



## **HISTORIC PRESERVATION COMMISSION**

### **Agenda**

**March 5, 2018**

**1025 9<sup>th</sup> Avenue  
School District 6 School Board Meeting Room  
4:00 p.m.**

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- I. Call to Order**
- II. Approval of Minutes**
- III. Public Input**
- IV. Request for Certificate of Approval: Mural, 809 10<sup>th</sup> Street, Herdman Electric/Warm Hugs (Applicant: Kim Snyder, City of Greeley)**
- V. Request for Certificate of Approval: Mural, 8<sup>th</sup> Street Plaza Walkway Under 814 8<sup>th</sup> Street (Applicant: Kim Snyder, City of Greeley)**
- VI. Historic Preservation Commission Member Reports**
- VII. Staff Reports**
- VIII. Adjournment**

### **UPCOMING MEETINGS AND IMPORTANT DATES:**

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|----------------|--|
| March 5, 2018  | 4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9 <sup>th</sup> Avenue. |
| March 19, 2018 | 4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9 <sup>th</sup> Avenue. |

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|----------------|---|
| March 22, 2018 | 12:00 p.m., History Brown Bag: "Dent Site," by Bob Brunswig, Community Room at the Greeley History Museum, 714 8 <sup>th</sup> Street. Free and open to the public.                               |
| April 2, 2018  | 4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9 <sup>th</sup> Avenue.  |
| April 16, 2018 | 4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9 <sup>th</sup> Avenue.  |
| April 26, 2018 | 12:00 p.m., History Brown Bag: WWII Stolen Art, by UNC Professor Connie Stewart, Meeting Rooms 1, 2 and 3 at the Greeley Senior Center, 1010 6 <sup>th</sup> Street. Free and open to the public. |

### **Historic Preservation Public Hearing Procedure**

- A. 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**

**Proceedings  
February 5, 2018**

**1025 9<sup>th</sup> Avenue  
School District 6 School Board Meeting Room  
4:00 p.m.**

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## **I. Call to Order**

Chair Scott called the meeting to order at 4:00 p.m. Commissioners Thompson, Bator, Clinefelter, Glynn and Markley were present. (Commissioner Anschutz was absent.)

## **II. Approval of Minutes for the meeting held on January 15, 2018.**

Commissioner Clinefelter moved to approve the minutes from January 15, 2018. Commissioner Markley seconded the motion. The motion carried 6-0. (Commissioner Anschutz was absent.)

## **III. Public Input**

Linde Thompson, 1616 12<sup>th</sup> Ave, Historic Greeley Inc., addressed the Commission and discussed her attendance to the Savings Places conference in Denver. More specifically, she spoke about two of the themes she saw during the conference which were tax credit advocacy and gentrification. She went over the different state programs and gave different examples of projects that have been possible due to incentives and tax credits. She also went over the meaning of gentrification for different communities and Greeley. Additionally she discussed the processes in place currently in Greeley to redevelop which include the Historic Preservation office reviewing permits, when applicable, for redevelopment of older buildings to protect historic resources in collaboration with the Planning office.

#### **IV. Public Hearing: Request for Certificate of Designation for 1521 9th Avenue, Oberg-McAfee House (Applicant: Kim Medina)**

Chair Scott introduced the case, explained the public hearing process and asked whether there was a conflict of interest by any Commissioner. There being no conflicts, Chair Scott called for the staff report

Betsy Kellums, Historic Preservation Specialist, addressed the Commission and entered the staff report into the record. She presented a map of the location of the property, photographs of the home, and discussed the significant historical figures that inhabited the house. She also stated the years of historic significance were 1901-1909 and 1920-1951. She continued that the inhabitants of the home had in common their service to the community. Ms. Kellums stated the style of the home is Folk Victorian architecture and went over the features that are significant to this style including decorative shingles in the front section of the house and porch. The geographical significance of the house was also discussed, as the property is in the Union Colony boundaries and Monroe Avenue Historic District. Lastly, she mentioned the few changes that were made to the property during the previous rehab project, which brought it back to its original design.

Ms. Kellums commented that the previous exterior rehabilitation project had a positive effect on character and architectural integrity of the home because it brought it closer to what it was historically by removing non-historic fabric and installing fabric that is more appropriate for the style and the age of the house. The project also had a positive effect in the protection of the integrity of the structure because there was restoration and replacement of components that were in need of repair.

Staff reviewed the application according to the criteria in Section 16.60.060(a) of the Greeley Municipal Code and recommended approval of the designation.

Kim Medina, owner, 128 McKinley, Fort Collins, Colorado, addressed the commission and stated that she is very impressed with the Historic Preservation Commission process in Greeley as opposed to Fort Collins. She also mentioned she is glad that she is able to contribute a property to the Historic Register.

Chair Scott opened the public hearing at 4:19 p.m.

Linde Thompson, 1616 12<sup>th</sup> Ave, Historic Greeley Inc., addressed the Commission and questioned the applicant on the reason for the designation nomination since the property is already in Monroe Avenue Historic District. Kim Medina, owner, stated the designation was for additional protection once she is gone.

The public hearing closed at 4:20 p.m.

Commissioner Bator made a motion that, based on the application received and the preceding analysis, the Commission finds and concludes that the Oberg-McAfee House at

1521 9<sup>th</sup> Avenue meets criteria of Section 16.60.060 (a) of the Greeley Municipal Code, as summarized below:

(1) Historical Significance:

a. The property has character, interest and integrity and reflects the heritage and cultural development of the City, State or Nation. The Oberg-McAfee House has character, interest and integrity and reflects the heritage and cultural development of Greeley. The house reflects the importance of service to the community as the home of Samuel McAfee and later as the home of a local dentist and of a long time member of the Elks lodge.

c. The property is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community. The property is significant for association with Samuel J. McAfee and with long-time owner Andrew Woodward, who was also a long time member of the Elks organization during the decades he lived in this house.

(2) Architectural Significance:

a. Characterizes an architectural style associated with a particular era and/or ethnic group. The house characterizes the Folk Victorian style of architecture, with the subdued Victorian detailing including turned porch posts and balusters and curved brackets and decorative bargeboards on the gable ends.

(3) Geographical Significance:

a. The property has proximity to a square, park or unique area deserving of preservation. The house is a contributing property in the Greeley Historic Register-designated Monroe Avenue Historic District and is significant for its location within the historic district that is significant for reflecting the early development of Greeley.

Therefore, the Commission approves the designation. Commissioner Clinefelter seconded the motion. The motion carried 6-0. (Commissioner Anschutz was absent.)

**V. Public Hearing: Request for Certificate of Approval, Signs, Albert F. Eaton House, 1029 14<sup>th</sup> Street (Applicant: Cassidy Maine, Signs First)**

Chair Scott introduced the case, explained the public hearing process and asked whether there was a conflict of interest by any Commissioner. There being no conflicts, Chair Scott called for the staff report.

Ms. Kellums addressed the Commission and entered the staff report into the record. She presented a site map of the location of the property and a picture of the home indicating where the proposed signs will be placed.

Staff reviewed the application according to the criteria in Section 16.60.110(1) and 16.60.110(2) of the Greeley Municipal Code and recommended approval. Ms. Kellums stated that the project will have a neutral impact on the historical and architectural character of the house because the signs will not affect the historic material as they will be hanging. She also addressed that there will not be any harm to historic fabric if signs are later removed because the signs would not be original.

Commissioner Bator asked whether the new signs will be the same shape and be in the same position of the current ones. Ms. Kellums replied that the signs will be ovals and made from material that looks like wood and placed in similar locations.

Eric Parsons, applicant, 7208 Vallevue Drive, Greeley, addressed the Commission and stated that he wanted to maintain character of the house and use signs that are minimally invasive. He continued that he wanted to have signs to advertise, but does not want to make them look inappropriate for the style of the house.

Chair Scott opened the public hearing at 4:28 p.m. There being no public comment, the public hearing closed at 4:29 p.m.

Commissioner Clinefelter made a motion that, based on the application received and the preceding analysis, the Commission finds that the proposed signs at the Albert F. Eaton House at 1029 14<sup>th</sup> Street meets (1) Criteria a, c, e, and f and (2) Standards e and g of Section 16.60.110 of the Greeley Municipal Code, and therefore, approves the Certificate of Approval with the condition that all required permits be obtained. Commissioner Glynn seconded the motion. The motion carried 6-0. (Commissioner Anschutz was absent.)

## **VI. Public Hearing Request for Certificate of Approval, Sign, 825 9th Street, Unit B (Applicant: Matthew Estrin on behalf of PJM Greeley, LLC)**

Chair Scott introduced the case, explained the public hearing process and asked whether there was a conflict of interest by any Commissioner. There being no conflict, Chair Scott called for the staff report.

Ms. Kellums addressed the Commission and entered the staff report into the record. She presented a map of the location of the property and the portion of the building where the sign is proposed. She also showed mockups of the proposed wall sign.

Ms. Kellums stated that the part of the building where the proposed sign will be placed has been vacant, and this sign will assist in preservation by allowing the use of the building and in its protection. She continued that metal letters and materials to be used are historically appropriate. She also added that the proposed sign meets code and it will not be overwhelming to the building.

Staff reviewed the application according to the criteria in Section 16.60.110(1) and 16.60.110(2) of the Greeley Municipal Code and recommended approval.

Commissioner Clinefelter asked more information on how the sign will be mounted on building. Ms. Kellums stated the sign will be drilled into the bricks.

Commissioner Clinefelter requested more information about the gooseneck lights that are mentioned in the application. Ms. Kellums replied that the gooseneck lights are not part of this application and the applicant will need to come back to Historic Preservation Commission for approval on those.

Mathew Estrin, applicant, 301 68<sup>th</sup> Avenue, addressed the Commission and informed them that the signs will be bolted into the brick and he is still working on the gooseneck lights and will need to come back for that project.

Commissioner Clinefelter asked the applicant if the sign will be made of aluminum or steel. The applicant replied that the sign will be made of steel, but they are not more significant in weight compared if they were made from aluminum.

