HISTORIC PRESERVATION COMMISSION

Agenda

August 20, 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. Resolution Commending Joan Clinefelter For Her Service on the City of Greeley Historic Preservation Commission
V. Request for Certificate of Approval: Rear Privacy Fence, 822 9th Street (Applicant: Chris Stainbrook, on behalf of owner Ryan Gentry)
VI. Request for Certificate of Approval: Wall Sign, 1214 9th Avenue (Applicant: Shawn and Becky Mander)
VII. Elections for new Vice-Chair
VIII. National Alliance of Preservation Commissions 2018 Forum Reports
IX. Historic Preservation Commission Member Reports
X. Staff Reports
XI. Adjournment
UPCOMING MEETINGS AND IMPORTANT DATES:

August 20, 2018  4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9th 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 8th 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 11th 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 8th Street Free and open to the public.

Historic Preservation Public Hearing Procedure

A. Public Hearing to...

1. Chair introduce public hearing item
2. Historic Preservation Staff report
3. Applicant Presentation
4. Commission questions
5. Chair opens public hearing
6. Chair closes public hearing
7. Applicant rebuttal
8. Commission discussion and vote
I. Call to Order
Chair Scott called the meeting to order at 4:00 p.m. Commissioners Anschutz, Bator, Thompson, Zasada and Clinefelter were present. (Commissioner Markley was absent.)

II. Approval of Minutes for the meeting held on May 21, 2018.
Vice-Chair Clinefelter moved to approve the minutes from May 21, 2018. Commissioner Bator seconded the motion. The motion carried 6-0. (Commissioner Markley was absent.)

III. Public Input
Rebecca Brunswig, 1700 Montview Blvd, Historic Greeley Inc. addressed the Commission and stated that the Commission may be seeing quite a few roof replacement projects presented due to the recent hailstorm. She suggested to the Commission that as these projects come in, this would be the perfect opportunity to advise applicants, especially new homeowners, about the responsibilities of owning a historic home.

Chair Scott introduced the new Commissioner, Kristin Zasada.

IV. Request for Certificate of Approval: Roof Replacement, 1215 11th Street, McCutcheon House (Applicant: Karl Dukstein and Joan Clinefelter)
Chair Scott introduced the case, explained the public hearing process and asked whether there was a conflict of interest by any Commissioner. Vice-Chair Clinefelter stated there is a conflict of interest for her as this project involves her house, therefore she recused herself and exited the hearing room at 4:03 p.m.
Chair Scott called for the staff report.

Betsy Kellums, Historic Preservation Specialist, addressed the Commission and entered the staff report into the record. She presented a site map of the location of the property.
and pictures of the home indicating the garage and house roofs that need replacement. Ms. Kellums stated that replacing the roofs will assist in the protection of the home.

Staff reviewed the application according to the criteria in Section 16.60.110 of the Greeley Municipal Code and recommended approval.

Chair Scott opened the public hearing at 4:06 p.m. There being no public comment, the public hearing closed at 4:06 p.m.

Commissioner Anschutz made a motion that, based on the application received and the preceding analysis, the Commission finds that the proposal to replace the roofs of 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. Commissioner Bator seconded the motion. The motion carried 5-0. (Commissioner Markley was absent and Vice-Chair Clinefelter was recused for the conflict of interest).

Vice-Chair Clinefelter rejoined the hearing at 4:07 p.m.

V. Request for Certificate of Approval: Roof Replacement, 415 13th Street, Borgens House (Applicant: Sandra Scott)
Chair Scott introduced the case, explained the public hearing process and asked whether there was a conflict of interest by any Commissioner. Chair Scott explained that there is a conflict of interest for her as this project involves her house, therefore she recused herself and left the hearing room at 4:07 p.m. Vice-Chair Clinefelter called for the staff report.

Betsy Kellums, Historic Preservation Specialist, addressed the Commission and entered the staff report into the record. She presented a site map of the location of the property and pictures of the home indicating the house and detached garage roofs replacement.

Staff reviewed the application according to the criteria in Section 16.60.110 of the Greeley Municipal Code and recommended approval.

Vice-Chair Clinefelter opened the public hearing at 4:10 p.m. There being no public comment, the public hearing closed at 4:10 p.m.

Commissioner Bator made 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 of 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. Commissioner Thompson seconded the motion. The motion carried 5-0. (Commissioner Markley was absent and Chair Scott was recused for the conflict of interest).

Chair Scott rejoined the hearing at 4:11 p.m.
VI. Historic Preservation Commission Member Reports
Commissioner Bator commented on the last Brown Bag Lunch she attended last month about George Houston. She stated it was very informative and entertaining. She also added that there will be a Young Chautauquans Brown Bag Lunch on July 26th.

VII. Staff Reports
Ms. Kellums informed the Commission that there will be a historic preservation workshop in Blackhawk about historic buildings on September 19th.

Ms. Kellums welcomed Kristin Zasada to the Commission.

Ms. Kellums announced that the next Potato Day will be September 8th and asked the Commission to participate for a few hours at the Historic Preservation Commission table at the event. She added that this is good visibility for the Commission and gives the opportunity to educate the public on the Commission’s duties and responsibilities.

