

# Historic Preservation Commission Agenda

Regular Meeting

**Monday January 5, 2026, at 4:00pm**

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

Zoom Webinar Link:

<https://greeleygov.zoom.us/j/87175830065>

## 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.portal.civicclerk.com](http://greeleyco.portal.civicclerk.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**

January 5, 2026, 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 Minutes for December 1, 2025**
- 5. Report from Historic Greeley Inc.**
- 6. Public Hearing to Consider a Request for a Certificate of Designation for the Smith/Sanford House, 912 21<sup>st</sup> Street, Case Number GHR2025-0003.**
- 7. Meeting date, time and location designation for 2026**
- 8. Meeting agenda posting location designation for 2026**
- 9. Commission Member Reports**
- 10. Staff Report**
- 11. 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

December 1, 2025, at 4:00pm

### 1. Call to Order

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

### 2. Roll Call – Present

Commissioner Doran Azari  
Commissioner Marshall Clough  
Commissioner Christen DePetro  
Commissioner Sean Jaehn  
Commissioner Melissa Martinez  
Commissioner Brent McHattie  
Chair Dan Podell  
Alternate Commissioner Gabe Llanas  
**Absent:** none.

### 3. Approval of the agenda

There were no changes to the agenda  
**Motion by:** Commissioner Azari  
He moved to approve the agenda as written.  
**Second:** Commissioner Clough  
**Vote:** Motion passed 7-0

### 4. Approval of Minutes

There were no changes to the minutes  
**Motion by:** Commissioner Clough  
He moved to approve the minutes as written.  
**Second:** Commissioner Jaehn  
**Vote:** Motion passed 7-0

### 5. Report from Historic Greeley Inc

Julia Richard noted that the prior minutes correctly captured their review of Historic Greeley's annual weekend preservation project and expressed appreciation for it. She also reminded everyone about the upcoming Historic Greeley Christmas tea, mentioning a few Saturday afternoon tables were still available, calling it a lovely event in a historic home and leaving information for the commissioners.

**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**

The following Commissioners had to recuse themselves from this vote because they are on the board of Historic Greeley Inc.: Commissioner Clough and Commissioner Jaehn. Commissioner Azari had to recuse himself because he is a member of the School Board for District 6, an entity involved in the Downtown Civic Campus project. Alternate Commissioner Llanas filled in for Commissioner Azari for this hearing.

Chair Podell opened the item at 4:06pm. He noted that some commission members needed to recuse themselves from this portion of the meeting. As those members left the room, former commissioner Gabe Llanas joined the commission on a temporary basis to sit in for Doran Azari. Chair Podell confirmed they had five members present, constituting a quorum for the designation hearing.

**Staff Presentation**

Betsy Kellums (Planner III – Historic Preservation) began her presentation by reviewing the stricter criteria for non-owner nominations, noting that such properties must demonstrate compelling communitywide historic importance—either uncommon significance whose loss would diminish Greeley’s character or status as a superior or outstanding example of architectural, historical, or geographical significance.

Kellums then summarized the staff report, explaining that the property must meet at least one historical, architectural, or geographical criterion, one non-owner criterion, and integrity requirements.

For historical significance, Kellums outlined the building’s association with longtime Weld County Bank president Norman Dean, who commissioned the round bank at 1000 10th Street in 1967–68. The building’s customer-friendly innovations—its round plan, guides, sit-down tellers, and early TV-based drive-through—reflected Dean’s approach. She also highlighted his extensive civic leadership, board service, and numerous community awards.

Architecturally, Kellums described the structure as an intact and rare mid-century modern example, the only surviving round bank of its kind in Greeley. Designed by Marvin Knedler and built by Hensel Phelps, it retains key features such as arches and columns, curtainwall glazing, a large roof overhang, and a skylight, along with period drive-up elements. The building has been deemed eligible for the National Register. She showed historic photos illustrating these features, interior innovations, and construction methods.

Geographically, Kellums shared the building contributes to downtown’s historic fabric, serves as an iconic landmark, and helps mark the entrance to the historic core.

On the non-owner criteria, Kellums stated that the building is one of downtown’s most significant mid-century structures, with exceptional integrity and a distinctive design that sets Greeley apart. Its loss could materially diminish downtown character.

Kellums added that preservation and adaptive reuse support both the Downtown Greeley 2032 plan and the Imagine Greeley comprehensive plan, which prioritize redeveloping

underused sites and maintaining historic authenticity. Its designation would also open financial incentive opportunities.

Kellums concluded that the building retains integrity of location, design, materials, workmanship, feeling, and association, with only minor exterior changes, and meets the integrity criteria.

## **Applicant Presentation**

Linde Thompson, speaking for Historic Greeley Inc., opened their presentation by noting the irony of “non-owner” status when the public effectively owns the property, though she acknowledged the legal distinction. She explained that Historic Greeley’s nomination stems from decades of losses of major historic buildings, many demolished for parking lots, including the Camfield Hotel, Chief Theater, Meeker Junior High, and what she called downtown’s greatest loss, the Sterling Hotel and Theater. She argued that these demolitions weakened both community identity and economic vitality, contrasting Greeley with places like Old Town Fort Collins and LoDo that have benefited from preservation.

Linde Thompson said the round building is featured prominently in city marketing and reflects the legacy of figures like Norman Dean and Hensel Phelps’s president Bob Tointon. She urged designation as a sign that Greeley has learned from past mistakes, stressing that Historic Greeley supports keeping Weld County downtown and believes redevelopment and preservation can coexist. She rejected claims that designation would “derail” the Civic Campus, saying the building could offer far more value than a small increase in parking.

