



HISTORIC PRESERVATION COMMISSION

Agenda

November 21, 2016

**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. Public Hearing: Request for Certificate of Approval, Reroof, 931 13th Street The Gables (Applicant: Ron and Linde Thompson)**
- V. Application Review: Tax Credit Project Application – Part 2**
 - a. 1329 11th Avenue , Reroof & Gutters (Applicant: Todd Sanville)**
 - b. 1329 11th Avenue, Painting & Siding Repair (Applicant: Todd Sanville)**
- VI. Election of Chair/Vice-Chair**
- VII. Historic Preservation Commission Member Reports**
- VIII. Staff Reports**
- IX. Adjournment**

UPCOMING MEETINGS AND IMPORTANT DATES:

December 5, 2016 4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9th Avenue.

December 19, 2016 4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9th Avenue.

January 2, 2017 Historic Preservation Commission meeting cancelled due to New Year's Day holiday

January 16, 2017 4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9th Avenue.

Historic Preservation Public Hearing Procedure

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



HISTORIC PRESERVATION COMMISSION

**Proceedings
September 19, 2016**

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

I. Call to Order

Vice-chair Scott called the meeting to order at 4:00 p.m. Commissioners Anschutz, Bator, Glynn, Clinefelter and Markley were present. (Chair Boulton was absent.)

II. Approval of Minutes for the meeting held on August 29, 2016

Commissioner Bator moved to approve the minutes from August 29, 2016. Commissioner Glynn seconded the motion. The motion carried 6-0. (Chair Boulton was absent.)

III. Public Input

Rebecca Brunswig of 1700 Montview Boulevard addressed the Commission on behalf of Historic Greeley Inc. Ms. Brunswig reported that work has begun on the Greeley Masonic Temple.

IV. Public Hearing: Request for Certificate of Approval, Lighting & Sign, 809 10th Street (Applicant: Jim and Suzanne Sereff)

Vice-chair Scott introduced the case, explained the public hearing process and asked whether any of the Commissioners had a conflict of interest. There being no conflict, Vice-chair Scott called for the staff report.

Betsy Kellums entered the staff report into the record as submitted and stated that the application for Certificate of Approval is for lighting and a sign at 809 10th Street.

Ms. Kellums showed a picture of the site plan and both historic and current photos of the property.

Staff has reviewed the application and recommends approval provided the required permits are obtained prior to the commencement of work.

Commissioner Bator asked about the holes in the stucco, if they would be a problem at some point, and whether there are plans to fix those holes.

The applicant, Jeff Sereff of 809 10th Street addressed the Commission and stated he plans to fix the holes with old plaster. Mr. Sereff explained that old plaster is actually new plaster to match the old material, not old material itself. Mr. Sereff stated that he intends to put foam in the holes and cover them with plaster.

Commissioner Markley inquired about attachment B and if the intent is to use canvas for the awning. Mr. Sereff responded that they will either go with metal or canvas. However, the metal will be a challenge to work with and it looks like they will use fabric.

Mr. Mueller asked if the existing façade brick is currently painted. Mr. Sereff confirmed that the façade is currently painted and stated they will look to upgrade the paint in the future.

Vice-chair Scott opened the public hearing at 4:09 p.m. There being no public comment, she closed the hearing at 4:09 p.m.

Commissioner Anschutz made a motion that, based on the application received and the preceding analysis, the Commission finds that the proposal to install gooseneck light fixtures and awning sign at the Herdman Electric/Warm Hugs Building at 809 10th Street meets (1) Criteria a, c, e, and f and (2) Standards e and g of Section 16.60.110 of the Greeley Municipal Code, and therefore approves the Certificate of Approval, with the condition that all required permits be obtained. Commissioner Glynn seconded the motion. The motion carried 6-0. (Chair Boulton was absent.)

V. Historic Preservation Commission Member Reports

Commissioner Anschutz spoke briefly about Potato Day and said the morning hours were quiet. Vice-chair Scott stated that in the afternoon a lot of interest was generated.

Vice-chair Scott talked about the University District event last Thursday and commented that it was very well done. Commissioner Anschutz mentioned that it was a good opportunity to showcase what has been done along 16th Street and 8th Avenue.

Commissioner Bator commented that her involvement in the Commission has made her more aware of historic properties in her recent travels and expressed appreciation for the opportunity to be part of the Commission.

VI. Staff Reports

Ms. Kellums addressed the Commission and spoke about the Nuts and Bolts of the CLG training session in Lamar on Tuesday and Wednesday. Ms. Kellums recommended attending one of these training sessions when possible.

Ms. Kellums stated she was at the History Fest today and said there were kids from Cheyenne, Fort Collins and Loveland. She is going to a masonry workshop in Blackhawk tomorrow.

