



**BOARDS & COMMISSIONS**

## Historic Preservation Commission Meeting Minutes

March 2, 2026, at 4:00pm

**1. Call to Order**

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

**2. Roll Call – Present**

Vice Chair Doran Azari  
Commissioner Marshall Clough  
Commissioner Christen DePetro  
Commissioner Sean Jaehn  
Commissioner Melissa Martinez  
Commissioner Brent McHattie  
Chair Dan Podell

**Absent:** No absences

**3. Approval of the agenda**

There were no changes to the agenda.

**Motion by:** Commissioner Clough

He moved to approve the agenda as published.

**Second:** Commissioner Azari

**Vote:** Motion passed 7-0

**4. Approval of the February 2, 2026, Meeting Minutes**

There were no changes to the minutes.

**Motion by:** Commissioner Azari

He moved to approve the minutes as published.

**Second:** Commissioner Clough

**Vote:** Motion passed 7-0

**5. Report from Historic Greeley Inc**

There was no report from Historic Greeley Inc.

**6. Review of Building Permit Fee Refund Request for 702 13<sup>th</sup> Street/Allnutt Funeral Home Greeley Creative Arts Center.**

Betsy Kellums (Planner III – Historic Preservation) began her presentation regarding her item as published. Becky Safarik (Board President of the Creative District) shared more information about the center as well as pictures.

Commissioner Jaehn commended Ms. Safarik on her presentation, and he said it was especially encouraging to see how they effectively made use of the opportunity provided by the city, and it

is hoped that their efforts will serve as a strong example for others who wish to go through the process.

Chair Podell asked how the building is being used currently. Ms. Safarik shared that the center has one full-time staff member, the executive director. There is a retail shop where member artists create and sell work. The space also functions as a gallery with rotating monthly exhibits, including student artwork during Youth Arts Month and local artist showcases during First Friday events. Additionally, a large classroom hosts various art classes, such as bookbinding, stained glass, gouache, oil, and watercolor, with more classes planned in upcoming sessions. She also shared that the center offers a workshop space equipped with large tables and specialized tools, such as mat cutters, drills, framing equipment, and bookbinding presses, providing members with access to a well-equipped workspace for projects as needed.

Ms. Safarik stated that they are hoping to have a way to honor Historic Preservation Month in that gallery space in May, and show off not only the building, but also the important historic buildings that the Commission honors each year as well.

There was discussion between Commissioner Clough and Ms. Safarik regarding memberships and future studios.

**Motion by:** Commissioner Azari

He moved that the Commission finds the project meets the building permit fee refund program guidelines and approves the application of the Greeley Creative District for a refund of building permit fees on building permit number BCX2504-0448, for the exterior and interior alterations of 702 13th Street, based upon exterior and interior rehabilitation work that is eligible for a total refund of \$8,163.75.

**Second:** Commissioner DePetro

**Vote:** Motion passed 7-0

**7. Resolution Commending Gabriel Llanas for Service on the Historic Preservation Commission.**

Chair Podell presented Gabriel Llanas with a framed resolution for his service on the Historic Preservation Commission.

**8. CPI Saving Places Conference Reports**

Commissioner Azari shared that one standout presentation was delivered by Greeley City Museum staff members Gabe Llanas and Geoff Havens. Titled *250, 150, 60, and 50*, it highlighted major historical milestones while celebrating the 50th anniversary of the Centennial Village Museum. They shared how community partnerships, preservation efforts, and interactive programming have kept the museum relevant across the region and for new generations. Their work was praised as an excellent representation of the community, and the museum staff's contributions were recognized as highly valuable to the city.

Commissioner Azari also recognized Board Chair Dan Podell for his remarks at the closing of City Hall's round building, noting his lighthearted yet heartfelt pun about the building not being "around" much longer. He was commended for representing the community with honor and respect in marking the loss of such an iconic structure.

Commissioner Clough shared a similar sentiment regarding Friday's event, where both Chair Podell and Annette Jaehn were recognized for their remarks. Chair Podell's speech was

appreciated, and Ms. Jaehn was commended for her thoughtful representation of Historic Greeley, clearly expressing the community’s shared concern for preserving its historic values. Conversation ensued between the Commission regarding a possible merger between the Museum Board and Parks and Recreation. Commissioner Azari and Ms. Kellums are going to pass along the feedback from this meeting to their respective boards.

**9. Commission Member Report**

Notate any member reports and names.

**10. Staff Report**

Ms. Kellums shared that she attended all three days of the CPI conference, participating in multiple sessions and finding it highly valuable. The session on Centennial Village inspired potential plans for a future walking tour tied to its 50th anniversary.

Ms. Kellums attended “building small,” which promotes adaptive reuse and small-scale development to preserve community character and address missing middle housing.

Ms. Kellums enjoyed a presentation by Jeremy Wells that challenged traditional ideas of building integrity. She noted that the National Park Service defines seven aspects of integrity, with five tangible and two abstract, feeling and association, which are harder to evaluate and usually insufficient on their own for designation. She commended the commission for thinking creatively in their designations, noting that strictly adhering to established examples could have led to missed opportunities.

Ms. Kellums participated in a presentation alongside Wade Broadhead, a Director in Fountain, a preservation commissioner from Saguache, and Lindsey from History Colorado, the state GLC coordinator. The session highlighted strong community engagement in smaller towns, offering useful ideas despite differing challenges.

Ms. Kellums shared a key takeaway was the importance of prioritizing community input alongside, or even above, expert perspectives. While experts may find insufficient integrity, the preferences of residents should be considered equally or even prioritized in decision-making. Ms. Kellums strongly suggested that the Commissioners attend these conferences if able.

Conversation ensued regarding the Historic Preservation Month event being held at the Macy Allnutt building. Commissioner DePetro shared an idea of a souvenir that can be passed out at that event.

**11. Adjournment**

Chair Podell adjourned the meeting at 4:55pm.

Signed by: Dan Podell  
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**Dan Podell – Chair**

Signed by: Betsy Kellums  
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**Betsy Kellums – Secretary**