



HISTORIC PRESERVATION COMMISSION

Agenda

July 1, 2019
1001 11th Avenue
City Council Chambers, City Center South
4:00 p.m.

- I. Call to Order
- II. Approval of Minutes
- III. Public Input
- IV. Public hearing to consider Certificate of Approval for installation of an ATM machine on the storefront

Case No.: HPDR2019-0008
Applicant: Kaycee Little, Bank of Colorado
Location: 810 9th Street
Presenter: Betsy Kellums
- V. Commission Member Reports
- VI. Staff Reports
- VII. Adjournment

UPCOMING MEETINGS AND IMPORTANT DATES:

- July 8, 2019 6:30 p.m., Walking Tour: Downtown Adaptive Reuse Projects Bringing Life to Downtown Buildings; Starting Location: Lincoln Park Gazebo.
- July 15, 2019 4:00 p.m., Historic Preservation Commission, City Council Chambers, City Center, 1001 11th Avenue.

- July 22, 2019 6:30 p.m., Sunrise, Greeley's First Culturally Diverse Neighborhood;
Starting Location: NW Corner of Archibequa Park, 4th Avenue & 11th
Street; pre-event for High Plains Chautauqua.
- July 25, 2019 12 p.m., History Brown Bag: Young Chautauquans Perform; Greeley
History Museum Community Room, 714 8th Street. Free and open to the
public, no reservations required.

Historic Preservation Public Hearing Procedure

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

May 6, 2019

**1001 11th Avenue
City Council Chambers, City Center South
4:00 p.m.**

I. Call to Order

Chair Scott called the meeting to order at 4:00 pm. Commissioners Anschutz, Brunswig, Bator and McLean were present. Commissioner Thompson was not in attendance. One vacancy exists.

II. Approval of Minutes for the meeting held on April 1, 2019

Commissioner Anchutz moved to approve the minutes for April 1, 2019. Commissioner Brunswig seconded the motion. The motion carried 5-0. (One vacancy exists and Commissioner Thompson was absent).

III. Public Input

Marshall Clough, 1619 14th Street, spoke on behalf of Historic Greeley, Inc. and gave an update on POW Camp 202 pillar. He stated that State Historical Emergency Funds were applied for to cover repairs and they were granted. Work will begin sometime this month, weather-permitting. Mr. Clough mentioned that the driver involved in the damage appeared before a judge and the judge said that she should make compensation herself. He is not sure if that will happen, but if she does pay, those funds will go back to the State Historical Fund. Mr. Clough is very pleased with the ordinance improvements and changes that were approved by the City Council and he thanked the Commission. It was a good end to a long process and congratulations. Mr. Clough also mentioned a few things that are going on with the Gillespie House.

They are having a number of functions there with various civic organizations involved and this will continue more frequently in the future.

IV. Public hearing for Design Review to consider alterations to the original Certificate of Approval for exterior alterations for Luna's at 806 9th Street (Applicant: Ely Corliss and Brian Seifried)

Chair Scott introduced the item, explained the public hearing process, and called for conflicts of interest among Commissioners. Commissioner McLean recused himself due to conflict of interest in knowing the applicants.

Ms. Kellums entered the staff report into the record as submitted. This is an application for a Certificate of Approval for Façade Alterations at 806 9th Street. They are proposing alterations to the store front, rear wall, and patio. Alterations had been approved in 2018, but in the course of the project, things came up and they made changes to the alteration plans, mostly things that are required by code that are different than what was initially approved. This case is to look at those changes. The changes to the 2018 approval include lowering the height of the office box window, which is required because of ADA requirements. They recessed the single door rather than having double doors flush to the front of the building because of building code requirement that a door is not allowed to swing out into the public right-of-way. They went with a single door rather than a double door because the structure of the building did not allow for a double door.

They installed a full store front window on the west where there was brick approved. They put barnwood up over the fleur de lis as a temporary measure because they had trouble getting the fleur de lis repaired in time for their grand opening. Now they'd like to take that down and repair the fleur de lis. They also removed the glass transom that was there prior and that was originally to be repaired and retained.

On the rear of the building, they are requesting to install a taller screen than what was approved. That is partly for safety and to prevent people from going to the next roof over, but also for the possibility of installing some lights and pergola across the top to allow for a different feel out there.

They are also requesting to add a landing and a turn to the rear stairs as this is required by building code. They would also like to install a concrete screen block patio fence instead of the metal fence that was initially approved, and to install an additional glass panel on the first floor of the rear of the building.

Staff reviewed the application in accordance with the criteria in section 16.60.110 because this application was submitted under the old code.

Staff determined that the proposed alterations on the north and south facades including the removal of the barnwood and the repair of the fleur de lis anchor plates meets the criteria and standards in section 16.60.110.

Staff also reviewed it in accordance with the downtown design guidelines for store fronts, windows and doors, building materials, and architectural details and found that the proposed project meets the municipal code requirements and recommends approval.

Commissioner Anschutz asked what the box office does. Ms. Kellums clarified that it is the box office for the Moxi.

Chair Scott invited the applicant to speak.

Bryan Seifried, 806 9th Street, thanked the Commission for their time. He apologized for the changes not coming earlier and mentioned many unexpected complications. He asked the Commission for their consideration of the staff's proposal and asked the commission for some time to allow them to properly plan and execute the project on the fleur de lis. Their objective is to replace the fleur de lis in a manner that will stand the test of time even better than the ones originally installed. The originals were already damaged when they moved into the space and they understand their structural importance so they would like to take the time to make careful considerations for how to repair them.

Commissioner Bator asked for background information on the previous attempt to repair the fleur de lis and about the aluminum that they chose for the new fleur de lis.

Mr. Seifried responded that they do not yet have a material selected for the fleur de lis and they are currently working with engineer, Kent Peterson, for that to ensure that it is structurally sound and will last. Will also be doing some repair work because another façade that had been previously removed caused damage to the brick. There will be masonry work and some repainting. They have ended up needing to do more repair work all-around than they had initially anticipated.

Commissioner Brunswigs asked Ms. Kellums if, in terms of the materials that will be used for the fleur de lis, the commission will have to come back in order to approve the chosen materials, or if Ms. Kellums could decide to move forward without the approval from commission.

Ms. Kellums said it was up to the commission, but that she is able to make that decision if the commission would like to delegate that task to her.

Commissioner Brunswig agreed that Ms. Kellums should approve materials and Chair Scott agreed with him as the applicant is working with an engineer to choose proper and long-lasting materials.

Chair Scott opened the public hearing at 4:17 p.m.

There being no public comment, Chair Scott closed the public hearing at 4:18 p.m.

Commissioner Brunswig moved that, based on the application received and the preceding analysis, the Commission finds and concludes the exterior alterations on the north and south elevation, including storefront alterations on the north wall, removal of the transom

on the north wall, ADA requirements and alterations for rear fence, stairs and rear wall at 806 9th Street meets (1) Criteria a, b, c, d, e, and f and (2) Standards b, c, e and g of Section 16.60.110 of the Greeley Municipal Code, and therefore approves the Certificate of Approval with conditions. The conditions are that the applicants shall uncover the fleur de lis anchor plates and restore/reconstruct them as needed by the end of May 2020. If not completed by May 2020, the applicants shall meet with staff and may request up to two six-month extensions. Commissioner Anschutz seconded the motion. The motion carried 4-0. (One vacancy exists, Commissioner Thompson was absent, and Commissioner McLean recused himself).

Commissioner McLean rejoined the commission at 4:22 p.m.

V. Public hearing for Design Review for approval to demolish an existing detached garage (Applicant: Christie and Scott Christensen)

Chair Scott introduced the item, explained the public hearing process, and called for conflicts of interest among Commissioners. There were no conflicts of interest.

Ms. Kellums entered the staff report into the record as submitted. This is an application for Certificate for Approval for demolition of an existing detached garage at 1720 12th Avenue. It has been altered throughout the years and is in poor condition so the owners would like to raze it because the poor condition does not make rehabilitation feasible.

Staff reviewed the application in accordance with criteria in Section 16.60.130, which is the section for demolition of a designated property or building on a designated property. This particular garage cannot be rehabilitated for reasonable use. To rehab it for current use for their vehicles, and to enlarge it, would not make sense physically or economically, nor would it make physical or economic sense to move it. To demolish it would not have a particularly negative effect on the property, it's not a significant garage, it doesn't match the house, it is a stereotypical detached garage. The guess for the construction date on it is that it was built in the 1950s. The garage is not especially significant, it is not unique, so the removal of it would not have a particular effect or impact on the structure of the property, and it is not visible from 12th Avenue or 18th Street.

Staff recommends that the proposed project meet the municipal code requirements and recommends approval with the condition that they obtain all the required permits.

Chair Scott invited the applicant to speak. The applicant declined.

Chair Scott opened the public hearing at 4:25 p.m.

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

Commissioner Bator moved that, based on the application received and the preceding analysis, the Commission finds and concludes that the demolition of the existing detached garage at 1720 12th Avenue meets applicable Criteria in Section 16.60.130 of the Greeley Municipal Code, and therefore approves the Certificate of Approval to demolish the

existing detached garage with the condition that the applicants must obtain all required permits. Commissioner Brunswig seconded the motion. The motion carried 5-0. (One vacancy exists and Commissioner Thompson was absent).

VI. Public hearing for Design Review for approval to construct a new detached garage (Applicant: Christie and Scott Christensen)

Chair Scott introduced the item, explained the public hearing process, and called for conflicts of interest among Commissioners. There were no conflicts of interest.

Ms. Kellums entered the staff report into the record as submitted. This is an application for Certificate for Approval for new construction of a detached garage at the back of their property at 1720 12th Avenue. Following demolition of the existing garage, the Christensens propose to build a new larger garage that is more compatible with the house and that would be large enough to house their vehicles with access from the alley. The proposed garage would have brick on the exterior on the south elevation to match the house and would have composite siding on the north and east sides.

Staff reviewed the application in accordance with criteria in Section 16.60.110 (1) criteria a, b, d, e, and f and because this is a new garage, it is in compliance with the Secretary of Interior standards numbers 9 and 10. It was also reviewed in accordance with the standards in Section 16.60.110 (2) standards e and g. The guidelines that apply in this case are the general design review guidelines related to secondary structures.

Staff recommends the proposed project meets the municipal code requirements and recommends approval with the condition that they obtain all required permits.

Chair Scott invited the applicant to speak. The applicant declined.

Chair Scott opened the public hearing at 4:32 p.m.

There being no public comment, Chair Scott closed the public hearing at 4:33 p.m.

Commissioner McLean moved that, based on the application received and the preceding analysis, the Commission finds and concludes that the proposed construction of a new garage at 1720 12th Avenue meets applicable Criteria in Section 16.60.110 of the Greeley Municipal Code, and therefore approves the Certificate of Approval to construct the new detached garage with the condition that the applicants must obtain all required permits. Commissioner Bator seconded the motion. The motion carried 5-0. (One vacancy exists and Commissioner Thompson was absent).

