



HISTORIC PRESERVATION COMMISSION

Agenda

April 2, 2018

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

- I. Call to Order**
- II. Approval of Minutes**
- III. Public Input**
- IV. Request for Certificate of Designation: Ringle/Gurtner House, 1625 10th Avenue (Applicant: Ron and Linde Thompson)**
- V. Request for Certificate of Approval: Rear Door Replacement, 1129 17th Street, Varvel-Klein House (Applicant: Scott and Kelly Leach)**
- VI. Historic Preservation Commission Member Reports**
- VII. Staff Reports**
- VIII. Adjournment**

UPCOMING MEETINGS AND IMPORTANT DATES:

- | | |
|----------------|--|
| April 2, 2018 | 4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9 th Avenue. |
| April 16, 2018 | 4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9 th 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 6th Street. Free and open to the public.
- May is Historic Preservation Month!
- May 7, 2018 4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9th Avenue.
- May 10, 2018 6:30 p.m., Historic Preservation Month Reception, Greeley Ice Haus, 900 8th Avenue.
- May 21, 2018 4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9th Avenue.
- May 24, 2018 12:00 p.m., History Brown Bag: Colorado's Endangered Places, by Colorado Preservation, Inc. Endangered Places Program Director Kim Grant, at the Greeley History Museum Community Room, 714 8th 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
March 19, 2018**

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

I. Call to Order

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

II. Approval of Minutes for the meeting held on March 5, 2018.

Commissioner Anschutz moved to approve the minutes from March 5, 2018. Commissioner Bator seconded the motion. The motion carried 6-0. (Commissioner Thompson walked in late.)

III. Public Input

Paul Richard, 1313 9th Avenue, addressed the Commission and stated that he helped found the Monroe District. He expressed his support for the Commission. He reminded the Commission that the Commission works for the interests of the residents of Greeley not the interests of the City and sometimes it seems that they work more for the City. He mentioned the approval of the mural projects at last meeting and expressed the concern of Historic Greeley Inc. and his in regards to these. He added that members of Historic Greeley Inc. are trying to meet with the Art Commission to better understand the process of mural projects before they are approved. Finally, he discussed some projects along 8th Avenue.

IV. Part 2 State Historic Preservation Tax Credit Application Review: 1221 18th Street (Applicant: Fred Kellers)

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 applicant submitted part one and part two of the tax credit application simultaneously because he was not aware that these were required to be submitted separately: part one before the project started and part two after the completion of the project. Ms. Kellums explained the structure of the Tax Credit Committee that reviews applications and the review and approval processes.

Ms. Kellums informed the Commission that the project was over \$5000 and the applicant submitted the application within 60 days after completion.

Staff reviewed the application and recommends approval.

Commissioner Clinefelter made a motion to approve the State Historic Preservation Income Tax Credit application made by Fred Kellers for rehabilitation at the Baldwin House, 1221 18th Street, individually designated on the Greeley Historic Register, for a tax credit in the amount of \$2,872.50. Commissioner Glynn seconded the motion. The motion carried 7-0.

V. Historic Preservation Month Awards

Ms. Kellums presented the application for the Historic Preservation Month Awards and discussed the current deadline and dates on the application. She mentioned there are three categories for the awards: individual, organization, and contractor/design professional. Ms. Kellums explained the nomination criteria and stated that the Commission can nominate and photos can be provided for the nominations.

Ms. Kellums proposed the deadline for nominations to be April 6, 2018 and the Commission agreed. Ms. Kellums also stated that the Commission and Historic Preservation Office could meet as a work session, if there are no items to discuss as a public hearing for that date.

VI. Colorado Preservation, Inc. Conference Reports

Commissioner Bator provided handouts for the Commission and the Historic Preservation staff. She discussed the “Bringing Life Into Old Places” panel discussion she attended, where the panelists talked about the history of Larimer Square in Denver, the adaptive reuse of Union Station and current projects considering adaptive reuse of historic buildings. She added that the panel also discussed the topic of gentrification in regards to affordability and potential hardships in this process. Finally, she discussed the “upzoning and downzoning” issue that focuses on fostering economic development, but

neglects the interests of the current population in those areas that are changed, and potential solutions to address this issue.

Commissioner Thompson provided handouts to the Commission and to the Historic Preservation staff. She stated she focused on attending events at the conference that related to what is currently going on in Greeley. She stated she attended the “The New Normal: Grappling with Rehab of Mid-20th Century Buildings” session where the BMA Tower was discussed and how it is relevant to Greeley’s 1970’s buildings that will be what the Commission will be working with in the near future. She also discussed her visit to the Stanley Market Place in relation to the Mid-Century architecture.

Commissioner Markely stated he follows the “Mid Century Modern” Facebook group in which people post pictures of this type of architecture and furniture; and celebrate here when they buy the Mid-Century style house they always wanted.

Commissioner Clinefelter stated that there is a website called “Denver Fugly” which documents historic buildings that have been removed and replaced by non-matching structures that do not fit with the character of the neighborhood.

Ms. Kellums demonstrated the Colorado Preservation website and where the endangered places list can be found.

Ms. Kellums stated she attended a session about the federal tax credit program. She mentioned that Elizabeth Rosen from Rosen Preservation talked about tips for successful tax credit projects: assemble the right team, continue communication, allow enough time for projects, submit revisions, and contact the State Historic Preservation Office. She demonstrated a video of President Reagan in 1984 explaining the importance and success of the federal tax credit program. She also added that tax credit advocacy could occur at any time and encouraged the Commission and the public to contact legislators.

VII. Historic Preservation Commission Member Reports

Chair Scott wished Ms. Kellums a happy birthday.

Commissioner Anschutz asked Ms. Kellums questions about the eligible buildings on 8th Avenue Downtown in regards to designation by non-owners, modifications, and the potential options for the buildings that are never nominated. Ms. Kellums responded that it depends on the specific projects done to buildings and if permits are required for the work. If the project does not require a permit, the Historic Preservation office is not contacted to review the modification.

Commissioner Anschutz asked if eligible buildings could be demolished. Ms. Kellums stated that the applicant would need to obtain a permit from the state first to demolish the building and once that one is obtained, he/she can obtain one from the City in the Building Inspection office. She continued that the Historic Preservation office has ten days to review; if historically significant, this information is shared with interest groups

for possible nomination, and if no response or no nomination happens in those ten days, the demolition permit is approved.

Commissioner Anschutz recommended that the Commission should be looking at other type of buildings such as homes. Ms. Kellums replied that each home would need to be evaluated for historical significance and might not qualify, but neighborhoods as a whole could qualify as a historically significant area, such as the Hillside neighborhood in Greeley.

Commissioner Clinefelter discussed homeowner's rights in regards to non-owner nominations and asked if there has even been a non-owner nomination in Greeley. Ms. Kellums responded that there has never been one in Greeley and explained that non-owner nominations can be difficult as homeowner's rights come into play, and if the public does not find the structure significant, then it would be much more difficult.

Commissioner Thompson commented on the new development of proposed South Madison apartments on 8th Avenue, and is concerned as their placement might remove historic eligible buildings. Mike Garrott, Planning Manager, responded that an application for a use by special review for block 164 has been submitted to the Planning office and is pending review and the process takes about three to four months to finalize review and obtain the construction permit. Ms. Kellums suggested for the Commission to speak as a public member at the Planning Commission hearing when this case is presented to advocate against this project, if desired.

VIII. Staff Reports

A discussion took place between the Commissioners and Ms. Kellums in regards to term end dates and possible modifications.

Ms. Kellums stated there will be a designation hearing at the next meeting and asked Commissioners if they will be present, as a quorum is needed to make a decision.

IX. Adjournment

There being no more business, the meeting adjourned at 5:11 p.m.