Commissioner Bator asked the applicant what type of distilling will he be doing and commented that the sign is tastefully done. Applicant explained that there will be a variety of alcoholic drinks.

Chair Scott opened the public hearing at 4:38 p.m. There being no public comment, the public hearing closed at 4:38 p.m.

Commissioner Clinefelter expressed her concern about drilling into the brick. She recommends they try as much as possible to drill into the mortar before drilling into the brick. She also is concerned about the long term effects to the façade of the building and questioned whether it could be repaired later.

Commissioner Markley questioned if there are any recommendations for screws or methods of mounting in brick building. Ms. Kellums stated she is unsure and will have to research. Commissioner Markley indicated that having these recommendations will be needed for future use for the Commission in regards to evaluating these type of projects.

Commissioner Clinefelter made a motion that, based on the application received and the preceding analysis, the Commission finds that the proposed sign at the west storefront at 825 9<sup>th</sup> Street meets (1) Criteria a, c, e and f, and (2) Standards e and g of Section 16.60.110 of the Greeley Municipal Code, and therefore, approves the Certificate of Approval, with the condition that all required permits be obtained and every effort be made to apply the signage in the mortar joints. Commissioner Markley seconded the motion. The motion carried 6-0. (Commissioner Anschutz was absent.)

**VII. Public Hearing: Request for Certificate of Approval 829 10th Avenue, Fire Escape Replacement, Greeley Masonic Temple (Applicant: Cardiac Investments, LLC)**

Chair Scott introduced the case, explained the public hearing process and asked whether there was a conflict of interest by any Commissioner.

Commissioner Thompson disclosed that the general contractor on the project is her father, Ron Thompson, but does not think there is a conflict of interest because she does not know much about the project.

Chair Scott and the Commissioners agreed there is no conflict if she can make an unbiased judgement. There being no conflict, Chair Scott called for the staff report.

Ms. Kellums addressed the Commission and entered the staff report into the record. She presented photographs of the building and mockups and location of the proposed fire escapes that meet code. She continued to describe the proposed improvement and stated that the current condition of the building is not fire code compliant.

Staff reviewed the application according to the criteria in Section 16.60.110(1) and 16.60.110(2) and recommended approval. Ms. Kellums stated that the proposed project will have a positive effect on the protection, enhancement, perpetuation and use of the building because it will provide a safe fire escape that would allow the second floor to be used and comply with life safety requirements.

Ron Thompson, general contractor, 1616 12<sup>th</sup> Avenue, addressed the Commission and stated he did not have anything to add to the presentation, but will answer questions from the Commission.

Commissioner Clinefelter asked the applicant if there are any concerns in regards to one of the proposed fire escape exits.

Mr. Thompson replied that there are fewer concerns with the new proposed exits than the current ones. They are safe as they are code compliant.

Chair Scott opened the public hearing at 4:49 p.m. There being no public comment, the public hearing closed at 4:49 p.m.

Commissioner Clinefelter commented on her appreciation for the detailed application for the proposed project.

Commissioner Glynn made a motion that, based on the application received and the preceding analysis, the Commission finds that the fire escape replacement at 829 10<sup>th</sup> Avenue meets (1) Criteria a, b, c, e and f, and (2) Standards b, e and g of Section 16.60.110 of the Greeley Municipal Code, and therefore, approves the Certificate of Approval with the condition that all required permits be obtained. Commissioner Bator seconded the motion. The motion carried 6-0. (Commissioner Anschutz was absent.)



## **VIII. Part 2 Tax Credit Application, 1127 18th Street, Shattuck House**

Chair Scott introduced the case and asked whether there was a conflict of interest by any Commissioner. There being no conflict, Chair Scott called for the staff report.

Ms. Kellums addressed the Commission and entered the staff report into the record. She explained that there are two different tax credit programs, the 1990 tax program and the 2014 tax program and both have residential and commercial components. She continued that there is a review committee to make sure that applications meet standards. She also stated that because the rehabilitation at 1127 18<sup>th</sup> Street was an interior project, there is no need for a design review process.

Ms. Kellums explained that in order for a project to qualify for a tax credit, the minimum cost of the project is \$5,000 and the project needs to be completed within twenty-four months of the application and the part two application should be submitted within sixty days after the project is completed.

She stated that the rehabilitation project at 1127 18<sup>th</sup> Street was completed within two months and the qualified costs were \$22,371.96, therefore the 20% tax credit to applicant will be \$4,474.39.

Staff reviewed the application and recommends approval.

Commissioner Bator made a motion to approve the State Historic Preservation Income Tax Credit application made by Kristin and Zachary Zasada for rehabilitation at the Shattuck House, 1127 18<sup>th</sup> Street, individually designated on the Greeley Historic Register, for a tax credit in the amount of \$4,474.39. Commissioner Thompson seconded the motion. The motion carried 6-0. (Commissioner Anschutz was absent.)

## **IX. Historic Preservation Commission Member Reports**

Commissioner Glynn commented that she attended the board and commission appreciation lunch and stated it was nice.

Commissioner Bator mentioned her attendance to the recent conference in Denver and the appreciation event as well.

Commissioner Clinefelter asked in regards to designation eligibility of 1100 8<sup>th</sup> Avenue. Ms. Kellums stated that it is eligible, but no designation request has been submitted.

Ms. Kellums showed the Historic Preservation website and guided the Commission on where the map of eligible properties can be found.

Ms. Kellums also discussed previous lost properties, for lack of designation, and current processes that are in place to save properties. She continued to discuss the process of designation and who can submit applications. Ms. Kellums also instructed the Commission and the public that if there are properties in danger or there are concerns about them, to please contact the Historic Preservation office.

## **X. Staff Reports**

Ms. Kellums stated that May is Historic Preservation month and asked Commission for ideas for an event, theme, date, time and location.

Ms. Kellums requested ideas from the Commission for the resource guide's back panel.

Ms. Kellums stated that the Windows of Time DVD needs updates and requested ideas and volunteers for the on camera update.

Ms. Kellums confirmed that the reports for the CPI conference will be presented at next meeting

Mike Garrott, Planning Manager, informed the Commission and public attending that the final reading for Imagine Greeley will happen on February 6, 2018.

## **XI. Adjournment**

There being no more business, the meeting adjourned at 5:22 p.m.

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Sandra Scott, Chair

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Betsy Kellums, Secretary

<b>HISTORIC PRESERVATION COMMISSION SUMMARY</b>
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**ITEM:** Certificate of Approval

**PROJECT:** Mural

**LOCATION:** 809 10<sup>th</sup> Street, Herdman Electric Bldg/Warm Hugs

**APPLICANT:** Kim Snyder, City of Greeley, on behalf of property owner  
Suzanne Sereff

**HISTORIC PRESERVATION COMMISSION HEARING DATE:** March 5, 2018

**HISTORIC PRESERVATION COMMISSION FUNCTION:**

Review the proposal for compliance with Chapter 16.60.110 of the City of Greeley Municipal Code Criteria and Standards for altering designated properties or contributing properties in an historic district, and approve or deny the request.

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**PROJECT OVERVIEW AND BACKGROUND:**

**Proposed Project**

On February 16, 2018, Kim Snyder, of the City of Greeley, on behalf of the property owner Suzanne Sereff, submitted a complete application for a Certificate of Approval for a mural on the east wall of the building at 809 10<sup>th</sup> Street, a contributing building in the Downtown Greeley Historic District. Please see Attachments A (Application & Narrative for Certificate of Approval), B (Mockup with Artist Proposal), C (Current Photograph), D (Architectural Inventory Form) and E (Existing Site Map) for more information about the proposal.

Existing Conditions

The existing wall is painted a solid color, and the applicant proposes a mural by a local artist to cover the entire wall.

**Background**

The Historic Preservation Commission designated the Downtown Greeley Historic District on the Greeley Historic Register in 2002. The Herdman Electric Building is a contributing building in the historic district and subject to design review by the Commission.

**Property History**

See Attached Architectural Inventory Form (Attachment D)

**Architectural Description**

See Attached Architectural Inventory Form (Attachment D)

**SITE DATA:**

Legal Description:	GR5030 L22 BLK64 EXC N90', City of Greeley, County of Weld, State of Colorado
Designation:	Contributing Building in Greeley Historic Register & National Register of Historic Places historic districts
Year Property Built:	1946
Architectural Style:	Modern Movements/Mid-Century Modern
Zoning:	Commercial-High (C-H)
Dates of Significant Renovations:	<p>Sign Permit for Hope's Treasures for Wall Signs; Permit #10100186, Date: 10/20/2010.</p> <p>Sign Permit for plastic and steel electrical flat wall sign; Contractor: Greeley Sign Company; Permit #830048; Date: 7/28/1983.</p> <p>Permitted Signage Site Plan for Sleep 'N Comfort, including a new 4' high backlit awning with a sign on the awning; Contractor: Gilsdorf Canvas &amp; Awning in Fort Collins; no date.</p> <p>Demolition Permit for Rear 91' of 809-815-817 10<sup>th</sup> Street; Owner: Downtown Development Corp.; Contractor: Hensel Phelps; Permit #830400; Date: 6/6/1983; Final Inspection Not Approved; Date 11/1/1983.</p> <p>Reroof with Trocal; Owner: Herdman Electric; Contractor: Douglass Roofing; Permit #830322; Date: 5/10/1983.</p> <p>Sign Permit for Herdman Electric plastic and steel electrical flat wall sign; Contractor: Greeley Neon; Permit #760057; Date: 9/14/1976.</p> <p>Source: Building Permit File for 809 10<sup>th</sup> Street.</p>

## **KEY ISSUES AND ANALYSIS:**

The proposed work is evaluated according to the relevant criteria and standards for alteration of designated properties, defined in Section 16.60.110, as follows in the staff analysis. The applicable criteria and standards are listed.

