



BOARDS & COMMISSIONS

Historic Preservation Commission Meeting Minutes

January 5, 2026, at 4:00pm

1. Call to Order

Chair Podell called the meeting to order at 4:05pm.

2. Roll Call – Present

Vice Chair Doran Azari – Joined via Zoom at approximately 4:25 p.m.

Commissioner Marshall Clough

Commissioner Sean Jaehn

Commissioner Melissa Martinez – joined via Zoom at approximately 4:20 p.m.

Commissioner Brent McHattie

Chair Dan Podell

Absent:

Commissioner Christen DePetro

3. Approval of the agenda

There were no changes to the agenda.

Motion by: Commissioner Clough

He moved to approve the agenda.

Second: Commissioner Jaehn

Vote: Motion passed 4-0

Vice Chair Azari and Commissioner Martinez were absent for this vote.

4. Approval of the December 1, 2026, Historic Preservation Meeting Minutes

There were no changes to the minutes.

Motion by: Commissioner Clough

He moved to approve the minutes for that meeting.

Second: Chair Podell

Vote: Motion passed 4-0

Vice Chair Azari and Commissioner Martinez were absent for this vote.

5. Report from Historic Greeley Inc

Ron Thompson began by formally thanking the group for its work on the round building nomination for the Greeley Historic Register. Although the nomination did not prevail at City Council, he expressed deep appreciation for both the effort and the integrity shown in the face of criticism and official opposition.

Mr. Thompson then raised a new concern regarding the First Baptist Church building downtown, which is listed on the Historic Register and was recently purchased by the

City of Greeley. The building is in the same block as City Hall. He noted concern over the city's unclear plans for the property and emphasized that the building is protected by a 50-year covenant with the State of Colorado due to State Historic Fund grants awarded within the past 15 years. Hearing suggestions that the city might attempt to bypass the covenant, they contacted the state and are awaiting legal clarification, which will be shared with city officials. While protections are in place, they will continue monitoring the situation and provide updates.

Mr. Thompson also shared positive news that restoration work will soon begin on the Camfield Court Building at 625 8th Avenue, including repairs to the central east façade. He expressed hope that this will lead to further rehabilitation of the long-neglected but significant building.

Mr. Thompson announced upcoming Historic Greeley events, including spring tea at the Southard Gillespie House in April and the next Weekend Preservation Project in May. Specific dates will be announced in the coming weeks.

While the clerk worked to connect the other commissioners to the meeting via Zoom, the chair proceeded with the remaining agenda items.

6. Meeting date, time and location designation for 2026

Motion by: Chair Podell

He moved that The Historic Preservation Commission meetings during 2026 will be held on the first and third Mondays of the month at 4 p.m. at the City Council Chambers, City Center South at 1001 11th Avenue, Greeley, Colorado, except in the event of cancellation due to holidays, attendance at conferences, or having no agenda items.

Second: Commissioner Jaehn

Vote: Motion passed 4-0

Vice Chair Azari and Commissioner Martinez were absent for this vote.

7. Meeting agenda posting location designation for 2026

Motion by: Chair Podell

He moved to designate the City of Greeley Meeting Portal at <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 at 1100 10th Street as the backup location for such postings.

Second: Commissioner McHattie

Vote: Motion passed 4-0

Vice Chair Azari and Commissioner Martinez were absent for this vote.

8. Commission Member Report

There were no Commission member reports.

9. Staff Report

Betsy Kellums (Planner III – Historic Preservation) reminded the Commissioners that the CPI Conference will be held in Denver on February 11–13 and encouraged registration using the CLG rate of approximately \$255. She also noted that several dates remain available for this year’s History Hour presentations. They are 30-45 minute history-related presentations. Mrs. Kellums encouraged the Commissioners to spread the word.

Mrs. Kellums announced that planning for Historic Preservation Month will begin at the February 2nd meeting, including discussion of events and potential awards. Additionally, she encouraged participation in History Fest, held during the second week of May, which involves teaching third- and fourth-grade students about historic buildings at Centennial Village.