Sandra Scott, Chair

Betsy Kellums, Secretary

HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Request for Certificate of Designation for the Ringle/Gurtner House

LOCATION: 1625 10th Avenue

APPLICANT: Ron and Linde Thompson, Margaret Thompson, Justin Ghofrani

HISTORIC PRESERVATION COMMISSION HEARING DATE: April 2, 2018

HISTORIC PRESERVATION COMMISSION FUNCTION:

Review the nomination for eligibility for individual designation on the Greeley Historic Register based on criteria for designation in Section 16.60.060 of the City of Greeley Municipal Code, and approve or deny the request.

PROPERTY OVERVIEW AND BACKGROUND

On March 6, 2018, property owners Ron and Linde Thompson, Margaret Thompson and Justin Ghofrani submitted a complete Greeley Historic Register nomination for the house at 1625 10th Avenue. Please refer to Attachments A through C for the Application and Historic Building Inventory, Current Photographs, and the Existing Site Map.

The owners nominated the property for designation based on their knowledge and research. They propose that the house is eligible for individual designation under Criteria (1)a. Historical Significance, (2)a. Architectural Significance, and (3)a. Geographical Significance of Section 16.60.060(a) of the City of Greeley Municipal Code.

PROPERTY DATA

Legal Description:	GR3724 L2 BLK3 CRANFORD, City of Greeley, County of Weld, State of Colorado
Neighborhood:	Cranford
Year Property Built:	1907 (Source: City Directories and application)
Architectural Style/Type:	Vernacular Queen Anne
Dates of Significant Renovations:	Reroof; Owner: Jack Gillette; Contractor: FM Roofing; Permit #830564; Date: 6/20/83.

Remodel basement and convert into apt; Owner and Contractor: Jack Gillette; Permit #730013; Date: 1/23/73; Final: 6/16/74.

Install residential siding; Contractor: Alsco of Colorado; Permit #640785; Date: 10/30/64; Final: 11/12/64.

Source: Building Permit Files for 1625 10th Avenue

CRITERIA FOR DESIGNATION

Pursuant to Section 16.60.060(a) of the Municipal Code, a property shall be eligible for historic preservation designation and eligible for economic incentives if it meets at least one (1) criterion in two (2) or more of the following categories:

I. Areas of Significance:

1. Historical significance
2. Architectural significance
3. Geographical significance

In order to determine if a property can convey significance and therefore be eligible for designation, the Commission also evaluates properties according to the areas of II. Periods of Significance, and III. Integrity, as established by the National Park Service for evaluation of properties for the National Register.

STAFF EVALUATION

*Italicized criteria are those criteria under which staff determined the property to be eligible for designation.

I. AREAS OF SIGNIFICANCE

Section 16.60.060(a) (1) Historical Significance

The site, building or property:

- a. Has character, interest and integrity and reflects the heritage and cultural development of the City, State or Nation;*
- b. Is associated with an important historical event;**
- c. 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.*

History of Ringle/Gurtner House

(Historic Preservation Staff verified the following information through research from the files of the City of Greeley Museums at the Greeley History Museum.)

This house was built in approximately 1907, and Dr. Charles A. Ringle was the first owner. Dr. Charles Ringle lived here with his wife Mary B. from 1908 through her death in 1940. Dr. Ringle graduated from medical school at Northwestern University in the early 1890s. He opened a medical practice in South Bend, Indiana, but moved west to Greeley due to health issues of his own ten years later. According to a 2/10/1945 *Greeley Tribune* article about his retirement, he

“decided on Greeley as his future home, despite some dismal forecasts that the community would or could never expand beyond its then 3,500 population. ‘It looked like a prosperous community to me, and I decided to stay and share its prosperity,’ Dr. Ringle stated.”

He worked as an eye, ear, nose and throat specialist, with his first Greeley office in the Park Place Building for a couple years, and then later the Coronado Building on 9th Avenue. He worked with Dr. T.E. Atkinson and later with Dr. Sam Widney, to whom he sold the practice at his retirement. Dr. Ringle was a member of several medical organizations and was a fellow of the American College of Surgeons. He served as president of the Weld County Medical Society and at one point in his career was the chief of staff at the Weld County hospital. He also was active as a member of Rotary, the K. P. Lodge and Park Congregational Church, of which he served as a trustee and was named as a deacon emeritus in honor of his service to the church. He and his wife Mary had several children, including Arthur, Harold, Helen, and Margaret. Mary passed away in 1940 and Dr. Ringle retired in February 1945 and passed away in April 1950.

By 1946, Andrew and Katherine Gurtner purchased and moved into the house at 1625 10th Avenue. They lived here through at least 1957-58, when he moved to the Sunrise area. During their time in this house, he worked as an interior decorator and painter, and in 1957 he owned American Securities Company. Gurtner was born in Canada, Kansas in 1901. He grew up in Salzburg, Austria and moved back to the United States when he was 22 years old, and he worked as a painter and window cleaner in New York. He continued painting when he moved to Los Angeles in 1929. He married Katherine Ulrich in Arizona in 1937. They moved to Greeley from Torrance, California in 1940. He enlisted in the U.S. Army Air Corps in 1942 and returned to Greeley in 1943. He opened a painting business, which he operated until 1958. He purchased the East Side Grocery in 1958 and operated it with his wife until they retired in 1971. He was active in local politics, including serving on the board of directors of the Greeley Chamber of Commerce, serving on the Planning Commission for six years and several years on the City Civil Service Commission. He also served several terms on the Weld County Health Board. He became known as the Mayor of East Greeley “because of his willingness to speak out about the concerns of people in his neighborhood.” He had a severe stroke in 1985 and passed away in May 1990 at the age of 88. He was survived by his wife Katherine, his son James Andrew Gurtner, and his sister Katherine Rutzinger of Salzburg, Austria.

The city directories list Delbert L. and Charlotte E. Gorsline as the next occupants of the house in 1959, followed by Loys A. and Pauline A. Green in 1960. Charlotte was the daughter of Loys and Pauline Green. Delbert Gorsline worked as a bookkeeper for Corn and Cruise Motors Inc. and Charlotte was a student. Loys Green worked as a parts man at McArthur-Wheeler Garage and his wife Pauline taught school in Eaton. The Greens lived at this house until approximately 1972-73. Pauline was born in 1904 to Robert and Bessie White in Lintner, Missouri. She and

Loys Green married in Lamar. She attended Colorado Women's College and graduated from what became the University of Northern Colorado. She worked as a teacher and principal for 40 years in Colorado, ending her career in Eaton. She was a member of First Baptist Church in Greeley and belonged to American Baptist Ministry, Greeley Women's Club and Colorado Retired Teachers' Association. Her daughter Charlotte of Greeley and her son Edward of Colorado Springs survived her. Loys passed away in 1975 and their daughter Shirley Walker also passed away before Pauline. Shirley had also lived with them for part of the time they lived in this house and worked at Cache National Bank and later as a bookkeeper at Weld County Garage. Pauline passed away in November 1997 at the age of 93.

Jack and Barbara Gillette were the last long-term owners of the house. City directories indicate they had purchased and lived in the house by 1973. Jack worked as a painter and they had two daughters Katherine, born in 1961, and Kristine, born in 1964. He was born in 1938 at Weld County General Hospital in Greeley and graduated from Grover High School. He joined the Navy in 1956 and trained as a machinist in San Diego. He and Barbara Jane Alles married at St. Paul's Congregational Church in Greeley on June 8, 1958. After receiving an honorable discharge in 1959, he returned to Greeley and worked for building contractor Jake Schneider. He later started his painting business, worked for Monfort and eventually had an accident that crushed his heel in 1973. He and Barbara started the Ye Olde Strippe Shoppe in 1975. He was a member of Grace Baptist Church in Greeley. His obituary indicated "he loved trains, memorabilia, walking old railroad grades, time with friends and family." He was also involved with Operation Christmas Child, helping make boxes for the children. He loved writing about trains and wrote articles for the *Greeley Tribune* and the *Fence Post*. He also wrote a book, *The Cheyenne Line*. He passed away in October 2002. His wife Barbara and two daughters Kathy Lamb and Kristy Rudisill survived him.

