



## **HISTORIC PRESERVATION COMMISSION**

### **Agenda**

**August 6, 2018**

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

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- I. Call to Order**
- II. Approval of Minutes**
- III. Public Input**
- IV. Request for Certificate of Approval: Rear Window Replacement, 808 8<sup>th</sup> Street  
(Applicant: Matthew J. Revitte)**
- V. Request for Certificate of Approval: Roof Replacement, 1221 18<sup>th</sup> Street,  
Baldwin House (Applicant: Fred and Darline Kellers)**
- VI. Historic Preservation Commission Member Reports**
- VII. Staff Reports**
- VIII. Adjournment**

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

August 20, 2018      4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9<sup>th</sup> 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<sup>th</sup> Street Free and open to the public.
- September 3, 2018 Historic Preservation Commission meeting cancelled due to Labor Day holiday.
- September 17, 2018 4:00 p.m., Historic Preservation Commission, City Council Chambers, City Center, 1001 11<sup>th</sup> Avenue. (Note: new permanent location)
- September 27, 2018 12:00 p.m., History Brown Bag: The Jewish Community of Atwood by Naomi Johnson, at the Greeley History Museum Community Room, 714 8<sup>th</sup> 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 9<sup>th</sup> Avenue  
School District 6 School Board Meeting Room  
4:00 p.m.**

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### **I. Call to Order**

Chair Scott called the meeting to order at 4:00 p.m. Commissioners 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 14<sup>th</sup> 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 8<sup>th</sup> 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 9<sup>th</sup> 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 9<sup>th</sup> 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 1<sup>st</sup> and June 4<sup>th</sup>.

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.

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Sandra Scott, Chair

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Betsy Kellums, Secretary



<b>HISTORIC PRESERVATION COMMISSION SUMMARY</b>
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**ITEM:** Certificate of Approval

**PROJECT:** Rear Window Replacement

**LOCATION:** 808 8<sup>th</sup> Street

**APPLICANT:** Matt Revitte, McArthur and Co Hardware Condominiums LLC

**HISTORIC PRESERVATION COMMISSION HEARING DATE:** August 6, 2018

**HISTORIC PRESERVATION COMMISSION FUNCTION:**

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

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**PROJECT OVERVIEW AND BACKGROUND:**

**Proposed Project**

On July 10, 2018, owner Matthew J. Revitte, McArthur and Co Hardware Condominiums LLC, submitted an application for a Certificate of Approval for the replacement of three non-original rear windows at 808 8<sup>th</sup> Street to the Historic Preservation Office. The applicant proposes to replace the three wood frame fixed windows on the rear of the building with vinyl sash windows matching the windows installed on the top level of the rear wall of 808 8<sup>th</sup> Street. Please see the Application and Narrative for a Certificate of Approval (Attachment A), Photographs (Attachment B), Architectural Inventory Form (Attachment C), product information (Attachment D), and the Existing Site Map (Attachment E).

**Existing Conditions**

The windows are in fair condition, but the building rehabilitation requires the windows be replaced with egress windows. The proposed egress windows would fit within the existing openings and would meet building code for egress.

**Background**

The Historic Preservation Commission designated the Downtown Greeley Historic District on the Greeley Historic Register in November 2002 and the building at 808 8<sup>th</sup> Street is a contributing property within the historic district.

**Building History**

A one-story building known as the “Duff Building,” which housed a meat market and jewelry store was located on this site in 1906. D.R. McArthur’s building, costing \$6,500, was reported constructed in a 1907 year-end summary of building in Greeley. The building was listed at this

address in city directory of 1908, and the present two-story building was shown on the 1909 Sanborn map. A hardware store was located here from that time until at least 1950. By THE 1960s Randall's Shoes was housed in this building.

In 1980 Clem and Eva Lou Schutte bought the building. They hired ARIX to design a new look for the building (which then had a modern façade), a space in the basement for their shoe repair business, and a street level storefront, as well as an upstairs loft.

### **Architectural Description**

Two-story rectangular brick building with flat roof with stone coping and cornice of two rows of brick on end and molded brick corbels. Second story has three windows with tall light over short light and sandstone lintels, as well as door off-center with rectangular light and sandstone lintel facing wrought iron balcony with decorative supporting braces. First story is inset, with slightly off-center double wood doors with large rectangular lights; wall surrounding entrance clad with varnished vertical board siding. Panels of etched glass create clerestory motif above inset area. Inset area has ceiling clad with pressed tin. Second entrance on façade at west end has paneled and glazed door with vertical board over door; this entrance projects slightly forward. East of main entrance is hipped roof bay window above exposed basement level. Wrought iron and brick balustrade on east enclosing well to lower story. Basement level storefront has bay window, vertical board siding, and wood and glazed door. Rear of building has large windows with rock-faced sandstone sills on each story, as well as off-center entrance. The windows have been altered and the windows of the lower story have bars.

### **SITE DATA:**

Legal Description:	UNIT A MCARTHUR & CO HARDWARE CONDO MAP, City of Greeley, County of Weld, State of Colorado (Property includes UNITS A, B, AND C)
Neighborhood:	Original Union Colony Boundaries
Designation:	Contributing property in the Greeley Historic Register-designated Downtown Greeley Historic District
Year Property Built:	1907 (source: Greeley Tribune, 10/31/1907)
Architectural Style:	No Style
Zoning:	Commercial – High (C-H)
Dates of Significant Renovations:	Certificate of Occupancy Approval; Occupant of Building: the Moss Rose; Use: Bridal Shop; Permit #16070262.

Certificate of Occupancy Approval; Occupant of Building: Smokeless CG Vapors, LLC; Use: Sales and Service; Permit #14100433.

Drawings for Interior Remodel by Property Construction Services, LLC; For Matt Revitte; Date: 3/10/2014.

Remove drywall, old plumbing and electrical; Owner and Contractor: Matt Revitte; Permit #14030381; Date: 3/27/2014.

Add 6 bedrooms and 2 bathrooms; Owner and Contractor: Matt Revitte; Permit #10430388, Date: 3/27/2018.

Install Exterior Lights; Owner: Matt Revitte; Contractor: Craftsman Electric; Permit #13050161; Date: 5/17/2013.

Sign Permit; Occupant: Lamp Rynearson; Contractor: Smith Sign Studio; Permit #08060051; Date: 6/6/2008.

Certificate of Occupancy Approval: Pickett Engineering; Date: 9/12/2007.

Certificate of Occupancy Approval: Plant Paradise and Floral Bazaar; Use: Sale of flower and plants; Date: 4/15/2007.

Certificate of Designation for the Downtown Greeley Historic District, including 808 8<sup>th</sup> Street as a contributing property; Historic Preservation Commission, 11/25/2002; Recording Number: 3019389; Recording Date: 12/30/2002.

Certificate of Completion for DFC Construction; Permit # 00100144; 1/30/2001.

Permit for tenant improvements; Owner: Pickett Engineering, Inc; Contractor: DFC Construction; Subcontractors: Adolph Plumbing and Heating Co, H&S Electric; Permit #00100144; No date.

Certificate of Occupancy Approval for Western  
Rocker; Use: Retail Sales; Date: 10/31/1997.