Ms. Kellums reminded the Commission about the walking tour at the Weld County Courthouse tonight. She said it will begin at 5:30 and anyone interested in attending should plan to come early to go through security in the back.

Thursday is the History Brown Bag and will be held at noon and again at 1:30 p.m. Commissioner Bator inquired if she is planning to switch locations for the History Brown Bag to the Senior Center for next year. Ms. Kellums replied that she has not put a lot of thought into next year's events but acknowledged they do need to figure it out.

Mr. Mueller introduced Mike Garrott, Planning Manager, and said that they are going to be transitioning Mr. Garrott into the role of attending hearings.

Commissioner Bator asked if any property owners were interested in registering their properties. Ms. Kellums stated that she has not received any feedback.

Ms. Kellums reminded the Commission to think about other projects for the CLG grant.

Commissioner Anschutz mentioned that Greeley could have originally been in Colorado Springs.

VII. Adjournment to Work session
-Review of meeting procedures

There being no more business, the meeting was adjourned at 4:27 p.m.

Sandra Scott, Vice-Chair

Betsy Kellums, Secretary

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HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Certificate of Approval
PROJECT: Roof Replacement
LOCATION: 931 13th Street, the Gables
APPLICANT: Ron & Linde Thompson

HISTORIC PRESERVATION COMMISSION HEARING DATE: November 21, 2016

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 November 3, 2016, Linde Thompson, on behalf of the owner The Gables Apartments Greeley LLC, submitted an application for a Certificate of Approval for the replacement of the roof at 931 13th Street to the Historic Preservation Office. The applicant proposes to replace the existing wood shingle roof with the Owens Corning TruDefinition Duration STORM shingles in the Estate Gray color, similar to the existing roof color. Please see the Application and Narrative for a Certificate of Approval (Attachment A), the Current Photographs (Attachment B), product information (Attachment C), and the Existing Site Map (Attachment D).

Existing Conditions

The house is in good condition, but is in need of a new roof, which is in fair to poor condition.

Background

The Historic Preservation Commission designated the Gables at 931 13th Street on the Greeley Historic Register on November 27, 2000 for architectural and geographical significance.

Building History

The original house was built in 1882 on 9th Avenue (when it was called Monroe Avenue) for H. Currier. In 1919, Currier's son-in-law, Joseph Ewing moved the house to the present location and added on additions in the north and south in 1919-1920. The house has been used as apartments since 1919. Interestingly, Sidney Frazier, a prominent Greeley architect, lived in the Gables in 1922. Other residents included C.D. McClure, J.C. Ewing's office manager, Dr. A.N. Hamilton, A.W. Augspurger, a real estate agent, Albert Clough of Clough Furniture Company, and physician and surgeon Dr. T.C. Wilmoth.

Architectural Description

This Queen Anne style apartment building is an irregular, two-and-a-half story, wood frame structure with a wood shingle, multi-gabled roof with a central hipped roof. Roof features include decorative brackets on the gable ends. It has a concrete foundation and wood shingle and lapped siding. The main facade contains a centered entrance. The one-story, covered entry has a gabled roof with fake half-timbering in the gable end, several pairs of square columns and concrete steps. Windows are wood frame, one-over-one double hung and multi-light sliding. Other features include a bell-cast flare at the second story level with a wood frieze below it, fake half-timbering in the gable ends and pilasters on the corners of the windows. The bell-cast flare, the wood shingle siding and the fake half-timbering are used to avoid a smooth-walled appearance.

SITE DATA:

Legal Description:	GR 5446 L3-4 BLK96 CURRIER SUB EXC N70' THEREOF, City of Greeley, County of Weld, State of Colorado
Neighborhood:	Original Union Colony Boundaries
Designation:	Individually designated on the Greeley Historic Register
Year Property Built:	1882; moved to present location in 1919 (sources: Greeley Historic Register Historic Building Inventory Form).
Architectural Style:	Queen Anne
Zoning:	Commercial – High; the current and historic use is apartment units/multi-family residential; there is no proposed change in use.
Dates of Significant Renovations:	Certificate of Occupancy for the Gables Apartments; Owner: Bill Hayden; 12 units; Date: 5/2/1988. Repair and reroof apartment; Owner/Contractor: J.C. Ewing; Permit #630785; Date:8/20/1963; Completion Date: 9/12/1963. Source: Building Permit File, 931 13 th Street.

KEY ISSUES AND ANALYSIS:

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

City of Greeley Code, Section 16.60.110 (1) Criteria

a. The effect of the alteration or construction upon the general historical or architectural character of the designated property.

c. The effects of the proposed work in creating, changing or destroying the exterior architectural features and details of the structure upon which the work shall be done.

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

f. Compliance with the Secretary of the Interior's current standards for rehabilitation of historic properties as defined in Section 16.60.020 of this Chapter.

