



## **HISTORIC PRESERVATION COMMISSION**

### **Agenda**

**May 7, 2018**

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

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- I. Call to Order**
- II. Approval of Minutes**
- III. Public Input**
- IV. Resolution Commending Debra Glynn for Service on the Historic Preservation Commission**
- V. Request for Certificate of Approval: Entrance Alterations and Sign, 815 10<sup>th</sup> Street, Montgomery Ward Building (Applicant: Luis Ochoa)**
- VI. Request for Certificate of Approval: Exterior Rehabilitation, 1625 10<sup>th</sup> Avenue, Ringle/Gurtner House (Applicant: Linde Thompson)**
- VII. Historic Preservation Commission Member Reports**
- VIII. Staff Reports**
- IX. Adjournment**

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

May is Historic Preservation Month!

May 7, 2018      4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9<sup>th</sup> Avenue.



|              |  |
|--------------|--|
| May 10, 2018 | 6:30 p.m., Historic Preservation Month Reception, Greeley Ice Haus, 900 8 <sup>th</sup> Avenue.  |
| May 21, 2018 | 4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9 <sup>th</sup> 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 8 <sup>th</sup> Street<br>Free and open to the public. |
| June 4, 2018 | 4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9 <sup>th</sup> Avenue.   |

### **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  
April 16, 2018**

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

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## **I. Call to Order**

Chair Scott called the meeting to order at 4:00 p.m. Commissioners Thompson, Glynn, and Markley were present. (Commissioners Anschutz and Clinefelter were absent. Commissioner Bator arrived at 4:02 p.m.)

## **II. Approval of Minutes for the meeting held on April 02, 2018.**

Commissioner Glynn moved to approve the minutes from April 02, 2018. Commissioner Thompson seconded the motion. The motion carried 4-0. (Commissioners Anschutz and Clinefelter were absent.)

(Commissioner Bator arrived at 4:02 p.m. after the minutes were approved.)

## **III. Public Input**

Paulette Weaver, Historic Greeley Inc. addressed the Commission and shared that Historic Greeley Inc. has submitted a grant application for the Bessie Smith House. She explained that the grant awards will be announced on August 1, 2018. She also briefly discussed the tax credit legislation and using tax credits for projects.

## **IV. Request for Certificate of Approval: Rear Garage Door, 825 9<sup>th</sup> Street, Woolworth/Rio Building (Applicant: Matthew Estrin)**

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



Betsy Kellums, Historic Preservation Specialist, addressed the Commission and entered the staff report into the record. She presented a map of the location of the property and photos of the back of the building where the garage door will be installed. She confirmed that no murals will be impacted by the project. She added that the rail next to the proposed garage door is removable and that a small part of the brick wall will be removed. She explained that this will not affect the character of the building because it is not a significant feature being removed and the ability to continue to use the building has a higher positive impact on its protection as opposed to not removing the small section of brick wall. She finally stated that the proposed garage door installation complies with the Downtown building guidelines.

Commissioner Markley asked if the current back of the building has a ramp and if so, he asked if it is used for ADA access. Ms. Kellums replied that there is a current ramp by the current door and that it is used for deliveries and the new garage door would not change the current use of the ramp, but is not sure if it is used for ADA access. She deferred this part of the question to the applicant.

Applicant, Matthew Estrin, 3018 68<sup>th</sup> Ave, addressed the Commission and responded that the door with the figure of a man painted on it is an egress door. The garage door will not be an exit door, and it will only be used for receiving goods and not be a public entrance. He indicated there is ADA access on another side of the building.

Chair Scott opened the public hearing at 4:09 p.m. There being no public comment, the public hearing closed at 4:10 p.m.

Commissioner Bator asked if the brick removed is original brick and unpainted. Ms. Kellums confirmed that the brick is original, unpainted brick. She added that the removal of the brick will not have an adverse effect because it is just as important to continue using the building as the impact of removing a small part of the rear brick wall.

Commissioner Bator additionally asked how the section of the brick wall be removed. Ms. Kellums referred the question to the applicant, who responded that a demolition company will be using a saw cutter to remove the portion of the brick wall for the garage door.

Commissioner Glynn made a motion that, based on the application received and the preceding analysis, the Commission finds that the proposed garage door on the north wall at 825 9<sup>th</sup> Street meets (1) Criteria a, b, c, e, and f and (2) Standards b, d, e and g of Section 16.60.110 of the Greeley Municipal Code, and therefore, approves the Certificate of Approval with the condition that all required permits be obtained. Commissioner Markley seconded the motion. The motion carried 5-0. (Commissioners Anschutz and Clinefelter were absent.)

**V. Request for Certificate of Approval: Fence Installation, 1127 18<sup>th</sup> Street, Shattuck House (Applicant: Kristin Zasada)**



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

Ms. Kellums addressed the Commission and entered the staff report into the record. She presented a site map of the location of the property and a picture of the west yard where the fence will be installed. She stated that there is currently a wood privacy fence on property for the backyard and the proposed fence will enclose the front of the house which will be made from brick and wrought iron. She clarified that the fence does not affect the house structure it just changes its visibility from the street. She added that there is minimal impact from the project as the fence compliments the architecture of the house, it is compatible with the neighborhood and increases usability and security for the residents. Ms. Kellums concluded that if the fence is removed in the future, it will not affect the integrity of the house and explained that the project meets the fence requirements in the Development Code.

Commissioner Glynn asked if the applicant will be removing the wood privacy fence on the south side of the house. Ms. Kellums responded that this was not part of the application submitted and deferred the question to the applicant.

Applicant Kristin Zasada, 1127 18<sup>th</sup> Street, addressed the Commission and stated that the proposed fence will have six pillars and that she and her husband have been very careful to match the fence materials to the style and color of the house. She added that the proposed fence will be installed for security reasons as they have a small child and there have been unfavorable incidents in the neighborhood. She lastly commented that the wood privacy fence will remain untouched.

Chair Scott opened the public hearing at 4:24 p.m. There being no public comment, the public hearing closed at 4:25 p.m.

Commissioner Thompson made a motion that, based on the application received and the preceding analysis, the Commission finds that the proposed wrought iron and brick fence enclosing the south and west yards at 1127 18<sup>th</sup> Street meets (1) Criteria a, b, d, e, and f and (2) Standards e and g of Section 16.60.110 of the Greeley Municipal Code, and therefore, approves the Certificate of Approval with the condition that all required permits be obtained. Commissioner Bator seconded the motion. The motion carried 5-0. (Commissioners Anschutz and Clinefelter were absent.)

**VI. Part Two State Tax Credit Application Review, 1127 18<sup>th</sup> Street, Shattuck House (Applicant: Kristin and Zachary Zasada)**

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

Ms. Kellums addressed the Commission and entered the staff report into the record.



Ms. Kellums explained that this tax credit project is for a bathroom rehab and new storm windows. She additionally stated that the tax credit review committee did a walkthrough of the project and determined that it meets the Secretary of Interior standards and all the required deadlines.

Commissioner Bator made a motion that the State Historic Preservation Income Tax Credit project for Kristin and Zachary Zasada for interior half-bath rehab and sunroom storm windows at the Shattuck House, 1127 18<sup>th</sup> Street, individually designated on the Greeley Historic Register, meets the Secretary of the Interior's Standards and approves the application for a tax credit in the amount of \$1,612. Commissioner Thompson seconded the motion. The motion carried 5-0. (Commissioners Anschutz and Clinefelter were absent.)

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

Chair Scott stated that Commissioner Thompson and she are coordinating the May 10<sup>th</sup> event with Historic Greeley, Inc. She added more information will be provided as the event preparation progresses.

Commissioner Thompson discussed the topics that will be a focus for the May 10<sup>th</sup> event and the decision making process for the panel. She also informed that it will be at the Ice Haus meeting room and refreshments will be provided.

## **VIII. Staff Reports**

Ms. Kellums discussed the National Alliance of Preservation Commissions Forum in De Moines, Iowa and asked the Commission if they are interested in attending.

Ms. Kellums also discussed the event details for History Fest. Commissioner Bator asked about the location of the event and Ms. Kellums thought that the event will take place in the Carriage House.

Ms. Kellums announced that Commissioner Glynn has resigned and that the City is taking applications for her position until April 27, 2018.

Ms. Kellums read the formal review comments that Mark Rodman with History Colorado provided her after his observation of the Commission for the Certified Local Government evaluation.

Ms. Kellums mentioned the renewal of the tax credit and that the Colorado Municipal League will need letters of support demonstrating how the tax credit has helped Greeley.

Mike Garrott, Planning Manager, addressed the Commission to announce that the new online system for the Community Development Department will go live on June 5, 2018.



Chair Scott commented that it has been a joy working with Commissioner Glynn and wishes her the best. Ms. Kellums and the Commissioners concurred with the sentiment.

**IX. Adjournment**

There being no more business, the meeting adjourned at 4:42 p.m.

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Sandra Scott, Chair

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Betsy Kellums, Secretary



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**CITY OF GREELEY HISTORIC PRESERVATION COMMISSION  
RESOLUTION NO. 1  
SERIES 2018**

**A RESOLUTION COMMENDING DEBRA GLYNN FOR HER SERVICE ON THE CITY OF GREELEY HISTORIC PRESERVATION COMMISSION.**

**WHEREAS**, Debra Glynn has served the City of Greeley through her membership as a commissioner of the City of Greeley Historic Preservation Commission from October 2015 to April 2018; and

**WHEREAS**, Ms. Glynn showed an active interest in every topic of discussion, bringing to such discussions a valuable perspective as a realtor and owner of an old house; and

**WHEREAS**, during her tenure, Ms. Glynn expended many hours in the consideration of historic property designation applications and certificate of approval applications, state historic preservation income tax credit applications, and policy discussions; and

**WHEREAS**, during this time, Ms. Glynn supported various historic preservation events;

**NOW, THEREFORE, BE IT RESOLVED** that the City of Greeley Historic Preservation Commission members and the Community Development staff express their sincere appreciation for, recognition of, and contributions made by Debra Glynn in service to the City of Greeley.

**Signed and approved this 7<sup>th</sup> day of May 2018.**

\_\_\_\_\_  
Sandra Scott, Chair

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Joan Clinefelter, Vice-Chair

\_\_\_\_\_  
Sue Anschutz

\_\_\_\_\_  
Tannis Bator

\_\_\_\_\_  
Margaret Thompson

\_\_\_\_\_  
Mark Markley

**ATTEST:**

\_\_\_\_\_  
Betsy Kellums,  
Secretary, Historic Preservation Commission



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## HISTORIC PRESERVATION COMMISSION SUMMARY

**ITEM:** Certificate of Approval

**PROJECT:** Doors, Sign

**LOCATION:** 813-815 10<sup>th</sup> Street

**APPLICANT:** Luis Ochoa, on behalf of property owner Lee Property Management LLC

**HISTORIC PRESERVATION COMMISSION HEARING DATE:** May 7, 2018

**HISTORIC PRESERVATION COMMISSION FUNCTION:**

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

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**PROJECT OVERVIEW AND BACKGROUND:**

**Proposed Project**

On April 6, 2018, the applicant Luis Ochoa submitted an application, signed by the property owner, for a Certificate of Approval for entrance alterations and a sign at 815 10<sup>th</sup> Street to the Historic Preservation Office. The applicant provided additional information as well as the application information for the rear portion of the project on Monday, April 23, 2018. The applicant proposes to install a wall sign in the sign band and proposes to add double wood glazed doors closer to the sidewalk, but so they will still be recessed three feet from the front of the building. The applicant proposes to remove the west door and sidelight and install a solid wall. The applicant also proposes to remove the west side window that is deeply angled in and is immediately adjacent to the west door. They are proposing to leave it open to change the access into the building and better accommodate the proposed use of an event center. The proposed doors would be installed with wood framework that would be attached to the glass and brick storefront with a clear silicone caulk creating an airtight seal. Finally, the applicant proposes to remove the sliding wood door on the rear and install double metal exit doors with crash bars and remove a second story window, enlarge the opening and install a metal door with a crash bar and metal stairs for a fire escape. The applicant also proposes to install a new HVAC system on the metal platform that currently exists and that would penetrate the building through an existing window at the rear on the second floor. The rear alterations are required by building code for the new occupancy and use of the building. Planning Staff preliminarily determined that the sign meets the Sign Code, Chapter 18.54 of the Greeley Municipal Code, and the sign allowance for the building and the sign permit application has been submitted and is pending Historic Preservation Commission approval. Please see the Application and Narrative for a Certificate of Approval (Attachment A), Photo (Attachment B), Front Door Mockup and Photo (Attachment



C), Sign Mockup and Sign Example (Attachment D), Rear Photo and Alteration Mockup (Attachment E), Architectural Drawings (Attachment F), and the Existing Site Map (Attachment G).

### **Existing Conditions**

The building currently has no sign and the sign band has holes from a previous sign. The brick is painted but needs to be repainted as the paint is peeling in places. The existing front doors are metal framed glass modern commercial doors and are deeply recessed from the building front. They are single doors with sidelights. The west section of the storefront was almost completely destroyed several years ago when a car hit it. It was rebuilt to match the original. The rear of the building has a wood sliding door that is currently the main rear exit. There is no exterior egress for the mezzanine level. There is an original multi-light window that is in fair to poor condition in the location proposed for the exit door and staircase. A metal platform is adjacent to the building and is the location for the proposed HVAC unit.