Ms. Kellums informed the Commission that she will be attending a conference in Des Moines from Tuesday to Friday this week.

Ms. Kellums finally added that there will be a presentation on Monday July 30th at the Hensen Phelps Theater and it revolves around the 1960’s in Greeley, and themed attire is suggested.

VIII. Adjournment

There being no more business, the meeting adjourned at 4:19 p.m.

_________________________________
Sandra Scott, Chair

_________________________________
Betsy Kellums, Secretary
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HISTORIC PRESERVATION COMMISSION
Proceedings
August 6, 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, Clinefelter, Markley, Thompson, and Zasada were present.

II. Approval of Minutes for the meeting held on July 16, 2018.

Chair Scott noted that the minutes included with the packet were from May 21, 2018 and were previously approved. The July 16th minutes will be approved at the next meeting.

III. Public Input

Marshall Clough, 1619 14th Street, Historic Greeley Inc. addressed the Commission and updated the Commission about Historic Greeley, Inc. efforts. They recently had a retreat at the Southard/Gillespie House and discussed their responsibilities for that house. He expressed their concerns about activity along 8th Avenue. He indicated they are pleased that no more murals are planned in historic downtown. He concluded that they are interested in the preservation of the Rainbow Motel sign.

IV. Request for Certificate of Approval: Rear Window Replacement, 808 8th Street, (Applicant: Matt Revitte)

Chair Scott introduced the case, explained the public hearing process and asked whether there was a conflict of interest by any Commissioner. There being no conflicts, Chair Scott called for the staff report.
Betsy Kellums, Historic Preservation Specialist, addressed the Commission and entered the staff report into the record. She presented a site map of the location of the property and pictures of the rear of the building where the windows need to be replaced for egress windows to allow for the interior rehabilitation.

Staff reviewed the application according to the criteria in Section 16.60.110 of the Greeley Municipal Code and recommended approval.

Chair Scott invited the applicant to comment. Matt Revitte, 808 8th Street, owner of the property, introduced himself and indicated the Fire Department requires the egress windows.

Chair Scott opened the public hearing at 4:07 p.m. There being no public comment, the public hearing closed at 4:08 p.m.

Commissioner Thompson made 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 8th 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. Commissioner Anschutz seconded the motion. The motion carried 7-0.

V. Request for Certificate of Approval: Roof Replacement, 1221 18th Street, Baldwin House (Applicant: Fred Kellers)

Chair Scott introduced the case, explained the public hearing process and asked whether there was a conflict of interest by any Commissioner. Commissioner Bator explained she spoke with the property owner when she did a site visit, but she explained she did not discuss the case with the owner. She did not recuse herself. Chair Scott called for the staff report.

Betsy Kellums, Historic Preservation Specialist, addressed the Commission and entered the staff report into the record. She presented a site map of the location of the property and pictures of the home indicating the house and detached garage roofs replacement.

Staff reviewed the application according to the criteria in Section 16.60.110 of the Greeley Municipal Code and recommended approval. She answered questions about the proposed product.

Chair Scott invited the applicant to talk about the project. Property owner Fred Kellers, 1221 18th Street, introduced himself and showed samples of the proposed Euroshield shakes. He indicated they are interested in the brown color.

Chair Scott opened the public hearing at 4:23 p.m. There being no public comment, the public hearing closed at 4:23 p.m.
Commissioner Anschutz made 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 18th 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. Commissioner Bator seconded the motion. The motion carried 7-0.

VI. Historic Preservation Commission Member Reports

Commissioner Clinefelter announced her resignation due to a work conflict. She suggested the Commission needs to elect a new vice chair.

Commissioner Bator reported on updating the POW Camp 202 video and her attendance at the 1960s themed “sit-in” at Hensel Phelps on July 31st. She felt it was worthwhile and also announced Chautauqua events start tonight, on August 6th.

Chair Scott had attended the 8th Avenue corridor meeting. She also attended the “sit-in” and thanked Ms. Kellums and Museum Curator Peggy Ford Waldo.

Commissioner Thompson thought the Rainbow Motel sign had been restored, as she had seen a Greeley Tribune article about it and had seen it lit up. She also reported that she attended the Luna’s soft opening last week and thought it was a good project.

VII. Staff Reports

Ms. Kellums reported that with the recent hail storms and increasing number of requests for Certificates of Approval for roof replacement, she consulted with the Community Development Director, Planning Manager and City Attorney’s Office about staff reviewing requests for roof replacements when the proposed replacement roof is the same material as the existing roof, based on Section 16.60.100 of the Code, which establishes the obligation for owners to get approval from the Commission. She quoted 16.60.100(c), “After consultation with the City’s development departments, the owner shall submit a plan for review by the Commission, and the Commission shall grant a certificate of approval to properties that the Commission feels can be altered without diminishing the historic character of the property or district.” Ms. Kellums indicated that because replacing a roof with the same material does not impact the integrity or character, the staff and the City Attorney’s office determined Commission review is not necessary. She reported that she has received four applications that meet that criterion, and she approved those applications. She anticipates more roof replacement projects like those to come in over the next few months.