### **City of Greeley Municipal Code, Section 16.60.110 (1) Criteria**

- a. The effect of the alteration or construction upon the general historical or architectural character of the designated property.*
- 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.*
- e. The effect of the proposed work upon the protection, enhancement, perpetuation and use of the landmark or landmark district.*
- f. Compliance with the Secretary of the Interior's current standards for rehabilitation of historic properties as defined in Section 16.60.020 of this Chapter.*

### **Secretary of the Interior's Standards for Rehabilitation**

*Standard #2: The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

*Standard #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.*

*Standard #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.*

### **City of Greeley Municipal Code, Section 16.60.110 (2) Standards**

- b. The historic character of the property shall be retained by avoiding the removal of, or alteration of, features and spaces important to the character.*
- e. New additions and expansions shall, where possible, be differentiated from the existing building to protect its historic integrity. New additions and constructions shall also be undertaken in such a manner that their removal in the future would not destroy the form or integrity of the original property.*
- g. 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.*

## **Historic Preservation Downtown Design Review Guidelines**

### *Paint Schemes*

- A. *Generally, the walls of the building should be a subdued color, while the trim could be a harmonizing color or contrasting one. Smaller details can be highlighted by a brighter accent color. It will not be appropriate to use a bright color for an entire building, and lighter tones of masonry hues will be most appropriate.*
- B. *Brick that has not been painted should not be painted, unless there are unusual circumstances, such as alterations and repairs using different brick and deteriorated brick. Painting may further damage deteriorated brick in some circumstances, and painting unpainted brick should be evaluated on a case-by-case basis.*

### **Staff Analysis:**

*The proposed mural complies with the applicable criteria and standards.*

The proposed mural would have a neutral effect on the general historical and architectural character of the property and the features on the property. Because new alterations, including a mural, are generally more appropriate on the side or rear of a building, the proposed location on the side of the building is appropriate. The location would be on the east wall, which is brick that is already painted. Because the east side wall is already painted, the addition of a painted mural would have a minimal impact, other than to add color and enhance the building and area as a whole by adding an interesting feature to the side of the building. Removal of the mural in the future would potentially adversely affect the brick, as paint removal from brick can often cause more damage than leaving the paint. The proposed mural would have a neutral effect on the protection, enhancement, perpetuation and use of the building because it would not affect the protection, perpetuation or use of the building other than to draw more attention to the building. For these reasons, the proposed project would meet criteria a, c and e of Section 16.60.110 (1) the Greeley Municipal Code (Municipal Code).

Alteration of the side of the building by painting a mural would not affect character-defining features, spaces or spatial relationships, and thus the proposed project complies with the Secretary of the Interior's Standards for Rehabilitation, including Standard #2 and criterion f of Section 16.60.110 (1) and Standard b in Section 16.60.110 of the Municipal Code. The proposed mural would not require removal of original or significant historic details or materials. Because the masonry is already painted, painting the mural would not adversely affect the material, but if removed in the future, the masonry would likely be damaged; but if the existing paint was to be removed, it would damage the masonry. For these reasons, the proposed installation of the mural meets Secretary of the Interior's Standards #9 and 10 and Standards b and e in Section 16.60.110 (2) Standards of the Municipal Code.

The idea of painting artwork on the side or rear of a building is similar to the concept of painted wall advertising signs from the early 20<sup>th</sup> century that usually featured artwork. Adding a mural,

while not an advertisement, would have a similar effect as painted wall advertising, and for that reason, it would be somewhat historically appropriate for the era of the building.

Evaluation of the wall should be done prior to mural painting to assess the condition and determine if repair or cleaning needs to be done that would ultimately protect the building and extend the life of the mural. The wall proposed for the mural, which is painted and is old brick with several glass block windows and a man-door at the north end of the east wall, appears to be in fair to good condition.

Any repair and/or cleaning work should be done according to the Secretary of the Interior's Standards. If the wall requires masonry repointing or other repair, it should be done with materials that match and/or are compatible with the existing. If the wall is to be cleaned prior to painting the mural, which would extend the life of the mural, it should be cleaned using "the gentlest means possible," as recommended in the Secretary of the Interior's Standards and Guidelines for Rehabilitation and as discussed in Preservation Brief #6, "The Dangers of Abrasive Cleaning to Historic Buildings." The Secretary's Standards and Guidelines recommend "cleaning masonry only when necessary to halt deterioration or remove heavy soiling," "carrying out masonry surface cleaning tests after it has been determined that such cleaning is appropriate," and "cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes." Preservation Brief #6 recommends "a low-pressure water wash, scrubbing areas of more persistent grime with a natural (never metal) brush," steam cleaning, and the use of some chemical cleaners or paint removers combined with water or steam. The brief further explains the importance of ensuring that masonry joints are repointed if necessary to prevent water and/or chemical penetration prior to cleaning and later painting over the bricks. If undertaken, any cleaning methods should be done on a small test area prior to the work being done.

This proposed project supports the City of Greeley's Imagine Greeley Comprehensive Plan and contributes to the revitalization efforts of Downtown Greeley. The Historic and Cultural Resources chapter focuses on preserving Greeley's historic built environment and integrating arts and culture into the everyday life of Greeley residents, which this proposed project would do. Contributing to art in the downtown historic district would potentially increase the attraction of downtown and promote downtown Greeley more as an arts center and contribute to the heritage and cultural tourism, another facet of the Historic and Cultural Resources chapter. Finally, it would be another example of continued collaboration with the Greeley Creative District, an objective in the Historic and Cultural Resources chapter of Imagine Greeley, as well as supporting an opportunity for art in public places.

This project involves a local artist working to enhance downtown Greeley, and contributes to the historic preservation revitalization efforts in downtown, particularly in connection with the collaborative efforts to make downtown a center for arts in Greeley as a part of the officially certified Creative District.

In summary, for these reasons, the proposed mural on the east wall meets the criteria and standards in Section 16.60.110 of the Greeley Municipal Code, and the Secretary of the Interior's Standards and the Historic Preservation Downtown Design Review Guidelines.

**16.60.110 (1) Criteria Addressed: a, c, e, and f (Secretary's Stds #2, 9 and 10)**

**16.60.110 (2) Standards Addressed: b, e, and g (Historic Preservation Downtown Design Review Guidelines)**

**NOTICE:**

The Municipal Code does not specify notification requirements for Certificate of Approval applications. Staff mailed and emailed a notification letter to the owner on February 20, 2018. Staff posted a notification sign at the site on Monday, February 26, 2018.

**STAFF RECOMMENDATION:**

Approval.

**RECOMMENDED MOTION:**

A motion that based on the application received and the preceding analysis, the Commission finds that the proposed mural on the east wall at 809 10<sup>th</sup> Street meets (1) Criteria a, b, c, e, and f and (2) Standards b, e, and g of Section 16.60.110 of the Greeley Municipal Code. Based on these findings, the Commission approves the Certificate of Approval.

**ATTACHMENTS:**

Attachment A – Application & Narrative for Certificate of Approval  
Attachment B – Mockup with Artist Proposal  
Attachment C – Current Photographs  
Attachment D – Architectural Inventory Form  
Attachment E – Existing Site Map





City of Greeley Community Development Department, Historic Preservation Office, 1100 10<sup>th</sup> Street, Ste. 201, Greeley, CO 80631  
970.350.9222 [www.greeleygov.com/hp](http://www.greeleygov.com/hp)

**APPLICATION FORM FOR CERTIFICATE OF APPROVAL  
ALTERATIONS**

The City of Greeley's Historic Preservation Ordinance, Chapter 16.60 of the Municipal Code, requires that no exterior alteration is permitted of any designated historic property or property within a designated historic district without a Certificate of Approval issued by the Historic Preservation Commission.

**PROPERTY OWNER(S)**

Name: Suzanne Sereff  
Address:

Phone: 970) 353-3447  
Cell phone:  
Email: [suzanne@warmhugsmixes.com](mailto:suzanne@warmhugsmixes.com)

**APPLICANT (if different  
From property owner)**

Name: Kim Snyder  
Address: 651 10th Avenue

Phone: 970 350 9450  
Cell phone:  
Email: [kim.snyder@greeleygov.com](mailto:kim.snyder@greeleygov.com)

**HISTORIC PROPERTY**

Name:  
Address: 809 10th St, Greeley, CO 80631

Historic District (if applicable):  
Legal Description:

Certification: I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Applicant (Print): Kim Snyder

Telephone: 970 350 9450

Signature:

Date: 1/24/18

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

Owner (Print): Suzanne Sereff

Telephone: 970) 353-3447

Signature:

Date: 1/24/18

Certificate of Approval Application Packet  
Greeley Historic Register

Page 9

**CITY OF GREELEY HISTORIC PRESERVATION OFFICE  
PRE-APPLICATION CONFERENCE INFORMATION SHEET**

Date: 12/20/2017

GHR Property Address: 809 10th St, Greeley, CO 80631

Applicant/Representative(s): Kim Snyder

Is the Applicant/Representative the owner? ☐ Yes ☒ No

If Applicant/Representative is not the owner, include owner name: Jim or Suzanne Sereff

**Description of Proposed Project:**

Large wall mural painted directly on the brick of the east facing wall. The artist will be required to use high quality outdoor paints and to seal it with a UV/Anti graffiti clear coat to extend the life and make removal of graffiti possible without damaging the artwork.

**Location/Address of Proposed Project:** 809 10th St, Greeley, CO 80631

**Comments:**

The Artist would like to begin painting in the spring of 2018 as the weather allows. Suzanne and Jim Sereff have given approval of the design as submitted by the artist.. They will be sitting on the selection committee to assure the design is appropriate for their business. The Art Commission will assure the design is appropriate for the City of Greeley.

The following offices might be required to review the application or have an interest in the project. The Historic Preservation Specialist will indicate the offices that are relevant for the proposal.