### **Background**

The Historic Preservation Commission designated the Downtown Greeley Historic District in November 2002 and the building at 815 10<sup>th</sup> Street is a contributing building in the historic district and thus subject to design review by the Historic Preservation Commission. The following building history, architectural description and building significance sections are quoted from the Downtown Greeley Historic Resource Survey completed in 2001 by Front Range Research Associates.

### **Building History**

This building was erected by A.E. MacDonnell (sometimes cited as MacDonald) for Montgomery Ward & Company in 1928. Mr. MacDonnell was described as a “veteran Greeley building contractor.” The Greeley store opened on 8 December 1928, carrying “a complete and varied line of stock.” On 21 December 1928 the Weld County News reported that D.R. McArthur, a Greeley businessman, bought the new building, which was occupied by Montgomery Ward & Company under a long term lease. The newspaper reported that “the Montgomery Ward building is two stories with basement, 100 by 50 feet. It was built under specifications furnished by Montgomery Ward & Company and is one of the most modern store buildings in northern Colorado...Mr. McDonald [sic] has taken a leading part in the development of both Tenth and Eleventh street as part of the business district. He has also built a number of other downtown buildings as a contractor for other property owners.” Montgomery Ward & Company operated here through at least 1970.

The company was founded in 1872 by Aaron Montgomery Ward and two associates who published the first general merchandise mail order catalog in the country in Chicago. The catalog has been judged “perhaps the greatest single influence in increasing the standards of American middle-class living.” Other firms copied Ward’s catalog, resulting in the creation of a huge mail order industry. Montgomery Ward’s stores were described as offering “aisle after aisle of merchandise under a single roof...one-stop shopping in America’s heartland long before the explosion of malls and superstores....” Montgomery Ward discontinued its catalog operations in 1985. In 2001, the company ceased business.



### **Architectural Description**

Two-story rectangular brick commercial building with flat roof stepped down toward rear. Façade has central arched parapet with brick coping. Walls are painted brick and glazed brick on front. Brick panel on front wall echoes shape of parapet and is stuccoed. Brick piers enframe building and project slightly above roof. Upper story has three Chicago style windows with wide central sash flanked by narrow sashes and topped by transoms. Fabric awning above first story. First story has two inset entrances with metal frame glazed doors and with large metal frame display windows flanking walls angled in on east. Entrance doors altered from double to single with transoms and sidelights. Brown brick under windows. West entrance is blocked off with timber planter. Brick chimney. Rear wall has single-light fixed and multi-light double-hung sash windows. Metal balcony on second story shelters first story flush panel door.

### **Building Significance**

This building is significant for having been the site of Greeley's Montgomery Ward & Company store for many years. The building was erected by local contractor A.E. MacDonnell following the specifications of the company. Notable features of the building include its brick walls, arched central parapet, and Chicago style windows. Further examination of the building should be undertaken to determine if the clerestory windows are still present. The building may qualify for listing in the National Register under a chain store multiple property documentation form.

### **SITE DATA:**

|                                   |  |
|-----------------------------------|--|
| Legal Description:                | GR5027 E2 L20 & W2 L21 EXC N90', BLK64,<br>City of Greeley, County of Weld, State of Colorado  |
| Neighborhood:                     | Downtown   |
| Designation:                      | Contributing Building in the Downtown Greeley<br>Historic District (GHR designated and NR<br>designated districts)   |
| Year Property Built:              | 1928   |
| Architectural Style/Type:         | Late 19 <sup>th</sup> and Early 20 <sup>th</sup> Century American<br>Movements/Commercial Style  |
| Zoning:                           | Commercial – High (C-H)  |
| Dates of Significant Renovations: | Fire sprinkler system and restrooms; Owner: Yu<br>Kwan Lee; Contractor: Luis Ochoa; Permit<br>#17100223; Date: 10/11/2017.<br><br>Heating system, lift system, basement electrical (no<br>work on upper level); Owner: Luis Ochoa;<br>Contractor: LA Construction; Permit #08110114; |



Apply date: 11/18/2008; permit issue date:  
12/12/2008; Final: 7/6/2009.

Certificate of Occupancy Approval; Occupant:  
Hispano Maintenance; Permit #07090039;  
Date:12/5/2007.

Certificate of Occupancy Approval; Occupant:  
Don's Hobby; Date: 8/29/2003.

Reroof; Owner: Don's Hobbies; Contractor:  
Douglass Roofing; Permit #833278; Date:  
11/9/1983; Final date: 1/6/1984.

Source: Building Permit File for 813-815 10<sup>th</sup> Street

#### **KEY ISSUES AND ANALYSIS:**

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

#### **City of Greeley 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 #1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

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

*Standard #3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding*



*conjectural features or architectural elements from other buildings, shall not be undertaken.*

*Standard #5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

*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.*

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

*a. Attempts shall be made to use the property in a manner consistent with its original use or a compatible purpose, so long as such use does not violate any current City ordinances.*

*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.*

**Applicable Guidelines from the Downtown Design Review Guidelines**

**Alignment of Horizontal Commercial Building Elements**

*In locations where the historic commercial building pattern is intact, the horizontal alignment of building elements is a very strong visual characteristic. Even where the pattern is interrupted by more contemporary designs and by vacant spaces, the characteristic overall building height, floor-to-floor heights, storefronts, window size and arrangement and cornice details create visual bands of alignment.*

*While the other building types in the downtown have some of these characteristics, they do not create significant visual patterns.*

**Guidelines**

*A. Preserve the architectural elements of historic commercial buildings that create visual bands of horizontal alignment. These element include:*



- *First floor storefronts with transparent display windows*
  - *Typical first and second floor heights*
  - *Bands for signs above the storefronts*
  - *Second floor windows*
  - *Cornices at the tops of the front facades*
- B. *The transparency of the large storefront display windows is another very important visual element. The windows should not be filled in, nor should the opening be blocked with opaque building materials.*

### ***Storefronts***

*Storefronts are the first floor architectural element of historic commercial buildings. They have a standard design and can be made of cast metal or wood and extend across the entire building façade. A storefront is the height of the first floor, usually about fifteen feet. The entry is usually recessed, and frequently at the center of the storefront. Large glass windows provide for the display of goods, and allow light to the rear of the narrow, deep buildings. The display windows have a base known as a kick plate that is usually 18 inches to 24 inches high. There is frequently a band of glazed windows above the display windows, known as a transom, that also helps to illuminate the interior. The sign band stretches across the top of the storefront, and an awning is usually mounted just below the sign band.*

*Storefronts are one of the most important visual characteristics of historic downtowns. The storefronts of many of Greeley's downtown buildings have been altered, and the storefronts are not as visually important today. Maintaining the elements of a storefront that still exist and re-establishing the elements that have been altered will be important to enhancing the historic character of the downtown, and can greatly improve its pedestrian environment. The most important aspects to protect or re-establish are the typical storefront height, and the transparent band of display windows across the façade.*

*Other downtown building types do not have storefronts.*

### ***Guidelines***

- A. *Preserve all remaining elements of historic storefronts.*
- B. *The rehabilitation of storefronts that have been altered is encouraged. Historic photographs of the downtown may provide documentation for a restoration. Without such documentation, re-establishing of the basic storefront elements in a simplified design would be most appropriate.*
- C. *The design and construction of storefronts is light and airy in character. Cast metal was used for important buildings, but most frequently they were constructed of wood. The use of brick or stone will generally only be appropriate if there is evidence that this was the material used for the original storefront.*



*D. Metal used in storefronts should be finished, not left shiny.*

### **Windows and Doors**

*Windows and doors in historic downtowns are important in two ways. First, their arrangement creates a visual pattern, and second, their individual design and material is characteristic of historic buildings. In commercial buildings, windows are located at the second floor, regularly spaced across the façade, are generously sized to allow light into the deep, narrow buildings, are vertical in orientation and double-hung in type, and are most often of wood sash and frame. Many of the window openings and windows have been changed in downtown Greeley commercial buildings, and the historic visual patterns have been altered. The window patterns of other downtown building types are more varied, but the individual window units are similar, and important to the historic character of the building.*

*Doors are located at entries to ground floor commercial spaces, often centered and also located to one side. They are also located at ground floor entries to second floor spaces. Original doors were typically of wood frame with large glass area. The location and design of doors in other downtown building types are also more varied, but are located at entries that are emphasized by architectural design, and are important aspects of the historic character of these buildings.*

### **Guidelines**

- A. Preserve all original window and door openings. Openings should not be closed up, made smaller or enlarged.*
- B. Preserve all original windows and doors. Repair deteriorated jambs, sashes, glazing and frames.*
- C. If original windows and doors are too deteriorated to be replaced, match the original size, type and design with contemporary products. Use of the same material used for the original windows and doors will be most appropriate for replacements.*
- E. Restoring original window and door openings, replacing inappropriate windows and doors with appropriate ones, and repairing original windows and doors will have a significant positive impact on the historic character of downtown Greeley and should be encouraged in any proposed project.*

### **Signs**

*Signs that are compatible with the character of the historic downtown can be one of the most significant positive improvements, and at relatively low cost. It takes incorporating just a few characteristics into the design of a sign to make it fit within a historic area. With historic buildings ranging in age from the turn-of-the-century to the 1940s, a variety of sign styles could be considered; however, the sign style should be appropriate to the style of the building on which it will be placed. Chapter 18.54 – Signs of the City of Greeley Development Code regulates signage, and should be consulted before designing*



*a sign. Occasionally signs were painted directly on historic building walls. Where these historic signs still exist, they should be preserved.*

### **1. Size of Sign**

*In most cases, the largest historic signs on commercial buildings were those that stretched across a signband above the storefront. Signs that are limited to this size and smaller will not overwhelm the details of a historic building.*

- A. The size of a sign should be limited to fit a display window, an awning, a signband, or a projecting sign board. In a pedestrian environment, smaller signs are more effective.*

### **2. Number of Signs**

*Many downtowns have a confusing array of signs that are permanent and temporary, big and small, colored and plain. This makes it hard to recognize the businesses within, or to appreciate the environment of the area.*

- A. The number of signs on a building should be minimized. This will focus attention on the identity of the business.*

### **3. Types of Signs**

*There are a variety of types of signs that will be compatible with the historic downtown.*

- A. Signs can be mounted on the building wall, project from the building wall, be painted on the display window, and/or put on an awning.*
- B. Flush-mounted signs should generally be placed on the sign band or above the storefront.*
- D. Align new signs with existing signs along the street to re-establish the historic pattern.*

### **4. Lettering on Signs**

*Lettering is one of the creative aspects of designing a sign, and can be utilized to make a memorable impact on patrons.*

- A. The size and style of lettering should not overpower the sign, and it should be easy to read.*
- B. Ornate or unusual type styles can be difficult to read.*
- C. Historically, serif lettering styles were used for signs, and might be combined with a business logo to create an interesting sign.*

### **5. Lighting of Signs**

*Illumination in general is an important aspect of the character of a historic area, and lighting of signs contributes to the atmosphere of overall illumination. It is important to*



*be able to read business signs, but intense, moving or internal lighting distracts from the historic character of the larger area.*

- A. Exterior lighting directed at a sign is the most appropriate method of lighting signs on historic areas. This type of lighting can also be used to illuminate identifying building features. It is also easier to maintain lighting that is not internal to the sign.*
- B. Illuminating a sign from the interior, or with moving lights, will not generally be appropriate to the character of a historic downtown.*

## **6. Sign Materials**

*Part of the great variety of downtown signage are the materials they are made of. Limiting the number and type of sign materials can make a great improvement in the character of a historic downtown.*

- A. The most appropriate sign materials will be painted and/or carved wood, individual wood or metal letters or symbols (cast plastic in this form may also be appropriate), stone such as slate, marble or sandstone, and painted, gilded or sandblasted glass.*
- B. Plastic will generally be an inappropriate material for signs in a historic area.*

## **Staff Analysis:**

*The proposed entrance and sign project complies with the applicable criteria and standards for the following reasons:*

### **Doors**

The proposal to install historically appropriate wood glazed doors closer to the front of the building would have an overall neutral effect on the historical and architectural character of the building. The proposed replacement doors would be compatible with the building. Installing the doors closer to the front of the building, so they are recessed but not as deeply, would have an adverse effect on the integrity of the building because it would be changing the depth of the recessed entries. However, the entries would still be recessed and the change would allow for the new use as an event center with a high occupancy load. The proposal also includes removing the portion of the storefront that is in the recessed area on the west side of the west entrance. That portion of the storefront proposed to be removed is part of the portion of the west side of the storefront that was damaged and reconstructed after a car hit the storefront several years ago and is not historic fabric, although it was rebuilt like the original. The proposed project would remove non-historic fabric that was constructed to be like the original. The proposed project would add to the ability to reuse the property for a high occupancy event center and add to the protection, enhancement, perpetuation and use of the building. The doors maintain recessed entries while allowing for a new use that would have a higher occupancy load without removing significant historic features. For these reasons the proposed project would meet criteria a, c and e.