Ms. Kellums announced that the next Potato Day will be September 8th and asked if any other Commissioners would like to participate from 1-4, as Chair Scott will be at the table from 10-1 at the Historic Preservation Commission table at the event. Commissioner Bator agreed to sit at the table from 1-4.
Planning Manager Mike Garrott reported that two weeks from today – August 20th – will be the last Commission meeting at this location. The grand opening for the new City Center will be September 4th. Invitations and information will be forthcoming.

VIII. Adjournment

There being no more business, the meeting adjourned at 4:41 p.m.

Sandra Scott, Chair

Betsy Kellums, Secretary
CITY OF GREELEY HISTORIC PRESERVATION COMMISSION
RESOLUTION NO. 2
SERIES 2018

A RESOLUTION COMMENDING JOAN CLINEFELTER FOR HER SERVICE ON THE CITY OF GREELEY HISTORIC PRESERVATION COMMISSION.

WHEREAS, Joan Clinefelter has served the City of Greeley through her membership as a commissioner of the City of Greeley Historic Preservation Commission from October 2013 to August 2018; and

WHEREAS, Ms. Clinefelter showed an active interest in every topic of discussion, bringing to such discussions a valuable perspective as a historian and owner of an historic house; and

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

WHEREAS, during this time, Ms. Clinefelter helped plan and support various historic preservation events;

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

Signed and approved this 20th day of August 2018.

Sandra Scott, Chair

ATTEST:

Betsy Kellums,
Secretary, Historic Preservation Commission

______________________________
Sue Anschutz

______________________________
Tannis Bator

______________________________
Mark Markley

______________________________
Margaret Thompson

______________________________
Kristin Zasada
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HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Certificate of Approval
PROJECT: Rear Privacy Fence
LOCATION: 822 9th Street
APPLICANT: Christ Stainbrook, on behalf of owner Ryan Gentry

HISTORIC PRESERVATION COMMISSION HEARING DATE: August 20, 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 24, 2018, applicant Christ Stainbrook submitted an application for a Certificate of Approval for a rear 8’ wood privacy fence at 822 9th Street to the Historic Preservation Office. The applicant proposes to install an 8 foot privacy fence at the rear of 822 9th Street to provide security for the rear patio. A building permit is required for the proposed fence due to the height of the fence, but a fence height variance would not be required due to the location in the General Improvement District. Please see the Application and Narrative for a Certificate of Approval (Attachment A), Photographs (Attachment B), Architectural Inventory Form for 822 9th Street (Attachment C), Fence Site Plan (Attachment D), and the Existing Site Map (Attachment E).

Existing Conditions
Framework for the 8’ wood privacy fence is located in the location proposed for the fence.

Background
The Historic Preservation Commission designated the Downtown Greeley Historic District on the Greeley Historic Register in November 2002 and the building at 822 9th Street is a contributing property within the historic district.

Building History
This building has held offices since it was constructed in 1907. A 1907 summary of construction reported that the Weld County Abstract [& Investment] Company had completed its building. An article about the company in 1908 reported that it had “the finest offices of any abstract company in the state. The office building has recently been completed, at a cost of $12,000, making the property of the company at 822 Ninth street, easily worth $25,000. The building is
modern in every way and equipped with large fireproof vaults, in which to keep valuable records, maps, and other papers.” The Weld County Abstract & Investment Company was described as the pioneer abstract company of the county and had been in business since 1893. It had compiled a complete set of county records and was also in the process of photographing records for its use. The officers of the company in 1908 were P.W. Allen, president; J.B. Phillips, vice president; A.J. Allen, secretary; and C.H. English, assistant secretary. Occupants of the upper story included: the Greeley Poudre Irrigation District and Dr. Allen in 1909-1944; a realty company in 1950; Mel Beinger, Hall Truman Company, and Greeley Trades Council in 1960; and Transamerica Title Insurance Company in 1970.

**Architectural Description**

Two-story, rectangular, buff brick commercial building with flat roof with central flat parapet and tooled stone coping. Molded stone or terra cotta cornice along upper story, which is divided into two bays by “pilaster” of slightly projecting vertical rows of brick and enframed with brick “quoins.” Frieze with two panels with small square vents alternating with square panels. Course of stone above second story windows. Each upper story bay has tripartite window sheltered by awning. Continuous tooled stone sill course along second story. First story storefront has been remodeled and reclad with red brick. Storefront is sheltered by continuous plastic awning. Inset central area has two doors at each end (variety of doors, including nine-light and panel, flush panel, and glazed aluminum frame). Multi-light window east of east door. Plate glass display window with sill of brick facing inset area. Tile floor in entrance area. The rear of the building is one story, and has a porch with slender supports and a low brick wall on the west half.

