



HISTORIC PRESERVATION COMMISSION

Agenda

July 16, 2018

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

- I. Call to Order**
- II. Approval of Minutes**
- III. Public Input**
- IV. Request for Certificate of Approval: Roof Replacement, 1215 11th Street, McCutcheon House (Applicant: Karl Dukstein and Joan Clinefelter)**
- V. Request for Certificate of Approval: Roof Replacement, 415 13th Street, Borgens House (Applicant: Sandra Scott)**
- VI. Historic Preservation Commission Member Reports**
- VII. Staff Reports**
- VIII. Adjournment**

UPCOMING MEETINGS AND IMPORTANT DATES:

- | | |
|---------------|--|
| July 16, 2018 | 4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9 th Avenue. |
| July 26, 2018 | 12:00 p.m., History Brown Bag: Young Chautauquans Perform, Young Chautauquans, at the Greeley History Museum Community Room, 714 8 th Street Free and open to the public. |

July 30, 2018	6:30 p.m., Waking Tour/Sit-in – “Flower Power and Sit-Ins: Greeley in the 1960s” pre-Chautauqua event; Location: Hensel Phelps Theater, 651 10 th Avenue.
August 6, 2018	4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9 th Avenue.
August 20, 2018	4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9 th Avenue.
August 20, 2018	6:00 p.m., Rescheduled Walking Tour – Trees and History at Linn Grove Cemetery; Location: Linn Grove Cemetery, 1700 Cedar Avenue.
August 23, 2018	12:00 p.m., History Brown Bag: Colorado’s Midcentury Schools, by Angela Smelker, at the Greeley History Museum Community Room, 714 8 th Street Free and open to the public.

Historic Preservation Public Hearing Procedure

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



HISTORIC PRESERVATION COMMISSION

**Proceedings
May 21, 2018**

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

I. Call to Order

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

II. Approval of Minutes for the meeting held on May 7, 2018.

Commissioner Anschutz requested an addition to the minutes to indicate the individual names for the Historic Preservation awards recipients on page six.

Commissioner Bator moved to approve the revised minutes from May 7, 2018. Commissioner Anschutz seconded the motion. The motion carried 4-0 (Commissioners Thompson and Markley were absent and one vacancy exists).

III. Public Input

Marshall Clough, 1619 14th Street, Historic Greeley, Inc., commented on the Historic Preservation Month event at the Ice Haus and the Historic Preservation Month awards presentations. He also updated the Commission on current and upcoming projects including the Masonic Temple and the Bessie Smith House. He added that he has been in discussions with Kim Snyder from the City and the Arts Commission concerning the murals downtown. He expressed that it has been very helpful to be included in the conversations and that he is glad to be part of them. He also stated that Historic Greeley, Inc. is concerned with demolitions happening on 8th Avenue, not necessarily with the buildings already demolished, but potential future demolitions and what is going to happen to the rest of the buildings along that corridor.

IV. Request for Certificate of Approval: Entrance and Rear Alterations 825 9th Street, Woolworth's/Rio Grande Mexican Restaurant Building (Applicant: Matthew Estrin)

Applicant withdrew application.

V. Historic Preservation Commission Member Reports

Chair Scott commented on the murals installed on the walkway of the 9th Street plazas. She stated that they are very attractive and she is pleased with the way they turned out. Additionally, she commented on the main presentation at the Ice Haus for the Historic Preservation Month event, she stated that it was valuable information about the tax credit issue, which always changes and was glad that she was updated.

Commissioner Bator also commented on the Historic Preservation Month celebration at the Ice Haus and stated that people who received the posters were very excited.

VI. Staff Reports

Betsy Kellums, Historic Preservation announced the cancellation of the June 4, 2018 meeting due to intensive training for TRAKiT, which will be going live June 5, 2018. Community Development offices will be closed June 1st and June 4th.

Ms. Kellums also stated that she received an application for designation about a week ago, but the owner withdrew the application because pictures of the house after it was finished showed significant alterations.

Ms Kellums announced that the new Commissioner potentially would be selected on June 5, 2018.

Mike Garrott, Planning Manager, stated that there is a lot of transition in the department due to the implementation of TRAKiT. Commissioner Clinefelter asked when the new City Center building will be done. Mr. Garrott replied that the new building will open in early September and stated that the modular being used for court will be removed when that department moved to City Center and the space will be used for parking for all surrounding City buildings.

VII. Adjournment

There being no more business, the meeting adjourned at 4:15 p.m.

Sandra Scott, Chair

Betsy Kellums, Secretary

HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Certificate of Approval
PROJECT: Roof Replacement
LOCATION: 1215 11th Street
APPLICANT: Joan Clinefelter and Karl Dukstein

HISTORIC PRESERVATION COMMISSION HEARING DATE: July 16, 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 June 28, 2018, owner Joan Clinefelter submitted an application for a Certificate of Approval for the replacement of the roof of the McCutcheon House and detached garage at 1215 11th Street to the Historic Preservation Office. The applicant proposes to replace the existing asphalt shingle roof with the Class IV architectural shingle in a dark gray color, similar to the existing roof color. They propose to use Owens Corning Duration Storm Shingles in Driftwood color, or a comparable shingle of another brand. Please see the Application and Narrative for a Certificate of Approval (Attachment A), the Current Photographs (Attachment B), product information (Attachment C), and the Existing Site Map (Attachment D).

Existing Conditions

The house is in good condition, but is in need of a new roof, which sustained significant damage in the recent hail storm.

Background

The Historic Preservation Commission designated the McCutcheon House at 1215 11th Street on the Greeley Historic Register in April 2006 for historical, architectural and geographical significance.

Building History

C.A. Dunham of Burlington, Iowa designed and R.L. Hall built this house for John B. McCutcheon and his wife May Broad in 1900. John, nephew of Ms. B.D. Harper who lived next door in the “The Castle” at 1223 11th Street, and his wife May and their four children Frances,

Marjorie, Ralph and Jane lived there until 1909. By 1910 they were living next door in “The Castle.” John owned two hardware stores, including one in Greeley and one in Evans.

In an interesting side note, one of the McCutcheon’s children, Ralph moved to Hollywood and earned fame as a horse trainer for Silver of Lone Ranger fame, and the horse in the original Black Beauty movie and the Fury television series.

John H. Steck and his family lived here in 1910 until at least 1918. Steck worked at Cash Grocery Company and as a farmer prior to retiring by 1917. Leonard and Orpha Opdyke lived here from at least 1920 through 1963, when Orpha gave the house to the Red Cross. Leonard Opdyke worked as a real estate broker and was president of Opdyke Agency, Inc. It housed the Weld County headquarters for the Red Cross until Orrin and Carol Larsen purchased the house in 1986.

The current owners purchased the house from the Larsens in 2002.

Architectural Description

This Edwardian Vernacular style residence is a rectangular, two-and-a-half story brick and wood frame structure with a wood shingled, gabled roof. Roof features include a three window arched wall dormer on the south side, a gabled wall dormer on the north side, and eave returns. It has a limestone foundation and brick and wood shingle exterior. The main façade contains an off-centered entrance. The one-story porch encloses the main entrance and southeast corner and is covered by the roof the house (principal roof). Windows are one-over-one wood frame, double-hung. Many have stone sills and lintels. The brick chimney is located near the center of the gable roof.

