



Historic Preservation Commission Meeting Minutes

April 6, 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 Azari

He moved to approve the agenda as published.

Second: Commissioner Clough

Vote: Motion passed 7-0

4. Approval of the March 2, 2026, Meeting Minutes

Betsy Kellums (Planner III – Historic Preservation) asked to correct Becky Safarik’s title from Executive Director to the President of the Board on item number 6.

Motion by: Commissioner Azari

He moved to approve the minutes as amended.

Second: Commissioner DePetro

Vote: Motion passed 7-0

5. Report from Historic Greeley Inc

Ron Thompson shared that a spring tea event will be held this Saturday at the historic Southard Gillespie House, an activity organized a few times each year. He noted ongoing involvement in assisting individuals and organizations with applications for state historical tax credits, including support for local projects such as the Creative District building, the former Macy Allnutt building. While the outcomes of these applications are still pending, there is optimism about their success.

Mr. Thompson mentioned that in May, Historic Greeley will host an exhibit at the Creative District in recognition of Historic Preservation Month, focusing on local preservation efforts.

The exhibit will be available for most of the month and will coincide with the presentation of the

Historic Preservation Awards. He added that nominations for these awards will soon be submitted for review.

6. Public Hearing to Consider a Request for Certificate of Approval for Major Alterations at 1526 9th Avenue

Chair Podell asked if there were any conflicts with the Commissioners. Seeing none, Chair Podell asked staff to proceed with the presentation.

Betsy Kellums (Planner III – Historic Preservation) presented her staff report regarding the item as published, concluding with a recommendation for approval.

Commissioner Jaehn asked if the property was owner occupied or a rental. Mrs. Kellums stated it was a rental.

Discussion ensued between the commission and the applicant regarding replacement options, associated costs, potential issues, and property insurance coverage.

With no other questions for the applicant, Chair Podell opened the public portion of the meeting at 4:19 pm. No one in attendance nor online wished to speak on the item so Chair Podell closed the public portion of the meeting at 4:19pm.

A discussion took place among the commissioners and staff regarding state design guidelines, historic character and integrity, cost considerations, precedent-setting implications, and future preservation of the property.

Motion by: Commissioner Azari

Motion: He moved that, based on the application received and the preceding analysis, the Commission finds that the proposed siding replacement at 1526 9th Avenue 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.

Second: Commissioner Martinez

Vote: Motion passed 6-1

Commissioner Jaehn voted against the motion because there were no exploratory steps taken to see what was underneath the vinyl siding.

7. Commission Member Report

Commissioner Azari attended a National Alliance of Preservation Commissions training on collaboration between preservation organizations and commissions. Presenters from across the U.S. explained that while these groups share goals, differences in how they operate can create challenges. He said the speaker emphasized that strong partnerships lead to better advocacy and outcomes. He highlighted Greeley as a positive example of effective collaboration, reflecting a broader trend of successful partnerships nationwide.

Commissioner Azari said his main takeaway was that Greeley already demonstrates these strengths. While not all historic sites can be saved, ongoing cooperation remains essential, and he expressed appreciation for the community's commitment to preservation.

8. Staff Report

Ms. Kellums reminded attendees that the Historic Preservation Month event will take place on May 21, 2026, from 5:00 to 6:30 p.m. at the Creative District building, the historic Macy Allnutt Funeral Home at 702 13th Street, in the Roy Wardell Gallery. The event will include a video

about City Hall produced by Doug May, with a possible additional video about the venue, along with Historic Preservation Month award presentations.

She also highlighted History Fest, taking place the week of May 11 at Centennial Village, encouraging participation as a volunteer. The event offers an engaging opportunity to teach elementary-aged students about historic buildings, with provided meals and flexible morning or afternoon shifts.

Commissioner Azari encouraged fellow commissioners to attend History Fest, even if not volunteering, to observe the event. He noted that museum staff organize an impressive experience for students from across the region, including Greeley, Loveland, and Fort Collins, allowing them to engage with history at Centennial Village. The event was described as a valuable outreach effort and a strong example of Greeley's connection to surrounding communities.

9. Adjournment

Chair Podell adjourned the meeting at 4:34pm.

Signed by:

Dan Podell

Dan Podell - Chair

Signed by:

Betsy Kellums

Betsy Kellums - Secretary