Secretary of the Interior's Standards for Rehabilitation

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

City of Greeley Code, Section 16.60.110 (2) Standards

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

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

Applicable Guidelines from the General Design Review Guidelines

Exterior General

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

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

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

Roofs

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

15. Preserve the original roof form.

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

16. Preserve original roof materials when feasible.

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

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

Staff Analysis:

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

The proposed Owens Corning TruDefinition Duration STORM shingles in the Estate Gray color are an appropriate replacement material for the existing wood shingles. The proposed replacement shingles are dimensional asphalt shingles because they consist of at least two layers of asphalt that give a three dimensional appearance, similar to the appearance of wood shingles or shakes, which was likely the original roof material. They would have a positive effect on the general historical and architectural character of the property because they would protect the building and would not affect the architectural details or features of the building. 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 apartment building to deteriorate due to weathering and potential leaks. The project would not destroy historic materials and would not affect the rest of the building other than provide protection for historic materials and the building as a whole.

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

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

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

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

NOTICE:

The Municipal Code does not specify public notification requirements for Certificate of Approval applications. A notification letter with the date, time and location of the public hearing was sent to the property owner on Thursday, November 3, 2016 and a sign was posted at the property on Wednesday, November 9, 2016.

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 roof at the Gables at 931 13th Street meets (1) Criteria a, c, e, and f and (2) Standards c and g of Section 16.60.110 of the Greeley Municipal Code, and therefore approves the Certificate of Approval, with the condition that all required permits be obtained.

ATTACHMENTS:

- Attachment A – Application & Narrative for Certificate of Approval
- Attachment B – Current Photographs
- Attachment C – Product Information
- Attachment D – Existing Site Map

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GHPD

rec'd
11/3/16



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

APPLICATION FORM FOR CERTIFICATE OF APPROVAL
ALTERATIONS

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

PROPERTY OWNER(S)

Name: The Gables Apartments/Greeley LLC
Address: 1616 12th Avenue
Greeley Co., 80631
Phone: 970.302.8368
Cell phone: "
Email: linde.thompson3@gmail.com

APPLICANT (if different
From property owner)

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

HISTORIC PROPERTY

Name: The Gables Apartments
Address: 931 13th Street
Historic District (if applicable): _____
Legal Description: GR 5446 L3-4 BLK96
CARRIER SUB EXC. N70' THEREOF

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

Applicant (Print): LINDE THOMPSON Telephone: 970.302.8368
Signature: Linde Thompson Date: November 3, 2016

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

Owner (Print): The Gables Apartments/Greeley LLC Telephone: _____
Signature: Linde Thompson Date: November 3, 2016

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

Date: 11/3/2016 GHR Property Address: 931 13th Street

Applicant/Representative(s): Linde Thompson

Is the Applicant/Representative the owner? yes

Proposed Project Description: Re-roof of deteriorated wood shingle roof and membrane roof (flat sections) with Owen-Corning Duration Storm dimensional shingles on gabled sections and TPO membrane on flat section

Location/Address of Proposed Project: 931 13th Street
Greeley, CO 80631

Comments: Care was taken to select a product to replace deteriorated wood shingles with appropriate shingle that ~~is~~ is economically and architecturally feasible as possible.

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) 11/3/2016
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?
• Re-roof of gabled, wood-shingle roof with architecturally appropriate dimensional shingles (Owens Corning Duration Storm)
- b. Time constraints on the project/Project urgency? *Yes! Still trying to get a new roof before winter/Contractor can begin ASAP weather permitting.*
- c. Identify which design guidelines relate to the project.

Guidelines are available for download on the City's historic preservation website,
<http://greeleygov.com/HistoricPreservation/Downloads.aspx>

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

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



3408 Myrtle Street, Evans Colorado 80620

Estimate Date: 10/21/2016

Name: Ron Thompson

Address: 931 13th St, Greeley Colorado

Phone: 970-302-2121 Email: rgt.ancon@gmail.com

1. Removal, disposal and cleanup of the existing 2 layers of wood shingles
2. Installation of 7/16 OSB over the entire roof.
3. Use of starter strip
4. Replacement/Installation all drip edges at all location/s and of a color.
5. Installation of 60 mil TPO on flat and low slope portion of the roof (approx. 1000 s.f.)
6. Installment of 25 lb. synthetic felt over the replaced roof.
7. Installation of 12 Roof Vents.
8. Replacement of 3 Pipe Jacks.
9. Use of 6 nail nailing pattern per manufacturer specification.
10. Use of Duration Storm shingles made by Owens Corning of a Ltd. Lifetime warranty.
11. The shingle color will be .
12. Craftmanship warranty is 5 years.
13. Payment of 100% is due at completion unless otherwise stated

Total Cost of Project Apartment Building \$38,231
Replace 788 s.f. of TPO \$6114

All work to be complete in a workmanlike manner according to standard practices. Any alterations or deviation of above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman Compensation Insurance. There will be a 21% finance charge for each month past 30 days delinquent. All cleanup will include but not limited to the roof, gutters and the grounds.