The house has a few alterations, including the enclosure of the porch with a wood half wall and screens. The porte cochere on the west side is likely an addition, although it was likely on the house by 1927. It is supported by classical columns and the small porch underneath it has square columns with beveled corners. A small extension of the second floor bedroom on the west was added in the 1990s. A recent stained glass window in the west bay window of the house was installed in 2003. A detached garage is located in the rear of the lot.

SITE DATA:

Legal Description:	GR5140 E30FT L6 & W35FT L7 BLK73 City of Greeley, County of Weld, State of Colorado
Neighborhood:	Original Union Colony Boundaries
Designation:	Individually designated on the Greeley Historic Register
Year Property Built:	1900 (source: Weld County Assessor; City Directories)

Architectural Style:	Edwardian Vernacular
Zoning:	Residential – High (R-H)
Dates of Significant Renovations:	Roof replacement – remove wood shingles to deck, install new sheeting, felt and 30 year shingles; Owner: Karl Dukstein; Contractor: Majestic Roofing; Permit #12100168; Date: 10/8/2012. Replace service meter main and wire hot tub; Owner: Karl Dukstein; Contractor: Circle D Electric; Permit #02070254; Date: 7/24/2002. Install beam to support ceiling and second floor for SFD; Owner and Contractor: American Red Cross and Carol Larsen; Permit #860714; Date: 9/5/1986; Final: 12/2/1986. Electrical Permit for new service; Owner: Carol Larsen; Permit #860240; Date: 10/2/1986. Office reroof with wood shingles – second layer of wood; Owner: American Red Cross; Contractor: Rice Roofing; Permit #833399; Date: 12/29/1983; Final: 1/3/1984. Source: Building Permit File, 1215 11th 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 #6: Deteriorated historic features will be repaired rather than replaced. Where the severity of the 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.

City of Greeley Code, Section 16.60.110 (2) Standards

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.

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 General Design Review Guidelines

Exterior General

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

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

- a. Materials similar to those employed historically are preferred.*
- b. Substitute materials may be used for replacing individual building elements, but not the primary building material.*

Roofs

Typical roof shapes for historic buildings in Greeley are gabled and hipped, as well as flat for commercial buildings and Modernist houses. In some cases, roofs are complex and may include several of these roof types plus dormers. Most historic roofs broadly overhang, creating deep shadows. These broad eaves are also a location for important detailing such as brackets, cornices, and bargeboards.

15. Preserve the original roof form.

- a. Avoid altering the angle of the roof.*
- b. Maintain the perceived line and orientation of the roof from the street.*
- c. Retain and repair roof detailing such as brackets, cornices, parapets, bargeboards, and gable-end shingles.*

- d. *New skylights should not be installed on front portions of a roof. Flat skylights mounted flush with the roof may be considered on other, less visible sides. Bubbled or domed skylights are not appropriate.*

16. Preserve original roof materials when feasible.

If replacement is necessary, carefully select new materials. Some historic materials are very durable and may not need replacement.

- a. *Avoid removing roof material that is in good condition.*
- b. *Where replacement is necessary, use materials similar to the original. Low profile asphalt shingles, for example, are appropriate replacements for wood shingles.*
- c. *Maintain a similar color. Gray and brown are typical of many historic roof materials. Some historic houses featured more colorful roofs through the use of clay tiles. Also consider the neighborhood context for color.*
- d. *Specialty materials such as tile or slate should be replaced with a matching material whenever feasible.*

Staff Analysis:

The proposed replacement of the roof of the house and garage complies with the applicable criteria and standards for the following reasons:

The proposed Owens Corning TruDefinition Duration STORM shingles in the Driftwood color (or comparable shingle) are an appropriate replacement material for the existing asphalt shingles on the house and on the detached garage. The proposed replacement shingles are dimensional asphalt shingles because they consist of at least two layers of asphalt that give a three dimensional appearance, similar to the appearance of wood shingles or shakes, which was likely the original roof material. They would have a positive effect on the general historical and architectural character of the property because they would protect the house and garage and would not affect the architectural details or features. The proposed replacement roof is essential for the protection, enhancement, perpetuation, and use of the property. Without a new roof, the roof would deteriorate and eventually cause the house and garage to deteriorate due to weathering and potential leaks. The project would not destroy historic materials and would not affect the rest of the house other than provide protection for historic materials and the house as a whole.

Because the proposed roof replacement would replace the existing dimensional shingles with dimensional shingles, which is an appropriate roofing material for historic roofs that meets the criteria, standards and guidelines, the project meets the applicable design guidelines. The roof structure and form, the line and orientation of the roof as visible from the street, would be preserved.

In summary, for these reasons, the proposed replacement of the roof meets the criteria and standards in Section 16.60.110, including the Secretary of the Interior's Standards and the General Design Review Guidelines.

16.60.110 (1) Criteria Addressed: a, c, e, and f (Secretary's Std #6)

16.60.110 (2) Standards Addressed: c and g (Historic Preservation General Design Review Guidelines for Exterior General and Roofs)

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 Friday, June 29, 2018 and a sign was posted at the property on Friday, July 6, 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 proposal to replace the roofs of the house and garage at the McCutcheon House at 1215 11th Street meets (1) Criteria a, c, e, and f and (2) Standards c 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 – Current Photographs

Attachment C – Product Information

Attachment D – Existing Site Map



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

APPLICATION FORM FOR CERTIFICATE OF APPROVAL 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: Joan Clinefelter & Karl Dukstein
Address: 1215 11th St
Greeley, CO 80631
Phone: 970-313-7244 or 351-2959 (work)
Cell phone: 970 313 7244
Email: joan.clinefelter@unco.edu

APPLICANT (if different From property owner)

Name: _____
Address: _____
Phone: _____
Cell phone: _____
Email: _____

HISTORIC PROPERTY

Name: Ralph McCutcheon House
Address: 1215 11th St Greeley, CO 80631
Historic District (if applicable): _____
Legal Description: GR 5140 E 30FT L6 &
W 35FT 7 BLK 73

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

Applicant (Print): Joan Clinefelter Telephone: 970 313 7244

Signature: Joan Clinefelter Date: 6/28/2018

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: _____

This page intentionally left blank.

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

Date: 6/28/2018 GHR Property Address: 1215 11th St., Greeley

Applicant/Representative(s): JOAN CLINEFELTER

Is the Applicant/Representative the owner? yes

Proposed Project

Description: Due to hail damage from 6/23/18, We need to replace the roof of the house & detached garage at 1215 11th St. We wish to use Owens-Corning's Duration Storm Shingles in "Driftwood" Color, which is nearly identical to the current shingles. The roofline/profile will be maintained. Work to be done by Majestic Roofing, which did the roof last time.

Location/Address of Proposed

Project: 1215 11th St. Greeley, CO 80631

Comments: Damage is not evident from photos, but we had an inspection that revealed far more than the 8" hits per square that leads to insurance coverage. Insurance is covering the expense.

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

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

Staff Contact information:

Betsy Kellums, Historic Preservation Specialist
1100 10th Street, Ste. 201
Greeley, CO 80631
(P) 970.350.9222; (F) 970.350.9895
Betsy.kellums@greeleygov.com
www.greeleygov.com/historicpreservation

THIS PAGE INTENTIONALLY LEFT BLANK

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) 6/26/18
Date
- ☒ Application Form signed by applicant and owner (if different)
- ☒ NA 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
- ☒ NA Mock-Up of signs or awnings, as needed
- ☒ Product literature, if applicable, such as for window, roof projects, etc.
- ☒ NA 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? *To replace the roof of 1215 11th St due to hail damage. The roof is just 5 yrs old, so no new decking will be needed. Profile/roofline will not be altered. The work will be done by Majestic Roofing, which d-d the roof last time. Garage roof will also be replaced with no roofline alterations. Shingles are nearly identical to current asphalt shingles.*
 - b. Time constraints on the project/Project urgency? *We do need to get on Majestic Roofing's schedule as soon as poss. 66.*

c. Identify which design guidelines relate to the project.