Ron Thompson, also from Historic Greeley Inc. then summarized a 2016 structure assessment conducted for the High Plains Library District by highly qualified architects and engineers. The 140-page report identified mainly HVAC and maintenance issues, not structural problems, with most deficiencies categorized as fixable and relatively modest in cost. Adjusted to 2025 dollars, repairs would total about \$1.8 million. Ron Thompson shared that the study found renovation roughly half the cost of constructing a comparable new building. He criticized recent city and county estimates of \$30–60 million as baseless and urged officials to consider renovation rather than demolition. He described an architect’s quick concept sketch showing how the existing building could anchor a new Civic Campus, arguing that imagination, not demolition, should guide planning.

Annette Jaehn, also with Historic Greeley, spoke to the cultural and emotional value of historic environments. She contrasted the richness of historic downtowns with the sterility of areas rebuilt during 1960s urban renewal, when many of Greeley’s most significant buildings were razed and replaced with architecture lacking character. Jaehn described the round building as a rare surviving example of expressive, optimistic modernism that gives Greeley a distinct visual identity. Losing it, she said, would erase one of the few remaining landmarks that provide continuity and sense of place. Jaehn concluded that good community development blends old and new, allowing historic buildings to anchor future growth rather than be sacrificed to it.

## **Owner Presentation**

Kelli Johnson (Assistant City Manager), representing the property owner, began her presentation by recognizing the commission's role in preserving Greeley's history and introduced the city and project team. She explained that the Civic Campus project is a major, long-term effort to reshape downtown in line with the city's master plans, strengthening economic vitality, retaining downtown employers, centralizing civic functions, activating public spaces, and improving long-term sustainability.

Johnson described nearly two years of collaboration among the City of Greeley, Weld County, and School District 6, an unprecedented partnership designed to keep all three entities downtown. The project consolidates and reduces surface parking from 6.5 acres to 1.7 acres, provides more than 100 spaces for the county's judicial center, and relies on extensive land swaps, financial commitments, and real estate acquisitions by all partners. Johnson presented economic analyses projecting major investment, job creation, and increased tax revenue, emphasizing that the project aligns with the city's 2037 vision for a more vibrant and walkable downtown.

Turning to the round building, Johnson said Greeley City Hall has changed locations historically as community needs grew, and continuing to occupy this building would require taxpayers to fund costly renovations to a space that no longer functions for modern services. She argued that adaptive reuse is unusually difficult here due to flooding issues, failing systems, tunnels, and operational constraints. Updated cost estimates place restoration between \$24–33 million, not including likely overruns.

Johnson addressed the 2016 High Plains Library District report, stating it was preliminary, not a comprehensive assessment, and noted it did not account for major unknowns such as asbestos, technology upgrades, and high operating costs.

Johnson argued the nomination fails the high threshold for non-owner designation. She asserted the building lacks documented historic events or figures that meet the ordinance criteria, that mid-century modern design is not rare in Greeley, and that the round form is not sufficient architectural distinction. She also said the structure has no meaningful geographic significance and is known mainly through familiarity, not historic importance.

Johnson emphasized that neither the Downtown Master Plan nor Imagine Greeley identifies this building as a preservation priority, and both prioritize catalytic redevelopment, precisely what the Civic Campus delivers. Johnson said integrity alone does not make a property significant, and preservation incentives apply only when reuse is feasible and beneficial, which she argued this building is not.

Johnson concluded that designation would halt the multi-agency Civic Campus project, jeopardize millions already invested, and prevent coordinated land transactions. She urged the commission to weigh whether perceived historic value of a 1960s bank outweighs the substantial, tangible benefits of a modern civic campus that could guide downtown Greeley's future for decades.

## **Discussion and Public Comment**

Commissioner DePetro asked for clarification about the land swap and whether the site would inevitably be a parking lot. Johnson said the site would serve as required parking for Weld County's new judicial center and could also accommodate the county's long-term expansion needs.

Commissioner DePetro asked if Weld County could potentially build on the parcel. She also asked about the parking garage plans and whether it wouldn't assuage the parking needs of the county, questioning the need to demolish the building for additional spaces if a parking garage was already planned. Johnson explained that unless they wanted a 10-story parking garage, the planned 4-story structure plus surface parking was necessary for the school district's needs, Weld County's needs, the city's needs, and the size and complexity of the judicial center with Weld County's administrative staff moving downtown.

Chair Podell asked about the number of spaces in the proposed parking garage and the number of current spaces at City Hall. Adam Frazier from Richmark Development came to the microphone and stated it would be 1,000 stalls at the proposed parking garage and confirmed there are 81 existing stalls at the round building.

Chair Podell asked about the orange area on the map being the proposed parking garage location, which Frazier confirmed. Chair Podell asked if the juror lot would remain, Frazier explained it would become the location for city hall, District 6, and a new hotel.

Commissioner McHattie asked about the height of the proposed parking garage. Frazier explained it would be four stories with parking on the roof, taking up the whole half block.

Commissioner Llanas questioned why, if they're planning 1,000 spaces in the garage, the county needs extra spaces where City Hall is. He asked if the county needs more than 1,000 spaces. Johnson explained that between the new judicial center and the county's over 1,000 employees coming downtown, plus required jury trial parking, both the thousand-stall garage and surface parking were needed.

