

# Historic Preservation Commission Agenda

Regular Meeting

**Monday December 1, 2025, at 4:00pm**

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

Zoom Webinar Link:

<https://greeleygov.zoom.us/j/88997349004>

## NOTICE:

Historic Preservation Commission meetings are held on the 1<sup>st</sup> and 3<sup>rd</sup> 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](mailto:cd_admin_team@greeleygov.com)



Written comments can be mailed or dropped off at the Planning office at 1100 10<sup>th</sup> 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/](http://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](mailto:cd_admin_team@greeleygov.com).



## **Historic Preservation Commission**

December 1, 2025, at 4:00 PM  
City Council Chambers - City Center South  
1001 11<sup>th</sup> Avenue, Greeley, CO. 80631

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- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of the Agenda**
- 4. Approval of the November 17, 2025 meeting minutes**
- 5. Report from Historic Greeley Inc.**
- 6. A Public Hearing to Consider a Request for Certificate of Designation for the Dean Building/Weld County Bank Building/City Hall, at 1000 10<sup>th</sup> Street, Case No. GHR2025-0002**
- 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

November 17, 2025, at 4:00pm

### 1. Call to Order

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

### 2. Roll Call – Present

Commissioner Doran Azari  
Commissioner Marshall Clough  
Chair Christen DePetro  
Commissioner Gabe Llanas – Attended Online  
Commissioner Melissa Martinez – Attended Online  
Commissioner Dan Podell

#### **Absent:**

Vice Chair Sean Jaehn

### 3. Approval of the agenda

There were no changes to the agenda.

**Motion by:** Commissioner Clough

Actual Motion: He moved to proceed with the agenda as written.

**Second:** Commissioner Podell

**Vote:** Motion passed 6-0

(Vice Chair Jaehn was absent)

### 4. Approval of Minutes

Commissioner Podell noted that the date and the spelling of Chair DePetro's name were incorrect.

**Motion by:** Commissioner Azari

Actual Motion: He moved to approve the meeting minutes from October 20, 2025, with the indicated corrections.

**Second:** Commissioner Clough

**Vote:** Motion passed 6-0

(Vice Chair Jaehn was absent)

### 5. Report from Historic Greeley Inc.

Kyle Ragland, 24349 Cottonwood Lane, Kersey, reported that Historic Greeley, Inc completed its Weekend Preservation Project on October 10-11, improving a home built in 1900 on Seventh Avenue with a new gate, structural support, and fresh paint. He acknowledged contributions from Jeff Tori, 21st Century Painting, Mile High Stucco, Trophy Husbands of Greeley, and Roche Construction. The 2026 Weekend Preservation Project will move to May to align with Historic Preservation Month.

Mr. Ragland also shared tickets are now on sale for the annual Christmas Tea at the Southard Gillespie House on December 6-7, with settings at 11:00 AM and 2:00 PM on both days. Tickets are available at [historicgreeley.org](http://historicgreeley.org).

**6. A Public Hearing to Consider a Request for Certificate of Designation for the Dean Building/Weld County Bank Building/City Hall, at 1000 10<sup>th</sup> Street, Case No. GHR2025-0002. To be continued to December 1, 2025, due to lack of a quorum.**

Chair DePetro shared this item will need to be continued to December 1, 2025, due to conflicts of interest affecting three commissioners, resulting in a lack of a quorum for this designation hearing.

**Motion by:** Commissioner Podell

Actual Motion: He moved that due to conflicts of interest of three historic preservation commissioners, resulting in a lack of a quorum for a designation hearing, we continue the public hearing to consider a request for certificate of designation for the Dean Building/Weld County Bank Building/City Hall at 1000 10<sup>th</sup> Street, case number GHR2025-0002, until December 1, 2025.

**Second:** Commissioner Azari

**Vote:** Motion passed 6-0

(Vice Chair Jaehn was absent)

**7. Chair/Vice Chair Elections**

**Nominations for Chair:** Commissioner Azari moved to nominate Commissioner Podell for Chair.

**Second:** Chair DePetro

**Accepted:** Commissioner Podell accepted his nomination.

**Vote:** 6-0 in favor of Commissioner Podell being the new Chair.

(Vice Chair Jaehn was absent)

**Nominations for Vice Chair:** Commissioner Clough moved to nominate Commissioner Azari for Vice Chair.

**Second:** Commissioner Podell

**Accepted:** Commissioner Azari accepted his nomination.

**Vote:** 6-0 in favor of Commissioner Azari being the new Vice Chair.

Commissioner Clough commended Chair DePetro for her leadership over the past few years. Commissioner Podell agreed.

**8. Commission Member Reports**

No reports from Commissioners.

**9. Staff Report**

Betsy Kellums (Planner III-Historic Preservation) shared the City Council will conduct the triennial review of the Historic Preservation Commission tomorrow evening, with the new City Council and Mayor being installed at that meeting.

Mrs. Kellums also shared that Commissioner Gabe Llanas' term ended in October, but he will be appointed as an alternate for Commissioner Azari who has a conflict of interest for the December 1, 2025, hearing.

Lastly Mrs. Kellums told the Commission that registration for the Colorado Preservation Saving Places Conference (February 11-13 in Denver) is now open, with early bird registration ending December 10. Different registration rates are available depending on membership status.

#### **10. Adjournment**

Chair DePetro adjourned the meeting at 4:21pm.

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**Christen DePetro – Chair**

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**Betsy Kellums – Secretary**

# Historic Preservation Commission Agenda Summary

December 1, 2025

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

**Title:**

Public Hearing to Consider a Request for Certificate of Designation for the Dean Building/Weld County Bank Building/City Hall, at 1000 10th Street, Case No. GHR2025-0002

**Summary:**

Historic Greeley Inc submitted a non-owner nomination of the building at 1000 10<sup>th</sup> Street, the Dean Building/Weld County Bank Building/City Hall Building, to the Greeley Historic Register for historical, architectural, and geographical significance. Staff determined the building meets the criteria for all areas of significance and non-owner nomination significance criteria.

**Commission Action:**

Review and make a recommendation for or against designation to City Council based on the criteria in Section 24-1003 of the Greeley Municipal Code.

**COMMISSION MOTION TO APPROVE**

A motion, based on the application received and the preceding analysis, that the Commission finds and concludes that the Dean Building/Weld County Bank Building/City Hall Building at 1000 10th Street meets significance criteria of Section 24-1003(d)(1) and (2) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized below, and therefore makes recommendation to City Council to designate the building on the Greeley Historic Register and issue a Certificate of Designation to be recorded by the Weld County Clerk and Recorder.

1 (a) Historical Significance:

1. The property has character, interest and integrity and reflects the heritage and cultural development of the City, State or Nation.
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.

1 (b) Architectural Significance:

1. Characterizes an architectural style associated with a particular era and/or ethnic group.
2. Is identified with a particular architect, master builder or craftsman.
3. Is architecturally unique or innovative.

4. Has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.
5. Has visual symbolic meaning or appeal for the community.

1 (c) Geographical Significance:

1. Has proximity and a strong connection or link to an area, site, structure or object significant in the history or development of the City, State or Nation.
2. Is a visual feature identifying an area or neighborhood or consists of buildings, homes, replicas, structures, objects, properties, parks, land features, trees and sites historically or geographically associated with an area.

(2) Non-owner nomination Significance:

(a) Unusual or uncommon significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community of Greeley.

(b) Superior or outstanding examples of architectural, historical or geographical significance criteria outlined in the criteria for designation in this section. The term "superior" shall mean excellence of its kind, and the term "outstanding" shall mean marked by eminence and distinction.

Section 24-1003(d)(4) Integrity criteria.

All properties and districts shall be evaluated for their physical integrity using the following criteria, as defined by the National Park Service in the current version of the publication "How to Apply the National Register Criteria for Evaluation," Location, Design, Setting, Materials, Workmanship, Feeling, and Association.

**COMMISSION MOTION TO DENY**

A motion, based on the application received and the preceding analysis, that the Commission finds and concludes that the Dean Building/Weld County Bank Building/City Hall Building at 1000 10th Street does not meet significance criteria of Section 24-1003(d)(1) and (2) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized in the staff report, and therefore makes recommendation to City Council to not designate the building on the Greeley Historic Register.

**Attachments:**

Staff report  
Application and Historic Building Inventory Form  
Current Photographs  
Historic Photographs  
Site Map  
Public Input

## HISTORIC PRESERVATION COMMISSION SUMMARY

**ITEM:** Request for Certificate of Designation for the Dean Building/Weld County Bank Building/City Hall Building at 1000 10<sup>th</sup> Street

**LOCATION:** 1000 10<sup>th</sup> Street

**APPLICANT:** Historic Greeley, Inc

**OWNER:** City of Greeley

**CASE NUMBER:** GHR2025-0002

**CASE PLANNER:** Betsy Kellums, Planner III – Historic Preservation

**HISTORIC PRESERVATION COMMISSION HEARING DATE:** December 1, 2025

**HISTORIC PRESERVATION COMMISSION FUNCTION:**

Review the nomination for eligibility for individual designation on the Greeley Historic Register based on criteria for designation for individual, owner-nominated properties and individual, non-owner nominated properties in Section 24-1003(d) of the City of Greeley Municipal Code and recommend approval or denial of the request to City Council.

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**PROPERTY OVERVIEW AND BACKGROUND**

On October 7, 2025, Historic Greeley, Inc, a 501.c.3 historic preservation non-profit organization, submitted a Greeley Historic Register nomination for the Dean Building at 1000 10<sup>th</sup> Street, in response to submittal of a demolition permit application for 1000 10<sup>th</sup> Street. The nomination was determined complete on October 8, 2025. The complete nomination includes the complete nomination form, completed Historic Building Inventory form, photos, a legally recorded document, and payment of the nomination fee. Please see attached application and historic building inventory, photographs, legally recorded document, and the existing site map.

Historic Greeley, Inc nominated the property for designation based on research, knowledge of the building and interest in preserving it. They propose that the building is eligible for individual designation under (1) Criteria (a)(1, 3) Historical Significance, (b)(1-5) Architectural Significance, and (c)(1, 2) Geographical Significance, and (2) Non-owner nomination Additional Criteria (a, b) of Section 24-1003(d) of the City of Greeley Municipal Code.

The Municipal Code requires the Commission to make a recommendation to City Council for final decision. Because this is a non-owner nomination, the Historic Preservation Commission will review, have a public hearing, and make a recommendation to City Council, who will make the final determination through the public hearing process. The Code requires Council to have a

public hearing and take action within 30 days of the December 1<sup>st</sup> Commission hearing. The City Council second reading and public hearing is scheduled for December 16, 2025.

**City Hall Facility Assessment Information**

In a presentation to City Council on March 14, 2024, Public Works Director stated that the City Hall Heating, Ventilation, and Air Conditioning (HVAC) was 25 years past its useful life, and the renovation costs were greater than the value of the building, although no specific details were provided.

In a follow-up presentation to City Council on June 11, 2024, the Public Works Director provided an update about maintenance of City Hall, following the May 2024 downtown flooding. He stated the building rehabilitation cost was estimated at \$40 million, although he did not provide contractor estimates as documentation. He also indicated that the utilities are located under the asphalt parking lots and that locating them will require Multichannel Acquisition of Seismic Waves (MASW) process and advanced Ground Penetrating Radar (GPR) across the entire block, which, in addition to excavation, was estimated to cost approximately \$300,000.

The city as the owner will present about the building and their position on this nomination at the public hearing.

**PROPERTY DATA**

Legal Description:	Lots 1-8, Block 75, City of Greeley, County of Weld, State of Colorado
Neighborhood:	Downtown
Year Property Built:	ca. 1968
Architectural Style/Type:	Mid-Century Modern
Dates of Significant Renovations:	Permit #BCX2509-0725 for demolition of the building and debris removal; owner: City of Greeley; applicant and contractor: Ancon Constructors II, Inc.  Permit #BCX2010-0089 for installation of public art murals; owner: City of Greeley; applicant: Kim Snyder, Public Art Coordinator; approved 10/12/2020; issued: 11/3/2020; finalized: 11/4/2020.  Permit #BCX1906-0524 for roof renovation and new elevator; owner: City of Greeley; contractor: Mark Young Construction; Architect: D2C Architect; electrical contractor: Wayne’s Electric, Inc.; plumbing contractor: Corman Mechanical

Contractors, Inc.; approved: 7/24/2019; finalized: 4/22/2020.

Permit #98080248; repair roof; owner: City of Greeley; contractor: Front Range Roofing Systems;

Permit #98040122; replace dome with a polymer plastic dome; owner: City of Greeley; contractor: Powers Products; Date: 4/15/1998; finalized: 1/11/1999.