VII. Commission Member Reports

Commissioner McLean mentioned that the free History Month Event is coming up on Thursday at the Masonic Temple at 6:30 p.m. Refreshments and light foods will be

provided. The awards for Historic Preservation in Greeley will be about half an hour starting at 7:00 p.m., followed by Commissioner McLean's presentation on Colorado architect, William Bowman, of the early 20th century. Mr. Bowman was the architect of the Weld County Court House, Gunter Hall at UNC, the President's House, and the Masonic Temple where the awards and the presentation will take place. Commissioner McLean stated that the designer architect and the project architect from Fentress, Inc. who were mostly responsible for the renovation at Gunter Hall will be attending the event.

Chair Scott and Commissioner McLean will be attending City Council tomorrow night and will be accepting the proclamation for Historic Preservation Month. Commissioner McLean will also be speaking to whoever is in attendance there as well as the council members about the event on May 9th in hopes of generating some interest.

Commissioner Bator reminded everyone that May 20th is the Walking Tour of Allnutt and May 23rd is the Manzanar: An American Concentration Camp by Marge Taniwaki, the History Brown Bag event.

VIII. Staff Reports

Ms. Kellums announced that the Historic Preservation Month posters were ready to be distributed and asked members to assist with their distribution in communal/public areas before the event this week. She also stated that something to think about for next year's event as planning gets started for that is to tie Greeley's 150th birthday into the event since it is in early April and the event takes place in May. One way to do this would be to do something with the Meeker Home as it is the first property listed on the local register and will also be 150 years old next year. Ms. Kellums asked that the Commission consider any other ideas for next year's event.

Ms. Kellums attended a workshop on Friday May 3rd in Colorado Springs put on by the Pikes Peak Historic Preservation Alliance and it was fantastic. One of the workshops was about wood windows and how to take them apart and put them back together. It was informative and useful information that can be used to inform those who are looking to repair/replace historic windows in Greeley.

Ms. Kellums requested that the commissioners inform her of any upcoming planned absences to know in advanced when there will or will not be a quorum for upcoming meetings.

IX. Adjournment

The meeting adjourned at 4:56 p.m.

Sandra Scott, Chair

Betsy Kellums, Secretary

HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Certificate of Approval

PROJECT: ATM

LOCATION: 810 9th Street

APPLICANT: Kaycee Lytle, Bank of Colorado

HISTORIC PRESERVATION COMMISSION HEARING DATE: July 1, 2019

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 June 3, 2019, applicant Kaycee Lytle of Bank of Colorado, submitted a complete application for a Certificate of Approval for an ATM and projecting sign on the storefront at 810 9th Street to the Historic Preservation Office. The applicant proposes to install a Bank of Colorado ATM in the façade. Staff reviewed and approved the proposed projecting sign as a minor alteration in accordance with Chapter 18.36.050 and 18.36.150 sign guidelines and the Sign Code, Chapter 18.54 of the Municipal Code. Staff reviewed the application and provided questions to the applicant that required attention before staff could complete review of the application. Please see the application and narrative for a Certificate of Approval (Attachment A), Architectural Plans (Attachment B), ATM Information (Attachment C), Current Photos (Attachment D) and the existing site map (Attachment E).

Existing Conditions

The existing storefront is not historic material or design and consists of non-historic brick planters that extend almost the height of the storefront, a non-historic glass transom and double glass doors and sidelights.

Background

The Historic Preservation Commission individually designated the Buckingham Gordon Building in March 1999 for historical, architectural and geographical significance. It contributes to the Greeley Historic Register Downtown Greeley Historic District, designated in November 2002, and to the National Register Greeley Downtown Historic District, designated in July 2008.

Building History

This building was erected by G.H. Gordon of Greeley and George W. Buckingham of Boulder in 1907. City directories indicate that the first firm to occupy the building was the Clough Furniture Company. The company was founded in September 1904 by John T. Clough. The company moved to this building in 1907 and operated here until 1918. The Clough Furniture Company became one of the city's oldest mercantile establishments and was still family owned and operated when it was sold in 1960. The Neill Furniture Company was listed here in the 1922 city directory. The company was founded by Morton J. Neill, member of a prominent Greeley family whose parents, Mr. and Mrs. William Neill, moved to the area at the turn of the century. The furniture company moved to other locations in Greeley before Mr. Neill moved to California in the early 1930s.

In 1924 the Home Light and Power Company purchased the building from the Neill Furniture Company for \$50,000. The utility had previously operated at 809 9th Street. The Home Light and Power Company began operation in late 1902 with a generator near the Normal School (University of Northern Colorado). In 1909 the company reorganized and incorporated. During 1935-1944 the company was a government-controlled corporation managed by the Western Light & Telephone Company of Kansas City, Kansas. In June 1944, local businessmen purchased stock to secure the independence of the company. The company produced and sold electricity as an investor-owned facility until becoming part of Public Service Company of Colorado. The company celebrated its golden anniversary in 1959 and opened a new service center at 6th Avenue and 15th Street in 1966.

In 1977-1978 Home Light and Power remodeled this building to resemble its original appearance while including energy conserving measures. A solar collector was added to the roof to heat water throughout the offices. The roof and front of the building were reinsulated and heat pumps were added to heat and cool the building. Innovative lighting was introduced to reduce electrical usage. "We're excited about these conservation steps and we hope our customers will drop in and learn how these same measures can be applied in their homes," stated Clark Ewald, president of the company.

This building is significant for its association with the commercial development of downtown Greeley during the early twentieth century and housed businesses such as Clough Furniture and Neill Furniture before becoming the longtime location of Home Light and Power. Although the first story has been remodeled, the upper part of the façade retains many original features. This building is listed on the Greeley Historic Register with the building to the west (814-16 9th St., 5WL1743) as the Buckingham-Gordon Building, which is addressed as 810-16 9th St. (5WL2963).

Sources: Scrapbook 18, page 1, Scrapbook 23, page 106, Scrapbook 25, pages 18 and 139, Photograph Negative 398 of the Goodman & Neill Store; Daily Pioneer, 26 June 1909, 6; Greeley City Directories, 1908-1970; Sanborn maps, 1886-1968; Weld County Assessor records.

Architectural Description

Two-story flat roof brick commercial building with stone or terra cotta molded and corbelled cornice. Paneled brick frieze surmounts molded cornice above second floor supported by capitals of wall pilasters, which have garlands. Between capitals is dentil molding. Pilasters divide upper story into three bays, each with three three-part windows. Narrow pilasters between grouped windows. Molded cornice at sill level of second story windows has egg and dart molding and terminates pilasters of first story which create three bays. Eastern bay has inset double door entrance with transom and sidelight. Paneled and glazed door near west end. Square panels of black spandrel glass on first story. It has brick planters that are the height of the doors on the east and west ends of the first story of the east half of the building, addressed as 810-12 9th Street. Rear wall has off-center, projecting glazed entrance bay toward east end of building and double height shed roof projection with glazed upper story toward west end of building. (See information on the building at 814-16 9th Street.)

The 1906 Sanborn map shows this lot as vacant, while the present two-story building appears on the 1909 map. A separate garage was built at the rear of the lot between 1918 and 1927 and removed between 1946 and 1968 when the projection to the west end of the rear was constructed. The building was remodeled in 1941, when black spandrel glass was added to the front of the building and large display windows were added. The building was remodeled with energy saving features in 1977-1978.

Source: Architectural Inventory Form, 810 9th Street, completed by Betsy Kellums, Greeley Historic Preservation Office.

SITE DATA:

Legal Description:	GR5013 L6-7, BLK64 EXC S30', City of Greeley, County of Weld, State of Colorado
Neighborhood:	Downtown
Designation:	Individually Designated on the Greeley Historic Register; Downtown Greeley Historic District (Greeley Historic Register), contributing; Greeley Downtown National Register Historic District, contributing
Year Property Built:	1907
Architectural Style/Type:	Early Twentieth Century Commercial
Zoning:	C-H (Commercial – High Intensity)
Dates of Significant Renovations:	Sign permit for Home Light and Power Building for two wall signs; Owner: T. Drew Notestine;

Contractor: Biltrite; Permit #08100224; Date: 10/31/2008.

Permit for mansard awning over entrance; Owner: Thomas & Tyler, LLC; Contractor: Custom Canvas, Inc. dba Peterson Canvas; Permit #08110145; Date: 10/23/2008.

Permit to replace roof – remove two layers of asphalt roofing down to decking; remove and dump mechanical fasten 1” layer iso and 1/2” dens deck; EPDM; Owner: Mark Notestine/Thomas & Tyler; Contractor: Williams & Sons Roofing; Permit #06070080.

Historic Preservation Commission Certificate of Designation, Downtown Greeley Historic District designated on Greeley Historic Register 11/245/2002; Greeley Municipal Code Section 16.60.060 B1, B2, B3, B4 and B5; recorded 12/30/2002.

Historic Preservation Commission Certificate of Designation, designated on Greeley Historic Register 2/8/1999; Greeley Municipal Code Section 16.60.060 A1, B1, B4 and C1, recorded 2/22/1999.

Permit for 2 additional rooms, lower level; Owner/Contractor: Mark Notestine; Subcontractors: Eaton Electric, McCreery & Son; Permit #98070222; Date: 7/22/1998.

Permit for additional offices on the second floor; Owner/Contractor: Mark Notestine; Subcontractors: Eaton Electric; Permit #98060192; Date: 6/12/1998.

Permit for lower level conference room/bathroom remodel; Owner/Contractor: Mark Notestine; Subcontractors: LADD Plumbing, McCreary & Son, Eaton Electric; Permit #98030082; Date: 3/6/1998.

Permit for partial office re-configuration on the second floor; Owner/Contractor: Mark Notestine & Family; Permit #98020142; Application Date: 2/17/1998; Issue Date: 3/9/1998.

Permit for new building entrance on 9th Street, some interior hall way and stairway realignment/interior remodel; Owner/Contractor: Mark Notestine & Family; Permit #97120111; Application Date: 12/15/1997; Issue Date: 1/12/1998.

Variance to move the sign on the back wall to make it easier for customers to see it; Applicant: Public Service Company of Colorado; Approved by Zoning Board of Appeals on 7/6/1989.

Affidavit of Publication for Notice of Zoning Board of Appeals hearing for variance requested by the Public Service Company of Colorado to move sign on the same building at 810 9th Street to a height of 21 feet in lieu of required 12 feet; publication date in Greeley Tribune: 6/27/1989.

Sign Permit for fiberglass wall signs for Public Service Company of Colorado, valuation \$2,500; Contractor: Sign Associates; Permit #870000; Date: 1/6/1987.

Permit to add exterior stairway to existing office building; Owner: Home Light & Power; Contractor: G.L. Jantz; Permit #850096; Date: 2/20/1985; Final: 3/26/1985.

Permit to remodel rear of existing business, valuation \$23,000; Owner: Home Light and Power; General Contractor: Tee Mah Enterprises; Electrical Contractor: Century One Electric; Permit #832486; Date: 8/26/1983; Final: 11/10/1983.

Permit for Retail demolition on rear 54' of 810 9th Street, valuation \$5,000; Owner: Downtown Development Corp; Contractor: Hensel Phelps Construction; Permit #830401; Date: 6/6/1983; Final Inspection not approved & CO not issued: 11/1/1983.

Sign Permit for Home Light & Power Building; Contractor: Adcon Advertising Concepts; Permit #780030; Date: 5/15/1978.

