



Historic Preservation Commission Remote Meeting Instructions for March 1, 2021 Meeting

In order to comply with all health orders and State guidelines to stop the spread of the COVID-19 Coronavirus, **no physical location, including the City Council Chambers, will be set up for viewing or participating in this meeting.**

Citizen Participation During Hearing

Click the link below to register for the webinar. After registering, you will receive an email with instructions for joining the meeting. During the public hearing portion, use the Q&A or raised hand features at the bottom of the screen and you will be called upon to speak at the appropriate time.

<https://greeleygov.zoom.us/j/81348936051>

Video Replay on YouTube:

Citizens may also view a video replay of the hearing on the City of Greeley's YouTube Channel <https://www.youtube.com/CityofGreeley>.

Other options for sharing public comments:

E-mail – Submit to cd_admin_team@greeleygov.com

All comments submitted by e-mail will be read into the record at the appropriate points during the meeting in real time. Comments can be submitted up to and throughout the meeting.

Traditional Mail – Historic Preservation Commission, 1100 10th Street, Greeley, CO 80631

All written comments must be received no later than the day of the meeting. Written comments received by mail will also be read into the record in real time.

Visit the Historic Preservation Commission web page at <https://greeleygov.com/government/b-c/boards-and-commissions/historic-preservation> to view and download the contents of the agenda packet. You are also welcome to call the Historic Preservation office at 970-350-9780 if you have any other questions or require special accommodations to attend a virtual hearing.



HISTORIC PRESERVATION COMMISSION Agenda

**March 1, 2021
4:00 p.m.**

- I. Call to Order and Roll Call**
- II. Approval of Minutes for meeting held on February 1, 2021**
- III. Public Input**
- IV. Public hearing to consider Certificate of Approval for exterior alterations**
 - Case Number: HPDR2021-0003
 - Applicant: Kelly Deitman, Halcyon Design, on behalf of West Greeley Conservation District
 - Project Name: Houston Gardens Shade Shelter
 - Project Address: 515 23rd Avenue
 - Case Planner: Elizabeth Kellums, Planner III – Historic Preservation
- V. Terry Ranch Water Project presentation by Sean Chambers, Director of Water & Sewer Department, and Adam Jokerst, Deputy Director of Water Resources**
- VI. Household Occupancy Standards presentation by Caleb Jackson, Planner II**
- VII. Commission Member Reports**
- VIII. Staff Report**
- IX. Adjournment**

Please visit www.greeleygov.com for more information about City responses to protect public and employee health and safety

HISTORIC PRESERVATION HEARINGS:

Hearings are held on the 1st and 3rd Mondays of the month at 4:00 p.m.. Agendas are posted on the Historic Preservation web page at <http://greeleygov.com/government/b-c/boards-and-commissions/historic-preservation>

March 15, 2021

April 5, 2021

April 19, 2021

May 3, 2021

May 17, 2021

June 7, 2021

June 21, 2021

July 5, 2021 – cancelled/holiday

July 19, 2021

Historic Preservation Public Hearing Procedure

Public Hearing to...

1. Chair introduce public hearing item
2. Historic Preservation Staff report
3. Applicant Presentation
4. Commission questions
5. Chair opens public hearing
6. Chair closes public hearing
7. Applicant rebuttal
8. Commission discussion and vote



HISTORIC PRESERVATION COMMISSION Proceedings

**February 1, 2021
4:00 p.m.**

(Zoom Webinar and viewable on City of Greeley YouTube)

I. Call to Order and Roll Call

Chair Brunswig called the meeting to order at 4:00 p.m. Commissioners Azari, DePetro, Gifford, McLean, Podell and Sattler were present.

II. Approval of Minutes for the meeting held on December 7, 2020

Commissioner McLean moved to approve the minutes dated December 7, 2020. Commissioner Azari seconded the motion. The motion carried unanimously.

III. Public Input

Marshall Clough, 1619 14th Street, addressed the Commission on behalf of Historic Greeley Inc. and noted that he was present today to observe and had no comments or information to present.

IV. Meeting Date/Time/Location Designation for 2021

Elizabeth Kellums presented a memo regarding establishment of a meeting date, time and location for 2021.

Commissioner DePetro moved that Historic Preservation Commission during 2021 will be held on the 1st and 3rd Mondays of the month at 4 p.m. virtually on Zoom until in-person meetings are determined safe and in compliance with COVID restrictions. In-person Historic Preservation Commission meetings will be held in the City Council Chambers in City Center South, 1001 11th Avenue, except in the event of cancellation due to holidays, attendance at conferences, and/or having no agenda items. Commissioner Gifford seconded the motion. The motion carried unanimously.

V. Designation of Location for Posting Hearing Agendas

Chair Brunswig read a memorandum from the Community Development Office Manager regarding designation of a location for posting notices.

Commissioner McLean moved to designate the City of Greeley's website, www.greeleygov.com, as the official posting site for meeting notices of the Historic Preservation Commission, and the public lobby at City Hall, located at 1000 10th Street, as the backup location for such postings. Commissioner DePetro seconded the motion. The motion carried unanimously.

VI. Review of Building Permit Fee Refund Application

Case Number: HPFI2020-0002
Applicant: Quin Abbot, C&C Constructors
Project Address: 820 9th Street
Case Planner: Elizabeth Kellums, Planner III – Historic Preservation

Elizabeth Kellums addressed the Commission and introduced an application for a building permit refund and presented a map showing the location of the property. She indicated that the role of the Commission is to review major alteration refund applications. Ms. Kellums advised that exterior and interior rehabilitation work are eligible for a refund once an application is submitted in within 60 days from completion.

Ms. Kellums presented photographs of the north exterior of the building (formerly Florio's Shoes). She also presented renderings of the proposed changes that were not done due to COVID, as well as photographs of the existing exterior renovations. Ms. Kellums also presented renderings and current photographs of the south side of the building.

According to Ms. Kellums, the application meets the program guidelines and the application was submitted within 60 days. She added that that interior and exterior costs, excluding sales tax, are allowable and that the qualified refund amount is \$2113.75. Staff recommended approval and referenced the proposed motion in the packet.

Commissioner McLean moved that the Commission finds the project meets the building permit fee refund program guidelines and approves the application of C&C Contractors LLC for a refund of building permit fee on building permit #BRX2001-0372 for the exterior and interior alterations of 820 9th Street, based upon a) timeliness of the application; and, b) exterior and interior rehabilitation work that is eligible for a total refund of \$2,113.75. Commissioner Gifford seconded the motion. The motion carried unanimously.

VII. Public hearing to consider Certificate of Approval for exterior alterations

Case Number: HPDR2021-0002
Applicant: Heather Bean, on behalf of Syntax Property, LLC
Project Name: Greeley Elevator Building/Syntax Distillery Alterations
Project Address: 700 6th Street
Case Planner: Betsy Kellums, Planner III – Historic Preservation

Ms. Kellums addressed the Commission and introduced the item as an application for a Certificate of Approval for exterior alterations at 700 6th Street, an individually designated property on the Greeley Historic Register. Ms. Kellums explained that the proposal has three components: 1) raise the roof on the east storage bin approximately six or seven feet and install metal siding to match the existing siding, 2) replace severely deteriorated and missing windows on the first floor, 3) erect Syntax business signs on the east and west sides of the building. She presented several photographs showing the existing condition of the property as well as photographs with narratives describing the proposed changes.

Ms. Kellums pointed out a variety of windows and window conditions on the building and reported that some of the vinyl windows have already been replaced. She described all of the windows to be repaired or replaced, including a window on the north end of the east side, a missing window on the north side, and four windows in the north headhouse. She presented a photograph of the sign for Syntax Distillery & Cocktail Bar located below the old Greeley Elevator Co. sign.

Staff reviewed the application according to the criteria and standards in Section 18.36.150(a) that describe the effect of the alteration and architectural relation to other buildings, effects on features, and the effect on protection, enhancement, perpetuation and use. Ms. Kellums described the rationale for vinyl windows in some areas, stating that the Health Department has indicated that vinyl is a better option. Staff determined that the proposed project is in compliance with the Secretary of the Interior's Standards for Rehabilitation as well as General Design Guidelines set forth in staff report and recommended approval with the condition that the applicant obtain all required permits.

The applicant, Heather Bean, addressed the Commission, thanked Ms. Kellums for her presentation and offered to answer any questions. Chair Brunswig commended Ms. Bean on retaining the historic nature of the building and, in particular, the signage.

Chair Brunswig opened the public hearing at 4:22 p.m. There being no comment by mail, email, or Zoom Q&A, the public hearing was closed at 4:22 p.m.

Commissioner Azari moved that, based on the application received and the preceding analysis, the Commission finds that the proposed exterior alterations at the Greeley Elevator Building at 700 6th Street meets (1) Criteria and Standards 1, 2, 3, 5, 6 and 8 of Section 18.36.150 of the Greeley Municipal Code; and, therefore approves the Certificate of Approval, with the condition that all required permits be obtained. Commissioner DePetro seconded the motion. The motion carried unanimously.

VIII. CLG Education Scholarship Reports – National Preservation Institute Seminars & PlaceEconomics Webinars

Several commissioners attended sessions offered by the National Preservation Institute (NPI) and PlaceEconomics and provided reports.

Commissioner Azari attended a NPI session on the Meaning of Effects in regard to historic preservation given by Ethel Eaton, a senior policy analyst with the Office of Review and Compliance of the Virginia Department of Historic Resources. Dr. Eaton spoke of a decision made by the District of Columbia Circuit Court of Appeals concerning transmission towers erected across the St. James River within sight of 58 historic sites. The Court issued a ruling that the Army Corps of Engineers erected towers without preparing an environmental impact statement and that its actions were arbitrary and capricious. The resulting decision was advantageous to historic preservationists in that placement of the towers within sight of historic places violated the intent of the effects. Dr. Eaton pointed out that many projects are delayed or become subject of litigation because appropriate parties were not provided with information prior to the actions. She also addressed the definition of the area of potential effects as the geographic area where an undertaking may directly or indirectly cause changes, and spoke to the criterion for assessing effects, including physical, audible (including vibrations), visual, socio-cultural, and any other effects that change how the land is used and impacts public access as well as cumulative effects that are reasonably foreseeable.

Commissioner Gifford reported on a session about Cultural Landscapes and explained that certain features are involved in designating a historic site's significance through its cultural landscapes. He noted that natural features creating the significance of a designation include trees, water features and topography of a site. Commissioner Gifford added that small scale features that provide detail and density on a site include human features such as irrigation, agricultural use, structures such as silos and barns, wagon tracks, teepee rings, views and vistas, and historical patterns of human influenced plants, both native and introduced.

Commissioner Podell viewed a session about Streetscapes in Historic Districts that include the areas between the front façade of a building to and including the street. He stated that the theme of the session was that often as historic districts are developed and improved, the streetscape is often overlooked or omitted and is incompatible with the overall effect of a historic district. Commissioner Podell explained that photographs taken over time provide good documentation of how a streetscape may have evolved, including materials and lighting. He described things such as historical street paving such as cobbles or bricks, or unused street car tracks that may be costly to maintain, but important for their historical aspects. He added that the discussion included how to develop signage that is more in character with an area of historic significance.