Permit #880350 5/19/1988, to demolish the mini bank and west drive-through stalls, owner: City of Greeley, contractor: Clearwater Construction.

Variance to move City of Greeley sign to corner of 11th Avenue and 10th Street from 11th Avenue and alley, granted by Zoning Board of Appeals on 12/1/1988.

Permit #871109 11/24/1987, to install fire sprinkler system in existing business and fire alarm system, owner: United Bank, contractor: Jacobs Fire Protection, Inc.

Permit #871120 12/1/1987, to add wall and door to separate bank drive up tunnels from the rest of the bank, owner: United Bank, contractor: Clearwater Constructors.

Permit #860131 3/11/1986, addition to fire sprinkler system, owner: United Bank of Greeley, contractor: Adams Automatic Co.

Permit #820671 12/6/1982, bank teller drive-up roofs, install single ply roof over existing built up roof, owner: United Bank, contractor: Independent Roofing.

Permit #790026 1/31/1979, to remove interior walls and relocate interior furnishings and fixtures as required and finish interior of basement per drawings, owner: United Bank, contractor: Whiteside Construction, plans by: Custom Wood Products, Inc.; final inspection 3/21/1979,

Certificate of Occupancy approval issued 3/19/1979.

Permit #790321 6/15/1979, to replace pre-stressed concrete roof over underground storage vault, owner: United Bank, contractor: Cornerstone Builders, electrical: Cole, plumbing: Greeley Plumbing and Heating, plans by Marvin Knedler & Associates; Certificate of Occupancy Approval issued 7/10/1979.

Permit #790089 3/18/1979, re-roof built up roof, owner: United Bank of Greeley, contractor: Douglass Roofing.

Permit #780281, #78506 10/12/1978, bank drive up addition, owner: United Bank, contractor: Northern Colorado Constructors.

Permit #780401, 11/27/1978, addition and remodel of drive up teller building, owner: United Bank of Greeley, contractor: CDS Electric.

Permit #73259, dated 6/29/1973, drive up facilities addition, contractor: Roche Constructors, Inc., architect: Marvin E. Knedler & Associates.

Permit #684046, dated 10/31/1968, sign permit application for 1000 10th Street, aluminum and steel electrical sign, sign contractor: The Epcon Company (they did the sign at the corner of 10th Street and 11th Avenue).

Permit #733089, dated 10/10/1973, sign permit application contractor: Adtec Advertising Company, approved 12/17/1973.

Permit #73153, dated 4/30/1973, docutel building (bank), owner: United Bank of Greeley, contractor: Hensel Phelps Construction Co., architect: M. E. Knedler & Assoc., 200 square feet, as per plans.

Permit #740002, dated 1/15/1974, sign permit application, contractor: Adtec Advertising Company.

Permit #67233, dated 10/18/1967, construct 2-story bank and office building at 1000 10th Street with 55' radius; owner: Weld County Bank; contractor: Hensel Phelps, architect: M.E. Knedler; Valuation of work: \$420,000. Date issued: 10/18/1967.

Source: Building Permit File for 1000 10<sup>th</sup> Street

## **CRITERIA FOR DESIGNATION**

Pursuant to Section 24-1003(d) of the Municipal Code, a property shall be eligible for historic preservation designation and eligible for economic incentives if it meets at least one (1) criterion in one (1) or more of the following categories:

1. Criteria for Designation of Individual, Owner-Nominated Properties
  - a. Historical significance
  - b. Architectural significance
  - c. Geographical significance

To determine if a property can convey significance and therefore be eligible for designation, the Commission also evaluates properties according to the areas of II. Periods of Significance, and III. Integrity, as established by the National Park Service for evaluation of properties for the National Register and pursuant to 24-1003(d)(4) of the Municipal Code.

As established in Section 24-1003(d)(2), for Non-owner Nominations, the property must be reviewed under a higher threshold of significance:

2. Criteria for Individual, Non-owner-nominated Properties. In addition to meeting criteria requirements in section 24-1003.d.1, non-owner nominations shall be reviewed under stricter protections. The nominated property must demonstrate that it possesses the characteristics of compelling historic importance to the entire community, including at least one of the following criteria:
  - (a) Unusual or uncommon significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community of Greeley; or
  - (b) Superior or outstanding examples of architectural, historical or geographical significance criteria outlined in the criteria for designation in this section. The term "superior" shall mean excellence of its kind, and the term "outstanding" shall mean marked by eminence and distinction.

## **STAFF EVALUATION**

\*Italicized criteria are those criteria under which staff determined the property to be eligible for designation.

## I. AREAS OF SIGNIFICANCE

### Section 24-1003(d) (1)(a) Historical Significance

The site, building or property:

- 1. Has character, interest and integrity and reflects the heritage and cultural development of the City, State or Nation.*
- 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.*

### History of the Dean Building

*(Historic Preservation Staff verified the following information through research from the files at the Greeley History Museum.)*

Weld County Bank purchased this property and constructed the round building at 1000 10<sup>th</sup> Street in 1967-68. Norman Dean, president of the bank, hired Colorado architect Marvin Knedler to design the building and then hired Hensel Phelps Construction Company to build it. The city issued a building permit for construction, valued at \$420,000, on October 18, 1967. On Saturday, November 2, 1968, the Weld County Bank hosted a dedication in the new facility. Greeley Historian Hazel E. Johnson wrote of the opening,

*“Along with hundreds of others, the writer was present at the dedication of the Weld Co. Bank, 1000 10<sup>th</sup> St., Sat. afternoon, Nov. 2, in its new round banking facility. Outside – it is unusual; it offers beauty and quiet dignity, along with practicality in serving its clientele.”*

City directories also list other agencies and occupants in this building, in addition to Weld County Bank. The October 20, 1969, edition of the *Greeley Tribune* describes the new building and the celebration of the new building’s first year:

*The new building, only one of many new services offered by the bank since its establishment in 1889, offers facilities which are unique in the Greeley area, including six television drive-up windows for auto banking and sitdown teller desks which replace the traditional ‘cage.’*

*Dean issued an invitation to the public to stop in and visit the bank at any time, but particularly during the two-week celebration which began Monday. Special activities scheduled to celebrate the double anniversary include the announcement of a new savings program and a coloring book contest for children between the ages of six and 14. In addition refreshments will be served in the bank lobby during banking hours.*

In the December 15, 1968, issue of *Empire Magazine*, the bank was featured, highlighting the innovations:

*Have you ever tried to find your way to the money window in a bank that looks like a two-story doughnut, without a teller’s cage in sight?*

*Round bank buildings aren't exactly new, but what the Weld County Bank has put inside its circular building is novel. For instance, tellers who handle the drive-in customers via television. Sit-down tellers who do business on an armchair-to-armchair basis.*

According to Norman's wife Bonnie Dean, Norman wanted people who came to his bank to be comfortable. This desire led to several innovations, including the design, the use of guides to help people get what they needed at the bank, sit-down tellers, and the drive-in with tellers on tv.

In 1970 occupants at this address, in addition to Weld County Bank, included Opdyke Agency Inc., National Sugar Beet Growers Federation, Anderson & Whitney, Frank Sheehy, Keystone Cord, Mountain States Beet Growers, William West and Jerry Winters. In 1972, the occupants included United Bank of Greeley, as Weld County Bank merged with United Bank of Greeley, United Bank Travel Service, Anderson & Whitney, Central Life Insurance, Richard Doyle, Opdyke Agency, Inc., United Mortgage, Keystone Cord, Frank Sheehy, West & Winters and Sugar Beet Growers Federation. Various other occupants during the next fifteen years included Harry Hibbs, several CPAs and attorneys, until the city purchased it for \$1,570,000 in November 1987 from United Bank of Greeley National Association. A public open house for City offices was held February 19, 1988.

Weld County Bank and later United Bank of Greeley President Norman Dean was an active and prominent member of the Greeley community and made great contributions to Greeley. He was born Utah in 1920 and graduated from high school in 1937. He graduated from the University of Utah and Cornell University. He met and married Margaret Hibbs of Greeley in Greeley in May 1941. They had four children, including Norm, Tom, Stacey, and Gini. He and Margaret were married for 29 years, until she passed away in 1970. Their son Norm also preceded him in death.

After Pearl Harbor, he joined the Navy and was commissioned as a Lieutenant Junior Grade. Following World War II, he and Margaret moved to Greeley in 1946 where he worked with her father at Hibb's Men's Clothing Store. In approximately 1955, he joined the board of Weld County Bank. In 1957 he became executive vice president of Weld County Bank. He became president in 1964 and later CEO. As president, he hired architect Marvin Knedler to design the round bank at 1000 10<sup>th</sup> Street. Weld County Bank later became United Bank of Greeley.

Dean took his position as bank president very seriously, being motivated by respecting his employees and customers while creating innovations in banking to enhance their operations and the customer experience. He believed "a bank president must learn to balance the demands for five different, and sometimes competing interests." (Qtd from *Greeley Tribune* article "A day in the life of a bank president", March 25, 1980) Those interests include people who hold money in the bank, creditors, bank employees, bank shareholders, and the community. In service to the community, "Dean sponsored a city league basketball team through the bank," according to Greeley resident Wes Sargent.

In addition to being bank president, he served on several industry boards, including the Colorado Bankers Association board, the board of the American Bankers Association, the 10<sup>th</sup> Federal Reserve District of the Foundation for Full Service Banks, the board of trustees for the Colorado School of Banking, president of the First Regional Clearing House Association, and president of

Greeley Clearing House Association.” He served multiple terms as an officer on the board of the Colorado Public Expenditure Council. Additionally, he served as president of the Greeley District 6 School Board and was district treasurer of Rotary International 545. (*Greeley Tribune*, 2/20/1971, page 19) During the 1980s, he served a six-year term on the Board of Trustees for the Consortium of State Colleges, appointed by Governor Richard Lamm.

He married Bonnie Brown in 1971, and one of their primary interests was travel. They traveled around the world to every continent during their 50+ year marriage. Bonnie described Norm, “He had a lot of grit and strength of spirit and mind.” His many achievements and involvements included contributions to the community of Greeley, such as service on the Greeley Water and Sewer Board, the Greeley Rotary Club, UNC Foundation board of directors, Greeley Chamber of Commerce board president, and Greeley United Way chairman. Beyond his service on the Water and Sewer Board, his service to the City of Greeley included serving as vice chairman of the Home Rule Charter committee in 1958, and he served on the committee that updated it in 2009. Water and Sewer Board Chairman Harold Evans “said Dean’s work on the city’s charter was instrumental to helping set the foundation for how the city manages its water, as the charter established the water and sewer board.” (*Greeley Tribune*, 7/8/22)

Finally, his obituary listed many distinguished awards recognizing his service to the community, including the Sonny Mapelli Distinguished Citizen Award from the Long’s Peak Boy Scout Council in 2002, the United Way of Weld County Humanitarian Award in 2002; Co-Grand Marshal with Bonnie of the Greeley Stampede in 2012; the Lifetime Achievement Award for the Bravo Entrepreneur Awards in 2012; and co-honoree with Bonnie of the Greeley Chamber of Commerce Leann Anderson Community Care Award in 2018.

To sum up Norm’s contributions to the bank, the round building, and to the community of Greeley, he “set an example for all the rest of us how to really be a contributing member of our community,” according to Harold Evans. (*Greeley Tribune*, 7/8/22)

Norman passed away at the age of 102 at his home in Greeley in 2022.

***Staff Comments:***

The Dean Building/Weld County Bank/City Hall, has character, interest, and integrity and reflects the heritage and cultural development of Greeley. The building is significant for association with commercial development due to its use as the Weld County Bank and later the United Bank of Greeley until it was used as City Hall.

The Dean Building/Weld County Bank/City Hall is also significant for association with Norman Dean, bank president. Dean had many significant contributions to Greeley, including changes in banking with the use of televisions for the drive-through tellers, sit-down tellers, using staff to guide customers, and especially his concern for making his customers comfortable through staff assistance, the round design, and the sit-down tellers. He also had many other contributions to Greeley, including with his service on the Home Rule Charter Committee, the update committee, the Water & Sewer Board, School District 6 Board, and many others.

For these reasons, staff finds the property arguably meets **criteria (1a)1 and 3 for historical significance**. Further, staff finds the property does not meet criterion (1a)2 for historical significance.

