



BOARDS & COMMISSIONS

Historic Preservation Commission Meeting Minutes

November 17, 2025, at 4:00pm

1. Call to Order

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

2. Roll Call – Present

Commissioner Doran Azari
Commissioner Marshall Clough
Chair Christen DePetro
Commissioner Gabe Llanas – Attended Online
Commissioner Melissa Martinez – Attended Online
Commissioner Dan Podell

Absent:

Vice Chair Sean Jaehn

3. Approval of the agenda

There were no changes to the agenda.

Motion by: Commissioner Clough

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

Second: Commissioner Podell

Vote: Motion passed 6-0

(Vice Chair Jaehn was absent)

4. Approval of Minutes

Commissioner Podell noted that the date and the spelling of Chair DePetro's name were incorrect.

Motion by: Commissioner Azari

Actual Motion: He moved to approve the meeting minutes from October 20, 2025, with the indicated corrections.

Second: Commissioner Clough

Vote: Motion passed 6-0

(Vice Chair Jaehn was absent)

5. Report from Historic Greeley Inc.

Kyle Ragland, 24349 Cottonwood Lane, Kersey, reported that Historic Greeley, Inc completed its Weekend Preservation Project on October 10-11, improving a home built in 1900 on Seventh Avenue with a new gate, structural support, and fresh paint. He acknowledged contributions from Jeff Tori, 21st Century Painting, Mile High Stucco, Trophy Husbands of Greeley, and Roche Construction. The 2026 Weekend Preservation Project will move to May to align with Historic Preservation Month.

Mr. Ragland also shared tickets are now on sale for the annual Christmas Tea at the Southard Gillespie House on December 6-7, with settings at 11:00 AM and 2:00 PM on both days. Tickets are available at historicgreeley.org.

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 lack of a quorum.

Chair DePetro shared this item will need to be continued to December 1, 2025, due to conflicts of interest affecting three commissioners, resulting in a lack of a quorum for this designation hearing.

Motion by: Commissioner Podell

Actual Motion: He moved that due to conflicts of interest of three historic preservation commissioners, resulting in a lack of a quorum for a designation hearing, we continue the 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 number GHR2025-0002, until December 1, 2025.

Second: Commissioner Azari

Vote: Motion passed 6-0

(Vice Chair Jaehn was absent)

7. Chair/Vice Chair Elections

Nominations for Chair: Commissioner Azari moved to nominate Commissioner Podell for Chair.

Second: Chair DePetro

Accepted: Commissioner Podell accepted his nomination.

Vote: 6-0 in favor of Commissioner Podell being the new Chair.

(Vice Chair Jaehn was absent)

Nominations for Vice Chair: Commissioner Clough moved to nominate Commissioner Azari for Vice Chair.

Second: Commissioner Podell

Accepted: Commissioner Azari accepted his nomination.

Vote: 6-0 in favor of Commissioner Azari being the new Vice Chair.

Commissioner Clough commended Chair DePetro for her leadership over the past few years. Commissioner Podell agreed.

8. Commission Member Reports

No reports from Commissioners.

9. Staff Report

Betsy Kellums (Planner III-Historic Preservation) shared the City Council will conduct the triennial review of the Historic Preservation Commission tomorrow evening, with the new City Council and Mayor being installed at that meeting.

Mrs. Kellums also shared that Commissioner Gabe Llanas' term ended in October, but he will be appointed as an alternate for Commissioner Azari who has a conflict of interest for the December 1, 2025, hearing.

Lastly Mrs. Kellums told the Commission that registration for the Colorado Preservation Saving Places Conference (February 11-13 in Denver) is now open, with early bird registration ending December 10. Different registration rates are available depending on membership status.

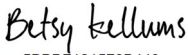
10. Adjournment

Chair DePetro adjourned the meeting at 4:21pm.

Signed by:

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Christen DePetro – Chair

Signed by:

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Betsy Kellums – Secretary