Commercial Permit to Enlarge Window Display  
space, build a platform area for display, new  
lighting, new carpet, painting, wallpapering;  
Owner: Cathy Ludlow/Rare Necessities;  
Contractor: Jerry Fester; Permit #94100068; Date:  
10/11/1994.

Drawing of Balcony; reviewed by Steve Bagley,  
Deputy City Engineer; Date: 10/19/1993.

Permit to add 12' x 26' 10' high partition wall for  
kitchen use (catering service) for Personal Touch –  
Retail; Owner: Clem Shutte; Contractor: Jim  
Bornemeier; Permit #B890515; Date: 7/28/1989.

Retail remodel – add sink, move wall; Owner:  
Clem Schuette; Contractor: Clara Perin; Permit  
#870259; Date: 4/8/1987.

Remodel existing business – shoe store converting  
basement to retail space; Owner: Clem and Evalou  
Schuette; Contractor: Arix CM; Plumbing  
Contractor: Shaw Plumbing; Heating Contractor:  
Horton Sheet Metal; Electrical Contractor:  
Simmons Electric; Permit #831819; Date issued:  
7/21/1983; Final: 11/29/1983.

Demolition prior to remodel; Owner: Clem and  
Evalou Schuette; Contractor: Arix C.M.; Permit  
#831188; Date: 7/5/1983; Final: 8/4/1983.

Shoe repair reroof; Owner: Superior Shoes;  
Contractor: Douglass Roofing; Permit #830536;  
Date: 6/17/1983; Final: 11/29/1983.

Sign Permit for a wall sign for Superior Shoe  
Service; Contractor: Smith Sign Studio; Date:  
1/14/1980

Remodel Commercial Building, Plan #Q-16;  
Remodel of Fashion Bar for Men's Clothing  
Section; Owner: Fashion Bar; Contractor: Phelps-

Tointon Constructors; Plans by: Crowther-Kruse-McWilliams; Permit #700417; Date: 9/4/1970.

Permit to re-roof with 3 ply build up roof on commercial building; Owner: Randall's Shoe; Contractor: Alco Roofing; Permit #700311; Date: 7/2/1970.

Remodel Commercial building; Owner: Randall Gallagher; Permit #640211; Date: 4/28/1964; Final: 6/11/1964.

Source: Building Permit File, 808 8<sup>th</sup> Street

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

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

#### **City of Greeley Code, Section 16.60.110 (1) Criteria**

- a. The effect of the alteration or construction upon the general historical or architectural character of the designated property.*
- c. The effects of the proposed work in creating, changing or destroying the exterior architectural features and details of the structure upon which the work shall be done.*
- e. The effect of the proposed work upon the protection, enhancement, perpetuation and use of the landmark or landmark district.*
- f. Compliance with the Secretary of the Interior's current standards for rehabilitation of historic properties as defined in Section 16.60.020 of this Chapter.*

#### **Secretary of the Interior's Standards for Rehabilitation**

*Standard #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.*

*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.*

**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.*

*e. New additions and expansions shall, where possible, be differentiated from the existing building to protect its historic integrity. New additions and constructions shall also be undertaken in such a manner that their removal in the future would not destroy the form or integrity of the original property.*

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

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

**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 inot 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.*

**Guidelines**

- A. Preserve all original window and door openings. Openings should not be closed up, made smaller or enlarged.*
- B. Preserve all original windows and doors. Repair deteriorated jambs, sashes, glazing and frames.*

**Staff Analysis:**

*The proposed replacement of three rear windows with egress windows complies with the applicable criteria and standards for the following reasons:*

The proposed replacement of three non-historic wood frame fixed windows on the rear wall with one-over-one vinyl sash windows matching the vinyl sash windows on the top row on the rear wall would provide egress for the interior rehabilitation and reuse. Because the proposed project would replace non-historic windows with non-historic windows and would not impact the size or shape of the window openings, the proposed project would have a minor impact on the historical

and architectural character of the property. The egress windows are required for the use of the building and therefore would have a positive impact on the protection, enhancement, perpetuation and use of the building. Use of wood sash windows would be more appropriate for the character of the building, but the use of vinyl windows in the rear that fit the existing openings would still comply with the criteria. The project would not destroy historic materials and would not affect the rest of the building. For these reasons, the proposed project would meet criteria a, c, e, and f of the Greeley Municipal Code.

Because the proposed rear window replacement would preserve the original window opening sizes and shapes, and it would replace the non-historic windows with new non-historic windows that meet egress requirements and make the building useable, the proposed project meets the criteria, standards and guidelines.

In summary, for these reasons, the proposed replacement of the non-historic rear windows with vinyl sash egress windows meets the criteria and standards in Section 16.60.110, including the Secretary of the Interior's Standards and the Downtown Design Review Guidelines.

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

**16.60.110 (2) Standards Addressed: c, e, and g**

**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 July 12, 2018 and a sign was posted at the property on July 30, 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 three non-historic wood windows with vinyl sash egress windows on the rear of the building at 808 8<sup>th</sup> Street meets (1) Criteria a, c, e, and f and (2) Standards c, e, and g of Section 16.60.110 of the Greeley Municipal Code, and therefore approves the Certificate of Approval, with the condition that all required permits be obtained.

**ATTACHMENTS:**

Attachment A – Application & Narrative for Certificate of Approval  
Attachment B – Photographs  
Attachment C – Architectural Inventory Form  
Attachment D – Product Information  
Attachment E – Existing Site Map

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

*APPLICATION FORM FOR CERTIFICATE OF APPROVAL  
ALTERATIONS*

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

**PROPERTY OWNER(S)**

Name: Matthew J Revitte / McArthur's CO Hardware Condominiums  
Address: 808 8<sup>th</sup> Street  
Greeley, CO 80631  
Phone: 970-356-1234  
Cell phone: 970-396-3094  
Email: mjr@ctos.com

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

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

**HISTORIC PROPERTY**

Name: Matthew J Revitte / McArthur's CO Hardware  
Address: 808 8<sup>th</sup> Street  
Historic District (if applicable): \_\_\_\_\_  
Legal Description: General Common Element  
McArthur's CO Hardware Condo Map

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

Applicant (Print): Matthew J Revitte Telephone: 970-356-1234

Signature: [Signature] Date: 7.9.18

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: \_\_\_\_\_

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

Date: 7-9-18 GHR Property Address: 808 8<sup>th</sup> St, Greeley, CO 80631

Applicant/Representative(s): Matthew J Revitte

Is the Applicant/Representative the owner? Yes

Proposed Project

Description: I am adding an apartment in the rear of 808 8<sup>th</sup> St. In addition to requiring the newly constructed apartment to be sprinkled, the fire department would like egress window units. The current window units are not original, nor do they open. I propose installing the east 3 windows units & furthest west windows will not be replaced as it is in a hallway) with Window World 4000 Series double-hung & sliding replacement windows. These are exactly what are currently installed on 2<sup>nd</sup> floor of same building. (See attached brochure.)