Permit for Office building install fire sprinkler system; General Contractor: U.S. Engineering; Permit #780017; Date: 1/18/1978.

Certificate of Occupancy for Home Light and Power Company at 810 9th Street in the Home Light & Power Building; Date 3/17/1978.

Permit to remodel office building at 810 9th Street; Owner: Home Light & Power; Contractor: Phelps Tointon; Plans by NHPQ; Electrical Contractor: Herdman Electric (Permit #780163, 3/16/1978); Plumbing Contractor: U.S. Engineering (Permit #770599, 11/28/1977); Heating Contractor: U.S. Engineering (Permit #770545, 11/28/1977); Permit #77543; Date: 11/23/1977; Certificate of Occupancy Issue Date: 3/17/1978.

Permit for partition wall with sheet rock; Owner: Home Light and Power; Contractor: Adkisson Blackwell; Permit #740662; Date: 11/26/1974.

Source: Building Permit File for 810 9th Street

KEY ISSUES AND ANALYSIS:

The proposed work is evaluated according to the relevant criteria and standards for review of Certificate of Alteration applications, defined in Section 18.36.150, as follows in the staff analysis.

City of Greeley Code, Section 18.36.150(a)

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

- 1. The effect of the alteration or construction upon the general historical or architectural character of the designated property.*
- 2. The architectural style, arrangement, texture and materials of existing and proposed construction, and their relationship to the other buildings.*
- 3. 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.*
- 4. The compatibility of accessory structures and fences with the main structure on the site and with adjoining structures.*

5. *The effect of the proposed work upon the protection, enhancement, perpetuation and use of the landmark or landmark district.*

6. *Compliance with the Secretary of the Interior's current Standards for the Rehabilitation of Historic Properties as defined in Section 18.36.030 of this Chapter.*

7. *If the property is a non-contributing property in a historic district, then alterations will be in accordance with the district designation plan as recommended by the Commission and approved by City Council.*

8. *Other requirements for alterations of a designated property or contributing property in a district as are required by the procedures and bylaws established by the Commission.*

Secretary of the Interior's Standards for Rehabilitation

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

Standard #3: Each property will 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 elements from other historic properties, will not be undertaken.

Standard #4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

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

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

Standard #7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Standard #8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standard #9: New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the

property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard #10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Applicable Guidelines from the Historic Preservation Design Review Guidelines for Downtown Greeley

6. 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.

- 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.*

- 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 1920s and 1930s, and could be considered for a building of that time period.*

8. 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.

- 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, 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.*
- D. Consider interior treatments to increase thermal efficiency and or security, rather than replacing original windows and doors.*
- 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 impact on the historic character of downtown Greeley and should be encouraged in any proposed project.*

9. Building Materials

Brick is the predominant material used for all building types in downtown Greeley, which is typical of historic western downtowns. Tan brick is more common in Greeley than the typical western red brick. The combination of tan, mixed reddish and red brick of the downtown commercial buildings creates a varied streetscape. The detailing of cornices and ornamentation of building walls is most frequently done in brick relief patterns.

While other civic buildings, both historic and contemporary, use stone for detailing, the basic structures are of brick. The Weld County Courthouse is clad with stone, and is unique in its use of this material. Residential buildings are detailed with both stone and wood, but their basic structures are generally of brick. Most agricultural/industrial buildings are constructed of brick, although some metal structures remain in use.

The unit size of historic brick masonry, along with the thickness and detailing of the joint are important characteristics. Contemporary masonry units are larger in size and are laid with thicker joints, which creates a very different appearance.

Some historic architectural details are of metal, such as pressed metal cornices. Window and door openings are frequently detailed with stone heads and sills. Terra cotta is used on several buildings but is not common. Wood is used for storefronts, and for windows and doors. Some brick buildings have been painted, and many have been covered with more recent modernizations.

An important aspect of downtown Greeley is the modest character of many of its buildings. More elaborate ornamentation and expensive materials are reserved for buildings of significant purpose.

- A. Preserve original building materials when altering historic buildings.*
- B. Carefully match historic materials when altering historic buildings.*
- C. Using simplified designs and historic construction techniques will help make modern alterations of historic buildings fit the historic character of downtown Greeley.*
- D. Stone, wood and metal were not common historic building materials in Greeley, and should be used sparingly on downtown buildings.*
- F. Wood will generally be inappropriate as the predominant material for downtown buildings, and should be limited to storefront framing, and windows and doors. An exception to this is detailing of historic residential buildings. Wood should be finished with paint or opaque stain.*

Applicable Guidelines from the Historic Preservation General Design Review Guidelines

Mechanical Equipment

Introducing a new heating, ventilating, air-conditioning and other systems into a historic building should be planned such that original materials are not damaged or obscured. These systems also should not alter the perceived character of a historic building or its site.

30. Minimize the visual impacts of new mechanical systems and service equipment.

a. Visually screen service equipment, including transformers, solar collectors and satellite dishes, or locate them out of public view (out of view of the streets and sidewalks). Use screen designs that are in character with the property.

b. Avoid placing mechanical, electrical, telecommunications equipment, and solar panels on the exterior of primary, character defining facades.

c. Avoid damaging original materials when installing new mechanical, electrical, and safety systems.

New Alterations and Additions

When planning new alterations and additions, consider the effect on significant historic materials and features of the property. Loss of historic building fabric should be minimized. The addition should not affect the ability to perceive the historic character of the building, especially from public ways, such as streets, alleys, and parks. Contemporary interpretation of the original structure is an appropriate alternative to a more replicative design. It needs to be compatible with the overall architecture but simplified in style and detailing and must appear newer.

33. Minimize negative effects on original materials and features when planning additions and alterations to a historic building.

Avoid obscuring or removing significant features to accommodate new additions and alterations.

34. Minimize negative technical effects upon original features.

a. Consider the technical impacts of new construction on a historic structure. For example, a construction process may cause vibration that results in cracks in a historic masonry wall.

b. New alterations should be accomplished in such a way that they can be removed without destroying original materials or features.

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

36. Place additions at the rear of a building or set them back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.

a. Alternatively, an addition can be set apart from the original building and connected with a small, simple link. Zoning code requires 20% point of attachment and compatibility.

b. Locating an addition at the front of the structure is inappropriate.

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

a. An addition or alteration should be visually subordinate to the main building.

b. An addition or alteration should be simpler than the original structure. For example, incorporate simplified versions of character defining elements of the original structure.

c. Use roof forms that are compatible with the original structure. The shape, pitch, and material should be similar to the original structure.

d. Maintain the solid-to-void (wall to opening) ratio of the original structure.

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

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

39. Design additions and alterations to be recognized as a products of their own time. Avoid new additions and alterations that hinder the ability to interpret the historic character of the building.

a. An addition or alteration should be both compatible in appearance with the original building and distinguishable as dating to a different time.

b. A change in setback of the addition from the main building, a subtle change in material, a differentiation between historic and more current style, or a date plaque are all techniques that may be considered to help differentiate old and new construction.

c. Use of nominal dimension lumber instead of full dimension lumber would be acceptable and appropriate for structures predating the use of nominal dimension lumber.

d. An addition or alteration that creates an appearance inconsistent with the historic character of the building is inappropriate.

e. An addition or alteration that implies an earlier period or more ornate style than that of the original building is inappropriate.

40. Respect historic alignments when planning additions or alterations to buildings. Avoid placing an addition in a location where relationships of a structure to its site or adjacent structures is altered or obscured. For example, some roof lines and porch eaves may align at approximately the same height, and an addition should not hinder the ability to perceive this alignment.

41. Respect traditional entrance patterns when planning additions to buildings.
a. Retain the appearance of primary entrances when planning new additions or entrances.

b. Avoid obscuring original entrances.

42. Preserve original site features.
Avoid destroying original site features when planning new construction or landscaping.

43. Consider retaining original open space at the sides and rear of the structure.
Large additions that eliminate existing open space are discouraged.

44. Design handicap access so as to minimize its visual impact on the building.
a. Handicap access should be designed in such a way that it does not destroy the essential character of the building.

b. Use removable or portable ramps to provide access whenever possible.

Staff Analysis:

The proposed ATM complies with the applicable criteria and standards for the following reasons:

The proposed installation of an ATM machine on the non-historic storefront of the historic Buckingham Gordon Building would have a neutral impact on the historical and architectural character of the building and district. The existing storefront is not significant or historic and installation of an ATM would not affect the integrity of the building or the district, as it would simply replace non-historic materials with a non-historic ATM machine that could be removed in the future. The proposed project will change but not destroy or adversely affect the non-historic storefront, and the proposed ATM would possibly have a positive impact on the protection, enhancement perpetuation and use of the district because it would allow for another opportunity for customers and visitors to get cash as needed and possibly provide an indirect benefit to the area businesses for that reason. For these reasons the proposed project meets the criteria and standards for altering designated properties and properties in historic districts in Section 18.36.150(a).

The proposed project would not affect the historic character and would not remove significant features, would not affect character defining features nor would it add conjectural features. The proposed project would be reversible and have a neutral effect on the district, replacing non-

historic fabric with non-historic fabric. For these reasons, the proposed project meets Secretary of the Interior's Standards for Rehabilitation, including Standards 2, 3, 4, 5, 9 and 10.

The proposed installation of an ATM machine also meets the downtown design guidelines. The existing storefront has undergone numerous remodeling projects and the current storefront is not significant and was installed in the late 1970s. The proposed project would not affect any historic fabric. The existing storefront has the brick wall around the planter, double glass doors and a sidelight, and the proposed project would reduce the amount of glass in the storefront. However, the existing materials and configuration of the storefront are not historic, and the proposed project would not affect the ability of the building to convey historical and architectural significance or affect the ability of the district to convey significance. The windows and doors and the openings for the windows and doors are not original or significant. For these reasons the proposed projects meets the guidelines for Storefronts and Windows and Doors. The proposed project is reversible, and the use of ATM materials will be only a small portion of the façade of the building. The use of stucco for a small amount of detailing around the ATM machine is not generally an appropriate material, however, because it is a modern non-historic alteration to a non-historic storefront, the use of stucco does not adversely impact the property or district, which meets the guidelines for Building Materials. The proposed project does include simple details, including the arch over the ATM, which meets the guidelines for Architectural Details. For these reasons, the proposed project meets the downtown design guidelines.

Because the building is individually designated on the Greeley Historic Register, the General Design Review Guidelines also apply to this project. The proposed ATM machine would meet the guidelines because the design around the machine would complement the lines and design of the building, and the use of stucco would mimic the terra cotta detailing on the historic building. The proposed project would not affect historic materials. The proposed project would clearly be a product of this time and not hinder the ability to interpret the historic building and it would not affect the historic entrance pattern of the building. The storefront configuration has been significantly altered several times and the current storefronts are not historic and the entrance configuration dates to the 1970s.

In summary, for these reasons, the proposed ATM machine would have a neutral effect on the building and downtown. The proposed project complies with the criteria and standards in Section 18.36.150(a) of the Greeley Municipal Code, and the Secretary of the Interior's Standards for Rehabilitation, as well as the Historic Preservation General Design Review Guidelines and the Downtown Design Review Guidelines.

