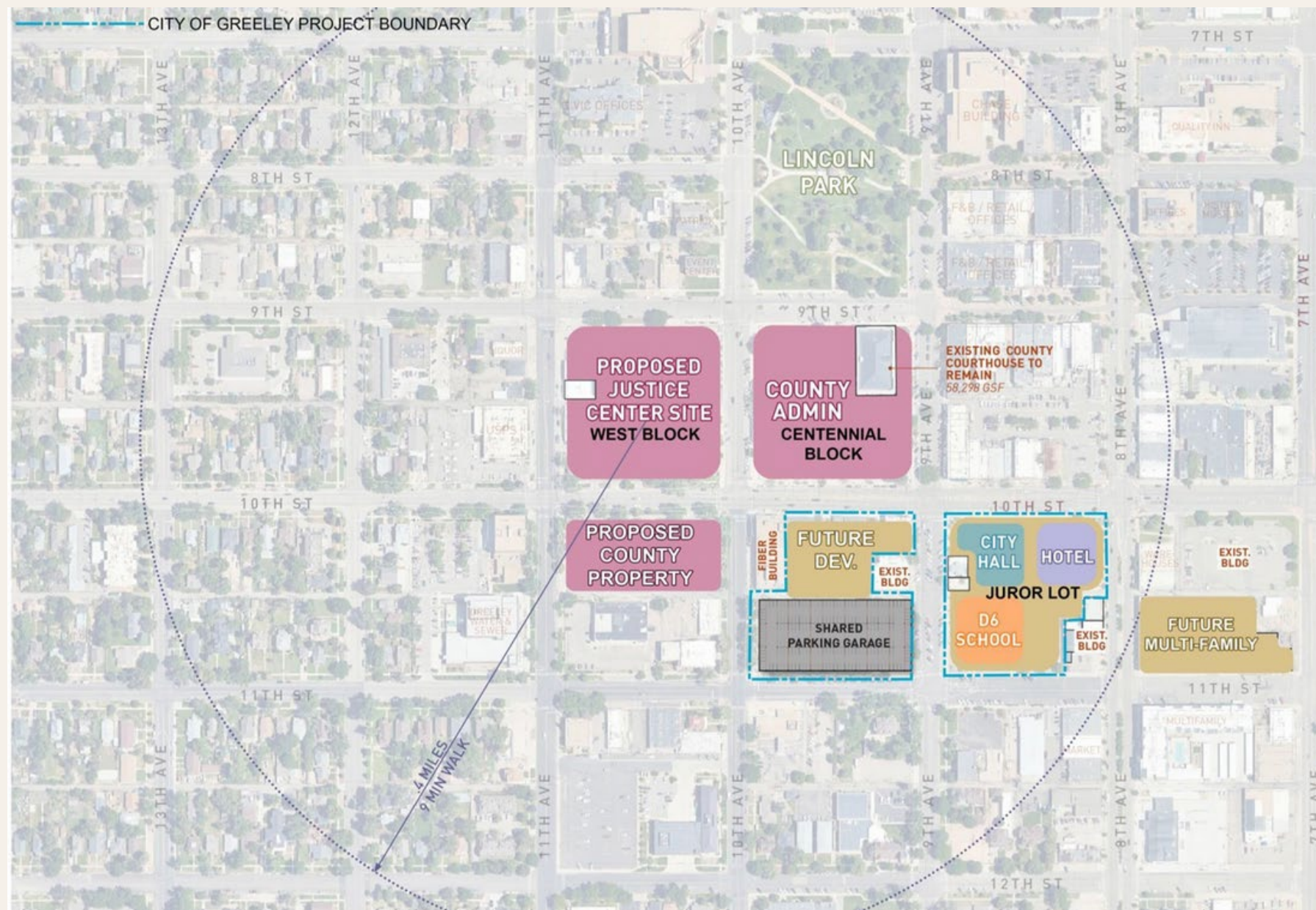
- A Bold Vision for Greeley's Downtown
Downtown 2032 – The Path Forward

Purpose: Guiding Growth and Investment and Building a Roadmap for Revitalization

- A Shared Opportunity Emerges
a Central Priority– The Civic Campus
- An Era of Continued Revitalization and Growth



Introduction to Civic Campus



Shaping a Vibrant Downtown Future

- 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 activation
- Advance Greeley's Long-Term Vision and Identity



Project Vision

This is more than a development project—it's an opportunity to shape a vital part of our city's future, grounded in community values, connectivity, and longterm success.

- Establish a Centralized Civic Campus
- Drive Economic Development and Private Investment
- Maximize Use of Downtown Property
- Activate Land and Public Spaces
- Advance Greeley's Long-Term Vision and Identity
- Design a Welcoming, Inclusive, and Connected District



Civic Campus Timeline

This timeline illustrates how financing, design development, and community engagement align to keep the project on track for completion. Dates reflect the current working schedule and will continue to be refined as milestones are reached and funding decisions are finalized.





Project Status and What's Next

Predevelopment \$10.7M

(9-14 months)

Site Planning

Property Transactions

Construction Timelines

Architectural Design Concepts

Feasibility Planning

Next Steps:

Plan for Stakeholder and Public Outreach

Development Agreement





Civic Campus Timeline



Finalize Land Trade Agreement

Design City Hall

City staff relocation

Demo
(Various blocks)

Demo
(Various blocks)

Site Mobilization at Juror Block

Construction of Juror Block

Construction of
Parking Garage

Contact

Visit SpeakUpGreeley.com/downtown-civic-campus/
for the latest project updates.