Staff Comments: The Ringle/Gurtner House has character, interest and integrity and reflects the heritage and cultural development of Greeley. The house is significant for association with the long-term owners Dr. Charles Ringle and Andrew Gurtner. Both had significant contributions to the community. Ringle served the community in medicine and with his involvement in other service organizations, and Gurtner's service to the community as a business man and active involvement in varying capacities reflect the values of cooperation and service that have allowed for the successful development of Greeley.

For these reasons, staff finds the property does meet **criteria (1)a and (1)c for historical significance.**

Section 16.60.060(a) (2) Architectural Significance

The site, building or property:

- a. Characterizes an architectural style associated with a particular era and/or ethnic group;**
- b. Is identified with a particular architect, master builder or craftsman;**
- c. Is architecturally unique or innovative;**

- d. Has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance;**
- e. Has visual symbolic meaning or appeal for the community.**

Architectural Description

This Vernacular Queen Anne style residence is a rectangular, two-and-a-half story, wood frame structure with an asphalt shingle, hipped roof with intersecting cross gables. Roof features include boxed eaves and a moderate overhang. It has a stone foundation with a small portion under the southwest corner that is ornamental concrete block. Steel siding, installed in 1964, covers all sides of the house (see 1964 permit information for siding in the Property Data section of this report). The east side of the house is the main façade and contains an off-centered entrance and a full-width enclosed front porch. The one-story porch has steel siding and wood frame windows and a hipped roof with asphalt shingles. Concrete steps lead to the off-centered entrance to the porch that has wood frame surrounding the glazed non-historic door. Windows on the porch include picture windows, a narrow transom, six-light casement windows and eight-light windows.

Windows on the house include wood frame, one-over-one sash windows with wood frame surrounds and storm windows. Several smaller one-over-one windows are on the west side of the house. A ribbon of three windows is under a patio roof on the west side of the house and includes two wood frame Queen Anne style windows and a centered sash window. Wood frame storm windows cover the ribbon of windows. On the south side of the house, a pair of windows with narrow top sections with 5 narrow vertically oriented panes over a large lower pane.

A shed with two additions is located on the west end of the property. It is a one-story wood frame structure with a shed roof and horizontal wood siding, an asphalt shingle roof with exposed rafter ends and several one-over-one sash windows. It has a gabled roof addition attached to the northwest corner of the building. Another gable roof extension is on the north end of the gabled addition.

Staff Comments:

The Ringle/Gurtner House reflects Late Victorian architecture, particularly vernacular and simplified Queen Anne. Queen Anne architecture was primarily built from approximately 1870-1910 and is primarily defined by subdued Victorian detailing applied to simple house forms. The details are usually added to the porch and roofline. Characteristic features on this house include the two-story hipped roof with intersecting gables, large full-width front porch and one-over-one windows. The house would more clearly reflect Queen Anne architecture if the metal siding was removed to reveal original horizontal wood siding.

For these reasons, staff finds the property does meet **criterion (2)a for architectural significance.**

Section 16.60.060(a) (3) Geographical Significance

The site, building or property:

- a. Has proximity to a square, park or unique area deserving of preservation;*
- b. Is a visual feature identifying an area or neighborhood or consists of utilitarian and commercial structures historically and geographically associated with an area.**

Geographical Location

The house is located in the Cranford Subdivision, which was originally platted in October 1887 and consisted of the land between 16th and 20th Street and property just east of 9th Avenue to 14th Avenue. The original plat shows the lots were oriented primarily to the east/west streets and included lots platted on what was soon to become the campus of the State Normal School, now the historic campus of the University of Northern Colorado. The parcel on which this house sits originally faced south to 17th Street. An October 1901 plat of Cranford reoriented the lots located between 16th and 19th Street (which later became Cranford Place) between 10th Avenue and the east half of the blocks between 11th and 12th Avenues to face the north/south avenues.

The Cranford neighborhood is one of Greeley's most significant and intact historic neighborhoods. The history and development of Cranford is a microcosm of the city as a whole. Owners and residents worked in a variety of occupations, including faculty at the State Teacher's College, farming, dry goods, builders, physicians, business owners, government, insurance, real estate, banking, pastors, railroad, nursing, store proprietors, engineering, and other occupations. The neighborhood developed primarily between 1895 and 1959. This property was constructed and was the home of Ringle and Gurtner during that time.

The Ringle/Gurtner House is also located within several blocks of more than fifteen properties individually designated on the Greeley Historic Register, and is connected with many of them due to their association with Greeley's early history and development.

Staff Comments:

The Cranford Neighborhood strongly reflects the early planning and development of Greeley, as the home of many prominent citizens. The Ringle/Gurtner House is geographically significant for its location within the Monroe Avenue Historic District because it reflects early building architecture in Greeley.

For these reasons, staff finds the property does meet **criteria (3)a for geographical significance.**

II. PERIODS OF SIGNIFICANCE

In establishing significance and integrity, it is helpful to consider the dates for which the property is significant. According to the National Register Bulletin, *How to Complete the National Register Registration Form*, "the period of significance is the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for" designation. The period of significance establishes whether alterations to a property are significant and contributing to a property or if they detract from the integrity and ability to convey significance. Alterations completed during the period of significance may add to the ability to convey significance. Alterations completed outside the period of significance

decrease the ability of the property to convey significance. The following are periods of significance for the areas for which this property is significant:

Historical Significance – (1907 - 1957); *the house is significant for representing the historical and cultural development of Greeley and for association with original owner Dr. Charles Ringle and with Andrew Gurtner.*

Architectural Significance – (1907); *the house is significant as an example of a vernacular Queen Anne.*

Geographical Significance – (1907); *the house is significant for location in the Cranford Neighborhood and proximity to multiple Greeley Historic Register designated properties.*

III. INTEGRITY

In addition to the Municipal Code criteria, staff evaluates a property to determine whether it retains sufficient historical, architectural and geographical integrity. After determining if a property meets the criteria for significance, it is very important to evaluate changes to the exterior of a property to determine if the property can convey that significance. For example, if a property has been changed so much that it does not appear historic or there is little or no historic materials left, then it does not retain enough integrity to be eligible for designation.

According to the National Register, “integrity is the ability of a property to convey its significance.” (National Register Bulletin 15, “How to Apply the National Register Criteria for Evaluation,” p. 44) “Integrity is based on significance: why, where and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.” (*sic*, p. 45)

The Ringle/Gurtner House exhibits moderate integrity of location, design, setting, materials, workmanship, feeling and association. In 1964 the owner obtained a permit to install siding on the house. It is very likely that the metal siding was installed over the original wood lap siding at that time. Siding is one of the most important features on the house. The metal siding adversely affects the integrity of the house. A couple of windows in the rear are replacement windows, and the window openings in the attic level are storm windows with no regular windows. A non-historic shed roof was installed over the south portion of the west side of the house. However, the house retains the majority of the original windows, shape, size and other significant features. The main significance of the house is historical significance for association with Dr. Charles Ringle and Andrew Gurtner and the house is able to convey significance for association with them. The owners have indicated plans to investigate removal of the existing metal siding and, if possible, uncover and restore the original siding.

NOTICE

Pursuant to Section 16.60.080(a)(3) of the Municipal Code, notice was published in the *Greeley Tribune* on March 19 and 26, 2018 and a letter notifying the property owner of the public hearing was sent certified return receipt to the owner on March 8, 2018. Staff posted a public hearing

notification sign at the property on March 13, 2018. No calls or comments on the hearing or proposed designation were received by the Historic Preservation Office to date.

SUMMARY

Municipal Code requires that a property meet at least one criterion in each of two of the three areas of significance in Section 16.60.060(a), including historical, architectural and geographical significance.

STAFF RECOMMENDATION

Find that the Ringle/Gurtner House meets criteria in three areas of significance, and therefore designate the Ringle/Gurtner House at 1625 10th Avenue as an historic property on the Greeley Historic Register.