Guidelines are available for download on the City's historic preservation website,

<http://greeleygov.com/services/historic-preservation/documents>

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

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

Roofs: Preserve original form.

Avoid altering angle of roof.

Maintain line & orientation from street.

Use similar materials & color.

1215 11th Street

6/29/2018

Photos by Nathan Stauts



South Side – Stairs (showing gravel from the roof shingles)



South Side - Front



South Side – Front



North Side – Back



North Side - Back



South Side – Garage



South Side - Garage

This page intentionally left blank.



TruDefinition®
DURATION STORM®
Shingles with Patented WeatherGuard® and SureNail® Technologies



Onyx Black[†]

TWO TECHNOLOGICAL BREAKTHROUGHS IN ONE HIGH-PERFORMANCE SHINGLE.

The innovative features of *TruDefinition Duration STORM* Impact-Resistant Shingles with patented *SureNail* and *WeatherGuard* Technologies offer the following:



Breakthrough Design. Featuring a tough, woven engineered reinforcing fabric to deliver consistent fastening during installation.

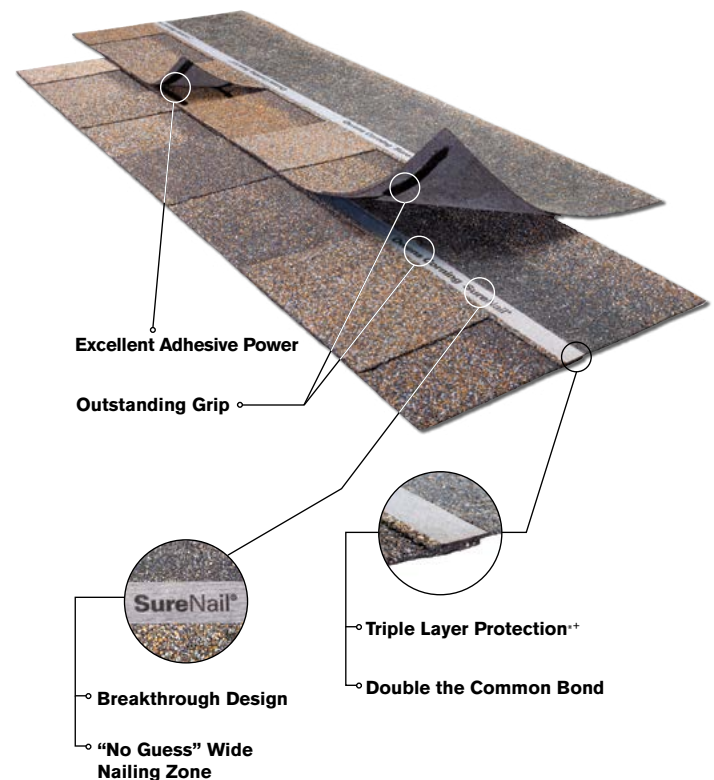
Triple Layer Protection.* A unique “triple layer” of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layers that offers excellent fastener holding power.

Outstanding Adhesion. Our enhanced Tru-Bond** sealant grips tightly to the engineered fabric nailing strip on the shingle below.

Excellent Adhesive Power. Specially formulated, wide adhesive bands help keep shingle layers laminated together.

Exceptional Wind Resistance. Engineered to deliver 130-MPH*/‡ wind warranty performance with only 4 nails. Fewer nails required can mean fewer deck penetrations.

Impact Resistance. The integrated polymeric backing feature of our patented *WeatherGuard* Technology helps achieve one of the industry's highest ratings.





BEAUTY THAT'S DESIGNED TO HELP WEATHER THE STORM.

TruDefinition® Duration STORM® Impact-Resistant Shingles with WeatherGuard® Technology are an excellent premium shingle choice for homeowners concerned with the effect of severe weather on their roof.

Unlike standard shingles, *TruDefinition Duration STORM* features patented *WeatherGuard* Technology.

- Integrated polymeric backing material allows the shingles to meet one of the industry's highest ratings for impact resistance, UL 2218, Class 4
- May allow homeowners to qualify for insurance premium discounts^s

TruDefinition Duration STORM Shingles also utilize *SureNail®* Technology that provides *Triple Layer Protection®* in the nailing zone and excellent adhesive power. This shingle and corresponding *ProEdge STORM®* Impact-Resistant Hip & Ridge Shingles³ are designed for outstanding holding power against the high winds of severe storms — up to 130 MPH.*/+

***TruDefinition Duration STORM* Shingles are specially formulated to provide great contrast and dimension to any roof.**

They offer beauty and performance that homeowners will enjoy.

- Multiple granule colors and shadowing offer a truly unique and dramatic effect
- Available in popular colors with bold, lively contrast and complementing shadow lines for greater dimension
- Limited Lifetime Warranty*^{††} (for as long as you own your home)
- 130-MPH Wind Resistance Limited Warranty*^{+/‡}
- Algae Resistance Limited Warranty*

Available Colors



Desert Tan†



Brownwood†



Teak†



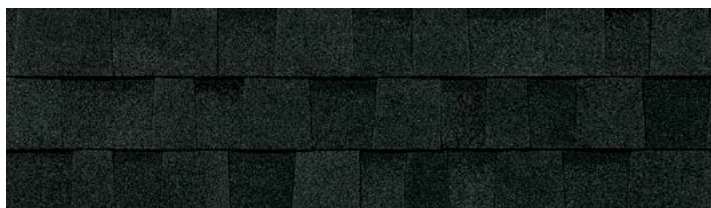
Driftwood†



Antique Silver†



Estate Gray†



Onyx Black†

DURABILITY TO HELP YOUR ROOF STAND UP TO MOTHER NATURE.

First-class protection.

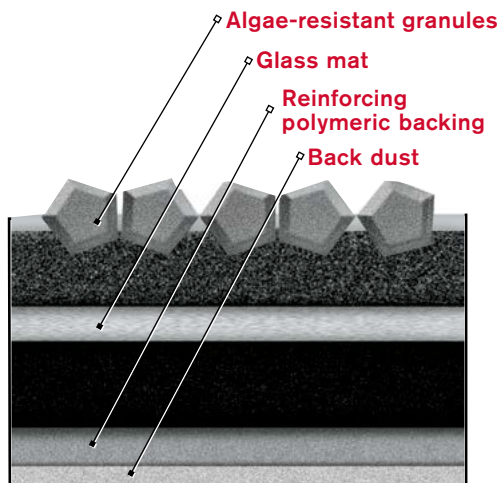
Underwriters Laboratories (UL) has one of the most demanding standards for testing the impact resistance of shingles. The UL 2218 test determines the amount of stress a newly manufactured roofing shingle can withstand without cracking. *TruDefinition Duration STORM* Shingles have achieved one of the highest ratings possible— Class 4. Here's how the testing works:

- Four different-sized steel balls are used to simulate the force of free-falling hailstones
- To test impact resistance, shingles are struck twice in the same spot
- A class rating is assigned to signify resistance to a particular size steel ball — the higher the class rating, the greater the resistance

Class 1	1 ¼" steel ball
Class 2	1 ½" steel ball
Class 3	1 ¾" steel ball
Class 4	2" steel ball

Tough, yet installs easily.