- ☐ Planning
- ☐ Natural Resources Planning
- ☒ Code Compliance
- ☐ Neighborhood Planning
- ☐ Building Inspection (Building Permits)

Staff Contact information:

Betsy Kellums, Historic Preservation Specialist  
1100 10<sup>th</sup> Street, Ste. 201  
Greeley, CO 80631  
(P) 970.350.9222; (F) 970.350.9895  
[Betsy.kellums@greeleygov.com](mailto:Betsy.kellums@greeleygov.com)  
[www.greeleygov.com/historicpreservation](http://www.greeleygov.com/historicpreservation)



## ALTERATIONS CERTIFICATE OF APPROVAL SUBMITTAL CHECKLIST

Include all pertinent information identified on the following page(s), as well as special information requested by Historic Preservation Staff. Additional copies may be requested by Staff, if required for use by persons or groups providing advisory assistance.

The need for additional documents, as listed below, will be determined in a consultation with Historic Preservation Staff and may include:

### ALTERATIONS

- ☐ Pre-application Conference (in person or phone) Date 12/20/2017
- ☒ Application Form signed by applicant and owner (if different)
- ☐ For projects involving architectural drawings, one 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); or
- ☐ Mock-Up of signs or awnings, as needed
- ☐ Product literature, if applicable, such as for window, roof projects, etc.
- ☐ 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.
- ☐ 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.
- ☒ Narrative of the proposed project (please type or print legibly on a separate page) Please include responses to the following:

a. What is the proposed project?

Please see attached artist Proposal.

b. Time constraints on the project/Project urgency?

The Greeley Art Commission would like to have the artist begin painting April 1st if at all possible so the mural will be completed before the Colorado Creative Industries holds their convention here in May.

**c. Identify which design guidelines relate to the project.**

Guidelines are available for download on the City's historic preservation website,  
<http://greeleygov.com/HistoricPreservation/Downloads.aspx>

- a. General guidelines are relevant for individually designated properties. District guidelines are also available for properties located with Greeley Historic Register designated districts.

See Downtown Design Guidelines for Paint Schemes.

Contact the Historic Preservation Office at 970.350.9222 or [betsy.kellums@greeleygov.com](mailto:betsy.kellums@greeleygov.com) for more information or for assistance.



## ARTIST PROPOSAL

Artist Proposal for a mural located on the east facing wall of the building owned by the business of 'Warm Hugs' located at 809 10th St, Greeley, CO 80631.

Warm Hugs mural is an engaging, bright, uplifting piece which all ages and types of people will love for many years to come.



Radiating with color, the ant's eye view of local blossoming flowers in an impressionistic/pointillist style is fresh and simple, yet mature. Located in downtown Greeley, near a thriving mural arts walk and many shops, museums and restaurants, this mural will nourish the soul of the community.

One of the longest lasting outdoor paints on the market across the globe would be Sherwin Williams Sher-cryl, which was developed as a marine paint, but has been widely used for murals in Philadelphia. It is great for withstanding high and low temperatures, rain and snow as well as direct sunlight. It is also possible to use Nova Color, Golden Artist paints, or outdoor latex paints found at any local paint shops. The best varnish would be Golden's MSA varnish with a soft Gel for an isolation coat, Sherwin Williams clear or Nova Color outdoor varnish.

Due to the texture of the wall, it would be best to paint the mural directly onto the wall. Spring of 2018 would be the best time because the heat of the summer might be too intense. I would be available to begin the project in April, and believe that with one or two assistants, it would take 3-5 weeks. Scaffold and lifts are possible on the site, but lift trucks may be more readily available.

Mural conservation can be easy and affordable, if there is someone who will remember to take the necessary steps in 8-15 years. Maintenance requirements would be to clean and reseal the mural every 8-15 years with a high quality outdoor sealer. This could be Novacolor's 216 Exterior Varnish (satin) or Nova Color 206 Gloss Medium and Varnish, or Golden's two part varnish MSA Varnish (UVLS,) or Sherwin William's exterior sealer or any comparable substitute. This will brighten the colors and give the mural a very long life.

The choice of materials would be paints from the three companies I just mentioned -- Nova Color from California, Golden artist paints or Sherwin Williams exterior paints. It may be wise to decide on one company for the paints and sealer, but the primer isn't as finicky and can be purchased from a paint store. This chosen company should be easy for the City of Greeley to order from in about ten years. Manufacturer specifications:

Nova Color: [www.novacolorpaint.com/pages/questions.html](http://www.novacolorpaint.com/pages/questions.html),

Golden artist paints: [www.goldenpaints.com/technicalinfo\\_hevbod](http://www.goldenpaints.com/technicalinfo_hevbod),

Sherwin Williams: [www.sherwin-williams.com/architects-specifiers-designers/specifications](http://www.sherwin-williams.com/architects-specifiers-designers/specifications)

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809 10<sup>th</sup> Street Photos 2/20/18, East Wall, proposed for mural



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## COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

Page 1 of 3

Date \_\_\_\_\_ Initials \_\_\_\_\_

\_\_\_\_\_ Determined Eligible-NR

\_\_\_\_\_ Determined Not Eligible-NR

\_\_\_\_\_ Determined Eligible-SR

\_\_\_\_\_ Determined Not Eligible-SR

\_\_\_\_\_ Need Data

\_\_\_\_\_ Contributes to Eligible NR District

\_\_\_\_\_ Noncontributing to Eligible NR District

**I. IDENTIFICATION**

1. Resource Number: 5WL4163
2. Temporary Resource Number: 31
3. County: Weld
4. City: Greeley
5. Historic Building Name: Herdman Electric
6. Current Building Name: Sleep N' Comfort
7. Building Address: 809 10TH ST
8. Owner Name and Address: SLEEP N COMFORT INC , 5124-1 S COLLEGE, FT COLLINS, CO 80525

Parcel Number: 096105328051

SHF Grant Number: 2001-G1-010

**II. GEOGRAPHIC INFORMATION**

9. P.M. 6th Township 5N Range 65W  
1/4 1/4 SE 1/4 SW 1/4 of Section 5
10. UTM Reference  
Zone 13 Easting 526218 Northing 4474524
11. USGS Quad Name: Greeley, Colo.  
Year: 1950, PR1980 Map Scale: 7.5' Attach photo copy of appropriate map section.
12. Lot (s): 22 (exc. N90') Block(s): 64  
Addition: Greeley Original Townsite Year of Addition: 1870
13. Boundary Description and Justification:  
Boundary includes the building and the urban parcel on which it is situated.

**III. ARCHITECTURAL DESCRIPTION**

14. Building Plan (footprint, shape): Rectangular
15. Dimensions in Feet: Length 100 X Width 48
16. Stories: 1
17. Primary External Wall Material(s) (enter no more than two):  
Brick Concrete/Concrete Block
18. Roof Configuration (enter no more than one):  
Flat Roof
19. Primary External Roof Material (enter no more than one): Asphalt
20. Special Features (enter all that apply):  
Glass block.
21. General Architectural Description:

One-story rectangular brick commercial building with flat roof with bands of brick along cornice. Walls composed of painted brick; west wall is stuccoed, as is area under glass block panel above storefront. Central inset entrance area with wide round metal columns with fluting at corners of entrance. Entrance has double glazed metal frame doors flanked by sidelights and with a large transom. Walls leading to entrance are angled inward. Large plate glass display windows; painted metal under windows. Façade is sheltered by fabric awning. Windows on east wall have glass block panels, as do windows on rear wall. Slightly inset entrance at east end of rear wall.

22. Architectural Style/Building Type: Modern Movements

23. Landscaping or Special Setting Features:

None

24. Associated Buildings, Features, or Objects:

None

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate

Actual 1946

Source of Information: Weld County Assessor

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: Unknown

Source of Information:

29. Construction History (include description and dates of major additions, alterations, or demolitions):

This building does not appear on the 1927 Sanborn map, but is shown on the 1946 map. The building is shown as a rectangular store with a mezzanine at the rear. The 1968 map shows the same footprint, with the notation "steel trusses, plastered wall."

30. Original Location: Yes

Date of Moves:

#### V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Commerce and Trade/Business

32. Intermediate Use(s)

33. Current Use(s): Commerce and Trade/Business

34. Site Type(s): Commercial building

35. Historical Background:

The Weld County Assessor reports that this building was erected in 1946. The lot had previously been part of the facilities of a Continental Filling Station to the east and, by the 1940s, the Weld County Garage Used Car Lot. When this building was erected it housed Herdman Electric Company, which is shown at this address in city directories through at least 1970. Okey Herdman established his business in 1918 at 619 8th Avenue. He was born in Parkersburg, West Virginia in 1900. He married Ruth Culver in 1922 at United Presbyterian Church in Greeley. Mr. Herdman was electrical contractor for the Joslin's store in Greeley. Mr. Herdman was a Republican and a member of the Elks Club in Greeley. During 1963-1983 Don Herdman was owner and president of the business, followed by his son Blaine Herdman and Frank Robb.

36. Sources of Information:

Weld County Assessor records; Greeley City Directories, 1915-1970; Sanborn maps, 1886-1968; Greeley Tribune, 3 April 1970, A-6; City of Greeley Museums, information on Herdman Electric Company and Scrapbook 28, page 24 and 144.

#### VI. SIGNIFICANCE

37. Local Landmark Designation: No

Date of Designation:

Designating Authority:

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important to history or prehistory.

Qualifies under Criteria Considerations A through G (See Manual).

X Does not meet any of the above National Register criteria.

**39. Area(s) of Significance:**

**40. Period of Significance:**

**41. Level of Significance:**

**42. Statement of Significance:**

This building is representative of commercial construction in downtown Greeley during the 1940s, and is notable for its design, which includes a flat roof with banded brick cornice, panels of glass block, and round metal columns with fluting at corners of the entrance.

**43. Assessment of Historic Physical Integrity Related to Significance:**

The building appears to have good integrity. An awning has been added across the front.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

**44. National Register Field Eligibility Assessment:** Not Eligible

**45. Is there National Register district potential? Discuss.** No

Due to a loss of historic integrity through alterations, loss of key buildings, and new construction, there is no cohesive collection of historic buildings which would contribute to a potential historic district.