RECOMMENDED COMMISSION MOTION

A motion, based on the application received and the preceding analysis, that the Commission finds and concludes that the Ringle/Gurtner House at 1625 10th Avenue meets criteria of Section 16.60.060(a) of the Greeley Municipal Code, as summarized below, and therefore approve the designation.

(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 Ringle/Gurtner 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 Dr. Charles Ringle and as the home of prominent Greeley citizen and local activist Andrew Gurtner.

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 Dr. Charles Ringle and with Andrew Gurtner, both of whom had significant contributions to Greeley.

(2) Architectural Significance:

a. Characterizes an architectural style associated with a particular era and/or ethnic group. The house characterizes a vernacular Queen Anne style of architecture, with the two-and-one-half story structure with characteristic roof and front porch and maintaining original windows.

(3) Geographical Significance:

a. The property has proximity to a square, park or unique area deserving of preservation. The house is significant for its location in the historic Cranford area, an area significant for reflecting the early development of Greeley and for proximity to multiple properties designated on the Greeley Historic Register.

ATTACHMENTS

Attachment A	Application & Historic Building Inventory Form
Attachment B	Current Photographs
Attachment C	Existing Site Map

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rec'd 3/6/18

Historic Preservation Office (970) 350-9222 – 1100 10th Street, Ste. 201 Greeley, Colorado

CITY OF GREELEY

APPLICATION FORM FOR
NOMINATION OF A HISTORIC PROPERTYfee pd \$50
cash

Chapter 16.60 of the Greeley City Code, the City's Historic Preservation Ordinance requires that a property be nominated for designation as a Historic Property. The information below must be filled out and submitted to the Commission for consideration. *Historic Preservation Office Staff can assist in completion of this form.*

APPLICANT(S)

Name: Linde Thompson
 Address: 1616 12th Avenue
Greeley, CO 80631
 Telephone: 970.302.8368
 Email: linde.thompson3@gmail.com

HISTORIC PROPERTY

Name: n/a
 Address: 1625 10th Avenue
Greeley, CO 80631
 Historic Use: residence
 Current or Proposed Use: multi-family residence
 Legal Description: GR 3724
L2 BLK 3 CRANFORD
City of Greeley, County of Weld, State of Colorado

NAME YOU WISH TO HAVE THE BUILDING DESIGNATED AS:

BRIEF DESCRIPTION OF HISTORICAL QUALITIES RELATING TO THE PROPOSED
PROPERTY: Please attach additional information you wish considered on a separate sheet.

The 2 1/2-story frame house was built in 1907 and
reflects the residential size and gabled roof typical of
a simplified Queen Anne or other Victorian-era home.
Original doors and windows still exist and original lap siding
will be investigated and if possible, uncovered and restored

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

Applicant (Print): LINDE THOMPSON Telephone: 970.302.8368

Signature: Linde Thompson Date: March 6, 2018

APPLICANT IS THE OWNER? YES X NO —

**CITY OF GREELEY
HISTORIC PRESERVATION COMMISSION
HISTORIC BUILDING INVENTORY**

Fill out the form as completely as possible. Please answer all questions. Unknown is an acceptable answer. Historic Preservation Office Staff can provide assistance with completion of this form. Adequate information will allow us to evaluate the building's significance and eligibility for nomination to the Greeley Historic Register.

Historic Property Name: n/a
Current Property Name: n/a
Address: 1625 10th Ave. Greeley, CO 80631
Legal Description: GR 3724 L2 BLK 3 CRANFORD

Owner Name & Address: Linde Thompson
Style: Queen Anne
Materials: wood frame
Stories: 2 1/2

Other historic designation: Yes: No: ☒ Date:
Designating Authority: unknown

Addition/Year of Addition: unknown

Original Site: Yes: ☒ No: Date moved:

Historic Use: residence

Present Use: residence

Date of Construction: Estimate: 1907 Actual: Original Cost:
Source:

Condition: fair
Architect:

Source:

Builder/Contractor: unknown

Source:

Original Owner: Charles Ringle

Source: Greeley Museum Archive

Associated building(s): n/a

Architectural description: (add continuation sheet if necessary) See Staff for assistance

Significance: Check all that apply. Buildings, sites or other structures must meet at least one criterion in at least two different categories to qualify for nomination.

Architectural:

- ☒ Characterizes an architectural style associated with a particular era and/or ethnic group
- ☐ Is identified with a particular architect, master builder or craftsman
- ☐ Is architecturally unique or innovative
- ☐ Has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance
- ☐ Has visual symbolic meaning or appeal for the community

Historical:

- ☒ Reflects the heritage and cultural development of the city, state or nation
- ☐ Is associated with an important historical event
- ☐ 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

Geographic:

- ☒ Has proximity to a square, park, or unique area deserving of preservation
- ☐ Is a visual feature identifying an area or neighborhood or consists of utilitarian and commercial structures historically and geographically associated with an area

Non-owner nomination additional criteria:

Non-owner individual nominations are to be reviewed under stricter protections and must meet the following criteria of overwhelming historic importance to the entire community:

- ☐ Possessing such unusual or uncommon significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community of Greeley
- ☐ Possessing superior or outstanding examples of architecture, social or geographic historic significance criteria outlined in the criteria for designation 16.60.060.

The term "superior" shall mean excellence of its kind and the term "outstanding" shall mean marked by eminence and distinction.

Statement of Significance: (add continuation sheet if necessary)

Photographs: Include color photos of *each* building elevation. High quality digital photos are acceptable.

References: Indicate *specific* information sources (add continuation sheet if necessary)

Inventory completed by:

Signature:

Date:

Address:

Unde Thompson
March 6, 118 Phone: 970-302-8368
1616 12th Ave. Greeley CO 80631

Betsy Kellums

From: Linde Thompson <linde.thompson3@gmail.com>
Sent: Tuesday, March 06, 2018 3:54 PM
To: Betsy Kellums
Subject: 1625 10th Avenue
Attachments: IMG_2907.JPG; ATT00001.txt; IMG_2914.JPG; ATT00002.txt

Hi, Betsy,

Here's the front (east) elevation and the back (west) elevation.

Non-original elements are the aluminum siding and the shed roof over the patio in back. We intend to remove both.

Haven't as yet found any old photos of the house. We think that the front porch was an addition too, but we haven't been able to document that.

A long-time owner of the house was Jack Gillette, who I think was involved in some museum things before his death in 2002. I would like to speak to his wife, Barb, but can't find a phone number yet. Maybe Peggy knows her...? Haven't asked Peggy yet.

Thanks for your help!



Weld County

PROPERTY PORTAL

Property Information (970) 400-3650
Technical Support (970) 400-4357

Account: R3284486

March 12, 2018

Account Information

Account	Parcel	Space	Account Type	Tax Year	Buildings	Actual Value	Assessed Value
R3284486	096108304014		Residential	2018	1	318,299	22,920

Legal

GR 3724 L2 BLK3 CRANFORD

Subdivision	Block	Lot	Land Economic Area
CRANFORD	3	2	CRANFORD

Property Address	Property City	Zip	Section	Township	Range
1625 10TH AVE	GREELEY		08	05	65

Owner(s)

Account	Owner Name	Address
R3284486	GHOFRANI JUSTIN	1625 10TH AVE GREELEY, CO 806315501
R3284486	THOMPSON LINDE	
R3284486	THOMPSON MARGARET	
R3284486	THOMPSON RONALD	