Commissioner Llanas then asked why a bigger garage is not being proposed. Frazier explained cost was a major factor. The garage costs about \$45,000-47,000 per stall, making monetary cost the limiting factor. He also confirmed the existing 81 stalls would become approximately 210-220, a net gain of about 120-140 spaces. Commissioner Llanas stated it is hard to see how such a minimal advantage could justify removing an entire building.

Commissioner DePetro asked whether the county had given any consideration to preserving the building, as the city appeared to see no value in maintaining it, even though the site would only serve as a temporary parking area. Johnson clarified that "temporary" use meant roughly 15 to 25 years. She noted that the current land map was about the fifth iteration reviewed by the county, the city, and the school district, all of which aimed to consolidate resources and better align their operational needs. The process had been highly collaborative, with alternative uses for the building thoroughly considered. Johnson continued by sharing that the data and architectural assessments showed that renovating the structure would require substantial investment in a facility that no longer served the City of Greeley's needs. While the city had considered keeping the building, it could not do so at the expense of meeting modern standards and supporting the demands of one of the region's fastest-growing communities. Johnson

concluded by stating that the resulting land-use plan, enabling consolidation of city and county functions and bringing more employees downtown, was a meaningful win for all parties involved.

Commissioner DePetro questioned whether Greeley, particularly downtown, had fallen behind neighboring communities like Fort Collins, Loveland, and Longmont due to past short-sighted decisions about demolishing historic buildings in favor of parking lots. She noted that sites once dismissed in the 1980s and 1990s are now widely recognized as valuable, yet many were lost and replaced with asphalt.

Commissioner DePetro continued by saying that given Greeley's longstanding reputation for lagging behind regional trends, she asked whether continuing to demolish buildings for parking was repeating the same short-sighted pattern. She pointed out that communities today aim for fewer parking lots and greater access to cultural and public spaces. In her view, the former City Hall and bank building could serve as vibrant venues, concert spaces or arts-focused gathering places rather than more parking. Commissioner DePetro questioned how the city could claim to be forward-thinking while still pursuing decisions that echo the short-sightedness of its past.

Johnson emphasized that the proposal would reduce surface parking overall. The new parking garage, owned and operated by the City of Greeley, would serve government operations during weekdays and be available evenings and weekends for events like the Farmers Market and UCCC activities. She explained that, as the city considered how to keep itself, the county, and the school district downtown, this plan offered a path toward long-term vitality and helped Greeley remain competitive with downtown Loveland and Fort Collins.

Johnson added that historic reuse had been considered; the city already owns the historic Baptist church behind City Hall and is working to repurpose it for community use. However, she noted that each restoration project draws from the same limited pool of funds needed to meet growing service demands and workforce needs. She stated this proposal strikes a balance, allowing the city to do more good than harm.

Commissioner DePetro acknowledged that everyone agreed on the need for a parking garage, especially in a hail-prone community where covered parking is a clear benefit. No one was asking for more acres of asphalt. She questioned the logic of tearing down this particular building and replacing this specific lot merely providing additional county parking, especially when the new garage would be located on an entirely different parcel. She asked who would be responsible for demolishing the old bank building in the end.

Johnson explained that the city would be responsible, just as the county must transfer its juror parking lot to the city, and just as the school district is responsible for demolishing its own building as part of the land exchange.

Chair Podell asked if there were any more questions from the Commission for the owner. Seeing none, he stated he knew of some emailed comments that were included in the packet. He then asked if there was anyone online wishing to speak to the item. Seeing

none, Chair Podell asked Kellums about those emailed comments. Kellums stated there were five emails all in favor of the designation and are a part of the record.

Chair Podell opened the public hearing then asked if there was anyone in attendance wishing to speak to the item.

Drew Notestine 804 8<sup>th</sup> Street Greeley spoke in opposition to the designation. As a downtown property owner and supporter of historic preservation, he expressed respect for the round building's uniqueness but argued that true preservation involves balancing heritage with sensible growth and adaptation to sustain the community's identity. Notestine continued by sharing that he supported the proposed redevelopment as a rare opportunity for vital investment that outweighs the loss of the building, warning that rejecting it could jeopardize downtown's fragile historic core and the city's long-term vitality.

Commissioner DePetro appreciated Notestine's comments. She acknowledged that the situation posed a real dilemma. She wants Greeley to grow and avoid repeating past short-sighted decisions, yet she also felt a deep personal attachment to the building, having known it since childhood. While she didn't want to stand in the way of the city's progress and appreciated the attention being given to this part of town, she admitted she remained torn.

Bianca Fisher 2393 43<sup>rd</sup> Avenue Greeley, Executive Director of the Greeley Downtown Development Authority, spoke in opposition to the designation. She emphasized the difficult balance between historic preservation and the economic realities of redevelopment in downtown Greeley. Redevelopment is costly, interest from developers is limited, and many past successes relied on philanthropic investment rather than profitability. While the DDA values arts, culture, and historic character, it also must confront blight and ensure the long-term vitality of downtown. Fisher also shared that she fears that designating the property would jeopardize the Civic Campus project, which is critical for bringing people downtown and supporting local businesses. The DDA declined to nominate the property themselves because they believe designation would have a significant negative impact on redevelopment potential and downtown's future vibrancy.

Frazier spoke in opposition of the designation. He emphasized that after two years of observation, extensive study, and work by top planners, the only plan all three government entities could agree on, and the only one that kept major employers downtown, involves demolishing the building. Frazier warned that political pressures on the city, county, and District 6 are already intense, and adding a nomination could jeopardize the entire project, potentially driving hundreds of employees and visitors out of downtown and damaging the local economy.