Mrs. Kellums provided an update on the Camfield Court Building project, which was approved last fall and is expected to begin soon, with completion required by the end of the year. She also noted that maintenance work has recently been completed on the First Baptist Church, including tuckpointing and installation of a new boiler. While no future use has been determined, she stated that the city is aware of the covenant on the building.

Commissioner Jaehn shared that he found the non-owner nomination process regarding City Hall to be interesting and questioned its effectiveness. He noted a distinction between city-owned and privately owned properties, referencing comments made at a City Council meeting regarding George’s Bike Shop and its impact on a potential sale despite not being designated. He asked Mrs. Kellums who within the city is responsible for identifying, assessing, and monitoring potentially historic city-owned properties, expressing concern that the city failed to address maintenance needs for the round building years earlier.

Mrs. Kellums stated that the city has never been interested in designating the round building. She noted that while she has identified and advocated for city-owned properties that may be eligible for designation, oversight of city-owned properties falls to the city’s real estate division, which does not specifically evaluate historic significance. She added that there is no designated individual responsible for identifying or monitoring potentially historic city-owned properties to the best of her knowledge.

Commissioner Jaehn then asked if it would be helpful to hold a workshop in which the city provides a list of city-owned properties that may meet historic designation criteria for this commission to review. He noted that without such information, it is difficult to independently identify city-owned properties that could potentially qualify for historic designation.

Mrs. Kellums agreed that the suggestion was worthwhile and stated she would look into it. She noted that she was not immediately aware of any city-owned properties that are eligible that are not already designated. She added that she would give the matter further consideration and attempt to compile a list.

Commissioner Martinez and Vice Chair Azari joined the meeting via Zoom at 4:24 p.m. Due to audio issues, their voices were not audible to meeting participants. Although

closed captioning was able to capture their remarks, the clerk requested that they submit any responses or questions via the chat. This allowed their participation to be recognized for the purpose of meeting the minimum quorum requirements.

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

At 4:26 pm Chair Podell opened the public portion of the meeting and asked if any Commissioners had conflicts of interest with this item. Seeing none, Mrs. Kellums began her presentation.

Commissioner Clough asked if this property is designated, would it be the only house in Arlington currently listed on the register. Mrs. Kellums answered yes, that was correct as of now.

Commissioner Clough asked for clarification on the meaning of *vernacular*, specifically in the context of describing the house as a small vernacular dwelling. While they have a good understanding of what this implies, they feel it would be helpful to formally place this explanation on the record. Mrs. Kellums shared that *vernacular* generally refers to buildings that are more common and not architect-designed, which means that many houses in Greeley can be considered vernacular. The term can also describe buildings that are not representative of a specific architectural style. Mrs. Kellums stated in this case, the house reflects broader 20th-century American building traditions rather than a distinct, named architectural style. In that sense, *vernacular* is an appropriate and more general term. Vernacular can also be used to describe certain building types that are defined by form or layout rather than style.

Chair Podell had a question regarding the vinyl replacement windows, he understands these were installed prior to the current owner's acquisition of the house. Historically, this has been a recurring issue within historic districts and in cases involving historic designation. For clarification, he asked whether there are any remaining original windows on the front of the house beyond the one previously identified. Mrs. Kellums shared the front windows have all been replaced, while the doors remain original.

Chair Podell asked what would be involved with restoring those windows back to their original character. Mrs. Kellums stated that photos from a property survey completed over 20 years ago suggest that the original windows were three-over-one wood-frame windows. Replacement windows may be installed at the owners' discretion and would be eligible for a tax credit as well as the low-interest loan program.

Chair Podell had some hesitation about the vinyl windows along the street frontage. Mrs. Kellums shared the three-window groupings flanking the door and their sizes remain unchanged, the primary difference is a slightly different appearance from the originals.

Commissioner McHattie asked if it been confirmed that other exterior materials, including the house siding and porch columns, are original. Mrs. Kellums answered yes to her knowledge.

Mrs. Kellums noted that the applicants, who are also the property owners, were present.