Date:
Acceptance/Customer Signature:
Your estimate was completed by:

Tom Petersen 970-371-8659
Better Business Bureau Member; Liability Insurance: American Family Workers Compensation Insurance

Gables Apartments Greeley LLC



Close-up view of wood shakes on a south facing slope.



View of wood shakes on a west facing slope.

Gables Apartments Greeley LLC



Close-up view of the deterioration to the rolled roof covering and visible portions of the metal flashing beneath.



TruDefinition®
DURATION STORM®
 Impact-Resistant Shingles with WeatherGuard® and SureNail® Technologies

Attachment C



Onyx Black

TruDefinition® Duration STORM® Shingles are a component of the Owens Corning™ Total Protection Roofing System.™^

TWO TECHNOLOGICAL BREAKTHROUGHS IN ONE HIGH-PERFORMANCE SHINGLE.

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



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

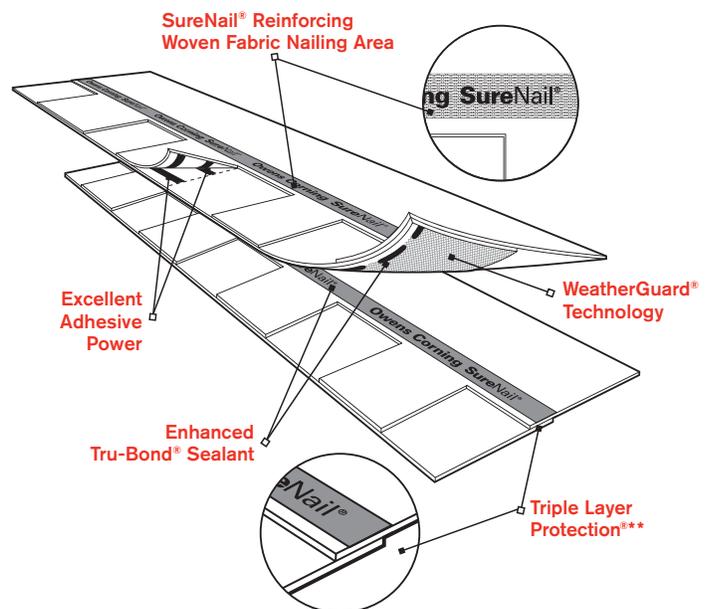
Triple Layer Protection.® A unique “triple layer” of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layers that offers excellent fastener holding power.

Superior Adhesion. Our enhanced Tru-Bond^{®++} sealant grips tightly to the engineered fabric nailing strip on the shingle below.

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

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

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





BEAUTY THAT'S DESIGNED TO WEATHER THE STORM.

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

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

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

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

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

They offer beauty and performance that homeowners will enjoy before, during and after the storm.

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

Available Colors



Desert Tan†



Brownwood†



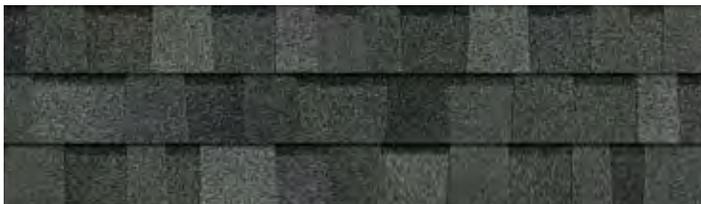
Teak†



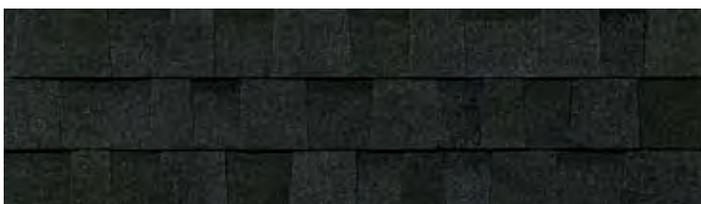
Driftwood†



Antique Silver†



Estate Gray†



Onyx Black†

DURABILITY THAT STANDS UP TO EVERYTHING MOTHER NATURE'S GOT.

First-class protection.