**SITE DATA:**

Legal Description: GR 5017 L12 & W6 INCH N100' L11 BLK64 EXC S30' THEREOF, 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: Late 19th/Early 20th Century American Movements/Commercial Style

Zoning: Commercial – High (C-H)

Dates of Significant Renovations: Permit to remove existing cover over rear of building and replace with wood engineered structure; Owner and Contractor: Bill Yeager; Permit #830342; Date: 5/16/1983; Final:

Permit to remodel the exterior face, sidewalk, and stairs; Owner and Contractor: Bill Yeager; Permit #760001; Date: 1/7/1976; Electric contractor: J-H Electric, Permit #760004, Date:1/5/1976; Plumbing contractor: Dave Adolph, Permit #750508; Date: 12/1975.

Permit for restaurant and lounge; Owner: Bill Yeager; Contractor: Jake Schneider; Permit #710377; Date: 8/12/1971.

Source: Building Permit File, 822 9th 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.

b. The architectural style, arrangement, texture and materials of existing and proposed construction, and their relationship to the other buildings.

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.

d. The compatibility of accessory structures and fences with the main structure on the site and with adjoining structures.

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 #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.

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

City of Greeley Code, Section 16.60.110 (2) Standards

de. 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
No design guidelines relate to this fence project.

Staff Analysis:
The proposed installation of an 8 foot wood privacy fence complies with the applicable criteria
and standards for the following reasons:

The proposed installation of a wood privacy fence would provide security for the bar patrons on
the back patio. The goal of the applicant is to prevent alcohol from leaving the liquor license
patio and prevent patrons from entering from the south. The four foot wide gate in the fence
would provide emergency egress and serve as an entrance for employees only. The proposed
fence would not affect the character of the property or any features of the building, as it would be
located on the south and not visible from the street. The proposed fence would not touch the
building and would abut the buildings to the east and west which extend further south than the
subject building. The proposed fence would allow for the rear patio to clarify the boundaries of
the liquor licensed patio and would increase that opportunity for the business, adding to the use
of the building. The proposed project would not affect historic features and would be reversible.
The use of wood for the fence would not be as compatible for the fence as the use of wrought
iron. However, the fence would have a minor impact on the property and district because it
would be located at the rear and only visible from the parking lot. No design guidelines from the
Downtown Design Review guidelines relate to this project. For these reasons, the proposed
fence would comply with criterion a, b, c, d, e, and f of Section 16.60.110 (1) the Greeley
Municipal Code (GMC), including Secretary of the Interior’s Standards #9 and 10, as well as
Standards e and g of Section 16.60.110 (2) of the GMC.

16.60.110 (1) Criteria Addressed: a, b, c, d, e, and f (Secretary’s Stds #9, 10)

16.60.110 (2) Standards Addressed: 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 August 3, 2018 and a sign was posted at the property on August 7, 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 install an 8 foot privacy fence 12 feet north of the south property line at 822 9th Street meets (1) Criteria a, b, c, d, e, and f and (2) Standards e and g of Section 16.60.110 of the Greeley Municipal Code, and therefore approves the Certificate of Approval, with the condition that all required permits be obtained.

ATTACHMENTS:
Attachment A – Application & Narrative for Certificate of Approval
Attachment B – Photographs
Attachment C – Architectural Inventory Form
Attachment D – Site drawings
Attachment E – Existing Site Map
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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: Bryn Gentry
Address: 802 9th Street, Suite 102
Greeley CO 80631
Phone: 720-210-8283
Cell phone: 720-210-8283
Email: bryn.gentry.03@gmail.com

APPLICANT (if different From property owner)

Name: Chris Stainbrook
Address: 813 9th Street
Greeley CO 80631
Phone: 720-324-6341
Cell phone: 720-324-6341
Email: stainbrook@bears.unco.edu

HISTORIC PROPERTY

Name: The Penalty Box
Address: 822 9th Street
Historic District (if applicable): See deed attached
Legal Description:

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

Applicant (Print): Christopher Stainbrook
Signature: ____________________________
Date: 7/23/18
Telephone: 720-210-6341

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

Owner (Print): Bryn W. Gentry
Signature: ____________________________
Date: 7/23/18
Telephone: (720) 210-8283

Certificate of Approval Application Packet
Greeley Historic Register
QUITCLAIM DEED

THIS DEED is dated 15th day of November, 2017, and is made between

Ryan W. Gentry

the “GRANTOR,” of the County of WELD and State of COLORADO and

Property Management LLC

the “GRANTEE,” whose legal address is

802 9th St., Suite 102, Greeley, CO 80631

of the County of WELD and State of COLORADO

WITNESS, that the “GRANTOR,” for and in consideration of the sum of $0 DOLLARS, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the “GRANTEE” and the “GRANTEE’S” heirs and assigns, forever, all the right, title, interest, claim and demand which the “GRANTOR” has in and to the real property, together with any improvements thereon, located in the County of WELD and State of COLORADO described as follows:

All of Lot 12, Except the South 30 feet thereof; and the West 6 inches of the North 100 feet of Lot 11, Block 64, in the City of Greeley, County of Weld, State of Colorado;

also known by street address as:

822 9th St., Greeley, CO 80631

TO HAVE AND TO HOLD the same, together with all and singular appurtenances and privileges thereunto belonging, or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the “GRANTOR,” either in law or equity, to the only proper use, benefit and behoof of the “GRANTEE,” and the “GRANTEE’S” heirs and assigns, forever.