### **Section 24-1003(d)(1) (b) Architectural Significance**

**The site, building or property:**

- 1. Characterizes an architectural style associated with a particular era and/or ethnic group.*
- 2. Is identified with a particular architect, master builder or craftsman.*
- 3. Is architecturally unique or innovative.*
- 4. Has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.*
- 5. Has visual symbolic meaning or appeal for the community.*

### **Architectural Description**

This two-story round structure has a 110' diameter, and it has glass curtain walls with 40 reinforced precast concrete columns with arches spanning between them around the circumference of the building. Two symmetrical recessed entrances are located on the north elevation, separated by the interior extension with the spiral staircase wrapping around the original elevator shaft. Each north entrance has paired metal doors with large glazing on the top and bottom halves of the doors. The south elevation has a recessed centered entrance with sidelights and paired metal doors. The roof is TPO (thermoplastic polyolefin, a single-ply membrane roof material) and has a polymer plastic dome (in the shape of a cone) installed in 1998, which was shrink wrapped with white plastic after it was damaged in a hailstorm in 2024. There was a dome previously that was replaced with the existing cone shaped structure because it was not structurally sound. There is a concrete parapet wall all around the building. A long rectangular "moat" like area is located on the west side and the east side, likely constructed for egress and to allow light into the basement. The building columns extend into these areas. A metal balustrade rail separates the sidewalk on the west and grass on the east from these egress areas.

Seven attached round concrete canopies are located to the south of the building, built for the bank drive-through bays, and are now used for city official parking. A one-story, rectangular, metal and glass building is located southwest of the building.

The building is situated on the north half of the block, approximately half-way between 10th and 11th Avenues. Several grass-planted areas are located on the north side of the building. There is a detached sidewalk, and several large trees are planted in the grass-planted strip between the sidewalk and curb along 10th Street. The signs on the northeast and northwest corners of the property were designed in late 1973 and likely added in 1974.

### **Design and Construction of the Bank**

Weld County Bank President Norman Dean envisioned a visually distinctive building. Peggy Ford conducted an interview with Dean, who discussed the inspiration, design, architect, and construction of the building. In Dallas, he saw

*a visually striking department store having very tall columns which he liked. For the new bank, he wanted something unusual and distinctive, so the idea of a round building with very tall columns appealed to him. He first interviewed Colorado architect Charles Deaton of Golden.*

Mr. Deaton designed a similar bank in Denver, among other unique structures.

*Deaton was adamant that he would design the form of the building, and the bank would have to adapt its operations to the form. Mr. Deaton didn't get the job. Mr. Dean then spoke with Marvin Knedler, a Denver architect who had designed the Northern Colorado Savings and Loan Building in Greeley... and it was Knedler who designed the building.*

Engineering and structural factors were a challenge, as everything was round. Hensel Phelps Construction Company of Greeley constructed it, and Don Alvarado of Custom Wood Products of Denver oversaw the design and construction of the interior spaces and furnishings.

The new bank officially opened in this newly completed building on October 1, 1968.

Knedler also designed the drive through bays and the kiosk building west of the drive throughs. The drive through bays on the south of the building were constructed when the building was constructed, and then a seventh drive through bay was added on to the west end of the original six bays in 1973, designed by Knedler and built by Roche Constructors. The west auxiliary building was also constructed in 1973, built by Hensel Phelps. The drive through bays and the auxiliary buildings contribute to the significance of the site because they were part of the operations of the bank.

### **Marvin Knedler, Architect**

Architect Marvin Knedler (1924-2002), born in Mount Pleasant, Iowa in 1924, served in World War II flying B-17s for the Air Force. After graduating from Iowa State College, he pursued a career in architecture in Denver. By 1957 he was licensed to practice architecture in Colorado and by the mid-1970s his architecture firm employed 21 people and focused on architecture of financial institutions. He was close friends with Charles Deaton, who was known for his distinctive modern designs, including the Sculptured House in Genesee, also known as the Sleeper House. Deaton may have influenced Knedler's design for Weld County Bank. Knedler also designed a round bank building in Clovis, New Mexico, very similar to Greeley's Weld County Bank Building. That building is a contributing building in Clovis' historic district. Knedler also designed Denver Place, a commercial and retail development in Denver, in 1981, and other commercial properties, and his personal residence in Usonian style in 1963. He passed away in 2002 at the age of 78.

***Staff Comments:***

The building is significant as an example of mid-century modern architecture, particularly as an innovative and unique design that is unusual and uncommon in Greeley and Colorado. Marvin Knedler was a prominent mid-century Colorado architect who also designed the building at 924 11<sup>th</sup> Street. It is significant as an example of master architect Knedler's work in Greeley and it is also a significant mid-century example of Hensel Phelps Construction's work in Greeley, particularly since they became an internationally renowned company in the years following construction of the Dean Building/Weld County Bank Building/City Hall Building.

Greeley has a history of unique architecture during the 1960s, with the design and construction of six "round" schools built by approximately 1965 and the design and construction of this round bank building in 1968. Only three of the six "round" schools remain. The Dean Building/Weld County Bank Building/City Hall Building retains a high degree of integrity, retaining all significant exterior architectural features.

The round Dean Building, originally constructed as the Weld County Bank Building and currently known as Greeley City Hall Building, is architecturally significant as a rare and unique in-tact round example of mid-century modern architecture. It is the opinion of city staff and of History Colorado staff that the building is eligible for the National Register of Historic Places for architectural significance and for historical significance in the area of commerce.

The building is architecturally unique and innovative, as the distinctive round building that is an iconic landmark that has visual meaning in the community.

For these reasons, staff finds the property objectively meets **criteria (1b) 1, 2, and 3** and arguably meets **criteria (1b) 4 and 5 for architectural significance**.

**Section 24-1003(d)(1)(c) Geographical Significance**

**The site, building or property:**

- 1. Has proximity and a strong connection or link to an area, site, structure or object significant in the history or development of the City, State or Nation.***
- 2. Is a visual feature identifying an area or neighborhood or consists of buildings, homes, replicas, structures, objects, properties, parks, land features, trees and sites historically or geographically associated with an area.***

The Dean Building/Weld County Bank Building/Greeley City Hall Building, is located in the downtown core of Greeley. The Town of Greeley was platted in 1871, which included subdivision into Lots and Blocks, including Block 75, where it is located. This building is one of the most architecturally significant sites located in downtown and in Greeley and is relevant to the financial and commercial development of Greeley.

The building is within two blocks of the Downtown Greeley Historic District to the northeast and numerous other Greeley Historic Register-designated sites, including Lincoln Park, the Old Park

Church, and the Townsend House, and the National Register designated Weld County Courthouse, the Greeley Historic Register and National Register designated Greeley Masonic Temple, and the Greeley Historic Register and National Register designated First Baptist Church Building. It is also within two blocks of Greeley's other Greeley Historic Register District, the Monroe Avenue Historic District along 9<sup>th</sup> Avenue between 11<sup>th</sup> Street and 16<sup>th</sup> Street, headed by the Greeley Historic Register designated Southard-Gillespie House.

This building is a visual feature that identifies this entrance to the historic core of downtown, and it is a landmark that is often used to identify location within downtown.

***Staff Comments:***

For these reasons, the Dean Building/Weld County Bank Building/City Hall Building, is geographically significant for location identifying the entrance to historic downtown and its contributions to downtown as a financial institution and the center of local government and as an iconic community landmark.

For these reasons, staff finds the property arguably meets **criteria (1c) 1 and 2 for geographical significance.**

**Section 24-1003(d)(2) Non-owner Nomination Significance:**

**Criteria for individual, non-owner-nominated properties. In addition to meeting criteria requirements in section 24-1003.d.1, non-owner nominations shall be reviewed under stricter protections. The nominated property must demonstrate that it possesses the characteristics of compelling historic importance to the entire community, including at least one of the following criteria:**

***(a) Unusual or uncommon significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community of Greeley; or***

***(b) Superior or outstanding examples of architectural, historical or geographical significance criteria outlined in the criteria for designation in this section. The term "superior" shall mean excellence of its kind, and the term "outstanding" shall mean marked by eminence and distinction.***

The Dean Building/Weld County Bank Building/City Hall Building is the most significant mid-century modern style building in Downtown Greeley. It is an exceptional example of a round bank building maintaining a high degree of integrity. Character-defining features include the arches and columns, the curtain wall glazing system set back behind the columns and extending the height of the first and second floors, the large roof overhang, and the skylight. Additionally, the round drive-up bays to the south of the building, the arched signs on the corners of the property and the drive-up buildings contribute to the significance of the site, as they were constructed within several years of the bank, while it was still in use as a bank. History Colorado, the State Historical Society, determined it eligible for designation on the National Register of Historic Places under Criterion A for association with commerce as the Weld County Bank and under Criterion C for architecture as a great example of mid-century commercial design.

Many old buildings have been torn down in the area and replaced with parking lots, removing the places that make Greeley unique. This iconic building sets Greeley apart from many historic downtowns and many communities in Colorado due to its unique round design and high degree of architectural integrity with no significant exterior alterations. It reflects the history of Greeley, and its loss would significantly impact the core downtown. It would significantly diminish the character of downtown, replacing this significant and unique historic building with a surface parking lot or an unknown use in the future. There are a lot of parking lots in downtown Greeley that once hosted significant historic buildings. and the Dean Building/Weld County Bank Building/City Hall Building has potential for redevelopment. Removal of this unique building would remove an icon that gives a sense of place to Greeley that will not be able to be replaced.

Designating, preserving, and adaptively reusing this building would align with the downtown plan, “Downtown Greeley 2032 – The Path Forward”, adopted by City Council in January 2023, whereas removal of it for more surface parking could further diminish downtown’s character and sense of place. The Downtown Plan online survey, conducted to understand the community’s priorities for physical improvements in downtown, showed the top priority as “Redevelop and repurpose underutilized surface parking lots and vacant buildings and lots,” and the second top priority was to “maintain the historic character and authenticity of downtown” (quoted from Community Outreach section of the plan on page V of the plan summary and taken from Chapter 3: Community Outreach, page 33). Designating the building as historic would meet these two priorities of the downtown plan because it would provide a means for repurposing the building and preserving the remaining character and authenticity, while providing access to financial resources such as grants and/or tax credits to assist in the preservation and adaptive reuse of the building. The location is also identified as an opportunity site where redevelopment of the site, which could include rehabilitation and adaptive reuse of these buildings, would “make a positive impact on the overall vitality of Downtown” (see Chapter 4, page 41 of the plan). “Continue infill development and redevelopment of Opportunity Sites throughout Downtown to fill in the urban fabric and improve the pedestrian experience” is one of the primary aspects of the overall downtown physical framework. A section of the Action Plan of The Path Forward is dedicated to the strategy of “celebrate historic character, charm, and distinctive environment in Downtown” including actions related to helping property owners of historic properties get tax credits, grants, etc for rehabilitation of their properties. It also includes “facilitate adaptive reuse in Downtown that is not limited only to districts or structures that meet historic designation criteria, by providing incentives such as historic preservation grants or tax credits, infrastructure investment, regulatory relief, façade grants, or other incentives as appropriate” (page 68 of the plan).

Further, preservation of this building aligns with the 2018 Imagine Greeley Comprehensive Plan. It meets goals and objectives from the Growth & City Form chapter including to “encourage the preservation, rehabilitation or adaptive reuse of historic structures and other notable site features as part of future development” (Objective GC-3.2 Historic Preservation and Adaptive Reuse, page 45) as well as “encourage historic preservation Downtown through the use of financial, building, and other incentives for rehabilitation, restoration, and/or adaptive reuse of landmark structures and facilities” (Objective GC-5.1 Historic Preservation, page 46). It further has objectives related to historic and character districts and community character. The Historic and Cultural Resources chapter also includes goals and objectives to preserve and promote local heritage, including encouraging designation on the local, state and national registers, as well as

provide tools for protecting historic resources, such as tax credits, grants, design guidelines, etc. Heritage and cultural tourism are an important objective as well, particularly since the downtown buildings reflect Greeley's heritage and make it unique from other historic downtowns. The historic built environment makes Greeley unique and is part of what gives Greeley the sense of place that it has. Designating the Dean Building/Weld County Bank/City Hall Building would contribute to the implementation of the comprehensive plan.

Allowing the building to be removed for surface parking or another unknown use would not only detract from the character of downtown, allowing the demolition does not align with the downtown plan and the comprehensive plan. Designating the building would uphold and implement both plans.

For these reasons, staff finds the property arguably meets **criteria 2(a) and (b) non-owner nomination significance**.