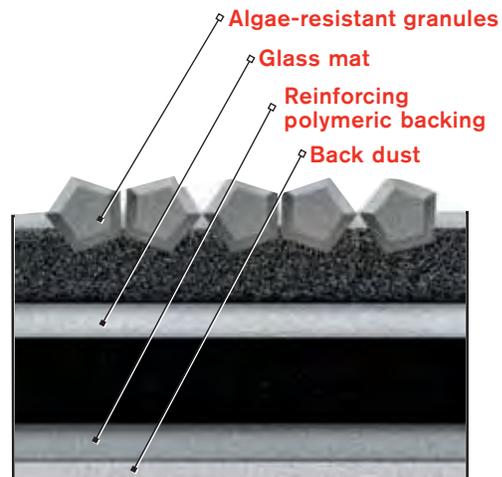
Underwriters Laboratories (UL) has one of the most demanding standards for testing the impact resistance of shingles. The UL 2218 test determines the amount of stress a newly manufactured roofing shingle can withstand without cracking. It also rates the shingle's performance. *TruDefinition Duration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

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

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

Tough, yet installs easily.

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



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



Estate Gray[†]

Product Attributes

Warranty Length*

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

Wind Resistance Limited Warranty*

130 MPH[‡]

Algae Resistance Limited Warranty*

10 Years

Tru PROtection[®] Non-Prorated Limited Warranty* Period

10 Years

TruDefinition[®] Duration STORM[®] Shingles Product Specifications

Nominal Size	13¼" x 39⅝"
Exposure	5⅝"
Shingles per Square	64
Bundles per Square	3
Coverage per Square	98.4 sq. ft.

ProEdge STORM[®] Hip & Ridge Shingles Product Specifications

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



Applicable Standards and Codes

ASTM D228

ASTM D3018 (Type 1)

ASTM D3462

ASTM D3161 (Class F Wind Resistance)

ASTM D7158 (Class H Wind Resistance)²

ASTM E108/UL 790 (Class A Fire Resistance)

CSA A 123.5¹

ICC-ES AC438[#]

UL 2218 (Class A Impact Resistance)³

UL ER2453-01^{##}

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

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

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

†† 40-Year Limited Warranty on commercial projects.

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

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

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

1 Only on product sold in Canada.

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

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

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

Underwriters Laboratories Evaluation Service Evaluation Report.

SureNail Technology U.S. Patent 7,836,654 and other patents pending.

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

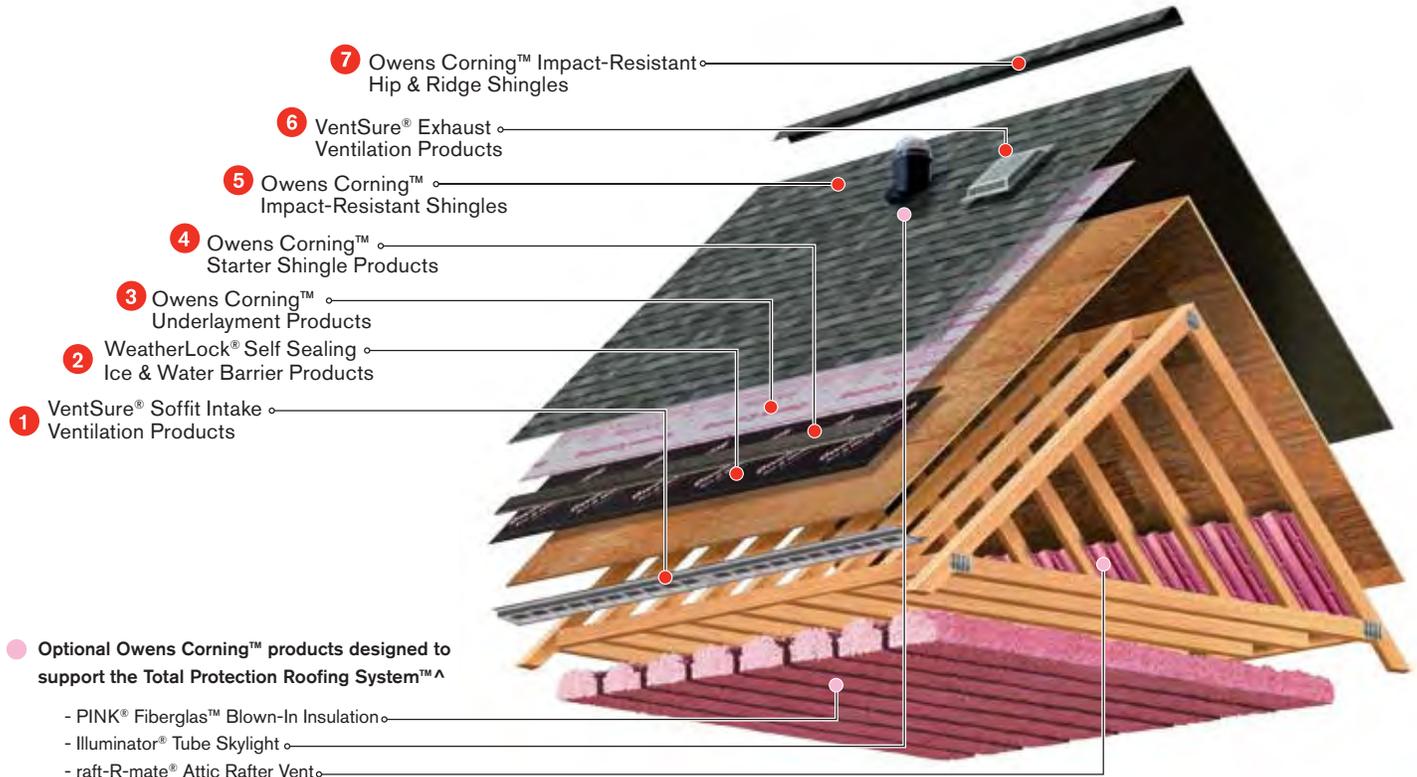
^ Excludes non-Owens Corning[™] roofing products such as flashing, fasteners and wood decking.