Location/Address of Proposed

Project: 808 8<sup>th</sup> St, rear of building

Comments: \_\_\_\_\_

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

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

Staff Contact information:

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

Certificate of Approval Application Packet  
Greeley Historic Register



## 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) 7-9-18  
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?  
Replace East 3 windows which are not original, nor do they open with 4000 Series Double-Hung and sliding replacement windows. These are currently installed on 2<sup>nd</sup> floor of subject property.
  - b. Time constraints on the project/Project urgency?  
My application along with Architectural drawings as well as Structural Engineers reports were submitted to City of Greeley Building Dept 7-5-18. Expect permit to be issued by 7-15-18. The 'lead-time' to order install window units is 6-8 weeks. I can start construction of apartment & lease current until windows intact until new units arrive.

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>

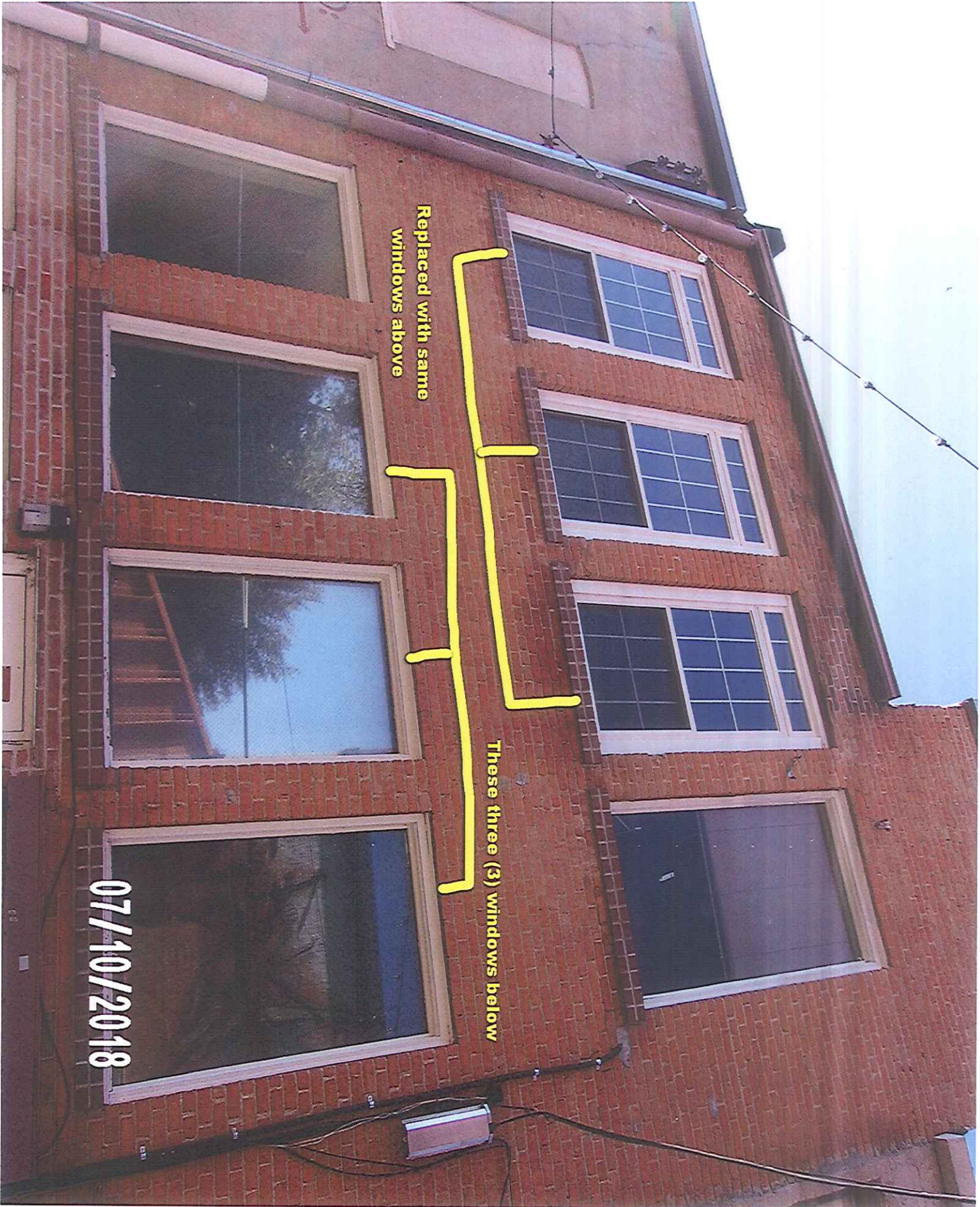
General guidelines are relevant for individually designated properties. District guidelines are also available for properties located with Greeley Historic Register designated districts.

Contact the Historic Preservation Office at 970.350.9222 or [betsy.kellums@greeleygov.com](mailto:betsy.kellums@greeleygov.com) for more information or for assistance.

Easterly three (3) windows on Mezzanine level to be replaced with double-hung/sliding replacement windows. Replacement windows to match exactly those installed on 3<sup>rd</sup> level. Original window opening will remain the exact length and width as currently installed window units.

This is in compliance with page 63, sec 8 of windows & doors of design guidelines for Downtown Greeley.





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# Attachment B

808 8<sup>th</sup> Street

7/13/18

Photos by Betsy Kellums, Greeley Historic Preservation Office

North Elevation (front)







South Elevation (rear)



OAHP 1403  
Rev. 9/98

Official Eligibility Determination  
(OAHP Use Only)

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

COLORADO CULTURAL RESOURCE SURVEY  
**Architectural Inventory Form**

Page 1 of 3

**I. IDENTIFICATION**

1. Resource Number: 5WL4128
2. Temporary Resource Number: 70
3. County: Weld
4. City: Greeley
5. Historic Building Name: McArthur Hardware
6. Current Building Name: Pickett Engineering
7. Building Address: 808 8TH ST
8. Owner Name and Address: SCHUETTE CLEMENS F & EVA LOU , 808 8TH ST, GREELEY, CO 80631

Parcel Number: 096105322026  
 SHF Grant Number: 2001-G1-010

**II. GEOGRAPHIC INFORMATION**

9. P.M. 6th Township 5N Range 65W  
 1/4 1/4 SE 1/4 SW 1/4 of Section 5
10. UTM Reference  
 Zone 13 Easting 526223 Northing 4474720
11. USGS Quad Name: Greeley, Colo.  
 Year: 1950, PR1980 Map Scale: 7.5' Attach photo copy of appropriate map section.
12. Lot (s): 5 Block(s): 57  
 Addition: Greeley Original Townsite Year of Addition: 1870
13. Boundary Description and Justification:  
 Boundary includes the building and the urban parcel on which it is situated.