If there is NRHP district potential, indicate contributing status: N/A

**46. If the building is in an existing NRHP district, indicate contributing status:** N/A

**VIII. RECORDING INFORMATION**

**47. Photographic Reference(s):** 1: 20, 22, 24

Negatives Filed At: City of Greeley

Photographer: Roger Whitacre

**48. Report Title:** Downtown Greeley Historic Buildings Survey, 2001

**49. Date(s):** April 2001

**50. Recorder(s):** R.L. Simmons/T.H. Simmons

**51. Organization:** Front Range Research Associates, Inc.

**52. Address:** 3635 W. 46th Ave., Denver, Colorado 80211

**53. Phone Number(s):** (303) 477-7597

NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs.

**Colorado Historical Society-Office of Archaeology and Historic Preservation**  
**1300 Broadway, Denver, Colorado 80203 (303) 866-3395**

Downtown Greeley Historic Buildings Survey  
Sketch Map

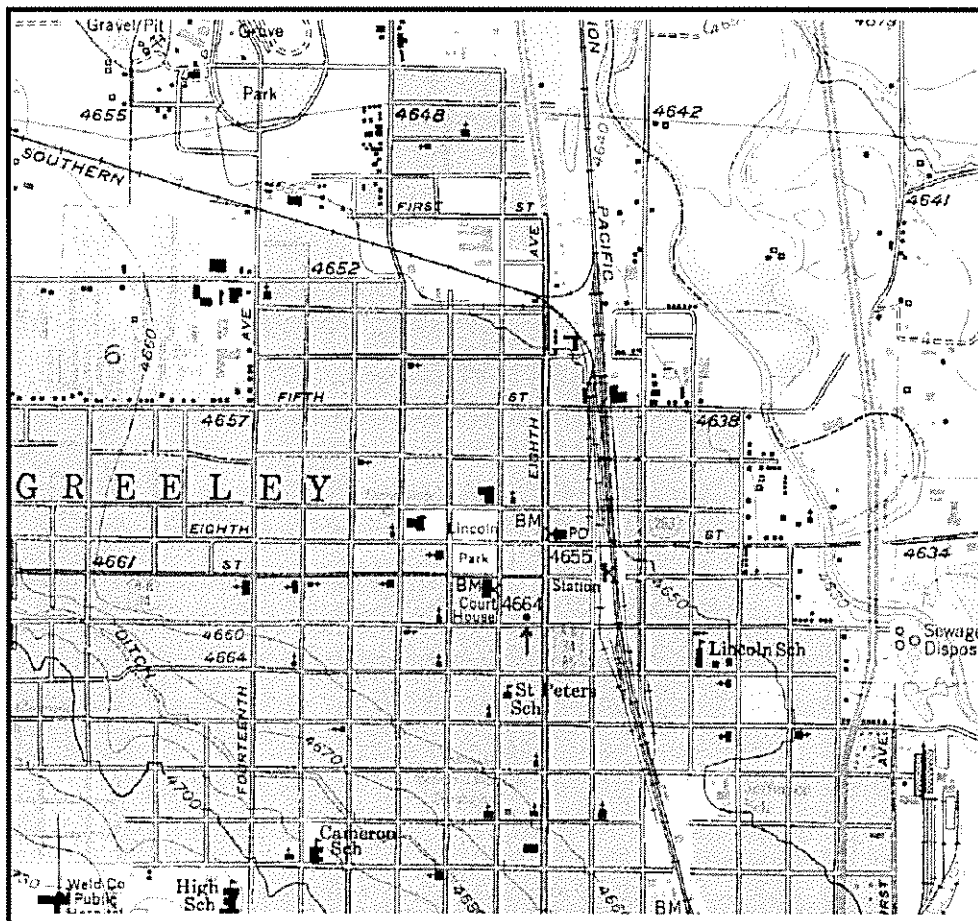


809 10TH ST

20 0 20 40 Feet



ADDRESS: 809 10TH ST

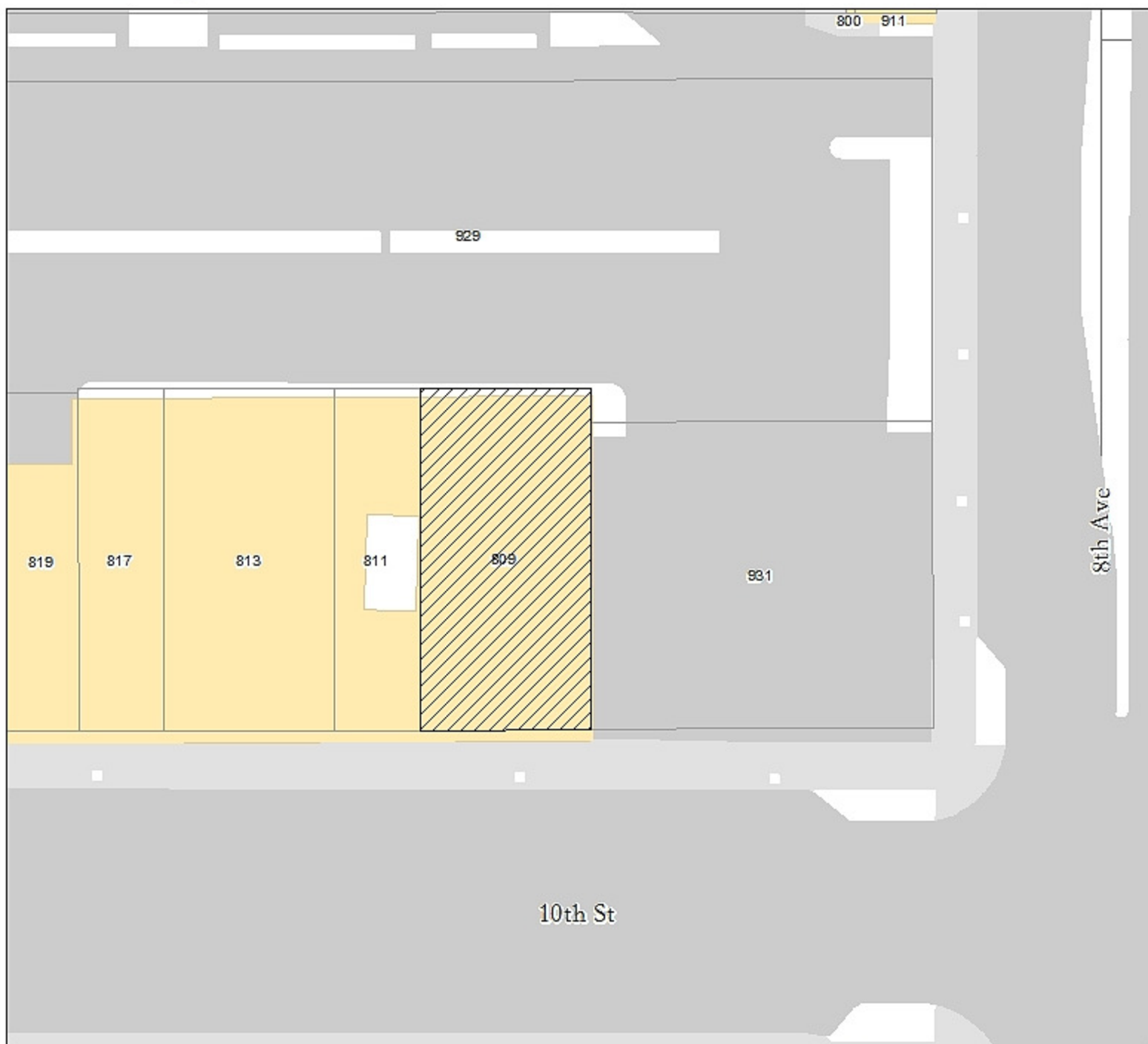


Extract of U.S. Geological Survey, "Greeley, Colo.," 7.5 minute topographic map (Reston, Virginia: U.S. Geological Survey, 1950, PR1980). Black dot denotes approximate location of resource.

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# Site Map - 809 10th Street

Attachment E



Created: September 9, 2016  
By: COG Planning, Hist Pres, GIS

\* Based on Composite of 2007 Army Corps of Engineers Flood Study and Greeley Area of Ecological Significance.

## Legend



809 10th Street



Parcels



Structure



### Notes:

All planimetric data was digitized from aerial photographs dated 1987, 1992, 1998, 2000, and 2005. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

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## HISTORIC PRESERVATION COMMISSION SUMMARY

**ITEM:** Certificate of Approval

**PROJECT:** Mural

**LOCATION:** 8<sup>th</sup> Street Plaza Walkway, between 8<sup>th</sup> Street and alley to the south, under the second story of the building at 814 8<sup>th</sup> Street

**APPLICANT:** Kim Snyder, City of Greeley, on behalf of walkway owner the City of Greeley

**HISTORIC PRESERVATION COMMISSION HEARING DATE:** March 5, 2018

### **HISTORIC PRESERVATION COMMISSION FUNCTION:**

Review the proposal for compliance with Chapter 16.60.110 of the City of Greeley Municipal Code Criteria and Standards for altering designated properties or contributing properties in an historic district, and approve or deny the request.

---

### **PROJECT OVERVIEW AND BACKGROUND:**

#### **Proposed Project**

On February 16, 2018, Kim Snyder, of the City of Greeley, on behalf of the property owner the City of Greeley, submitted a complete application for a Certificate of Approval for a mural on the east and west walls of the walkway from 8<sup>th</sup> Street plaza to the alley, under the property at 814 8<sup>th</sup> Street, a contributing building in the Downtown Greeley Historic District. Please see Attachments A (Application & Narrative for Certificate of Approval), B (Mockup with Artist Proposal), C (Current Photographs), D (Architectural Inventory Form) and E (Existing Site Map) for more information about the proposal.

#### Existing Conditions

The existing walls are unpainted, non-historic red brick, and includes seven arched inset areas where the murals are proposed to be mounted.