The proposed entrance project would also comply with the Secretary of the Interior's Standards for Rehabilitation and the Standards in Section 16.60.110 (2) of the Greeley Municipal Code. The existing historic storefront will be preserved and a small portion of the reconstructed storefront would be removed. For this reason, the proposed project would meet Secretary of the Interior's Rehabilitation Standard #1 and Code Standard (2)a. While a small portion of the storefront is proposed for removal and the entrances are proposed to be installed decreasing the depth of the recessed entrances, both affecting the integrity of the building, the building would still be able to convey historic significance and the proposed project would not have a major impact on character defining features. For this reason, the proposed project would meet Standard #2 and Code Standard (2)b. The proposed project would not add conjectural features or give a false sense of historical development. The proposed project would not add features that might have been on the building or features that would make the building look older than it is. An example of a project that would be adding conjectural features or give a false sense of historical development would be if they installed wood storefronts and a metal cornice at the top of the building. This proposed project would modify the entrances but would not give a false sense of historical development. For these reasons, the proposed project would meet Standard #3. The proposed project would retain the majority of the storefront, as well as the tile floors outside both entrances. The main façade would be able to convey significance. For these reasons, the proposed project would meet Standard #5. The proposed project would remove one section of the storefront window frame where they propose to remove the window and brick kickplate. They plan to preserve and store the window and brick from the kickplate for future reuse, to the extent possible. However, the glass and brick kickplate are not historic fabric, having been replaced several years ago. The new work will be compatible but differentiated from the original. For these reasons, the proposed project would meet Standard #9 and Code Standard (2)e. Finally, the proposed project would moderately affect the integrity, but the essential form of the property and its environment and its ability to convey significance would not be affected. For these reasons, the proposed project would meet Standard #10 and Code Standard (2)e.

The proposed project would alter the entrances, but it would maintain the recessed character of the entrances and the storefront with removing a small portion of the storefront and retain the transparent display windows. The proposed project would not affect the majority of the brick kickplates and large storefront windows, including those in the recessed portion behind the location of the proposed new doors. For these reasons, the proposed project would comply with the Design Guidelines for Alignment of Horizontal Commercial Building Elements and for Storefronts. The proposed project would not change the opening size, but would change the openings by removing a section of storefront and moving the doors. However, the remainder of the windows would be preserved and the proposed doors would be historically appropriate doors. For these reasons, the proposed project meets the guidelines for Windows and Doors.

The rehabilitation standards and the design guidelines allow for alterations that allow for new uses and updates while retaining historic character and features. This proposed project would retain the historic character and features and would allow for the proposed new use.

In summary, for these reasons, the proposed door and storefront project meets the criteria and standards in Section 16.60.110 of the Greeley Municipal Code, including the Secretary of the Interior's Standards and the relevant Downtown Design Review Guidelines.



### **Wall Sign**

The proposed wall sign would have a positive effect on the general historical and architectural character of the property. The proposed wall sign would be installed in the sign band using existing holes, the historic location for wall signs on buildings in downtown Greeley, including this building. Please see the mockup in Attachment C. The proposed sign would be appropriate and compatible with the building type and style, as wall signs were a sign type used throughout the 20<sup>th</sup> century. The proposed project would likely have a positive effect on the protection, enhancement, perpetuation and use of the building because the sign would help promote the business and therefore potentially add to the ability to occupy and take care of the building. For these reasons, the proposed sign would meet Criteria a, c, and e of Section 16.60.110 (1) of the Greeley Municipal Code.

The proposed sign would not destroy historic materials, features, and the spatial relationships of the building. The proposed sign would be reversible. Removal of the sign would not adversely affect the integrity of the building. For these reasons, the proposed project would meet Secretary of the Interior's Standards for Rehabilitation, including Standards #9 and 10, and therefore meets Criterion f of Section 16.60.110(1) of the Greeley Municipal Code, and Standards e and g of Section 16.60.110 (2) of the Greeley Municipal Code.

Finally, the proposed project would meet the design guidelines for downtown Greeley, including guidelines for Signs. The wall sign type is an appropriate sign type for downtown Greeley and has easy-to-read lettering, meeting the guidelines for sign types and lettering. The proposed sign would be approximately 31 square feet and would fit in the area above the entrance and therefore would not be too large and overwhelm the historic building. Finally, the proposed wall sign is proposed to be made of yellow tinted acrylic letters sandwiched between clear plexi-glass, and the sign is proposed to be lit with LED lights in the aluminum sign frame, similar to the MOXI sign, approved by the Commission in 2013. The internal illumination of the letters does not meet the guidelines for lighting. The most appropriate method for lighting the sign would be external light fixtures, such as gooseneck lights. However, many signs that have been approved in the downtown historic district are internally illuminated, including neon signs and the MOXI sign. The use of internal illumination of the letters of this sign would have a minimal impact on the district and is reversible, as the sign could be removed in the future. Individual letters are an appropriate use of plastic thus meeting the guidelines for signs. For these reasons, the proposed sign meets the Design Guidelines for Downtown Greeley.

National Park Service Preservation Brief #25, "Preservation of Historic Signs," provides further insight for considering new signs for historic buildings.

"Closely related to the preservation of historic signs on historic buildings is the subject of new signs for historic buildings. Determining what new signs are appropriate for historic buildings, however, involves a major paradox: Historic sign practices were not always 'sympathetic' to buildings. They were often unsympathetic to the building, or frankly contemptuous of it. Repeating some historic practices therefore would definitely not be recommended.



“Yet many efforts to control signage lead to bland sameness. For this reason the National Park Service discourages the adoption of local guidelines that are too restrictive, and that effectively dictate uniform signs within commercial districts. Instead, it encourages communities to promote diversity in signs – their sizes, types, colors, lighting, lettering and other qualities... The National Park Service therefore encourages businesses to fit their sign programs to the building.”

Recommendations from Preservation Brief #25 include:

- “Signs should be part of an overall graphics system for the building.
- Respect size, scale and design of historic building.
- The sign placement should not obscure significant features.
- New signs should also respect neighboring buildings.
- Sign materials should be compatible w/ those of the historic building.
- New signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians.”

While not required for the review of this sign, the recommendations from Preservation Brief #25, which follow the Secretary of the Interior’s Standards, reflect that the sign also follows the recommendations in the brief. In summary, for these reasons, the proposed sign project meets the criteria and standards in Section 16.60.110 of the Greeley Municipal Code, including the Secretary of the Interior’s Standards and the relevant Downtown Design Review Guidelines.

### **Rear Exit Doors and Exit Stairs**

The final aspect of this project includes removal of an existing multi-light original window, enlarging the opening to fit a door, and then install a door that would open out onto a steel platform and emergency exit staircase. The proposed rear exit project would have a minimal effect on the integrity and character and features of the building because it would be on the rear, which is not a significant façade, and would affect two windows and one wood door and the rest of the rear would not be affected. Building Code requires these proposed alterations due to the proposed use as an events center with a high occupancy load. The applicant plans to save and store the windows proposed for removal for the door and the HVAC system for future needs. Because the project is in the rear and the proposed project would not affect any significant and character-defining windows. While the windows in the rear are original and the sliding wood door may be original, they are in fair to poor condition and their removal does not affect the ability of the building to convey significance and don’t have a significant impact on the building’s integrity. For these reasons, the proposed rear exit doors and stairs project meets criteria a, c, and e.

The rear doors and stairs project also meets the Secretary of the Interior’s Standards for Rehabilitation. The new use requires the installation of the rear exit doors and stairs, and those are minimal changes to the building that do not affect significant character-defining features since it is on the rear. For that reason, it meets Standards #1 and #2 and Code Standard (2)a and (2)b. The proposed rear doors and stairs project does not add conjectural features or try to make the building look older or historically different that it is. For this reason, the proposal meets Standard #3. The proposed rear doors and stairs would not affect distinctive features, finishes,



construction techniques or examples of craftsmanship, so it would meet Standard #5. The rear project would remove one window and a small portion of the rear brick wall, but the amount of the wall to be removed and the fact that it is one window on the rear minimizes the impact on the integrity. Nothing to be removed is an extremely significant feature and the proposed work will be differentiated from the old but compatible. If removed in the future, the building would still retain enough integrity to be able to convey significance and the essential form of the historic property would remain intact. For these reasons, the rear doors and stairs project would meet Standards #9 and #10 and Code Standard (2)e.

The applicable guidelines for the rear portion of this project include the guidelines for Windows and Doors. The project does not comply fully with those guidelines because it would remove a historic window and enlarge the opening for an exit door, and it would remove an historic wood sliding door and replace it with code compliant exit doors. However, because the rear is not a significant façade of this building, and the project would be replacing one wood sliding door with two metal doors and replace one historic window with a door, the project would not have a major effect on characteristic features. The proposed project would be done to allow the property to be used for an event center with a higher occupancy load than the previous retail business.

In summary, for these reasons, the proposed rear doors and exit stairs project meets the criteria and standards in Section 16.60.110 of the Greeley Municipal Code, including the Secretary of the Interior's Standards.

In summary, for these reasons, the proposed installation of new doors closer to the front of the building, the proposed removal of a small part of the storefront, the proposed sign project, and the proposed rear exit project meets the criteria and standards in Section 16.60.110 of the Greeley Municipal Code, including the Secretary of the Interior's Standards and the relevant Downtown Design Review Guidelines.

**16.60.110 (1) Criteria Addressed:** a, c, e, and f (Secretary's Stds #1, 2, 3, 5, 9 and 10)

**16.60.110 (2) Standards Addressed:** a, b, e, and g (Historic Preservation Downtown Design Review Guidelines for Alignment of Horizontal Commercial Building Elements, Storefronts, Windows and Doors, and Signs)

#### **NOTICE:**

The Municipal Code does not specify public notification requirements for Certificate of Approval applications. A notification letter with the date, time and location of the public hearing was sent to the property owner on Tuesday, April 10, 2018 and a sign was posted at the property on Friday, April 27, 2018.

#### **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 entrance alteration, wall sign and rear alterations at the Montgomery Ward Building at 815 10<sup>th</sup> Street meets (1) Criteria a, c, e, and f and (2) Standards a, b, e and g of Section 16.60.110 of the Greeley Municipal Code, and therefore approves the Certificate of Approval, with the condition that all required permits be obtained.

**ATTACHMENTS:**

Attachment A – Application & Narrative for Certificate of Approval

Attachment B – Photo

Attachment C – Front Door Mockup and Photo

Attachment D – Sign Mockup and Sign Example

Attachment E – Rear Photo and Alteration Mockup

Attachment F – Architectural Drawings

Attachment G – Existing Site Map



A

GHPD  
rec'd  
4/6/18

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

*APPLICATION FORM FOR CERTIFICATE OF APPROVAL  
ALTERATIONS*

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

**PROPERTY OWNER(S)**

Name: Lee Yu Kwan  
Address: 1951 27<sup>th</sup> Ave Greeley CO 80634  
Phone: 970-301-9239  
Cell phone:  
Email:

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

Name: Luis Ochoa  
Address: 815 10<sup>th</sup> St Greeley CO 80631  
Phone: 970 539 1571  
Cell phone:  
Email: hispanoappliances@gmail.com

**HISTORIC PROPERTY**

Name: Montgomery Ward Co.  
Address: 815 10<sup>th</sup> St.

Historic District (if applicable):  
Legal Description:

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

Applicant (Print): Luis Ochoa  
Signature:

Telephone: 970 539 1571

Date:

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

Owner (Print): Lee Yu Kwan  
Signature:

Telephone: 970-301-9239

Date: Apr. 4. 2018



## 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 \_\_\_\_\_
- ☒ Application Form signed by applicant and owner (if different) *get electronic*
- ☐ 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?



#### PROJECT NARRATIVE:

The building at 815 10<sup>th</sup> St. was built in 1928 for Montgomery Ward. But the need for a 15,000 sq. ft. retail store in downtown Greeley has disappeared. To replace some of the vacancies created by the large retailers leaving the area, downtown Greeley has developed a phenomenal entertainment district. Millennium Event Center has been designed to fill a need still unmet in this entertainment district

Millennium Event Center will have a performance stage, a large open room for dancing or seating, and a full-service bar. Millennium Event Center will maintain an inventory of tables and chairs to provide seating for up to 500 people.

#### HISTORICAL ARCHITECTURE:

The building at 813/815 10<sup>th</sup> St. in downtown Greeley was built in 1928. Historically, it is known that there were double doors at the store entry. At some time, these double doors were replaced by the current, more modern styled single doors. Millennium Event Center is going to restore the attractive feature of double doors and has chosen doors with classic historic appeal.

Additionally, the building was built and operated as a retail store. Montgomery Ward and Don's Hobbies made full use of the enormous size of the building but building occupancy was limited. During the planning and design phase of this project, it was suggested that as an entertainment venue with a maximum capacity of 881, the existing doors at the front of the building would not be adequate for either normal ease of entry or emergency egress. Double doors at the front of the building meets this requirement.

While the Millennium Event Center is seeking to alter the use of the building at 815 10th Street, the balance of the exterior façade and interior historical architectural elements will remain intact. In fact, it is these historical architectural elements that Millennium Event Center plans to accent through the focused use of lighting inside the venue.