The Total Protection Roofing System™[^] for UL 2218, Class 4 Impact-Resistant Shingles

It takes more than just TruDefinition® Duration STORM® Shingles to protect your home. It takes an integrated system of components and layers designed to withstand the forces of nature outside while controlling temperature and humidity inside.

The Total Protection Roofing System™[^] depicted below is specially designed to give you the assurance that all your required Owens Corning™ roofing components^{†††} are working together to help increase the performance of your roof — and to enhance the comfort and enjoyment of those who live beneath it.



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

^{†††} Use of shingle-over ridge vents will affect the impact resistance classification of the ProEdge STORM® Hip & Ridge Shingles; use off-ridge ventilation as an alternative. Refer to the installation instructions for complete details.



Help protect against heat and moisture buildup by creating a balanced flow of air through your attic.



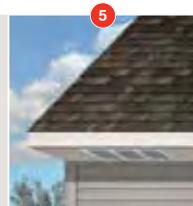
Help protect vulnerable areas where water can do the most damage: eaves, valleys, dormers and skylights.



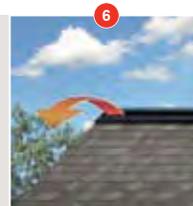
Help prevent damage from wind-driven rain by providing an additional layer of protection between the shingles and roof deck.



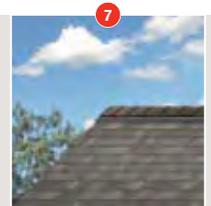
Enjoy clean lines and faster, easier installation by eliminating the need to cut shingle tabs.



Choose from a variety of durable styles and colors that provide the first line of defense against the elements.



Help protect your roof against premature failure by allowing heat and moisture to escape from the attic.



Help protect the ridge vent and add an attractive, finished look to your entire roof.



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



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(Brookville, Denver, Medina, Minneapolis, Summit)

Site Map - 931 13th Street

Attachment D



City of
Greeley
Colorado
Created: November 3, 2016
By: COG Planning, Hist Pres, GIS

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

Legend



931 13th Street



Parcels



Structure



Notes:

All planimetric data was digitized from aerial photographs dated 1987, 1992, 1998, 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: State Income Tax Credit Part 2 Applications – Painting & Roof Replacement

LOCATION: 1329 11th Avenue

APPLICANT: Todd Sanville

HISTORIC PRESERVATION COMMISSION DATE: November 21, 2016

HISTORIC PRESERVATION COMMISSION FUNCTION:

Review the application and make the final decision, as per 16.60.090(c) of the City of Greeley Municipal Code by approving or denying the request.

PROJECT OVERVIEW AND BACKGROUND:

The Gordon-Mitchell House at 1329 11th Avenue is individually designated on the Greeley Historic Register. On June 1, 2016, owner Todd Sanville submitted a Part 1 tax credit application for painting and a Part 1 application for roof and gutter replacement to the Historic Preservation Office. The Tax Credit Review Committee agreed both proposed projects meet the Secretary of the Interior’s Standards for Rehabilitation and gave preliminary approval to proceed, with the condition of obtaining all required permits. On October 28, 2016, Todd Sanville provided the Part 2 of the tax credit applications for both projects to the Historic Preservation Office (Attachment A).

Following completion of both projects, the Tax Credit Review Committee conducted a site visit and reviewed and preliminarily determined the projects meet the Secretary of the Interior’s Standards and preliminarily approved both final projects on October 31, 2016, pending approval by the Commission. Section 16.60.090 of the Greeley Municipal Code requires the Commission make the determination on all incentive applications. The Colorado Revised Statute 39-22-514 requires the project meet the Secretary of the Interior’s Standards for Rehabilitation (See Attachment B), requires the project be completed within 24 months, requires the rehabilitation costs be over \$5,000, and requires the Part 2 application be submitted within 60 days of completion (See Attachment C). The applicant completed both projects within 24 months. Project costs for both projects were over \$5,000, and the applicant submitted Part 2 applications for both projects within 60 days of project completion (See Attachment A).