In addition to their best-in-class impact-resistance rating, *TruDefinition Duration STORM* Shingles stand up to 130-MPH winds.*† They're also easy to install and handle because they resist scuffing and marking during hot-weather installations, unlike rubber-modified shingles.



WeatherGuard Technology U.S. Patent 6,228,785.



Estate Gray[†]

Product Attributes

Warranty Length*

Limited Lifetime^{††} (for as long as you own your home)

Wind Resistance Limited Warranty*

130 MPH[‡]

Algae Resistance Limited Warranty*

10 Years

Tru PROtection® Non-Prorated Limited Warranty* Period

10 Years

TruDefinition® Duration STORM® Shingles

Nominal Size	13 ¹ / ₄ " x 39 ³ / ₈ "
Exposure	5 ⁵ / ₈ "
Shingles per Square	64
Bundles per Square	3
Coverage per Square	98.4 sq. ft.

ProEdge STORM® Hip & Ridge Shingles



Nominal Size	12" x 36"
Piece Size	12" x 12"
Exposure	6"
Shingles per Bundle	22
Pieces per Shingle/Bundle	3/66
Lineal Coverage per Bundle	33 ft.

Applicable Standards and Codes

ASTM D228

ASTM D3018 (Type 1)

ASTM D3161 (Class F Wind Resistance)

ASTM D3462

ASTM D7158 (Class H Wind Resistance)²

ASTM E108/UL 790 (Class A Fire Resistance)

CSA A 123.5¹

ICC-ES AC438[#]

UL 2218 (Class 4 Impact Resistance)³

UL ER2453-01^{##}

* See actual warranty for complete details, limitations and requirements.

^{††} This illustration depicts *Triple Layer Protection*, and the amount of *Triple Layer Protection* may vary on a shingle-to-shingle basis.

[†] Owens Corning strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.

^{††} 40-Year Limited Warranty on commercial projects.

[‡] To maintain the 130-MPH Wind Resistance Limited Warranty, each *ProEdge STORM* Hip & Ridge Shingle must be hand-sealed. Failure to hand-seal *ProEdge STORM* Hip & Ridge Shingles will reduce wind warranty to 110 MPH. Refer to the installation instruction for complete details.

^{##} *Tru-Bond* is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing and Asphalt, LLC.

§ Homeowners should check with their insurance company to see if they qualify.

¹ Only on product sold in Canada.

² Not applicable for *ProEdge STORM* Hip & Ridge Shingles.

³ *ProEdge STORM* Hip & Ridge Shingles are required to complete UL 2218 Class IV Impact-Resistant Roof System.

[#] International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

^{##} Underwriters Laboratories Evaluation Service Evaluation Report.

SureNail® Technology is proprietary with U.S. and foreign protection including U.S. Patent Nos. 6,471,812; 7,836,654; 8,156,704; 8,181,413; 8,240,102; 8,430,983; 8,607,521; 8,623,164; 8,752,351; 8,991,130; 9,121,178; and other patents pending.

WeatherGuard Technology U.S. Patent 6,228,785.

[^] Excludes non-Owens Corning® roofing products such as flashing, fasteners and wood decking.

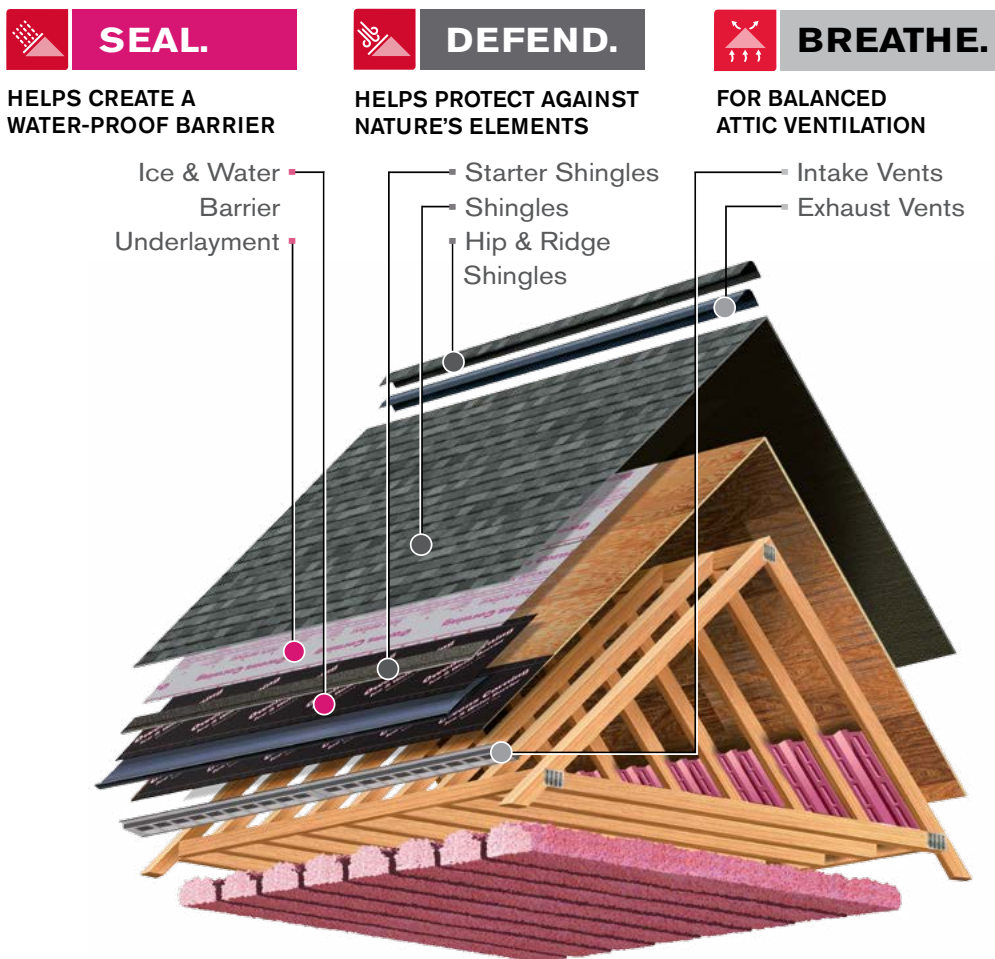


Total Protection Roofing System^{® ^}

TOTAL PROTECTION **SIMPLIFIED**[™]



Owens Corning[®] Total Protection Roofing System^{® ^} integrates engineered Owens Corning components that work together to address these three primary performance areas, critical to a high-performance roof, while also making it easy to understand the importance of each. **With Owens Corning, it's easy to confidently deliver total protection, beauty and peace of mind.**



OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659
1-800-GET-PINK[®]
www.owenscorning.com/roofing

