

Historic Preservation Commission Agenda

Regular Meeting
Monday, July 20, 2026 at 4:00 PM

City Council Chambers-City Center South
1001 11th Ave, Greeley, CO 80631
Zoom Webinar Link:
<https://greeleygov.zoom.us/j/89654109275>

NOTICE:

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

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

Watch Meetings:



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

Comment in Real Time:



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

Submit Written Comments:



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

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

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

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



Historic Preservation Commission

July 20, 2026 at 4:00 PM

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

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of the Agenda**
- 4. Report from Historic Greeley Inc.**
- 5. Public Hearing to Consider a Request for a Certificate of Approval for Major Alterations at 714 8th Street, Case No. HPDR2026-0009**
- 6. Weld Walls Mural Festival Presentation, Armando Silva**
- 7. Common Treasures: A History of Greeley Museums, Dr. Chris Bowles, Museums Manager**
- 8. Commission Member Reports**
- 9. Staff Report**
- 10. Adjournment**

Historic Preservation Public Hearing Procedure

Public Hearing to...

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

Historic Preservation Commission

Agenda Summary

July 20, 2026

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

Title:

Public Hearing to Consider a Request for a Certificate of Approval for Major Alterations at 714 8th Street, Case No. HPDR2026-0009

Summary:

On June 24, 2026 Chris Freeland, City of Greeley Facilities Architect, on behalf of the City of Greeley, submitted an application for a Certificate of Approval for awning rehabilitation at 714 8th Street. The awning will need to be removed from the building for the work to be done most effectively and to protect the building, so staff determined it is a major alteration and therefore subject to approval from the Historic Preservation Commission. The historic awning on the north side of the building shows significant deterioration that needs to be addressed soon to prevent further damage and potential damage to the building in the future.

Recommended Motion:

A motion that, based on the application received and the preceding analysis, the Commission finds that the proposed awning rehabilitation at 714 8th Street meets (1) Criteria and Standards a, c, e, f, and h of Section 24-1003(j)(1) of the Greeley Municipal Code and therefore approves the request for a Certificate of Approval.

Attachments:

Historic Preservation Commission Summary
Attachment A – Application & Attachments
Attachment B – GHM Outline for Repair
Attachment C – Photos
Attachment D – Existing Site Map
PowerPoint Presentation

HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Certificate of Approval for Major Alteration

CASE NUMBER: HPDR2026-0009

PROJECT: Awning Rehabilitation

LOCATION: 714 8th Street

APPLICANT: Chris Freeland, on behalf of the City of Greeley

CASE PLANNER: Betsy Kellums, Planner III – Historic Preservation

HISTORIC PRESERVATION COMMISSION HEARING DATE: July 20, 2026

HISTORIC PRESERVATION COMMISSION FUNCTION:

Review the proposal for compliance with Criteria and Standards for altering designated properties or contributing properties in an historic district in Section 24-1003j of the City of Greeley Municipal Code and approve or deny the request.

PROJECT OVERVIEW AND BACKGROUND:

Proposed Project

On June 24, 2026 Chris Freeland, City of Greeley Facilities Architect, on behalf of the City of Greeley, submitted an application for a Certificate of Approval to the Historic Preservation Office for awning rehabilitation at 714 8th Street. Staff determined the application to be complete on July 2, 2026.

Please see the application and narrative for a Certificate of Approval, outline for repair, photos, and existing site map.

Background

The Historic Preservation Commission designated the Greeley Tribune Building on the Greeley Historic Register on November 10, 1997. The Historic Preservation Design Guidelines and Secretary of the Interior's Standards apply to this property.

SITE DATA:

Legal Description: GR 4980 L5 THRU L10 BLK58 LOT LN ADJ PLAT, City of Greeley, County of Weld, State of Colorado

Neighborhood:	Downtown Greeley
Designation:	District designated on the Greeley Historic Register
Year Property Built:	1929
Architectural Style/Type:	Beaux Arts
Zoning:	C-H (Commercial High Intensity)
Significant Renovations:	Certificate of Occupancy for City of Greeley Museum; Owner: City of Greeley; Permit #04030029; date: 8/11/2005. Permit #04030029 for Renovation of Greeley Tribune Building to Museum; Owner: City of Greeley; Valuation: \$2,068,000; Issue date: 7/21/2003. Historic Preservation Certificate of Approval; Applicant: Tom Newman of Dallas Street Investors LLC c/o Newman Commercial Properties, Inc; Date: 10/22/2001. Certificate of Designation; Owner: Tim Trussell; Date: 11/10/1997. Permit #860402 Remove wall section to allow removal of equipment and then block back up; Owner: Greeley Tribune; Contractor: Clearwater; Date: 6/4/1986; Final: 10/21/1987. Permit 840310 replace roof with built up roof; Owner: Greeley Tribune; Contractor: Douglass Roofing; Date: 5/1/1984; Final: 1/7/1985. Permit #833225 for Interior Remodel; Owner: Greeley Tribune; Contractor: G.L. Jantz Construction; Valuation: \$8,300 total; Date: 11/1/1983; Final: 4/30/1984. Permit #800798 to construct 12x12 computer room and 8x9 dark room; Owner: Greeley Tribune; Contractor: G.L. Jantz Construction, Inc.; Date: 12/4/1980 Final: 7/9/1981. Permit #780284 to construct three partitions and convert into office space and storage; Owner: Greeley Tribune; Contractor: C.A. Coffin; Date: 6/26/1978.

Permit #72074 for 37'x115' addition to existing Tribune Building; Owner: Greeley Tribune – Republican; Contractor: Phelps-Tointon Constructors; Valuation: \$240,000; Total Valuation exclusive of permit: \$300,000; Date: 3/2/1972; Final inspection not approved, dated 11/1/1974.

Permit #710035 for remodel; Owner: Greeley Tribune; Contractor: Manion & Cropper; Valuation for work: \$1,500; Date: 2/17/1971.

Permit #631077 for addition to commercial building; Contractor: Hensel Phelps Construction; Date issued: 11/25/1963; Final: 7/3/1964.

Permit for addition to Press Room; Date 11/6/1963; Final: 10/14/1964.

Source: Building Permit File: 714 8th Street.

KEY ISSUES AND ANALYSIS:

The proposed work is evaluated according to the relevant criteria for alteration of designated properties, defined in Section 24-1003j of the Greeley Municipal Code, as follows in the staff analysis.