The Part 2 of the tax credit application for painting at 1329 11th Avenue includes the final project qualified costs of \$6,160 for a 20% credit of \$1,232. Because of the disaster area declaration by the Governor of Colorado in September 2013, an additional 5% credit applies for a total 25% credit of \$1,540.

The Part 2 of the tax credit application for roof and gutter replacement at 1329 11th Avenue includes the final project qualified costs of \$12,362.50 for a 20% credit of \$2,472.50. Because of the disaster area declaration by the Governor of Colorado in September 2013, an additional 5% credit applies for a total 25% credit of \$3,090.62.

STAFF RECOMMENDATION:

Approval.

RECOMMENDED COMMISSION MOTION:

A motion to approve the State Historic Preservation Income Tax Credit application made by Todd Sanville for painting at the Gordon-Mitchell House, 1329 11th Avenue, individually designated on the Greeley Historic Register, for a tax credit in the amount of \$1,540.

A motion to approve the State Historic Preservation Income Tax Credit application made by Todd Sanville for the replacement of the roof and gutters at the Gordon-Mitchell House, 1329 11th Avenue, individually designated on the Greeley Historic Register, for a tax credit in the amount of \$3,090.62.

ATTACHMENTS:

- | | |
|--------------|--|
| Attachment A | 1329 11 th Avenue Tax Credit Application for painting with photos & 1329 11 th Avenue Tax Credit Application for roof & gutter replacement with photos |
| Attachment B | Secretary of the Interior's Standards for Rehabilitation |
| Attachment C | Colorado State Historic Preservation Income Tax Credit Information, History Colorado Publication #1322b |

4. PROJECT CONTACT

___ Applicant ___ Owner Other (specify below)

Name KEVIN GREENWOOD

Address 242 LINDEN ST

City/Town FORT COLLINS State CO Zip 80524

Telephone 970 492-5820

5. PROJECT STARTING DATE 9/14/16

PROJECT COMPLETION DATE 10/5/16

6. PHOTOGRAPHS OF THE PROPERTY MUST BE INCLUDED (see instructions)

7. PROJECT COSTS

Itemized:

D SURFACE PREP OF HOUSE WHICH INCLUDED

- PLASTIC GROUND COVER FOR SCRAPING OFF PAINT

- CAULK + PRIME

- REPAIR AND/OR REPLACE DAMAGED SIDING + TRIM

- PAINT TRIM, + SIDING

\$ 6160.00

D PROJECT MANAGEMENT

- MANAGE THE PROJECT

\$ 739.20

i

Total qualified costs

6160.00

Total project cost

6899.20

8. APPLICANT'S SIGNATURE

I hereby attest that I am the property's owner or a qualified tenant with a lease of five or more years, that all work on this project has been completed and executed according to the proposed project description as stated in Part 1 and approved by the Reviewing Entity, and that all itemized costs are allowable to claim for tax credits under CRS 39-22-514 (12)(e)and(g). I hereby agree to allow representatives of the reviewing entity access to the property as may be necessary and reasonable for the final approval of the completed work.

Name



Date

10/27/16

Paint and siding





4. PROJECT CONTACT

___ Applicant ___ Owner Other (specify below)

Name KEVIN GREENWOOD

Address 242 LINCOLN ST

City/Town FORT COLLINS State CO Zip 80524

Telephone (970) 492-5820

5. PROJECT STARTING DATE

7/9/16

PROJECT COMPLETION DATE

10/26/16

6. PHOTOGRAPHS OF THE PROPERTY MUST BE INCLUDED (see instructions)

7. PROJECT COSTS

Itemized:

GUTTERS -

- TEAR OFF GUTTERS + D. SPOUTS
- INSTALL NEW GUTTERS
- INSTALL NEW D. SPOUTS
- INSTALL MISC SUPPORT ITEMS FOR SPOUTS + GUTTERS

\$ 1405.50

ROOF -

- REMOVE OLD ROOF
- INSTALL NEW ROOF
- INSTALL ALL ACCESSORY ITEMS TO GO WITH NEW ROOF AND CURRENT STRUCTURE

\$ 10,957.00

PM COST - MANAGE PROJECT

\$ 1483.50

Total qualified costs

\$ 12,362.50

Total project cost

13,846.00

8. APPLICANT'S SIGNATURE

I hereby attest that I am the property's owner or a qualified tenant with a lease of five or more years, that all work on this project has been completed and executed according to the proposed project description as stated in Part I and approved by the Reviewing Entity, and that all itemized costs are allowable to claim for tax credits under CRS 39-22-514 (12)(e)and(g). I hereby agree to allow representatives of the reviewing entity access to the property as may be necessary and reasonable for the final approval of the completed work.