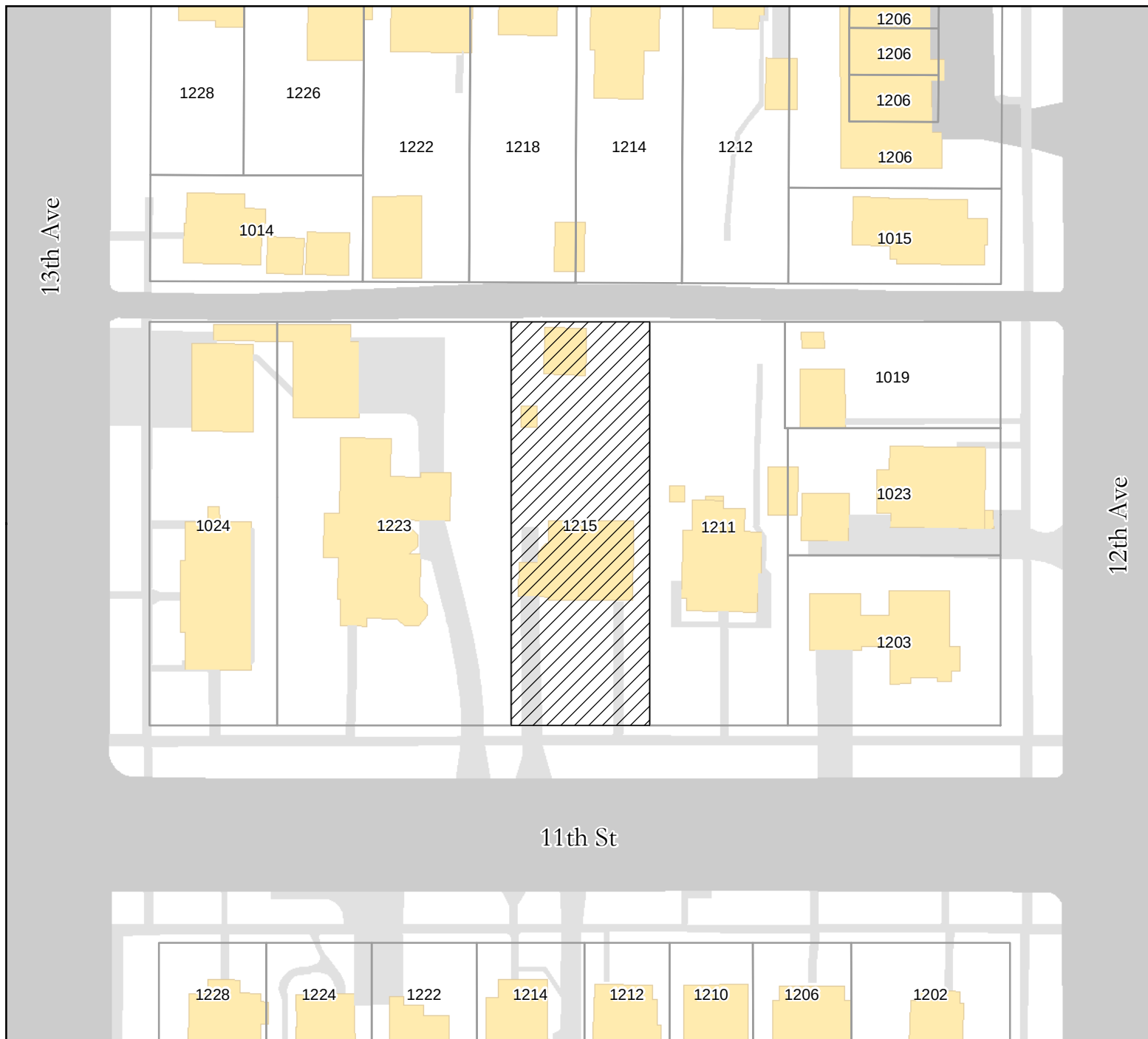
Pub. No. 10015764-E. Printed in U.S.A. February 2017.
THE PINK PANTHER[™] & © 1964–2017 Metro-Goldwyn-Mayer Studios Inc.
All Rights Reserved. The color PINK is a registered trademark of Owens Corning.
© 2017 Owens Corning. All Rights Reserved.

(Brookville, Denver, Medina, Minneapolis, Summit)



Site Map - 1215 11th Street

Attachment D



Created: 6/29/2018
By: COG Planning, Hist Pres, GIS

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

Legend



1215 11th 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.

This page intentionally left blank.

HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Certificate of Approval

PROJECT: Roof Replacement

LOCATION: 415 13th Street

APPLICANT: Sandra Scott

HISTORIC PRESERVATION COMMISSION HEARING DATE: July 16, 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 June 29, 2018, owner Sandra Scott submitted an application for a Certificate of Approval for the replacement of the roof of the Borgens House and detached garage at 415 13th Street to the Historic Preservation Office. The applicant proposes to replace the existing asphalt shingle roof with the Class IV architectural shingle in a brown color, similar to the existing roof color. She proposes to use Owens Corning Duration Storm Shingles, or a comparable shingle of another brand. Please see the Application and Narrative for a Certificate of Approval (Attachment A), the Current Photographs (Attachment B), product information (Attachment C), and the Existing Site Map (Attachment D).

Existing Conditions

The house is in good condition, but is in need of a new roof, which sustained significant damage in the recent hail storm.

Background

The Historic Preservation Commission designated the Borgens House at 415 13th Street on the Greeley Historic Register in December 2004 for architectural and geographical significance.

Building History

Conrad Borgens, grandfather of the current owner Sandra Scott, built this house in 1920 at a cost of approximately \$3500. Conrad worked as a carpenter and lived in the house with his wife Marie Katherine (Mary) and their children Fred, Carl, Reuben, Harold, Helen and Rienholdt. Conrad was born in White Russia in approximately 1876. His family farmed there and he served in the Russian Army, building wagons for carrying cannons, which is possibly where he got his

carpentry skills. Marie worked as a cook in the house of Conrad's parents in White Russia and she and Conrad married in approximately 1900.

Conrad and Marie came to Lincoln, Nebraska, coming to North America to Canada and then taking a train to Lincoln. Conrad worked in a butter factory in Lincoln and built a house there. Their first five children were born in Lincoln. Their daughter Helen, the fifth of the six children, was born in Lincoln in 1915. They came to Greeley between 1916 and 1920. After they arrived in Greeley, Conrad worked in the beet fields and did carpentry, renting houses until he built the house at 415 13th Street in 1920. According to Conrad's granddaughter Sandra, he decided to build a house because he was tired of renting. He purchased the lot on which the house stands, which had a smaller house on it. He moved the house to East 16th Street. Daughter Helen was five years old when Conrad started construction by digging out the basement with horses. Sandra further indicated that Conrad finished the basement and put on a temporary roof and the family moved into the basement so Conrad could work and build the house concurrently. Conrad worked on houses around what is now the University of Northern Colorado (UNC), the interior of the UNC President's house and the Meeker School on 9th Avenue.

Conrad became a U.S. citizen in the 1920s. His wife Marie had diabetes and was in and out of the Weld County Hospital. She died from it in 1939. Though a carpenter, Conrad also raised rabbits and sold the pelts, also had a cow and chickens. They knew everyone in the neighborhood, made up primarily of Germans from Russia and attended St. Pauls' Congregational Church. During World War II, Conrad also worked as an interpreter for the German Prisoners Of War. Conrad continued to live in the house until his death in 1964.

Helen Borgens married John Dorsey in October 1941. They lived and worked in Portland, Oregon for several years before returning to Greeley in the mid-1940s. Their son Harland was born in Portland in 1943 and daughter Sandra was later born in Greeley. John operated Dorsey Service Station at 7th Avenue and 13th Street from approximately 1946 through 1982 and then worked at Producer's Livestock. Helen was a homemaker and then worked as a cook for School District 6 and then also at the University Center of the University of Northern Colorado. They continued to live in the house until their deaths in 2001 and 2002. In 2002 Sandra moved in after her mother passed away and before her father passed away in 2002.