Ms. Kellums participated in several of the NPI and PlaceEconomics seminars and reported on an NPI seminar on Section 106, Resource Identification. She stated that the process to identify an area of special effects begins with background research using sources such as Wikipedia, the State Historic Preservation Office, information on the

website of the National Register, as well as reaching out to the local community. She added that for Section 106 purposes, properties need to be reviewed for eligibility and that traditional cultural places can be identified and determined eligible through oral traditions.

Ms. Kellums also viewed Section 106, the Meaning of Effects, described by Commissioner Azari. She explained that undertakings can irreparably adversely impact historic landscapes and shared a local when an addition on the Warnoco building was torn down. Ms. Kellums stated that Section 106 allows preservation input, feedback, consultation and discussion with no set outcome. She added that the federal agency has the authority to do what it deems necessary, but as the process moves forward hopes there can be some type of agreement with stakeholders and local jurisdictions.

Ms. Kellums reported on the Cultural Landscapes session about areas that are historically significant and show evidence of human interaction with the environment. She added that a cultural landscape could be more than one type and, as an example, noted that Glenmere Park can be considered a historic designed landscape as well as a historic site.

Ms. Kellums watched several PlaceEconomics webinars, including one entitled Preservation Incentives, Tools and Strategies that described five ways built heritage can be protected, including ownership, regulations, property rights, incentives, information and education. She felt that the webinar provided helpful information and suggested watching it individually or as a group and engaging in discussion.

Ms. Kellums also watched webinars entitled Opportunity at Risk: San Antonio's Older Housing Stock, Historic Urban Landscape Framework and Historic Preservation, and Heritage and Resiliency, and highlighted the details of each.

IX. Commission Member Reports

Chair Brunswig pointed out that the Commission has participated in several educational opportunities over the past few months, and he was heartened to see some preservation business at today's hearing. He encouraged the Greeley community to continue looking at Greeley's historic nature and bring preservation projects forward. He added that historic preservation in Greeley needs to be part of the momentum taking place in Greeley over the coming months.

X. Staff Report

Ms. Kellums advised that meeting on February 15 has been cancelled in observance of President's Day and that the next hearing will be on March 1 to consider a design review application.

Chair Brunswig encouraged commissioners to consider attending the Saving Places conference coming up later this month and noted that all sessions will be remote. He indicated that many of the sessions might be of interest to the commissioners, including a session about the Dearfield Community.

XI. Adjournment

The meeting adjourned at 4:55 p.m.

Bob Brunswig, Chair

Elizabeth Kellums, Secretary

DRAFT

HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Certificate of Approval

CASE NUMBER: HPDR2021-0003

PROJECT: New Construction – Shade Shelter

LOCATION: 515 23rd Avenue

APPLICANT: Kelly Deitman, Halcyon Design, on behalf of owner West Greeley Conservation District

CASE HISTORIC PRESERVATIONIST: Elizabeth Kellums

HISTORIC PRESERVATION COMMISSION HEARING DATE: March 1, 2021

HISTORIC PRESERVATION COMMISSION FUNCTION:

Review the proposal for compliance with Chapter 18.36 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 January 27, 2021, contractor representative Ashley Yaste of Growling Bear Construction, on behalf of owner West Greeley Conservation District and applicant architect Kelly Deitman, Halcyon Design, submitted an application for a Certificate of Approval for new construction of a shade shelter and paving of the patio underneath at Houston Gardens at 515 23rd Avenue to the Historic Preservation Office. The applicant proposes to pave a patio that currently consists of non-historic brick pavers, to improve the accessibility, and to construct a shade shelter with wood posts and an asphalt shingle roof over that patio area. The Engineering Development Review staff reviewed the project for drainage issues due to the paving portion. They accepted the project as submitted and did not have comments because there are not impervious or stormwater changes, nor are water or sewer mains or services being added, or are there any streets are being developed.

Please see the Application and Narrative for a Certificate of Approval (Attachment A), Architectural Drawings (Attachment B), Current Photographs (Attachment C) and the Existing Site Map (Attachment D).

Existing Conditions

The site has a historic house and detached garage and a non-historic restroom building. The area proposed for the shade shelter consists of non-historic brick pavers and is adjacent to the parking lot to the west and is surrounded by landscaping on the north, south and east sides with a paved walkway to the house to the east.

Background

The Historic Preservation Commission designated Houston Gardens at 515 23rd Avenue on the Greeley Historic Register in July 2002 for historical, architectural and geographical significance. The site is subject to review by the Historic Preservation Commission for major alterations and is subject to the Historic Preservation General Design Review Guidelines.

SITE DATA:

Legal Description:	GR 17300 PT NE4SE4 1 5 66 (WEST GREELEY ANNEX) BEG SE COR SEC N0D21'W 2009.47' S89D54'W 38' TO W LN 23 AVE & TRUE POB S0D21'E 367.58' TO NE COR 3RD ADD TO HOUSTON HTS S89D54'W 369.91' N0D05'W 367.57' N80D37'W 503.7' N08D38'E 51.63' S55D33'E 34.1' S79D33'E 504.66' S26D58'E 25.06' N89D54'E 321.55' TO BEG City of Greeley, County of Weld, State of Colorado
Neighborhood:	N/A
Designation:	Individually designated on the Greeley Historic Register
Year Property Built:	ca. 1920s
Architectural Style/Type:	Vernacular with Shingle Style Features
Zoning:	Residential – Low (R-L)
Dates of Significant Renovations:	Building Permit for construction of public restrooms; Owner: Community Foundation for Greeley and Weld County; Contractor: Brent Richter; Permit #07050123; Date: 4/23/2007. Certificate of Approval for new restroom building, 515 23 rd Avenue, 14x14, 2 rooms, concrete block with wood shingle siding, vinyl windows & asphalt shingle roof; Owner: Community Foundation; Applicant: Assistance League of Greeley;

Approved 5/14/2007, Recorded 5/30/2007,
Recording #3479439.

Permit for 6' + 1' chain link fence, 1 x 140- rolling
gate and 2 – 4 x 6 gates; Owner: Phylabe Houston;
Contractor: Everitt Lumber; Permit #760202; Date:
5/5/1976; Final: 1/10/1977.

Permit for 6' chain link with 3 strand barbed wire;
Contractor: Northern Colorado Fence; Permit
#770311; Date 7/13/1977.

Source: Building Permit File and Greeley Historic
Register property file for 515 23rd Avenue

KEY ISSUES AND ANALYSIS:

The proposed work is evaluated according to the relevant criteria for alteration of designated properties, defined in Section 18.36.150, as follows in the staff analysis. Only the applicable criteria and standards are listed.

City of Greeley Code, Section 18.36.150 Criteria and Standards

(a) Criteria and standards for alterations to a designated property or a property in a historic district are as follows:

- 1. The effect of the alteration or construction upon the general historical or architectural character of the designated property.*
- 2. The architectural style, arrangement, texture and materials of existing and proposed construction, and their relationship to the other buildings.*
- 4. The compatibility of accessory structures and fences with the main structure on the site and with adjoining structures.*
- 5. The effect of the proposed work upon the protection, enhancement, perpetuation and use of the landmark or landmark district.*
- 6. Compliance with the current Secretary of the Interior's Standards for Rehabilitation of Historic Properties as defined in Section 18.36.030 of this Chapter.*
- 8. 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.*

Secretary of the Interior's Standards for Rehabilitation

Standard #9: New additions, exterior alterations, or related new construction shall not destroy original materials that characterize the property. The new work shall be

differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard #10: New additions and adjacent or related new construction shall 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. Design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood and environment.

Applicable Guidelines from the General Design Review Guidelines

New Alterations and Additions

When planning new alterations and additions, consider the effect on significant historic materials and features of the property. Loss of historic building fabric should be minimized. The addition should not affect the ability to perceive the historic character of the building, especially from public ways, such as streets, alleys, and parks.

Contemporary interpretation of the original structure is an appropriate alternative to a more replicative design. It needs to be compatible with the overall architecture but simplified in style and detailing and must appear newer.

34. Minimize negative technical effects upon original features.

- a. *Consider the technical impacts of new construction on a historic structure. For example a construction process may cause vibration that results in cracks in a historic masonry wall.*
- b. *New alterations should be accomplished in such a way that they can be removed without destroying original materials or features.*

35. Design additions to historic buildings so that original materials or features will not be destroyed or obscured.

37. Design additions and alterations to be compatible in size, scale, and appearance with the main building.

- a. *An addition or alteration should be visually subordinate to the main building.*
- b. *An addition or alteration should be simpler than the original structure. For example, incorporate simplified versions of character defining elements of the original structure.*
- c. *Use roof forms that are compatible with the original structure. The shape, pitch, and material should be similar to the original structure.*
- d. *Maintain the solid-to-void (wall to opening) ratio of the original structure.*

38. Use materials that are compatible with the primary structure.

In a district, materials similar to those of adjacent structures may also be considered.

Secondary Structures

Secondary structures, including carriage houses, garages, and sheds, are important elements of residential sites. They help establish a sense of scale and define yards. Their presence helps interpret how an entire site was used historically.

61. *Locate new secondary structures to reinforce historical development patterns. Use guidelines for additions as a basis for design.*

- a. Place a garage or other secondary structure at the rear of the property.*
- b. Reinforce historical patterns by using an alley to access a garage.*
- c. Avoid making new curb cuts for driveways.*

Staff Analysis:

The proposed shade shelter project complies with the applicable criteria and standards for the following reasons:

The proposed shade shelter would have a neutral impact on the historic property, as it would be a wood frame structure with no walls and with an asphalt shingle roof, matching the roofs of the house, garage and restroom buildings. It would not obstruct views of historic architectural or landscape features and it would not touch or affect historic materials. The proposed shelter would be compatible with the existing historic house and garage because the structure would be wood and the roof material would be asphalt shingles, matching the roof of the house and garage. The shade shelter would make the site more useful and have a positive effect on the protection, enhancement, perpetuation and use of the building by providing a covered place for visitors to gather for events. The new paving to replace the existing brick pavers would improve the grading and run off on that part of the site, because the existing brick patio has areas where the brick has sunk that collect water when it rains, which causes deterioration and drainage problems. For these reasons, the proposed shade shelter would meet the Criteria and Standards in Section 18.36.150 (a)# 1, 2, 4, 5, and 6.

The proposed shade shelter would meet the Secretary's Standards #9 and 10 for alterations because it would be compatible with the house and garage and would not affect historic fabric. It would also not impact the historical integrity of the site, as the brick paver patio is not historic, and if the shelter is removed in the future, the site would not be changed.

The proposed project would also meet the design guidelines for new alterations and additions and for secondary structures. The structure would be more than 30 feet to the west of the house, and would not affect the house or historic fabric. The addition of the shade shelter to Houston Gardens would not affect or obscure historic features and if removed in the future, the site would not be adversely affected. The proposed shade shelter would be compatible and visually subordinate, as it would not be as tall as the house and it would not have any walls, minimizing the impact on Houston Gardens. The materials of wood structure and asphalt shingle roof and gabled roof form would be compatible with the historic structures. The proposed shade structure would also meet the guidelines for secondary structures. The location to the side of the house at the rear of the property visually minimizes the impact of the structure on the property as a whole.