IN WITNESS THEREOF, the “GRANTOR” has executed this deed on the date set forth above.

STATE OF COLORADO } 
County of WELD } ss.

The foregoing instrument was acknowledged before me this 15th day of NOVEMBER, 2017
by Ryan W. GENTRY
Witness my hand on official seal.

Notary/Public

My commission expires: OCT. 29, 2021

When Recorded Return To:

KATHRYN P. COLLINS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034018915
MY COMMISSION EXPIRES OCT. 29, 2021

20
CITY OF GREELEY HISTORIC PRESERVATION OFFICE
PRE-APPLICATION CONFERENCE INFORMATION SHEET

Date: 7/24/18 GHR Property Address: ________________________________

Applicant/Representative(s): Chris Steinbreck, representing The Penalty Box
And Gentry Property Management

Is the Applicant/Representative the owner? No

Proposed Project Description:
8' Tall Cedar fence sealing off the
back to form an enclosed patio area for customers. 
Will include a 4' wide gate with an emergency exit

Location/Address of Proposed Project:
822 9th Street, 15' North of
Southern Boundary of Property

Comments: Fence and gate will help prevent alcohol leaving our
liquor licensed area and keep unauthorized people from
entering back of establishment.

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) 1/23/18

☐ Application Form signed by applicant and owner (if different)

☐ For projects involving architectural drawings, one set 11”x17” (and larger if requested) scaled project drawing(s), including name, date, project address, north arrow, graphic scale, date of drawings, and name, address & phone of owner and designer (if drawings are needed); or

☐ Mock-Up of signs or awnings, as needed

☐ Product literature, if applicable, such as for window, roof projects, etc.

☐ If the proposal is for replacement of historic material, such as windows or siding, provide estimates from qualified contractors for repair and restoration and for replacement.

☐ Digital photos accurately representing existing materials, colors, and textures of each side of the building, site or structure to be affected. Date the photographs. Provide information about the view (such as view looking to the north), name of the photographer and about the subject of the photo.

☐ Narrative of the proposed project (please type or print legibly on a separate page) Please include responses to the following:
   a. What is the proposed project?

SEE ATTACHED

b. Time constraints on the project/Project urgency?
What is the proposed project?

We are proposing a 8’ Cedar fence to create a back patio for our bar, enclosing the space keeping customers and alcohol on our licensed premise while also keeping unauthorized people from entering. There will be a 4’ wide gate for service and employee access, and to serve as an emergency exit.

The reason we want to deviate from standard code is that we feel a 6’ fence is too low to ensure that no unauthorized people gain entry and to keep alcohol inside the establishment. We feel 8’ is much more appropriate to address this concern.

The fence will be recessed into the property by 15’ from the southern boundary of the property, allowing plenty of distance from the parking lot and for general safety for our employees. This will be a service entrance, and customers will not be allowed to enter or exit through the rear gate unless a case of emergency arises.

Time constraints on the project/Project Urgency?

We want to have this fence up as soon as possible. It will be a great asset in concern to the security of the business and the liquor license while also serving as an excellent area for our customers to enjoy.

Identify while design guidelines relate to the project.

Design Guidelines For Downtown Greeley Page 93 Alleys

This back entrance from the parking lot/alley will be a service entrance for staff and deliveries and not as a entrance for customers. It will be recessed 15’ for staff safety. The surface is cleaned concrete, and the fence and over aesthetic of the back will be clean, featuring the fence, emergency exit gate, and dumpster.

There will be a downward aimed light affixed to the back end of the fence to light the dumpster and door for staff safety during night time hours. This light will be relatively low power, only enough to illuminate the back end of the fence and dumpster.
The use of cedar is not said to be disallowed as long as it is not part of the main buildings construction. Since this is a separate piece of the property that is completely unattached, and will match the other wood used in the existing construction of the building, I believe that this fence follows the guidelines for building materials according the the guide.

The cedar fence will be stained to match the existing wood of the business, and maintained at that color. No modification will be made to surrounding brick or the concrete. According to section B of the guidelines, as long as the wood is not left unfinished it is allowed.
822 9th St Proposed rear fence, August 2018

Photos by Chris Stainbrook

Fence not connected to the walls of adjacent buildings.
822 9th Street rear fence – post location, 8/8/18, photos by Chris Stainbrook
Posts are next to, but not touching buildings adjacent to 822 9th Street.
COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 3

I. IDENTIFICATION
1. Resource Number: 5WL4152
2. Temporary Resource Number: 34
3. County: Weld
4. City: Greeley
5. Historic Building Name: Weld County Abstract & Investment Company
6. Current Building Name: XXL Sports Bar & Grill
7. Building Address: 822 9TH ST
8. Owner Name and Address: REVITTE MATTHEW J, 3459 W 20TH STREET #114, GREELEY, CO 806346509

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 526169 Northing 4474613
11. USGS Quad Name: Greeley, Colo.
    Year: 1950, PR1980 Map Scale: 7.5'
    Attach photo copy of appropriate map section.
12. Lot(s): 11p, 12 Block(s): 64
    Addition: Greeley Original Townsite Year of Addition: 1870
13. Boundary Description and Justification:
    Boundary includes the building and the urban parcel on which it is situated.