Greeley Municipal Code, Section 24-1003j Criteria for Certificate of Approval

1. Alterations. Criteria and standards for alterations to a designated property or a property in a historic district are as follows:

- (a) The effect of the alteration or construction upon the general historical or architectural character of the designated property.*
- (b) The architectural style, arrangement, texture and materials of existing and proposed construction, and their relationship to other buildings.*
- (c) The effects of the proposed work in creating, changing or destroying the exterior architectural features and details of the structure upon which the work shall be done.*
- (d) The compatibility of accessory structures and fences with the main structure on the site and with adjoining structures.*
- (e) The effect of the proposed work upon the protection, enhancement, perpetuation and use of the landmark or landmark district.*
- (f) Compliance with the current Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, as defined in 24-1003.m.*

- (g) If the property is a non-contributing property in a historic district, then alterations will be in accordance with the district designation plan as recommended by the Commission and approved by City Council.*
- (h) Other requirements for alterations of a designated property or contributing property in a district as are required by the procedures and bylaws established by the Commission.*

Secretary of the Interior's Standards for Rehabilitation

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
- (3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings will not be undertaken.*
- (4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- (5) Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- (7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
- (8) Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
- (9) New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

(10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Historic Preservation Design Review Guidelines

Preservation of Original Features

Original materials and features, as well as the distinctive form, scale, and siting of a structure, contribute to its character and should be respected and preserved whenever feasible. The distinguishing qualities and characteristics of the structure and its site should be preserved using the simplest means possible. It is important that the property retain a high percentage of original features to retain its integrity. This is especially true for individually designated properties.

3. Respect the historic design character of the building.

Do not try to change its style or make it look older or more ornate than it really is. An honest approach enhances the significance of the structure.

4. Protect and maintain significant features and stylistic elements.

Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain original features from the outset so that repair or replacement is not required.

5. Preserve any existing original site features or original building materials and features.

- a. Preserve original wall and roof materials.
- b. Preserve original doors, windows, porches, and other architectural features.
- c. Preserve original site features such as set-back, steps, walls, fences, landscaping, and walkways.
- d. Avoid removing or altering original materials and features.
If weatherization is necessary to maintain energy efficiency, do not remove original doors or windows. Select storm windows and doors that do not diminish the integrity of the original doors and windows.

6. Repair deteriorated historic features to the extent possible, and replace only those elements that cannot be repaired.

- a. Patch, piece-in, splice, consolidate, or otherwise upgrade the existing material, using recognized preservation methods whenever possible, rather than remove the element.
- b. If disassembly of an original element is necessary for its repair or restoration, use methods that minimize damage to the original materials and replace the disassembled components in their original configuration.

Exterior General

Original materials should be repaired rather than replaced. Brick is a common material for historic buildings in Greeley; however, stone, wood, concrete, and other materials were also

used. Greater flexibility in materials may be considered for additions and new construction.

- 7. Use the gentlest possible procedures for cleaning, refinishing, and repairing original materials.**
 - a. Perform a test patch. Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character. For example, harsh paint removal methods can damage the protective finish of the material.
 - b. Obtain product literature and information on appropriate techniques and new technologies.
- 9. Use materials that appear similar in character to those used historically, if replacement is necessary.**
 - a. Materials similar to those employed historically are preferred.
 - b. Substitute materials may be used for replacing individual building elements, but not the primary building material.

Staff Analysis:

The proposed awning rehabilitation project complies with the applicable criteria and standards for the following reasons:

The round metal awning is a character-defining feature on the building and is constructed of steel and glass with decorative crown around the edge with several pieces missing on the west end of the awning. Portions of the facing of the awning are rusted with holes and a rosette is missing from the frieze, as well as molding along the bottom. Most of the wired glass canopy panels are cracked and need to be replaced. In order to most effectively make the needed repairs to the awning, the awning would need to be removed. That would ensure the damage is evaluated and dealt with appropriately while also ensuring no unnecessary damage to the building. Once the awning is removed and taken to a shop, the glass would be removed, patterns for new pieces would be created and the new pieces would be cast, parts would be sand or bead-blasted, patching and replacing of parts would be completed and it would be put back together. Once the rehabilitation is completed, it would be reinstalled.

The proposed removal and repair and reinstallation of the awning would have a positive impact on the historical or architectural character of the property and architectural style, arrangement, texture, and material. The proposed work would not change or destroy the awning or building but would allow it to be safely repaired with no risk for damage to the building, aside from the minimal risk for damage at the time of removal and installation. If not rehabilitated, the awning condition will only continue to deteriorate, eventually making it a hazard to retain. The rehabilitation would allow it to be reinstalled and maintained long term, thereby preserving the feature and building for the future.

The proposed rehabilitation of the awning meets the relevant Secretary of the Interior's Standards, including #2, 5, 6, and 7. The rehabilitation of the awning would retain the historic character of the building and meets Standard #2. The awning is a distinctive, character-defining

feature on the building and would be reinstalled when the rehabilitation is complete and therefore meets Standard #5. It primarily meets Standard #6 because the awning would be rehabilitated rather than replaced. Any portions that are deteriorated beyond repair would be replaced with like design, texture and to the extent possible, materials. Replacement of missing features would be done based on historic photographs and the existing materials. The parts would be sandblasted or bead blasted to clean them and then painted with automotive quality primer and paint prior to reconstruction and reinstallation.

The proposed project also meets the design guidelines for the preservation of original materials and repairing the materials and replacing with like materials only when needed.

In summary, for these reasons, the proposed project to rehabilitate the awning on the north side of the historic Greeley Tribune Building meets the criteria and standards in Section 24-1003(j) of the Greeley Municipal Code, including the Secretary of the Interior's Standards and the Historic Preservation General Design Review Guidelines.

Section 24-1003(j) (1) Criteria and Standards Addressed: a, c, e, f, and h (Secretary's Standards 2,5,6,7 and the Historic Preservation General Design Review Guidelines).

PUBLIC NOTICE:

Greeley Municipal Code Section 24-1003(f) specifies public notification requirements for Certificate of Approval applications, specifically posting a sign at the property, readily visible by adjacent property owners and from the public right-of-way, no less than 14 days prior to the public hearing. The applicant posted notice at this property on July 2, 2026. On June 26, 2026, Staff emailed a letter of notification to the applicant and property owner with the date, time and location of the public hearing. Notice was posted on the website on July 2, 2026.

STAFF RECOMMENDATION:

Staff recommends approval of the project.

RECOMMENDED MOTION:

A motion that, based on the application received and the preceding analysis, the Commission finds that the proposed awning rehabilitation at 714 8th Street meets (1) Criteria and Standards a, c, e, f, and h of Section 24-1003(j)(1) of the Greeley Municipal Code and therefore approves the request for a Certificate of Approval.