For these reasons, the proposed shade shelter project would meet the design guidelines and therefore Criterion #8 in Section 18.36.150(a) of the Greeley Municipal Code.

In summary, for these reasons, the proposed shade shelter project meets the criteria and standards in Section 18.36.150 of the Greeley Municipal Code, including the Secretary of the Interior's Standards and the relevant General Design Review Guidelines.

18.36.150 (a) Criteria and Standards Addressed: 1, 2, 4, 5, 6, and 8 (Secretary's Stds #9 and 10) and Historic Preservation General Design Review Guidelines for New Alterations and Additions and Secondary Structures

NOTICE:

Section 18.36.080 specifies public notification requirements for Certificate of Approval application, specifically mailing a hard copy notification letter by first class mail no less than 7 days prior to the hearing. The applicant waived the requirement for a hard copy letter. A notification letter with the date, time and location of the public hearing was e-mailed to the property owner on Friday, February 12, 2021 and a sign was posted at the property on Friday, February 19, 2021.

STAFF RECOMMENDATION:

Approval, with the condition that all required permits be obtained.

RECOMMENDED MOTION:

A motion that, based on the application received and the preceding analysis, the Commission finds that the proposed shade shelter at Houston Gardens at 515 23rd Avenue meets (a) Criteria and Standards 1, 2, 4, 5, 6, and 8 of Section 18.36.150 of the Greeley Municipal Code, and therefore approves the Certificate of Approval, with the condition that all required permits be obtained.

ATTACHMENTS:

Attachment A – Application & Narrative for Certificate of Approval
Attachment B – Architectural Drawings
Attachment C – Current Photos
Attachment D – Existing Site Map



City of Greeley Community Development Department, Historic Preservation Office, 1100 10th Street, Ste. 201, Greeley, CO 80631
970.350.9222 www.greeleygov.com/hp

APPLICATION FORM FOR CERTIFICATE OF APPROVAL
MAJOR ALTERATIONS

The City of Greeley's Historic Preservation Ordinance, Chapter 18.36 of the Municipal Code, requires that no exterior major 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. **Please complete pages 5, 7, and 8 and add additional sheets as necessary.**

PROPERTY OWNER(S)

Name: Kandee Nourse, West Greeley Conservation District
Address: 4302 9th St Rd
Greeley, CO 80634
Phone: 970.534.2317
Cell phone: _____
Email: kandee.nourse@wgcd.org

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

Name: Kelly Deitman, Halcyon Design (Architect)
Address: PO Box 684
LaSalle, CO 80645
Phone: _____
Cell phone: 303.906.2617
Email: kelly@halcyonarch.com

HISTORIC PROPERTY

Name: Houston Gardens
Address: 515 23rd Ave.

Historic District (if applicable):

Legal Description:

GR 17300 PT NE4SE4 1 5 66 (WEST GREELEY ANNEX) BEG SE COR
SEC N0D21'W2009.47' S89D54'W38' TO W LN 23 AVE & TRUE POB
S0D21'E 367.58' TO NE COR 3RD ADD TO HOUSTON HTS S89D54'W
369.91' N0D05'W 367.57' N80D37'W 503.7' N08D38'E 51.63' S55D33'E 34.1'
S79D33'E 504.66' S26D58'E 25.06' N89D54'E 321.55' TO BEG

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

Applicant (Print): Kelly Deitman Telephone: 303.906.2617

Signature: Kelly Deitman Date: 1.19.21
2021.01.19
09:55:46 -07'00'

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

Owner (Print): WEST GREELEY CONSERVATION DISTRICT Telephone: 970.534.2317
Signature: Kandee Nourse Date: January 25, 2021

Certificate of Approval Major Alterations
Greeley Historic Register

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MAJOR 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. Add additional sheets for narrative/information as necessary. Additional copies may be requested by Staff, if required for use by persons or groups providing advisory assistance. Submit this application and all required attachments through the City of Greeley website project module of eTRAKiT:

<http://greeleygov.com/services/etrakit>

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) (not required) _____
Date
- ☒ 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 N/A
- ☒ 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. N/A
- ☒ 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? Include detailed information about materials, design, measurements, location on the building or property.
- The project scope includes construction of a new, 18'x48' open-air roof structure over an existing patio. Proposed materials for the patio cover include stained wood posts, wood-framed roof structure, standing seam metal roofing, and natural pine tongue-and-groove ceiling finish. Since the existing brick paver patio (not a historic property element) has proven to be a maintenance issue and tripping hazard, a new stained concrete slab will be poured to meet current accessibility standards. The new structure will be located approximately 65' West of the existing historic structure which is not utilized as an administrative office.
- b. Time constraints on the project/Project urgency?
- A builder is under contract and the project is awaiting approval to begin construction.

- c. **Identify which design guidelines relate to the project. Explain how the proposed project meets the guidelines. Provide justification if the proposed project does not meet the guidelines. See below**

Guidelines are available for download on the City's historic preservation website,
<http://greeleygov.com/services/historic-preservation/documents>

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

Contact the Historic Preservation Office at 970.350.9222 or betsy.kellums@greeleygov.com for more information or for assistance.

Design Guidelines Section IV

Appropriateness of Use: The new patio cover will allow the existing gathering space to be used more often, and in inclement weather.

Preservation of Original Features: Existing structures on the site will not be affected or changed by the erection of the new patio cover. The existing color scheme will be matched and new wood framing materials will maintain the residential character. The new structure will have a 9'-0" roof bearing height to maintain scale with existing buildings.

Exterior General: Existing structures on the site will not be affected or changed by the erection of the new patio cover.

Masonry: No masonry is proposed for use on this project. There is no exterior masonry on existing structures.

Wood: Wood posts and roof structure will be used to support the new patio structure, and will be stained to match wood features on adjacent structures.

Roofs: A new standing-seam metal roof material is proposed for the patio cover. Existing building on site have shingle roofing that requires frequent maintenance and repair. The new metal roofing is intended as a low-maintenance finish, in a shape consistent with adjacent outbuildings.

Doors and Entrances: There are no doors proposed for the patio cover as it is an open-air structure.

Windows: There are no windows proposed for the patio cover as it is an open-air structure.

Site Features: Existing site features will be maintained with the exception of the patio walking surface. A brick paver patio that was installed a few years ago will be replaced with a stained concrete slab to provide a more durable and handicap accessible surface.

Replacement or Substitution of Original Features: Existing structures on the site will not be affected or changed by the erection of the new patio cover.

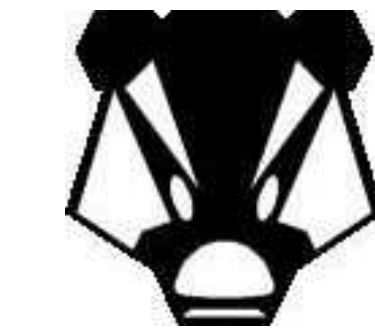
Mechanical Equipment: There are no mechanical units proposed for this project.

Existing Alterations on Historic Buildings: Existing structures on the site will not be affected or changed by the erection of the new patio cover.

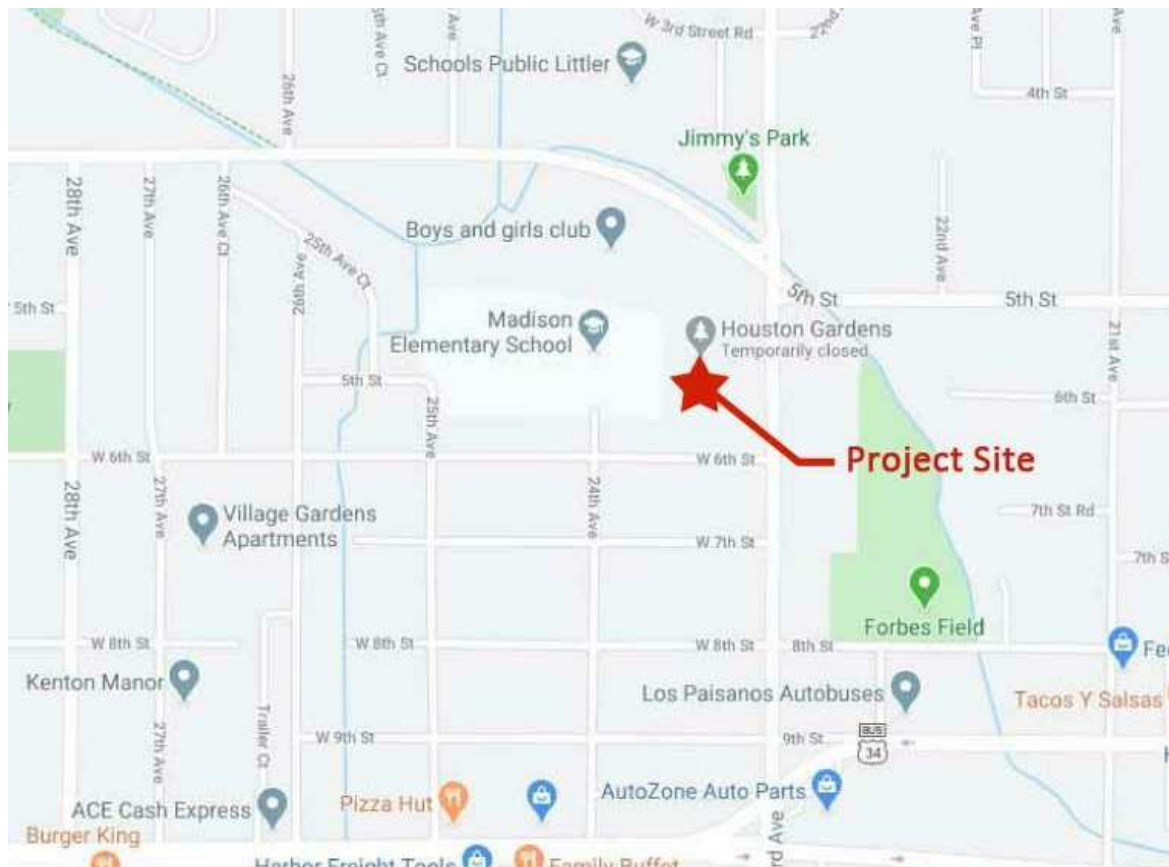
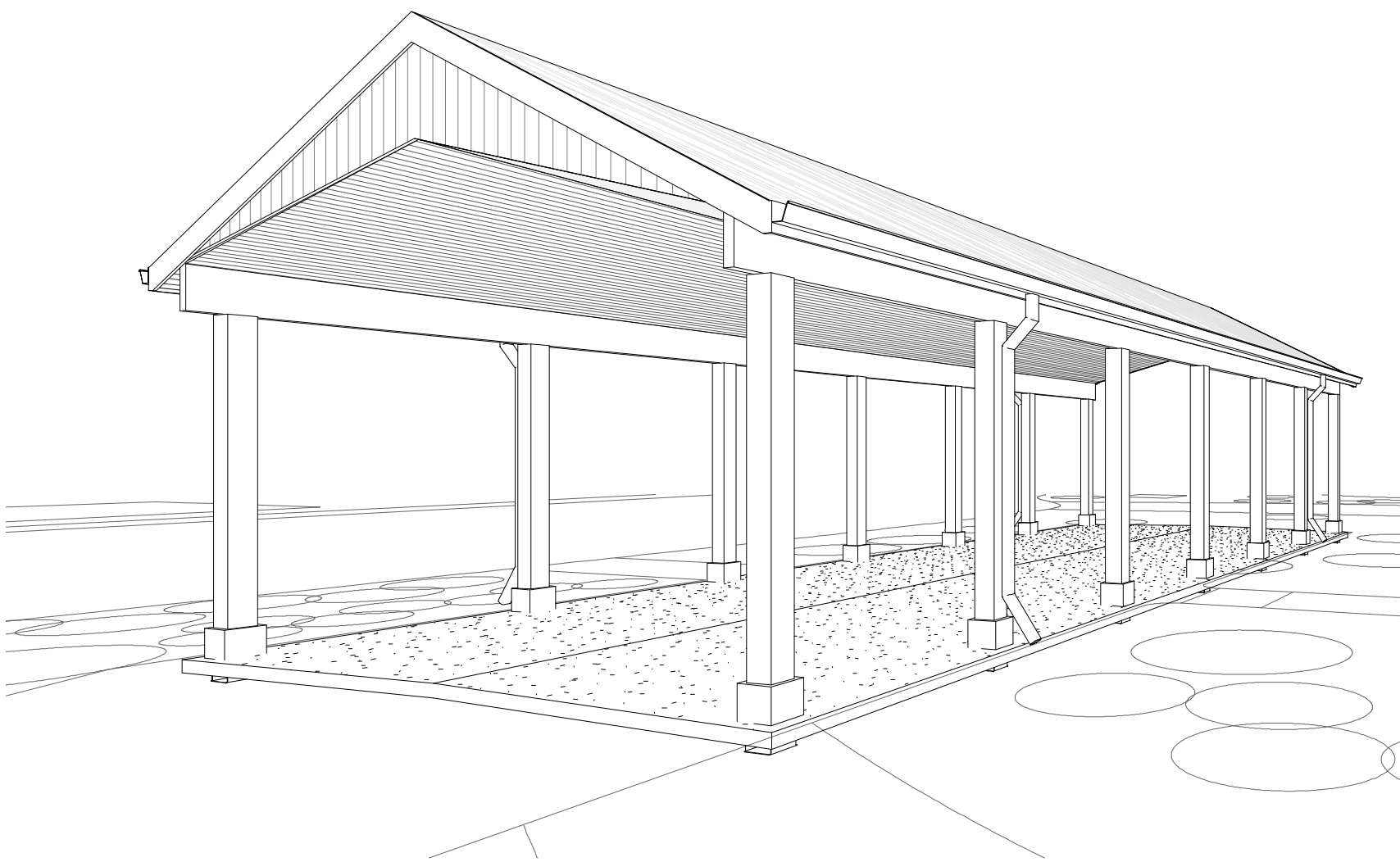
New Alterations and Additions: Existing structures on the site will not be affected or changed by the erection of the new patio cover.