#### URGENCY:

The largest and most laborious part of this project is the installation of a fire suppression system. The fire suppression system design is contingent upon the approval of both the Entertainment Establishment Design Review, and Certificate of Approval issued by the Historical Preservation Commission. Therefore, it is of utmost urgency that this application is reviewed and approved as soon as possible.



## REAR FAÇADE ALTERATIONS

In compliance with city codes and regulations, Millennium Event Center is being required to make three alterations to the exterior façade at the rear of the building.

Currently a suspended six-foot-wide single panel sliding box rail door is installed, exiting into the parking lot at the rear of the building. The sliding box rail door does not provide the egress required by the city. Double doors with crash bars on each door are needed. These doors will be installed and clearly marked as exits for the building. When the suspended door itself is replaced, efforts will be made to display this historic feature somewhere else within the building.

Furthermore, an additional point of egress is required from the mezzanine level. A single window at the rear of the mezzanine is therefore being converted to a door. This door, too, will be equipped with a crash bar, and will swing out. The door will open onto a code-conforming landing and a set of pedestrian rated steel steps leading down to the ground.

Finally, because of the change of use of the building, Millennium Event Center is required to install a new HVAC system. Currently, the building does not have a central HVAC system, and occupancy requires a significant increase in air flow and fresh air, such as a make-up air unit. This unit will be purchased and installed on the existing metal platform at the rear of the building. Ventilation, both heating and cooling, will enter the building in ducts that will pass through the rear wall where a window currently is installed.

No other alterations are being proposed. However, it has been determined that there is significant deterioration to the windows and their frames. Every effort possible will be made to retain the existing windows during these alterations. If this is not possible, we will return to the Historic Preservation Commission to discuss our options.

Two pictures are attached: a picture of the current appearance of the rear of the building, and a mock-up of the proposed alterations.



## REVISION TO SIGN – NARRATIVE SUMMARY

The original sign proposed for the Millennium Event Center has been replaced with a sign design described below. A revised, dated mock-up accompanies this submission.

The sign will be comprised of the following elements:

- An ALUMINUM FRAME with exterior dimensions the same as the previous design, 13' x 2.5'. The aluminum frame will be two inches wide, from the inside edge to the outside edge.
- Two sheets of ½" CLEAR PLEXIGLASS will be mounted inside the aluminum frame.
- LETTERS cut from ¼" YELLOW TINTED ACRYLIC, spelling Millennium Event Center, will be sandwiched between the two sheets of clear plexiglass.
- LED LIGHTS, mounted inside the frame, will light the letters with refracted light.

The sign will be mounted to sit two inches off the brick façade. The sign will be mounted strongly using existing holes that currently penetrate the façade. Threaded rod will be placed through the holes and then secured inside the building with large washers and locking nuts.

Electrical supply for the sign will also be installed through these existing holes. All electrical junction boxes and necessary power treatment (i.e. heat sinks or ballasts) will be inside the building. This will allow for an uncluttered appearance to the sign, so as not to distract from the historical elements of the façade. Additionally, any maintenance or adjustment to the power supply will be accomplished inside the building without effecting the façade or the sidewalk in front of the event center.



The existing brick of the façade will be visible through the clear plexiglass, showcasing this historical feature. This is a feature of the MOXI Theater's sign at 802 9<sup>th</sup> Street.

In fact, most of the features of this new sign are modeled after the sign designed and installed at the MOXI Theater. Pictures of the MOXI Theater sign are attached for comparison.



More information about the project:

Staff Questions: Will the framework for the doors be installed in a way that does not affect the existing storefront windows and brick kickplates, with the exception of the portion of the west side of the storefront that is proposed to be removed? If the doors can be installed to meet code and to not require removal of other portions of storefront windows and framework (the metal frames around the windows and the brick kickplates), I am recommending approval because that would be fairly easily reversed. However, if the installation of the doors will require removal of other portions of the storefront besides the one portion on the west side, that would be a much more significant impact. Please explain how it will be constructed and the impact on the storefront for both entrances. Please let me know if this is unclear.

Applicant response: The framework for the doors will not further effect the facade beyond the portion of the west side of the storefront that is proposed to be removed. The windows are, of course, already secure in their frames. The secured framework for the doors will stand parallel to the windows and their frames. We will not need to attach anything to the existing windows or their frames. Where the framework meets the glass and brick, a clear silicone caulk will provide an airtight seal. This sealant can withstand all weather conditions, and will remain permanently waterproof, flexible, and shrink and crack-proof. While it is permanent, the sealant can be easily removed from glass and brick with absolutely no damage to the original materials.

Staff Q: Will the exit doors on the rear be metal or wood? Will they be a specific color? Will they have panels and glass or solid like in the mockup?

Applicant response: Yes, when we remove the windows we will be saving all the old pieces, including the window frames and the windows themselves. There are already some things like tin ceiling tiles being stored on the top floor. We will continue to store all those items together, including the bricks from the front kick plate.

The rear exit doors will be a solid surfaced metal. They will not have panels or glass. They will be painted the same color as the window frames, which is the same color on the front (street side) facade. They are different colors on the mock up to accent the alterations visibly.



City of Greeley  
Design Guidelines Relating to Remodel at 815 10<sup>th</sup> Street  
**Millennium Event Center**  
815 10<sup>th</sup> St., Greeley, CO 80631

*DESIGN GUIDELINES FOR EXISTING DOWNTOWN BUILDINGS*

*6. A. Preserve all remaining elements of historic storefronts.*

The historic storefront of our building is still in remarkable condition. Some small cosmetic decline has, of course, happened over time. This cosmetic decline is going to be addressed in a manner respecting the historicity of the building.

All exposed brick will remain exposed. Some brick and stucco areas were painted long, long ago (maybe originally) and that paint is chipping and peeling. This will be scraped, cleaned, and repainted using the original color.

There are holes in the sign band where a sign had been previously hung. Loose electrical wires hang from some of the holes. Our new sign will fit comfortably within the sign band. We will either reuse the old holes or fill them in to match the brick that forms the sign band. Details of the sign design, along with a mock-up, are attached.

*6. B. The rehabilitation of storefronts that have been altered is encouraged. Historic photographs of the downtown may provide documentation for a restoration. Without such documentation, re-establishing of the basic storefront elements in a simplified design would be most appropriate.*

Our building has always been a 50' storefront. It was constructed that way in 1928 and continues with the same frontage to this day. The sign band, recessed entries, kick plates, and transom and display windows all remain intact and will be retained.

*6. C. The design and construction of storefronts is light and airy in character. Cast metal was used for important buildings, but most frequently they were constructed of wood. The use of brick or stone will generally only be appropriate if there is evidence that this was the material used for the original storefront.*

The original large metal frame display windows will remain in place, without adjustment.



## City of Greeley

### Design Guidelines Relating to Remodel at 815 10<sup>th</sup> Street

#### **Millennium Event Center**

815 10<sup>th</sup> St., Greeley, CO 80631

*6. E. Awnings at the storefront can add interest and color to the building and can be a good location for a business sign. Awnings should be made of durable fabric, rather than metal or plastic. The triangular form, rather than round is most appropriate. Awnings should hang from below the sign band of the storefronts, or from a similar location if the storefront has been altered. Flat awnings are generally not appropriate for downtown Greeley but were sometimes used on buildings from the 1920's and 1930's, and could be considered for a building of that time period.*

The awning, as beautiful as it once probably was, has deteriorated over time. It was heavily damaged about 10 years ago during a fast approaching hail storm. Amazingly, the structure that supports the fabric is still in great condition. We plan to simply purchase new fabric for the awning. It will be a subtle color (samples attached) similar to others on the block to maintain a consistent eye appeal. When the fabric is being replaced, the old, original mechanical structure will be cleaned, tightened and lubricated.

*8. E. Restoring original window and door openings, replacing inappropriate windows and doors with appropriate ones, and repairing original windows and doors will have a significant positive impact on the historic character of downtown Greeley and should be encouraged in any proposed project.*

According to Greeley Historic Preservation's list of inventoried properties, the doors at street level on our building have been altered from double doors to a single door. The current, altered doors are a modern styled aluminum framed glass. We have acquired antique wood framed glass double doors and plan to restore the original feature of double doors. Pictures of these newly acquired doors are attached.



COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 3

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

I. IDENTIFICATION

1. Resource Number: 5WL4165
2. Temporary Resource Number: 63
3. County: Weld
4. City: Greeley
5. Historic Building Name: Montgomery Ward Co.
6. Current Building Name: Don's Hobbies
7. Building Address: 815 10TH ST
8. Owner Name and Address: LEE YU KWAN, 821 10 ST, GREELEY, CO 80631

Parcel Number: 096105328047  
SHF Grant Number: 2001-G1-010

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5N Range 65W  
1/4 1/4 SE 1/4 SW 1/4 of Section 5
10. UTM Reference  
Zone 13 Easting 526196 Northing 4474525
11. USGS Quad Name: Greeley, Colo.  
Year: 1950, PR1980 Map Scale: 7.5' Attach photo copy of appropriate map section.
12. Lot (s): E2 20, W2 21 (exc. N90') Block(s): 64  
Addition: Greeley Original Townsite Year of Addition: 1870
13. Boundary Description and Justification:  
Boundary includes the building and the urban parcel on which it is situated.

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): Rectangular
15. Dimensions in Feet: Length 111 X Width 52
16. Stories: 2
17. Primary External Wall Material(s) (enter no more than two):  
Brick
18. Roof Configuration (enter no more than one):  
Flat Roof
19. Primary External Roof Material (enter no more than one): Asphalt
20. Special Features (enter all that apply):  
Chimney. Balcony.
21. General Architectural Description:

Two-story rectangular brick commercial building with flat roof stepped down toward rear. Façade has central arched parapet with brick coping. Walls are painted brick and glazed brick on front. Brick panel on front wall echoes shape of parapet and is stuccoed. Brick piers enframe building and project slightly above roof. Upper story has three Chicago style windows with wide central sash flanked by narrow sashes and topped by transoms. Fabric awning above first story. First story has two inset entrances with metal frame glazed doors and with large metal frame display windows flanking walls angled in on east. Entrance doors altered from double to single with transoms and



sidelights. Brown brick under windows. West entrance is blocked off with timber planter. Brick chimney. Rear wall has single-light fixed and multi-light double-hung sash windows. Metal balcony on second story shelters first story flush panel door.

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

23. Landscaping or Special Setting Features:

None

24. Associated Buildings, Features, or Objects:

None

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate

Actual 1928

Source of Information: Weld County Assessor

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: A.E. MacDonnell (MacDonald)

Source of Information: Greeley County News, 7 Dec. 1928

28. Original Owner: Unknown

Source of Information:

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

30. Original Location: Yes

Date of Moves:

#### V. HISTORICAL ASSOCIATIONS

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

32. Intermediate Use(s)

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

34. Site Type(s): Commercial building

35. Historical Background:

This building was erected by A.E. MacDonnell (sometimes cited as MacDonald) for Montgomery Ward & Company in 1928. Mr. MacDonnell was described as a "veteran Greeley building contractor." The Greeley store opened on 8 December 1928, carrying "a complete and varied line of stock." On 21 December 1928 the Weld County News reported that D.R. McArthur, a Greeley businessman, bought the new building, which was occupied by Montgomery Ward & Company under a long term lease. The newspaper reported that "the Montgomery Ward building is two stories with basement, 100 by 50 feet. It was built under specifications furnished by Montgomery Ward & Company and is one of the most modern store buildings in northern Colorado...Mr. McDonald [sic] has taken a leading part in the development of both Tenth and Eleventh street as part of the business district. He has also built a number of other downtown buildings as a contractor for other property owners." Montgomery Ward & Company operated here through at least 1970.

The company was founded in 1872 by Aaron Montgomery Ward and two associates who published the first general merchandise mail order catalog in the country in Chicago. The catalog has been judged "perhaps the greatest single influence in increasing the standards of American middle-class living." Other firms copied Ward's catalog, resulting in the creation of a huge mail order industry. Montgomery Ward's stores were described as offering "aisle after aisle of merchandise under a single roof...one-stop shopping in America's heartland long before the explosion of malls and superstores...." Montgomery Ward discontinued its catalog operations in 1985. In 2001, the company ceased business.

36. Sources of Information:

Weld County Assessor records; Greeley City Directories, 1922-1970; Sanborn maps, 1886-1968; Chicago Public Library Website, "1872 Montgomery Ward—First Mail Order House," and "Aaron Montgomery Ward,"



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These are the doors and their approximate placement to be used at the front entrance when remodeled.