ATTACHMENTS:

Attachment A – Application & Attachments

Attachment B – GHM Outline for Repair

Attachment C – Photos

Attachment D – Existing Site Map



COMMUNITY DEVELOPMENT

Historic Preservation Design Review Major Alterations

The City of Greeley's Historic Preservation Code, [Section 24-1003](#) of the Greeley Municipal Code, requires a Certificate of Approval for Major alterations, issued by the Historic Preservation Commission for any designated historic property or property within a designated historic district. See subsection 24-1003(j) linked above for review criteria.

Major alteration means a modification to a structure that has potential to significantly alter the character of the property and includes, but is not limited to, window replacement; building addition; porch enclosure; reconstruction of a portion of the primary building; addition of dormers or other alteration to the roofline; reconstruction of features on a building; material replacement with a different material (e.g., siding); alteration or replacement of a character-defining feature; demolition; relocation; and new construction. Major alteration includes any modification that is not considered maintenance or a minor alteration.

Instructions and Details

Include all pertinent information identified on the following page(s), as well as special information requested by Historic Preservation Staff. The need for additional documents, as listed below, will be determined in consultation with Historic Preservation Staff and may include:

1. Application form signed by applicant and owner, if different.
2. Detailed narrative explaining the proposed project. Include detailed information about materials, design, measurements, location on the building or property, etc. Please explain time constraints or urgency of the project and how the proposed project meets the design guidelines. Please provide justification if the proposed project does not meet the guidelines. Contact the Historic Preservation Office for questions about the guidelines.
3. Digital photos accurately representing existing materials, colors, and textures of each side of the building, site or structure to be affected. 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. For projects involving architectural drawings, one digital set 11"x17" (and larger if requested) scaled project drawing(s), including name, date, project address, north arrow, graphic scale, date of drawings, and name, address & phone of owner and designer (if drawings are needed).
5. If the proposal is for replacement of historic material, such as windows or siding, provide estimates from qualified contractors for repair and restoration and for replacement.
6. Product literature, if applicable, such as for window, roof projects, etc.
7. Mock-Up of signs or awnings, as needed.
8. Other items as requested.

Submit the application through eTRAKIT: <https://trakit.greeleygov.com/etrakit/>. Use the Projects module. The project type is HISTORIC PRESERVATION DESIGN REVIEW and the subtype is MAJOR ALTERATION.

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 at least 15 days prior to the public hearing. 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.

If the Application is approved, alteration may not commence until the Certificate of Approval has been filed with the Weld County Clerk and Recorder and all required permits have been issued. The City will get the Certificate of Approval recorded by the Clerk and Recorder.

The approval is valid for 12 months from the approval date. If approved, work shall be completed within twelve (12) months of the date of Commission approval, with the option for two (2) six-month extensions, as approved by the Community Development Director.

The applicant is responsible for paying all required recording fees. Historic Preservation Staff will inform the applicant of the cost of recording with payment instructions. Recording fees are a flat \$43 fee and must be paid after the project is approved and prior to work being started. Please contact the Historic Preservation Staff at 970.350.9222 with questions.

Historic Preservation Design Review Major Alteration

Signature Page

Owner Name: City of Greeley

Owner Address: 1200 11th Ave, Greeley CO, 80631

Owner Phone: _____

Owner Email: _____

Applicant Name: Chris Freeland, Facilities Architect – City of Greeley

Applicant Address: 1300 A Street, Building H

Applicant Phone: 970-617-6954

Applicant Email: chris.freeland@greeleygov.com

Historic Property Name: Greeley History Museum / Tribune Building

Historic Property Address: 714 8th Street Greeley, CO 80631

Historic Property Legal Description: _____

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: Chris Freeland

Date: 2026-06-24

Property owner's signature required. If applicant is other than property owner, property owner approves of the applicant's proposed project.

Owner Signature: _____

Owner Printed Name: _____

Date: _____



June 24th, 2026

Greeley History Museum
North Entrance Canopy Repair

We are requesting approval to complete a restoration and repair project for the historic canopy located at the north main entrance of the Greeley History Museum, formerly known as the Tribune Building. The canopy is a significant architectural feature of the building and consists of a semi-circular steel-framed structure with inset glass panels and decorative ornamental elements. Due to age, weather exposure, deterioration, and deferred maintenance, several components of the canopy have reached a condition where repairs are necessary to preserve both the structural integrity and historic character of the feature.

A recent visual assessment identified several deficiencies requiring attention:

1. Multiple steel trim components exhibit advanced corrosion, with sections of the metal completely rusted through. These deteriorated elements will need to be repaired or replicated and replaced in-kind to restore the canopy's appearance and prevent further degradation.
2. A portion of the upper decorative ornamentation is missing. To maintain the historic character of the canopy, the missing section will need to be recreated using a casting process that matches the original design, profile, and detailing.
3. At least one decorative rose element has become detached and fallen from the structure. This element will be reinstalled and secured using methods appropriate for historic preservation, while other similar elements will be inspected to determine if additional stabilization is required.
4. The west-side drainpipe is partially missing, reducing the canopy's ability to properly direct stormwater away from the structure. The missing portions will be reconstructed and reinstalled to restore proper drainage and help prevent future water-related damage.
5. The majority of the existing glass panels are cracked, weathered, or otherwise damaged. These panels should be replaced with new glazing that closely matches the original appearance while meeting current safety and performance requirements where feasible.
6. The underlying structural framing requires a detailed inspection once access is available. Any deterioration, corrosion, or damage discovered within the primary structural members will be repaired or reinforced as necessary to ensure the canopy remains safe and serviceable for long-term use.

To facilitate this work, the project team proposes erecting scaffolding around and beneath the canopy. The scaffolding will provide safe access for contractors to perform detailed inspections, remove deteriorated materials, complete repairs, and install replacement components. Temporary protection measures will also be incorporated as needed to safeguard pedestrians, building occupants, and the historic building façade throughout construction. The intent of this project is to preserve an important historic architectural feature, address existing life-safety and maintenance concerns, and extend the useful life of the canopy while maintaining its original appearance and character. All repair work will be completed with consideration for the historic significance of the structure, utilizing materials, detailing, and construction methods that are compatible with the original

Chris Freeland, Facilities Architect
Greeley Public Works / Facilities Services Department

Rough outline for repair of Greeley Tribune Museum awning

Steps are as follows:

1. City will have their mason remove at least one block on left side below awning to do more exploratory confirmation of awning's existing attachment and future attachment at reinstall.
2. After block(s) are removed, the area can be sealed while awning is gone, to preserve building.
3. Once this has been completed, removal of the awning can start. A lift will need to be rented, and awning removed with the least amount of intrusiveness as possible, on the historical building.
4. Take awning to shop to do the restoration process:
 - a) Remove all glass pieces
 - b) Make patterns for new pieces (recommend all being replaced)
 - c) Remove all mechanically fastened pieces and cast ornaments
 - d) All parts and pieces need to be sand-blasted or bead-blasted
 - e) Start patching/replacing metal framework where damaged or is corroded away
5. Start the re-install process:
 - a) Install all pieces together - new casted & manufactured.
 - b) Liquid paint all of awning with automotive quality primer and paint.
 - c) Install all new glass in new or rebuilt tracks
 - d) Install rebuilt awning back on the building
 - e) Have masons re-install all necessary blocks
 - f) Touch up where needed