## II. PERIODS OF SIGNIFICANCE

In establishing significance and integrity, it is helpful to consider the dates for which the property is significant. According to the National Register Bulletin, *How to Complete the National Register Registration Form*, "the period of significance is the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for" designation. The period of significance establishes whether alterations to a property are significant and contributing to a property or if they detract from the integrity and ability to convey significance. Alterations completed during the period of significance may add to the ability to convey significance. Alterations completed outside the period of significance decrease the ability of the property to convey significance. The following are periods of significance for the areas for which this property is significant:

**Historical Significance** – (1968-87); *The building is significant for association with Norman Dean and for association with the commercial development of Greeley as a bank that was innovative with customer service and bank operations.*

**Architectural Significance** – (1968); *The building is significant as an example of mid-century modern architecture as a round building and as an example of a round Marvin Knedler designed bank.*

**Geographical Significance** – (1968); *The building is significant for location in proximity to and connection with the Downtown Greeley Historic District, the Monroe Avenue Historic District, other designated properties and primarily for being an iconic visual feature identifying the entrance into historic downtown.*

**Non-Owner Nomination Significance** – (1968); *The Dean Building/Weld County Bank Building/City Hall Building is the most significant mid-century modern style building in Downtown Greeley. It is an exceptional example of a unique round bank building maintaining a high degree of architectural integrity with no significant exterior alterations, setting Greeley apart from many historic downtowns and many communities*

*in Colorado. It is eligible for listing in the National Register of Historic Places for commerce and architecture.*

### **III. INTEGRITY**

In addition to the Municipal Code Significance criteria, Section 24-1003(d) establishes Integrity criteria. Staff evaluates a property to determine whether it retains sufficient historical, architectural, and geographical integrity. After determining if a property meets the criteria for significance, it is very important to evaluate changes to the exterior of a property to determine if the property can convey that significance. For example, if a property has been changed so much that it does not appear historic or there is little or no historic materials left, then it does not retain enough integrity to convey the significance and would not be eligible for designation.

According to the National Register, “integrity is the ability of a property to convey its significance.” (National Register Bulletin 15, “How to Apply the National Register Criteria for Evaluation,” p. 44) “Integrity is based on significance: why, where and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.” (*sic*, p. 45)

Section 24-1003(d)(4) Integrity criteria. All properties and districts shall be evaluated for their physical integrity using the following criteria, as defined by the National Park Service in the current version of the publication “How to Apply the National Register Criteria for Evaluation:”

- (1) Location – The place where the historic property was constructed or the place where the historic event occurred.
- (2) Design – the combination of elements that create the form, plan, space, structure and style of a property.
- (3) Setting – the physical environment of a historic property.
- (4) Materials – the physical elements that were combined or deposited during a particular period and in a particular pattern or configuration to form a historic property.
- (5) Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- (6) Feeling – a property’s expression of the aesthetic or historic sense of a particular period of time.
- (7) Association – the direct link between an important historic event or person and a historic property.

The Dean Building/Weld County Bank Building/City Hall Building objectively exhibits a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. The only exterior alteration was the replacement of the skylight dome with a skylight cone for maintenance purposes in 1998 and replacement of the south entrance on the rear of the building, lessening its impact. The existing exterior windows and columns are original. Retention of the open interior and skylight, the walkway around the second floor that is open to the first floor, the retention of the fountain and offices around the curtain wall reflects significant interior integrity. Interior alterations have retained significant features, and while interior alterations do not impact eligibility for the Greeley Historic Register, including for the non-owner nomination criteria, they contribute to the eligibility of the building to the National Register of Historic Places.

History Colorado, the State Historical Society, determined the building eligible for listing in the National Register. In conclusion, the building retains sufficient integrity to convey historical, architectural, and geographical significance, as well as the non-owner nomination significance.

## **NOTICE**

Pursuant to Section 24-1003(f) of the Municipal Code, notice was published in the *Greeley Tribune* on November 2<sup>nd</sup> and 9<sup>th</sup>, 2025, and a letter notifying the current property owner, the City of Greeley, of the public hearing was emailed to City Manager Raymond Lee and copied to Greeley Community Development Director Brian McBroom, Assistant City Manager Kelli Johnson, applicant Historic Greeley, Inc., and building demolition permit applicant Ancon II Constructors on October 27, 2025. The applicant posted a public hearing notification signs for the Historic Preservation Commission public hearing at the property on October 30, 2025. The notice was posted on the City of Greeley website on October 29, 2025 at this website: <https://greeleyco.gov/government/city-administration/public-notices>.

Due to conflicts of interest of three Historic Preservation Commissioners, on November 17<sup>th</sup> the Commission voted to continue the designation hearing to December 1<sup>st</sup>.

## **SUMMARY OF REQUIRED CRITERIA**

Municipal Code requires that a property meet at least one criterion in one of the three areas of significance in Section 24-1003(d), including historical, architectural, and geographical significance, and one of the criterion for non-owner nominations, and must exhibit sufficient integrity to convey the significance.

## **HISTORIC PRESERVATION STAFF RECOMMENDATION**

The Commission may find that the Dean Building/Weld County Bank Building/City Hall Building at 1000 10<sup>th</sup> Street meets criteria in three areas of significance, retains sufficient integrity to convey historical, architectural and geographical significance, and meets the non-owner nomination significance criteria, and therefore recommend to City Council to adopt the ordinance to designate the Dean Building/Weld County Bank Building/City Hall Building at 1000 10<sup>th</sup> Street as an historic property on the Greeley Historic Register and issue a Certificate of Designation to be recorded by the Weld County Clerk and Recorder.

## **COMMISSION MOTION TO APPROVE**

A motion, based on the application received and the preceding analysis, that the Commission finds and concludes that the Dean Building/Weld County Bank Building/City Hall Building at 1000 10<sup>th</sup> Street meets significance criteria of Section 24-1003(d)(1) and (2) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized below, and therefore makes recommendation to City Council to designate the building on the Greeley Historic Register and issue a Certificate of Designation to be recorded by the Weld County Clerk and Recorder.

**1(a) Historical Significance:**

- 1. The property has character, interest and integrity and reflects the heritage and cultural development of the City, State or Nation.*
- 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.*

**1(b) Architectural Significance:**

- 1. Characterizes an architectural style associated with a particular era and/or ethnic group.*
- 2. Is identified with a particular architect, master builder or craftsman.*
- 3. Is architecturally unique or innovative.*
- 4. Has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.*
- 5. Has visual symbolic meaning or appeal for the community.*

**1(c) Geographical Significance:**

- 1. Has proximity and a strong connection or link to an area, site, structure or object significant in the history or development of the City, State or Nation.*
- 2. Is a visual feature identifying an area or neighborhood or consists of buildings, homes, replicas, structures, objects, properties, parks, land features, trees and sites historically or geographically associated with an area.*

**(2) Non-owner nomination Significance:**

- (a) Unusual or uncommon significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community of Greeley.*
- (b) Superior or outstanding examples of architectural, historical or geographical significance criteria outlined in the criteria for designation in this section. The term "superior" shall mean excellence of its kind, and the term "outstanding" shall mean marked by eminence and distinction.*

**Section 24-1003(d)(4) Integrity criteria.**

*All properties and districts shall be evaluated for their physical integrity using the following criteria, as defined by the National Park Service in the current version of the publication "How to Apply the National Register Criteria for Evaluation," Location, Design, Setting, Materials, Workmanship, Feeling, and Association.*

**COMMISSION MOTION TO DENY**

A motion, based on the application received and the preceding analysis, that the Commission finds and concludes that the Dean Building/Weld County Bank Building/City Hall Building at 1000 10<sup>th</sup> Street does not meet significance criteria of Section 24-1003(d)(1) and (2) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized in the staff report, and therefore makes recommendation to City Council to not designate the building on the Greeley Historic Register.

## **ATTACHMENTS**

Application and Historic Building Inventory Form  
Current Photographs  
Historic Photographs  
Site Map  
Public Input



# **Greeley Historic Register**

## **Nomination Packet**

### **Historic Preservation Office**

1100 10th Street, Greeley Colorado, 80631

Phone: (970)350-9222

Fax: (970)350-9800

Updated 5/2021

**This packet includes the forms and instructions necessary to nominate a building or site to the Greeley Historic Register.**

City of Greeley Historic Preservation Commission

## **Procedures for Nomination and Designation of Historic Properties**

The Historic Preservation Commission thanks you for becoming involved in the important process of protecting our city's historical built environment. The following steps will guide you through the nomination and designation procedures. If you have any questions, please call the Historic Preservation Office. Our staff is here to help!

### **Nomination & Designation Process**

Owner nominations – process will take approximately 30-45 days from receipt of application

Non-owner nominations – process may take up to 90-120 days from receipt of application

Incomplete applications will hold up the process. Additional information may be requested.

### **Step 1. Pre-Application Conference**

- Meet with Historic Preservation Staff (call the Historic Preservation Office at 970.350.9222 for an appointment). At this time you will determine the property's significance, review the designation process and learn how to research your historic structure or site.
- The Historic Preservation Staff will also fully explain the benefits, requirements and responsibilities that are conferred upon the owners of historic properties.

### **Step 2. Formal Application**

- Complete *Application Form for Nomination of a Historic Property* (attached)
- Complete the *Historic Building Inventory* form (attached). The Historic Preservation Specialist can assist with completion of this form.
- *Minimum information required* for the application to be considered includes: nominated property address, owner & mailing address/phone number/email address, legal description, historic use, present use, date of construction (estimate), original owner, significance (determined in consultation with the Historic Preservation Specialist if necessary). The legal description can be obtained through the City of Greeley website, ORIGIN Property Facts map. Historic Preservation Specialist can assist with the legal description.
- Current photos of the front, sides and rear.
- Additional requirements for a complete application for non-owner nominations: a copy of a legally recorded document with the legal description.
- Application fee is \$50.00; payable to the City of Greeley; paid through eTRAKiT. (The fee may be waived under certain circumstances, such as economic hardship.)
- Submit the application through the Project module of [eTRAKiT](http://greeleygov.com/services/etrakit) on the City of Greeley website, <http://greeleygov.com/services/etrakit>. For assistance with eTRAKiT, call 970.350.9388.

### **Step 3. Notification, Scheduling and Posting {As per Section 24-949}**

- Historic Preservation Staff will send a letter acknowledging receipt of the application materials and will reference the privileges, obligations and restrictions which apply to historic properties. The letter will also serve as written notice of the date, time, and place of the Hearing for Designation, to be mailed to the owner no less than fifteen (15) days prior to the scheduled hearing. The Historic Preservation Commission holds public hearings on the first and third Monday of each month at 4:00 p.m.
- For owner nominated properties, the letter shall be sent via first class mail, by hand delivery or by electronic mail. For non-owner nominated properties, the letter shall be sent via certified mail, return receipt requested.
- Notice of the Hearing shall also be posted at the property, in a manner clearly visible from a public right of way.
- Notice of Hearing shall be published twice in the newspaper of local circulation in the two weeks prior to the public hearing.

### **Step 4. Public Hearing {As per Section 24-948}**

- Attend Designation Hearing. The hearing will be formal and will follow a pre-written agenda as follows:

#### Public Hearing

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 & vote

### **Step 5. Disposition {As per Section 24-948}**

- Approval or denial of the nomination shall be granted after the Commission has heard all interested parties and relevant evidence.
  - The Commission will be the final decision making authority on all owner nominations, with the option for appeal to City Council.
  - In the case of non-owner nominations, the Commission will review the case in the public hearing process and make a recommendation to the City Council regarding designation.
  - City Council will be the final decision making authority on all non-owner nominations.
- If the property receives designation, official notice will be sent to the owner within fifteen days after the designation has been recorded with the Weld County Clerk and Recorder. The nomination application fee covers the recording fee.
- The Commission will supply and pay for signs for designated properties subject to the availability of funds.

**CITY OF GREELEY**

**APPLICATION FORM FOR  
NOMINATION OF A HISTORIC PROPERTY**

Article 4 of Chapter 8 of Title 24 of the Greeley Municipal Code, the City's Historic Preservation Ordinance provides for a property to be nominated for designation as a Historic Property. The information below must be filled out and submitted to the Commission for consideration. *Historic Preservation Office Staff can assist in completion of this form.*

**APPLICANT(S)**

Name: Historic Greeley, Inc.  
Address: 1103 9th Avenue  
Greeley, CO 80631  
Telephone: 970-302-8368  
Email: historicgreeleyinc@gmail.com  
Greeley  
City Hall

**HISTORIC PROPERTY** Name: 1000 10th Street  
Address: Greeley, CO 80631

Historic Use: Bank / Office  
Current or Proposed Use: City Hall / Office

Legal Description: GR 5164 L1 THRU L8 BLK75 EXC BEG SW COR L8 E62.2' TO TRUE POB N05D23'W 57.7' N89D50'E 99.8' S44D01'E 5.6' S89D50'E 125.65' S53.4' W223.9' TO BEG ALSO EXC BEG SW COR L8 E62.2' N25D23'W 57.7' TO TRUE POB N05D23'W 36.9' S89D52'E 71.5' S39D04'E 27.2' S44D01'E 21.1' S89D50'W 99.8' TO BEG  
City of Greeley, County of Weld, State of Colorado

**NAME YOU WISH TO HAVE THE BUILDING DESIGNATED AS:**

The Dean Building

**BRIEF DESCRIPTION OF HISTORICAL QUALITIES RELATING TO THE PROPOSED PROPERTY:** Please attach additional information you wish considered on a separate sheet.