**Millennium Event Center**  
815 10th St.  
Greeley, CO 80631

March 27, 2018



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# MILLENNIUM EVENT CENTER



Similar sign example – MOXI sign, 802 9<sup>th</sup> Street













2015 I.B.C. ANALYSIS

OCCUPANCY CLASSIFICATION  
GROUP A2 – BANQUET HALL

CONSTRUCTION TYPE  
TYPE V-B – BUILDING SPRINKLED

ALLOWABLE FLOOR AREA  
18,000 SQUARE FEET PER FLOOR

ACTUAL FLOOR AREA  
MAIN FLOOR: 4,766 SQUARE FEET  
BASEMENT: 4,766 SQUARE FEET (NOT IN PROJECT)  
MEZZANINE: 2,050 SQUARE FEET  
UPPER FLOOR: 4,766 SQUARE FEET (NOT IN PROJECT)

OCCUPANT LOAD – TABLE 1004.1.2  
MAIN FLOOR: 3,657 SQUARE FEET DIVIDED BY 5  
(STANDING ROOM) = 731.4 DOES NOT INCLUDE  
RESTROOMS, ELEVATOR, AND STAIRS  
MEZZANINE: 1764 SQUARE FEET DIVIDED BY 15 (TABLES & CHAIRS) = 117.6  
(DOES NOT INCLUDE STAIRS AND ELEVATOR)

BASEMENT: 4,766 SQUARE FEET DIVIDED BY 300 (STORAGE) = 15.88  
UPPER FLOOR: 4,766 SQUARE FEET DIVIDED BY 300 (STORAGE) = 15.88

TOTAL OCCUPANT LOAD: 880.76 (881)

EXITS REQUIRED

MAIN FLOOR: 3  
MEZZANINE: 2  
BASEMENT: 2  
UPPER FLOOR: 2

EXITS PROVIDED

MAIN FLOOR: 3  
MEZZANINE: 2  
BASEMENT: 2  
UPPER FLOOR: 2

REST ROOMS REQUIRED: 2  
REST ROOMS PROVIDED: 2

RESTROOM FACILITIES: TABLE 2902.1

WOMEN

WATER CLOSETS REQUIRED: 440 DIVIDED BY 75 = 6  
WATER CLOSETS PROVIDED: 7  
LAVATORIES REQUIRED: 440 DIVIDED BY 200 = 2.2  
LAVATORIES PROVIDED: 3

MEN

WATER CLOSETS REQUIRED: 440 DIVIDED BY 75 = 6  
WATER CLOSETS PROVIDED: 2  
URNALS PROVIDED: 5  
LAVATORIES REQUIRED: 440 DIVIDED BY 200 = 2.2  
LAVATORIES PROVIDED: 3

MOP SINK REQUIRED: 1  
MOP SINK PROVIDED: 1

DRINKING FOUNTAINS

880 O.L. DIVIDED BY 500 = 1.76  
DRINKING FOUNTAINS PROVIDED: 2

NARRATIVE

THE OWNERS OF THE BUILDING PROPOSE TO CHANGE THE USE OF THE BUILDING FROM IT'S CURRENT USE AS A USED APPLIANCE STORE AND PARTS TO AN EVENT CENTER. THE EVENT CENTER WILL BE USED FOR LARGE EVENTS SUCH AS CONCERTS, WEDDINGS, DANCES AND OTHER SOCIAL GATHERINGS. THE BUILDING WILL BE FULLY SPRINKLED AND THE OWNERS INTEND TO APPLY FOR A LIQUOR LICENSE. THE BASEMENT AREA WILL BE USED FOR LIGHT STORAGE AS WELL AS THE UPPER LEVEL. THESE AREAS WILL BE BLOCKED OFF SO NO PUBLIC ACCESS WILL BE AVAILABLE TO THESE AREAS.

EVENT CENTER

815 10TH STREET  
GREELEY, COLORADO



| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

EVENT CENTER

815 10TH STREET  
GREELEY, COLORADO

Property Construction Services, LLC

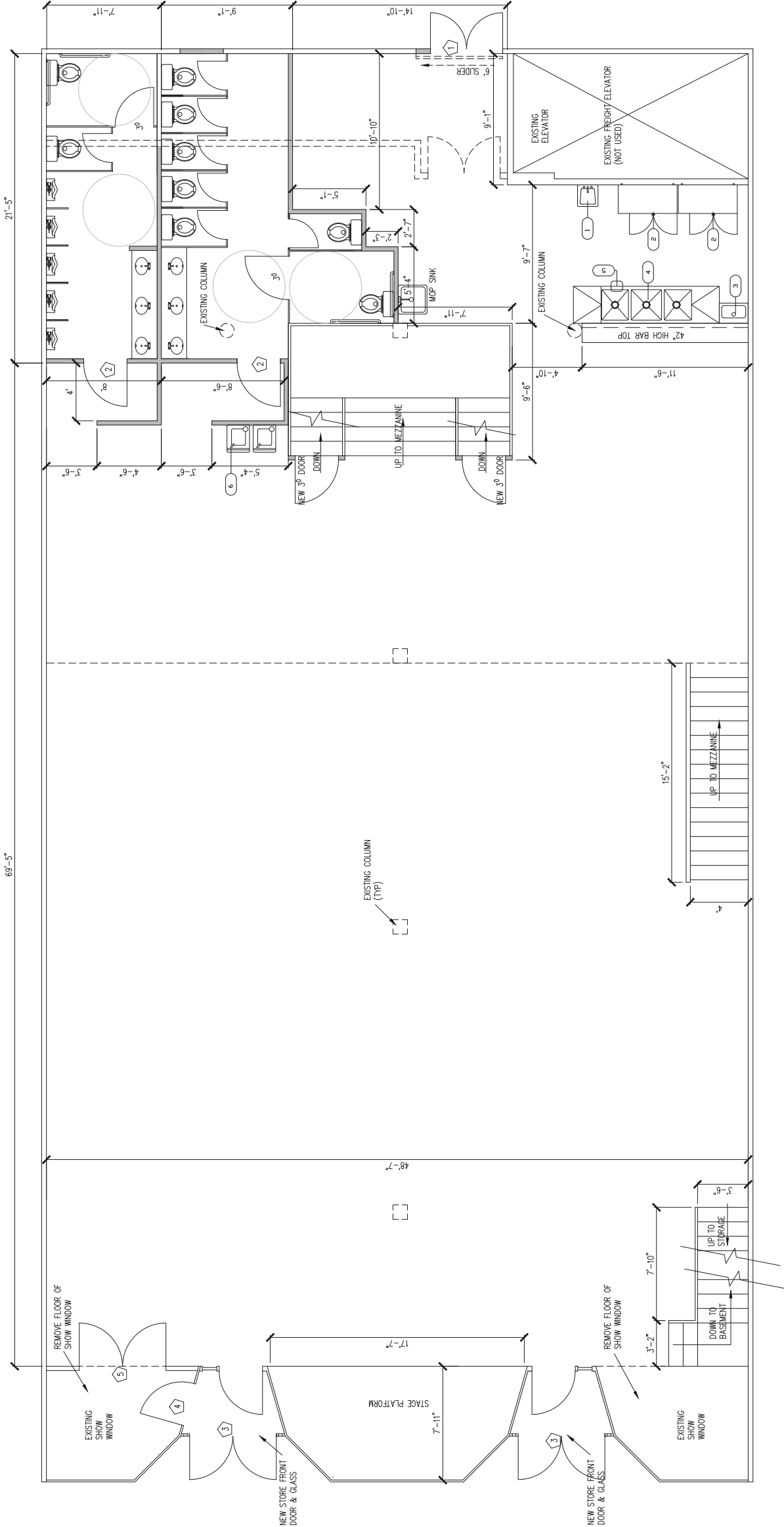
105 56th Avenue  
Greeley, CO 80634  
970-353-6850  
Fax: 970-353-6554  
email: morrij@comcast.net

DRAWN  
JEM  
CHECKED

DATE  
June 6, 2017  
SCALE  
AS NOTED  
CAPFILE  
EVENT CENTER  
SHEET

A1

OF 2 SHEETS



DOOR SCHEDULE

| DOOR # | AMT. | WIDTH | HT.   | TYPE        | COMMENTS |
|--------|------|-------|-------|-------------|----------|
| ①      | 1    | 6'-0" | 7'-0" | SOLID CORE  | 2 LEAFS  |
| ②      | 6    | 3'-0" | 7'-0" | SOLID CORE  |          |
| ③      | 2    | 6'-0" | 7'-0" | STORE FRONT |          |
| ④      | 1    | 3'-0" | 7'-0" | STORE FRONT |          |
| ⑤      | 1    | 6'-0" | 7'-0" | STORE FRONT |          |

EQUIPMENT SCHEDULE

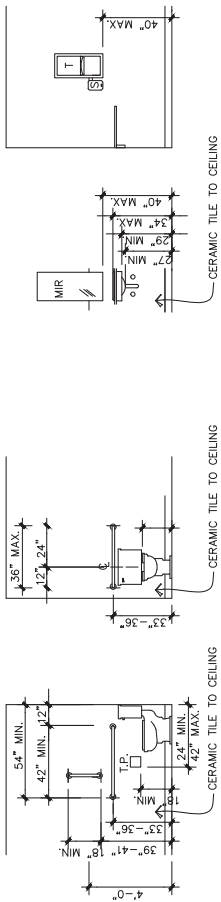
|   |                    |
|---|--------------------|
| ① | HAND SINK          |
| ② | COOLER             |
| ③ | DUMP SINK          |
| ④ | 3 COMPARTMENT SINK |
| ⑤ | FLOOR SINK         |
| ⑥ | DRINKING FOUNTAIN  |

MAIN LEVEL

SCALE: 1/4" = 10'

TO BE REMOVED

NEW WALL

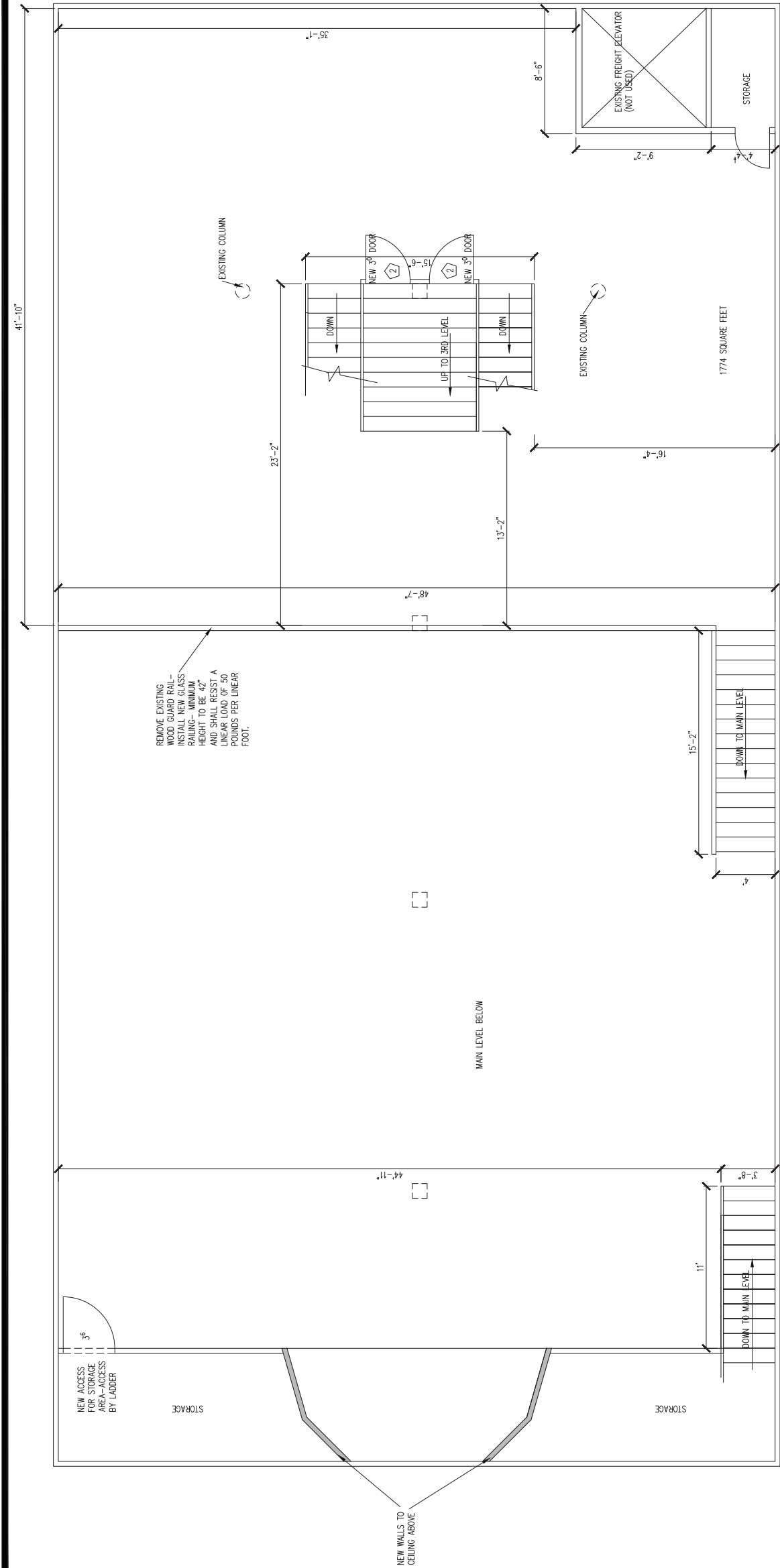


– PROVIDE BLOCKING BEHIND GRAB BAR LOCATIONS

ICC A117.1–2009  
HANDICAP TOILET REQUIREMENTS

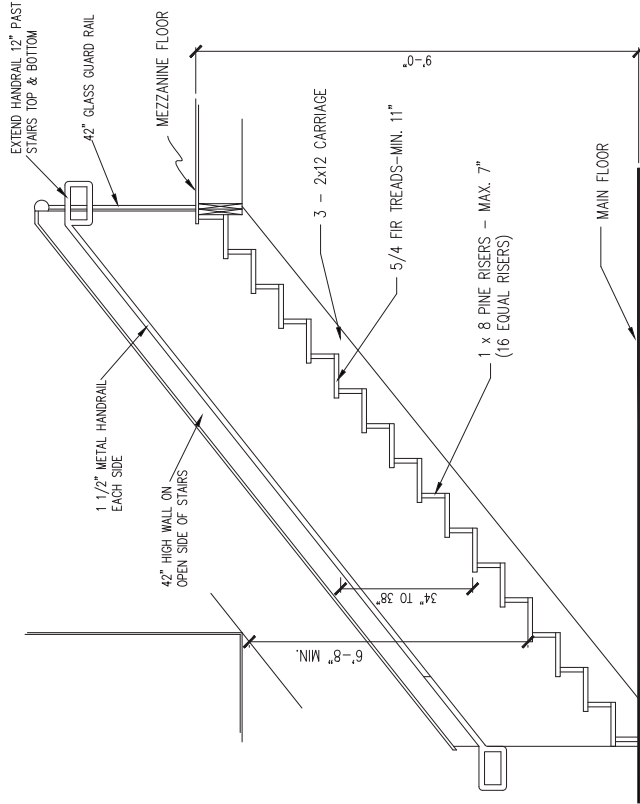
SCALE: 1/4" = 1'-0"