III. ARCHITECTURAL DESCRIPTION
14. Building Plan (footprint, shape): Rectangular
15. Dimensions in Feet: Length 122 X Width 25
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):

21. General Architectural Description:
    Two-story, rectangular, buff brick commercial building with flat roof with central flat parapet and tooled stone coping. Molded stone or terra cotta cornice along upper story, which is divided into two bays by “pilaster” of slightly projecting vertical rows of brick and enframed with brick “quoins.” Frieze with two panels with small square vents alternating with square panels. Course of stone above second story windows. Each upper story bay has tripartite window sheltered by awning. Continuous tooled stone sill course along second story. First story storefront has been remodeled and reclad with red brick. Storefront is sheltered by continuous plastic awning. Inset central area...
has two doors at each end (variety of doors, including nine-light and panel, flush panel, and glazed aluminum frame). Multi-light window east of east door. Plate glass display window with sill of brick facing inset area. Tile floor in entrance area. The rear of the building is one story, and has a porch with slender supports and a low brick wall on the west half.

22. Architectural Style/Building Type: Late 19th and Early 20th Century American Movements/Commercial 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: Weld County Abstract Co.
Source of Information: Greeley Tribune, 31 Oct. 1907

29. Construction History (include description and dates of major additions, alterations, or demolitions):
A different, small, one-story building appears on this lot on the 1906 Sanborn map, while the 1909 map shows the present two-story building. The footprint of the building did not change on Sanborn maps between 1909 and 1968.

30. Original Location: Yes Date of Moves:

V. HISTORICAL ASSOCIATIONS

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

32. Intermediate Use(s)

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

34. Site Type(s): Commercial building

35. Historical Background:
This building has held offices since it was constructed in 1907. A 1907 summary of construction reported that the Weld County Abstract & Investment Company had completed its building. An article about the company in 1908 reported that it had “the finest offices of any abstract company in the state. The office building has recently been completed, at a cost of $12,000, making the property of the company at 822 Ninth street, easily worth $25,000. The building is modern in every way and equipped with large fireproof vaults, in which to keep valuable records, maps, and other papers.” The Weld County Abstract & Investment Company was described as the pioneer abstract company of the county and had been in business since 1893. It had compiled a complete set of county records and was also in the process of photographing records for its use. The officers of the company in 1908 were P.W. Allen, president; J.B. Phillips, vice president; A.J. Allen, secretary; and C.H. English, assistant secretary. Occupants of the upper story included: the Greeley Poudre Irrigation District and Dr. Allen in 1909-1944; a realty company in 1950; Mel Beinger, Hall Truman Company, and Greeley Trades Council in 1960; and Transamerica Title Insurance Company in 1970.

36. Sources of Information:
Greeley Tribune Prosperity Edition, 21 October 1908, 3; Greeley City Directories, 1906-1970; Sanborn Maps, 1886-1968; Weld County Assessor records; Greeley Tribune, 31 October 1907.

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.
   X Qualifies under Criteria Considerations A through G (See Manual).
   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 significant for its construction and use as an office building during the early twentieth century. The building retains its stepped parapet with stone trim, molded cornice with panels and vents, stone courses, and brick quoins although the first story has undergone major alterations.

43. Assessment of Historic Physical Integrity Related to Significance:
   The building retains original features such as its parapet, stone trim, and decorative brickwork on the second story, although the first story has been totally remodeled. The building possesses moderate historic integrity.

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): 3: 30; 4: 6
   Negatives Filed At: City of Greeley
   Photographer: Roger Whitacre


49. Date(s): April 2001

50. Recorder(s): R.L. Simmons/T.H. Simmons


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.
ADDRESS: 822 9TH ST

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.
ITEM: Certificate of Approval

PROJECT: Wall Signs

LOCATION: 1214 9th Avenue

APPLICANT: Shawn and Becky Mander

HISTORIC PRESERVATION COMMISSION HEARING DATE: August 20, 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 26, 2018, applicant and property owner Shawn and Becky Mander submitted an application for a Certificate of Approval for two wall signs for placement above the northern garage door on the west side and on south wall of the property at 1214 9th Avenue. The applicants obtained a sign permit in June 2017, and installed the sign, but the permit expired without final approval from Building Inspection. Historic Preservation Staff was not consulted. Building Inspection will review it following Historic Preservation Commission review of the signs. Please see Attachments A (Application), B (Current Photographs), C (Sign Mockups), D (Existing Site Map) for more information about the proposal.