18.36.150 (a) Criteria and Standards Addressed: 1, 2, 3, 5, 6 (Secretary's Standards #2, 3, 4, 5, 9, 10), and 8 (Downtown Design Guidelines for Storefronts, Windows and Doors and Building Materials and the Historic Preservation General Design Review Guidelines for Mechanical Equipment and New Alterations and Additions)

NOTICE:

Section 18.36.080 of the Greeley Municipal Code requires the City provide written notice, via first class mail, at their last known address of record of the time, place and date of the hearing, to

be mailed no less than 7 days prior to the hearing. It requires notice to be posted at the property no less than 7 days prior to the public hearing. Notification requirements may be waived administratively with signed approval by the property owner and COA applicant. A notification letter was sent to the applicant and owner on June 10, 2019. A sign was posted at the site on Friday, June 21, 2019.

STAFF RECOMMENDATION:

Approval.

RECOMMENDED MOTION:

A motion that, based on the application received and the preceding analysis, the Commission finds that the proposal to install an ATM on the eastern first floor storefront at 810 9th Street meets criteria and standards in Section 18.36.150(a) of the Greeley Municipal Code, and therefore approves the Certificate of Approval, contingent upon the applicant obtaining all required permits for the project.

ATTACHMENTS:

Attachment A – Application & Narrative for Certificate of Approval

Attachment B – Architectural Drawings of ATM

Attachment C – ATM Information

Attachment D – Current Photos

Attachment E – Existing Site Map

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

*APPLICATION FORM FOR CERTIFICATE OF APPROVAL
MAJOR ALTERATIONS*

The City of Greeley's Historic Preservation Ordinance, Chapter 18.36 of the Municipal Code, requires that no exterior major alteration is permitted of any designated historic property or property within a designated historic district without a Certificate of Approval issued by the Historic Preservation Commission. Please complete pages 5, 7, and 8 and add additional sheets as necessary.

PROPERTY OWNER(S)

Name: Buckingham Gordon LLC - Tyler Nolestine
Address: 3936 W. 19th Street Ln
Greeley, CO 80634
Phone: 970-351-8888
Cell phone: 970-875-6278
Email: ty@thomasandtyler.com

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

Name: Bank of Colorado - Kaycee Lytle
Address: 3459 West 20th Street
Suite 114
Greeley, CO 80634
Phone: 970-584-2009
Cell phone:
Email: kaycee.lytle@bankofcolorado.com

HISTORIC PROPERTY

Name: Buckingham Gordon Building - Home Light and Power Building
Address: 810 9th Street, Greeley, CO
Historic District (if applicable): Downtown
Legal Description: GB 5013 1.6-2 BL K64 EXC S30'

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

Applicant (Print): Kaycee Lytle Telephone: 584-2009
Signature: [Signature] Date: 5-30-19

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

Owner (Print): T. DREW NOLESTINE Telephone: 970-351-8888
Signature: [Signature] Date: 5-28-2019

Certificate of Approval Major Alterations
Greeley Historic Register



C2D Architects LLC
P.O. Box 337733
Greeley, CO 80633-0629

June 03, 2019

City of Greeley
Community Development Department
Historic Preservation Office
1100 10th Street, Ste 201
Greeley, CO 80631

Re: Bank of Colorado ATM at Buckingham Gordon/Home Light and Power Building

Bank of Colorado is a local bank and is very active in the community. Bank of Colorado will put an ATM on the 9th Street plaza near local businesses which will also benefit from the location.

The ATM will be located in the building façade at 810 9th Street. A new angled wall will be built to lessen the impact to the historical building façade. The materials on the new wall will be stucco with a light tan base color. There will be a band in an arch formation in black and gold colors to go along with Bank of Colorado's color scheme. See drawing elevations for size and shape.

For signage, we will put a sign protruding from the front wall of the building. For details of the sign, see elevation sheet A2.10 and document "Bank of Colorado 109973.pdf".

Bank of Colorado would like to complete this project as quickly as possible in order to give the patrons of downtown Friday Fest access to the ATM.

Design Guidelines:

1. Building Height – No changes to building height
2. Setback – No changes to the building setback at the street level. Signage will be added on the façade.
3. Roof Form – No changes to roof form
4. Alignment of Horizontal Commercial Building Elements – The horizontal elements will remain.
5. Width of Building Facades – Building width will remain unchanged.
6. Storefronts – The building has modern storefront windows installed on this commercial façade. In the area of remodel for this ATM, the storefront will be reduced. Although the width of the recessed storefront has been reduced due to the angled wall, the overall width of the recessed area remains, as we are making sure to keep the front brick wall intact.



C2D Architects LLC
P.O. Box 337733
Greeley, CO 80633-0629

7. Secondary Facades of Corner Buildings – Not Applicable
8. Windows and Doors – The current door is modern storefront material. The replacement will match that.
9. Building Materials – The front façade of the building is primarily tan brick with stone cornices and details. The addition/remodel of the entry area for this part of the building will be in a stucco finish. The arches are characteristic of the time period of the building.
10. Architectural Details – The details on the ATM wall are stucco reliefs in the arch pattern.

Sign Guidelines:

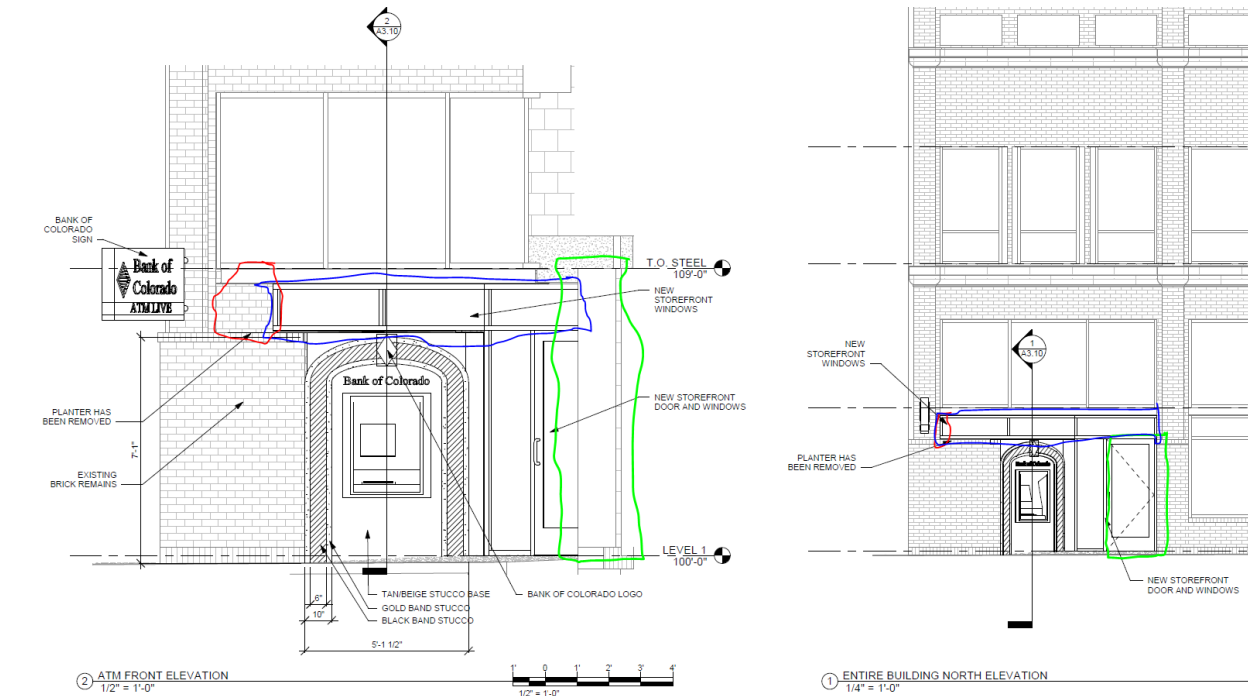
1. Size of Sign – See elevations on sheet A2.10 for design sizes of the sign. We believe this size of a projecting sign is compatible to the downtown plaza.
2. Number of signs – There is currently a predominant sign on the west end of the façade showing the tenants within. There are no other signs on the building at this portion of the building.
3. Types of Signs – This will be a projecting sign from the façade. The lowest point will be 7'0" minimum above the sidewalk. See sign elevation on sheet A2.10.
4. Lettering on signs – The sign will incorporate the same font as the Bank of Colorado.
5. Lighting of signs – The sign as designed will be backlit. There will be lighting in the recessed area of the front façade where the ATM is to be located. The ATM itself will have a light as well.
6. Sign Materials – The projecting signs will be made of metal with translucent lettering.

Ric Weber
Project Manager
C2D Architects, LLC
970-515-6675
rweber@c2darchitects.com

From: Betsy Kellums
To: Ric Weber
Cc: Betsy Kellums
Subject: RE: Bank of Colorado ATM @ Light and Power Company Building
Date: Wednesday, June 05, 2019 12:08:05 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Ric,

I did a site visit with the architectural drawings today and I have some questions about the drawings. I need the clarification before I can schedule for the hearing because I need to make sure everything is accurate for the meeting.



In the ATM front elevation drawing on the left, it shows the transom (labeled as new storefront windows that are above the door) extending partially over where the planter was and on the other drawing it shows it extending all the way to the column (see portions circled in blue and red, showing the differences). The section in red in the ATM front elevation drawing has extra brick where the other drawing shows glass. Please clarify what is correct. Also, the door on the right drawing shows part of it cut off, while the entire elevation drawing shows the full door (see the portions circled in bright green). Please provide some clarity about what the vertical white section to the right of the door is on the ATM front elevation.

I have not scheduled it for hearing, as I need this clarification first.

Thank you!

Cordially,
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
www.greeleygov.com

From: Ric Weber <rweber@c2darchitects.com>
Sent: Monday, June 03, 2019 1:14 PM
To: Betsy Kellums <Betsy.Kellums@Greeleygov.com>
Cc: Robb Casseday <rcasseday@c2darchitects.com>
Subject: [EXTERNAL] RE: Bank of Colorado ATM @ Light and Power Company Building

Betsy,
I have submitted project HPDR2019-0008 through etrakit. If there is anyway we could get on the agenda for the 17th, that would be greatly appreciated. Thank you.

Sincerely,

Ric Weber
Project Manager / BIM Manager
[RevitArchitecture Certified Professional](http://RevitArchitecture.com)



C2D Architects, LLC
"Concept 2 Design"
www.c2darchitects.com



Office: 1703 61st Avenue, Suite 101
Greeley, CO 80634
o: 970-515-6675
c: 970-301-0173
Mail: P.O. Box 337733
Greeley, CO 80633

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email: betsy.kellums@greeleygov.com
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From: Ric Weber <rweber@c2darchitects.com>
Sent: Tuesday, May 28, 2019 8:30 AM
To: Betsy Kellums <Betsy.Kellums@Greeleygov.com>
Cc: Robb Casseday <rcasseday@c2darchitects.com>
Subject: [EXTERNAL] RE: Bank of Colorado ATM @ Light and Power Company Building

I am getting the necessary signatures on the application form. I am assuming that electronic signatures are acceptable. Please let me know if that is not true. Thank you.