Guidelines Related to Residential Structures have not been addressed as this is not a residential property.

Houston Gardens Covered Patio



Growing Bear Co.
2330 4th Ave.
Greeley, CO 80631



Vicinity Map
Not to Scale

Sheet Index	
A00	Cover Sheet
A10	Demolition & Floor Plans
A11	Reflected Ceiling & Roof Plans
A30	Elevations & Sections
S1.1	Structural Plans & Details
E-O.1	Legend, Notes, Index, Schedules & One-Line Diagram
E-I.0	Site Electrical Plan

Project Information
Jurisdiction: City of Greeley
Parcel No. 095901401010
Legal Description: GR. 17300 FT NE4SE4 1 5 66 (WEST GREELEY ANNEX) BEG SE COR SEC NOD2 1 W 2009.47' S89D54W 38' TO W LN 23 AVE & TRUE POB SOD21 E 367.58' TO NE COR 3RD ADD TO HOUSTON HTS S89D54W 369.91' NOD05W 367.57' N80D37W 503.7' N08D38'E 51.63' S55D33'E 34.1' S79D33'E 504.66' S26D58'E 25.06' N89D54'E 321.55' TO BEG

Parcel Area: 3.52 Acres
Zoning: R-L RESIDENTIAL LOW-DENSITY
Adopted Codes:
2018 International Building Code
2017 National Electrical Code
Occupancy: Group A-3
Allowable Height: 40', Actual Height = 16'
Allowable Area: 6,000 s.f., Actual Area = 966 s.f.
Construction Type: V-B
Occupant Load: 138
Means of Egress: Open all sides
Existing restrooms on site to remain

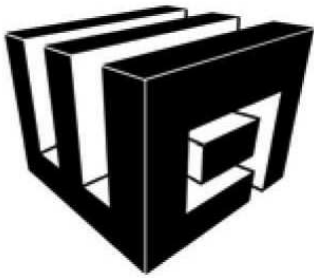
Legend	
	Section Cut
	Elevation Markers
	Revision Number & Cloud
	Control Joint
	Compacted Soil Fill
	Gravel
	Sand
	Concrete
	Expansion Joint
	Batt Insulation
	Rigid Insulation/EPS
	Plywood or OSB
	Gypsum Board Drywall
	Wood Blocking
	Finish Carpentry

Architect:



Halcyon Design LLC
PO Box 30
Frederick, CO 80530

Structural Engineer:



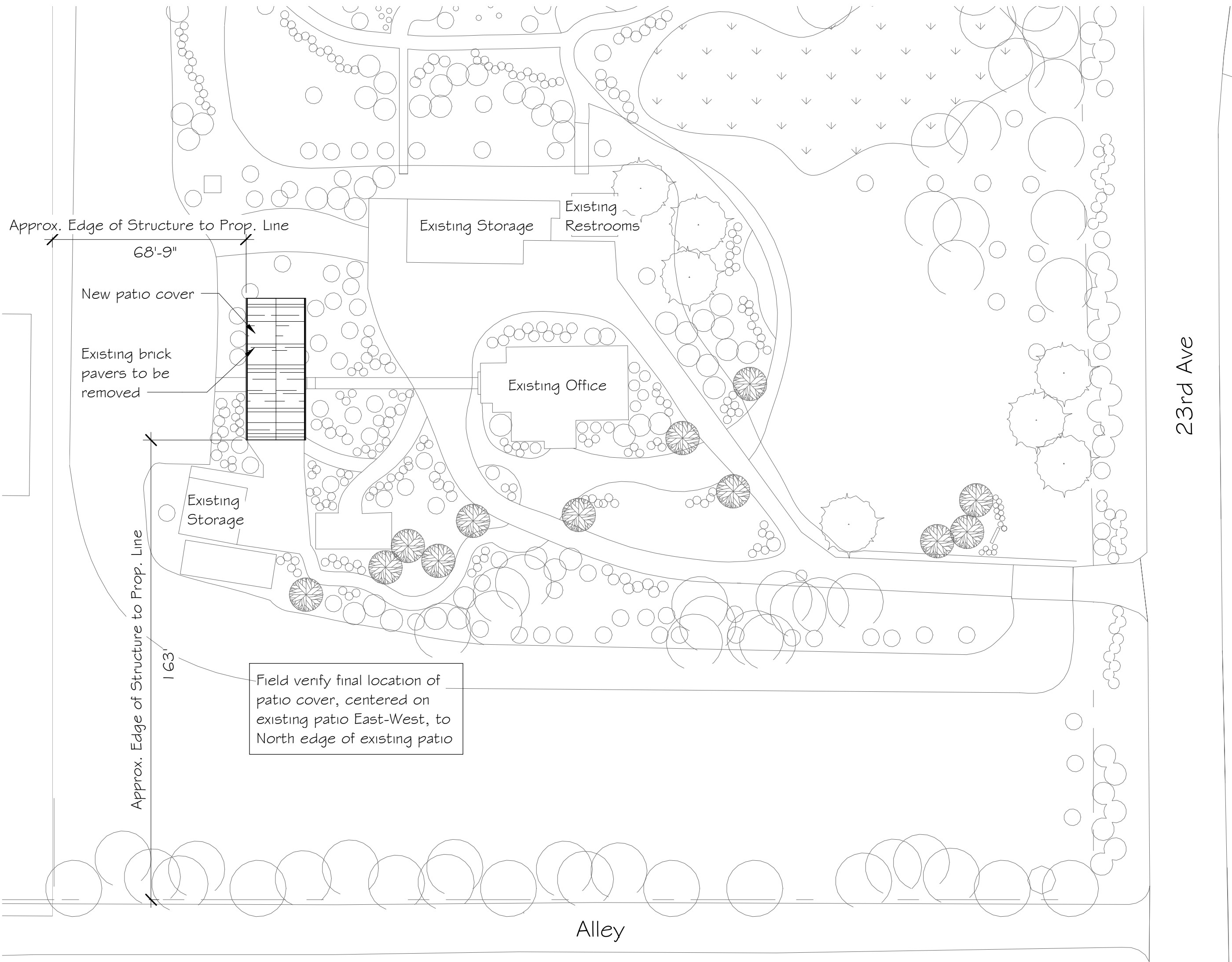
WEEKS
& ASSOCIATES
STRUCTURAL ENGINEERS

4730 S College Ave
Fort Collins, CO 80525

Mechanical/Electrical
/Plumbing Engineer:

pivotal
engineering

521 Dakota Court
Windsor, CO 80550



3
A00 Site Plan
1" = 30'-0"

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ALL CONSTRUCTION SHALL CONFORM TO CURRENT INTERNATIONAL BUILDING CODE AND ALL OTHER APPLICABLE CODES.

DO NOT SCALE DRAWINGS FOR DIMENSIONS.