Honza Sanford, property owner, indicated no objection to restoring the windows to their original style, citing cost as the main consideration. He emphasized the importance of preserving the home's original appearance and noted that the financial implications would need to be discussed with his partner. He further stated that they can complete much of the work themselves.

Commissioner Jaehn asked what his motivation was for pursuing designation of the property. Mr. Stanford indicated that preservation was the principal motivation for seeking designation. As first-time homeowners, they intend to maintain ownership of the property long-term, citing its location and architectural character. After undertaking a basement project, they consulted with Mrs. Kellums and determined that the designation program offered clear benefits.

Chair Podell asked if approval was made contingent upon replacing the front-facing windows, what timeline would they consider reasonable for completing that work. Mrs. Kellums recommended a five-year timeframe, emphasizing that large projects progress quickly and that this period is reasonable for new homeowners. Completing the work sooner would be viewed positively. Mrs. Kellums shared that while there are no grants, replacing the windows with ones that match the originals would qualify for tax credits. This could allow them to recover 20% of the window costs through state income tax credits, effectively reducing their overall expenses.

Lauren Gaiser, property owner, noted that, as first-time homeowners, they were drawn to the home's character and historic features. Their goal is to make the house more livable, adding rooms and a bathroom, while preserving its original architectural details and overall historic integrity.

With no other questions for the applicant or staff, the Commission began their discussion on the item.

Commissioner Jaehn stated that he is not concerned about the existing windows, noting that 1-over-1 windows are common in the area and from the street, vinyl and wood appear similar. He emphasized that the home, as a typical starter home, benefits from the efficiency of vinyl windows, and that significantly different windows would raise concerns. Commissioner Jaehn also praised the home's Arts and Crafts features, including the columns, wood banister, window and door detailing, and exposed rafter ends, noting the overall well-maintained exterior as a reflection of the owners' pride. He added that sometimes vinyl windows are an acceptable compromise to keep historic homes livable.

Commissioner Clough expressed admiration for the owners' commitment to historic preservation and noted that, while not of geographic significance, the Arlington neighborhood would benefit from greater recognition. He described the house as

particularly handsome, possibly the best on the block or in the immediate area and stated his support for its designation.

Commissioner McHattie noted that the house reflects its working-class roots as a first home, calling the corner porch and front-door eyebrow arch unique and charming. While original materials would be ideal, he stated that the current windows do not significantly detract from the house and expressed support for its designation.

Chair Podell stated that windows 1-over-1 are appropriate for the house and neighborhood, noting prior experiences with vinyl replacements, and sought input on the matter.

Vice Chair Azari asked, regarding the historical integrity of the windows, if vinyl windows violate NPS standards and if this is significant. Mrs. Kellums stated that, despite the replacement windows, the house meets the integrity criteria and standards of the ordinance. She noted that if additional significant alterations, such as different siding or an enclosed porch, were present alongside the window replacements, she would have concerns and would likely not have encouraged nomination.

Commissioner Jaehn stated that if the owners were seeking a design review to replace original wood windows with vinyl, his stance might differ. However, since the vinyl windows were inherited and the overall integrity and appearance of the house have been maintained, he views the situation as clear-cut.

Chair Podell opened the public portion of the meeting again at 4:54pm.

Mr. Thompson voiced support for Commissioner Jaehn's comments, noting that modern vinyl windows do not diminish a house's architectural integrity if the appearance from the street is preserved. He emphasized that preservation should focus on maintaining architectural character rather than the specific materials used and advised against making designation contingent on replacing the windows. Doing so would create undue hardship for the owners. Mr. Thompson expressed strong support for listing the house on the historic register without restrictions, a position he believes is shared by Historic Greeley Inc.

With no other questions for the applicant or staff, Chair Podell turned it over to the Commission for action.

Motion by: Commissioner Clough

He moved that 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.

Second: Commissioner Jaehn

Vote: Motion passed 6-0

Commissioner DePetro was absent.

11. Adjournment

Chair Podell adjourned the meeting at 5:00pm.

Signed by:

Dan Podell

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Dan Podell – Chair

Signed by:

Betsy Kellums

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Betsy Kellums – Secretary