MEZZANINE LEVEL

SCALE: 1/4" = 1'-0"



| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

EVENT CENTER

815 10TH STREET  
GREELEY, COLORADO

Property Construction Services, LLC

105 56th Avenue  
Greeley, CO 80634  
970-353-6850  
Fax: 970-353-6554  
email: morrj@comcast.net

A2

06 2 SHEETS

DRAWN  
JBM  
CHECKED

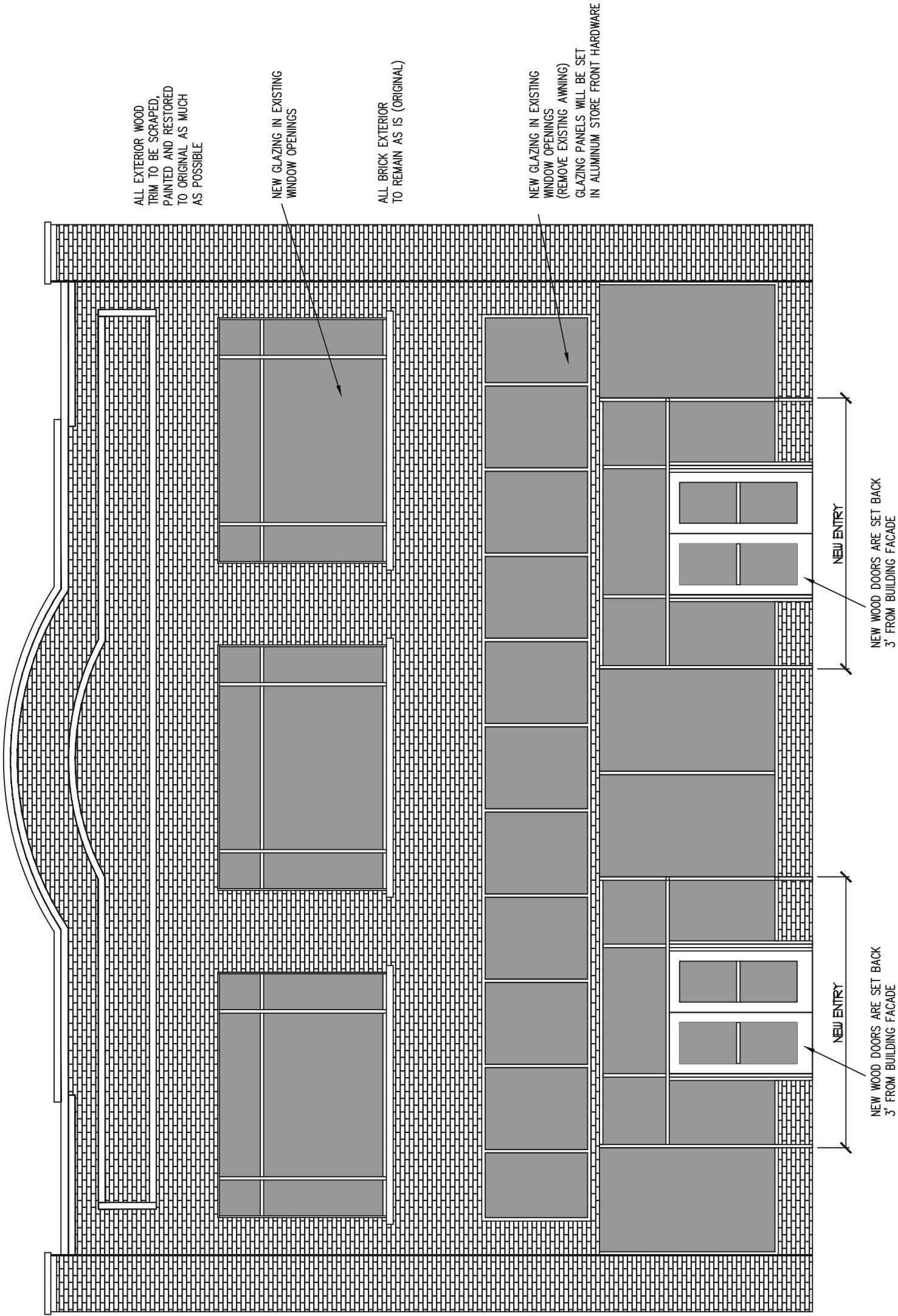
DATE  
May 31, 2017

SCALE  
AS NOTED

CADFILE  
EVENT CENTER

SHEET





EVENT CENTER  
815 10TH STREET



# Site Map - 815 10th Street

Attachment G



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



815 10th Street



Parcels



Structure



### Notes:

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

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:** Exterior Rehabilitation

**LOCATION:** 1625 10<sup>th</sup> Avenue

**APPLICANT:** Linde Thompson for Frasier Apartments, LLC (Ronald G. Thompson, Linde Thompson, Margaret Thompson, Justin Ghofrani)

**HISTORIC PRESERVATION COMMISSION HEARING DATE:** May 7, 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 April 9, 2018, Linde Thompson submitted an application for a Certificate of Approval for exterior rehabilitation at the Ringle/Gurtner House at 1625 10<sup>th</sup> Avenue, to the Historic Preservation Office on behalf of the owners. The final application information about the demolition portion of the project was provided on April 27, 2018. The owners propose to remove the existing metal siding from the entire house and remove the existing non-historic patio shed roof on the south side of the west elevation. They also propose to install two one-over-one wood frame windows in the attic that currently only have storm windows in the window openings. For building code compliant egress for the attic level apartment unit, they also propose to remove an original window on the north side, enlarge the opening for a door, install a door, and add a metal exterior egress staircase from the door on the north side of the house to the ground level, leading toward the back of the house. To meet building code egress requirements for the basement apartment unit, they propose to add code compliant sliding egress windows in the basement on the sides and maybe the rear of the house. They will need to enlarge one basement window opening on each of the north and south sides for the egress windows. They might reuse the existing egress window opening on the west side of the house, but it is not required by code. Finally, they propose to demolish the non-original additions to the shed at the rear of the property to keep the original portion of the shed for storage and to allow for access to the property and provide resident parking. Please see the Application and Narrative for a Certificate of Approval (Attachment A), Photos (Attachment B), Photos of Egress Door and Staircase Examples (Attachment C), Attic Window Product Information (Attachment D),



Basement Window Product Information (Attachment E) and the Existing Site Map (Attachment F).

### **Existing Conditions**

The house currently has non-historic metal siding installed in 1964 and a shed roof over a patio on the southwest corner of the house. The attic level window openings have storm windows but lack real windows. One basement egress window opening on the west has been boarded up. No full size basement egress windows are on the north or south.

The shed in the rear consists of the original section on the south end with two additions creating an L-shape to the north. The shed additions are in poor condition and block access to the rear of the property for parking.

### **Background**

The Historic Preservation Commission designated the Ringle/Gurtner House on the Greeley Historic Register on April 2, 2018, for historical, architectural and geographical significance.

### **Building History**

Built in 1907, Dr. Charles and Mary Ringle lived here from 1908 through 1940 when she passed away. Dr. Ringle worked as an eye, ear, nose and throat specialist and he served in various capacities for medical organizations, as well as participating in Rotary as a member, in the K.P. Lodge and Park Congregational Church. By 1946, Andrew and Katherine Gurtner had purchased and moved into this house, where they lived until they moved to the Sunrise Neighborhood in 1957-58. Gurtner worked as a painter and interior decorator while living here, and actively participated in the community, including serving on the Greeley Chamber of Commerce Board, on the Planning Commission and the City Civil Service Commission, particularly while living in Sunrise. Through his active advocating for the Sunrise Neighborhood, also known as the East Side, he became known as the Mayor of East Greeley. Following the Gurtners, Loys and Pauline Green lived here from 1959 through approximately 1972-73. Green worked at McArthur-Wheeler Garage and Pauline taught school. Finally, Jack and Barbara Gillette lived here from 1973 through his death in 2002. He worked as a painter and they owned Ye Olde Strippe Shoppe. 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.



## 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.

## SITE DATA:

|                           |   |
|---------------------------|---|
| Legal Description:        | City of Greeley, County of Weld, State of Colorado      |
| Neighborhood:             | Cranford  |
| Designation:              | Individual Designation on the Greeley Historic Register |
| Year Property Built:      | ca. 1907  |
| Architectural Style/Type: | Vernacular Queen Anne                                   |
| Zoning:                   | Residential – High (R-H)                                |



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 10<sup>th</sup> Avenue

### **KEY ISSUES AND ANALYSIS:**

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

#### **City of Greeley 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 #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

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



*Standard #6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

*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.*

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

*a. Attempts shall be made to use the property in a manner consistent with its original use or a compatible purpose, so long as such use does not violate any current City ordinances.*

*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.*

*c. Each property shall be recognized as a physical record of its time. The use of original materials shall be encouraged. Distinctive and unique features, finishes, materials and examples of craftsmanship should be retained and preserved. If deteriorated, they should be repaired. Repairs and replacement of such features should match the original in color, shape, texture and design. Replacements should be fully documented with pictorial or physical evidence and a copy of such evidence filed with the Commission.*

*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 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.*

**Applicable Guidelines from the 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.*

- 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. Brick is a common material for historic buildings in Greeley; however, stone, wood, concrete, and other materials were also used. Greater flexibility in materials may be considered for additions and new construction.*

- 7. *Use the gentlest possible procedures for cleaning, refinishing, and repairing original materials.***
  - a. Perform a test patch. Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character. For example, harsh paint removal methods can damage the protective finish of the material.*
  - b. Obtain product literature and information on appropriate techniques and new technologies.*
- 8. *Remove later covering materials that have not achieved historic significance; examples include vinyl, aluminum, asbestos or asphalt siding, stucco, or permastone.***
  - a. Once the siding is removed, the original material should be repaired.*
  - b. Removal of other materials such as stucco or permastone must be tested to assure that the original material will not be damaged.*



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.*

### **Wood**

*“Because it can be easily shaped by sawing, planing, carving, and gouging, wood is the most commonly used material for architectural features such as clapboards, cornices, brackets, entablatures, shutters, columns and balustrades. These wooden features - both functional and decorative - may be important in defining the historic character of the building and thus their retention, protection, and repair are of particular importance in rehabilitation projects.”*

*(Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, National Park Service, p. 16)*

*Wood siding is an exterior wall covering consisting of wood boards fastened to the structural frame of a building. The wood siding in Greeley falls into one of the following categories: lap, board and batten, drop, shiplap or shingle siding.*

*Because excessive moisture damages the paint bond, areas where paint is blistering, cracking, flaking, and peeling usually indicate water penetration, moisture saturation, and potential deterioration. Failure of the paint, however, is not a sign that the wood is in poor condition and therefore not able to be repainted. Wood beneath peeling paint is frequently in sound physical condition.*

14. ***Preserve the original wood siding.***
  - a. *Repair all sources of moisture problems as soon as possible. Replace individual warped and split boards or shingles with new boards or shingles of the same size and shape and material.*
  - b. *Restore the building’s original wood siding after removing non-original wood shakes or asphalt or asbestos shingles, that were not part of the original siding.*
  - c. *Match the existing original siding in material, size and appearance when repairing, splicing in or replacing wood siding.*
  - d. *Keep wood siding stained or painted. Bare, weathered wood siding deteriorates and is not historically accurate.*
  - e. *Do not use diagonal or vertical siding unless historical documentation (photographs or visual evidence on the building) shows it was original to the structure.*
  - f. *Do not use any type of artificial siding to cover original siding.*



*Sources for section on Wood:*

*Columbus Register of Historic Places Architectural Guidelines, City of Columbus, Historic Preservation Office, copyright: 1997*

*Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, National Park Service, p. 16*

### **Windows**

*Windows, the elements that surround them, and their relationship to one another are among the most important character-defining elements of a historic structure. The basic elements of windows are their operation, proportions, number of divisions, and the dimensions of the frame. Historic windows should be preserved wherever feasible; this is especially important for individually designated properties.*

**20. Maintain original window proportions.**

- a. Preserve the vertical emphasis typical of historic windows.*
- b. Do not reduce an original opening to accommodate a smaller window. Likewise, do not enlarge an opening to accommodate a larger window. If enlargement is necessary for emergency egress, do so on a minor elevation (rear or side).*

**21. Use materials that appear similar to the original when replacement is necessary.**

- a. Replacing a wood window with another wood window is preferred; however, other materials may be considered if the operation, dimension, profile, and finish are similar.*
- b. Glass block should be avoided unless it was typical of the style or period. If used, the opening size should not be altered.*

### **Replacement or Substitution of Original Features**

*In the event replacement is necessary, the new feature should match the original in size, shape, color, texture, and other visual qualities. Original features include siding, porches, wood frame windows, decorative detailing, etc.*

**27. Replace missing original features with accurate replications where feasible.**

- a. Replace only those portions that are beyond repair.*
- b. Use the same kind of material as the original when feasible. A substitute material is acceptable if the form and design of the substitute itself conveys the visual appearance of the original material. For example, a metal window frame may be*



*considered if it accurately conveys the dimension and profile of the original wood window.*

- c. *A high percentage of the materials and features of the property must be original in order to retain historic integrity. While no exact percentage should be used, the building must be able to convey a sense of its period of significance.*

**28. *Replace missing architectural elements using accurate information about original features.***

- a. *The design should be substantiated by physical or pictorial evidence to avoid misrepresentation of the building's genuine heritage.*
- b. *Historic photographs of buildings and neighborhoods may document the historic appearance of a particular structure. The City of Greeley Municipal Archives, Michener Archives, the Western History Department of the Denver Public Library and the Colorado Historical Society Library are the major repositories for historical photographs.*

***Existing Alterations on Historic Buildings***

*Many alterations and additions to buildings that have taken place in the course of time are themselves evidence of the history of the building and its neighborhood and therefore may merit preservation along with the original structure. More recent alterations and additions may be removed. As a rule of thumb, those alterations that are more than 30 years old may have gained significance. Alterations need not be removed if they are in good condition and do not obscure original materials and features; however, removing such alterations from individually designated properties is encouraged.*

**31. *Preserve alterations that have achieved historic significance in their own right.***  
*These alterations should be treated in the same manner as original materials and features.*

**32. *Consider removing more recent alterations that are not historically significant.***  
*Minimize and repair damage to original features and materials in the process of removing alterations.*

**Staff Analysis:**

*The proposed exterior rehabilitation project of the house complies with the applicable criteria and standards for the following reasons:*

The proposed project complies with the applicable criteria and standards. The proposal to remove the non-original metal siding and restore the wood siding underneath, to remove the non-historic shed patio roof on the west side, and to install wood frame one-over-one sash windows in the two attic window openings would have a positive impact on the historical and architectural character of the property and would increase the integrity of the property. The proposal to remove one original wood frame one-over-one double hung window on the north side and



enlarge the opening and install a door for egress and add a metal staircase would have an adverse effect on the historical and architectural character and features of the property as it involves removing a window and enlarging the opening for a door that was never there originally. However, the impact is lessened because it is on the north side and is not very visible from the front. Storing the window for future use would also decrease the adverse effect. The house will be a rental property with several units, and Building Code requires egress for each unit, which is the reason for this proposed window alteration and metal staircase addition. The staircase is required for the use of the house as a multi-unit residential rental property, which has been vacant for several years. Vacancy has as adverse an effect on a historic building as altering a window opening on a non-significant elevation, when that alteration allows the house to be used. Therefore the proposed project would have a positive effect on the protection, enhancement, perpetuation and use of the property. For these reasons the proposed project would meet criteria a, c and e of Section 16.60.110 of the Greeley Municipal Code (GMC).

The proposed project also complies with the Secretary of the Interior's Standards for Rehabilitation and meets Criterion f of Section 16.60.110 of the GMC. Removal of non-original metal siding and preservation of the original wood siding would bring back historic character and features lost when the metal siding was installed. Installation of egress windows in the basement on the north and south sides and removal of one original window on a non-significant façade and installation of a door and egress stair would allow the building to be used without significantly affecting characteristic features that characterize the property. For these reasons, the proposed project meets Standards #1 and 2 and Standards (2)a and b of Section 16.60.110 of the GMC. Replacement of windows that are missing with historically appropriate wood windows, matching existing original windows, which will improve the integrity of the house and make it more useable, would meet Standard #6 and Standard (2)c. The proposed installation of the exterior stairs for egress would require removal of one historic window on the non-significant façade and would allow for the building to be reused for apartments. It would be differentiated from the old and would be compatible with the house. If removed in the future, the essential form and integrity of the house and its environment would remain. For these reasons, the proposed project would meet Standards #9 and 10 and Standard (2)e.

The proposed project also meets the applicable design review guidelines for individually designated properties. The removal of the metal siding and repair and repainting of the original wood siding meets the guidelines for Preservation of Original Features, Exterior General, Wood, and Existing Alterations on Historic Buildings, specifically the guidelines for removing later covering materials and preserving original wood siding. Since they will repair and replace the boards needing it with wood, that portion of the project also meets those guidelines. The window portion of the project meets the guidelines for Windows and for Replacement of Original Features, with the replacing missing wood windows with new wood windows. The original windows on the house were wood, so it is clear that the windows that are missing from the attic level were originally wood.



The proposed project will improve the integrity of the house by removing non-original siding and adding windows where they are missing, therefore improving the ability to understand the significance of the house.

For the above reasons, the proposed project meets the applicable Criteria and Standards in Section 16.60.110 of the GMC, as well as the Secretary of the Interior's Standards for Rehabilitation and the Historic Preservation General Design Review Guidelines.

**16.60.110 (1) Criteria Addressed: a, c, e and f (Secretary's Stds #1,2, 6, 9 and 10)**

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

**16.60.130 Criteria for demolition of a designated property or contributing properties in a district.**

*Permits for demolition shall be issued if the applicant can clearly demonstrate that the designated property meets the criteria for demolition as set forth under this Chapter by balancing the criteria of Paragraphs (1) through (4) below versus Paragraph (5) below. Not all of the criteria must be met for the Commission to recommend demolition. Appeals of the decision shall be made under Section 16.60.170 of this Chapter.*

- (1) The structure must be demolished because it presents an imminent hazard.*
- (2) The structure proposed for demolition is not structurally sound despite evidence of the owner's efforts to properly maintain the structure.*
- (3) The structure cannot be rehabilitated or reused on site to provide for any reasonable beneficial use of the property.*
- (4) The structure cannot be moved to another site because it is physically or economically impractical.*
- (5) The applicant demonstrates that the proposal mitigates to the greatest extent practical the following:*
  - a. Significant impacts that negatively alter the visual character of the neighborhood where demolition is proposed to occur.*
  - b. Significant impact on the historic importance of other structures located on the property and adjacent properties.*
  - c. Significant impact to the architectural integrity of other structures located on the property and adjacent properties.*



**Staff Analysis:**

*The proposed demolition of the non-original additions to the detached shed at the rear of the property meets demolition criteria for these reasons:*

The portion of the shed proposed for demolition includes the northern additions to the shed, which are in poor condition and separate the back yard from the alley. The shed additions block access by a car into the rear of the property and are not original. They do not present an imminent hazard but the smaller of the two additions, which is adjacent to the original shed and is attached to the east side of the larger addition on the west, contains a tree trunk that hinders the use of the shed. The original shed will provide sufficient storage for the residents of the house and the existing additions on the north of the shed block the access onto the property that the applicants need for rehabilitation of the house. Moving the additions would not be a feasible option because of the tree trunk in the addition and because the additions are in poor condition. According to the applicant, the shed additions do not have the structural or historic integrity to make moving them a feasible option.

Demolition of the shed will allow access to the property that the owners need to complete the rehabilitation of the house and make the site a viable residence in Cranford. Removal of the non-original additions will improve the integrity of the original shed. The proposed demolition of non-original shed additions also meets Secretary of the Interior's Standards for Rehabilitation, specifically Standard #10 because removing the additions will improve the essential form and integrity of the historic property and its environment.

For the above reasons, the proposed demolition of the non-original shed additions meets the criteria for demolition of a designated property in Section 16.60.130 of the GMC. It also meets Secretary of the Interior's Standards for Rehabilitation Standard #10.

**16.60.130 Criteria Addressed: 2, 3, 4, 5a, 5b, 5c**

**NOTICE:**

The Municipal Code does not specify public notification requirements for Certificate of Approval applications. Staff sent a notification letter with the date, time and location of the public hearing to the applicant and property owner on April 10, 2018 and posted a sign at the property on April 27, 2018.

**STAFF RECOMMENDATION:**

Approval, with the condition that all required permits be obtained and that the owners store and preserve the original wood window that will be removed for egress.



**RECOMMENDED MOTION:**

A motion that, based on the application received and the preceding analysis, the Commission finds that the proposed exterior rehabilitation at the Ringle/Gurtner House at 1625 10<sup>th</sup> Avenue meets (1) Criteria a, c, e, and f and (2) Standards a, b, c, e and g of Section 16.60.110 and the proposed partial shed demolition meets Criteria 2, 3, 4, and 5 of Section 16.60.130 of the Greeley Municipal Code, and therefore approves the Certificate of Approval with the condition that the owners obtain all required permits and that they preserve and store or reuse the wood window to be removed for egress.

**ATTACHMENTS:**

Attachment A – Application & Narrative for Certificate of Approval  
Attachment B – Photos  
Attachment C – Photos of Egress Door and Staircase Examples  
Attachment D – Attic Window Product Information  
Attachment E – Basement Window Product Information  
Attachment F – Existing Site Map



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GHPD Rec'd 4/9/18



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

APPLICATION FORM FOR CERTIFICATE OF APPROVAL  
**ALTERATIONS**

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

**PROPERTY OWNER(S)**

Name: Ronald G. Thompson, Linde Thompson, Margaret Thompson, Justin Ghofrani  
Address: 1616 12th Avenue  
Greeley, CO 80631  
Phone: 970 302 8368  
Cell phone: 11  
Email: linde.thompson3@gmail.com

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

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Cell phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**HISTORIC PROPERTY**

Name: Ringle-Gurtner House  
Address: 1625 10th Avenue - Greeley, CO. 80631  
Historic District (if applicable): n/a  
Legal Description: GR 3724 L2 BLK 3  
CRANFORD

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: April 9, 2018

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

Owner (Print): \_\_\_\_\_ Telephone: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_



GHRP Rec'd 4/9/18

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

Date: April 9, 2018 GHR Property Address: 1625 10th Avenue

Applicant/Representative(s): Linde Thompson for  
Fraser Apartments, LLC  
Ronald G. Thompson, Linde Thompson, Margaret Thompson, Justin Ghojani

Is the Applicant/Representative the owner? Yes

Proposed Project  
Description: Remove metal siding. Remove non-historic patio  
shed roof on back (west) elevation. Add two attic windows  
where none currently exist. Add exterior stair to north side for  
attic egress, converting window to exterior door. Add basement egress  
windows according to building code on sides/back of building  
(not visible from street). Demolish non-original sheds at property back perimeter.

Location/Address of Proposed  
Project: 1625 10th Avenue  
Greeley, CO 80631

Comments: We are rehabilitating a 1907 house on the GHR  
(Ringle-Gurtner House). We are updating all mechanical systems,  
refinishing original interior radiators on the main and second level.  
The house has been vacant and deteriorating for approx. eight years.  
We will return it to multi-family residential use.

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

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

Staff Contact information:

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



## ALTERATIONS CERTIFICATE OF APPROVAL SUBMITTAL CHECKLIST

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

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

### ALTERATIONS

- ☒ Pre-application Conference (in person or phone) April 9, 2018  
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
- ☐ 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? See Page 3

b. Time constraints on the project/Project urgency? Interior rehabilitation has begun and exterior work needs to commence to support interior work (electrical) siding removal, shed roof removal; exterior stair construction

c. Identify which design guidelines relate to the project.

Appropriateness of Use; Preservation of Original Features; Exterior General; Wood; Doors and Entrances; Windows  
Guidelines are available for download on the City's historic preservation website, Mechanical Equipment  
<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](mailto:betsy.kellums@greeleygov.com) for more information or for assistance.



Narrative of the proposed project (please type or print legibly or on a separate page) Please include responses to the following (use another sheet as needed to completely answer the questions):

**a. Explain why demolition is necessary and show that rehabilitation and/or moving are not reasonable options.**

The sheds proposed for demolition are in poor condition, not original, and block access from the alley to the property. The demolition of the shed addition will allow for off-alley parking for tenants while still maintaining a grass and landscaped back yard.

**b. Time constraints on the project/Project urgency?**

Because the sheds block access to the property, we are currently imposing on the neighbor to the north to cross her property for access. We need large vehicle access for roll-off dumpster, new electrical service, and removal of a deteriorated Xcel Energy pole. This work needs to commence soon, and can't until access to the property in the back is improved.