Greeley City Hall, originally built as the Weld County Bank, then later United Bank of Greeley, is significant for its mid-century modern styling and iconic in downtown Greeley as "the Round Building." It was commissioned by prominent Greeley banker and citizen, Norman Dean, president of the bank, who desired an "unusual and distinctive building" for his new bank. He admired the round building designs of architect Marvin Knedler and commissioned him to design the two-story, precast concrete structure, then it was built in 1968 by the Greeley-based construction firm, Hensel-Phelps. The building is eligible for local, state, and possibly national register designation as an historic building.

**Certification:** I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

**Applicant (Print):** Historic Greeley, Inc. **Telephone:** 970-302-8368

**Signature:** see attached **Date:** October 3, 2025

**APPLICANT IS THE OWNER?** YES  NO



**Significance:** Check all that apply. Buildings, sites or other structures must meet at least one criterion in one category of historical, architectural and geographical significance to qualify for nomination. Staff will evaluate the property for integrity of location, design, setting, materials, workmanship, feeling and association, as defined by the National Park Service, and included in Section 24-947 of the Greeley Municipal Code.

***Historical:***

- Has character, interest and integrity and reflects the heritage and cultural development of the city, state or nation
- Is associated with an important historical event
- 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

***Architectural:***

- Characterizes an architectural style associated with a particular era and/or ethnic group
- Is identified with a particular architect, master builder or craftsman
- Is architecturally unique or innovative
- Has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance
- Has visual symbolic meaning or appeal for the community

***Geographical:***

- Has proximity and a strong connection or link to an area, site, structure or object significant in the history or development of the city, state or nation
- Is a visual feature identifying an area or neighborhood or consists of buildings, homes, replicas, structures, objects, properties, parks, land features, trees and sites historically or geographically associated with an area

**Integrity Criteria:**

All properties and districts shall be evaluated for their physical integrity using the following criteria, as defined by the National Park Service in the current version of the publication, "How to Apply the National Register Criteria for Evaluation":

1. Location – the place where the historic property was constructed or the place where the historic event occurred.
2. Design – the combination of elements that create the form, plan, space, structure and style of a property.
3. Setting – the physical environment of a historic property.
4. Materials – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. Feeling – a property’s expression of the aesthetic or historic sense of a particular period of time.
7. Association – the direct link between an important historic event or person and a historic property.

*Non-owner nomination additional criteria:*

Non-owner individual nominations are to be reviewed under stricter protections and must meet the following criteria of compelling historic importance to the entire community, including at least one of the following criteria:

Unusual or uncommon significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community of Greeley;  
or

Superior or outstanding examples of architectural, historical or geographical significance criteria outline in the criteria for designation in Section 18.36.060. The term "superior" shall mean excellence of its kind and the term "outstanding" shall mean marked by eminence and distinction.

**Statement of Significance:** (add continuation sheet if necessary)

Greeley City Hall, originally built as the Weld County Bank, then later United Bank of Greeley, is significant for its mid-century modern styling and iconic in downtown Greeley as "the Round Building." It was commissioned by prominent Greeley banker and citizen, Norman Dean, president of the bank, who desired an "unusual and distinctive building" for his new bank. He admired the round building designs of architect Marvin Knedler and commissioned him to design the two-story, precast concrete structure, then it was built in 1968 by the Greeley-based construction firm, Hensel-Phelps. In addition as a recognizable and iconic building in downtown Greeley for almost 60 years, it is eligible for local, state, and possibly national register designation as an historic building.

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**Photographs:** Include color photos of *each* building elevation. High quality digital photos are acceptable.

**References:** Indicate *specific* information sources (add continuation sheet if necessary)

Historic Structure Assessment and Preservation Plan, Hord Coplan Macht Architects; JVA, Inc. Structural Engineer

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Inventory completed by: Linde Thompson, Historic Greeley

Signature: see attached

Date: October 3, 2025 Phone: 970-302-8368

Address: 1103 9th Avenue Greeley, CO 80631

**City of Greeley  
Historic Preservation Commission**

**How to complete the *Historic Building Inventory Form***

**Fill out the form as completely as possible. *Please answer all questions. Unknown is an acceptable answer.* Adequate information will allow us to evaluate the building's significance and eligibility for nomination to the Greeley Historic Register.**

**All of the required information may be found in the Greeley Municipal Archives - Hazel E. Johnson Research Center, Weld County Public Libraries, Weld County Assessor's office and the Weld County Clerk and Recorder's office. Please visit the Historic Preservation Office for assistance.**

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Historic Property Name: Original name of building, if known.

Current Property Name: Current name of the building.

Address: Exact address with zip code.

Legal Description: The Historic Preservation Office staff can assist in obtaining the legal description. It is also available using the Property Facts map on the Maps page on the City of Greeley website: <http://greeleygov.com/government/gis>.

Owner Name and Address: Correct owner name and address is crucial for the inventory record. Indicate a specific federal, state or local agency or the name and address of a private individual.

Style: Assess the building's architectural style by consulting standard style books such as *What Style Is It?* or *Identifying American Architecture*. These books are available for use in the Historic Preservation Office. The Historic Preservation Office staff can assist in determining style.

Materials, Stories, Square footage: Give major building materials, number of stories and square footage.

Other historic designation: Mark yes or no. If yes, give date of designation and list the designating authority.

Addition, Year of Addition: This information may be obtained from the Weld County Assessor's Office.

Historic Use, Present Use: Briefly note the building's original and present use.

Date of Construction: Determine the construction date with care. Give inclusive dates for buildings built over a period of years. If an exact date is unknown, after and before dates can be used (for example, after 1870 but before 1875). Give name of source for information.

Condition: Indicate Excellent, **Good**, Fair or Poor.

Architect, Builder/Contractor, Original Owner: List the names of the Architect, Builder (or Contractor) and Original Owner. Indicate source of information, if known.

Associated building(s): Indicate the existence of any outbuildings (eg. carriage house, detached garage, privy, shed)

Architectural description: Describe the major stylistic elements of the building. Mention such features as porches, window styles, ornamentation, chimneys, roof types and other distinguishing features. *Historic Preservation Office staff can assist with writing the architectural description.*

Significance/Statement of Significance: Indicate appropriate area(s) of significance by checking all that apply. Then explain the reasons why the building is significant in the community's history. For example, the Meeker Home Museum "Is architecturally unique or innovative" because it is a two-story adobe structure. *Determination of the significance can be done in consultation with Historic Preservation Office staff if needed.*

Photographs: Include photos of each elevation.

References: Indicate specific information sources.

Historic Greeley

1103 9<sup>th</sup> Avenue, Greeley, CO 80631

Applicant (print): Ronald Thompson Telephone: 970-302-2121  
Signature: R. J. Thompson Date: 10-3-2025

Applicant (print): Kimberly Bode Telephone: 970-405-7187  
Signature: Kimberly Bode Date: 10-3-2025

Applicant (print): Marshall S. Clough Telephone: 970 356-8748  
Signature: Marshall S. Clough Date: 10-3-2025

Applicant (print): Kyle Ragland Telephone: 970-673-3484  
Signature: Kyle Ragland Date: 10/3/25

Applicant (print): Paul Richard Telephone: 970-351-7256  
Signature: Paul W Richard Date: 10/3/25

Applicant (print): Linde Thompson Telephone: 970-302-8368  
Signature: Linde Thompson Date: 10/3/2025

Applicant (print): Robert Brunswig Telephone: 970-371-9874  
Signature: Robert H. Brunswig Date: Oct. 3, 2025

Applicant (print): Rebecca Brunswig Telephone: 970-371-9874  
Signature: Rebecca Brunswig Date: October 3, 2025

Applicant (print): Julia Richard

Telephone: 970-396-0933

Signature: Julia Richard

Date: 10-6-2025

Applicant (print): Sean Jaehn

Telephone: (970) 690-8696

Signature: 

Date: 10/6/25

Applicant (print): Annette Jaehn

Telephone: 970.405.5985

Signature: 

Date: 10/06/2025



EXECUTED this 7th day of December, 1987.

(Corporate Seal)

UNITED BANK OF GREELEY NATIONAL  
ASSOCIATION, a national banking  
association

*Margaret C. Hall*  
Margaret C. Hall,  
Secretary

By: *Royce Clark*  
Royce Clark, Chief Executive  
Officer

STATE OF COLORADO  
COUNTY OF WELD

ss.

The foregoing instrument was acknowledged before me  
this 7<sup>th</sup> day of December, 1987, by Royce Clark as Chief Exec-  
utive Officer and Margaret C. Hall as Secretary of United Bank  
of Greeley National Association, a national banking associa-  
tion, on behalf of such national banking association.

Witness my hand and official seal.

(notarial seal)

*Rebecca L. Burngarner*  
Notary Public

My commission expires: December 1, 1990

1143 10th Ave  
Greeley Co.  
80637

EXHIBIT A

(Attached to and forming a part of General  
Warranty Deed, dated December 7, 1987,  
from United Bank of Greeley National  
Association to The City of Greeley.)

Description of the Drive-Up Teller Facilities

The following described improvements and fixtures of  
a permanent nature (the "Drive-Up Teller Facilities"):

One 490 square foot, 1 story building located south of the  
main building on the rear alley and servicing 5 drive-up  
lanes;

One 678 square foot, 1 story building with full basement  
located southwest of the main building and used for servicing  
5 additional drive-up lanes;

Twelve circular (10'-12' diameter) umbrella type structures  
located adjacent to the drive-up teller buildings, and

All other improvements and fixtures, above or below ground, in  
anyway connecting or otherwise associated with the drive-up  
teller buildings or bays, all of which are located on the  
following described real property:

PARCEL 1:

A tract of land being part of  
Lots 5, 6 & 7,  
Block 75,  
in the CITY OF GREELEY,

and being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 8, Block 75 and  
considering the South line of Lots 1 through 8, Block 75 to  
bear N90°00'00"E with all other bearings contained herein  
being relative thereto;

thence N90°00'00"E, 62.2 feet;

thence N05°23'50"W, 57.7 feet to the true point of beginning;

thence N05°23'50"W, 36.9 feet to a point on the face of an  
existing curb;

thence along the face of the curb by the following three (3)  
courses:

S89°52'51"E, 71.5 feet;

S39°04'51"E, 27.2 feet;

S44°01'02"E, 21.1 feet;

thence S89°50'26"W, 99.8 feet to the TRUE POINT OF BEGINNING;

PARCEL 2:

A tract of land being part of  
Lots 3 through 6,  
Block 75,

in the CITY OF GREELEY,

and being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 8, Block 75 and  
considering the South line of Lots 1 through 8, Block 75 to  
bear N90°00'00"E with all other bearings contained herein  
being relative thereto;

thence N90°00'00"E, 62.2 feet to the true point of beginning;

thence N05°23'50"W, 57.7 feet;

thence N89°50'26"E, 99.8 feet to a point on the face of an  
existing curb;

thence along the face of the curb by the following three (3)  
courses:

S44°01'02"E, 5.6 feet;

S89°50'48"E, 125.65 feet;

S00°00'00"E, 53.4 feet to a point on the South line  
of said Lot 3, Block 75;

thence S90°00'00"W, 223.9 feet to the TRUE POINT OF BEGINNING;

together with reasonable access easements for the Drive-Up  
Teller Facilities through and across the Land for ingress and  
egress from and to Tenth Avenue, Tenth Street and Eleventh  
Avenue, and easements and rights-of-way for utility services  
for the Drive-Up Teller Facilities.



**Account: R0071688**

**October 2, 2025**

Account Information

Account	Parcel	Account Type	Tax Year	Buildings	Actual Value	Local Govt Assessed Value	School Assessed Value
R0071688	096105333008	Exempt	2025	1	1,704,200	460,130	460,130

Legal
GR 5164 L1 THRU L8 BLK75 EXC BEG SW COR L8 E62.2' TO TRUE POB N05D23'W 57.7' N89D50'E 99.8' S44D01'E 5.6' S89D50'E 125.65' S53.4' W223.9' TO BEG ALSO EXC BEG SW COR L8 E62.2' N25D23'W 57.7' TO TRUE POB N05D23'W 36.9' S89D52'E 71.5' S39D04'E 27.2' S44D01'E 21.1' S89D50'W 99.8' TO BEG

Subdivision	Block	Lot	Land Economic Area
GREELEY CITY	75	1	COMM N 11 ST E 11 AV

Property Address	Property City	Section	Township	Range
1000 10TH ST	GREELEY	05	05	65

**Owner(s)**

Account	Owner Name	Address
R0071688	GREELEY CITY OF	C/O REAL ESTATE MANAGEMENT 1000 10TH ST GREELEY, CO 806313808

Photos 1000 10<sup>th</sup> Street

Photos taken by Historic Greeley, Inc.