J&J Fabrication, INC
Jeff Shawver
970-218-4286

HPDR2026-0009 Greeley History Museum Awning Rehabilitation

Photos June 2026 by Chris Freeland





Property Facts Map PDF



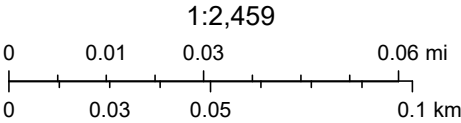
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Parcels in Greeley HillShade2012

★ Historic Registry



High : 254 - Low : 3



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Greeley IT



Awning Rehabilitation

714 8th Street

HPDR2026-0009

Historic Preservation Commission
July 20, 2026

Site Map



Proposed Project

- Rehabilitate the existing historic canopy/awning over the front entrance



Photos

Cracked glass
Missing rosette need
to be reinstalled



Photos

Missing crown feature



Photos

Significant rust
damage



Photos

Detailing missing from
the rest of the awning



Rehab process

1. City will have their mason remove at least one block on left side below awning to do more exploratory confirmation of awning's existing attachment and future attachment at reinstall.
2. After block(s) are removed, the area can be sealed while awning is gone, to preserve building.
3. Once this has been completed, removal of the awning can start. A lift will need to be rented, and awning removed with the least amount of intrusiveness as possible, on the historical building.

Rehab process

4. Take awning to shop to do the restoration process:
 - a) Remove all glass pieces
 - b) Make patterns for new pieces (recommend all being replaced)
 - c) Remove all mechanically fastened pieces and cast ornaments
 - d) All parts and pieces need to be sand-blasted or bead-blasted
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 - a) Install all pieces together - new casted & manufactured.
 - b) Liquid paint all of awning with automotive quality primer and paint.
 - c) Install all new glass in new or rebuilt tracks
 - d) Install rebuilt awning back on the building
 - e) Have masons re-install all necessary blocks
 - f) Touch up where needed

-Jeff Shawver, J&J Fabrication, Inc

Section 24-1003(j)(1)

Criteria & Standards



a – Effect of alteration on character



c – Effect on architectural features and details



e – Effect on protection, enhancement, perpetuation and use



f – Compliance with Secretary's Standards (#2,5,6,7)



h – General Design Review Guidelines

Public Notice

- Email notice to owner/applicant – June 26, 2026
- Posted at property by applicant – July 2, 2026
- Posted on website – July 2, 2026

Recommendation

- Finding that the project meets the Criteria and Standards in Section 24-1003 of the Greeley Municipal code and the Secretary of the Interior's Standards for Rehabilitation.
- Approval.

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 that, based on the application received and the preceding analysis, the Commission finds that the proposed awning rehabilitation at 714 8th Street meets (1) Criteria and Standards a, c, e, f, and h of Section 24-1003(j)(1) of the Greeley Municipal Code and therefore approves the request for a Certificate of Approval.

Thank you



Historic Preservation Commission

Agenda Summary

July 20, 2026

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

Title:

Weld Walls Mural Festival Presentation by Armando Silva

Summary:

Greeley artist and muralist Armando Silva, Silva Studios, will present about the upcoming Weld Walls Mural Festival that will be on 16th Street between 9th and 10th Avenues from September 14th – 19th, 2026. This is the third year of the festival, and they will be installing eight new pieces of public art on that block. They are partnering with the DDA and the Greeley Art Commission and are focusing on community engagement. They are interested in sharing information about the Color Portraits Sign and possibly activating it somehow during the festival.

Recommended Motion:

No action needed. Information only item.

Attachments:

None

Historic Preservation Commission

Agenda Summary

July 20, 2026

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

Title:

Common Treasures: A History of Greeley Museums

Summary:

Dr. Chris Bowles, City of Greeley Museums Manager, will explore more than 100 years of the Greeley Museums. This year marks the 50th Anniversary of Centennial Village Museum, one of the largest of its type in Colorado and now on the city's local landmark register. Now middle-aged, and the museums overall in their 90s, Chris presents the history of the institution and asks the audience to consider "what makes us special?" and "where should we go from here?"

Recommended Motion:

No action needed. Information only item.

Attachments:

PowerPoint Presentation



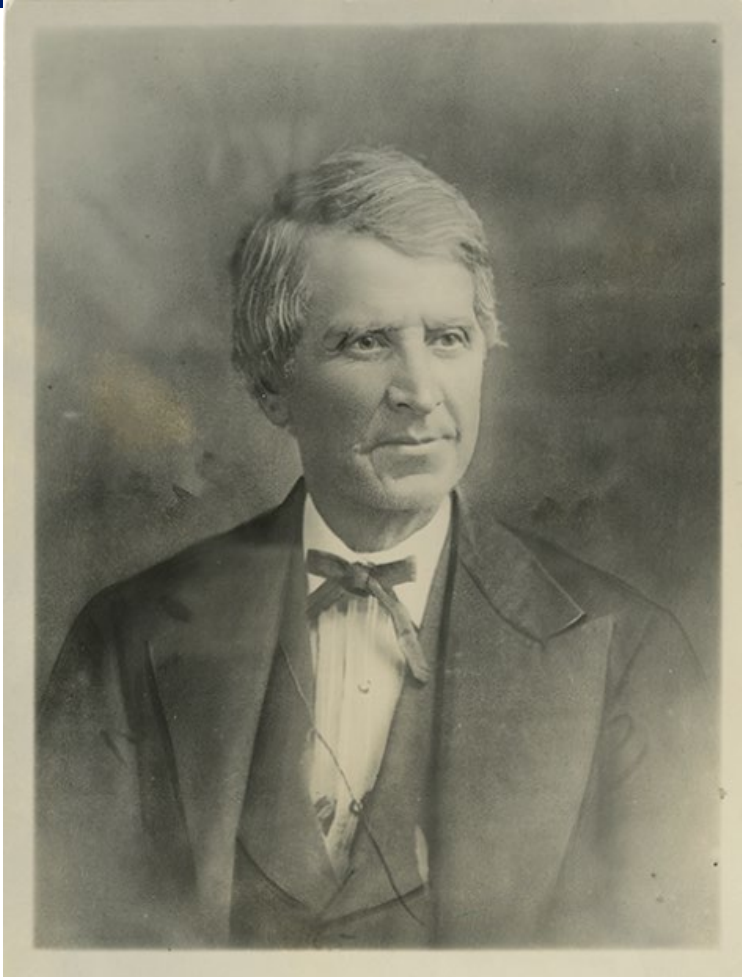
Common Treasures: A History of Greeley Museums