Houston Gardens Covered Patio
515 23rd Ave.
Greey, CO 80634



PO Box 30
Frederick, CO 80530
303.906.2617



DATE
9.22.20

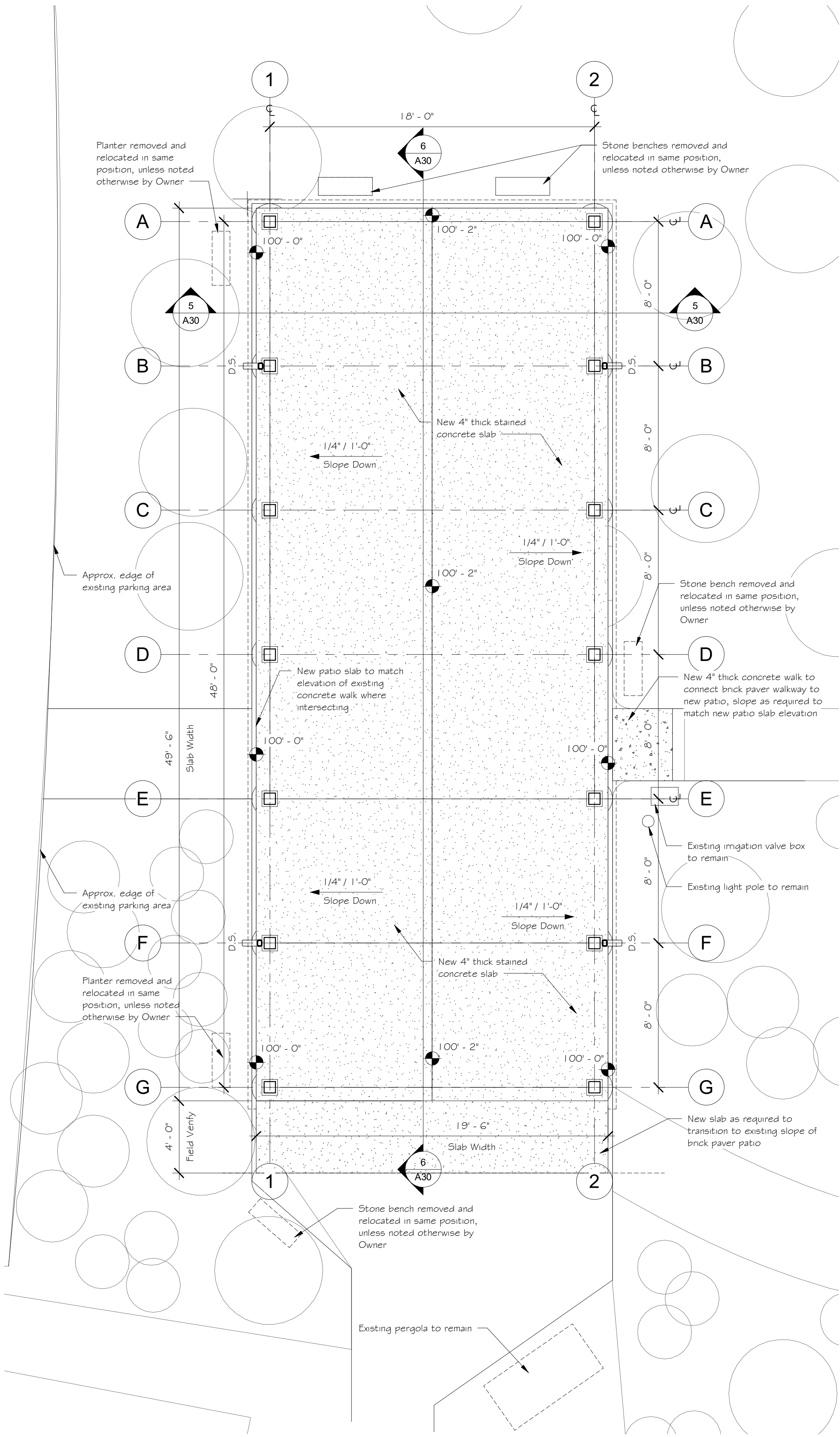
REVISIONS
1 - 9.28.20 (Sheet A11)
2 - 2.7.21 (Roofing)

SHEET TITLE
Cover Sheet

SHEET NUMBER

A00

Project No. 2005

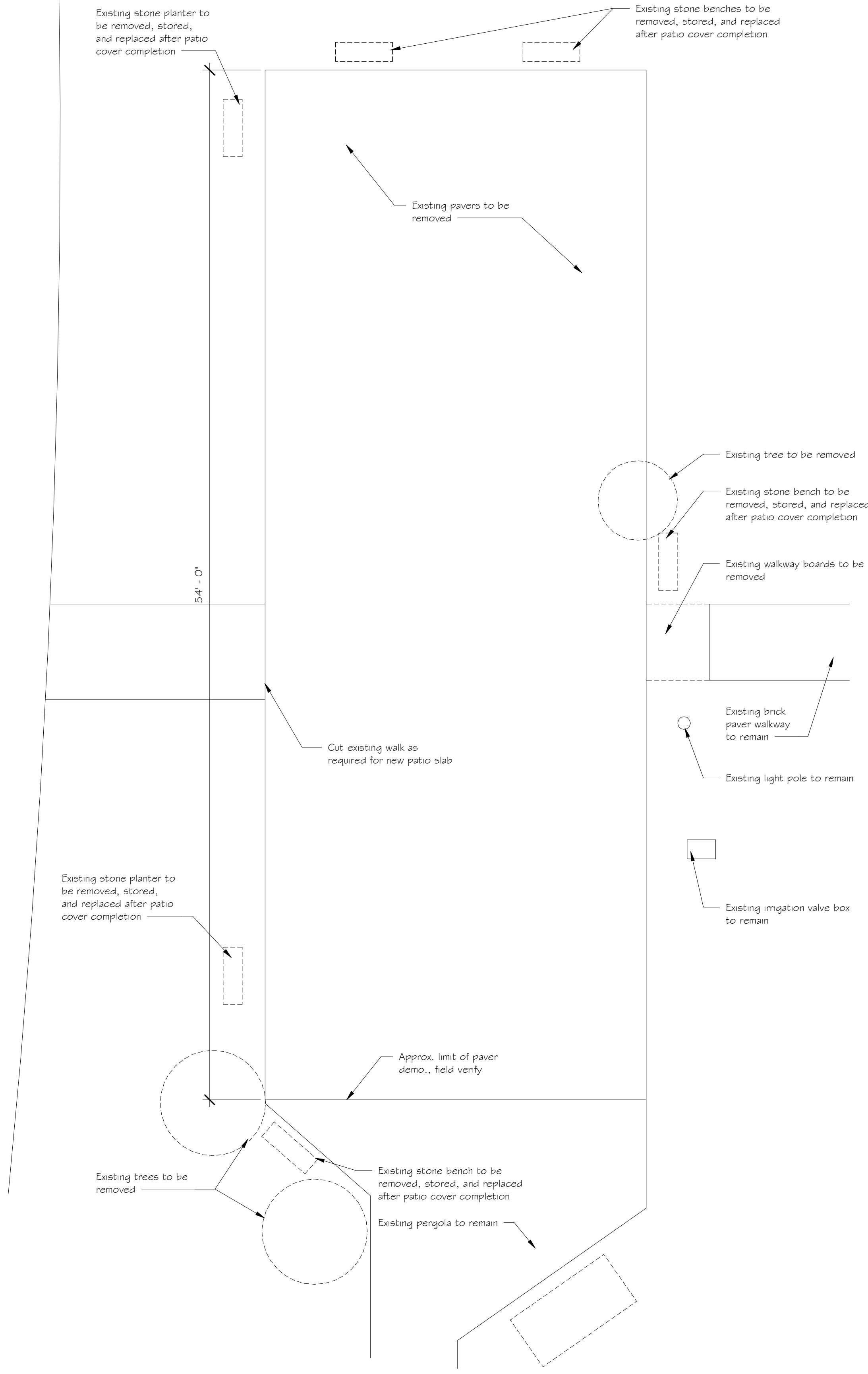


1
A10
Main Floor Plan
1/4" = 1'-0"

- General Demolition Notes:**
1. Since remodeling and renovation of an existing building requires that certain assumptions be made regarding existing conditions, and since some assumptions are not verifiable without selective demolition prior to construction, the Contractor shall verify questions, conditions and procedures with Architect and Engineer prior to commencement of new work.
 2. See Electrical drawings for additional demolition items.
 3. New utility work may require selective demolition of existing landscaping and paving. Patch or replace existing items damaged during the course of the project.
 4. Contractor and subcontractors are required to visit the project site to review existing conditions prior to bidding. Contractors shall be responsible for verification of all measurements in the project and no consideration will be given to changes in contract amount for dimensional differences.
 5. Demolition Subcontractor shall field verify existing conditions prior to commencing Work. Any discrepancies shall be brought to the attention of the Architect prior to starting construction in area of concern. Contractor shall perform demolition in manner required to maximize efficiency of integration with required new construction and/or patching. Contractor shall remove items in a workmanship-like manner so as to insure that adjacent construction to remain shall remain intact and undamaged.
 6. All demolition Work and locations identified on the demolition plans are diagrammatic in nature. Not all required demolition Work has been noted on the Drawings. The Contractor shall be responsible for the removal of all existing items required for the completion of the Work indicated in the Construction Documents or damaged as a result of the construction process.
 7. Rubble, construction debris, and any contaminated or hazardous material shall be legally disposed of off-site. All material disposal cost shall be included as part of the bid items for demolition Work.
 8. Contractor is responsible for identifying the presence and locations of all existing utilities in the area of the Work prior to the start of demolition and construction operations. Contractor shall preserve, intact, all utility and service lines to remain, whether noted on Drawings or otherwise.

- General New Work Notes:**
1. New concrete patio slab shall have smooth trowel finish. After curing, slab shall be treated with Living Earth water based stain in single color as selected by Owner. Multiple applications will be required to achieve mottled finish.
 2. Exposed wood framing shall be finished with Penofin Transparent Penetration Oil Finish in color as selected by Owner. Provide color samples for Owner selection prior to ordering.

- Code Compliance Notes:**
1. Area of new patio is 965 s.f.
 2. New structure is not enclosed or conditioned, 2018 IECC envelope requirements do not apply.
 3. Proposed occupancy type is A-3.
 4. Occupant load = 965/15 = 65 occupants.
 5. Accessible entrances and exits occur on three sides, East, West and South, and connect to existing walkways.