Architectural Description

This Craftsman style residence is a rectangular, one-and-one-half story, wood frame structure with an asphalt shingle, side-gabled roof. Roof features include exposed roof beams, exposed rafter ends, a front gabled dormer and wide overhanging eaves. It has a concrete foundation and lapped siding. The main façade contains a centered entrance. The one-story, full-width front porch is enclosed with multi-light wood frame windows and has brick piers with wood columns on the corners. Windows are multi-light-over-one, wood frame, double hung sash. There is a ribbon of three double hung windows in the front gabled dormer.

SITE DATA:

Legal Description:	GR476 L13 BLK138 Oliver Howards Sub of 138 & 145, City of Greeley, County of Weld, State of Colorado
Neighborhood:	Original Union Colony Boundaries
Designation:	Individually designated on the Greeley Historic Register
Year Property Built:	1919-20 (source: Building Permit #659, date 9/17/1919, Sandra Scott collection)
Architectural Style:	Craftsman
Zoning:	Residential – High (R-H)
Dates of Significant Renovations:	Replace existing furnace and air conditioner; Owner: Sandra Scott; Contractor: Greeley Furnace Co.; Permit #14060325; Date: 6/23/2014. Plans for Tuff Shed at rear of property approved 3/19/2002. Heating Permit application. Owner: John Dorsey; Contractor: Greeley Furnace; Permit #653164; Date: 7/27/1965. Wiring Permit; Owner: John Dorsey; Contractor: Bel-Air Electric; Permit #651239; Date: 8/13/1965. Electrical permit; Owner: Helen Dorsey; Contractor: Burch Electric; Permit #770847; Date: 11/17/1977. Install 4' Chain Link Fence; Owner: John Dorsey; Contractor: Weld County Home Improvement; Permit #740202; Date: 4/22/1974; Final: 1/17/1975. Source: Building Permit File, 415 13th 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 #6: Deteriorated historic features will be repaired rather than replaced. Where the severity of the 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.

City of Greeley Code, Section 16.60.110 (2) Standards

- 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.*
- 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 General Design Review Guidelines

Exterior General

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

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

- a. Materials similar to those employed historically are preferred.*
- b. Substitute materials may be used for replacing individual building elements, but not the primary building material.*

Roofs

Typical roof shapes for historic buildings in Greeley are gabled and hipped, as well as flat for commercial buildings and Modernist houses. In some cases, roofs are complex and may include several of these roof types plus dormers. Most historic roofs broadly overhang, creating deep shadows. These broad eaves are also a location for important detailing such as brackets, cornices, and bargeboards.

15. Preserve the original roof form.

- a. Avoid altering the angle of the roof.*
- b. Maintain the perceived line and orientation of the roof from the street.*
- c. Retain and repair roof detailing such as brackets, cornices, parapets, bargeboards, and gable-end shingles.*
- d. New skylights should not be installed on front portions of a roof. Flat skylights mounted flush with the roof may be considered on other, less visible sides. Bubbled or domed skylights are not appropriate.*

16. Preserve original roof materials when feasible.

If replacement is necessary, carefully select new materials. Some historic materials are very durable and may not need replacement.

- a. Avoid removing roof material that is in good condition.*
- b. Where replacement is necessary, use materials similar to the original. Low profile asphalt shingles, for example, are appropriate replacements for wood shingles.*
- c. Maintain a similar color. Gray and brown are typical of many historic roof materials. Some historic houses featured more colorful roofs through the use of clay tiles. Also consider the neighborhood context for color.*
- d. Specialty materials such as tile or slate should be replaced with a matching material whenever feasible.*

Staff Analysis:

The proposed replacement of the roof of the house and garage complies with the applicable criteria and standards for the following reasons:

The proposed Owens Corning TruDefinition Duration STORM shingles in a brown color (or comparable shingle) are an appropriate replacement material for the existing asphalt shingles for both the house and garage. The proposed replacement shingles are dimensional asphalt shingles because they consist of at least two layers of asphalt that give a three dimensional appearance, similar to the appearance of wood shingles or shakes, which was likely the original roof material. They would have a positive effect on the general historical and architectural character of the property because they would protect the house and garage and would not affect the architectural details or features. The proposed replacement roof is essential for the protection, enhancement, perpetuation, and use of the property. Without a new roof, the roof would deteriorate and eventually cause the house and garage to deteriorate due to weathering and potential leaks. The project would not destroy historic materials and would not affect the rest of the property other than provide protection for historic materials and the property as a whole.

Because the proposed roof replacement would replace the existing material dimensional shingles on the house and three-tab asphalt shingles on the garage with dimensional shingles with a slightly raised profile, which is an appropriate roofing material for historic roofs that meets the criteria, standards and guidelines, the project meets the applicable design guidelines. The roof structure and form, the line and orientation of the roofs as visible from the street, would be preserved.

In summary, for these reasons, the proposed replacement of the roof meets the criteria and standards in Section 16.60.110, including the Secretary of the Interior's Standards and the General Design Review Guidelines.

16.60.110 (1) Criteria Addressed: a, c, e, and f (Secretary's Std #6)

16.60.110 (2) Standards Addressed: c and g (Historic Preservation General Design Review Guidelines for Exterior General and Roofs)

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 Thursday, June 29, 2017 and a sign was posted at the property on Friday, July 6, 2017.

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 proposal to replace the house and garage roofs at the Borgens House at 415 13th Street meets (1) Criteria a, c, e, and f and (2) Standards c 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 – Current Photographs
Attachment C – Product Information
Attachment D – Existing Site Map

Attachment A
Submitted &
GHPD rec'd
6/29/18



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

*APPLICATION FORM FOR CERTIFICATE OF APPROVAL
ALTERATIONS*

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

PROPERTY OWNER(S)

Name: Sandra Scott
Address: 415 13th Street
Greeley, CO 80631
Phone: 970-352-9510
Cell phone: 970-381-5245
Email: sandrascott1949@comcast.net

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

Name: _____
Address: _____
Phone: _____
Cell phone: _____
Email: _____

HISTORIC PROPERTY

Name: Borgens House
Address: 415 13th St.
Historic District (if applicable): none
Legal Description: GR 476 L13 B1K138 Oliver Howards

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

Applicant (Print): Sandra Scott Telephone: 970-352-9510 or 970-381-5245
Signature: Sandra Scott Date: 6/28/18

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

Owner (Print): Sandra Scott Telephone: 970-352-9510 or 970-381-5245
Signature: Sandra Scott Date: 6/28/18

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

Date: 6/28/18 GHR Property Address: 415 13th Street

Applicant/Representative(s): Sandra Kay Scott

Is the Applicant/Representative the owner? Yes

Proposed Project Description: Replace roofs on house and garage at 415 13th St. recently damaged in 6/19/18 hail storm.

Location/Address of Proposed Project: 415 13th Street

Comments: Contacted Slaughter Roofing to examine both roofs. It was determined that there was significant damage and both would need to be replaced.

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

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

Staff Contact information:

Betsy Kellums, Historic Preservation Specialist
1100 10th Street, Ste. 201
Greeley, CO 80631
(P) 970.350.9222; (F) 970.350.9895
Betsy.kellums@greeleygov.com
www.greeleygov.com/historicpreservation

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) email and phone 6/19-6/27/18
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?
Tear off and replace roofs on home and detached garage. Proposed replacement shingles are Owens Corning Tru Definition Duration Storm with a Class 4 Rating. Brown color
 - b. Time constraints on the project/Project urgency? None

c. Identify which design guidelines relate to the project.

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

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

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

The new shingles replace the current architectural shingles installed 15 years ago and are in compliance with Secretary of the Interior's current standards. The character and integrity of both the house and garage will not be altered.