Linde Thompson spoke in favor of the designation. She stressed that Historic Greeley fully supports keeping the county, school district, and city downtown, but believes that doing so should not require demolishing yet another historic building, especially for what amounts to roughly 40 additional parking spaces. She stated that better collaborative solutions exist, as seen in many other communities, and that downtown's vitality is strengthened by preserving and adapting historic structures rather than replacing them with parking lots.

Chair Podell asked if anyone else would like to speak to the item, seeing none, he closed the public hearing and turned it over to the Commission for discussion. Conversation ensued between the Commissioners regarding the criteria for non-owner nomination, the history of the building, the architecture, the structure in general as well as the proposed civic campus.

Commissioner Martinez asked whether, if the building is designated, the city would continue to use it, or if the city would still vacate the property, leaving it empty. Johnson stated the city will likely need to vacate the building. One key issue is the lack of centralized city space: staff are spread throughout the city, and there is no coordinated customer service location. Visitors often need to navigate multiple buildings for services. The current building, never designed as an office, has inefficient and unusable space, making it unsuitable for modern staff needs. Johnson shared that there are no current plans to rehab or repurpose the historic building, and costs for redevelopment are prohibitive. While soliciting developers remains an option, the city may not be in a market comparable to larger cities like California or Denver for such projects.

Chair Podell clarified with Kellums that the vote is strictly whether it meets the criteria and it should be designated or does not meet the criteria and should not be designated. Discussion between the Commissioners ensued regarding the non-owner nomination criteria.

Chair Podell asked if there was anyone else in attendance wishing to speak to the item. Seeing none, he asked if there was any other discussion among the Commissioners. Seeing none, Chair Podell invited a motion.

**Motion by: Commissioner DePetro**

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. Based on 1A historical significance.

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.

The term, "superior" shall mean excellence of its kind, and the term "outstanding" shall mean marked by eminence and distinction. Section 24-1003, Subsection D, Subsection 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.

**Second:** Commissioner Martinez

**Vote:** Motion passed 5-0.

Chair Podell asked the recused members to join the meeting.

Former Commissioner Llanas stepped down, and recused commissioners re-entered the meeting.

**7. Commission Member Report**

There were no Commission member reports.

**8. Staff Report**

Kellums reminded the Commission that registration for the Colorado Preservation Inc Saving Places is open, and they can use the CLG rate.

**9. Adjournment**

Chair Podell adjourned the meeting at 6:14pm.

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**Dan Podell – Chair**

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**Betsy Kellums – Secretary**

# Historic Preservation Commission

## Agenda Summary

January 5, 2026

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

### **Title:**

Public Hearing for Request for Certificate of Designation for the Smith/Sanford House, 912 21st Street, Case Number GHR2025-0003

### **Summary:**

Honza Sanford and Lauren Gaiser nominated their house at 912 21<sup>st</sup> Street to the Greeley Historic Register for historical, architectural, and geographical significance. Staff reviewed the nomination and determined it meets at least one criterion in historical and architectural significance and therefore is eligible for designation on the Greeley Historic Register.

### **Recommended Motion:**

A motion, based on the application received and the preceding analysis, that the Commission finds and concludes that the Smith/Sanford House meets significance criteria of Section 24-1003(d)(1) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized below, and therefore approve the designation and issue a Certificate of Designation to be recorded by the Weld County Clerk and Recorder.

(a) Historical Significance:

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

(b) Architectural Significance:

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

### **Attachments:**

Staff Report  
GHR application  
Current photos  
Site Map

## HISTORIC PRESERVATION COMMISSION SUMMARY

**ITEM:** Request for Certificate of Designation for the Smith/Sanford House

**LOCATION:** 912 21<sup>st</sup> Street

**APPLICANT:** Honza Sanford & Lauren Gaiser

**CASE NUMBER:** GHR2025-0003

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

**HISTORIC PRESERVATION COMMISSION HEARING DATE:** January 5, 2026

### HISTORIC PRESERVATION COMMISSION FUNCTION:

Review the nomination for eligibility for individual designation on the Greeley Historic Register based on criteria for designation in Section 24-1003(d) of the City of Greeley Municipal Code and approve or deny the request.

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### PROPERTY OVERVIEW AND BACKGROUND

On November 13, 2025, property owner Honza Sanford submitted a complete Greeley Historic Register nomination for the Smith/Sanford House at 912 21<sup>st</sup> Street, including the application, photos, and payment of the nomination fee. Please refer to the attached application and historic building inventory, photographs, and the existing site map.

Mr. Sanford nominated the property for designation based on research of the site history. He proposes the house is eligible for individual designation under (1) Criteria (a) Historical Significance (1), (b) Architectural Significance (1), and (c) Geographical Significance (1) of Section 24-1003(d) of the City of Greeley Municipal Code.

### PROPERTY DATA

**Legal Description:** GR 3607 W90FT L1-2 BLK4 Arlington Park, City of Greeley, County of Weld, State of Colorado.

**Neighborhood:** Arlington Park

**Year Property Built:** 1928

**Architectural Style/Type:** Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements

Dates of Significant Renovations:

Permit BRX2510-0870 interior basement finish for single bedroom; Owner and contractor: Honza Sanford; Applied: 10/30/2025; Issued: 11/18/2025.