Sincerely,

R. W.

Ric Weber
Project Manager / BIM Manager
[Revit Architecture Certified Professional](#)



C2D Architects, LLC
 "Concept 2 Design"
www.c2darchitects.com



Office:	Mail:
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From: Betsy Kellums <Betsy.Kellums@Greeleygov.com>
Sent: Wednesday, May 22, 2019 1:26 PM
To: Ric Weber <rweber@c2darchitects.com>
Cc: Robb Casseday <rcasseday@c2darchitects.com>
Subject: RE: Bank of Colorado ATM @ Light and Power Company Building

Hi Ric,

Thank you for sending the drawings. That will need to go through design review with the Historic Preservation Commission. Please submit the attached application with the drawings and answers to the narrative questions through our online portal, [eTRAKIT](#), using the Project module. The project will be a Historic Preservation Design Review – Major Alteration. This will be separate from the permit, which will also need to be submitted through the Permit module of eTRAKIT.

I will review the application for completeness and then start my review of it and schedule it for a design review hearing. The Historic Preservation Commission meets on the 1st and 3rd Mondays of the month at 4 p.m. in the City Council Chambers at the City Center Building, 1001 11th Avenue.

Please let me know if you have any questions or I can assist you.

Cordially,
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
www.greeleygov.com

From: Ric Weber <rweber@c2darchitects.com>
Sent: Wednesday, May 22, 2019 10:38 AM
To: Betsy Kellums <Betsy.Kellums@Greeleygov.com>
Cc: Robb Casseday <rcasseday@c2darchitects.com>
Subject: [EXTERNAL] Bank of Colorado ATM @ Light and Power Company Building

Betsy,

It was great speaking with you. I look forward to hearing from you regarding our move forward.

Sincerely,

2.104

Ric Weber
Project Manager / BIM Manager
[Revit Architecture Certified Professional](#)



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From: [Robb Casseday](#)
To: [Betsy Kellums](#); [Ric Weber](#)
Cc: [Paul Knapp](#); "kaycee.lytle@bankofcolorado.com"
Subject: [EXTERNAL] RE: Bank of Colorado ATM @ Light and Power Company Building
Date: Tuesday, June 11, 2019 3:08:57 PM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)

Betsy:

See notes below.

Sincerely,

Robb R. Casseday, AIA, LEED-AP
Architect/Planner



C2D Architects, LLC
Robb R. Casseday
P.O. Box 337733
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From: Betsy Kellums <Betsy.Kellums@Greeleygov.com>
Sent: Tuesday, June 11, 2019 9:40 AM
To: Ric Weber <rweber@c2darchitects.com>
Cc: Robb Casseday <rcasseday@c2darchitects.com>; Betsy Kellums <Betsy.Kellums@Greeleygov.com>
Subject: RE: Bank of Colorado ATM @ Light and Power Company Building

Hi Ric, (I am answering for Ric while on vacation)

I mailed the attached notification letter yesterday for the hearing, which is scheduled for July 1st. I

wasn't able to get it reviewed in time for June 17th because of having some questions and due to some other work and personal situations.

I hadn't realized the sign would be part of your application. **The sign just came to our attention also!** It is a minor alteration and I can review it. I do have a few concerns about the sign. According to the narrative, the sign is too low and needs to be a minimum of 8' above the sidewalk. **We can adjust the height.** Also, the sign that will be on the ATM needs to be included with the projecting sign for approval and both require a sign permit (one permit for both signs). **We will pursue the sign permit application process.** The guidelines indicate exterior lighting (for example gooseneck lights) are the most appropriate method for lighting signs in the district. I realize there are signs in the area that are similar to what you are proposing. Are there other options for lighting the sign and for the materials? A metal and plastic box sign is not especially compatible with the historic downtown. **We understand and have in fact read the guidelines on preferred signs.** The submitted signage is a request from our client to be approved as a more conforming sign to the corporate standards. We did not think this request would be out of line with the adjacent "Taco's and Tequila" sign that is very similar. Bank of Colorado had the sign designed by the manufacturer with instructions to match as close as possible historic and existing design elements. The shape does not lend itself well to be mounted with gooseneck attachments. We would like to pursue the sign submitted and ask that it be considered as our first alternative. It indicates that the face material is white Plexiglas, but the drawing shows black. **The verbiage should have been modified with the new sign. It speaks to the original sign submitted. The new sign will be black Plexiglas.** Please clarify. A projecting sign with exterior illumination from gooseneck lights would be more appropriate. The most appropriate sign materials would be wood, metal, glass, stone, etc. (see the guidelines for signs that I sent previously). **The intention is to ask for approval of the most recent submission that better adapts to the upgraded architecture on the Home Light and Power building having historic and modern elements. The buildings remodel with black aluminum storefront entry and black aluminum storefront glass windows gives the historic identity a good argument for not going strictly with the guidelines on some of these material changes.**

I see that I didn't send you a copy of the General Design Review Guidelines, which also apply to this project because this building is individually designated on the Greeley Historic Register. I am attaching them to this email, and from looking at them, the main issue is that the Mechanical Equipment guidelines (#30) say to screen equipment from public view and avoid placing mechanical, electrical, telecommunications equipment, and solar panels on the exterior of primary, character defining facades. I think it could be construed as meeting this because generally speaking this refers to rooftop units, condensers, cell equipment, but technically, the ATM is a piece of electronic equipment. The guidelines for New Alterations and Additions also relate to this project, since this is a new alteration. **We agree.**

Please let me know if you have any questions or would like to discuss or meet onsite. **We would be happy to meet you on site and compare some of these notes to the existing structure. We need to meet before next Wednesday as I am leaving for our sister city exchange with 10 Greeley students to Moriya Japan.**

Thank you and have a good day!

Thank you for your time and attention to our beautiful downtown!
Robb

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
www.greeleygov.com

From: Betsy Kellums
Sent: Wednesday, May 22, 2019 1:26 PM
To: 'Ric Weber' <rweber@c2darchitects.com>
Cc: Robb Casseday <rcasseday@c2darchitects.com>
Subject: RE: Bank of Colorado ATM @ Light and Power Company Building

Hi Ric,

Thank you for sending the drawings. That will need to go through design review with the Historic Preservation Commission. Please submit the attached application with the drawings and answers to the narrative questions through our online portal, [eTRAKiT](#), using the Project module. The project will be a Historic Preservation Design Review – Major Alteration. This will be separate from the permit, which will also need to be submitted through the Permit module of eTRAKiT.

I will review the application for completeness and then start my review of it and schedule it for a design review hearing. The Historic Preservation Commission meets on the 1st and 3rd Mondays of the month at 4 p.m. in the City Council Chambers at the City Center Building, 1001 11th Avenue.

Please let me know if you have any questions or I can assist you.

Cordially,
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
www.greeleygov.com

From: Ric Weber <rweber@c2darchitects.com>
Sent: Wednesday, May 22, 2019 10:38 AM
To: Betsy Kellums <Betsy.Kellums@Greeleygov.com>
Cc: Robb Casseday <rcasseday@c2darchitects.com>
Subject: [EXTERNAL] Bank of Colorado ATM @ Light and Power Company Building

Betsy,
It was great speaking with you. I look forward to hearing from you regarding our move forward.

Sincerely,



Ric Weber
Project Manager / BIM Manager
[Revit Architecture Certified Professional](#)



C2D Architects, LLC
"Concept 2 Design"
www.c2darchitects.com



Office:

1703 61st Avenue; Suite 101
Greeley, CO 80634
o: 970-515-6675
c: 970-301-0173

Mail:

P.O. Box 337733
Greeley, CO 80633

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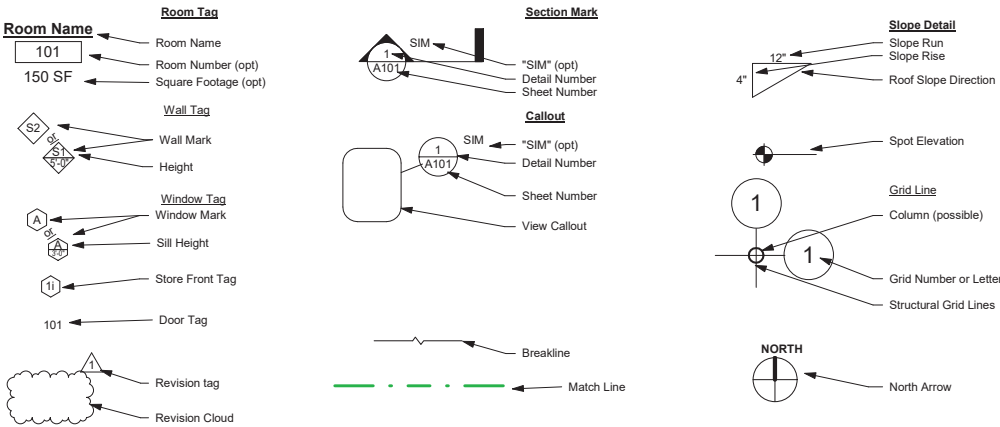
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BANK OF COLORADO
BANK OF COLORADO DOWNTOWN GREELEY ATM
810 9TH STREET
GREELEY, CO



C2D Architects, LLC
P.O. Box 337733
Greeley, CO 80633
(970) 515-6675

GRAPHIC LEGEND



GENERAL NOTES

- Contractor to verify existing conditions & review discrepancies or inconsistencies of site & drawings with Architect prior to commencing construction. Otherwise, beginning of work indicates acceptance by the Contractor.
- Dimensions are typically to face of masonry or concrete and to core of framed wall.
- Cleanup rubbish & debris resulting from construction shall be collected regularly from project site & legally disposed.
- All weather-exposed surfaces shall have a weather-resistive barrier to protect the interior and exterior openings shall be flashed in such a manner as to make them weatherproof.
- Contractors are responsible for all materials & quantities shown in these drawings graphically as well as those called for by note.
- The Contractor shall obtain all necessary permits to complete the proposed work and shall comply with all local, state, and federal regulations.
- The Contractor Shall Visit the Site Prior to Submitting Bids or Proposals.
- The contract documents show general configuration and scope of design intent. The individual drawings and specifications form a coherent whole and are to be interpreted in accordance with the entire package of construction documents. They can not show every component or connection. Contractor is responsible for a complete construction that is structurally sound, watertight, and in accordance with industry standards.