Document History

Reception	Rec Date	Type	Grantor	Grantee	Doc Fee	Sale Date	Sale Price
3012186	12-05-2002	DTHC	GILLETTE J H AKA JACK	GILLETTE BARBARA J	0.00	10-22-2002	0
3175938	05-03-2004	WD	GILLETTE BARBARA J	TDF FUNDING CORP	27.20	04-29-2004	272,000
3218166	09-13-2004	SWD	TDF FUNDING CORP	RAINVILLE BETSY P	33.50	09-08-2004	335,000
3218168	09-13-2004	WDN	RAINVILLE BETSY P	1625 10 AVENUE LAND TRUST	0.00	09-08-2004	0
3381567	04-24-2006	QCN	1625 10 AVENUE LAND TRUST	RAINVILLE BETSY P	0.00	04-24-2006	0
3394836	06-09-2006	QCN	RAINVILLE BETSY P	1625 10TH AVENUE LAND TRUST	0.00	05-18-2006	0
4297595	04-27-2017	QCN	1625 10TH AVENUE LAND TRUST	RAINVILLE BETSY P	0.00	04-18-2017	0
4304769	05-24-2017	ORD	RAINVILLE BETSY P	RAINVILLE BETSY P	0.00	05-24-2017	0
4351061	11-08-2017	ORD	RAINVILLE BETSY P	RAINVILLE BETSY P	0.00	05-24-2017	0
4351062	11-08-2017	WD	RAINVILLE BETSY P	THOMPSON RONALD ; THOMPSON LINDE; THOMPSON MARGARET; GHOFRANI JUSTIN	25.25	11-03-2017	252,500
81199		SUB	SUBDIVISION	CRANFORD	0.00		0

Building Information

Building 1

AccountNo	Building ID	Occupancy
R3284486	1	2 Unit Conversion

ID	Type	NBHD	Occupancy	% Complete	Bedrooms	Baths	Rooms
1	Residential	6032	2 Unit Conversion	100	4	3	0

ID	Exterior	Roof Cover	Interior	HVAC	Perimeter	Units	Unit Type	Make
1	Frame Hardboard		Drywall	Hot Water Baseboard	0	2		

ID	Square Ft	Condo SF	Total Basement SF	Finished Basement SF	Garage SF	Carport SF	Balcony SF	Porch SF
1	1,948	0	876	876	818	0	0	30

Built As Details for Building 1

ID	Built As	Square Ft	Year Built	Stories	Length	Width
1.00	2 Story	1,948	1903	2	0	0

Additional Details for Building 1

ID	Detail Type	Description	Units
1	Add On	Fireplace/Wood Burning Fair	1
1	Appliance	Allowance	2
1	Basement	Bsmnt Conc 8 ft	876
1	Basement	Finished	876
1	Fixture	Allowance	2
1	Fixture	Bath 3	4
1	Garage	Detached	288
1	Garage	Detached	530
1	Porch	Encl Solid Wall	300
1	Porch	Slab Roof Ceil	30

Valuation Information

Type	Code	Description	Actual Value	Assessed Value	Acres	Land SqFt
Improvement	1215	DUP/TRIPLEX IMPROVEMENTS	270,549	19,480	0.000	0
Land	1115	DUP/TRIPLEX LAND	47,750	3,440	0.219	9,550
Totals	-	-	318,299	22,920	0.219	9,550

Tax Authorities

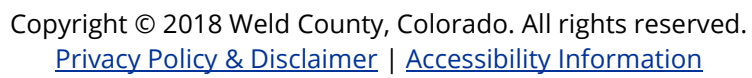
Tax Area	District ID	District Name	Current Mill Levy
0600	0700	AIMS JUNIOR COLLEGE	6.317
0600	0411	GREELEY CITY	11.274
0600	1050	HIGH PLAINS LIBRARY	3.256
0600	0301	NORTHERN COLORADO WATER (NCW)	1.000
0600	0206	SCHOOL DIST #6-GREELEY	45.628
0600	0100	WELD COUNTY	15.800
Total	-	-	83.275

Photo



Building 1

Sketch



From: [Linde Thompson](#)
To: [Betsy Kellums](#)
Subject: 1625 10th Avenue
Date: Monday, March 26, 2018 2:35:07 PM

Hi, Betsy,

The owners of 1625 10th Avenue are Linde Thompson, Ron Thompson, Margaret Thompson, and Justin Ghofrani.

I signed the application for designation to the Greeley Historic Register with the consent of the other owners. It is our intent to place the property in an LLC in which we will all be members.

Thanks for helping us with this application,

Linde Thompson

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1625 10th Avenue photos
3/12/18, Greeley Historic Preservation Office



East side, view to the west



North and east sides, view to southwest



North side, view to southwest



North side, view to east



West side, view to east



West side detail under non-historic shed



Southwest corner



South side, view to northeast



Window detail on south side



Southeast corner, view to northwest



Shed at rear of property

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Site Map - 1625 10th Avenue

Attachment C



Created: 3/19/2018
By: COG Planning, Hist Pres, GIS

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

Legend



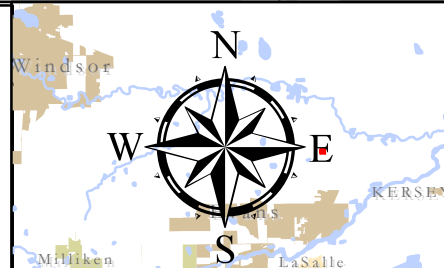
1625 10th Avenue



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.

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: Door Replacement
LOCATION: 1129 17th Street, Varvel-Klein House
APPLICANT: Scott and Kelly Leach

HISTORIC PRESERVATION COMMISSION HEARING DATE: April 2, 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 March 8, 2018, property owner Kelly Leach submitted a complete application for a Certificate of Approval for the replacement of the rear door of the Varvel-Klein House at 1129 17th Street. The applicant proposes to replace the door with a steel or fiberglass door with panels or glazing due to safety concerns and the condition of the existing door. The applicant indicated the existing door is in poor condition and does not fit tightly into the door casing due to the condition of the door and casing, and they are concerned the window could break if the door is forcibly closed. They have concerns about security with the door not fitting tightly and operating smoothly, as well as the single pane of glass. Please see Attachments A (Application & Narrative for Certificate of Approval), B (Current Photographs), C (Product Information), and D (Existing Site Map) for more information about the proposal.

Existing Conditions

The existing door on the north side (rear) of the house is a historic (and likely original) wood door with paneling and glazing with historic hardware and wood casing. The wood casing around the door appears to be in fair to poor condition with portions of the wood that need repair or replacement. The door appears to be in fair to poor condition.

Background

The Historic Preservation Commission designated the Varvel-Klein House on the Greeley Historic Register on December 13, 2004 for architectural and geographical significance.

Property History

Built in 1922-23, this Colonial Revival style house has been home to several long-term owners since it was constructed. Allison B. and Florine Collins were the original homeowners, who lived here from the time the house was completed until 1927. Allison B. Collins worked as District Superintendent for the State Highway Commission. They sold the house in July 1927 to Lyndall L. Varvel and her husband Dr. E.I. Varvel. Dr. Varvel practiced dentistry until his death in 1960. The Varvels had two children, including E. I. Varvel, Jr., who also was a Greeley dentist who practiced until his death in 1987 and Virginia Lee (Varvel) Black.

The house changed hands next in December 1972, when Weld County Court Judge James Rucker and wife Patricia purchased the home. They lived here for several years until Judge Rucker became an administrative law judge with the Social Security Administration in California.

Architectural Description

This Colonial Revival style residence is a two-story, wood frame structure with an asphalt shingle, side-gabled roof. Roof features include a large shed dormer and eave returns on the gable ends. It has a stone foundation and lapped wood siding. The main façade is broken into three bays and contains a centered entrance. The one-story covered porch has a front gabled roof supported by two pairs of Tuscan columns and curved underside of the gable. Windows are multi-light, wood frame, double-hung sash. The two brick chimneys are located on the east and west gable ends.

SITE DATA:

Legal Description:	GR3755 W100' L1 BLK5, 2 ND CRANFORD, City of Greeley, County of Weld, State of Colorado
Designation:	Individually designated on the Greeley Historic Register
Year Property Built:	1922 (Assessor)
Architectural Style:	Colonial Revival
Zoning:	Residential Low (R-L)
Dates of Significant Renovations:	Reroof with new shingles and decking; Permit #05040261; Owner: Roger and Emi Klein; Contractor: Williams & Sons Roofing. Replace boiler; Owner: Roger Klein; Contractor: Dave Adolph Plumbing; Permit #A-900008; Date: 7/2/1990.