Permit BRX2505-0073 interior remodel with new electrical wire, new plumbing pipe, new furnace; Owner: Jasper Holdings, LLC; Contractor: Built to Build LLC; Applied: 5/5/2025; Issued: 5/14/2025; Finaled: 8/13/2025.

Permit #10050186 to replace electrical service riser and wire; Owner: Don J & Diane Smith; Contractor: Craftsman Electric; 5/12/2010.

Permit #A900330 to install new electric service; Owner: Don Smith; Contractor: Hillside Electric; 9/5/1990.

Source: Building Permit File for 912 21<sup>st</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. Areas of Significance:
  - 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.

## **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 Smith/Sanford House**

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

The Arlington Neighborhood developed in the late 19<sup>th</sup> and early to mid-20<sup>th</sup> century as a diverse working-class neighborhood, which also included many businesses and most of the University of Northern Colorado campus. Local developer James Freeman platted Arlington Heights Freeman's Subdivision, which was recorded in July 1887, which included all or portions of 69 blocks between 16<sup>th</sup> and 27<sup>th</sup> Streets and 4<sup>th</sup> and 11<sup>th</sup> Avenues and including portions of what is now the University of Northern Colorado campus. Construction of houses and businesses in the area followed completion of the first buildings on the adjacent State Normal School campus. Houses popped up to the east and west of the campus, beginning the buildout of both the Cranford and Arlington neighborhoods. Many houses in Arlington between 16<sup>th</sup> and 20<sup>th</sup> Street were built in the first two decades of the 20<sup>th</sup> century, and development moved gradually to the south. Many houses in the near vicinity of the Smith/Sanford House, south of 20<sup>th</sup> Street, were constructed in the 1920s.

According to the Weld County Assessor, the house at 912 21<sup>st</sup> Street was constructed in 1928. The address first appears in the city directories in 1939, suggesting it was likely built in the late 1930s. Carl Richard Smith and his wife Helen Poage Smith were the original owners of the house and lived there starting in 1939 through their passing away. Carl was born at Wahoo, Nebraska on December 12, 1908, but lived most of his life in Greeley. Helen was born in 1910 in Jamesporte, Missouri on September 10, 1910. Between 1910 and 1928, she and her family moved to Denver, and in 1928, she moved to Greeley to attend Colorado Teachers College. She and Carl married in 1933 in Colorado Springs. They were part owners of J.V. Smith & Son Women's Readywear and Dry Goods Store. He worked at the store and she was a homemaker and a member of R.S.V.P. They had two sons, Richard and Don. Carl passed away in March 1976 at the age of 67, who owned the house after they passed away. Helen passed away in March 1989. Don owned the house following Helen's passing. Don passed away in 2022 and his wife sold it in 2025.

#### ***Staff Comments:***

Carl Richard Smith contributed to the community as a business man, but not enough information is available to determine if his contributions were significant enough to give historical significance for association with him. However, the house does have character, interest, and integrity and reflects the heritage and cultural development of Greeley, as a small vernacular house representative of Greeley's working community. It is significant for the pre-Depression and World War II suburban development of the Arlington neighborhood specifically and the city of Greeley more broadly, which primarily

happened in the 1920s before the October 1929 stock market crash that sent the country plummeting into the Great Depression.

For these reasons, staff finds the property *does* meet **criteria (1a) 1 for historical significance**.

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

**The site, building or property:**

- 1. Characterizes an architectural style or type 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**

The Smith/Sanford House is a one-story, rectangular, wood frame house with wood lap siding exterior and a concrete foundation. It has a side-gabled roof with dark gray architectural shingles. Roof features include an eyebrow eave above the front entrance, exposed rafter ends and steel gutters. The main north façade is broken into three bays and a porch with balustrade rail on the east end of the north façade. The entrance is centered between ribbons of three windows on each side. The one-story, covered porch on the east end has a door that opens to the east. It has two square columns on the east end. Several steps with wood band rails and concrete knee walls extend at the east end of the porch. A gabled roof with exposed roof beams covers the east end of the porch. The east elevation has another paneled and glazed man door on the south end of the east side, opening on to a concrete stoop with several steps. Original wood frame three light fixed windows sit directly below the roof peak on the east end and on the west end. Main level windows are vinyl one-over-one with wood surrounds and wood lintels topping the surrounds. Basement windows include vinyl sliding windows and a larger egress window on the west side. A brick chimney is located near the east wall of the house on the north side of the roof.

A wood frame detached single car garage has wood drop siding, a front-gabled roof with exposed rafter ends and a one-over-one sash window on the north end and is located east of the house.

### ***Staff Comments:***

This house has been altered with replacement windows, but the rest of the house appears to be intact. It represents late 19<sup>th</sup> and 20<sup>th</sup> Century American Movements architecturally, with Craftsman style features including the exposed rafter ends and perlin ends, as well as the ribbons of windows (groupings of three windows), the east side porch and square porch columns. The eyebrow eave over the front entrance is a particularly significant feature on the house. According to the historic resource survey report, it is the only such feature in the neighborhood.

For these reasons, staff finds the property *does* meet **criterion (1b) 1 for architectural significance**.