History Hour

Dr Chris Bowles, City of Greeley Museums Manager
June 24, 2026



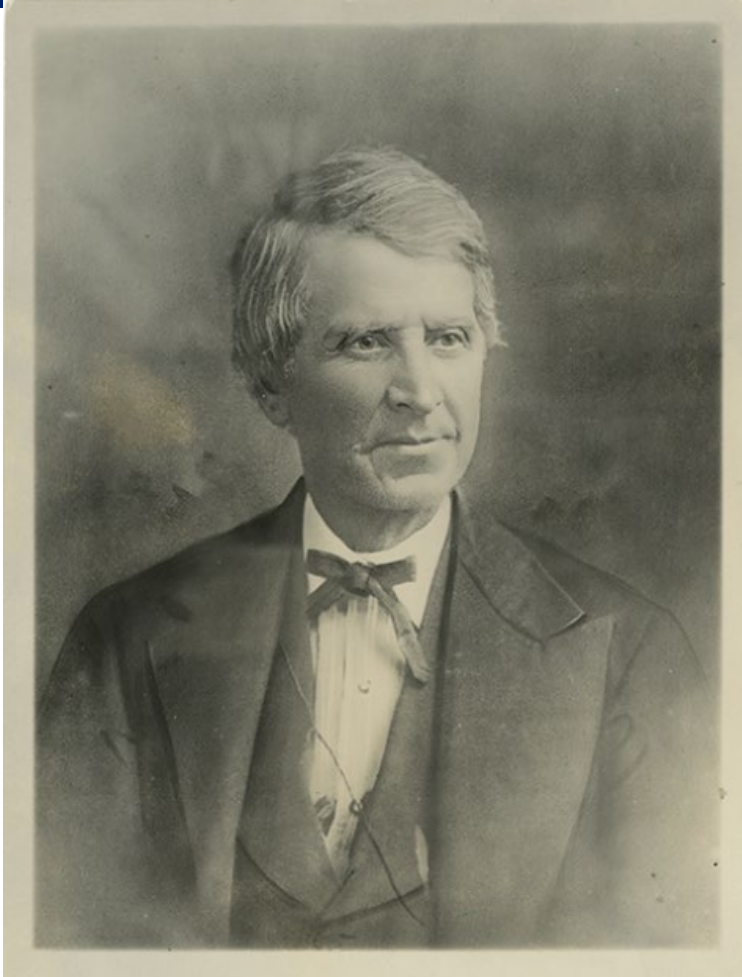
1870 – Our ‘Common Treasures’



“Now while we are daily exploring the prairies, mountains, and streams, and even bringing up the buried treasures of the ages from the ground beneath us, we hope that our people will bear in mind the fact that we are organizing a museum for the benefit of the whole colony and whenever anything appropriate may be found, let it be placed among our ‘common treasures’ and we will soon have a collection that will be both instructive and entertaining.”...

(Nathan C. Meeker, *Greeley Tribune*, December 7, 1870)

1870 – Our ‘Common Treasures’



... “Bring specimens of fossils, petrifications, minerals and even birds and small animals which will be properly prepared. Many of our people have rare which they have expressed a wish to donate as soon as they could be cared for. A room has now been appropriated for this purpose, in connection with the Reading Room, by the Trustees, and it will be placed in the hands of competent persons for the classification of all donations.”

(Nathan C. Meeker, *Greeley Tribune*, December 7, 1870)

1870 – Our ‘Common Treasures’