Permit for 42" Chain Link Fence in rear yard;
Owner: E. Varvel; Contractor: King Lumber Co.;
Permit #: 710131; Date: 4/19/1971.

Source: Building Permit File for 1129 17th Street.

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 General Design Review Guidelines

Preservation of Original Features

Original materials and features, as well as the distinctive form, scale, and siting of a structure, contribute to its character and should be respected and preserved whenever feasible. The distinguishing qualities and characteristics of the structure and its site should be preserved using the simplest means possible. It is important that the property retain a high percentage of original features to retain its integrity. This is especially true for individually designated properties.

5. Preserve any existing original site features or original building materials and features.

- a. Preserve original wall and roof materials.*
- b. Preserve original doors, windows, porches, and other architectural features.*
- c. Preserve original site features such as set-back, steps, walls, fences, landscaping, and walkways.*
- d. Avoid removing or altering original materials and features.*
- e. If weatherization is necessary to maintain energy efficiency, do not remove original doors or windows. Select storm windows and doors that do not diminish the integrity of the original doors and windows.*

6. Repair deteriorated historic features to the extent possible, and replace only those elements that cannot be repaired.

- a. Patch, piece-in, splice, consolidate, or otherwise upgrade the existing material, using recognized preservation methods whenever possible, rather than remove the element.*
- b. If disassembly of an original element is necessary for its repair or restoration, use methods that minimize damage to the original materials and replace the disassembled components in their original configuration.*

Exterior General

Original materials should be repaired rather than replaced. Wood is a common material for historic buildings in Greeley; however, stone, brick, concrete, and other materials were also used. Greater flexibility in materials may be considered for additions and new construction.

9. Use materials that appear similar in character to those used historically, if replacement is necessary.

- a. Materials similar to those employed historically are preferred.*

b. Substitute materials may be used for replacing individual building elements, but not the primary building material.

Doors and Entrances

Front doors and primary entrances are among the most important elements of historic buildings. The original size and proportion of a front door, the details of design of the door itself and the detail around it, and the placement of the door and entrance contribute to the character.

17. Preserve the functional, proportional, and decorative features including the door and its frame, sill, head, jamb, moldings, and any flanking windows.

- a. Avoid changing the position and function of original front doors and primary entrances.*
- b. If necessary replace original doors with designs and finishes similar to those found historically.*

Staff Analysis:

The proposed door replacement complies with the applicable criteria and standards.

The proposed replacement of the existing historic rear door with a steel or fiberglass door would have a neutral effect on the general historical and architectural character of the house because the door proposed to be replaced is in the rear. Removal of a historic door or other historic feature inherently adversely effects the integrity and character, however since the door proposed for replacement is the rear door, the adverse impact is lessened. Features on the rear of the house are not as significant as the features on the front of the house. While the existing door is historic, because it is located in the rear of the house and is one door typical for a rear door of the era, it is not a significant feature. The applicants agreed to store the door in the garage for re-use in the future if they or future owners decide to re-install it. The proposed door replacement would change the existing rear entrance, removing historic fabric and changing the appearance of the back entrance, however it would be a minimal impact on the character of the house. The proposed project would increase security of the house and have a positive effect on the perpetuation and use of the house because it would enable the owners to live there and operate child care at the house. For these reasons, the proposed project meets criteria a, c, and e of Section 16.60.110(1) of the Greeley Municipal Code (Code).

The proposed project does comply with the Secretary of the Interior's Standard #2 because the door proposed for replacement is in the rear of the house and is not a significant feature of the house. The proposed replacement doors and casing would be similar to the existing door with paneling and glazing, but would be differentiated from the original in materials and design. Removal of the existing door and casing is reversible if the historic door is stored for future re-installation and the casing is documented as to materials and dimensions so that new wood casing could be installed in the future. For these reasons, the proposed door replacement would meet Criterion f of Section 16.60.110(1) of the Code, Secretary's Standards #2, 9 and 10 and Standards b and e in Section 16.60.110(2) of the Code.

The proposed replacement of a door in fair to poor condition for safety also meets the design guidelines, especially since the owners will store the door, thereby preserving the original door and providing the opportunity for it to be reused. The door needs extensive work to be repaired, if it is repairable, and because it is located on the rear, it is not a primary entrance or significant feature. The replacement of one door is a small feature on the rear of the house, and substitute materials would be acceptable. For these reasons, the proposed project meets the design guidelines, including for Preservation of Original Features, Exterior General and Doors and Entrances.

This proposed project supports the City of Greeley's Imagine Greeley Comprehensive Plan. The Historic and Cultural Resources chapter focuses on preserving Greeley's historic built environment. The preservation and occupation of the house is important for preserving Greeley's historic resources, thereby supporting this element of the Comprehensive Plan.

In summary, for these reasons, the proposed replacement of the historic door with a new steel or fiberglass door on the rear of the house 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 General 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 March 9, 2018. Staff posted a notification sign at the site on March 23, 2018.

STAFF RECOMMENDATION:

Approval.

RECOMMENDED MOTION:

A motion that based on the application received and the preceding analysis, the Commission finds that the proposed rear door replacement at 1129 17th 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 – Current Photographs
Attachment C – Product Information
Attachment D – Existing Site Map

GTHPO rec'd
3/8/18

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
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: Scott Leach/Kelly Leach
Address: 1129 17th Street, Greeley, CO 80631

Phone: 970-576-2510/970-381-8394
Cell phone:
Email: kellyaleach@comcast.net

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

Name: Scott/Kelly Leach
Address:

Phone: 970-576-2510/970-381-8394
Cell phone:
Email:

HISTORIC PROPERTY

Name: Varvel-Klein House
Address: 1129 17th Street, Greeley, CO 80631
Historic District (if applicable): Cranford
Legal Description: GR 3755 W100' L1 BLK5 2ND Cranford

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

Applicant (Print): Scott/Kelly Leach

Telephone: 970-576-2510/970-381-8394

Signature: *Scott Leach*

Date: 3/1/18

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

Owner (Print): Scott Leach/Kelly Leach

Telephone: 970-576-2510/970-381-8394

Signature: *Kelly Leach*

Date: 3/1/18

Certificate of Approval Application Packet
Greeley Historic Register

Page 9

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

Date: 3/1/18

GHR Property Address: 1129 17th Street, Greeley, CO 80631

Applicant/Representative(s): Scott/Kelly Leach

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

If Applicant/Representative is not the owner, include owner name: Scott Leach/Kelly Leach

Description of Proposed Project:

Replace existing back door with a secure door and lockset. The existing door is wood/glass combination. The door is in poor condition and the glass is single pane glass. The door and the door jam do not meet in some places in the frame and this creates an unsafe situation as well as air infiltration. The glass on the door is single pane glass and our concern is that if the door would be slammed shut or closed with force the glass would shatter. We would like to replace this door with a solid door without glass or a door with dual pane glass as well as a new lockset with a deadbolt. We will carefully remove the existing door and store it in our garage in the event we or future owners of the property would like to use the door. The homeowners will be doing the replacement of the door themselves.

Location/Address of Proposed Project: 1129 17th Street, Greeley, CO 80631

Comments:

We feel the existing door poses security and safety concerns for those individuals living in the home or those visiting the home. In light of our friends recent home invasion and shooting of the suspect in Greeley, we feel the replacement of the existing door with a new, more secure door and lockset is of the utmost importance and would help us to feel safe in our home. I (Kelly) do childcare in my home and the single pane glass creates a safety concern for the children or anyone visiting the home. As well, the single pane glass is also a security concern as it would be quite easy for someone to break the glass and enter the home.

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 10th Street, Ste. 201
Greeley, CO 80631
(P) 970.350.9222; (F) 970.350.9895
Betsy.kellums@greeleygov.com
www.greeleygov.com/historicpreservation

Certificate of Approval Application Packet
Greeley Historic Register

Page 3

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 3/1/18
- ☒ 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?
 - b. Time constraints on the project/Project urgency?

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.