October 2025



Front façade (north)



East façade



South façade and drive through bays south of the building



West facade

1000 10<sup>th</sup> Street Historic Photos

Courtesy City of Greeley Museums



1992.75.0551, City of Greeley Museums, Lew Dakan Collection, 1967-68, photograph by Kadlecek Studios.



1992.75.0554, City of Greeley Museums, Lew Dakan Collection, 1967-68, photograph by Lew Dakan.



1992.75.0547, City of Greeley Museums, Lew Dakan Collection, 1967-68, photograph by Lew Dakan.



1992.75.0548, City of Greeley Museums, Lew Dakan Collection, 1967-68, photograph by Lew Dakan.



1992.75.0550, City of Greeley Museums, Lew Dakan Collection, 1967-68, photograph by Kadlecek Studios.



1992.75.0549, City of Greeley Museums, Lew Dakan Collection, 1967-68, photograph by Kadlecek Studios.



1992.75.0439, City of Greeley Museums, Lew Dakan Collection, 1967-68, photograph by Kadlecek Studios.



1992.75.0555, City of Greeley Museums, Lew Dakan Collection, 1967-68, photograph by Lew Dakan.



2015.40.0004, City of Greeley Museums, Permanent Collection. Weld County Bank exterior, 1968, photographer unknown.



2015.40.0002, City of Greeley Museums, Permanent Collection. Norman Dean, Weld County Bank President, 1968, Photographer unknown.



2015.40.0006, City of Greeley Museums, Permanent Collection. Transaction in Weld County Bank, 1968, photographer unknown.



2015.40.0008, City of Greeley Museums, Permanent Collection. Bank teller at Weld County Bank, 1968, photographer unknown.

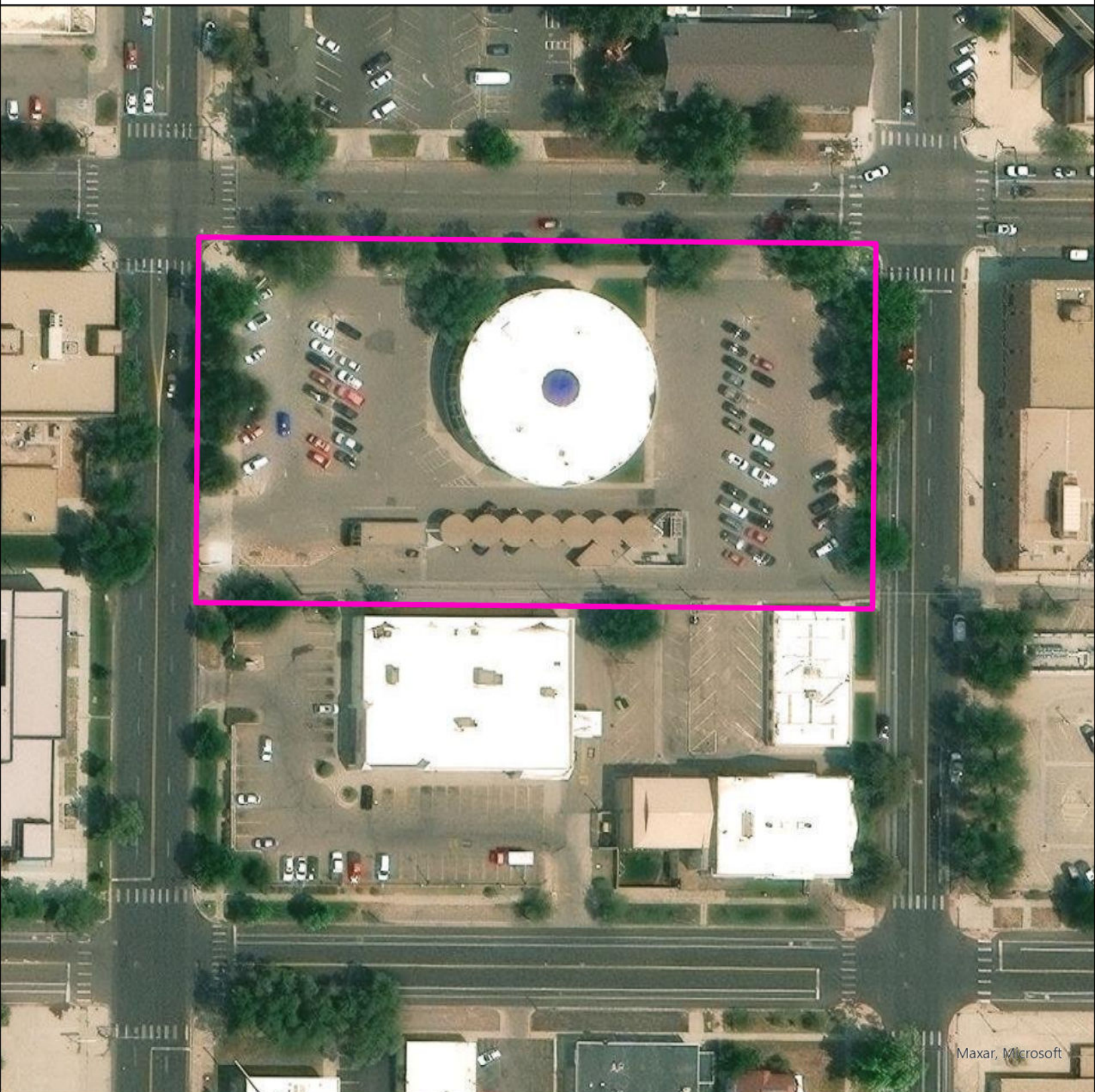


2015.40.0003, City of Greeley Museums, Permanent Collection. "Genesis" sculpture in Weld County Bank lobby, 1968, photographer unknown.



2015.40.0005, City of Greeley Museums, Permanent Collection. Weld County Bank exterior at night, 1968, photographer unknown.

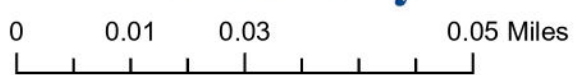
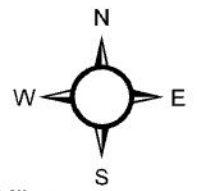
# Site Map - Dean Building/City Hall, 1000 10th Street



Maxar, Microsoft

## Legend

 City Hall Site Area



## Betsy Kellums

---

**From:** Carol Brickley [REDACTED]  
**Sent:** Sunday, November 2, 2025 9:47 PM  
**To:** Betsy Kellums  
**Subject:** 1000 10th St.

You don't often get email from [REDACTED] [Learn why this is important](#)

I agree that the City Building is attractive and iconic. Its distinctive appearance adds to the character of downtown. I would hope it can be repurposed and enjoyed. It isn't THAT old!!

Carol Brickley

[REDACTED]  
Greeley, CO 80634

## Betsy Kellums

---

**From:** Mardy Gerwig [REDACTED]  
**Sent:** Monday, November 3, 2025 8:45 AM  
**To:** Betsy Kellums  
**Subject:** First United Methodist Church

You don't often get email from [REDACTED] [why this is important](#)

Good morning -

I was excited to see that you are working on adding the City Hall to the Greeley Historic Register. Has there been any consideration of adding the First United Methodist Church to the Greeley Historic Register? It is also slated to be torn down. The Methodist Church was the first church located in "Union Colony" and that first church was actually located at the First United Methodist Church's current location, 917 10th Avenue. The first addition of the current building dates back to the 1940's I believe.

Thank you for your time.

Mardy Gerwig

## Betsy Kellums

---

**From:** BRENDA SPENCE [REDACTED]  
**Sent:** Tuesday, November 25, 2025 9:07 AM  
**To:** Betsy Kellums  
**Subject:** City Hall

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Is the a petition I can sign to support you in preserving Greeley's City Hall building?

Brenda Spence  
Greeley resident for 53 years

Sent from my iPhone

## Betsy Kellums

---

**From:** Susan Brown [REDACTED]  
**Sent:** Wednesday, November 12, 2025 4:52 PM  
**To:** Betsy Kellums  
**Subject:** City Hall

You don't often get email from [REDACTED]. [why this is important](#)

I adore this building. It gives downtown Greeley character.

Susan Brown  
[REDACTED]  
[REDACTED]

## Betsy Kellums

---

**From:** [REDACTED]  
**Sent:** Thursday, November 13, 2025 8:45 AM  
**To:** Betsy Kellums  
**Subject:** City Hall

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

You don't often get email from [REDACTED]. [why this is important](#)

Hi Betsy: I sure hope they do not destroy the old City Hall. It is a unique building and something different to look at other than a square box. It adds character to the city. A parking lot with tons of cement just contributes to global warming. I would think the city could find another space for parking besides demolishing an unusual building. Certainly, the city could find a use for the building. I know at one time it was going to be used for the library. Keep the character of Greeley by saving this special building.

Shirley Quinn

## Betsy Kellums

---

**From:** Dave Turner [REDACTED]  
**Sent:** Wednesday, November 12, 2025 8:17 PM  
**To:** Betsy Kellums  
**Subject:** City Hall

You don't often get email from dacoturner@gmail.com. [Learn why this is important](#)

In Europe, there are buildings that are older than America, BUT in America we tend to demolish buildings that are part of our history and need to be preserved. And why demolish a beautiful historic building for a parking lot when the park across the street is a better location (and less expensive to develop for a parking lot) for UCCC as well as other businesses.

A Proud Citizen of Greeley  
Connie Turner



# Dean Bldg/Weld County Bank/City Hall GHR2025-0002

---

**Historic Preservation Commission  
December 1, 2025**



**Community Vitality**

# Agenda

- Location
- Designation Criteria
- Historical Significance
- Architectural Significance
- Geographical Significance
- Integrity
- Non-owner Significance
- Public Notice
- Considerations
- Public Hearing Procedure
- Motions



# Designation Criteria



- Eligible if site meets one or more criteria in one or more categories of Historical, Architectural, and Geographical & one non-owner nomination criteria & meets Integrity criteria
- Historical Significance
- Architectural Significance
- Geographical Significance
- Non-owner Nomination Criteria
- Integrity Criteria

# Historical Significance



- Norman Dean, Weld County Bank President
  - Hired architect Marvin Knedler to design
  - Hired Hensel Phelps to build
- Unique facilities – to make customers comfortable
  - TV drive-up windows, sit-down teller desks, guides to assist customers in the bldg.
- Involvements
- “He had a lot of grit and strength of spirit and mind.”
- 1920 - 2022

# Section 24-1003(d)(1)(a) Historical Significance Criteria



- **Eligible if site meets one or more criteria in one or more categories:**
- The site, building or property:
  - **1. Has character, interest and integrity and reflects the heritage and cultural development of the City, State, or Nation.**
    - *unique architectural development of the 1960s with mid-century modern expression*
    - *importance of the Weld County Bank/United Bank of Greeley*
    - **ARGUABLY MEETS THIS CRITERION**
  - **2. Is associated with an important historical event.**
    - **DOES NOT MEET THIS CRITERION**
  - **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.**
    - *Associated with Norman Dean, bank president and prominent community member.*
    - **ARGUABLY MEETS THIS CRITERION**

# Architectural Significance



- Excellent intact and rare example of Mid-Century Modern architecture
- Unique and innovative, unusual and rare design in Greeley & CO
- Represents the work of Marvin Knedler and a unique Hensel Phelps project.
- Determined eligible for the National Register of Historic Places for architectural and historical significance

# Section 24-1003(d)(1)(b)

## Architectural Significance Criteria



- The site, building or property:
  - **1. Characterizes an architectural style associated with a particular era and/or ethnic group.**
    - Round Mid-Century Modern bank building; **OBJECTIVELY MEETS THIS CRITERION**
  - **2. Is identified with a particular architect, master builder or craftsman.**
    - Architect Marvin Knedler; **OBJECTIVELY MEETS THIS CRITERION**
  - **3. Is architecturally unique or innovative.**
    - Very unique - only intact round building; **OBJECTIVELY MEETS THIS CRITERION**
  - **4. Has a strong or unique relationship to other areas potentially eligible or preservation because of architectural significance.**
    - Identify the downtown; most important and unique mid-century modern building; **ARGUABLY MEETS THIS CRITERION**
  - **5. Has visual symbolic meaning or appeal for the community.**
    - Iconic landmark; **ARGUABLY MEETS THIS CRITERION**

# Photos



City Hall, 1000 10<sup>th</sup> Street, October 2025, photograph by Historic Greeley, Inc.