**III. ARCHITECTURAL DESCRIPTION**

14. Building Plan (footprint, shape): Rectangular
15. Dimensions in Feet: Length 116 X Width 26
16. Stories: 2
17. Primary External Wall Material(s) (enter no more than two):  
 Brick
18. Roof Configuration (enter no more than one):  
 Flat Roof
19. Primary External Roof Material (enter no more than one): Asphalt
20. Special Features (enter all that apply):  
 Decorative cornice. Balcony.
21. General Architectural Description:

Two-story rectangular brick building with flat roof with stone coping and cornice of two rows of brick on end and molded brick corbels. Second story has three windows with tall light over short light and sandstone lintels, as well as door off-center with rectangular light and sandstone lintel facing wrought iron balcony with decorative supporting braces. First story is inset, with slightly off-center double wood doors with large rectangular lights; wall surrounding entrance clad with varnished vertical board siding. Panels of etched glass create clerestory motif above inset area. Inset area has ceiling clad with pressed tin. Second entrance on façade at west end has paneled and glazed door

with vertical board overdoor; this entrance projects slightly forward. East of main entrance is hipped roof bay window above exposed basement level. Wrought iron and brick balustrade on east enclosing well to lower story. Basement level storefront has bay window, vertical board siding, and wood and glazed door. Rear of building has large windows with rock-faced sandstone sills on each story, as well as off-center entrance. The windows have been altered and the windows of the lower story have bars.

22. Architectural Style/Building Type: No Style

23. Landscaping or Special Setting Features:

Faces pedestrian mall to north.

24. Associated Buildings, Features, or Objects:

None

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate

Actual 1907

Source of Information: Greeley Tribune, 31 Oct. 1907

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: D.R. McArthur

Source of Information: Greeley Tribune, 31 Oct. 1907

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

This building was completed in 1907. The new façade of the building was completed in 1993. ARIX was the architectural firm for the new design.

30. Original Location: Yes

Date of Moves:

#### V. HISTORICAL ASSOCIATIONS

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

32. Intermediate Use(s)

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

34. Site Type(s): Commercial building

35. Historical Background:

A one-story building known as the "Duff Building," which housed a meat market and jewelry store was located on this site in 1906. D.R. McArthur's building, costing \$6,500, was reported constructed in a 1907 year-end summary of building in Greeley. The building was listed at this address in city directory of 1908, and the present two-story building was shown on the 1909 Sanborn map. A hardware store was located here from that time until at least 1950. By the 1960s Randall's Shoes was housed in this building.

In 1980 Clem and Eva Lou Schutte bought the building. They hired ARIX to design a new look for the building (which then had a modern façade), a space in the basement for their shoe repair business, and a street level storefront, as well as an upstairs loft.

36. Sources of Information:

Weld County Assessor records; Sanborn fire insurance maps, 1886-1968; Greeley Museum historical files; Greeley city directories.

#### VI. SIGNIFICANCE

37. Local Landmark Designation: No

Date of Designation:

Designating Authority:

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;  
B. Associated with the lives of persons significant in our past;  
C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or  
D. Has yielded, or may be likely to yield, information important to history or prehistory.  
Qualifies under Criteria Considerations A through G (See Manual).

X Does not meet any of the above National Register criteria.

**39. Area(s) of Significance:****40. Period of Significance:****41. Level of Significance:****42. Statement of Significance:**

This building is associated with the commercial development of Greeley, having been the longtime site of a local hardware business. Alterations to the building have diminished its historic integrity.

**43. Assessment of Historic Physical Integrity Related to Significance:**

The building no longer conveys its historic character due to alterations.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT****44. National Register Field Eligibility Assessment: Not Eligible****45. Is there National Register district potential? Discuss. No**

Due to a loss of historic integrity through alterations, loss of key buildings, and new construction, there is no cohesive collection of historic buildings which would contribute to a potential historic district.

If there is NRHP district potential, indicate contributing status: N/A

**46. If the building is in an existing NRHP district, indicate contributing status: N/A****VIII. RECORDING INFORMATION****47. Photographic Reference(s): 4: 32; 5: 11**

Negatives Filed At: City of Greeley

Photographer: Roger Whitacre

**48. Report Title: Downtown Greeley Historic Buildings Survey, 2001****49. Date(s): April 2001****50. Recorder(s): R.L. Simmons/T.H. Simmons****51. Organization: Front Range Research Associates, Inc.****52. Address: 3635 W. 46th Ave., Denver, Colorado 80211****53. Phone Number(s): (303) 477-7597**

NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs.

**Colorado Historical Society-Office of Archaeology and Historic Preservation  
1300 Broadway, Denver, Colorado 80203 (303) 866-3395**

Downtown Greeley Historic Buildings Survey  
Sketch Map

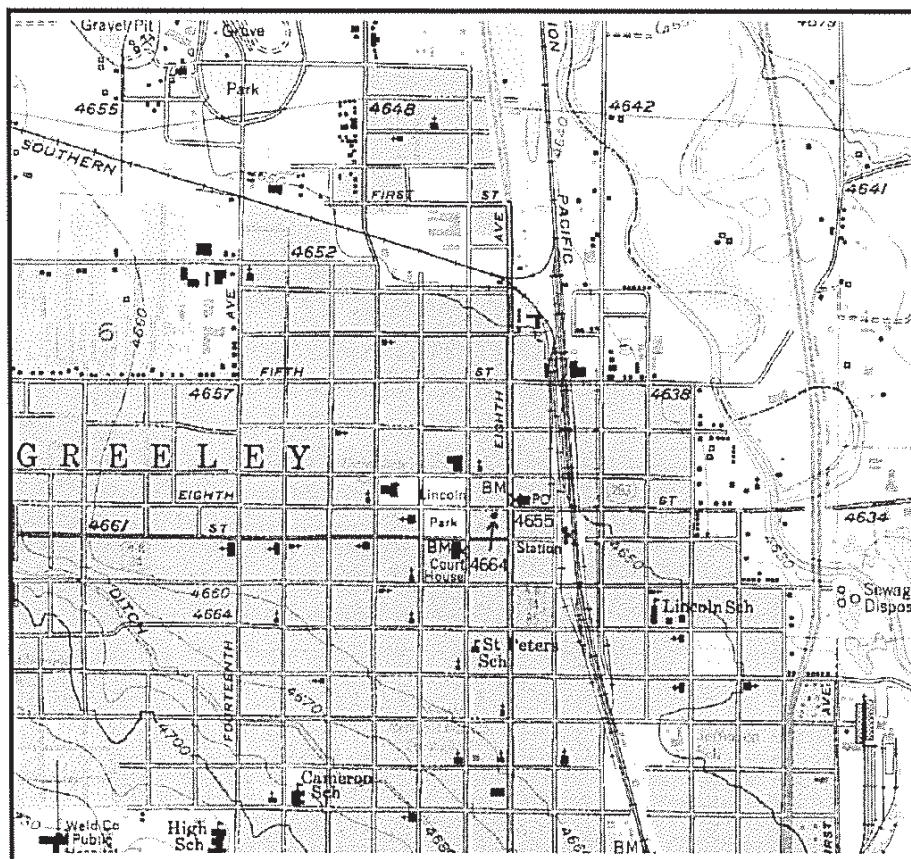




Downtown Greeley Historic Buildings Survey  
USGS Location Map

Resource Number: 5WL4128  
Temporary Number: 70

ADDRESS: 808 8TH ST



Extract of U.S. Geological Survey, "Greeley, Colo.," 7.5 minute topographic map (Reston, Virginia: U.S. Geological Survey, 1950, PR1980). Black dot denotes approximate location of resource.