#### **Background**

The Historic Preservation Commission designated the Downtown Greeley Historic District on the Greeley Historic Register in 2002. The building at 814 8<sup>th</sup> Street is a contributing building in the historic district and subject to design review by the Commission, and the walkway is City-owned.

#### **Property History**

See Attached Architectural Inventory Form (Attachment D)

## Architectural Description

See Attached Architectural Inventory Form (Attachment D)

### SITE DATA:

Legal Description:	City of Greeley, County of Weld, State of Colorado
Designation:	Contributing Building in Greeley Historic Register-designated Downtown Greeley Historic District
Year Property Built:	pre-1886
Architectural Style:	Late 19 <sup>th</sup> and Early 20 <sup>th</sup> Century American Movements/Commercial Style
Zoning:	Commercial-High (C-H)
Dates of Significant Renovations:	<p>The first story was removed during 1980s, which had a significant adverse impact on the integrity of the building and significance (date, owner and contractor not in the building permit file).</p> <p>Permit to remodel existing business to house GDDC office and Hensel Phelps temporary construction office; Owner: Greeley Downtown Development Corporation; Contractor: Hensel Phelps; Permit #830082; Date 2/8/1983. Final: 2/22/1983.</p> <p>Certificate of Occupancy Approval for Mike Osborn, Leisure Outfitters; Owner: Helen Amasse; Permit #790035; Date: 3/9/1979.</p> <p>Permit to panel front of store and interior walls, install decorative beams and some electrical work; Owner: Hellen Amasse; Contractor: Mike Osborn; Permit #790035; Date: 2/7/1979.</p> <p>Remodel commercial building; Contractor/Owner: Ray Murphy; Permit #630423; Date: 5/15/1963; was not final by 5/19/1966.</p> <p>Source: Building Permit File for 814 8<sup>th</sup> Street.</p>

## **KEY ISSUES AND ANALYSIS:**

The proposed work is evaluated according to the relevant criteria and standards for alteration of designated properties, defined in Section 16.60.110, as follows in the staff analysis. The applicable criteria and standards are listed.

### **City of Greeley Municipal Code, Section 16.60.110 (1) Criteria**

- a. The effect of the alteration or construction upon the general historical or architectural character of the designated property.*
- 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.*
- e. The effect of the proposed work upon the protection, enhancement, perpetuation and use of the landmark or landmark district.*
- f. Compliance with the Secretary of the Interior's current standards for rehabilitation of historic properties as defined in Section 16.60.020 of this Chapter.*

### **Secretary of the Interior's Standards for Rehabilitation**

*Standard #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.*

*Standard #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.*

### **City of Greeley Municipal Code, Section 16.60.110 (2) Standards**

- b. The historic character of the property shall be retained by avoiding the removal of, or alteration of, features and spaces important to the character.*
- e. New additions and expansions shall, where possible, be differentiated from the existing building to protect its historic integrity. New additions and constructions shall also be undertaken in such a manner that their removal in the future would not destroy the form or integrity of the original property.*
- g. 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.*

### **Historic Preservation Downtown Design Review Guidelines**

*Building Materials*

- E. *Except in exceptional cases of deterioration, unpainted masonry should be left unpainted. Sealing the surface with paint, or other sealants, can cause spalling of the masonry face; however, if the surface is already painted, removing the paint may damage the masonry more than repainting. Consulting a preservation expert would be helpful in this situation.*

#### *Paint Schemes*

- A. *Generally, the walls of the building should be a subdued color, while the trim could be a harmonizing color or contrasting one. Smaller details can be highlighted by a brighter accent color. It will not be appropriate to use a bright color for an entire building, and lighter tones of masonry hues will be most appropriate.*
- B. *Brick that has not been painted should not be painted, unless there are unusual circumstances, such as alterations and repairs using different brick and deteriorated brick. Painting may further damage deteriorated brick in some circumstances, and painting unpainted brick should be evaluated on a case-by-case basis.*

#### **Staff Analysis:**

*The proposed mural complies with the applicable criteria and standards.*

The proposed mural consisting of seven panels to be mounted on the walls of the walkway and under the second story of the building at 814 8<sup>th</sup> Street would have a neutral effect on the general historical and architectural character of the property and the features on the property. Because new alterations, including a mural, are generally more appropriate on the side or rear of a building, the proposed location on the sides of the building and walkway is appropriate. The location would be on the walls of the walkway, which is not historic brick. Because the mural is proposed to be installed on another material and then mounted to the brick walls in the arched inset panels, the project would not impact historic materials or details or the architectural character. The addition of mural would have a minimal impact, other than to add color and enhance the building and area as a whole by adding an interesting feature to the walkway. The proposed mural would have a neutral effect on the protection, enhancement, perpetuation and use of the building and walkway because it would not affect the protection, perpetuation or use of the building other than to draw more attention to the building. For these reasons, the proposed project would meet criteria a, c and e of Section 16.60.110 (1) the Greeley Municipal Code (Municipal Code).

Alteration of the building by installing the mural would not affect character-defining features, spaces or spatial relationships, and thus the proposed project complies with the Secretary of the Interior's Standards for Rehabilitation, including Standard #2 and criterion f of Section 16.60.110 (1) and Standard b in Section 16.60.110 (2) of the Municipal Code. The proposed mural would not require removal of original or significant historic details or materials. The mural should be installed to cause no to minimal damage to the masonry by installing in the mortar joints to the extent possible. The brick has not been painted and is not proposed to be painted for this project and meets the design guidelines for Paint Schemes and Building

Materials. For these reasons, the proposed installation of the mural on the walls of the walkway meets Secretary of the Interior's Standards #9 and 10 and Standards b, e and g in Section 16.60.110 (2) Standards of the Municipal Code.

This proposed project supports the City of Greeley's Imagine Greeley Comprehensive Plan and contributes to the revitalization efforts of Downtown Greeley. The Historic and Cultural Resources chapter focuses on preserving Greeley's historic built environment and integrating arts and culture into the everyday life of Greeley residents, which this proposed project would do. Contributing to art in the downtown historic district would potentially increase the attraction of downtown and promote downtown Greeley more as an arts center and contribute to the heritage and cultural tourism, another facet of the Historic and Cultural Resources chapter. Finally, it would be another example of continued collaboration with the Greeley Creative District, an objective in the Historic and Cultural Resources chapter of Imagine Greeley, as well as supporting an opportunity for art in public places.

This project involves a local artist working to enhance downtown Greeley, and contributes to the historic preservation revitalization efforts in downtown, particularly in connection with the collaborative efforts to make downtown a center for arts in Greeley as a part of the officially certified Creative District.

In summary, for these reasons, the proposed mural on the east wall meets the criteria and standards in Section 16.60.110 of the Greeley Municipal Code, and the Secretary of the Interior's Standards and the Historic Preservation Downtown Design Review Guidelines.

**16.60.110 (1) Criteria Addressed: a, c, e, and f (Secretary's Stds #2, 9 and 10)**

**16.60.110 (2) Standards Addressed: b, e, and g (Historic Preservation Downtown Design Review Guidelines)**

**NOTICE:**

The Municipal Code does not specify notification requirements for Certificate of Approval applications. Staff mailed and emailed a notification letter to the owner on February 20, 2018. Staff posted a notification sign at the site on Monday, February 26, 2018.

**STAFF RECOMMENDATION:**

Approval.

**RECOMMENDED MOTION:**

A motion that based on the application received and the preceding analysis, the Commission finds that the proposed mural on the walls of the walkway from the 8<sup>th</sup> Street Plaza to the alley, under the property at 814 8<sup>th</sup> Street, meets (1) Criteria a, c, e, and f and (2) Standards b, e, and g of Section 16.60.110 of the Greeley Municipal Code. Based on these findings, the Commission approves the Certificate of Approval.

**ATTACHMENTS:**

Attachment A – Application & Narrative for Certificate of Approval

Attachment B – Mockup with Artist Proposal

Attachment C – Current Photographs

Attachment D – Architectural Inventory Form

Attachment E – Existing Site Map



City of Greeley Community Development Department, Historic Preservation Office, 1100 10<sup>th</sup> Street, Ste. 201, Greeley, CO 80631  
970.350.9222 [www.greeleygov.com/hp](http://www.greeleygov.com/hp)

### *APPLICATION FORM FOR CERTIFICATE OF APPROVAL ALTERATIONS*

The City of Greeley's Historic Preservation Ordinance, Chapter 16.60 of the Municipal Code, requires that no exterior alteration is permitted of any designated historic property or property within a designated historic district without a Certificate of Approval issued by the Historic Preservation Commission.

#### **PROPERTY OWNER(S)**

**Name:** City of Greeley  
**Address:**

**Phone:** 970 350 9425  
**Cell phone:**  
**Email:** Andy.McRoberts@Greeleygov.com

#### **APPLICANT (if different From property owner)**

**Name:** Kim Snyder  
**Address:** 650 10th Ave, Greeley CO 80634

**Phone:** 970 350 9450  
**Cell phone:**  
**Email:** kim.snyder@greeleygov.com

#### **HISTORIC PROPERTY**

**Name:**  
**Address:** Walkway between 8th Street plaza and the Alleyway

**Historic District (if applicable):**  
**Legal Description:**

Certification: I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Applicant (Print): Kim Snyder

Telephone: 970 350 9450

Signature:

A handwritten signature in black ink that reads "Kim Snyder".

Date: 12/20/2017

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

Owner (Print): City of Greeley

Telephone: 970 350 9425

Signature:

A handwritten signature in green ink that appears to be "O. McRoberts".

Date: 12/20/2017

**CITY OF GREELEY HISTORIC PRESERVATION OFFICE  
PRE-APPLICATION CONFERENCE INFORMATION SHEET**

Date: 12/20/2017

GHR Property Address: Walkway between 8th Street plaza and the Alleyway

Applicant/Representative(s): Kim Snyder

Is the Applicant/Representative the owner? ☐ Yes ☒ No

If Applicant/Representative is not the owner, include owner name: City of Greeley

**Description of Proposed Project:**

Artist will create painted murals on 7 removable structures that will be inserted into the 7 existing brick archways on the east and west walls of the walkway. The top portion of each the removable structures may include lighting. The painted murals will be derived from historic photos of downtown Greeley. Please see the attached artist proposal for more information.