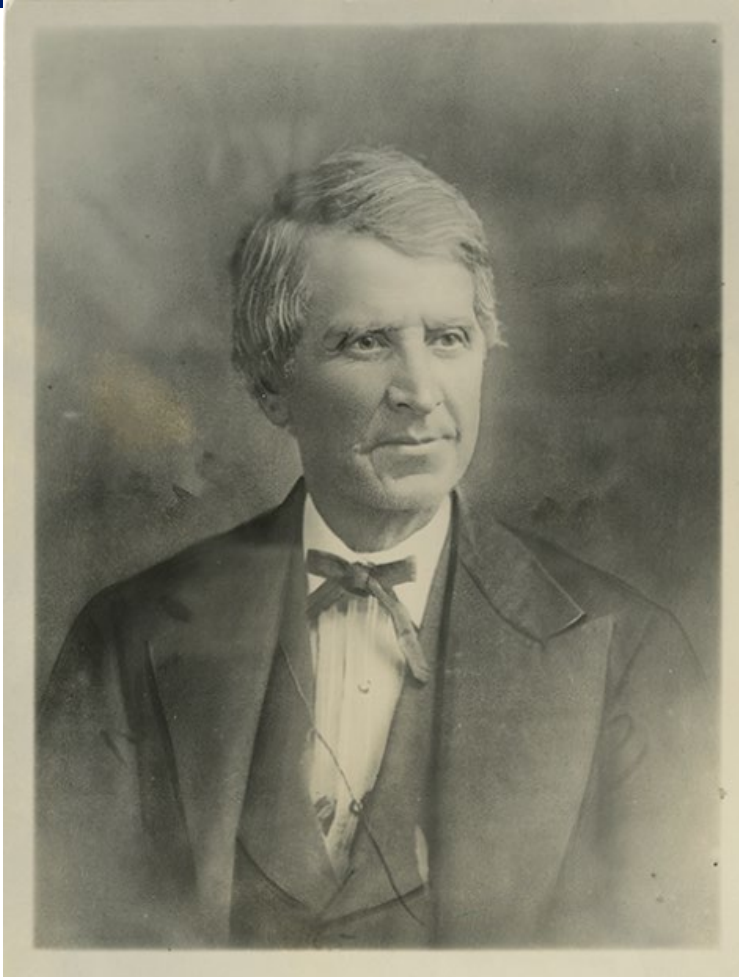
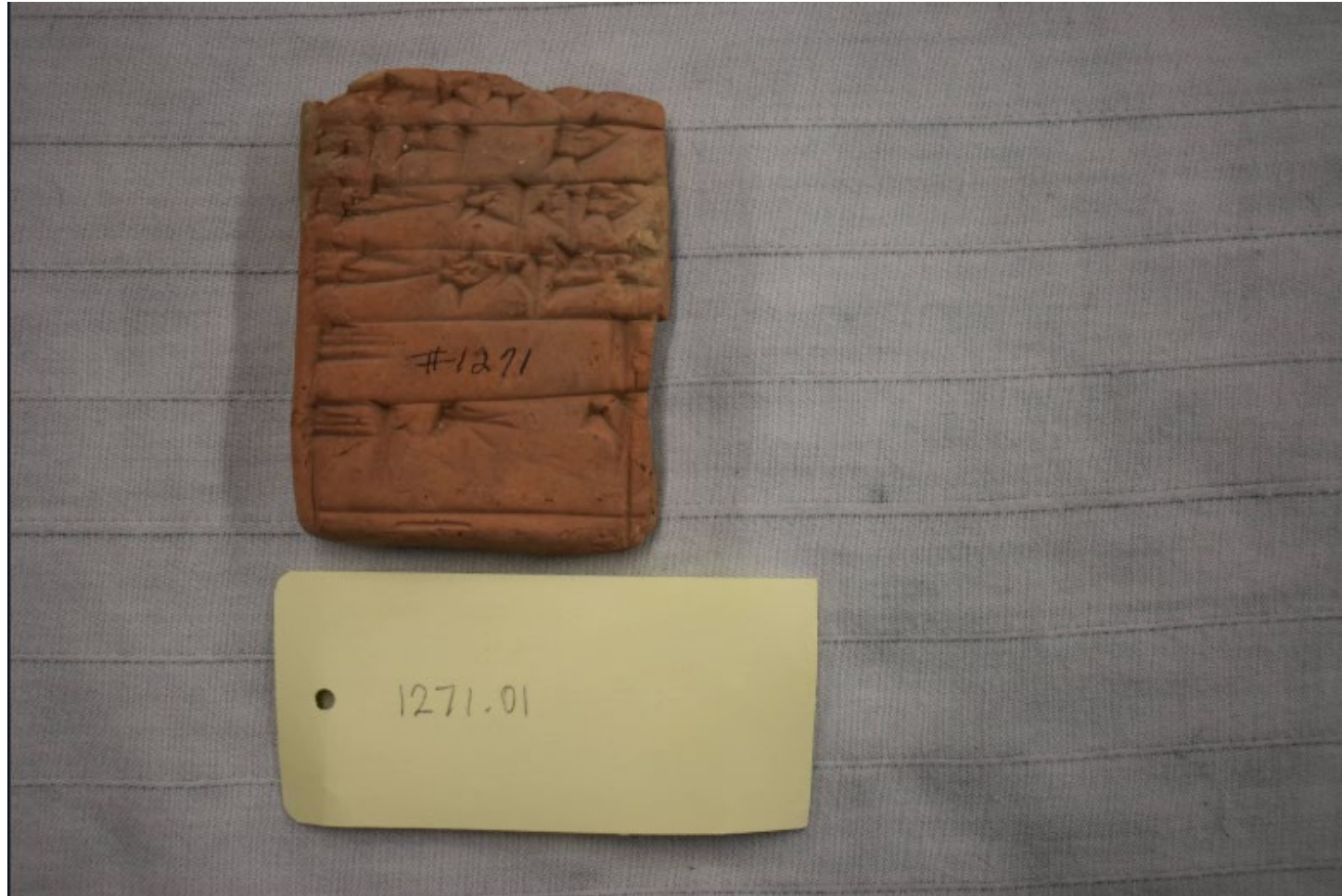


Photo of Nathan Cook Meeker, 1870 (Source: City of Greeley Museums Collections AI-3146)

- Provision of space for collections in the Reading Room of Greeley’s first Library – Greeley’s FIRST museum
- Many in the community were avid collectors
- A growing desire to curate collections from the Union Colony itself as original members grew older
- Antiquarianism was rampant among the upper classes of society who could afford to travel the world. Many brought back “treasures” for their own collections, often at the expense of local heritage and culture seen as primitive. It was a form of preservation from them.

1870 – Our ‘Common Treasures’



Cuneiform Tablet from Near East (Source: City of Greeley Museums Collections 1271.001)

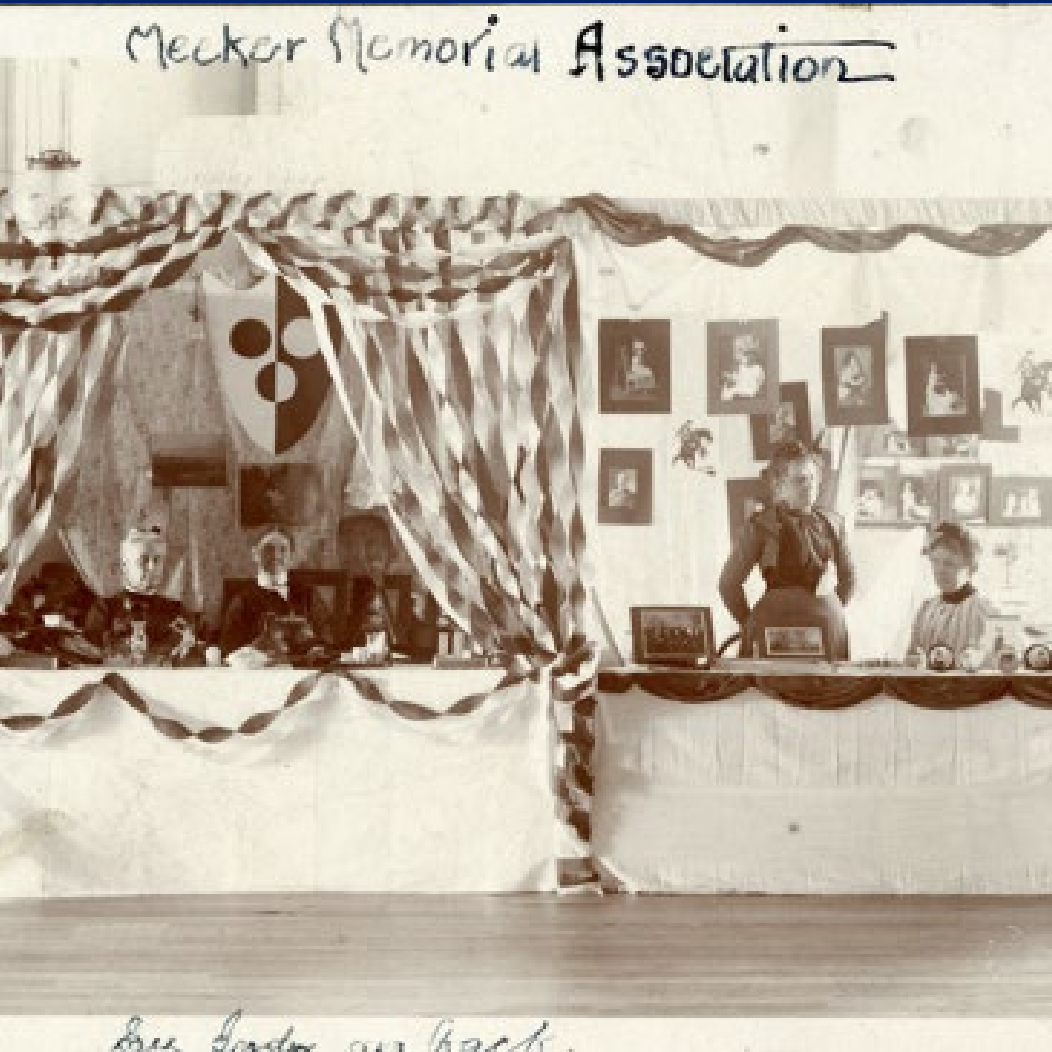
1900-1929 – Meeker Memorial Library Association