### Section 24-1003d)(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.**

***Staff Comments:***

The Smith/Sanford House is located in the 1906 Arlington Park subdivision of the larger Arlington Neighborhood, one of Greeley's University District Neighborhoods. The area is bounded by 16<sup>th</sup> Street on the north, 27<sup>th</sup> Street on the south, 11<sup>th</sup> Avenue on the west, and 3<sup>rd</sup> Avenue and the railroad tracks and 4<sup>th</sup> and 5<sup>th</sup> Avenues on the east. The neighborhood gradually developed from the north to the south, and the 1906 Arlington Park subdivision primarily developed during the pre-World War II era. It is likely that many people who lived in this area worked at the university, although the Smith family did not have that connection with the university. It is two blocks south of the Greeley Historic Register-designated Camfield House and is located within the historically significant Arlington neighborhood, however it does not appear to have any connection with the university or with the Camfield House.

For these reasons, staff finds the property *does not* meet **criteria (1c) for geographical 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 – (1939); the site is significant for having character, interest, and integrity and reflecting the heritage and cultural development of Greeley.***

***Architectural Significance** – (1939); the building is an example of the early 20<sup>th</sup> Century American Movements, with some Craftsman style features, particularly the eyebrow eave over the entrance and the exposed rafter ends and porch with square columns.*

### **III. INTEGRITY**

In addition to the Municipal Code Significance criteria, Section 24-1003(d) establishes Integrity criteria. Staff evaluate 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 Smith/Sanford House exhibits a moderate to high degree of integrity of location, design, setting, materials, workmanship, feeling and association. Changes include replacement of windows with similar types in the original window openings. The attic level windows on the gable ends are original wood frame windows. The site retains integrity to convey significance.

## **NOTICE**

Pursuant to Section 24-1003(f) of the Municipal Code, notice was published in the *Greeley Tribune* on December 21 & 28, 2025, and a letter notifying the property owner of the public hearing was emailed to the owner on December 3, 2025. A public hearing notification sign was posted at the property on December 14, 2025. Notice of the hearing was posted on the city website on December 5, 2025.

## **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 must exhibit sufficient integrity to convey the significance.

## **STAFF RECOMMENDATION**

Staff finds that the Smith/Sanford House meets criteria in two areas of significance and retains sufficient integrity to convey significance, and therefore recommends the Commission designate the Smith/Sanford House at 912 21<sup>st</sup> Street as an historic property on the Greeley Historic Register.

## **RECOMMENDED COMMISSION MOTION**

A motion, based on the application received and the preceding analysis, that the Commission finds and concludes that the Smith/Sanford House meets significance criteria of Section 24-1003(d)(1) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized below, and therefore approve the designation and issue a Certificate of Designation to be recorded by the Weld County Clerk and Recorder.

### **(a) Historical Significance:**

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

### **(b) Architectural Significance:**

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

## **ATTACHMENTS**

Attachment A	Application, Historic Building Inventory Form
Attachment B	Current Photos
Attachment C	Existing Site Map



## COMMUNITY DEVELOPMENT

# Greeley Historic Register Nomination Application

The City of Greeley's Historic Preservation Code, [Section 24-1003](#) of the Greeley Municipal Code, provides for a property to be nominated for designation as historic property. See subsection 24-1003(d) linked above for significance criteria for nomination, including historical, architectural, and geographical significance and integrity criteria.

### Instructions and Details

First, meet with Historic Preservation Staff to determine the property's significance, review the designation process, discuss the benefits, requirements and responsibilities of owning a Greeley Historic Register-designated property. Historic Preservation Staff can provide assistance with completion of the Historic Building Inventory Form, pages 4 – 7 of this nomination packet.

#### Formal Application:

Include all pertinent information identified on the following page(s), as well as special information requested by Historic Preservation Staff.

1. Application form signed by applicant and owner, if different.
2. Historic Building Inventory Form (in this packet)
3. Digital current photos of *each* side of the building, site or structure to be nominated. Date the photographs. Provide information about the view (such as view looking to the north), name of the photographer and about the subject of the photo.
4. Additional requirements for complete application for non-owner nominations: a copy of a legally recorded document with the legal description. For non-owner nominations, contact the Historic Preservation Office before submitting a nomination.
5. Application fee payable to the City of Greeley, to be paid through eTRAKiT (see link below).
6. Submit the application through eTRAKiT: <https://trakit.greeleygov.com/etrakit/>.

The Historic Preservation Commission will hold a public hearing at a regularly scheduled meeting. City staff will send a hearing notification email to the email address provided on the application for the applicant and owner. The applicant will be responsible for posting a hearing notice sign provided by the city at the property by the posting deadline at least 15 days prior to the public hearing date. Payment for the sign will be required prior to the sign being issued. The sign will need to be returned to the city within two weeks of the hearing date. Notice of the hearing will also be posted online on the city's website and published in the newspaper

The commission will hold the designation hearing and will make the final decision on all owner nominations with the option for appeal to City Council.

In the case of non-owner and historic district nominations, the Commission will review the application in the public hearing process and make a recommendation to City Council regarding designation. The City Council will be the final decision-making authority on all non-owner and historic district nominations. For non-owner and district nominations, contact the Historic Preservation Office prior to submitting a nomination

If the property receives designation, official notice will be sent to the owner at the end of the appeal period. Please contact the Historic Preservation Staff at 970.350.9222 with questions.