415 13th Street

7/2/2018

Photos by Amy Hootman



East Side - Front



North Side - Back



South Side - Front



West Side - Back







South Side – Garage



Garage Roof 415 13th Street
Hail Damage 6/19/18

South Side – Garage



Garage Roof 415 13th Street
Hail Damage 6/19/18

South Side – Garage

This page intentionally left blank.



TruDefinition®
DURATION STORM®
Shingles with Patented WeatherGuard® and SureNail® Technologies



Only Black[†]

TWO TECHNOLOGICAL BREAKTHROUGHS IN ONE HIGH-PERFORMANCE SHINGLE.

The innovative features of *TruDefinition Duration STORM* Impact-Resistant Shingles with patented *SureNail* and *WeatherGuard* Technologies offer the following:



Breakthrough Design. Featuring a tough, woven engineered reinforcing fabric to deliver consistent fastening during installation.

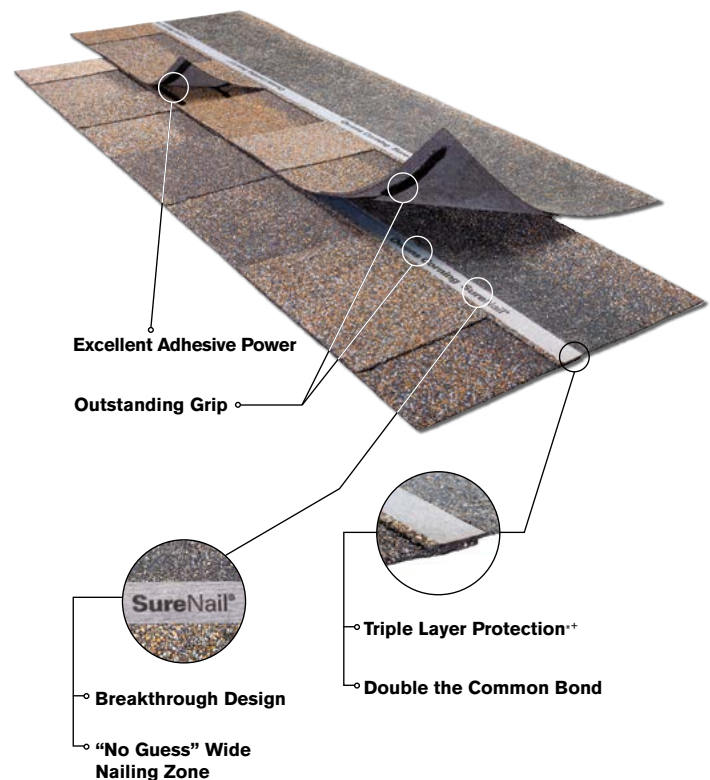
Triple Layer Protection.* A unique “triple layer” of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layers that offers excellent fastener holding power.

Outstanding Adhesion. Our enhanced Tru-Bond** sealant grips tightly to the engineered fabric nailing strip on the shingle below.

Excellent Adhesive Power. Specially formulated, wide adhesive bands help keep shingle layers laminated together.

Exceptional Wind Resistance. Engineered to deliver 130-MPH*/‡ wind warranty performance with only 4 nails. Fewer nails required can mean fewer deck penetrations.

Impact Resistance. The integrated polymeric backing feature of our patented *WeatherGuard* Technology helps achieve one of the industry's highest ratings.





BEAUTY THAT'S DESIGNED TO HELP WEATHER THE STORM.

TruDefinition® Duration STORM® Impact-Resistant Shingles with WeatherGuard® Technology are an excellent premium shingle choice for homeowners concerned with the effect of severe weather on their roof.

Unlike standard shingles, *TruDefinition Duration STORM* features patented *WeatherGuard* Technology.

- Integrated polymeric backing material allows the shingles to meet one of the industry's highest ratings for impact resistance, UL 2218, Class 4
- May allow homeowners to qualify for insurance premium discounts[§]

TruDefinition Duration STORM Shingles also utilize *SureNail®* Technology that provides Triple Layer Protection® in the nailing zone and excellent adhesive power. This shingle and corresponding *ProEdge STORM®* Impact-Resistant Hip & Ridge Shingles³ are designed for outstanding holding power against the high winds of severe storms — up to 130 MPH.*/+

***TruDefinition Duration STORM* Shingles** are specially formulated to provide great contrast and dimension to any roof.

They offer beauty and performance that homeowners will enjoy.

- Multiple granule colors and shadowing offer a truly unique and dramatic effect
- Available in popular colors with bold, lively contrast and complementing shadow lines for greater dimension
- Limited Lifetime Warranty*^{††} (for as long as you own your home)
- 130-MPH Wind Resistance Limited Warranty*^{+/‡}
- Algae Resistance Limited Warranty*

Available Colors



Desert Tan[†]



Brownwood[†]



Teak[†]



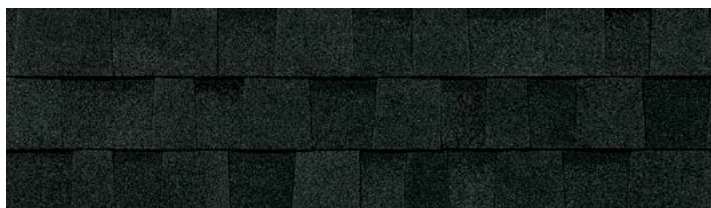
Driftwood[†]



Antique Silver[†]



Estate Gray[†]



Onyx Black[†]

DURABILITY TO HELP YOUR ROOF STAND UP TO MOTHER NATURE.

First-class protection.

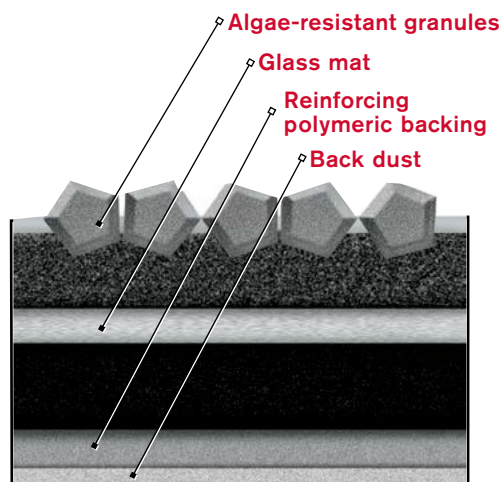
Underwriters Laboratories (UL) has one of the most demanding standards for testing the impact resistance of shingles. The UL 2218 test determines the amount of stress a newly manufactured roofing shingle can withstand without cracking. *TruDefinition Duration STORM* Shingles have achieved one of the highest ratings possible— Class 4. Here's how the testing works:

- Four different-sized steel balls are used to simulate the force of free-falling hailstones
- To test impact resistance, shingles are struck twice in the same spot
- A class rating is assigned to signify resistance to a particular size steel ball — the higher the class rating, the greater the resistance

Class 1	1 ¼" steel ball
Class 2	1 ½" steel ball
Class 3	1 ¾" steel ball
Class 4	2" steel ball

Tough, yet installs easily.

In addition to their best-in-class impact-resistance rating, *TruDefinition Duration STORM* Shingles stand up to 130-MPH winds.*[†] They're also easy to install and handle because they resist scuffing and marking during hot-weather installations, unlike rubber-modified shingles.



WeatherGuard Technology U.S. Patent 6,228,785.