**c. How does the demolition of the structure meet the criteria set forth below? (Use another sheet or more if necessary)**

**16.60.130 Criteria for demolition of a designated property or contributing properties in a district.**

Permits for demolition shall be issued if the applicant can clearly demonstrate that the designated property meets the criteria for demolition as set forth under this Chapter by balancing the criteria of Paragraphs (1) through (4) below versus Paragraph (5) below. Not all of the criteria must be met for the Commission to recommend demolition. Appeals of the decision shall be made under Section 16.60.170 of this Chapter.

(1) The structure must be demolished because it presents an imminent hazard.

n/a

(2) The structure proposed for demolition is not structurally sound despite evidence of the owner's efforts to properly maintain the structure.

**The shed addition contains a large tree trunk inside that inhibits its use.**

(3) The structure cannot be rehabilitated or reused on site to provide for any reasonable beneficial use of the property.

**Adequate shed storage is provided by the original shed, and the non-original addition blocks the property from alley access, as well as contains inside a large tree trunk that can't be removed without demolition.**

(4) The structure cannot be moved to another site because it is physically or economically impractical.

**We are experienced with moving structures, and these shed additions don't have the structural or historic integrity to warrant the expense and trouble of moving. In addition, the large tree trunk INSIDE the structures would make it impossible.**

(5) The applicant demonstrates that the proposal mitigates to the greatest extent practical the following:

a. Significant impacts that negatively alter the visual character of the neighborhood where demolition is proposed to occur.

**The demolition of this shed addition will enhance the look of the property and provide better access.**

b. Significant impact on the historic importance of other structures located on the property and adjacent properties.

**The original shed will have more integrity when the non-original additions are removed.**

c. Significant impact to the architectural integrity of other structures located on the property and adjacent properties.

**Because the sheds are at the back of the property and not visible to the street, their removal will be minimal to the historic house and enhance the original shed to which they are attached.**

(6) If partial demolition is approved by the Commission and is required for the renovation, restoration or rehabilitation of the structure, the owner should mitigate, to the greatest extent possible:

a. Impacts on the historic importance of the structure or structures located on the property.

b. Impacts on the architectural integrity of the structure or structures located on the property. (Ord. 34, 2006 §1; Ord. 29, 2002 §1; Ord. 14, 2000 §1(part); Ord. 27, 1999 §1(part); Ord. 33, 1995 §1(part))



**From:** [Linde Thompson](#)  
**To:** [Betsy Kellums](#)  
**Subject:** Re: 1625 10th Ave COA questions  
**Date:** Wednesday, April 25, 2018 12:39:26 PM

---

Hi, Betsy,

The stairs will be on the north side of the house, attached to the building, and run straight down to land near the back door, as shown in the photograph of stairs that I sent with the application.

The proposed "window/door" photo shows that window on the north side of the house that we plan to convert to a door -- yes, it's a second-floor window between the second-floor and the attic. The stair IS NOT coming from one of the two attic windows which are only on the front (east) and south side of the house. Those two smaller attic windows will have the wood windows installed where currently only metal storm windows exist.

If you'd like to come by the house, I could meet you there to clarify this on site -- might be easier.

I have attached a photo of our proposed wood-panel door for the exterior of the north-side door at the stairway.

Just let me know if you'd like to come by -- thanks!

Linde

On Wed, Apr 25, 2018 at 7:27 AM, Betsy Kellums <[Betsy.Kellums@greeleygov.com](mailto:Betsy.Kellums@greeleygov.com)> wrote:

And, of course, I thought of another question. What will the door look like for the egress door? What material? metal, wood, wood with window, etc, What design? panels, solid, etc. I am sorry for the multiple emails... I can't think of any other questions right now!

Thanks again for your help. Talk to you soon.

Betsy

Betsy Kellums

Greeley Historic Preservation Office

[1100 10th Street, Ste 201](#)

[Greeley, CO 80631](#)

Phone: 970.350.9222



Fax: 970.350.9895

email: [betsy.kellums@greeleygov.com](mailto:betsy.kellums@greeleygov.com)

[www.greeleygov.com](http://www.greeleygov.com)

---

**From:** Betsy Kellums

**Sent:** Wednesday, April 25, 2018 7:23 AM

**To:** 'Linde Thompson' <[linde.thompson3@gmail.com](mailto:linde.thompson3@gmail.com)>

**Subject:** RE: 1625 10th Ave COA questions

Hi Linde,

Thank you! So, for clarification, are you planning to convert the east attic window opening to a door for the egress and wrap the egress stairs around to the north side of the house? I had thought you had said the egress door would come out of the north. Please provide a drawing on a photo (hand drawn would be fine) to show, at the very least, where the stair would start and end approximately. Or is that photo of a window on the north side you referred to as the WindowDoor, a window that appears to be between the second floor and attic level?

That is so funny that there is a tree in that shed!

Thank you for your help and have a wonderful day!

Cheers,

Betsy

Betsy Kellums

Greeley Historic Preservation Office

[1100 10th Street, Ste 201](#)

[Greeley, CO 80631](#)



Phone: 970.350.9222

Fax: 970.350.9895

email: [betsy.kellums@greeleygov.com](mailto:betsy.kellums@greeleygov.com)

[www.greeleygov.com](http://www.greeleygov.com)

**From:** Linde Thompson <[linde.thompson3@gmail.com](mailto:linde.thompson3@gmail.com)>

**Sent:** Tuesday, April 24, 2018 5:25 PM

**To:** Betsy Kellums <[Betsy.Kellums@Greeleygov.com](mailto:Betsy.Kellums@Greeleygov.com)>

**Subject:** Re: [1625 10th Ave](#) COA questions

Hi, Betsy,

Here are clarifications for our design review application for [1625 10th Ave](#). I'll answer them in the order that you asked, then attach photos to this and subsequent emails.

1) Yes, the sliding windows are for the egress windows in the basement, and the one-over-one wood frame windows are proposed for the attic. You're correct that there's only two original attic window openings -- one each on the east and the south. Attached are photos of each from the outside, as well as inside photos that show that currently they only have metal-frame storm windows in those openings.

2) As you can see, the shed(s) in the back are an unholy trinity of what appears to be an original shed (on the south) and two subsequent attachments. We know they're later additions because of the inclusion of a big birch TREE TRUNK in the inside corner of one (see attached photo). Apparently when this addition was constructed, the builder didn't want to bother to remove the tree, so just cut it off at ceiling height. We're proposing to demolish the additions on the west to allow for access to the property and provide parking for residents. We'll still be able to maintain a large back yard and hope to retain the original shed on the south.

3) Thus far, the original siding seems to be in good shape under the metal siding (see attached photo). We intend to scrape, prime, and paint this original lap siding. If some of it's damaged or split beyond repair, we'll replace with lap siding -- I know the folks who just did siding replacement on the recent 9th Avenue historic property were able to find it at BMC West. However, we're finding that the metal siding is attached with only a few nails per piece, thus far, and it's coming off quite easily. So we're hopeful that damage will be at a minimum.



Hope this additional material is what you need -- let me know if more info is necessary, and thanks, again, for your help.

Linde

On Mon, Apr 23, 2018 at 8:23 AM, Betsy Kellums <[Betsy.Kellums@greeleygov.com](mailto:Betsy.Kellums@greeleygov.com)> wrote:

Hi Linde,

I'm starting reviewing your COA application for 1625 10<sup>th</sup> Avenue and have a few questions. To clarify, are the sliding windows for the basement egress and the one-over-one wood frame windows for the attic egress? I only see attic windows on the east and south elevations. Please send photos of the window on the attic you are proposing to convert to a door, and also the windows that are storms that need the real one-over-one wood frame windows to be installed.

Also, please explain why you are requesting to demolish the shed in the rear and what your plan for that area is if you are approved to demolish (plant in grass, pave for parking, etc). What is the building condition now? Do you want to retain any of the shed building?

After removing the metal siding, how are you planning to repair the original siding underneath? If you need to replace a few boards of the siding, that would be considered maintenance as long as you replace like for like. If you need to replace more than a few boards of the siding, you will need to get Commission approval.

Thank you for your help! Have a good day and let me know if you have any questions.

Cheers,



## Betsy

Betsy Kellums

Greeley Historic Preservation Office

[1100 10th Street, Ste 201](#)

[Greeley, CO 80631](#)

Phone: 970.350.9222

Fax: 970.350.9895

email: [betsy.kellums@greeleygov.com](mailto:betsy.kellums@greeleygov.com)

[www.greeleygov.com](http://www.greeleygov.com)



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1625 10<sup>th</sup> Avenue Exterior Rehab project, April 2018; photos by Linde Thompson



Attic window on east side April 2018





Attic window on east side from inside (only a storm window in the opening) April 2018





Attic window on south side April 2018





Attic window on south side from inside (only storm window in opening) April 2018





North side window proposed for replacement with door for egress April 2018





Interior view of window proposed for replacement with door for egress April 2018





Original siding under metal siding on rear April 2018





Original wood lap siding under metal siding





Rear shed proposed for demolition, April 2018





Interior view of shed proposed for demolition



1625 10<sup>th</sup> Avenue

Egress door sample and location for proposed egress door.



Sample door and location for proposed door egress exit on north side of house and window proposed for removal.







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Item # 117796 Model #  
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## Pella 450 Series Wood Double Pane Annealed Double Hung Window (Rough Opening: 24.25-in x 38.25-in; Actual: 23.5-in x 37.5-in)

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★★★★☆  
3.5 Average

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product

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- Advanced Low-E energy-saving glass
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- Both sashes tilt for easy cleaning of exterior glass from inside your home



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delivery:  
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GET DETAILS

# Product Information

Description

- Advanced Low-E energy-saving glass
- Beautiful wood interior with low-maintenance EnduraClad exterior
- Both sashes tilt for easy cleaning of exterior glass from inside your home
- Cam-action locks provide a superior seal against drafts and leaks
- Custom sizes and color-matched grilles are also available via special order
- For more product details refer to the specifications tab

Specifications

|                        |                  |                     |             |
|------------------------|------------------|---------------------|-------------|
| Actual Height (Inches) | 37.5             | Lock Type           | Cam         |
| Actual Width (Inches)  | 23.5             | Nail Fin            | Applied     |
| Jamb Depth (Inches)    | 2.69             | J Channel           | N/A         |
| Series                 | 450              | Mulling             | N/A         |
| Interior Color/Finish  | Unfinished pine  | Wood Jamb Extension | 4-9/16-in   |
| Exterior Color/Finish  | White EnduraClad | Number of Locks     | 1           |
| Hardware Color/Finish  | Champagne        | Ventilation Latches | N/A         |
|                        |                  | Tilt Mechanism      | Compression |



|                                 |                  |   |             |
|---------------------------------|------------------|---|-------------|
| <b>Paintable</b>                | ✓                | <b>High Altitude Rated</b>                      | ×           |
| <b>Color/Finish Family</b>      | White            | <b>Hurricane Approved</b>                       | ×           |
| <b>Frame Material</b>           | Wood             | <b>Miami Dade Approved</b>                      | ×           |
| <b>Grid Type</b>                | N/A              | <b>Sound Transmission Control (STC) Rated</b>   | ✓           |
| <b>Grid Width</b>               | N/A              | <b>Florida Product Approved</b>                 | ✓           |
| <b>Grid Profile</b>             | N/A              | <b>Design Pressure (DP) Rating</b>              | 50          |
| <b>Grid Pattern</b>             | N/A              | <b>Texas Department of Insurance Approved</b>   | ✓           |
| <b>Argon Gas Insulated</b>      | ✓                | <b>U Value</b>                                  | 0.3         |
| <b>Glass Strength</b>           | Annealed         | <b>Meets CA Forced Entry Requirements</b>       | ✓           |
| <b>Obscure Glass</b>            | ×                | <b>Solar Heat Gain Coefficient (SHGC)</b>       | 0.3         |
| <b>Frame Profile</b>            | Flat             | <b>Grid Included</b>                            | ×           |
| <b>Screen Included</b>          | None             | <b>ENERGY STAR Certified Northern Zone</b>      | ×           |
| <b>Screen Type</b>              | N/A              | <b>ENERGY STAR Certified North/Central Zone</b> | ✓           |
| <b>Screen Frame Type</b>        | N/A              | <b>ENERGY STAR Certified South/Central Zone</b> | ×           |
| <b>Balance System</b>           | Block and tackle | <b>ENERGY STAR Certified Southern Zone</b>      | ×           |
| <b>Tilting</b>                  | ✓                | <b>Rough Opening Width (Inches)</b>             | 24.25       |
| <b>Warranty</b>                 | 20-year          | <b>Rough Opening Height (Inches)</b>            | 38.25       |
| <b>Lowe's Exclusive</b>         | ✓                | <b>Glazing Type</b>                             | Double pane |
| <b>Project Type</b>             | New construction |   |             |
| <b>Meets Egress Requirement</b> | ×                |   |             |



# Projects, Tips & Services



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- Made to allow for easy access in an emergency
- Double-paned with Low-E glass adds insulation to your window

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Quantity

-



# Site Map - 1625 10th Avenue

Attachment F



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.

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