The property at 1214 9th Avenue, the Bennett’s Cleaners Building, is a noncontributing property in the Monroe Avenue Historic District. Section 16.60.020 of the Historic Preservation Chapter of the Greeley Municipal Code defines noncontributing properties as the following:

Noncontributing buildings, sites and structures are those properties which do not share the architectural, historic or geographical characteristics of the historic district except for their physical presence within the district. These properties are not individually eligible for designation and do not contribute to the historic district’s characteristics. Inclusion of these properties within an historic district subjects these properties to those design review standards and guidelines applicable to noncontributing properties established during the creation of the historic district, unless specifically excluded under the district designation plan. All pertinent municipal zoning and building codes are applicable. New construction shall be considered a noncontributing structure.
Existing Conditions
Two 4 foot by 6 foot metal signs reading “Mander Automotive and Transmission” have been installed, including one on the west wall above the garage door and one on the south wall.

Background
The Bennett’s Cleaners Building at 1214 9th Avenue is a noncontributing building in the Greeley Historic Register designated Monroe Avenue Historic District, officially designated in 2000. The following information is taken from the 1214 9th Avenue file of the Greeley Historic Preservation Office.

Building History
The Bennett’s Cleaning building was built in 1956-57 and replaced a residence that had been on the site since 1910. Harley Bennett was the original owner of the building and the business. He was born in Rockville, Missouri in March 1901 and came to Greeley in 1921. He married Nona Domke in Greeley in 1925. While he lived in Greeley, he owned and operated several dry cleaning businesses, including Freeman Cleaners and Bennett Cleaners, until 1966, when he moved to California. He was a member of the First Congregational Church in Greeley. Bennett Cleaners operated at this location until they closed in 2013-14.

Architectural Description
Modern Movements
Bennett’s Cleaners is a rectangular shaped, one-story, modern commercial building with a flat roof. It has a concrete foundation and concrete block and brick exterior with two metal roll-away garaged doors. Windows have aluminum frames. The front covered drive-through entrance features metal siding and wood supports.

SITE DATA:

Legal Description: GR5462 S50’ W110’ L2 BLK97, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Historic District: Greeley Historic Register Monroe Avenue Historic District

Designation: Non-Contributing to the Greeley Historic Register Monroe Avenue Historic District

Year Built: 1956-57

Architectural Style/Type: Modern Movements

Zoning: C-H (Commercial High Intensity)
Dates of Significant Renovations:

Sign permit for Mander Automotive; Owner and applicant: Shawn and Becky Mander; Owner install; Permit #17060200; Date: 6/9/2017.

Cut openings in concrete block for overhead doors; Owner: Shawn Mander; Contractor: JMBK; Permit #15100258; Date: 10/16/2015.

Re-roof; Owner: Shawn Mander; Contractor (illegible); Permit #15090180; Date: 9/18/15.

Historic Preservation Commission Certificate of Approval for garage doors at 1214 9th Avenue, 9/14/2015.

Replace boiler vent; Owner: Robert Wingard; Contractor: Cons (?) Mechanical; Permit #12070085; Date: 7/9/2012.

Replace roof – Remove one layer and replace with base hot asphalt roof; Owner: Bennett Cleaners; Contractor: Harding Roofing; Permit #830204; Date: 3/28/1983; Final inspection not approved and Certificate of Occupancy not issued; 11/1/1983.

Remodel Storefront; Owner: Bennett Cleaners; Contractor: Greeley Neon; Permit #780675; Date: 11/7/1978.

Wall Sign Permit; Owner: Bennett Cleaners; Contractor: Greeley Neon; Permit #780069; Date: 11/7/1978.

Wiring Permit for sign-gaseous tube, incandescent; Owner: Bennett Cleaners; Contractor: Greeley Electric Service; Permit #651303; Date: 10/14/1965.

Rebuild planter; Owner/Contractor: Cal Cola Construction; Permit #620100; Date 3/12/1963; Final: 6/7/1963.

Source: Building Permit File, 1214 9th Avenue
KEY ISSUES AND ANALYSIS:
The proposed work is evaluated according to the relevant criteria for alteration of non-contributing properties in historic districts, defined in Section 16.60.110, as follows in the staff analysis. The applicable design guidelines 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 #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.

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

City of Greeley Code, Section 16.60.110 (2) Standards
f. If the property is a noncontributing property in an historic district, then alterations will be in accordance with the district designation plan as approved by the Commission and the approval by City Council.

District Designation Plan, Monroe Avenue Historic District
Site Features
33. Advertisement signs should add to the historic nature of the district.

a. Signs within the historic district will consist only of wood and paint.
b. Minimal lighting, so signs can be viewed at night, is allowable.
c. Placement of advertisement signs should not obscure the view of the building.
d. Design and colors used should be in keeping with the primary structure as well as the historic period of the district.
e. A maximum of no more than 32 square feet of supports and signage is allowable.
Staff Analysis:
The proposed metal walls signs comply with the Criteria and Standards in Chapter 16.60 of the Greeley Municipal Code and with the applicable design guidelines of the District Designation Plan for the Monroe Avenue Historic District.

While the building is a non-contributing resource within the historic district, the proposed project would have an impact on the historic district as a whole. For that reason, the analysis includes the criteria from Section 16.60.110(a), reviewing the effect of the proposed project on the district as a whole as the historic resource. The proposed wall sign would have a neutral effect on the district, as the proposed project would add two new metal signs to a 1950s building.