# Greeley Historic Register Nomination Application

## Signature Page

Applicant Name: Honza Sanford

Applicant Mailing Address: 912 21<sup>st</sup> ST, Greeley, CO 80631

Applicant Phone: 816-456-0468

Applicant Email: honza.sanford@outlook.com

Historic Property Name: Carl Richard and Helen P. Smith House (ca. 1940)

Historic Property Address: 912 21<sup>st</sup> ST, Greeley, CO 80631

Historic Use: Residence

Current/Proposed Use: Primary Residence

Historic Property Legal Description: Parcel number: 09611721

NAME YOU WISH TO HAVE THE BUILDING DESIGNATED AS:

Sanford and Smith House

### Brief Description of Property Significance

This 1928 single-family residence in the platted Arlington Park subdivision is significant as a representative example of early twentieth-century suburban development in Greeley. It is closely associated with Carl Richard and Helen P. Smith, who lived here for more than five decades and were part owners of J.V. Smith and Son Women's Readywear and Dry Goods Store, reflecting the role of small family businesses in the city's commercial life. The long, continuous ownership and largely intact residential character contribute to the historic integrity of the Arlington neighborhood.

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

Applicant Signature: 

Applicant Printed Name: Honza Sanford

Date: 11/16/2025

Is the applicant the owner of the property? Yes  No

# Historic Building Inventory Form

Fill out the form as completely as possible. Historic Preservation Office Staff can assist with completion of the form. Contact the office at 970-350-9222 or [hpo@greeleygov.com](mailto:hpo@greeleygov.com) for assistance.

Historic Property Name: Carl Richard and Helen P. Smith House (ca. 1940)  
Current Property Name: Don Smith and Diane Jacobmeyer House  
Property Address: 912 21<sup>st</sup> St, Greeley, CO 80631  
Legal Description: Parcel number: 09611721

Owner Name and address:

Honza Sanford and Lauren Gaiser  
912 21<sup>st</sup> St, Greeley, CO 80631

Other Historic Designation (National Register of Historic Places or Colorado State Register of Historic Properties): Yes \_\_\_ No \_\_\_

If yes, designation authority and date of designation \_\_\_\_\_

## Building Information

Architectural style/Building Type: late 19<sup>th</sup> and early 20<sup>th</sup> Century American movements

Exterior Materials (check all that apply):

Wood siding  Brick \_\_\_ Stone \_\_\_ Concrete  Asbestos \_\_\_ Metal \_\_\_ Adobe \_\_\_  
Synthetic (vinyl, fiberglass, etc) \_\_\_ Other \_\_\_\_\_

Number of stories: 1

Roof type: Gabled  Hipped \_\_\_ Flat \_\_\_ Shed \_\_\_ Gambrel \_\_\_ Pyramidal \_\_\_ Mixed \_\_\_  
Other \_\_\_\_\_

Roof Material: Wood: \_\_\_ Asphalt/Composition Shingle:  Synthetic (fiberglass, vinyl, rubber, etc) \_\_\_ Other: \_\_\_\_\_

Window Materials (check all that apply): Wood \_\_\_ Vinyl \_\_\_ Fiberglass \_\_\_ Metal \_\_\_

Window Types and Details (check all that apply): Sash \_\_\_ Casement \_\_\_ Awning \_\_\_ Hopper \_\_\_  
Multi-light \_\_\_ Fixed \_\_\_ Picture \_\_\_ Queen Anne \_\_\_ Arched \_\_\_ Stained Glass \_\_\_  
Glass Block \_\_\_ Bay Window \_\_\_ Other \_\_\_\_\_

Porch: Yes  No \_\_\_ Type: Full width \_\_\_ Partial width  Wraparound \_\_\_ Open   
Enclosed \_\_\_ Porch Railing wood, white

Original Location: Yes  No  Original Location if known: \_\_\_\_\_ Date moved if known: \_\_\_\_\_

Historic Use: single dwelling

Current Use: residence

Date of construction: Estimate: \_\_\_\_\_ Actual: 1928 Source: Weld County Assessor Property Profile. Weld County Office of Tax Assessor, Greeley

Original Cost: \_\_\_\_\_ Source: \_\_\_\_\_

Condition: Excellent: \_\_\_\_\_ Good: \_\_\_\_\_ Fair: \_\_\_\_\_ Poor: \_\_\_\_\_

Architect: unknown

Source: \_\_\_\_\_

Builder/Contractor: unknown

Source: \_\_\_\_\_

Original Owner: unknown

Source: \_\_\_\_\_

Associated Building(s) (eg. detached garage, gazebo, shed, chicken coop, etc):  
detached garage: one-car located directly east of the house

## Significance

Buildings, sites, or other structures must meet at least one criterion in one area of significance, including historical, architectural, and geographical significance and must retain sufficient integrity to convey significance. Staff and the Historic Preservation Commission will evaluate the site based on significance and integrity criteria in Section 24-1003(d) of the Greeley Municipal Code.

*Criteria for individual, owner-nominated properties.*

A property shall be eligible for designation for historic preservation and eligible for economic incentives if it meets one or more criteria in one or more of the following categories:

(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.

(b) Architectural significance. The property:

(1) Characterizes an architectural style or type 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.

(c) Geographical significance. The 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.

#### *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":

(a) Location—the place where the historic property was constructed or the place where the historic event occurred.

(b) Design—the combination of elements that create the form, plan, space, structure and style of a property.

(c) Setting—the physical environment of a historic property.

(d) 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.

(e) Quality/skill—the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

(f) Feeling—a property's expression of the aesthetic or historic sense of a particular period of time.

(g) Association—the direct link between an important historic event or person and a historic property.

*Non-owner nomination additional criteria:*

Non-owner nominations shall be reviewed under stricter protections and 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.

*Statement of Significance*

Explain how the property meets one or more of the criteria for significance. Use a continuation sheet if necessary.

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Photographs: include digital photographs of each side of the building.

