

Historic Preservation Commission Agenda

Regular Meeting

Monday November 17, 2025, at 4:00pm

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

Zoom Webinar Link:

<https://greeleygov.zoom.us/j/84430383097>

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.municodem meetings.com/](https://greeleyco.municodem meetings.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

November 17, 2025, at 4:00 PM
City Council Chambers - City Center South
1001 11th Avenue, Greeley. CO. 80631

1. **Call to Order**
2. **Roll Call**
3. **Approval of the Agenda**
4. **Approval of Historic Preservation Minutes for October 20, 2025.**
5. **Report from Historic Greeley Inc.**
6. **A Public Hearing to Consider a Request for Certificate of Designation for the Dean Building/Weld County Bank Building/City Hall, at 1000 10th Street, Case No. GHR2025-0002**

TO BE CONTINUED TO DECEMBER 1 2025 DUE TO A LACK OF QUORUM.

7. **Chair/Vice Chair Elections**
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 Meeting Minutes

Meeting Date at 4:00pm

1. Call to Order

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

2. Roll Call – Present

Commissioner Doran Azari
Commissioner Marshall Clough
Vice Chair Sean Jaehn
Commissioner Gabe Llanas
Commissioner Melissa Martinez

Absent:

Chair Kristen DePetro
Commissioner Dan Podell

3. Approval of the agenda

There were no changes to the agenda.

Motion by: Commissioner Azari

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

Second: Commissioner Martinez

Vote: Motion passed 5-0

(Chair DePetro & Commissioner Podell were absent)

4. Approval of Minutes

There were no changes to the minutes.

Motion by: Commissioner Azari

Actual Motion: He moved to approve the minutes as published.

Second: Commissioner Clough

Vote: Motion passed 5-0

(Chair DePetro & Commissioner Podell were absent)

Before any agenda items were discussed, Betsy Kellums (Planner III – Historic Preservation) announced that City Hall had been nominated for designation as a Historic Property through a non-owner nomination. She explained that, as a result, any references to City Hall must be removed from all presentations and discussions.

5. A Stronger Foundation: The Story of Historic Greeley, by Annette Jaehn, Historic Greeley

Inc.

Annette Jaehn (Historic Greeley Inc.) began her presentation by introducing herself and the presentation as published.

Commissioner Azari asked if she would be presenting to any other city groups. Mrs. Jaehn said no, and Commissioner Clough encouraged her to share the same presentation with other city commissions if possible.

Commissioner Azari suggested considering whether this type of presentation could be featured on Greeley Channel 8 or included alongside the city's historic walking tours to help raise public awareness. Mrs. Kellums responded that she was unsure if that would be possible, as the presentation is not city-sponsored, but agreed to look into it and follow up.

6. Downtown Civic Campus Presentation by Kelli Johnson, Assistant City Manager, City of Greeley.

Kelli Johnson (Assistant City Manager) began her presentation by introducing herself and the plan as published.

Commissioner Azari asked to revisit the topic of downtown drainage concerns and the ongoing flood mitigation measures. Mrs. Johnson explained that the city already has a coordinated schedule and long-term plan for downtown drainage improvements, with funding allocated for this work. The current project will align with their broader plan, ensuring that any infrastructure replaced within the four- to five-block area supports the city's overall drainage strategy. Mrs. Johnson noted that downtown contains some of the city's oldest infrastructure, making replacement a significant but necessary effort. The city remains committed to improving drainage as part of this project, which forms one component of the larger 12th Street Outfall Plan, available on the Speak Up Greeley webpage.

Commissioner Clough expressed strong support for keeping the county offices downtown and appreciated the school district's collaboration on the project. He did voice concern that the presentation did not address the historic integrity of downtown, noting that the images shown featured only new buildings. Commissioner Clough emphasized the importance of preserving Greeley's historic identity amid revitalization efforts and asked whether discussions had taken place on how to maintain that character while pursuing redevelopment. Mrs. Johnson noted that the project is still in its early stages and that the renderings presented are only draft concepts. She explained that public engagement is beginning early to gather feedback before design work progresses. Similar comments have also been heard from the Downtown Development Authority. Mrs. Johnson emphasized that architectural design has not yet begun and appreciated the reminder to keep historic character and community input top of mind as the project moves forward.

Vice Chair Jaehn asked whether there would be an effort or requirement to ensure new construction aligns architecturally with the surrounding historical properties. From a materials and design standpoint, including cladding and architectural features. Mrs. Johnson stated the city, county, and school district are currently finalizing agreements and project details. All the buildings will be co-designed to align architecturally. While the county's project is progressing more slowly, the three entities (the county, the city, and the school district) meet weekly to ensure coordination and architectural consistency. All developments

will also undergo review through Greeley’s planning department to maintain design cohesion and compliance.

Commissioner Llanas emphasized concerns about preserving the integrity of downtown, particularly Lincoln Park, which is the second-oldest site on the city’s historic registry. He expressed that making fundamental changes to such a significant and historic space would be deeply inappropriate and reiterated the importance of maintaining the character and heritage of downtown as one of the city’s most historically important areas.

7. Commission Member Report

There were no commission member reports.

8. Staff Report

Mrs. Kellums began her staff report by confirming whether 4:00 p.m. still worked as a suitable meeting time for the Commission. All 5 present Commissioners agreed 4:00pm works best for them.

Mrs. Kellums next item was regarding the CLG Annual report. It is due in a couple of weeks and requires feedback from the Commission on one question. What CLG accomplishment, or event in Federal Fiscal year 2025 makes the Commission and Board most proud? Along with a reminder that the fiscal year is between October 1, 2024, to September 30, 2025.

Vice Chair, Jaehn mentioned the Historic Preservation Awards.

Commissioner Llanas mentioned the continued partnership with the Boys & Girls Club.

Commissioner Clough said he would email Mrs. Kellums about his ideas.

Commissioner Martinez mentioned the increase in Historical designations this year.

9. Adjournment

Vice Chair Jaehn adjourned the meeting at 4:46pm.

Sean Jaehn – Vice Chair

Betsy Kellums – Secretary