# Photos



City Hall, 1000 10<sup>th</sup> Street SE accessory building (above) and round south drive-through bays (below), October 2025, photograph by Betsy Kellums



City Hall, 1000 10<sup>th</sup> Street SW accessory building (below) and northeast portion of moat with mural (right), October 2025, photograph by Betsy Kellums



# Photos



President Norman Dean at his desk at the new Weld County Bank, 1000 10<sup>th</sup> Street, 1968, photographer unknown. Credit: 2015.40.0002, City of Greeley Museums Permanent Collection.



Transaction in Weld County Bank, 1968, photographer unknown. Credit: 2015.40.0006, City of Greeley Museums Permanent Collection.



Weld County Bank exterior at night, 1968, photographer unknown. Credit: 2015.40.0005, City of Greeley Museums, Permanent Collection.

# Photos



“Genesis” sculpture in Weld County Bank lobby, 1968, photographer unknown. Credit: 2015.40.0003, City of Greeley Museums, Permanent Collection.

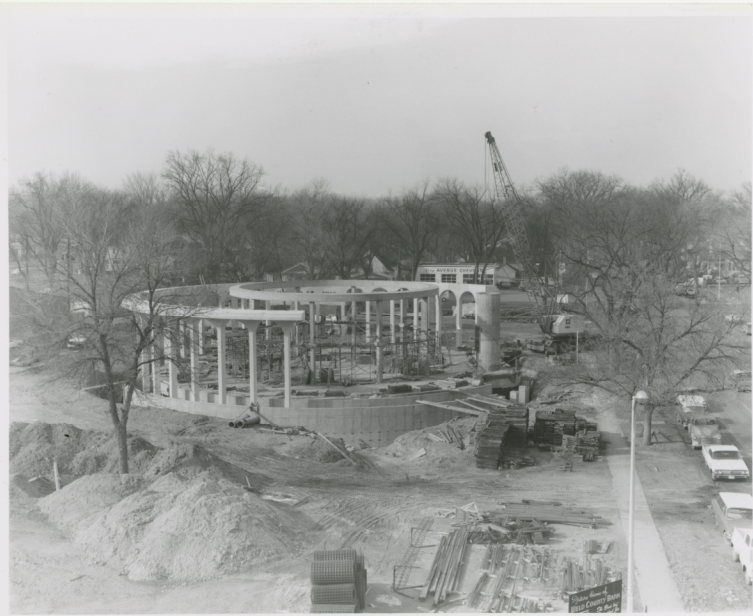
Bank teller at Weld County Bank, 1968, photographer unknown. Credit: 2015.40.0008, City of Greeley Museums, Permanent Collection.



# Photos



Construction of Weld County Bank, 1000 10<sup>th</sup> Street, 1967-68, photographer: Lew Dakan. Credit: 1992.75.0554, City of Greeley Museums, Lew Dakan Collection.



Above: Construction of Weld County Bank, 1000 10<sup>th</sup> Street, 1967-68, photographer: Kadlecek Studios. Credit: 1992.75.0550, City of Greeley Museums, Lew Dakan Collection.

Below: Construction of Weld County Bank, 1000 10<sup>th</sup> Street, 1967-68, photographer: Kadlecek Studios. Credit: 1992.75.0439, City of Greeley Museums, Lew Dakan Collection.



# Section 24-1003(d)(1)(c) Geographical Significance Criteria



- The site, building or property:
  - **1. Has proximity and a strong connection or link to an area, site, structure or object significant in the history or development of the City, State, or Nation.**
    - *Contributions to downtown as a financial institution, center of local government*
    - *Iconic community landmark*
    - **ARGUABLY MEETS THIS CRITERION**
  - **2. Is a visual feature identifying an area or neighborhood or consists of buildings.**
    - *Identifies the entrance to historic downtown*
    - **ARGUABLY MEETS THIS CRITERION**

# Section 24-1003(d)(2)

## Non-owner Nomin Significance Criteria



*(a) Unusual or uncommon significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community of Greeley;*

- Entrance to the historic downtown core.
- Icon that sets Greeley apart from many historic downtowns and communities in CO due to unique round design & high degree of integrity.
- Preservation aligns with the Downtown Greeley 2032 – the Path Forward plan adopted by Council in Jan 2023 & with 2018 Imagine Greeley Comprehensive Plan.
- **ARGUABLY MEETS THIS CRITERION**

*(b) Superior or outstanding examples of architectural, historical or geographical significance criteria outlined in the criteria for designation in this section. The term "superior" shall mean excellence of its kind, and the term "outstanding" shall mean marked by eminence and distinction.*

- Superior and Outstanding Mid-Century Modern style building in Downtown Greeley.
- High level of integrity & Eligible for the National Register of Historic Places.
- **ARGUABLY MEETS THIS CRITERION**

# Section 24-1003(d)(4) Integrity Criteria



- Exhibits integrity of Location, Design, Setting, Materials, Workmanship, Feeling, and Association
- Extremely high level of architectural integrity
- The only alterations – replacement of the skylight dome and the south doors on the rear
- Retains sufficient integrity to convey historical, architectural and geographical significance
- **OBJECTIVELY MEETS THE INTEGRITY CRITERIA**

# Considerations

## Approval Criteria

- Criteria for Designation, Section 24-1003(d)(1)(a, b, c) & (d)(2)(a)
- The non-owner nomination is consistent with the criteria as outlined in the Summary.

## Notification

- Nomination & Hearing Notification letter emailed to current owner (city) & applicant
- Signs posted on the property
- Web notice
- Newspaper notice for HPC hearing (twice)

## Recommendation

- HP Staff recommendation the HPC may find it meets criteria
- Historic Preservation Commission will recommend approval or denial to Council

# Public Hearing Procedure



1. Staff presentation
2. HPC asks questions of Staff
3. Applicant presentation
4. HPC asks questions of the Applicant
5. Property owner presentation
6. HPC asks questions of owner
7. Public Hearing opens
  - *Citizen input received*
8. Public Hearing closes
  - *No additional citizen comments accepted after this time*
9. Historic Preservation Commission confers & asks any additional questions
10. Motion is provided – on Agenda summary

# Motion to approve



A motion, based on the application received and the preceding analysis, that the Commission finds and concludes that the Dean Building/Weld County Bank Building/City Hall Building at 1000 10<sup>th</sup> Street meets significance criteria of Section 24-1003(d)(1) and (2) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized in the staff report, and therefore makes recommendation to City Council to adopt the ordinance to designate the building on the Greeley Historic Register and issue a Certificate of Designation to be recorded by the Weld County Clerk and Recorder.

\*Note to Commissioners – please include entire motion with each area of significance, as provided in the staff report.

# Motion to deny



A motion, based on the application received and the preceding analysis, that the Commission finds and concludes that the Dean Building/Weld County Bank Building/City Hall Building at 1000 10<sup>th</sup> Street ***does not meet*** significance criteria of Section 24-1003(d)(1) and (2) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized in the staff report, and therefore makes recommendation to City Council to not designate the building on the Greeley Historic Register.

Thank you!



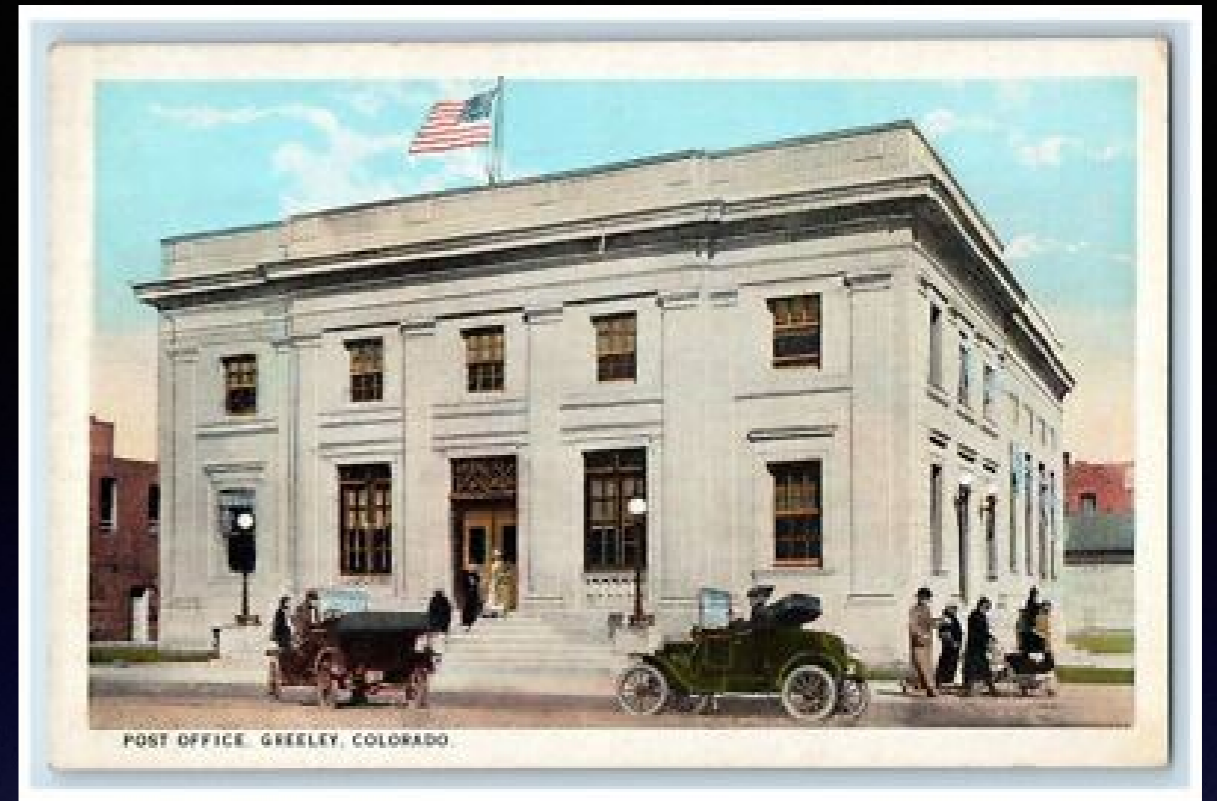


# Greeley City Hall

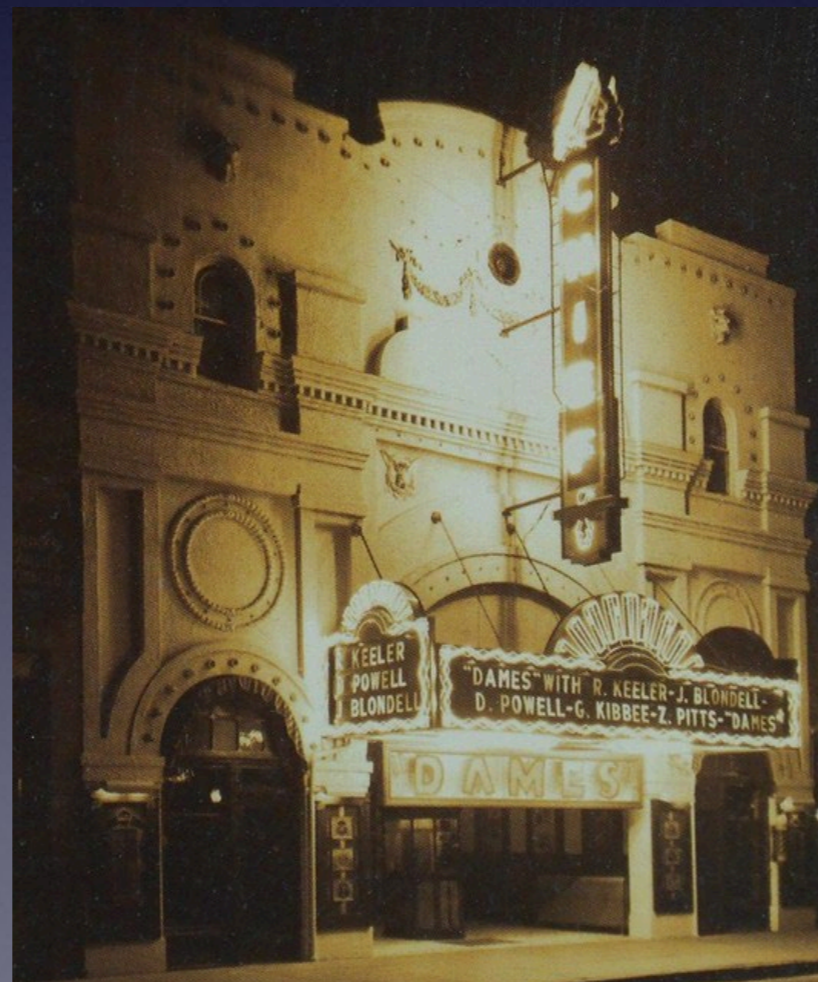
Nomination to the Greeley Historic Register



Camfield Hotel



Post Office



Chief Theater



Meeker Junior High School located at 9th Avenue and 14th Street was razed in 1968. Hazel E. Johnson Collection



Meeker Junior High School

8644. Sterling Hotel, Greeley, Colo.



Sterling Hotel and Theater



Weld County Centennial Center

Images from City of Greeley Facebook page,  
Economic & Urban Revitalization guide, BizWest,  
Colorado Encyclopedia



GREELEY CITY HALL  
HISTORIC STRUCTURE ASSESSMENT  
AND PRESERVATION PLAN

SPA Project No. 11573.000  
SHF Project No. 2016-HA-004  
Final Report December 2016

5WL.8187

Greeley City Hall  
1000 10<sup>th</sup> Street  
Greeley, Colorado

HISTORIC STRUCTURE ASSESSMENT  
AND  
PRESERVATION PLAN

Final Report December 2016

Architect: Hord Coplan Macht  
Structural Engineer: JVA, Inc.