Location/Address of Proposed Project: Walkway between 8th Street plaza and the Alleyway

**Comments:**

The following offices might be required to review the application or have an interest in the project. The Historic Preservation Specialist will indicate the offices that are relevant for the proposal.

- ☐ Planning
- ☐ Natural Resources Planning
- ☒ Code Compliance
- ☐ Neighborhood Planning
- ☐ Building Inspection (Building Permits)

Staff Contact information:

Betsy Kellums, Historic Preservation Specialist  
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[www.greeleygov.com/historicpreservation](http://www.greeleygov.com/historicpreservation)



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Include all pertinent information identified on the following page(s), as well as special information requested by Historic Preservation Staff. Additional copies may be requested by Staff, if required for use by persons or groups providing advisory assistance.

The need for additional documents, as listed below, will be determined in a consultation with Historic Preservation Staff and may include:

### ALTERATIONS



Pre-application Conference (in person or phone)

Date 12/20/2017



Application Form signed by applicant and owner (if different)



For projects involving architectural drawings, one 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); or



Mock-Up of signs or awnings, as needed



Product literature, if applicable, such as for window, roof projects, etc.



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.



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.



Narrative of the proposed project (please type or print legibly on a separate page) Please include responses to the following:

a. What is the proposed project?

Please see Artist Proposal attached.

b. Time constraints on the project/Project urgency?

The Greeley Art Commission would like to see the project completed by May of 2018 when the Colorado Creative Industries art conference will be held in Greeley at the Doubletree Hotel.

**c. Identify which design guidelines relate to the project.**

Guidelines are available for download on the City's historic preservation website,  
<http://greeleygov.com/HistoricPreservation/Downloads.aspx>

- a. General guidelines are relevant for individually designated properties. District guidelines are also available for properties located with Greeley Historic Register designated districts.

See Downtown Design Guidelines for Paint Schemes.

Contact the Historic Preservation Office at 970.350.9222 or [betsy.kellums@greeleygov.com](mailto:betsy.kellums@greeleygov.com) for more information or for assistance.



## ARTIST PROPOSAL

The ambience, character and atmosphere of 'place' already exists in the 8<sup>th</sup> Avenue Walkway and just needs some enhancement. The artwork will be washed or grazed with light from existing ceiling fixtures and any additional lighting the Downtown Development Authority chooses to add.



This project will include seven two-part panels that will each be framed with metal or aluminum square pipe and then set into the seven existing archways in the east and west walls of the walkway. Each bottom portion will have an image painted directly on aluminum sheeting and covered with protective acrylic sheeting or each image may be painted on nonwoven PolyTab material that will be glued to the panels.

The top section of each panel will include a gray scale image of an historical downtown Greeley building. The image will be separated into 3 values of gray, transferred/printed onto 3 sheets of polycarbonate/glass material which will be stacked (Plexistack by DuraPlaq in Longmont Co or a material of equal quality approved by the City) with an additional clear sheet on top for protection from the elements.

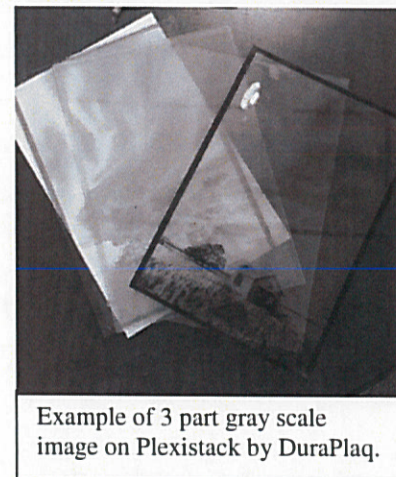
If Artist and City staff determine additional lighting will enhance the gray scale images after the DDA completes their new lighting revisions and before this project is installed, the top portion of each panel will be edged with LED ribbon lighting. If LED lighting is used, there will be a requirement for all lighting elements, including conduit, be out of sight so not to detract from the ambience of the walkway.

An optional 'kick plate' may also be added to the brick between the bottom of each panel and the concrete, cost for which must be mutually agreed upon and would be in addition to amount identified in this contract.

Overlapping themes that will visually connect the panels to each other, the Alleyway Art and the 8th St Plaza buildings may include: Painting/Sculpture/Architecture; Photography/Film; Fashion/Design; Poetry/Novels; Music; Dance; Theatre. Each panel may have a different theme.



Model of two part panel with frame; image is an example only.



Example of 3 part gray scale image on Plexistack by DuraPlaq.

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814 8<sup>th</sup> Street/8<sup>th</sup> Street Plaza Walkway – Photos 2/20/18







OAHP 1403  
Rev. 9/98

Official Eligibility Determination  
(OAHP Use Only)

Date _____	Initials _____
_____	Determined Eligible-NR
_____	Determined Not Eligible-NR
_____	Determined Eligible-SR
_____	Determined Not Eligible-SR
_____	Need Data
_____	Contributes to Eligible NR District
_____	Noncontributing to Eligible NR District

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

Page 1 of 3

### I. IDENTIFICATION

1. Resource Number: 5WL4130  
 2. Temporary Resource Number: 48  
 3. County: Weld  
 4. City: Greeley  
 5. Historic Building Name: Scott's Bakery/Weld County Savings Bank  
 6. Current Building Name: Downtown Center Gallery  
 7. Building Address: 814 8TH ST  
 8. Owner Name and Address: WHEELER MANAGEMENT GROUP INC , 812 8 ST PLAZA, GREELEY, CO 80631

Parcel Number: 096105322030  
 SHF Grant Number: 2001-G1-010

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5N Range 65W  
 1/4 1/4 SE 1/4 SW 1/4 of Section 5
10. UTM Reference  
 Zone 13 Easting 526203 Northing 4474721
11. USGS Quad Name: Greeley, Colo.  
 Year: 1950, PR1980 Map Scale: 7.5' Attach photo copy of appropriate map section.
12. Lot (s): 7p, E2 8 Block(s): 57  
 Addition: Greeley Original Townsite Year of Addition: 1870
13. Boundary Description and Justification:  
 Boundary includes the building and the urban parcel on which it is situated.

### III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): Rectangular  
 15. Dimensions in Feet: Length 109 X Width 15  
 16. Stories: 2  
 17. Primary External Wall Material(s) (enter no more than two):  
 Brick  
 18. Roof Configuration (enter no more than one):  
 Flat Roof  
 19. Primary External Roof Material (enter no more than one): Asphalt  
 20. Special Features (enter all that apply):  
 Segmental arch. Balcony.  
 21. General Architectural Description:

Two-story brick building with flat roof with central stepped parapet. Walls composed of orange-brown magnesium brick. First story consists of open passageway with segmental arched opening. Passageway has arched lintel with three rows of brick with tooled sandstone ends and brick piers at corners. Second story features two 12/12-light double-hung sash windows with flat arches and brick lintels with stone keystones and tooled stone sills. Shed roof hood above windows has wood shingle roofing and is supported by paired brackets atop brick corbels. Corners of building have stuccoed piers extending from a secondary cornice of brick and projecting slightly above the roofline.

Piers are paneled, stuccoed, and have decorative brickwork at the top with diamond-shaped ornaments. Interior of passageway has brick floor. Rear of building has two segmental arched openings on upper story, one with double-hung sash window and one with door facing balcony. The first story has metal posts and an arched metal spandrel ornament between the posts.

**22. Architectural Style/Building Type:** Late 19th and Early 20th Century American Movements/Commercial Style

**23. Landscaping or Special Setting Features:**

Faces pedestrian mall to north.

**24. Associated Buildings, Features, or Objects:**

None

#### IV. ARCHITECTURAL HISTORY

**25. Date of Construction:** Estimate Pre-1886

Actual

**Source of Information:** Sanborn map, 1886

**26. Architect:** Unknown

**Source of Information:**

**27. Builder/Contractor:** Unknown

**Source of Information:**

**28. Original Owner:** Unknown

**Source of Information:**

**29. Construction History (include description and dates of major additions, alterations, or demolitions):**

The footprint of the building on Sanborn maps from 1886 through 1968 showed a two-story part on the front and a one-story part at the rear. In 1916 and 1917 Henry Ecker remodeled the building for use as an office. Frank Gordon filed a building permit to erect a "display front" for use as a store in 1920. In 1926 J.C. Nelson remodeled the building. The exterior of the building was extensively remodeled in 1958. During the urban renewal project of the early 1980s the first story of this building below the arch was removed to create a midblock passageway between 8th and 9th streets and a one-story section at the rear was razed. A passageway was created with a balcony at the rear and the upper story of the façade received new windows.

**30. Original Location:** Yes

**Date of Moves:**

#### V. HISTORICAL ASSOCIATIONS

**31. Original Use(s):** Commerce and Trade/Specialty Store

**32. Intermediate Use(s):** Commerce and Trade/Financial Institution

**33. Current Use(s):** Commerce and Trade/Business

**34. Site Type(s):** Commercial building

**35. Historical Background:**

Sanborn maps and city directories indicate that this building housed a bakery, Scott's Bakery, from 1886 through 1917. A 9 March 1976 article in the Greeley Tribune indicated that "in October, 1889, the Weld County Savings Bank opened for business at 814 8th St. The bank employed three persons and its total resources were \$5,000." The Greeley (later Weld County) Savings Bank was listed at 814 ½ in city directories of 1892 through 1906. The bank moved to the corner of 8th Ave. and 9th St. in 1907 and in 1964 a new building was erected at 1001 9th Ave. by a successor institution. The 814 ½ space was identified simply as a "room" during 1907-1915, and, in 1919-20 it housed a millinery. In 1919-20 the Roberts Loan Company occupied the main storefront, followed by Fashion Shop in 1922. Various proprietors operated shoe stores in the building from 1926 to 1960. By 1970 this was the location of Mikel's Men's and Boys' Wear.