The two signs are each 24 square feet for a total of 48 square feet. They are lazer-cut steel. The District Designation Plan allows for up to 32 square feet total of signage for properties in the district (not including those grandfathered in), and requires signs to be wood. However, the Commission has approved signs at 822 14th Street made of aluminum with vinyl. Other businesses in the district have signs made of materials other than wood. The proposed signs at 1214 9th Avenue are more compatible with the modern building than wood signs would be on the building. While the proposed signs do not meet the letter of the guidelines, they meet the intent of the guidelines, to have compatible signage for the businesses in the predominantly residential historic district.

The proposed walls signs did not change or destroy features on the building and the proposed signs would contribute positively to the protection, enhancement, perpetuation and use of the property within the designated district because they promote the business and add to the ability of the business to occupy the building. The signs are differentiated from the district and structure and are compatible with the style of the building and are not significantly visible in the district as a whole. If removed they would not affect the integrity of the property or district. For these reasons, the walls signs meet the applicable criteria in Section 16.60.110(1).

The signs comply with several of the guidelines for signs within the Monroe Avenue Historic District. They do not obscure the view of the building and they are designed and painted to be in keeping with the building, but not the period of the district. They do not comply with the guideline that indicates the signs will consist only of wood and paint and the maximum allowance of 32 square feet of signage is allowable. Each individual sign complies with the sign allowance, as each sign is 24 square feet.

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

“Closely related to the preservation of historic signs on historic buildings is the subject of new signs for historic buildings. Determining what new signs are appropriate for historic buildings, however, involves a major paradox: Historic sign practices were not always ‘sympathetic’ to buildings. They were often unsympathetic to the building, or frankly contemptuous of it. Repeating some historic practices therefore would definitely not be recommended.”
“Yet many efforts to control signage lead to bland sameness. For this reason the National Park Service discourages the adoption of local guidelines that are too restrictive, and that effectively dictate uniform signs within commercial districts. Instead, it encourages communities to promote diversity in signs – their sizes, types, colors, lighting, lettering and other qualities… The National Park Service therefore encourages businesses to fit their sign programs to the building.”

Recommendations from Preservation Brief #25 include:

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

In summary, for these reasons, the walls signs meet applicable criteria in Section 16.60.110 (1) of the GMC, and partially complies with Standard f in Section 16.60.110 of the Greeley Municipal Code, specifically the Monroe Avenue Historic District Designation Plan.

**16.60.110 (1) Criteria Addressed: a, c, e, f (Secretary’s Stds #9, 10)**

**16.60.110 (2) Standards Addressed: f (Monroe Avenue Historic District Designation Plan)**

NOTICE:
The Municipal Code does not specify notification requirements for Certificate of Approval applications. Staff mailed a notification letter to the applicant on August 3, 2018. Staff posted a notification sign at the site on Tuesday, August 7, 2018.

**STAFF RECOMMENDATION:**
Approval, with the condition that the required permit be approved by Building Inspection if needed.

**RECOMMENDED MOTION:**
A motion that, based on the application received and the preceding analysis, the Commission finds that the proposed wall signs at 1214 9th Avenue meet (1) Criteria a, c, e, and f, and (2) Standard f of Section 16.60.110 of the Greeley Municipal Code. Based on these findings, the Commission approves the Certificate of Approval for wall signs, with the condition that the required permit be approved by Building Inspection if needed.
ATTACHMENTS:
Attachment A – Application & Narrative for Certificate of Approval
Attachment B – Current Photographs
Attachment C – Sign mockups
Attachment D – Existing Site Map
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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: Shawn B. Mader
Address: 1214 9th Ave
Phone: 970-576-5441
Cell phone: 
Email: Transmission@ahoo.com

APPLICANT (if different from property owner)
Name: 
Address: 
Phone: 
Cell phone: 
Email: 

HISTORIC PROPERTY
Name: 1214 9th Ave
Address: 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): Shawn Mader Telephone: 970-576-5441
Signature: 
Date: 7-25-18

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

Owner (Print): Shawn Mader Telephone: 970-576-5441
Signature: 
Date: 7-25-18
CITY OF GREELEY HISTORIC PRESERVATION OFFICE
PRE-APPLICATION CONFERENCE INFORMATION SHEET

Date: 7/26/18
GHR Property Address: 1214 9th Ave

Applicant/Representative(s): Shawn Manics

Is the Applicant/Representative the owner? Yes

Proposed Project
Description: **Front and side signs - already installed via permit # 17060200 issued 6/9/17**

Location/Address of Proposed Project: **Front of building and south side in alley**

Comments: Spoke with Historic Preservation before signs were made. Was told they first had to meet code, retired permit from Building Department and had code dep approval. Permit # 17060200 issued 6/9/17

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) __________________________
   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?

   b. Time constraints on the project/Project urgency?
c. Identify which design guidelines relate to the project.

Guidelines are available for download on the City's historic preservation website, http://greeleygov.com/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.
1214 9th Avenue signs

West wall, 8/7/18
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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* Based on Composite of 2007 Army Corps of Engineers Flood Study and Greeley Areas of Ecological Significance.