2
A10
Demolition Plan
1/4" = 1'-0"

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9.22.20

REVISIONS

SHEET TITLE
Demolition & Floor Plans

SHEET NUMBER

A10

Project No. 2005

Houston Gardens Covered Patio
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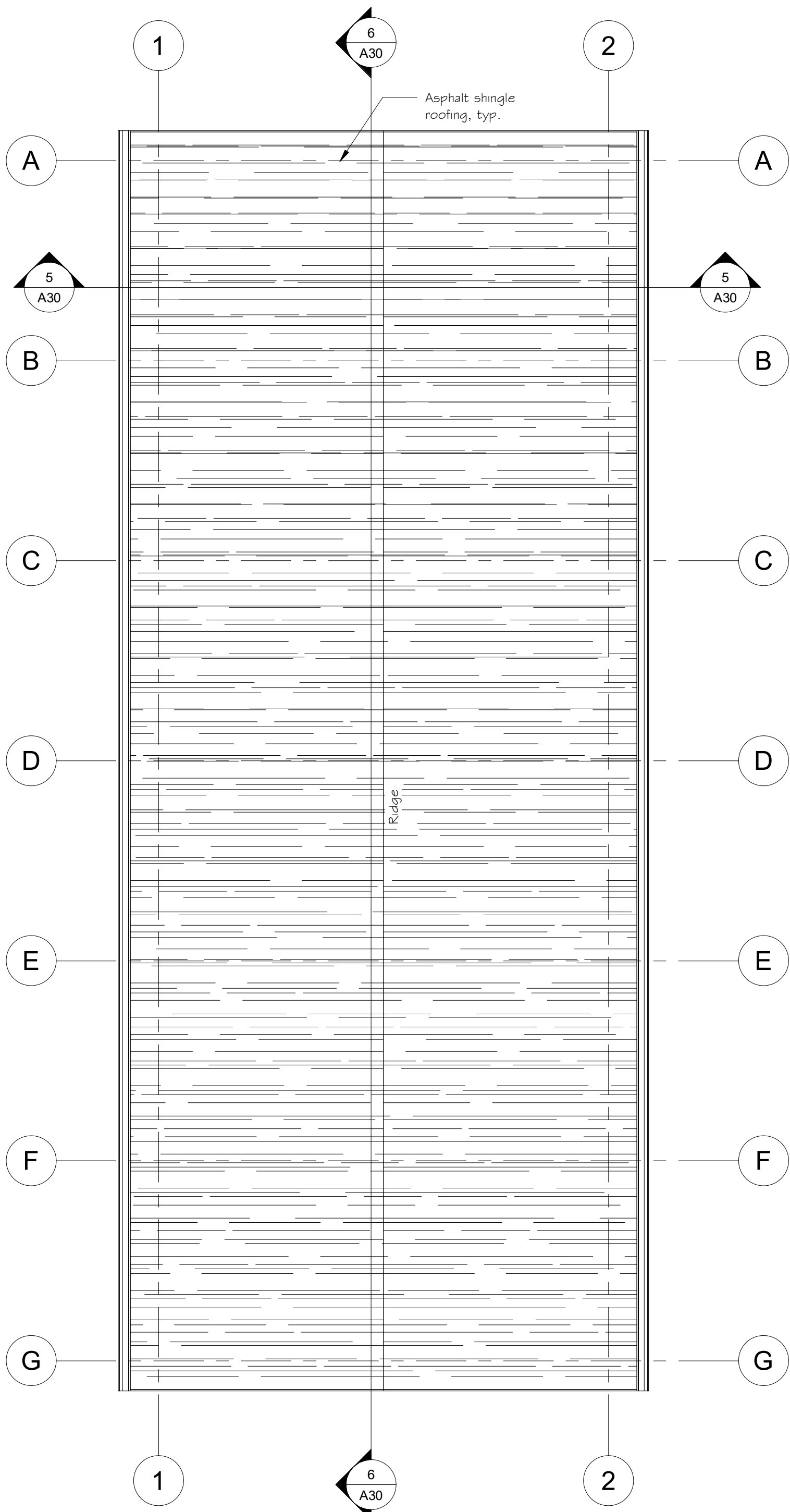
REVISIONS
1 - 9.28.20

SHEET TITLE
Reflected Ceiling & Roof
Plan

SHEET NUMBER

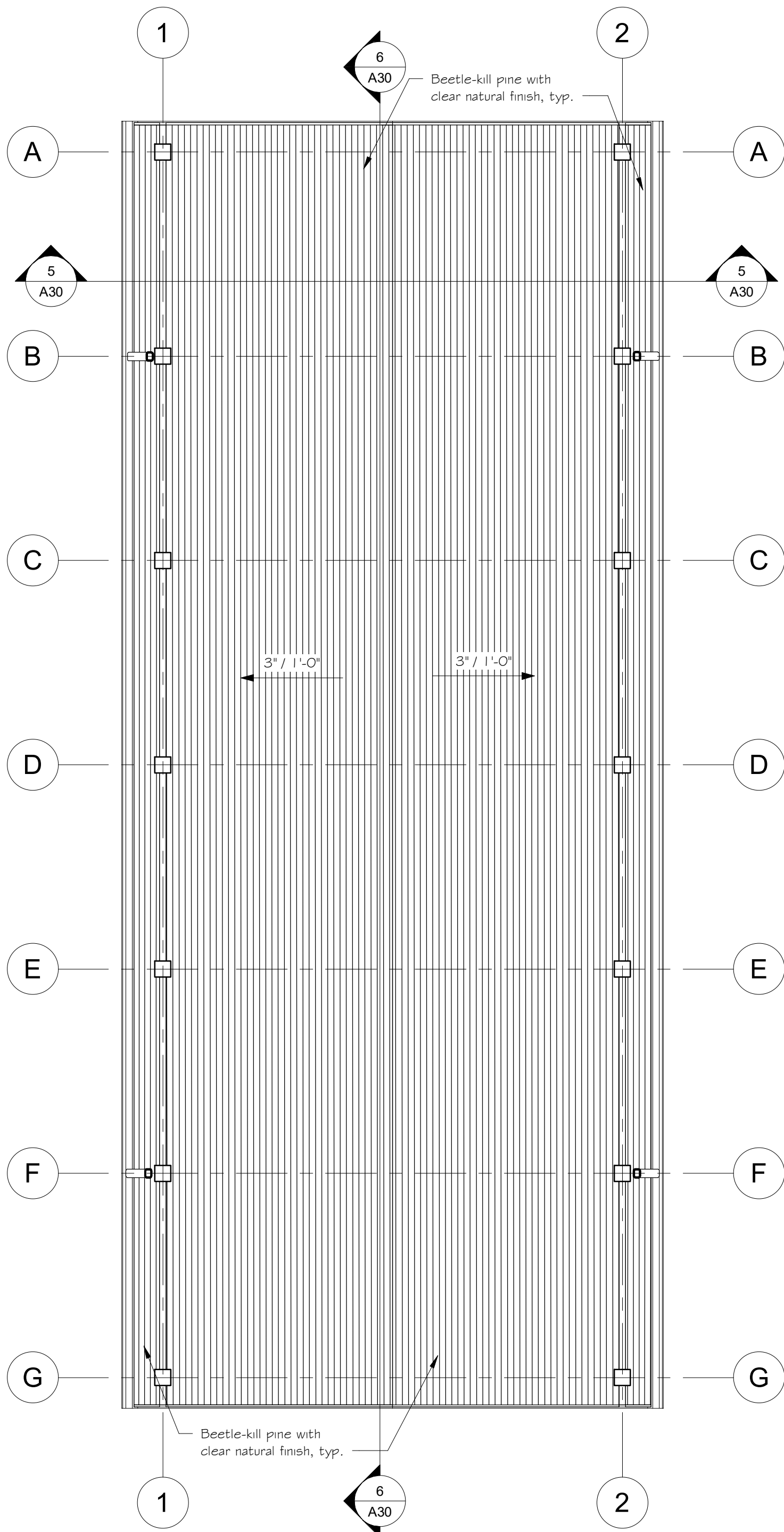
A11

Project No. 2005



2
A11
Roof Plan
1/4" = 1'-0"

- General Roof Notes:**
1. Roofing shall be GAF Timberline HD asphalt shingles in "Hickory" color to match existing office roofing. Provide samples for selection prior to ordering. Include system details and layout drawings with submittal for Architect's approval.
 2. Roof flashing required at all wall/roof intersections, at all ridge/valleys and chimneys.
 3. Install gutters, downspouts, and drip edges as shown. Install drip edges on both eaves and rakes of roof. Provide gutters and downspouts with splash blocks and leaders min. 1' away from foundation.
 4. All roof flashing, accessories, gutters & downspouts shall be 24 ga. prefinished metal, in color as selected by Owner.