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

Narrative of the Proposed Project

a. What is the proposed project?

Replace existing back door with a secure door and lockset. We would carefully remove the existing door and replace it with either a solid fiberglass door without glass or a fiberglass door with dual pane glass as well as a new lockset with a deadbolt.

b. Time constraints on the project/project urgency?

Your timely consideration of this project is greatly appreciated as we will be moving into our home March 30, 2018.

c. Identify which design guidelines relate to the project.

As per the design guidelines (page 19), number 17, preserve the functional, proportional, and decorative features including the door and its frame, sill, head, jamb, moldings, and any flanking windows.

- a. Avoid changing the position and function of the original front doors and primary entrances.
- b. If necessary, replace original doors with designs and finishes similar to those found historically.

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Scott Leach <scottjleach@comcast.net>

3/5/2018 7:39 AM

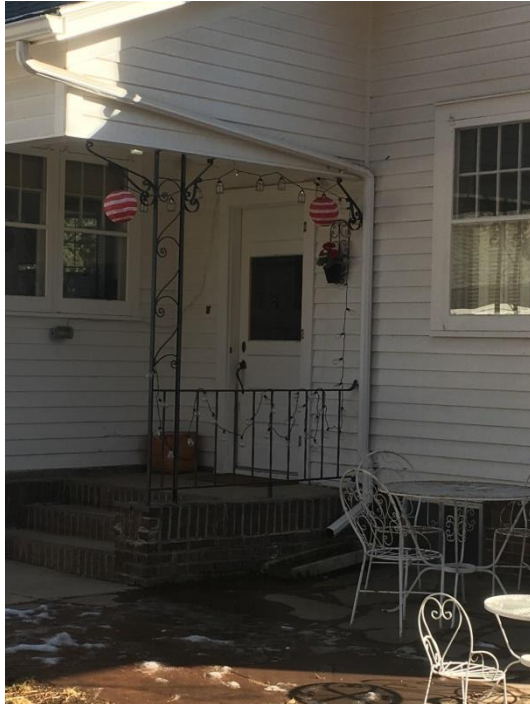
Door

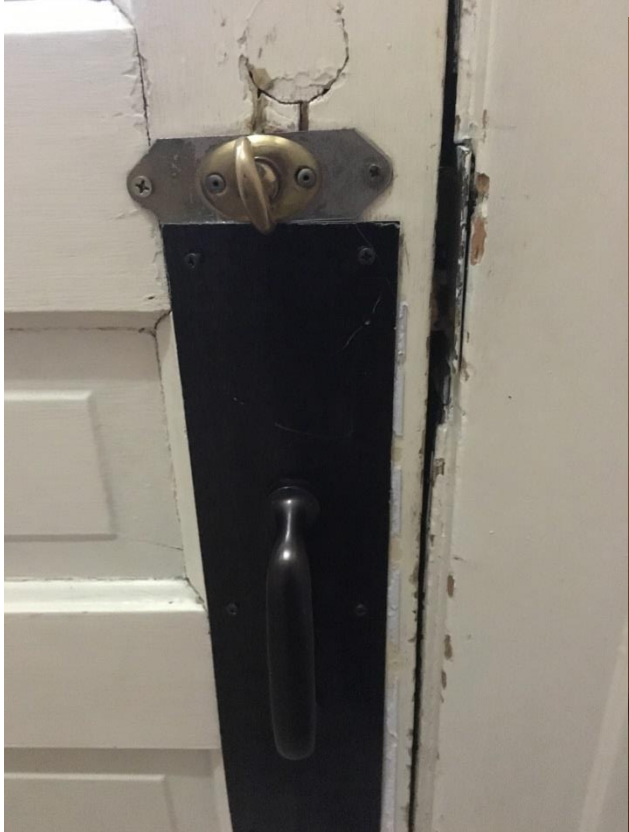
To Leach Kelly <kellyaleach@comcast.net>

Sent from my iPhone













← location for
storage of
door in garage





[Home](#) / [Doors & Windows](#) / [Exterior Doors](#) / [Front Doors](#) / [Steel Doors](#) / [Doors With Glass](#)

Model # EMJ681BLMLPR28R Internet #205810343



[Share](#)

[Save to List](#)

[Print](#)

MMI Door

32 in. x 80 in. Internal Blinds with GBG Right Hand 1/2 Lite 2-Panel Primed Steel Prehung Front Door

★★★★★

[Write the first Review](#)

[Questions & Answers \(2\)](#)

\$672⁶⁵ /each

Overview

Milliken Millwork Majestic Steel Front Door unit comes with our MSystem 2-warranty on both the Door Component and the Base Prehung System, as well as a 10-year warranty on the Glass Lite. All of our Majestic Steel doors are galvanized to resist rust and corrosion, are comprised of 24-Gauge, high q... [See Full Description](#)

Quantity

-

1

+

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Installation Options

Product Overview

Model #: EMJ681BLMLPR28R

Internet #: 205810343

Milliken Millwork Majestic Steel Front Door unit comes with our MSystem 2-warranty on both the Door Component and the Base Prehung System, as well as a 10-year warranty on the Glass Lite. All of our Majestic Steel doors are galvanized to resist rust and corrosion, are comprised of 24-Gauge, high quality steel with 22-Gauge steel stiles and rails for additional strength and security and come with a one-piece, high density polystyrene core delivering excellent insulation allowing it to meet or exceed current energy code standards. Door size is 32"x80". Unit dimension is 33.5"x81.75". The suggested rough opening is 34"x82.25". This unit comes with a 4-9/16" wide primed finger jointed frame.

- Jeld-Wen Steel Single Door
- Door Size: 32"x80"
- Unit Dimension: 33.5"x81.75"

- Suggested Rough Opening: 34"x82.25"
- Prehung on 4-9/16" Primed Finger Jointed Frame
- Glass Description: Internal white blinds are encased in clear, tempered glass
- Door Unit Primed White
- Right-Hand/Inswing
- 3 Satin Nickel Hinges - 2-1/8" Entry/Deadbolt Bore Prep - *Locks Sold Separately*
- Will meet or exceed federal guidelines for energy efficiency (where and if applicable)
- Right Hand In-Swing Door Handing - Standing on the inside of your home, if your hinge pins are on your left, you have a Right Hand In-Swing
- Triple Glazed Glass - Glass is designed in the following order: Glass/Contour Grille/Glass/Blind/Glass (Note: Internal Grille is only on the exterior side of the blind. When blinds are closed you will not see the Internal Grilles from the interior of your home)
- Click here to check out our project guide on installing an entry door
- [Click here to learn more about buying exterior doors](#)

Info & Guides

- [Energy Guide](#)
- [Installation Guide](#)
- [Instructions / Assembly](#)
- [Product Brochure](#)
- [Specification](#)
- [Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.

Specifications

Dimensions

Door Height (in.)

80

Door Thickness (in.)

1.75

Door Width (in.)

32

Jamb Size (in.)

4-9/16"

Rough Opening Height (In.)

82.25

Rough Opening Width (In.)

34

Details

Bore Type

Double Bore

Color Family

Off-White

Color/Finish

Primed

Door Configuration

Single Door

Door Glass Insulation

Tempered, Triple Pane

Door Handing

Right-Hand/Inswing

Door Style

Classic

Door Type

Exterior Prehung

Features

Blinds Between the Glass, Brickmold, Lockset Bore (Double Bore), Weatherstripping

Finish Type

Primed

Frame Material

Wood

Glass Caming Finish

No caming

Glass Style

Clear

Glass Type

1/2 Lite

Hinge Finish

Nickel

Hinge Type

Standard

Included

No Additional Items Included

Material

Steel

Number of Hinges

3

Panel Type

2 Panel

Product Weight (lb.)