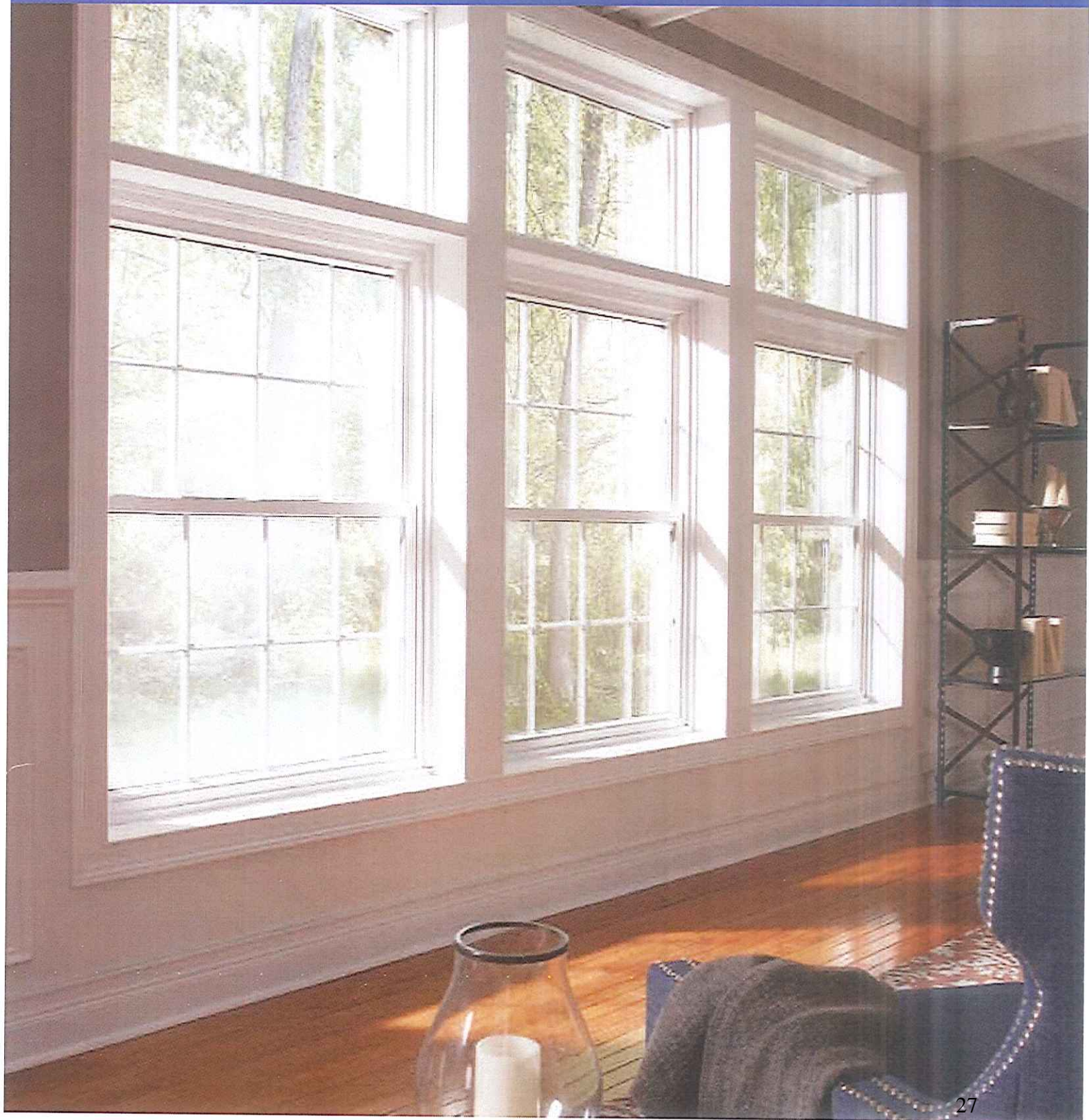




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# WINDOW WORLD

4000 Series Double-Hung and Sliding  
Replacement Windows





# WINDOW WORLD 4000 SERIES WINDOWS



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**TODAY!**



*Featuring a beautifully refined silhouette and advanced energy-saving technology, our 4000 Series delivers exceptional style, strength, energy efficiency and value – everything today's homeowners are looking for in a quality replacement window, and more.*



Both sashes of Window World Double-Hung Windows tilt in for easier, safer cleaning from inside your home.

This next-generation 4000 Series is precision-engineered to meet or exceed stringent ENERGY STAR® requirements, providing triple-pane energy-saving performance in a dual-pane unit. The dual-pane, double-strength insulated glass, thermally optimized frame and sash and non-conductive composite reinforcements are just part of the advanced energy engineering that puts 4000 Series Windows in a class all their own – premium window performance with everyday affordability. With Window World Windows your home will have a fresh, energy-efficient, low-maintenance solution backed by a lifetime limited warranty.\*



# Site Map - 808 8th Street

# Attachment E



Created: 7/12/2018  
By: COG Planning, Hist Pres, GIS

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

## Legend



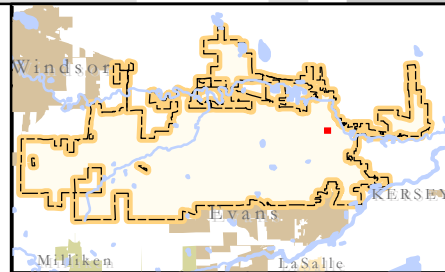
808 8th Street



Parcels



Structure



### Notes:

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

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

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## HISTORIC PRESERVATION COMMISSION SUMMARY

**ITEM:** Certificate of Approval

**PROJECT:** Roof Replacement

**LOCATION:** 1221 18<sup>th</sup> Street

**APPLICANT:** Fred and Darline Kellers

**HISTORIC PRESERVATION COMMISSION HEARING DATE:** August 6, 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 July 11, 2018, owners Fred and Darline Kellers submitted an application for a Certificate of Approval for the replacement of the roof of the Baldwin House and detached garage at 1221 18<sup>th</sup> Street to the Historic Preservation Office. The applicant proposes to replace the existing wood shingle roof with Euroshield recycled rubber roofing panels designed in the style of wood shakes and in color similar to the color of the existing roof. Please see the Application and Narrative for a Certificate of Approval (Attachment A), the Current Photographs (Attachment B), Euroshield Recycled Rubber Roof 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. The detached garage also needs a new roof due to hail damage.

#### **Background**

The Historic Preservation Commission designated the Baldwin House at 1221 18<sup>th</sup> Street on the Greeley Historic Register in October 2000 for architectural and geographical significance.

#### **Building History**

The first owner of the house, Caroline P. Baldwin, purchased the property in 1910 and had the house built by 1913. She sold the house to W.E. Freeman, a local banker and rancher, in 1916. Freeman became a banker in Briggsdale, where he managed farm and ranch interests. The bank dissolved in 1937, after which he continued in agricultural pursuits. He lived there until 1924, when he sold it to James R. McClelland. McClelland worked as an Assistant Cashier at Union

National Bank. McClelland sold the house to Harry Hibbs, owner of Hibbs Clothing Company in 1930. Hibbs, in turn, sold it to an employee of Hibbs Clothing Company, Herman T. Ise, who lived in the house until 1941, when he sold it to Wendell K. and Ruth M. Beard. Wendell Beard worked on the faculty of Greeley High School, serving as a vocational counselor and later as principal. Beard sold the house to Theo and Hope Tegtman in 1954. Tegtman served as deputy sheriff of Weld County during the time he lived in the house from 1954 until 1957.