1
A11
Reflected Clg Plan
1/4" = 1'-0"

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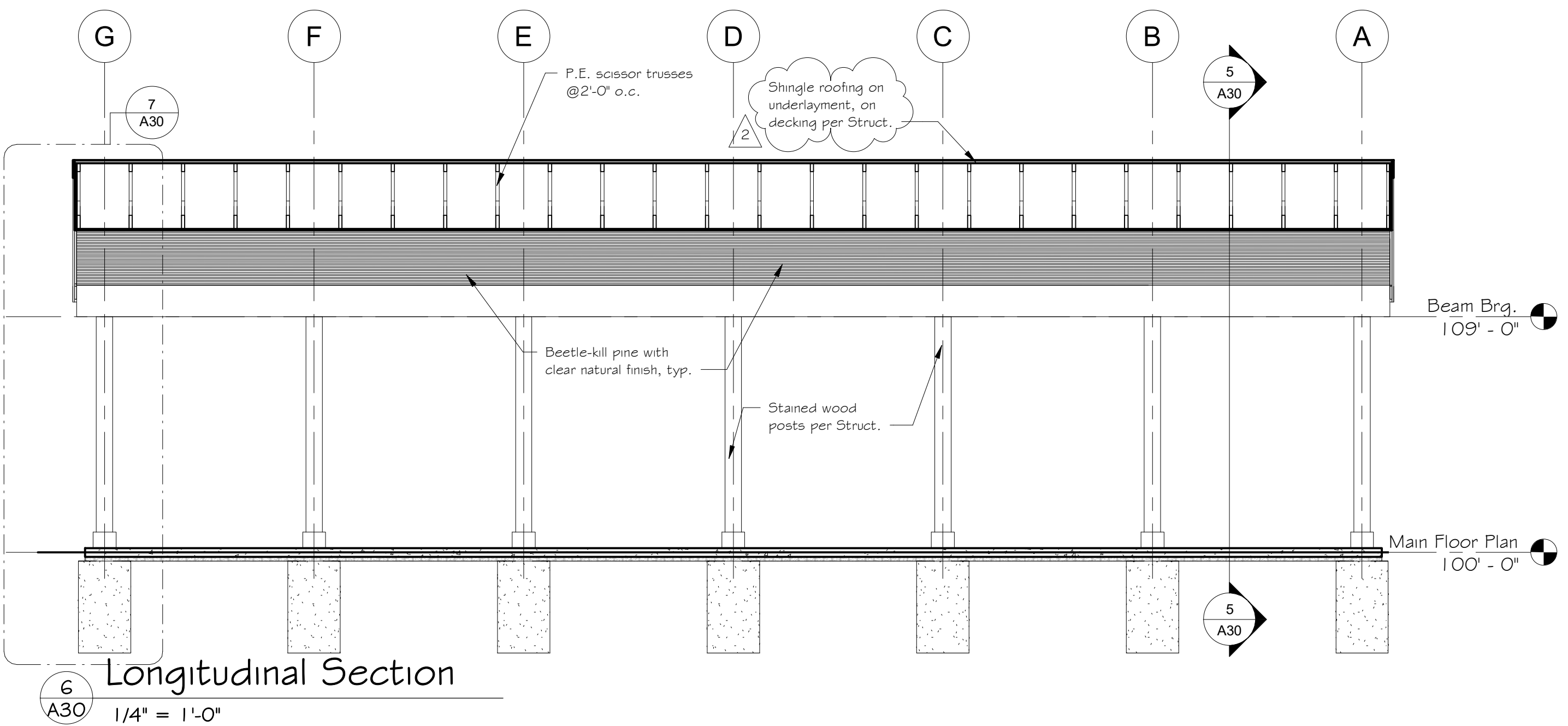
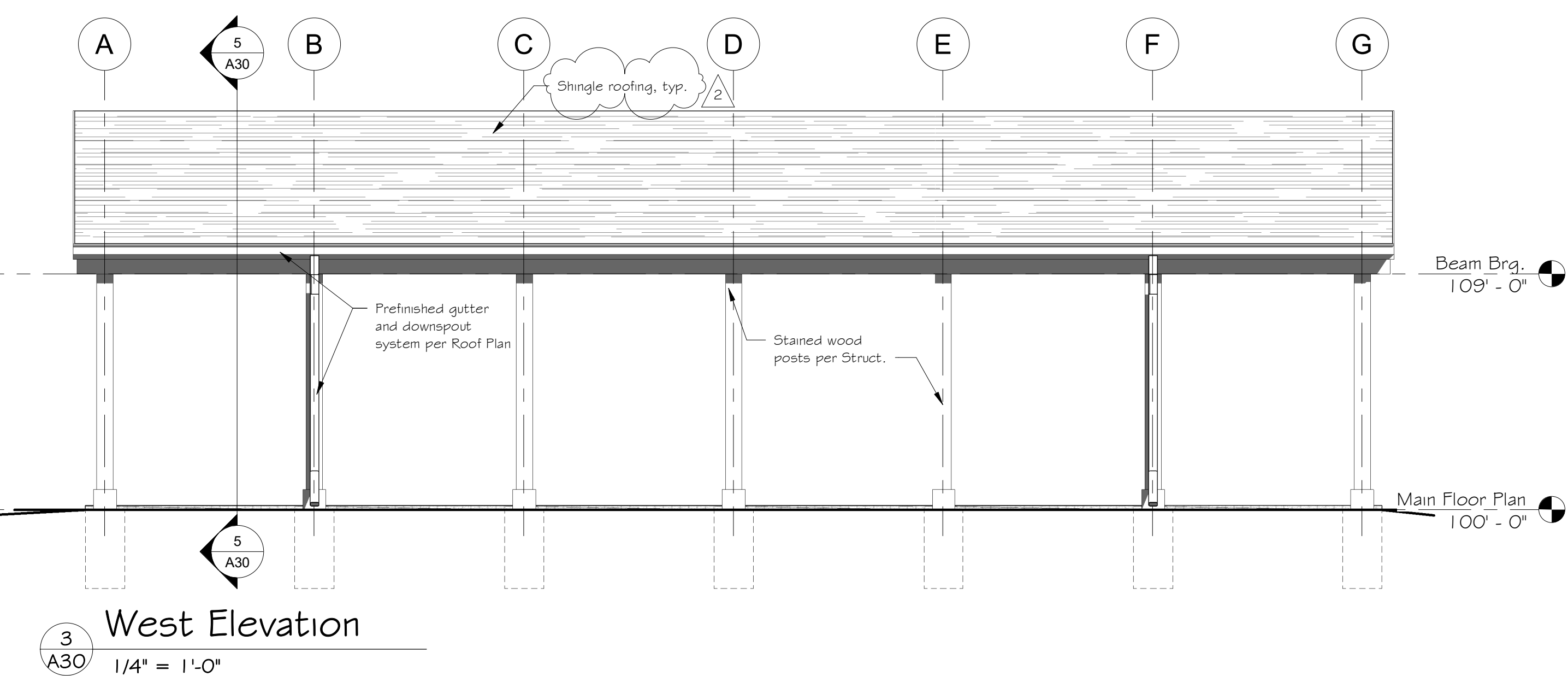
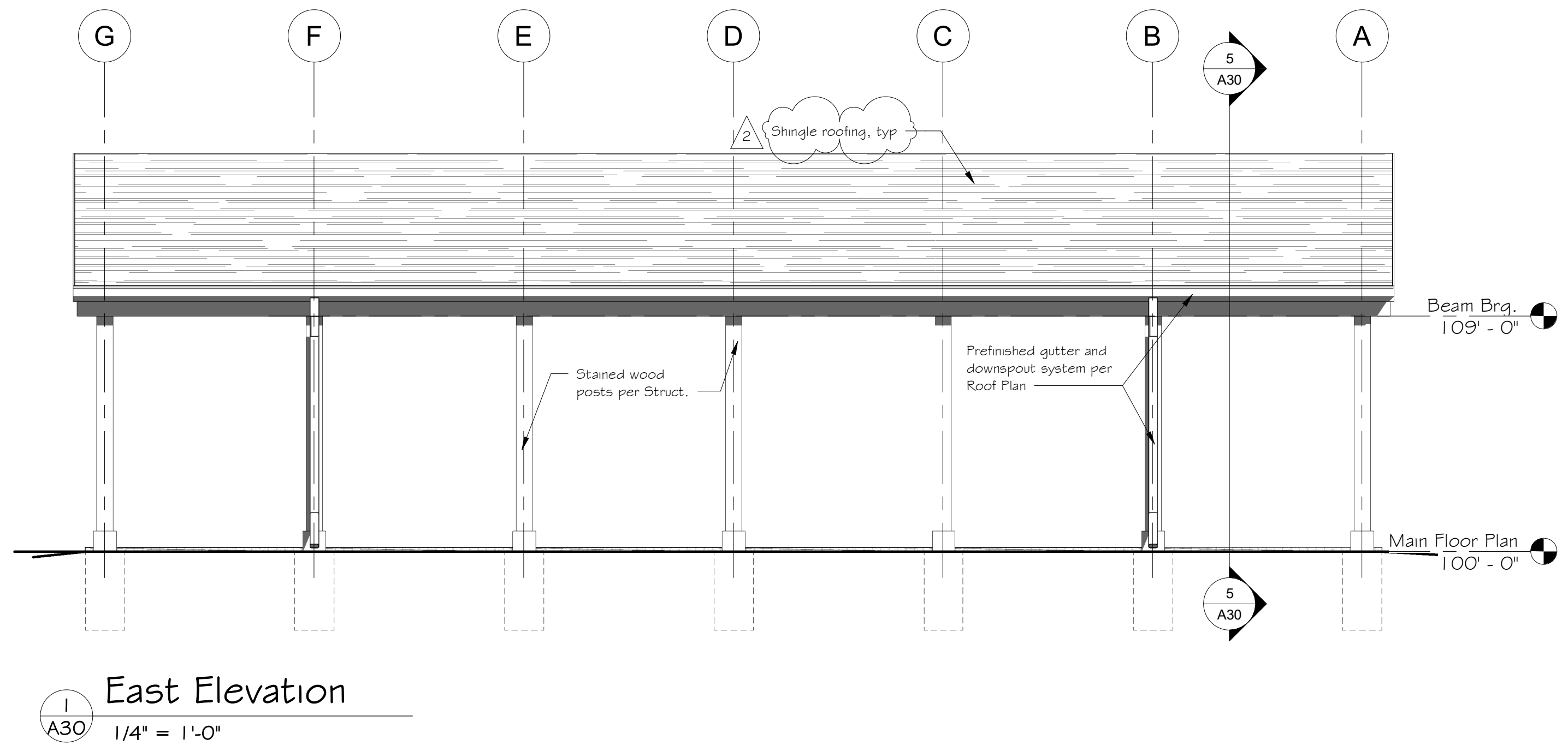
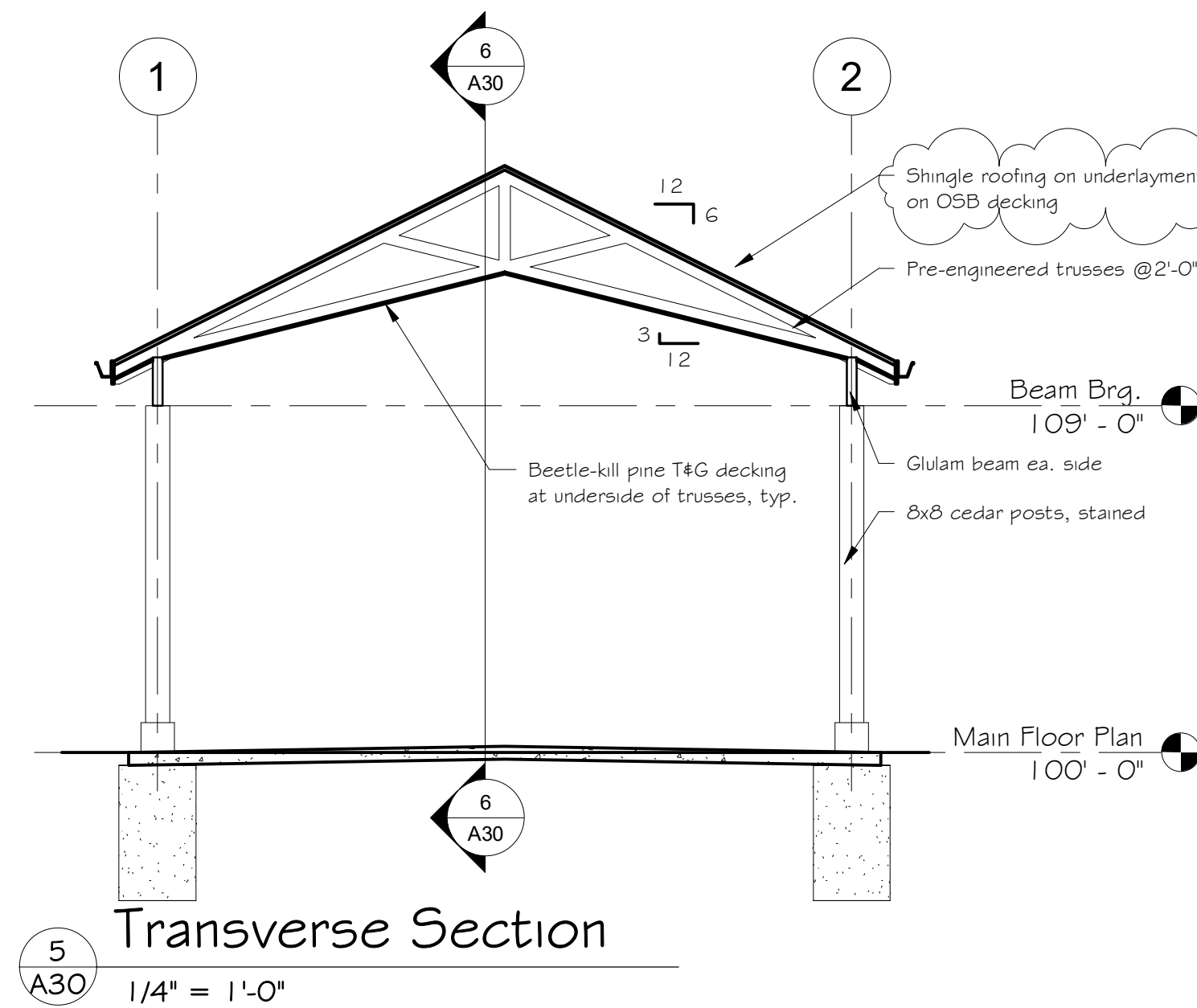
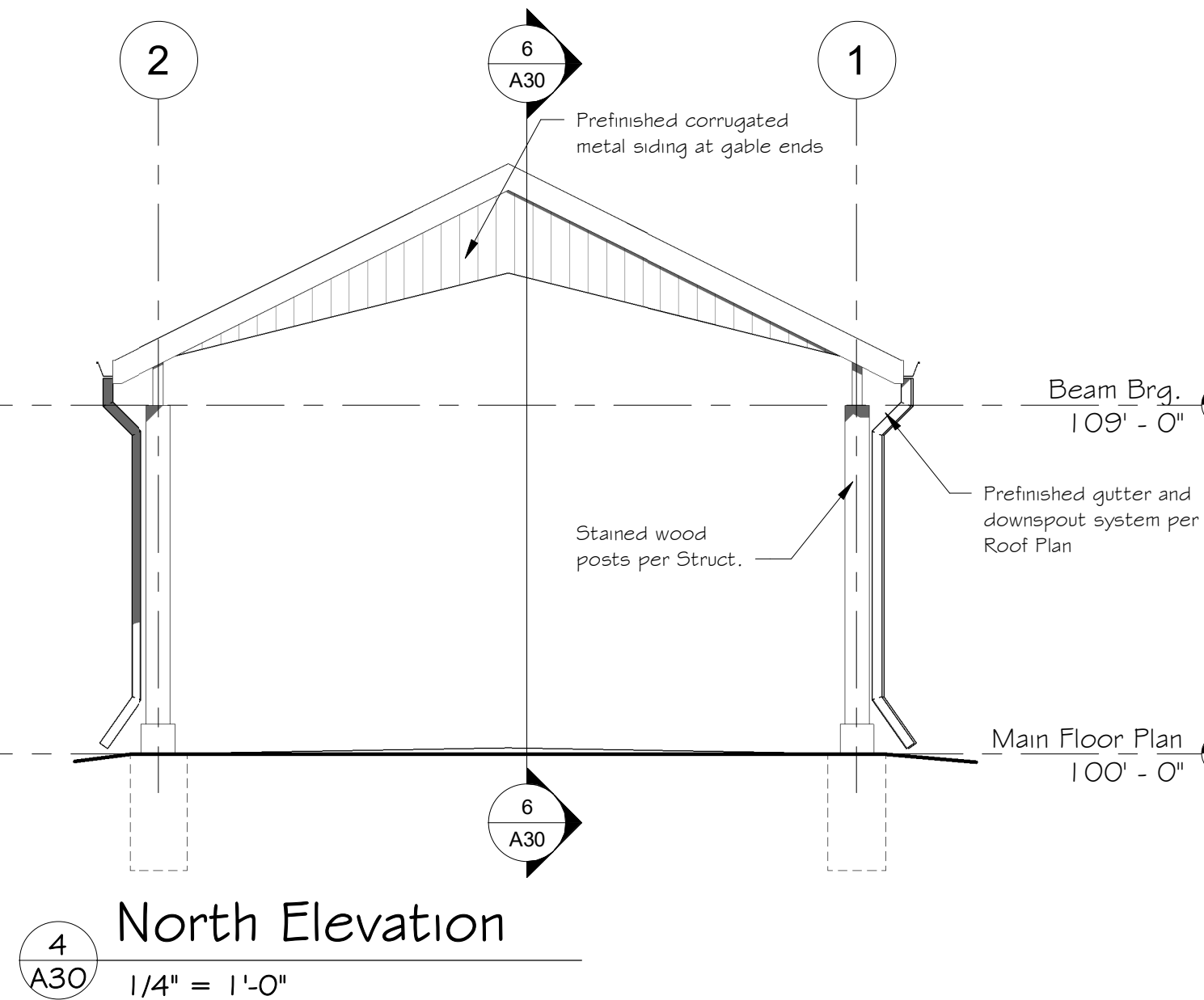
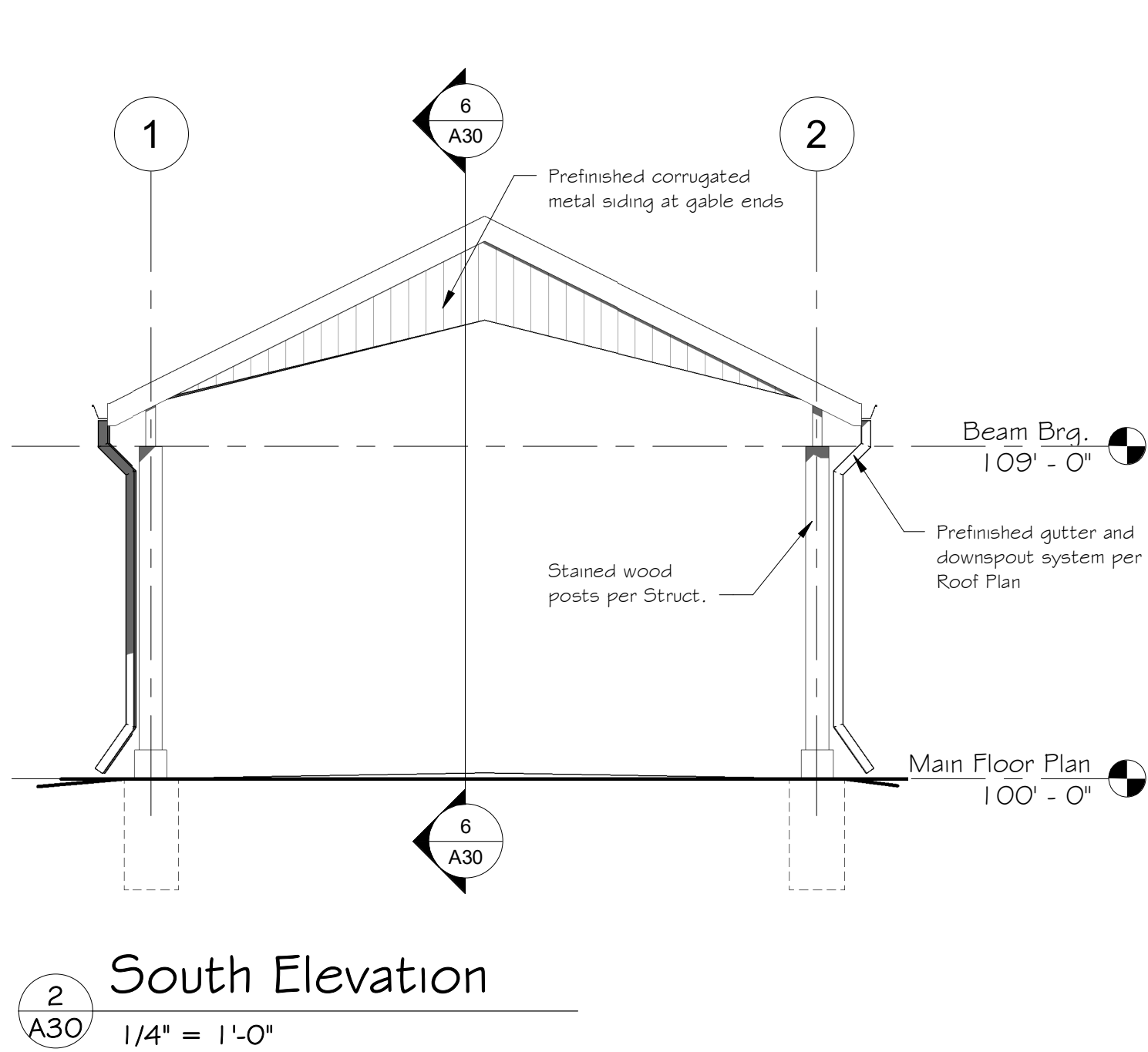
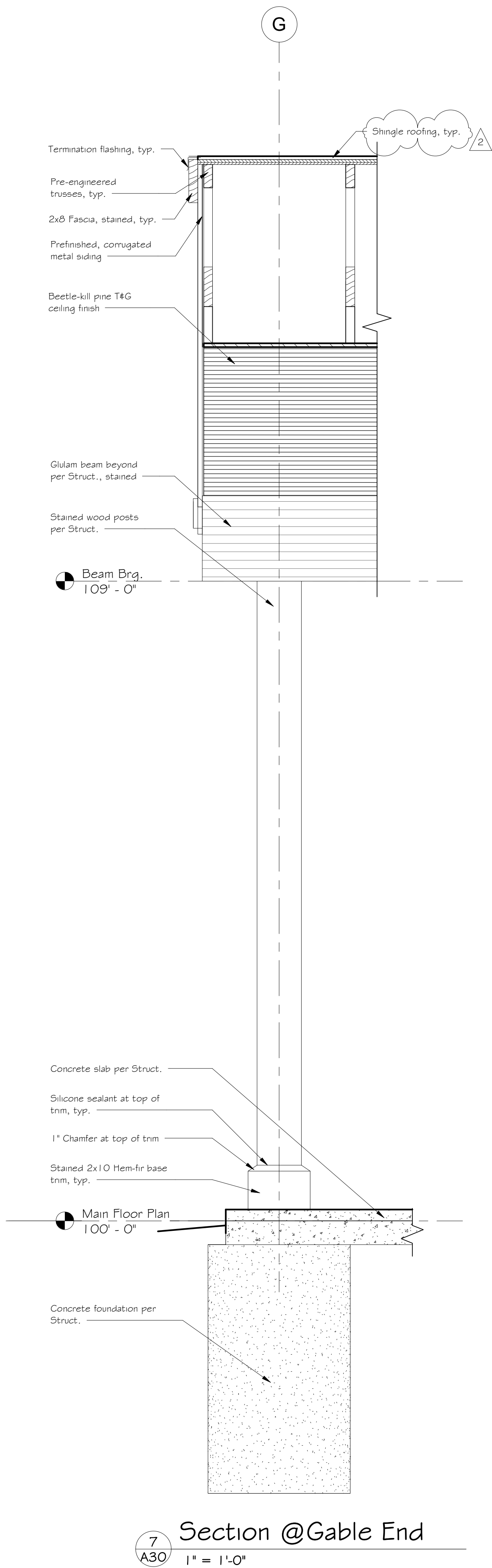
REVISIONS
2 - 2.7.21

SHEET TITLE
Elevations & Sections

SHEET NUMBER

A30

Project No. 2005



Houston Gardens

Site for shade shelter

Feb 2021



Area proposed for shade shelter, view looking north; brick pavers to be removed and to be paved with concrete



View to the east, Houston House



View to northeast, Houston House and garage



Legend

- City Voting Wards
- GreeleyBaseData.DBO.FIRMn
- Greeley Fire Response Areas
- Weld Subdivisions
- GreeleyBaseData.DBO.Parcel
- Greeley City Outline
- Other City Outlines
- Fire Stations
- Origin Cache Mask
- One Way Street
 - Elbow Lane; Alles Dr; 35 Av Ct; 9th Downtown
 - 10th Street; 9th Street
- Parcels
- Rail
- Building
- Building Shadow
- Pools
- Trailheads
- Trails
- Major Arterials
- Paved Roads
- New Roads
- Roads
 - Paved Shoulder
 - Unpaved Road

Notes

Shade shelter to be approximately 30 west of the main house, adjacent to the west parking lot.

0.1 0 0.04 0.1 Miles

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
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