93lb

Returnable

90-Day

Suggested Application

Back,Front,Side

Warranty / Certifications

Energy Star Qualified

North-Central,Northern,South-Central,Southern

Fire rating

None

Manufacturer Warranty

Milliken Millwork Majestic Steel Front Doors are built to last. They offer a Limited Lifetime Majestic Steel Warranty on both the Door Component and the Prehung MSystem as well as a 10 year Warranty on the Glass Lite giving you both peace of mind when purchasing, and confidence after installation, knowing the timeless beauty of your Milliken Millwork Majestic Steel Door will last.

How can we improve our product information? Provide feedback.

Recently Viewed Items



MMI Door 36 in. x 80 in. Internal Blinds with GBG



GE Profile 27 in. Built-In Combination



GE Profile 27 in. Built-In Combination



Whirlpool 27 in. Electric Wall Oven with Built-In



KitchenAid 27 Electric Even-True Convection

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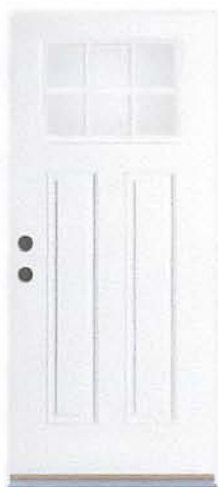
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Therma-Tru Benchmark Doors Right-Hand Inswing Fiberglass Entry Door with Insulating Core (Common: 32-in x 80-in; Actual: 33.5-in x 81.5-in)

Item # 402512 Model #
B28SD8UCR6LEKVRN

★★★★☆ (3)
Reviews)



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Handling

Right-Hand Inswing ✓



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Product Information

Description

- See the beauty in fiberglass with deep embossed panels and a smooth paintable surface; external grilles provide premium simulated divided lite for an authentic Arts and Crafts architectural style
- Fiberglass doors are low-maintenance and high-performance; unlike wood or steel doors, durable fiberglass is resistant to cracking, warping, splitting and denting
- Therma-Tru Benchmark Doors consist of a complete door system including all necessary components; jambs, weatherstrip, sill and hinges in complementing finish colors, all engineered to help ensure a precision fit for years of trouble-free performance
- Door system is Energy Star® qualified with factory-coated Low-E glass and a polyurethane foam core - delivering exceptional energy efficiency
- Rot-resistant jambs help prevent moisture and insect damage to door frames
- Security strike plate and 12.5-in solid wood lock block improves resistance against forced entry
- Draft and moisture-resistant, with an adjustable sill and foam-filled compression weatherstrip that remains flexible and helps seal the entryway against moisture and air infiltration
- Therma-Tru Benchmark fiberglass provides peace of mind with a lifetime limited warranty
- Ready-to-install door with frame

Specifications

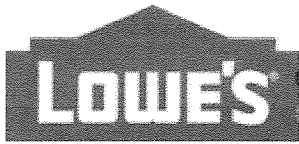
Material	Fiberglass	Brickmould Included	✕
Wood Species	N/A	Weatherstripping Included	✓

Finish	Unfinished	Lockset Bore	Ready for lockset and deadbolt
Manufacturer Color/Finish	Ready to paint	Core Type	Insulating core
Color/Finish Family	White	Impact Resistant Glass	×
Common Size (W x H)	32-in x 80-in	3-Point Locking System	×
Impact Resistant	×	Commercial/Residential	Residential
Fire Rated	N/A	For Use with Mobile Homes	×
Actual Width (Inches)	33.5	Sill Type	Adjustable
Actual Height (Inches)	81.5	Sill Finish	Mill
Door Thickness (Inches)	1.69	Lowe's Exclusive	✓
Jamb Width (Inches)	4.5625	ENERGY STAR Certified Northern Zone	✓
Rough Opening Width (Inches)	34.25	ENERGY STAR Certified North/Central Zone	✓
Rough Opening Height (Inches)	82.0	ENERGY STAR Certified South/Central Zone	✓
Glass Shape	Craftsman	ENERGY STAR Certified Southern Zone	✓
Privacy Rating	0	Warranty	Limited lifetime
Glass Insulation	Low-e	Collection Name	N/A
Glass Caming	×	Handing	Right-hand inswing
Caming Finish	N/A		

Projects, Tips & Services



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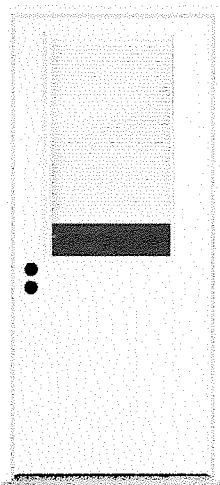
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ReliaBilt Half Lite Blinds Between the Glass Right-Hand Inswing Primed Steel Prehung Solid Core Entry Door (Common: 32-in X 80-in; Actual: 33.438-in x 81.75-in)

Item # 381358 Model # 381358

★★★★☆ (6 Reviews)



\$329.00

Common Size (W x H)

32-In X 80-In ✓



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CHAT WITH LOWE'S

70

Product Information



Description

- 2-panel entry door is double coated with neutral, low-sheen baked-on enamel primer for easier finishing
- Galvanized steel construction is rust- and corrosion-resistant, and designed to withstand years of extreme weather conditions with minimal maintenance, making it the perfect choice for most climates
- Half lite tempered safety glass features thermally-sealed, easy-to-control low-profile blinds that can be raised, lowered and tilted, offering on-demand privacy or sunlight
- ENERGY STAR® certified products help you save money on utility bills without sacrificing performance, style or comfort
- 1-piece polystyrene core provides long-lasting insulation, maintaining a comfortable in-home temperature regardless of exterior temperatures
- Lockset- and deadbolt-ready, so you can keep your home secure at all times (lockset and deadbolt sold separately)
- Weatherstripping, brickmoulding and the adjustable aluminum sill create a moisture-resistant barrier from outside water
- Left-hand inswing door is prehung and ready to install for added convenience
- Limited lifetime warranty protects your investment and gives you peace of mind



Specifications

Material	Steel	Caming Finish	N/A
Wood Species	Pine	Brickmould Included	✓
Finish	Primed	Weatherstripping Included	✓

Manufacturer Color/Finish	Primed	Lockset Bore	Ready for lockset and deadbolt
Color/Finish Family	Off-white	Core Type	Solid core
Common Size (W x H)	32-in x 80-in	Impact Resistant Glass	×
Type	Entry door	3-Point Locking System	×
Impact Resistant	×	Commercial/Residential	Residential
Fire Rated	N/A	For Use with Mobile Homes	×
Actual Width (Inches)	33.438	Sill Type	Adjustable
Actual Height (Inches)	81.75	Sill Finish	Aluminum
Jamb Width (Inches)	4.563	Lowe's Exclusive	×
Actual Width with Sidelights (Inches)	33.438	ENERGY STAR Certified Northern Zone	×
Actual Depth (Inches)	4.563	ENERGY STAR Certified North/Central Zone	×
Rough Opening Width (Inches)	33.938	ENERGY STAR Certified South/Central Zone	×
Rough Opening Height (Inches)	82.25	ENERGY STAR Certified Southern Zone	×
Glass Style	Blinds between the glass	Warranty	Limited lifetime
Glass Shape	Half lite	Locking System Included	×
Panel Type	2-panel	Common Height (Inches)	80
Door Style Victorian	×	Common Width (Inches)	32
Door Style Modern	×	Collection Name	N/A
Door Style Craftsman	×	Common Depth (Inches)	4.563
Door Style Rustic	×	Handle Finish	N/A (no handle)
Door Style Mid Century	×	Handing	Right-hand inswing
Door Style Contemporary	×	Handle(s) Included	Sold separately
Privacy Rating	0	Hardware Finish	Polished brass
Glass Insulation	Tempered	Door Configuration	Prehung single door
Glass Caming	×		

Kelly Leach <kellyaleach@comcast.net>

3/6/2018 1:55 PM

To kellyaleach@comcast.net

Sent from my iPhone







- IMG_3760.JPG (159 KB)
- IMG_3761.JPG (156 KB)
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Site Map - 1129 17th Street

Attachment D



Created: 3/19/2018
By: COG Planning, Hist Pres, GIS

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

Legend



1129 17th St



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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