Sources of information

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*Historic Building Inventory Form completed by:*

Name: Henzo Sanford and Lauren Gaiser

Address: 912 21st ST, Greeley, CO 80631

Email address: henzo.sanford@outlook.com

Phone number: 816 456 0468

Signature:  

912 21<sup>st</sup> Street photos – November 2025

Photos by Honza Sanford and Lauren Gaiser, property owners



North façade



East façade



South façade



West facade



Site Map – 912 21<sup>st</sup> Street, Arlington Park Subdivision

GHR2025-0003



north



# **Greeley Historic Register Nomination: Smith/Sanford House**

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**GHR2025-0003  
912 21st Street  
Historic Preservation Commission  
January 5, 2026**

# Overview

- Designation Criteria
- Historical Background
- Architectural Description
- Geographical Background
- Period of Significance
- Integrity
- Public Notice
- Recommendation
- Public Hearing Procedure
- Recommended Motion



Scale: 1:567

Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Notes:

DISCLAIMER: This product has been developed solely for internal use only by Weld County. The GIS database, applications, and data in the product is subject to constant change and the accuracy and completeness cannot be and is not guaranteed. The designation of lots or parcels or land uses in the database does not imply that the lots or parcels were legally created or that the land uses comply with applicable State or Local law. UNDER NO CIRCUMSTANCE SHALL ANY PART THE PRODUCT BE USED FOR FINAL DESIGN PURPOSES. WELD COUNTY MAKES NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, ACCURACY, OR CORRECTNESS OF SUCH PRODUCT, NOR ACCEPTS ANY LIABILITY, ARISING FROM ANY INCORRECT, INCOMPLETE OR MISLEADING INFORMATION CONTAINED THEREIN.

# Site Map

# Designation Criteria

- Historical Significance
- Architectural Significance
- Geographical Significance
- Integrity Criteria

# Historical Significance

- Built in between 1928 and 1939
- Original owner: Carl Richard Smith and Helen Poage Smith
  - Lived here from 1939 until deaths in 1976, 1989 respectively
  - Smith – part owner in JV Smith and Son Women's Readywear and Dry Goods Store
- Representative of Greeley's working community
- Pre-World War II suburban development of Arlington and Greeley
- Meets Criterion 1.a.1. (Has character, interest, and integrity and reflects the heritage and cultural development of Greeley)

# Architectural Significance

- 20<sup>th</sup> Century American Movements
- Eyebrow eave over entrance
- Exposed rafter ends
- Wood lap siding
- 1/1 windows

North façade, Dec 2025, GHPO  
Photo



# Photos – East Side

East façade, Dec 2025, GHPO Photo



# Photo – South Side

South façade, Dec 2025,  
GHPO Photo



# Photo – West Side

West façade, Dec  
2025, GHPO Photo



# Geographical Significance

- In Arlington Neighborhood, more specifically in 1906 Arlington Park Subdivision (a subdivision of Arlington)
- Is not located in proximity to or have a strong link to an area significant to Greeley's history and development.
- Does not identify the area.
- Does not meet the criteria.

# Period of Significance

- Historical Significance (1939)
- Architectural Significance (1939)

# Integrity

- Moderate to good integrity of

Location

Design

Setting

Materials

Workmanship

Feeling

Association

Alteration: replacement windows

# Public Notice

- Published in the *Greeley Tribune* – December 21, 28, 2025
- Posted at property – December 14, 2025
- Posted online – December 5, 2025
- Email notice to owner/applicant – December 3, 2025

# Recommendation

- The Smith/Sanford House meets the criteria in two areas of significance and meets integrity criteria in Section 24-1003(d) of the GMC.
- Commission designate the site on the Greeley Historic Register and record the Certificate of Designation at the Weld County Clerk and Recorder

# Public Hearing Procedure

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

# Recommended Motion

- A motion, based on the application received and the preceding analysis, that the Commission finds and concludes that the Smith/Sanford House meets significance criteria of Section 24-1003(d)(1) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized below, and therefore approve the designation and issue a Certificate of Designation to be recorded by the Weld County Clerk and Recorder.

**(a) Historical Significance:**

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

**(b) Architectural Significance:**

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

# Thank you

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# Historic Preservation Commission Agenda Summary

January 5, 2026

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

**Title:**

Meeting day, time, and location designation for 2026

**Summary:**

Each year at the first meeting, the Historic Preservation Commission designates the Commission meeting day, time and location for the upcoming year. A recommended motion is below.

**Recommended Motion:**

Motion that the Historic Preservation Commission meetings during 2026 will be held on the 1st and 3rd Mondays of the month at 4:00 p.m. at the City Council Chambers, City Center South, 1001 11th Avenue, Greeley, Colorado, except in the event of cancellation due to holidays, attendance at conferences, and/or having no agenda items.

**Attachments:**

None

# Historic Preservation Commission Agenda Summary

January 5, 2026

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

**Title:**

HPC Notice Posting Location Designation for 2026

**Summary:**

Per State Statute, C.R.S. 24-6-402(2)(c)(I) and C.R.S. 24-60402(2)(c)(III), the Historic Preservation Commission should designate a site for posting agendas at the first meeting of the year. The Commission should also designate a back-up location for posting notices in the event of power/internet outage.

**Recommended Motion:**

Motion to designate the City of Greeley meeting portal, <https://greeleyco.portal.civicclerk.com/>, as the official posting site for meeting notices of the Historic Preservation Commission, and the public lobby of City Center South, 1100 10th Street as the backup location for such postings.

**Attachments:**

None