### **Architectural Description**

This Craftsman style residence is a square, one-story, wood frame structure with a wood shingle, hipped roof. Roof features include decorative exposed rafter ends and two hipped roof extensions (similar to dormers). It has a concrete foundation and stucco and wood lapped siding and vertical, narrow tongue and groove siding under the windows. The main facade contains a centered entrance. The one-story, full-width screened porch has exposed rafter ends with a principal (main) roof extending over the porch. It has four wood columns. Windows include a ribbon of six-over-six wood frame casements on the north elevation and multi-light-over-one, wood frame double hung (including fifteen-over-one, eighteen-over-one, and twenty-five-over-one). The brick chimney is in the rear.

### **SITE DATA:**

Legal Description:	GR3913 E50FT W140FT S20FT L9 & E50FT W140FT L10 BLK7, 2 <sup>nd</sup> Cranford, City of Greeley, County of Weld, State of Colorado
Neighborhood:	2 <sup>nd</sup> Cranford Addition (1906)
Designation:	Individually designated on the Greeley Historic Register
Year Property Built:	1908 (source: Weld County Assessor; City Directories)
Architectural Style:	Craftsman Bungalow
Zoning:	R-L (Residential – Low)
Dates of Significant Renovations:	Cranford Property Owner Survey – Ken and Patricia Hobbs verified that they owned and lived in the house for a least the past 12 months, date of survey: 11/14/1994.  Re-roof with wood shakes, 2 <sup>nd</sup> layer; Owner: Ken Hobbs; Contractor: Coraham Roofing; Permit #830619; Date: 6/21/1983.

Wire remodel electrical permit; Owner: Patricia Hobbs; Contractor: Canyon Valley Electric; Permit #790093; Date: 4/24/1979.

Source: Building Permit File, 1221 18<sup>th</sup> Street

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

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

#### **City of Greeley Code, Section 16.60.110 (1) Criteria**

- a. The effect of the alteration or construction upon the general historical or architectural character of the designated property.*
- c. The effects of the proposed work in creating, changing or destroying the exterior architectural features and details of the structure upon which the work shall be done.*
- e. The effect of the proposed work upon the protection, enhancement, perpetuation and use of the landmark or landmark district.*
- f. Compliance with the Secretary of the Interior's current standards for rehabilitation of historic properties as defined in Section 16.60.020 of this Chapter.*

#### **Secretary of the Interior's Standards for Rehabilitation**

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

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

*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**

- b. The historic character of the property shall be retained by avoiding the removal of, or alteration of, features and spaces important to the character.*
- c. Each property shall be recognized as a physical record of its time. The use of original materials shall be encouraged. Distinctive and unique features, finishes, materials and examples of craftsmanship should be retained and preserved. If deteriorated, they should*

*be repaired. Repairs and replacement of such features should match the original in color, shape, texture and design. Replacements should be fully documented with pictorial or physical evidence and a copy of such evidence filed with the Commission.*

*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 Euroshield rubber shake style roof material is an appropriate material for replacement of the existing wood shake roof for the house and detached garage. The proposed rubber roof panels have profiles similar to wood shakes. Based on the product information provided and photos of houses with the product from the website, [www.euroshieldroofing.com](http://www.euroshieldroofing.com), the product appears similar to the appearance of the existing 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.

The proposed roof replacement would retain the historic character of the house and would retain character defining features, meeting Secretary of the Interior's Standards #2 and 5. The proposed material also meets Standard #6, as it appears to match the existing wood shake roof in design, color, texture and other visual qualities. Because insurance companies do not typically insure wood shake roofs in Greeley due to fire danger, replacement with this product mimicking the wood shake roof in those visual qualities would be an appropriate treatment and would meet Secretary's Standard #6. For these reasons, the proposed replacement of the roof with Euroshield rubber shakes would also meet Standards b and c of Section 16.60.110 (2) of the Greeley Municipal Code.

Because the proposed roof replacement would replace the existing wood shingles with rubber shakes, the project would preserve the original roof form and would be an appropriate replacement material that is similar to the original color and profile. For these reasons, 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 #2, 5, and 6)**

**16.60.110 (2) Standards Addressed: b, 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 July 12, 2018 and a sign was posted at the property on July 30, 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 Baldwin House at 1221 18<sup>th</sup> Street meets (1) Criteria a, c, e, and f and (2) Standards b, 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



GTHPO rec'd

7/11/18



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

*APPLICATION FORM FOR CERTIFICATE OF APPROVAL  
 ALTERATIONS*

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

**PROPERTY OWNER(S)**

Name: Fred & Darline Kellers  
 Address: 1221 18th St  
Greeley, CO 80631  
 Phone: 970-808-9805  
 Cell phone: 615-945-0367  
 Email: kellerstn@aol.com

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

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

**HISTORIC PROPERTY**

Name: Baldwin House  
 Address: 1221 18th St, Greeley, CO 80631  
 Historic District (if applicable): \_\_\_\_\_  
 Legal Description: \_\_\_\_\_  
 \_\_\_\_\_

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

Applicant (Print): Fred & Darline Kellers Telephone: \_\_\_\_\_

Signature: [Signature] Date: \_\_\_\_\_  
R Darline Kellers

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

Owner (Print): Fred Kellers Darline Kellers Telephone: 970-808-9805

Signature: [Signature] Date: 7/10/2018  
R Darline Kellers

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

Date: 7/10/2018 GHR Property Address: 1221 18th St, Greeley, CO 80631

Applicant/Representative(s): Fred Kellers  
\_\_\_\_\_  
\_\_\_\_\_

Is the Applicant/Representative the owner? Yes

Proposed Project Description: Tear off damaged roof, replace with wood shake shingles  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Location/Address of Proposed Project: 1221 18th St  
\_\_\_\_\_  
\_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_ Planning  
\_\_\_\_ Natural Resources Planning  
\_\_\_\_ Code Compliance  
\_\_\_\_ Neighborhood Planning  
\_\_\_\_ Building Inspection (Building Permits)

Staff Contact information:

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

Certificate of Approval Application Packet  
Greeley Historic Register

Page 3

## ALTERATIONS CERTIFICATE OF APPROVAL SUBMITTAL CHECKLIST

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

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

### ALTERATIONS

- ☒ Pre-application Conference (in person or phone) \_\_\_\_\_  
Date \_\_\_\_\_
- ☒ 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?
- Roof was damaged by recent hail storm. Plan is to tear off existing roof on home and garage and replace with same material, which is cedar shake shingle roofing.
- b. Time constraints on the project/Project urgency?
- There are some holes visible in roof, therefor would like to proceed as soon as possible.

**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](mailto:betsy.kellums@greeleygov.com) for more information or for assistance.