ABBREVIATIONS

Ø	DIAMETER
±	PLUS OR MINUS
*	DEGREES
A.F.F.	ABOVE FINISHED FLOOR
A.W.E.W.	ALIGN WITH EXISTING WALL
B.O.	BOTTOM OF
BSMT.	BASEMENT
CLG	CEILING
CMU	CONCRETE MASONARY UNIT
CONC	CONCRETE
DBL.	DOUBLE
(E)	EXISTING
F.B.O.	FURNISHED BY OWNER
F.B.T.	FURNISHED BY TENANT
F.I.O.	FURNISHED AND INSTALLED BY OWNER
F.I.T.	FURNISHED AND INSTALLED BY TENANT
MFR.	MANUFACTURER
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
REV.	REVISION
SF	SQUARE FEET
TBD	TO BE DETERMINED
T.O.	TOP OF
(TYP.)	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD

SHEET INDEX

#	Sheet Name	Rev
1-GENERAL		
G0.00	COVER SHEET	
10-ARCHITECTURAL		
A1.10	FLOOR PLAN	
A2.10	ELEVATIONS	
A3.10	SECTIONS	
A5.10	DOOR AND WINDOW SCHEDULE/ DETAILS	
A6.10	PHOTOS	

CIVIL

LANDSCAPE

STRUCTURAL

INTERIOR

PLUMBING

MECHANICAL

ELECTRICAL

GENERAL CONTRACTOR



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C2D Architects, LLC

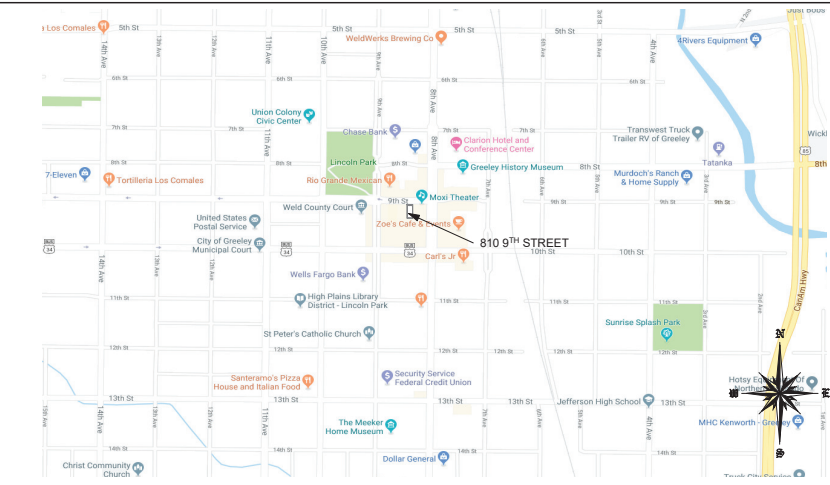
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Greeley, CO 80633
(970) 515-6675

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GREELEY, CO

COVER SHEET

VICINITY MAP



① VICINITY MAP
1" = 800'-0"

Date Printed: 2019-06-18 3:22:09 PM

Project Status: DESIGN REVIEW

Drawn By: Author

#	Date	Information
05/02/19	SD - For Review	
05/22/19	Review Sub. 1	-RDW
06/03/19	Hist. Soc. Review	/ Issued for submittal of application for Major Alterations Certificate of Approval -RDW
06/18/19	Hist. Soc. Review / Reissue	for Historical Society Commission Review -RDW

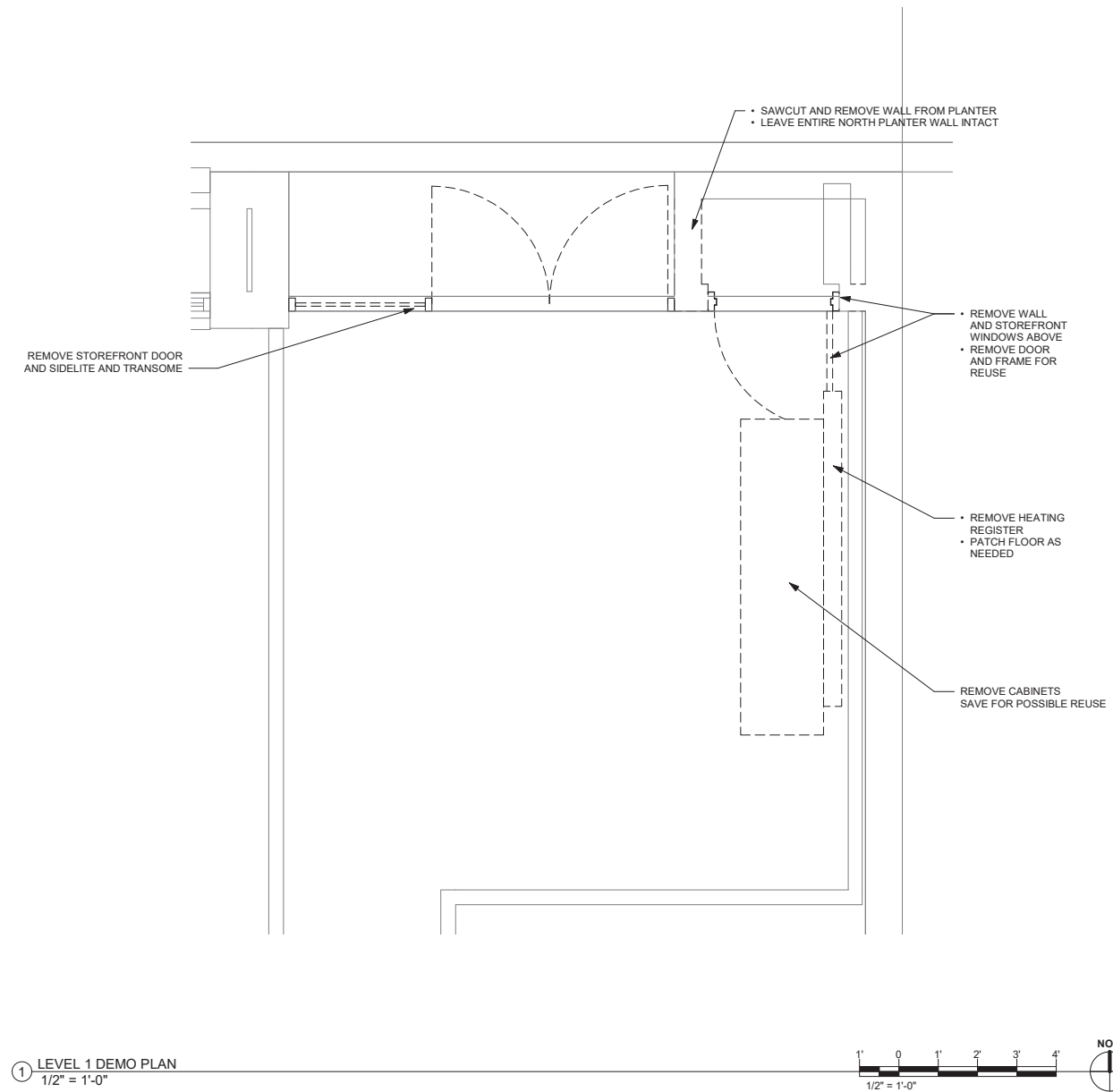
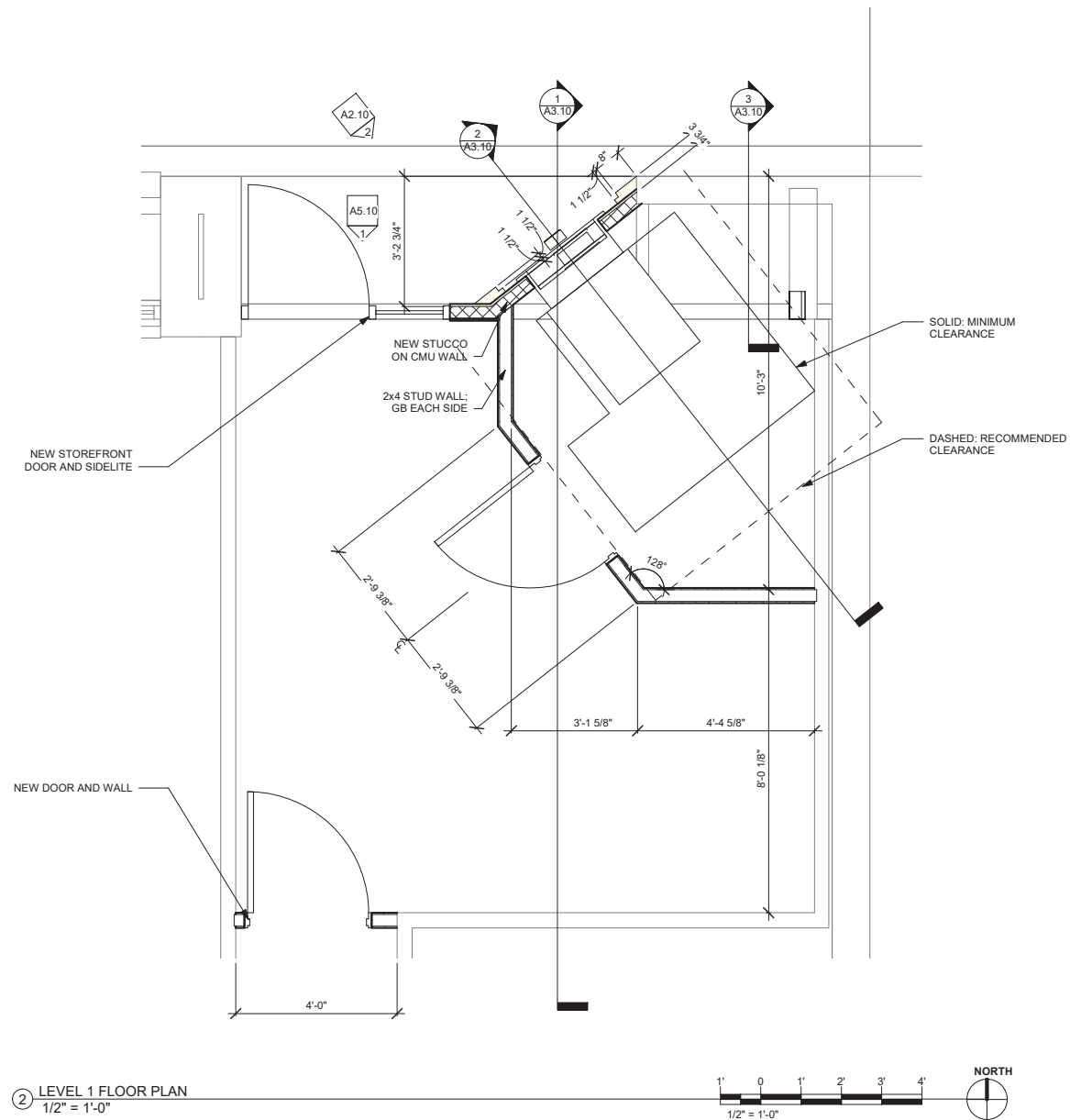
PROJECT #:
19-03-112

SHEET #:
G0.00

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CONSTRUCTION

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Greeley, CO 80633
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Project Status: DESIGN REVIEW

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Drawn By: RDW

FLOOR PLAN

Issues / Revisions	
#	Date / Information
05/09/19	SD - For Review
05/10/19	SD - For Review
05/22/19	Review Sub. 1
06/03/19	Hist. Soc. Review
06/18/19	Hist. Soc. Review

PROJECT #: 19-03-112

SHEET #: A1.10

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GREELEY, CO

ELEVATIONS

Issues / Revisions	
#	Date / Information
05/22/19	Review Sub. 1
06/03/19	Hist. Soc. Review
06/18/19	Hist. Soc. Review

PROJECT #: 19-03-112
SHEET #: A2.10

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CONSTRUCTION

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Project Status: DESIGN REVIEW