1900-1901 – Founding the Meeker Memorial Library Association

- May 8, 1900 – a group of women met who felt a proper memorial to Nathan Meeker was needed in the form of a new library
- They were drawn several Women's Clubs, the Pioneer and Village Improvement Society, and the Social Science Club,
- They formed the Meeker Memorial Library Association, and incorporated it in October, 1901
- First members were Susan Adams, Emily Jones, Alice Johnson, Elizabeth Clark, Josephine Cheeseman, Elizabeth Haynes and Sarah Hogarty

1900-1929 – Meeker Memorial Library Association



1900-1901 – Founding the Meeker Memorial Library Association

- Collection for a museum began in 1900
- Within a few years the Greeley Public Library built by public subscription, negating MMLA's purpose
- MMLA's first museum was in the Meeker Memorial Room at the public library
- For the next aprox. 25 years, MMLA held regular fundraising events to buy the Meeker home as a permanent home.

MMLA Fundraising: Left-Right Elizabeth Clark (?), Emily Jones, Susan Adams, Elizabeth Haynes (Source: City of Greeley Museums Collections AL-0874)

1900-1928 – Meeker Memorial Library Association



Home of Greeley's SECOND museum (Source: City of Greeley Museums Collections 1989.02.0001M)

Rummage sales, fairs, ice cream socials, library teas and a minstrel show were the means employed to raise funds.



Meeker Bust (Source: City of Greeley Museums Collections 1982.76.0001.83B)

1929–1959 Meeker Memorial Museum



1900-1901 – Founding the Meeker Memorial Library Association

- The Meekers' home at 1324 9th Avenue had been in the family from 1870-1914 when it was purchased by the Bartholomews.
- The Bartholomews transferred it to CN Jackson in 1925
- The City of Greeley entered an agreement with the MMLA to purchase the building for their Museum for \$12,000 with MMLA contributing \$1000. Greeley's THIRD museum.

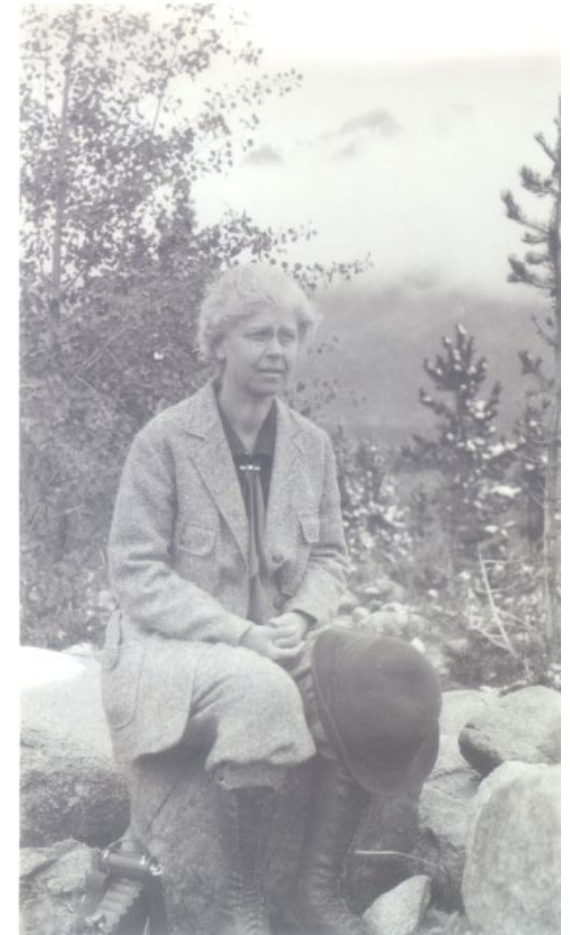
1929–1959 First Curators



1929 First Curators A.B. and Lillian Copeland (Source: City of Greeley Museums Collections 1991.42.0695)



1936 Second Curator George Hodgson (Source: City of Greeley Museums Collections 1983.48.0013.6)



1946 Third Curator Maud Meeker Gilliland (Source: City of Greeley Museums Collections 1983.48.0013.6)

1929–1959 First Curators



1953 Fourth Curator Helen Larson c.1959 (Source: City of Greeley Museums Collections 1997.50.0001C)

- Front room
 - Contained cases with native object, Josephine Meeker's dress, near eastern objects, pictures of the Greeley pioneers
- Middle Room
 - Meeker side board, piano, odds and ends of chairs
- Back room
 - Bright, bay window, "orial" window, melodians, the Meeker parlor set, conch shells, "Maria's" Indian pottery
- Two Hallways
- "Sleeping porch"
 - Meeker furniture, coyote skins, 1880s underwear
- Kitchen
- Bathroom ("sort of")
- Upstairs apartments – smelled like cabbage

1959 – First Dept of Culture in Nation

Oct 10, 1958
**Greeley Commended
For Dept. of Culture**

Greeley has been commended for including a provision in its new city charter providing for a department of culture as part of the city's administrative setup.

This was disclosed Thursday when City Manager B. H. Cruce made public a letter he had received from Orin F. Nolting, executive director of the International City Managers' Assn., which has its headquarters in Chicago.

Cruce had sent Nolting a copy of the new charter and, in his reply, the association's executive director commented it was an "excellent document." His letter continued:

"Of course I am especially pleased with the provision in the charter for a department of culture and I think you have put into this department the services and activities which should be included.

"I do not know of any other American city which has taken this step and I think, in years to come, it will be possible to look back and say that Greeley, Colo., was the first city to emphasize cultural activities by creating a department of culture.