Estate Gray[†]

Product Attributes

Warranty Length*

Limited Lifetime^{††} (for as long as you own your home)

Wind Resistance Limited Warranty*

130 MPH[‡]

Algae Resistance Limited Warranty*

10 Years

Tru PROtection® Non-Prorated Limited Warranty* Period

10 Years

TruDefinition® Duration STORM® Shingles

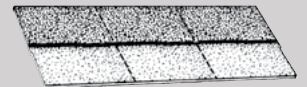
Product Specifications

Nominal Size	13 ¹ / ₄ " x 39 ³ / ₈ "
Exposure	5 ⁵ / ₈ "
Shingles per Square	64
Bundles per Square	3
Coverage per Square	98.4 sq. ft.

ProEdge STORM®

Hip & Ridge Shingles

Product Specifications



Nominal Size	12" x 36"
Piece Size	12" x 12"
Exposure	6"
Shingles per Bundle	22
Pieces per Shingle/Bundle	3/66
Lineal Coverage per Bundle	33 ft.

Applicable Standards and Codes

ASTM D228

ASTM D3018 (Type 1)

ASTM D3161 (Class F Wind Resistance)

ASTM D3462

ASTM D7158 (Class H Wind Resistance)²

ASTM E108/UL 790 (Class A Fire Resistance)

CSA A 123.5¹

ICC-ES AC438[#]

UL 2218 (Class 4 Impact Resistance)³

UL ER2453-01^{##}

* See actual warranty for complete details, limitations and requirements.

^{††} This illustration depicts *Triple Layer Protection*, and the amount of *Triple Layer Protection* may vary on a shingle-to-shingle basis.

[†] Owens Corning strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.

^{††} 40-Year Limited Warranty on commercial projects.

[‡] To maintain the 130-MPH Wind Resistance Limited Warranty, each *ProEdge STORM* Hip & Ridge Shingle must be hand-sealed. Failure to hand-seal *ProEdge STORM* Hip & Ridge Shingles will reduce wind warranty to 110 MPH. Refer to the installation instruction for complete details.

^{##} *Tru-Bond* is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing and Asphalt, LLC.

§ Homeowners should check with their insurance company to see if they qualify.

¹ Only on product sold in Canada.

² Not applicable for *ProEdge STORM* Hip & Ridge Shingles.

³ *ProEdge STORM* Hip & Ridge Shingles are required to complete UL 2218 Class IV Impact-Resistant Roof System.

[#] International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

^{##} Underwriters Laboratories Evaluation Service Evaluation Report.

SureNail® Technology is proprietary with U.S. and foreign protection including U.S. Patent Nos. 6,471,812; 7,836,654; 8,156,704; 8,181,413; 8,240,102; 8,430,983; 8,607,521; 8,623,164; 8,752,351; 8,991,130; 9,121,178; and other patents pending.

WeatherGuard Technology U.S. Patent 6,228,785.

[^] Excludes non-Owens Corning® roofing products such as flashing, fasteners and wood decking.

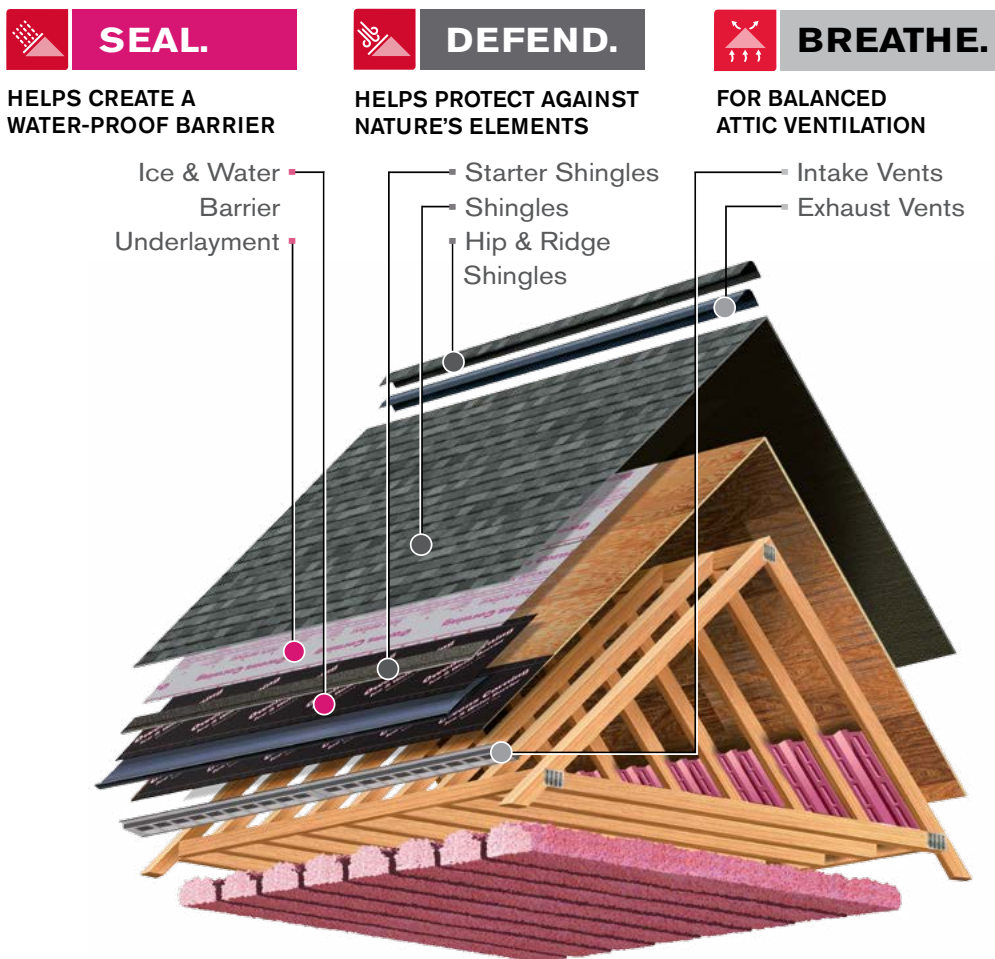


Total Protection Roofing System^{® ^}

TOTAL PROTECTION **SIMPLIFIED**[™]



Owens Corning[®] Total Protection Roofing System^{® ^} integrates engineered Owens Corning components that work together to address these three primary performance areas, critical to a high-performance roof, while also making it easy to understand the importance of each. **With Owens Corning, it's easy to confidently deliver total protection, beauty and peace of mind.**



OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659
1-800-GET-PINK[®]
www.owenscorning.com/roofing

Pub. No. 10015764-E. Printed in U.S.A. February 2017.
THE PINK PANTHER[™] & © 1964–2017 Metro-Goldwyn-Mayer Studios Inc.
All Rights Reserved. The color PINK is a registered trademark of Owens Corning.
© 2017 Owens Corning. All Rights Reserved.

(Brookville, Denver, Medina, Minneapolis, Summit)



Site Map - 415 13th Street



Created: 6/29/2018
By: COG Planning, Hist Pres, GIS

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

Legend



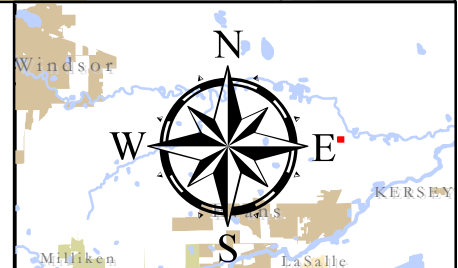
415 13th Street



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.