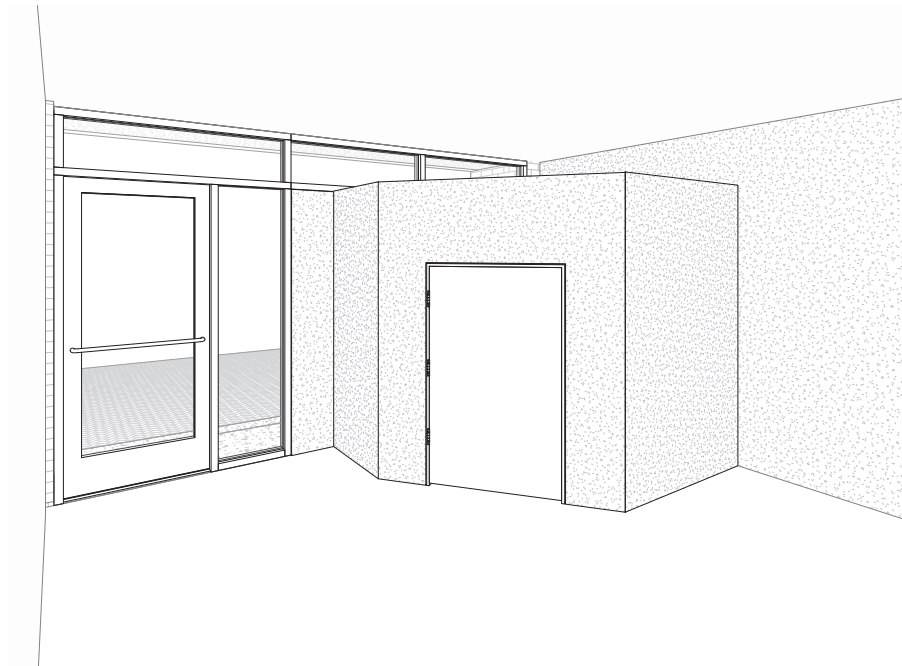
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PROJECT #: 19-03-112
SHEET #: A2.10

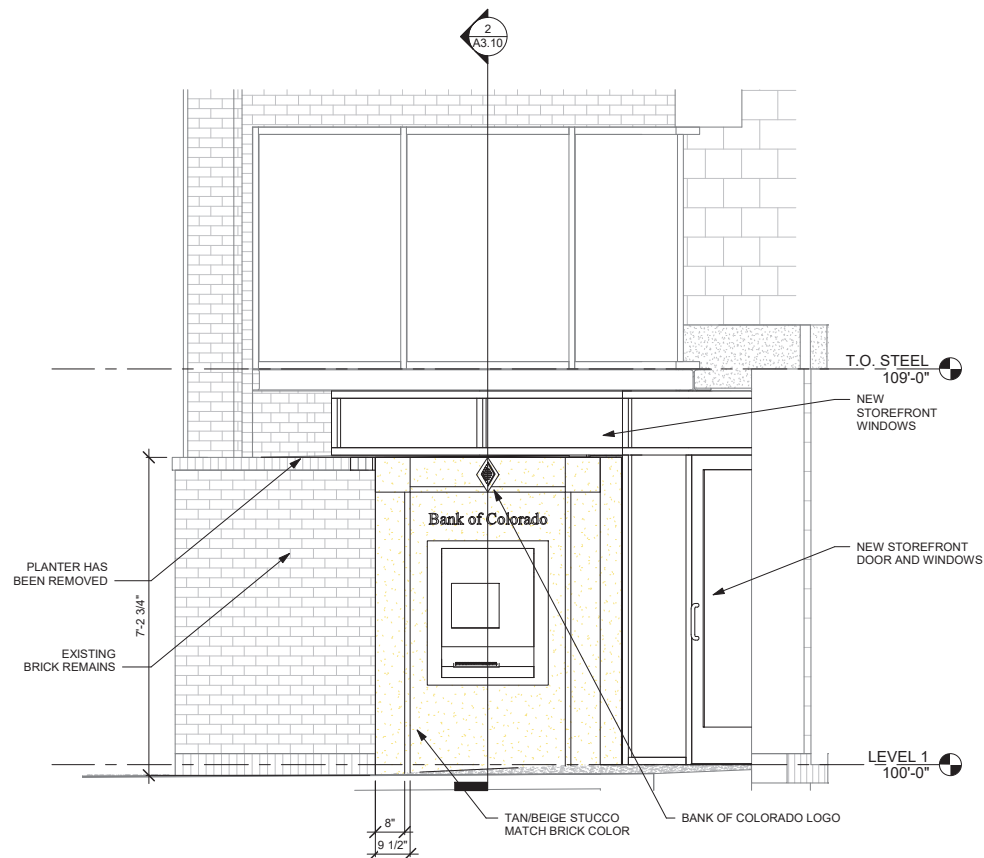
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3 EXTERIOR 3d VIEW



4 INTERIOR 3d VIEW

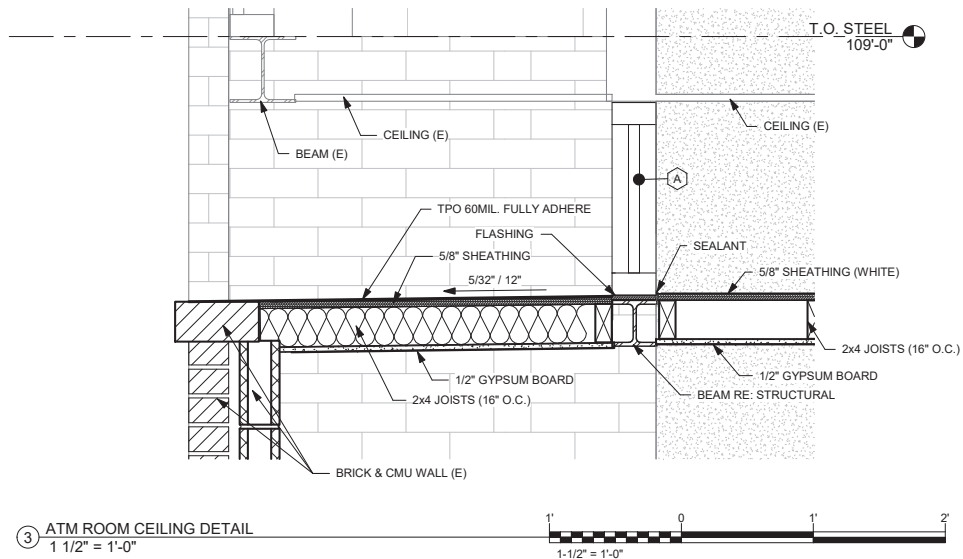
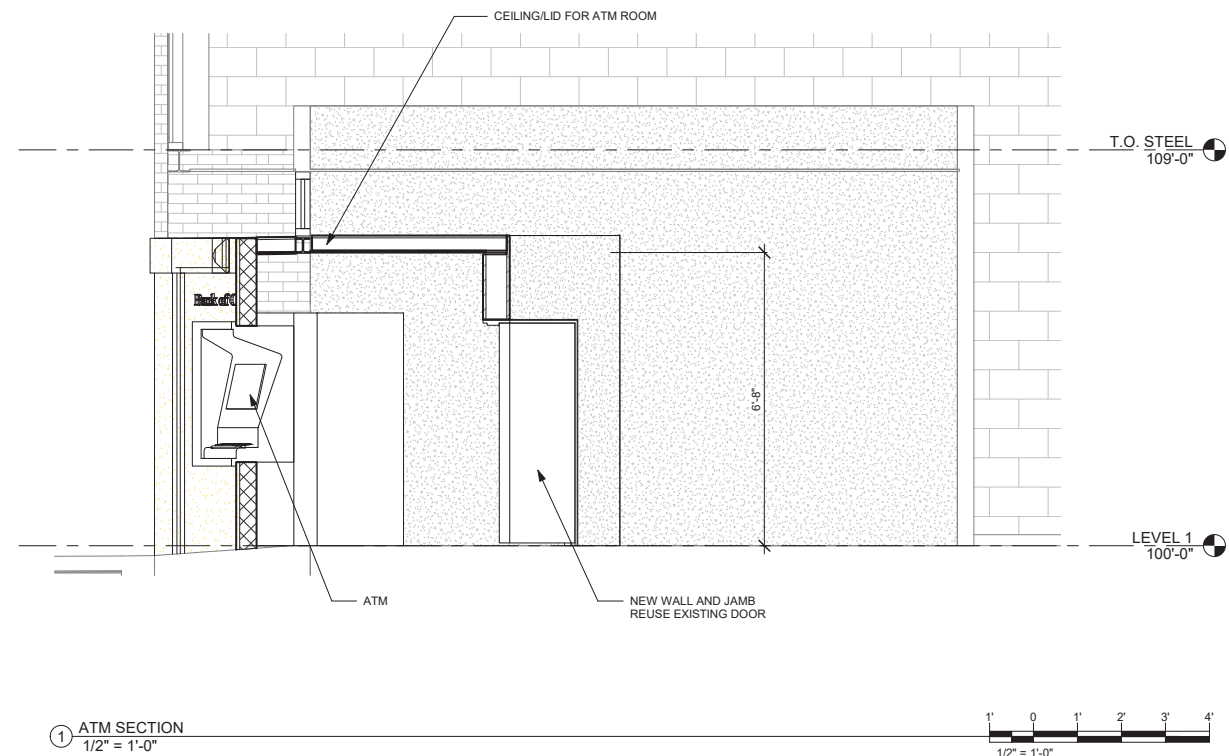
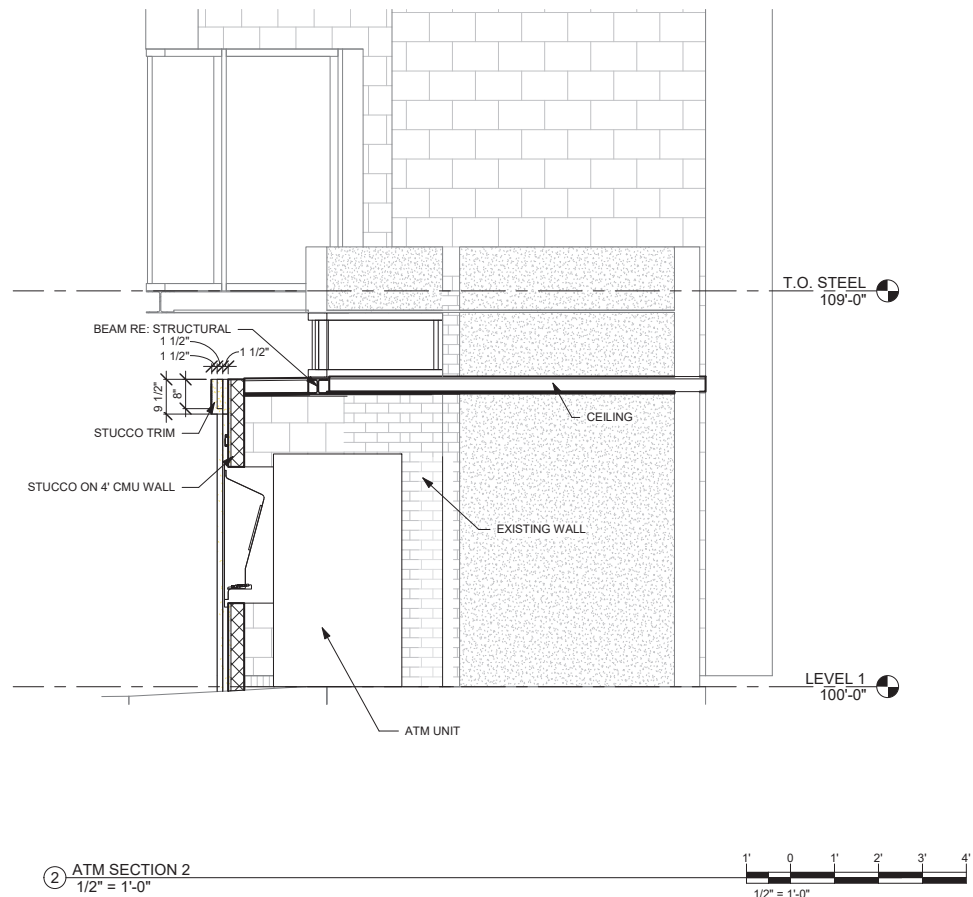