"We certainly want to give special recognition in our monthly journal, Public Management, to what you have done," Nolting concluded, asking that Cruce send him any additional information or background material that might be available on the subject. *Tr Oct 10 5-8*

Points of Interest In Greeley

PARKS—

ISLAND GROVE, North 11th Avenue or North 14th Avenue. Championship Rodeo. July 2, 3 and 4. County Fair Grounds. Saddle Club Stable and clubhouse. Trap Shooting. Spacious picnic grounds. Children's playground Tennis courts. Zoo.

GLENMERE, 14th Avenue at 19th Street. Water fowls. Duck Island. Prized Flower Garden and tulip beds. Children's playground. Picnics.

INSPIRATION POINT, 11th Avenue at 20th Street. Observation Tower 225 feet above downtown.

LUTHER, 9th and 10th Street at 21st Avenue. Flower garden. Golf putting green. Picnics.

GOLF COURSES—

HIGHLAND HILLS MUNICIPAL, 20th Street and 51st Avenue. Nine hole public golf course of championship calibre. Driving range and putting green.

Country Club, Highway 34. Private eighteen hole, grass green golf course.

CIVIC CENTER—

Greeley Public Library, facing Park, 915 7th St. Community Center (service club luncheonette) at 7th St.

Greeley Community Activities Center, 11th Avenue: Youth Center and Crafts, Sports and Games, Drama and Dance.

Also adult education, special vocational.

Children's Playground. Children's play rooms.

City Hall, Court House, Elk and Parking lots.

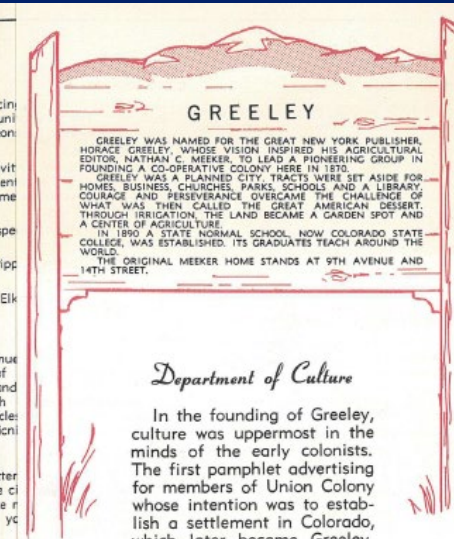
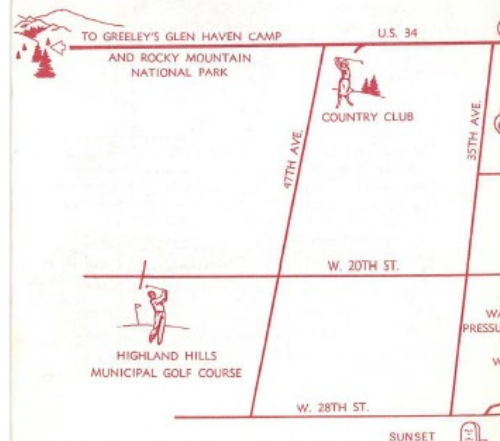
MUSEUMS—

MEEKER HOME, 9th Avenue at 20th Street. Original home of founder. Built in 1870 and in 1960. Furnished with furniture and other articles of interest. Admission free. Picnics.

THE CITY BEAUTIFUL—

Greeley's grid street pattern makes it easy to drive around the city and see the lined streets, beautiful yards and gracious homes.

SCHOOLS



"All the lots of the village should be sold, that funds may be obtained for making improvements for the common good — such as building a church, a town hall, a school house, a library"

Greeley is the first city in the United States to establish by Charter a Department of Culture. This Charter was approved June 24, 1958 and reads in part as follows:

"There shall be a Department of Culture. The Department shall consist of a Division of Library, Division of Museum, Division of Adult Education, Division of Recreation and other divisions as may be created by ordinance of the City Council. The City Council may provide for advisory boards for any division, except the Library Board, which is hereinafter provided for. The City Manager shall appoint, or shall be, the Department Head.

"The Department shall provide for a Museum, an Adult Education program, a Recreational program and such other crafts, recreation, and sponsored cultural activities which are necessary for the general welfare of the City of Greeley."

1958-59 Remodel



(Meeker Museum c. 1958 Source: City of Greeley Museums Collections 1972.01.0255)



(Meeker Museum c. 1959 Source: City of Greeley Museums Collections 1982.76.0001.80B)

1958-59 Remodel



Lounge c. 1959 (Source: City of Greeley Museums Collections 1982.76.0001.85)



Meeker Mirror c. 1959 (Source: City of Greeley Museums Collections 1982.76.0001.86)



Front Parlor c. 1959 Source: City of Greeley Museums Collections 1982.76.0001.87)



(Bedroom (Source: City of Greeley Museums Collection 1982.76.0001.100)

Museum Development Continues



- Plans for an L Shaped modern museum in 1961 at Meeker Home
- Artifact storage an issue – in the cellar and a garage
- Property to the north offered, but City declined
- Artifacts moved to off-site storage c. 1966

Helen Larson, Mabel Marsh, Mrs and Judge Bradfield, Selma Terry, Hazel Johnson c. 1961 Source: City of Greeley Museums Collections 1982.76.0001.103)

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First Municipal Museum (but 4th)

In 1968, the City built its and provided a wing for a new museum, its now 3000 strong collection, and the public library



Florence Clark c. 1969



Municipal Museum c. 1981 Source: City of Greeley Museums Collections AL-0824)



Municipal Complex c. 1969

A Pioneer Museum?



- 1966 Cache La Poudre museum offers 26 acres, collections and 2 buildings for \$9500. City rejected this
- They then donated 4 structures and collections which were stored in the City Shops
- Others offering buildings
- 1968 Cache La Poudre Museum closes
- Florence Clark and Museum Advisory Board develop plans for a Pioneer Museum to commemorate Greeley's Centennial in 1970

Centennial Village is Born!



- City carves out land at Island Grove
- Colorado Bicentennial Commission gives city \$20,000 towards it
- Other community benefactors
- Buildings moved to site in 1975
- Landscape designed
- Floral beds donated by the Greeley Audubon Society

Centennial Village Over the Years



Weld's First Courthouse, now at Centennial Village Museum
(Source: City of Greeley Museums Collections)



Centennial Village Over the Years



Centennial Village Over the Years



White Plumb Farm



- Donated in 1990s
- City took full possession in 2002
- Purchased property adjacent in 2004 for farming/horticulture
- Home of Baby Animal Days
- Grew pumpkins for Weld Werks!

Greeley History Museum



- 2003 Bond initiative for new museum and Ice House
- City Purchased the former Tribune Building
- Renovations began with support from the State Historical Fund
- Opened in 2005 along with the merged Municipal Archives as the Greeley History Museum

Into the Future



- Uncertain Times
- Friends of Greeley Museum
- Where should we go now?

Thank you