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

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  - 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.

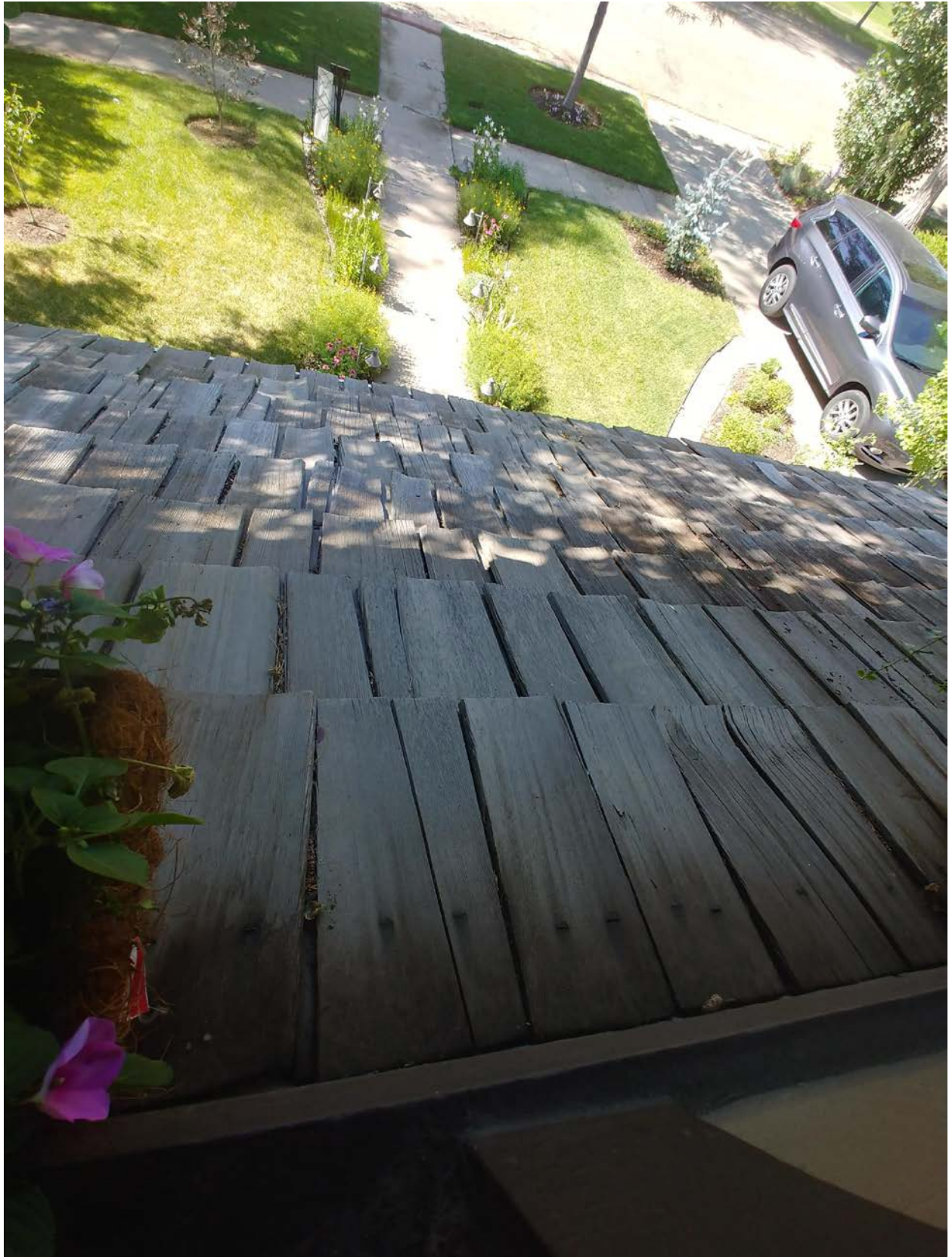
# Attachment B

1221 18<sup>th</sup> Street Re-roof of house and garage

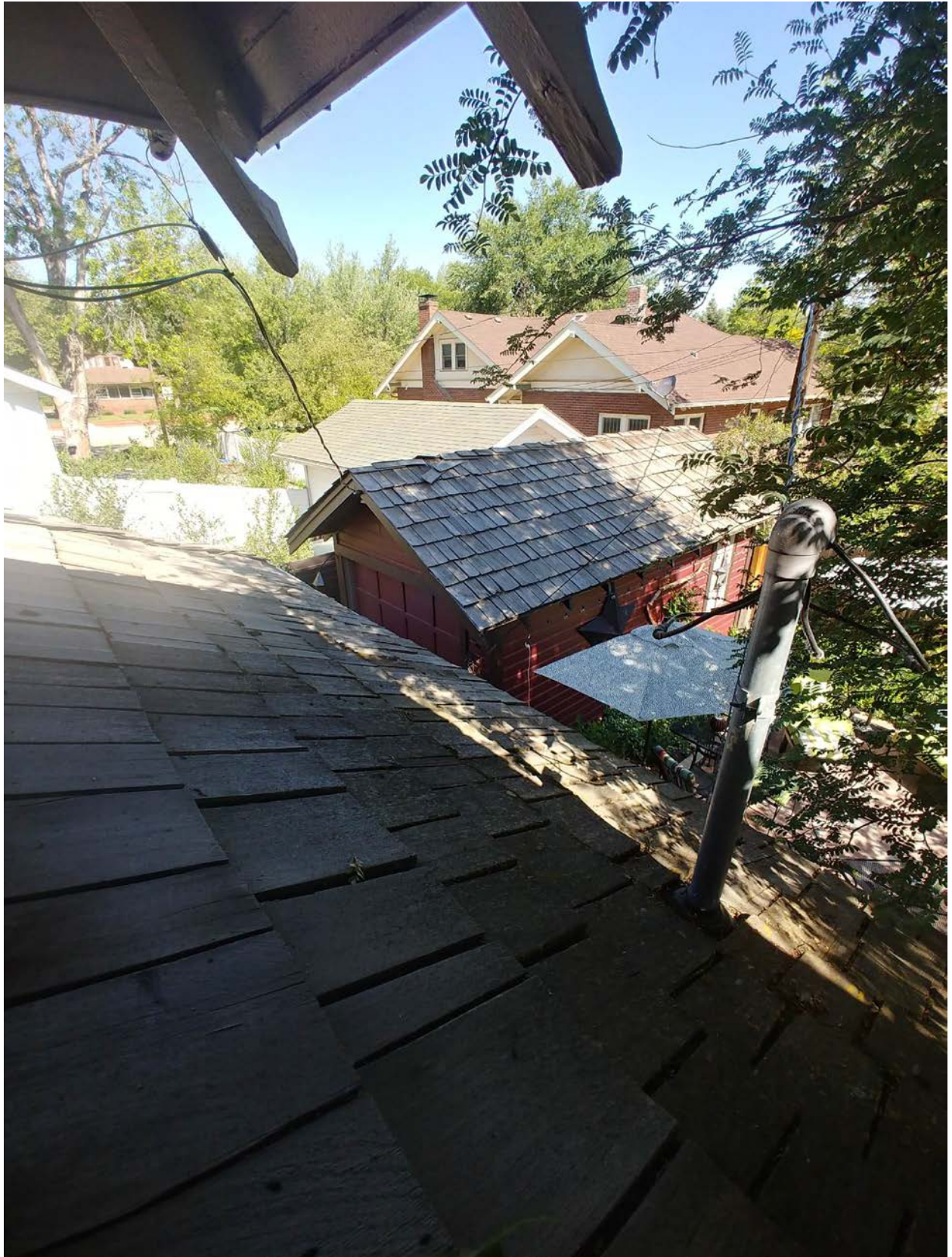
7/11/18

By Fred Kellers









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TESTING

Testing of EUROSHIELD® recycled rubber roofing panels was conducted at independent laboratories recognized by the Canadian Construction Materials Council (CCMC). EUROSHIELD® complies with CCMC's Technical Guide "Recycled Rubber Roofing Panels", Masterformat number 07318, dated 2001-05-31, and provides a level of performance equivalent to that required in:

- \* NBC 1995, Subsection 9.26.2.  
Canada Mortgage and Housing Corporation permits the use of this product in construction financed or insured under the National Housing Act.
- \* NRC CCMC Evaluation Report No. 13118-R - Report available on request.
- \* All products UL2218 Class 4 Impact Rated - Listed by QAI- Evaluation Report available on request.
- \* Class C Fire Rated
- \* Wind Testing - Heritage Slate - in accordance with ASTM D3161/D3161M -14 (fan-induced method). Passed at 110mph continuous for 2 hours in testing at PRI Labs, Tampa, Florida.
- \* Wind Testing - Rundle Slate - in accordance with ASTM D3161/D3161M -14 (fan-induced method). Passed at 150mph continuous for 2 hours in testing at PRI Labs, Tampa, Florida.
- \* Florida Building Code approved - FL17703.
- \* ICC-ES Report Number ESR-3488 (All Products)

SPECIFICATIONS

<b>Panel Size:</b> Rundle Slate & Ranchlands Shake 36"W x 22.5"H x .75" (914mm x 572mm x 19mm)  Heritage Slate & Harvest Shake 40"W x 17"H x .5" (7 5/8" exposure) (1,016mm x 432mm x 12.7mm)  Beaumont Shake 40"W x 20"H x .5" (9" exposure) (1,016mm x 508mm x 12.7mm)	<b>Weight per Sq.Ft.:</b> Rundle Slate & Ranchlands Shake Avg. 3.4lbs/sq.ft (1.5kg) (340lbs/Square)  Heritage Slate & Harvest Shake Avg. 2.45lbs (1.1kg) (245lbs/Square)  Beaumont Shake 2.1lbs (210lbs/Square)
<b>Weight per Panel:</b> Rundle Slate & Ranchlands Shake 8.6lbs Heritage Slate 5.0lbs Beaumont & Harvest Shake 5.2lbs	<b>Panels/Bundles per Square:</b> Rundle Slate & Ranchlands Shake - 40/5 Heritage Slate/Harvest Shake - 48/4 Beaumont Shake - 40/4

WARRANTY

EUROSHIELD® roofing products are covered by a transferable limited lifetime warranty. Please visit our website for complete details.

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Calgary, Alberta  
Canada T2C 2R2  
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Toll Free: (877) 387-7667  
Fax: (403) 287-2012  
email: info@euroshieldroofing.com  
www.euroshieldroofing.com

Manufactured by G.E.M. Inc.



EUROSHIELD®  
THE SMART CHOICE IN ROOFING

Attachment C



YOUR SHIELD FROM THE ELEMENTS



Hail, Heat, Wind, Rain & Snow...  
Bring it on.  
Your EUROSHIELD® rubber roof has  
you covered in style.

EUROSHIELD® Rubber Roofing products were  
created over 18 years ago with the goal of  
diverting and recycling the tremendous deluge  
of used tires ultimately destined for landfill. Years  
of research and development led to the creation  
of a unique formula, containing 70% recycled tire  
rubber and approximately 95% recycled content,  
for the production of the finest rubber roofing  
products available on the market today.



Rundle Slate in Black



Ranchlands Shake in Brown

Rundle Slate and Ranchlands Shake are the original  
rubber roofing products and feature our unique  
interlocking “tongue and groove” panel system.  
They present a thicker profile (3/4” at the butt edge)  
and weigh approximately 3.4 lbs per square foot.  
Light enough for any standard roofing application  
without the need for added truss supports.  
Ranchlands Shake comes in a Hand-Split look.  
Heritage Slate, Beaumont Shake and Harvest Shake  
offer the same great looks and performance in a  
thinner profile, approximately 1/2” at the butt edge,  
at a much lower cost, typically between asphalt  
shingles and other premium metal, cedar and  
plastic composites.



Beaumont Shake in Grey

**HAIL PROOF ROOF\*** EUROSHIELD® roof panels are warrantied against perforation or tear-through  
damage from hail 2” or less in diameter. See Warranty for Details.\*

FEATURES & BENEFITS

- Looks Great - Aesthetically Pleasing
- Durable - Walkable - Long Lasting
- Environmentally Friendly Recycled Rubber
- Extreme Hail Resistance - UL2218 Class 4 Listed
- Lightweight (2.1 to 3.4 lbs/sq.ft depending on profile)
- Affordable Permanent Roofing
- Maintenance Free
- Potential Insurance Discount (hail impact)
- Quiet - Sound Deadening & Insulating
- Adds Value to Your Home
- Transferable Limited Lifetime Warranty
- Hail Warranty\*



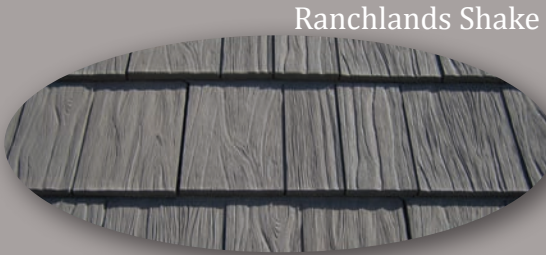
Heritage Slate in Black

EUROSHIELD® manufactures 2 Slate profiles...  
Rundle Slate and Heritage Slate.  
And...  
EUROSHIELD® manufactures 3 Shake profiles...  
Ranchlands Shake, Beaumont Shake, and Harvest Shake.

Between 250 to 1,000 or more tires are used in  
the production of a single EUROSHIELD® roof for  
replacement or new construction applications.  
Scrap material generated during both the  
manufacturing and installation process can  
be collected and recycled again - virtually  
eliminating environmentally harmful waste.

STYLES

COLOURS



Ranchlands Shake



Grey



Black



Brown



Rundle Slate



Grey



Black



Brown



Harvest Shake

7.5” Exposure



Grey



Black



Brown



Beaumont Shake

9” Exposure



Grey



Black



Brown



Heritage Slate



Grey



Black



Brown

Colours may not  
appear exactly  
as shown





# Site Map - 1221 18th Street

# Attachment D



Created: 7/12/2018  
By: COG Planning, Hist Pres, GIS

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

## Legend



1221 18th 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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