2 ATM FRONT ELEVATION
1/2" = 1'-0"



1 ENTIRE BUILDING NORTH ELEVATION
1/4" = 1'-0"

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Issues / Revisions		
#	Date	Information
05/22/19	Review Sub. 1	
06/03/19	Hist. Soc. Review	
06/18/19	Hist. Soc. Review	

PROJECT #: 19-03-112
SHEET #: A3.10

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Drawn By: RDW

**DOOR AND WINDOW
SCHEDULE/ DETAILS**

Issues / Revisions

#	Date	Information
06/03/19	Hist. Soc. Review	
06/18/19	Hist. Soc. Review	

PROJECT #:

19-03-112

SHEET #:

A5.10

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CONSTRUCTION

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NORTH SIDE OF BUILDING IN AREA WHERE ATM WILL BE LOCATED
TAKEN: MARCH 22, 2019



PHOTO SHOWING AREA OF BUILDING AT NEW ATM.
EXISTING TAN BRICK AT FACE OF BUILDING WOULD REMAIN. THE BRICK THAT IS BELOW THE RED
LINE IS NOT ORIGINAL. STOREFRONT IS ANODIZED BRONZED ALUMINUM.
TAKEN: MARCH 22, 2019



NORTH SIDE OF BUILDING IN AREA WHERE ATM WILL BE LOCATED.
SHOWING THE BRICK.
TAKEN: MARCH 22, 2019



NORTH SIDE OF BUILDING SHOWING MORE OF THE BUILDING. SHOWING
THE BRICK.
TAKEN: MARCH 22, 2019



PHOTO FROM WEST TO THE EAST ALONG FACE OF FRONT OF BUILDING.
SHOWING AREA SIGNAGE.
TAKEN: APRIL 3, 2019



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PHOTOS

Issues / Revisions		
#	Date	Information
06/03/19	Hist. Soc. Review	
06/18/19	Hist. Soc. Review	

PROJECT #:
19-03-112

SHEET #:
A6.10

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Full-Function Trough-the-Wall ATM

Hyosung is dedicated to making technology work for the humans who use it. We provide solutions that simply work better and more intuitively. Every ATM product, service, and support system is engineered to be reliable and flexible. We listen to our customers and continually improve our offerings to reflect their input. We bring that innovation to banking. It is this commitment to human technology that has made us a dependable partner and global leader in the ever-changing world of banking.



MAXIMUM RELIABILITY

Monimax 7800T is designed to provide reliability that is second to none in the market, with the highest uptime and with minimum maintenance needs. You won't have to worry about replacing the parts or sudden breakdowns because the **Monimax 7800T** is designed to run problem-free for a very long time.

ENVIRONMENT STEWARDSHIP

With quality also comes responsibility. **Monimax** series ATMs are equipped with energy-saving features like low-energy LCD and long-lasting ATM parts with minimum implications to the environment. The deposit automation feature also saves tons of paper over time, giving you the power to build your image as an earth-friendly company.

FLEXIBILITY

Monimax series ATMs are designed with an open architecture platform, allowing for easy future upgrades and module modifications. Modular design is one of the ways in which we are trying to lower our customers' costs and provide maximum convenience. **Monimax 7800T** can also be easily upgraded to offer deposit automation should an institution decide to implement the technology later.

ULTIMATE FUNCTIONALITY

Monimax 7800T offers ultimate functionality, featuring bill payment, funds transfer, and mobile top-up in a highly user-friendly interface for maximum convenience and ease of transition.

MAXIMUM PROTECTION

Complying to standards in various regions worldwide, Nautilus Hyosung offers advanced security measures. The highly secured integrity of the **Monimax 7800T** prevents any attempted security breaches from occurring. **Monimax 7800T** is also easily integrated with any monitoring solutions to provide seamless data transfer for effective management of the self-service channels.



System Platform

- Microsoft® Windows® 7 platform
- CEN/XFS 3.0 or later

Communication

- TCP/IP, Wireless, X.25, Dial-up

Display

- 15" / 19" color TFT LCD
- Privacy filter (option)

Input Type

- Touchscreen or Function keys
- PCI compliant EPP, T-DES, DES, RSA

Security

- Safe
 - UL 291 Level 1, CEN
- Lock
 - Mechanical combination lock, Electronic lock, Kaba Mas Cencon lock
- Two security cameras, for face and hand
- Fingerprint (option)

Card Reader

- Motorized hybrid card reader
- EMV level 1, 2 compliant
- Anti-skimming device
- Contactless card reader (RF)

Card Handling

- Cash dispensing
 - Maximum fill level 345mm per cassette
 - Up to 5 cassettes
 - Bundle present, bundle retraction
 - Note-by-note rejection
 - Automatic shutter
- Cash and check depository (single slot)
 - Maximum fill level 227mm per cassette
 - 75 mixed media (bundled deposit) per transaction*
 - 2 cassettes
 - Reject and retract capability
 - ECB article 6 compliant
 - 4-way cash and check scanning and printing

**Subject to note quality and other variables*

Printers

- Graphical thermal receipt printer
- Journal printer (e-Journal available as default)

Additional Features

- Lead-through indicator
- 2D bar code reader
- Audio jack, speaker

Power Supply

- AC 100-240V, 50-60Hz
- Backup battery (reserving last transaction, safe shutdown)

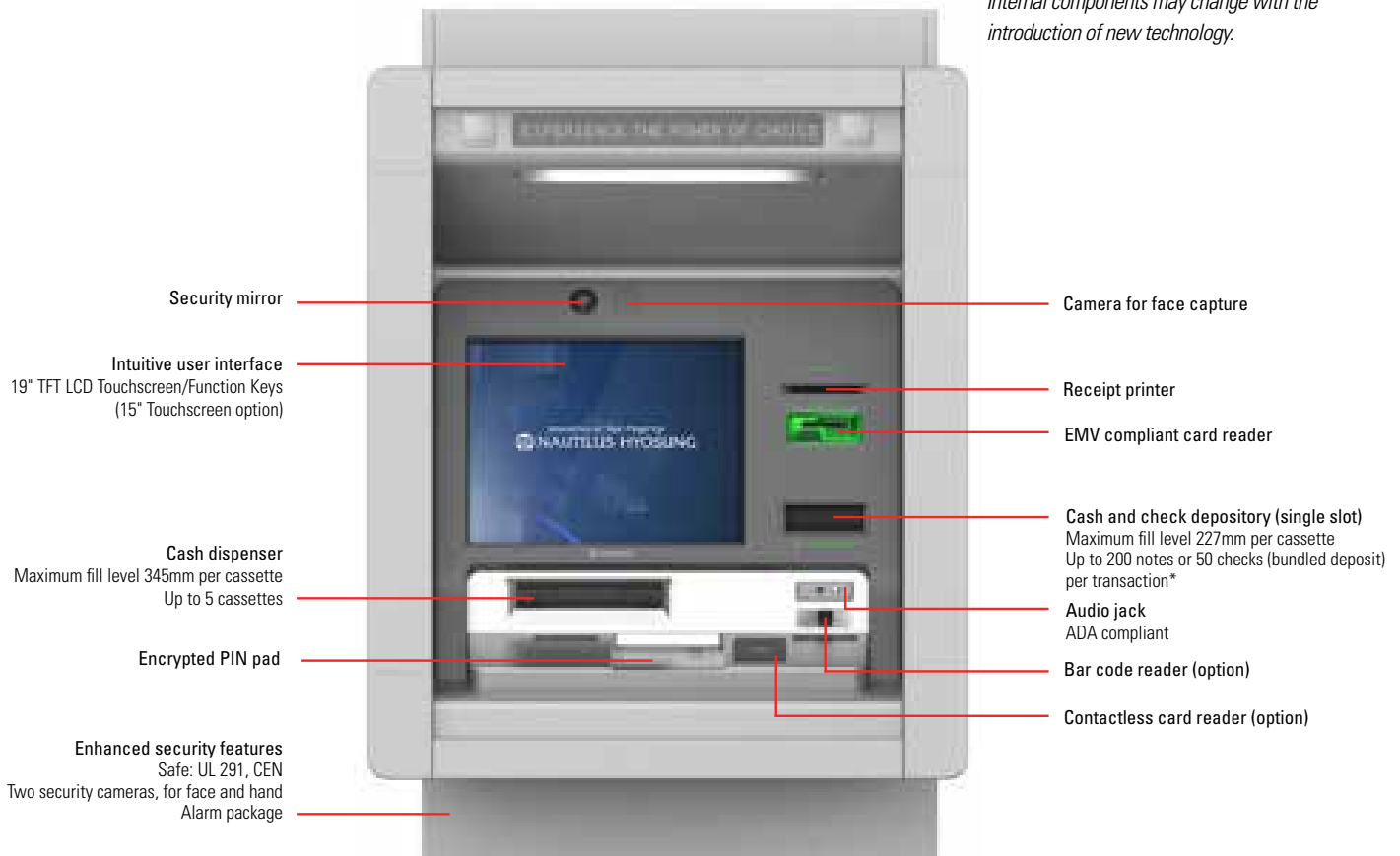
Environmental Conditions

- Temperature: 0°C-40°C (32°F-104°F)
- Humidity: 25%-85%

Dimension

- Height: 1,614mm (63.5")
- Width: 839mm (33.0")
- Depth: 806mm (31.7")
- Weight: 768kg (1,693 lbs)

Internal components may change with the introduction of new technology.



Photos 810 9th Street

North Elevation

June 2019

Greeley Historic Preservation Office photos







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Site Map - 810 9th Street

ATTACHMENT E



Created: 6/24/2019
By: COG Planning, Hist Pres, GIS

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



Legend



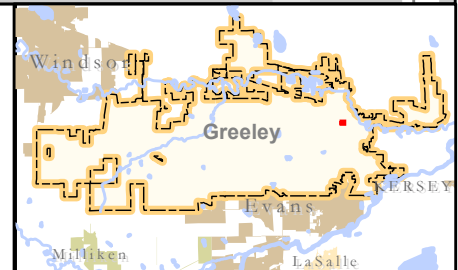
810 9th Street



Parcels



Structure



Notes:

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

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