**Discretionary Work:** Discretionary work includes work that is not necessary for the preservation of the building but may be desired for other reasons. Discretionary work could include work like the restoration of original finishes and features that have been lost due to past renovation work, additional architectural lighting, etc. Discretionary work could also pertain to the preservation of character defining historic elements within the building not necessary for the building's preservation. Discretionary work should not be undertaken until all critical and serious deficiencies have been corrected.

In the case of the Greeley City Hall building, discretionary work could also include renovation of the building for use as the main branch of the High Plains Library District. The draft Program Plan for Lincoln Park Library of the High Plains Library District, dated June 2015 was used as a guide to develop the opinion of probable cost for renovating the Greeley City Hall Building for use as the downtown Greeley branch of the High Plains Library District.

The repair recommendations included in the building condition assessment are further defined, organized and placed in the prioritized work categories below. Work items are arranged in order of their relative priority. Estimated costs are for 2017-2018. Escalation to future years is not included due to uncertainty of actual timing of work. However, construction costs have escalated as much as 10% in any given year. Costs have risen an average of 4.5% per year in the past 10 years. Design fees will be approximately 12% to 18% of the cost of the work depending on the amount of work proposed at one time.

The estimated project costs presented in this assessment and preservation plan were developed using a parameter methodology, based on very preliminary information, to result in a general order of magnitude of probable cost. The individual line items are based on general assumptions and should not be analyzed on a line by line basis.

### **5.3 RECOMMENDATIONS AND PRESERVATION STRATEGY**

#### **5.3.1 Critical Deficiencies**

- Continue efforts to locate the cover or foundation plan sheet of the 1967 structural drawings. Information related to the design of the foundation and the design live load of the first floor is likely on that sheet. With that information, recommendations regarding the placement of library stacks made in the assessment may be able to be relaxed and offer more flexibility.
  - If the cover or foundation plan sheet cannot be located, contact local precast concrete manufacturers and request that they search their archives. Both Rocky Mountain Prestress and Stresscon have been contacted with no return response at the time of this writing.
- Hire a qualified mechanical systems engineer to conduct a thorough evaluation of the existing boilers, heating water pumps and temperature control system to determine what replacement and system upgrades should be anticipated in the future.
  - There are no immediate recommendations for the heating system other than to

continue to maintain the existing heating system with qualified personnel. Boiler operation through a complete cycle should be verified monthly during the heating season. Heating water pumps require routine maintenance. Proper operation should be verified monthly during the heating season along with the boiler operation.

- Hire a qualified mechanical systems engineer to conduct a thorough evaluation of the existing air handling equipment and temperature control system to determine what replacement and system upgrades should be planned for in the future. Replacement of the existing variable frequency drives and fan motors could be necessary in the next 5 to 8 years.

- There are no immediate recommendations for the building's air handling and ventilation system other than to continue to maintain the existing system with qualified personnel. Scheduled quarterly maintenance should include checking overall operation, control sequence operation, excessive noise or vibration, lubrication of motors and fan bearings, checking belts for wear, tension and alignment, proper louver and damper operation, general cleaning and filter replacement.

- Hire a qualified mechanical systems engineer to conduct a thorough evaluation of the existing air conditioning system to determine what additional replacement and system upgrades should be planned for. Chiller operation through a complete cycle should be verified monthly during the cooling season. Scheduled monthly maintenance should include checking for proper operation, excessive noise or vibration, checking oil levels in compressor units, checking for leaks or corrosion, lubrication of motor bearings and general cleaning. Cooling water pumps require routine maintenance. Proper operation should be verified monthly during the cooling season along with the chiller plant operation.

- The mechanical engineering services related to this and the previous two items will be in the \$5,500 to \$6,500 range.

- Plan for replacing the existing chiller plant within the next 5 years.

- Hazardous materials surveys to confirm the presence of lead-containing coatings, lead piping and asbestos containing materials should be conducted prior to the planned renovation or alteration of the building. The survey report should contain recommendations for the abatement of hazardous materials.

- Friable asbestos containing materials discovered should be removed by a qualified and licensed hazardous materials abatement contractor.

- Remove obstacles from egress paths throughout the building. Maintain clear pathways.

### 5.3.2 Serious Deficiencies

- Remove existing asphalt parking surface and regrade and fill as needed with stable base material. Re-compact base material creating continuous positive slope to drains. Install new asphalt paving throughout parking area and restripe the painted parking lines. Replace existing concrete curbs where damaged or deteriorated. Resetting of the drain elevations may be required. (Serious)

- \$275,000.

- The existing roofing membrane is in good condition and performing as intended. However, there are several sub-recommendations associated with the existing roofing that should be addressed as serious matters.

- During repair of roof leaks, inspect steel embed and bearing plates in areas where

*Handwritten note:*  
• Ensure eff. testing.

moisture staining is observed. If significant corrosion is discovered, repair under the guidance of a precast concrete manufacturer and/or a licensed structural engineer.  
(Serious)

- Monitor roofing condition regularly to ensure that leaks are identified and repaired before the steel elements that are cast into the concrete elements are able to corrode.
- Replace existing elastomeric sealant in joints between precast concrete column capitals and in the perimeter fascia and soffit panels. (Serious)
  - \$12,500.
- Seal top of parapet with flashing or roofing cement to prevent water infiltration into the concrete parapet. The electrical conduit which runs around the top of the parapet will need to be removed or temporarily relocated to apply flashing to the parapet. (Serious)
  - \$17,300.
- Clean around roof drain dome baskets and inspect roof drain to roof drain leader connection. The existing roof drainage does not appear to satisfy current code requirements for overflow drainage. Any future roofing system replacement should consider ways to satisfy current requirements for roof drain overflows. (Serious)
- There are no recommendations for the existing sewerage ejector pump. However, sewerage ejector pumps require routine maintenance. Scheduled monthly maintenance should include checking for proper operation, excessive noise or vibration, checking for leaks or corrosion, lubrication of motor bearings and general cleaning. Replacement of the pump motor should be anticipated sometime in the next 2 to 5 years. Replacement of the pump assembly should be anticipated in the next 5 to 8 years.
  - Allow \$2,500 to \$4,000 for repairs and replacement.
- There are no recommendations for either of the two smaller ejector pumps. Ejector pumps require routine maintenance. Replacement of the pump motor and possibly the pump assembly for the elevator pit sump pump should be anticipated sometime in the next 2 to 5 years.
  - Allow \$1,500 to \$3,000 for repairs and replacement.
- There are no recommendations for the fire suppression system (fire sprinklers) at this time. However, only the lower level is protected with a fire suppression system at present. Renovation of the building for reuse as a public library may warrant consideration of installing a fire protection system on the main and second floors.
- There are no specific recommendations related to the electrical switchgear except to consider hiring a qualified electrical engineer to conduct a thorough inspection and evaluation of the existing electrical gear, especially the original equipment.
  - While no aluminum wiring was observed during the assessment, the original specifications allowed for the use of aluminum conductors sized #6 AWG or larger. Whenever electrical maintenance work or upgrades are planned, the electrical contractor should be asked to investigate if aluminum feeders have been used in the past and if so, to verify the condition of any aluminum conductor connections.
  - Allow approximately \$3,000 to \$4,000 for a qualified electrical engineer to complete more thorough electrical systems investigations.
- There are no specific recommendations for the existing exterior lighting. While not currently a serious deficiency, if future building alterations or upgrades are planned, consider

#### **5.4 OPINIONS OF PROBABLE COST**

##### **5.4.1 Repair of critical deficiencies:**

(There are no repair costs in the critical deficiencies category. A more thorough review of the building's mechanical system by an engineer is recommended as critical.)

Consulting Fees:	\$ 6,500.00
15% Contingency:	<u>\$ 1,000.00</u>
TOTAL:	\$ 7,500.00

##### **5.4.2 Repair and rehabilitation work required to correct serious deficiencies:**

Subtotal:	\$ 420,200.00
General Conditions:	63,000.00
GC's Overhead & Profit:	<u>48,300.00</u>
Total:	\$ 531,500.00
Consulting Fees:	\$ 60,000.00
15% Contingency:	<u>\$ 88,700.00</u>
TOTAL:	\$ 680,200.00

##### **5.4.3 Repair and rehabilitation work required to correct minor deficiencies:**

Subtotal:	\$ 262,900.00
General Conditions:	39,500.00
GC's Overhead & Profit:	<u>30,400.00</u>
Total:	\$ 332,800.00
Consulting Fees:	\$ 40,000.00
15% Contingency:	<u>\$ 56,000.00</u>
TOTAL:	\$ 428,800.00

##### **5.4.4 Downtown Branch Library Rehabilitation Costs**

The following is a conceptual opinion of probable project cost for the rehabilitation of Greeley City Hall for use as a Downtown Branch Library. The project costs indicated below include the resolution of all relevant deficiencies from above.

The preparation of the design and construction documents could proceed as a separate initial phase related to the rehabilitation of the building. If the building is designated as a historic building, the preparation of the design and construction documents could be eligible for a grant from the State Historic Fund, for up to \$200,000. Completing the design and construction documents ahead of finalizing a commitment to proceed with the project would allow the possible review of the design by the

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State Historical Fund staff and result in assurances that the design strategy and treatment approaches comply with the Secretary of the Interior's Standards for Rehabilitation.

Site Work	
Parking Lot Upgrades	\$ 275,000
Miscellaneous	55,000
Structural System	
Building Envelope – Exterior Walls	
Curtainwall & Window Replacement	\$ 816,200
Includes exterior entrances	
Repairs to existing exterior elements	37,500
Building Envelope – Roofing	
Roof membrane replacement	\$ 128,000
Skylight repairs	4,500
Miscellaneous roofing work	17,300
Doors and Windows	
See above.	
Interiors Work	
Partition alterations	\$ 59,000
Interior door/hardware alterations	18,000
Wall finishes alterations	24,000
Interior woodwork alterations	20,000
Floor covering replacement and changes	207,700
Ceiling alterations	59,000
New Elevator	\$ 105,800
Mechanical Systems	
Heating System	
Replace boilers and controls	\$ 53,000
Replace pumps and motors	16,500
Replace fan motors and VFDs	24,000
Miscellaneous	75,000
Air Conditioning System	
Replace chiller	\$ 116,000
Replace pumps and motors	12,500
Temperature Control System modifications	\$ 50,000
Fire Protection System Upgrades and Additions	\$ 133,000

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Plumbing Systems	
Fixture and Fittings Replacement	\$ 28,200
Replace ejector pumps	7,000
Miscellaneous plumbing	11,800
Electrical Systems	
Interior Lighting Upgrades	\$ 118,600
IT Upgrades	40,200
Fire Detection Upgrades	22,500
Security System Upgrades	15,000
Subtotal:	\$ 2,550,300
Estimating Contingency:	382,400
Cost of the Work Subtotal:	\$ 2,932,700
General Conditions:	440,000
Subtotal:	\$ 3,372,700
10% GC's Overhead & Profit:	337,300
Construction Total:	\$ 3,709,000
Furniture, Fixtures, Equipment and Moving	\$ 1,130,000
Assumes all new furniture	
Professional Design & Consulting Fees	\$ 359,000
Subtotal:	\$ 5,198,000
Contingency:	\$ 520,000
Total Project Cost:	\$ 5,718,000

*(Note: For the basis of comparison of renovating the existing Greeley City Hall versus construction of a new building on a clean site, we offer the following. For a new building of the same square footage in floor area, same general construction quality and similar iconic architecture, although not necessarily a round building, on a fresh site in another location our opinion of probable cost is \$ 6,900,000 without site work, furniture, fixtures or equipment, construction contingency or professional design and consulting fees. The preliminary comparison is \$3,709,000 for the existing building v. \$ 6,900,000 for a new building, all else being more or less equal.)*