**36. Sources of Information:**

City of Greeley Museums, information on Weld County Savings Bank, Crosier Scrapbook, 25, page 48, and building permits; Weld County Assessor records; Greeley City Directories, 1892-1970; Sanborn maps, 1886-1968; Greeley Tribune, 3 February 1985, A14.



**VI. SIGNIFICANCE**

37. Local Landmark Designation: No

Date of Designation:

Designating Authority:

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important to history or prehistory.

Qualifies under Criteria Considerations A through G (See Manual).

X Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

40. Period of Significance:

41. Level of Significance:

42. Statement of Significance:

This historic building housed a variety of businesses, including a bakery, a bank, and shoe stores. The removal of the lower story during the 1980s was a major alteration which diminished the building's significance.

43. Assessment of Historic Physical Integrity Related to Significance:

The building no longer conveys its historic character due to alterations.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register Field Eligibility Assessment: Not Eligible

45. Is there National Register district potential? Discuss. No

Due to a loss of historic integrity through alterations, loss of key buildings, and new construction, there is no cohesive collection of historic buildings which would contribute to a potential historic district.

If there is NRHP district potential, indicate contributing status: N/A

46. If the building is in an existing NRHP district, indicate contributing status: N/A

**VIII. RECORDING INFORMATION**

47. Photographic Reference(s): 4: 30; 5: 13

Negatives Filed At: City of Greeley

Photographer: Roger Whitacre

48. Report Title: Downtown Greeley Historic Buildings Survey, 2001

49. Date(s): April 2001

50. Recorder(s): R.L. Simmons/T.H. Simmons

51. Organization: Front Range Research Associates, Inc.

52. Address: 3635 W. 46th Ave., Denver, Colorado 80211

53. Phone Number(s): (303) 477-7597

NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs.

Colorado Historical Society-Office of Archaeology and Historic Preservation  
1300 Broadway, Denver, Colorado 80203 (303) 866-3395

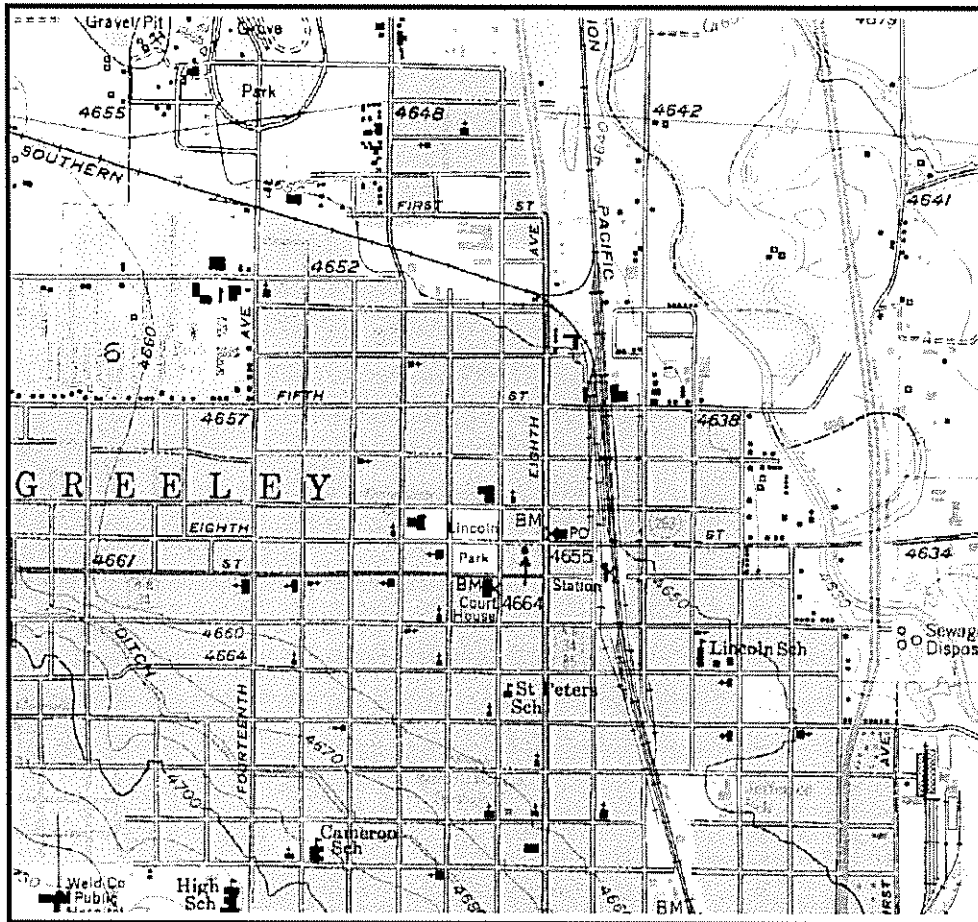
Downtown Greeley Historic Buildings Survey  
Sketch Map



Downtown Greeley Historic Buildings Survey  
USGS Location Map

Resource Number: 5WL4130  
Temporary Number: 48

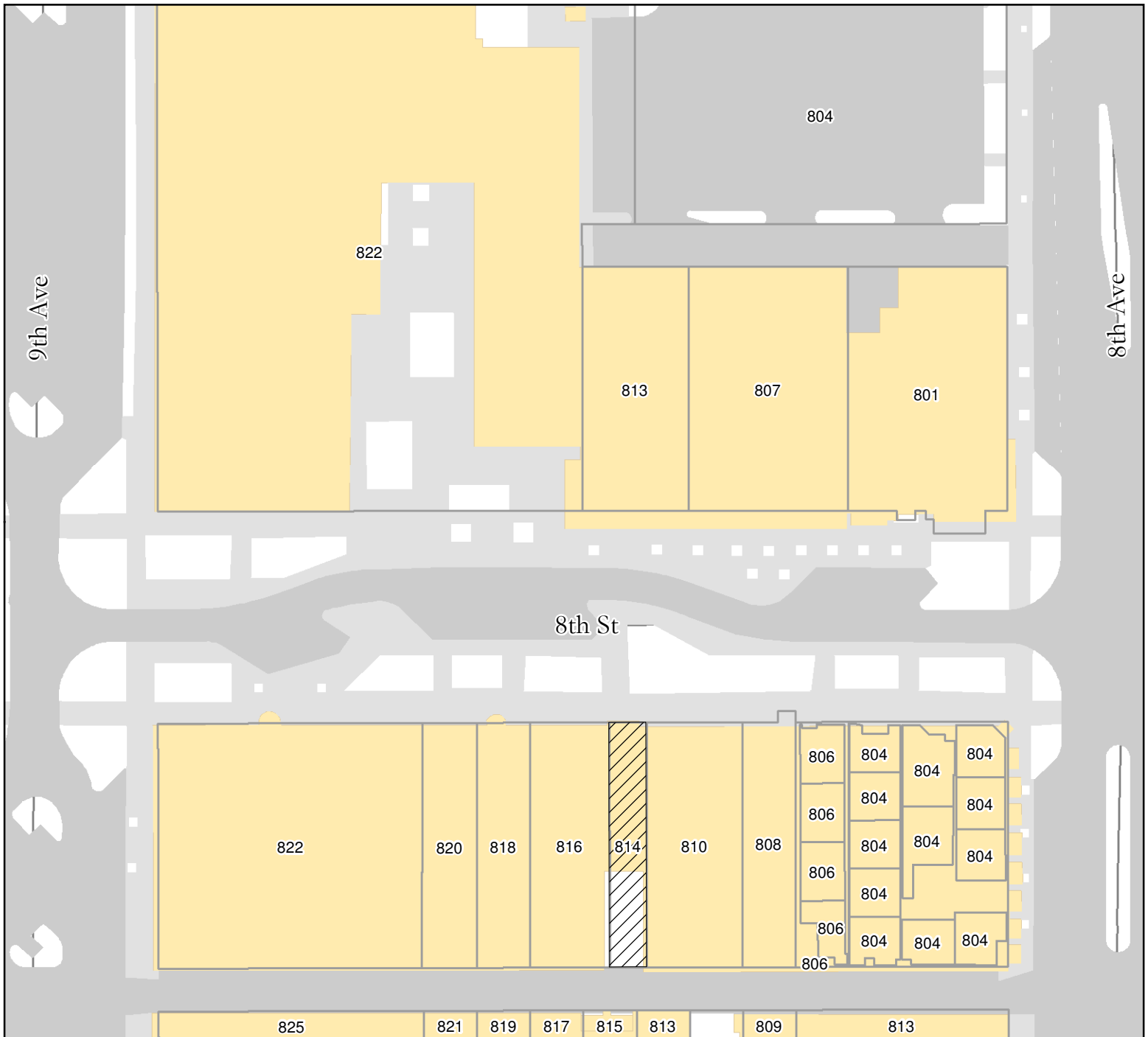
ADDRESS: 814 8TH ST



Extract of U.S. Geological Survey, "Greeley, Colo.," 7.5 minute topographic map (Reston, Virginia: U.S. Geological Survey, 1950, PR1980). Black dot denotes approximate location of resource.

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# Site Map - 814 8th Street



Created: 1/23/2018  
By: COG Planning, Hist Pres, GIS

\* Based on Composite of 2007 Army Corps of Engineers Flood Study and Greeley Areas of Ecological Significance.

## Legend



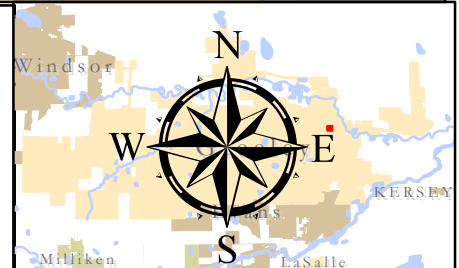
814 8th Street



Parcels



Structure



### Notes:

All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, and 2005. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

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