Name 

Date 10/27/16

Roof and Gutter Pictures







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Secretary's Standards for Rehabilitation

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as "certified rehabilitations" eligible for the 20% rehabilitation tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitating Historic Buildings

The **Guidelines** assist in applying the Standards to rehabilitation projects in general; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell a building owner which features of an historic building are important in defining the historic character and must be preserved or which features could be altered, if necessary, for the new use. Careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties. These Guidelines are also available in **PDF format**.

The **Guidelines on Sustainability for Rehabilitating Historic Buildings** stress the inherent sustainability of historic buildings and offer specific guidance on “recommended” rehabilitation treatments and “not recommended” treatments, which could negatively impact a building’s historic character. These Guidelines are also available as an **interactive web feature**.

<http://www.nps.gov/tps/standards/rehabilitation.htm>

Colorado Historic Preservation Income Tax Credit (Updated March 2015)

AVAILABLE PROGRAMS

From July 1, 2015 through December 31, 2019, Colorado will offer taxpayers two different programs that offer income tax credit for the rehabilitation of qualified historic properties.

The Colorado Job Creation and Main Street Revitalization Act of 2014 (CRS 39-22-514.5) offers a 20 – 30 percent tax credit for the rehabilitation of a qualified commercial (income-producing) property, as well as a 20 – 25 percent credit for the rehabilitation of a qualified residential (owner-occupied) property.

The Historic Preservation Tax Credit Act of 1990 (CRS 39-22-514) offers a 20 percent tax credit for the rehabilitation of any qualified historic property.

WHICH CREDIT TO USE?

Most taxpayers will want to take advantage of the Colorado Job Creation and Main Street Revitalization Act of 2014 (the 2014 credit) because it offers a higher return on expenditures (up to 30%), a higher per-project credit cap on commercial properties (up to \$1 million in tax credits as opposed to \$50,000), and greater flexibility (tax credits for income-producing properties can be sold to other taxpayers without penalty).

The 2014 credit for commercial properties has a limited availability; each year the state sets aside funding (\$2.5 million in 2016 and \$5 million in 2017, 2018, and 2019) for this credit, but when the funding is exhausted, no further credits can be given. By contrast, the old 1990 credit is available to all property owners at all times. Owners of commercial properties who are unable to take advantage of the 2014 credit can still apply for the 1990 credit and receive up to \$50,000 in credits for their project.

ELIGIBLE PROPERTIES

Under both the 2014 and 1990 credits, eligible properties must be:

- ◆ At least 50 years old, AND;
- ◆ Historically designated by being:
 - Listed on the National Register of Historic Places
 - Listed on the Colorado State Register of Historic Properties
 - Listed as a Historic Landmark by a Certified Local Government (CLG)*
 - Designated as a “contributing structure” in a historic district that is listed on the National Register, State Register, or landmarked by a CLG

ELIGIBLE TAXPAYERS

The 1990 credit limits the program to:

- ◆ Property owners, or
- ◆ Tenants with a lease of at least five years

*As of May 2015, Colorado has 51 Certified Local Governments. A full list of these CLGs can be found at the end of this document.

The 2014 credit expands the availability of the program to:

- ◆ Property owners
- ◆ Tenants of residential properties with a lease of at least 5 years
- ◆ Tenants of commercial properties with a lease of at least 39.5 years
- ◆ Potential buyers of a historic property who have a purchase agreement or an option to purchase

ELIGIBLE PROJECTS

- ◆ Projects must involve physical preservation, restoration, or rehabilitation and must preserve the historic character of the property
- ◆ Projects can retain the original use of the building or adopt the building for a new use
- ◆ Projects must meet the Secretary of the Interior's Standards for Rehabilitation

ELIGIBLE EXPENDITURES

Tax credits are calculated as 20 – 30 percent of Qualified Rehabilitation Expenditures.

- ◆ Under the 1990 credit, qualified rehabilitation expenditures include “hard costs” associated with the physical preservation of a historic property, including demolition, carpentry, sheetrock, plaster, painting, doors and windows, fire sprinkler systems, roofing and flashing, exterior repairs, tuck-pointing, etc.
- ◆ Under the 2014 credit, qualified rehabilitation expenditures for commercial properties are defined by the Internal Revenue Service (under Section 47(c)(2)(A) of the Internal Revenue Code)
- ◆ Under the 2014 credit, qualified rehabilitation expenditures for residential properties are defined by state law (under CRS 39-22-514.5(k)(II)).
- ◆ Qualified rehabilitation expenditures typically do not cover the following:
 - “Soft costs” such as: appraisals; design fees; legal, accounting, and realtor fees; building permit, use, and inspection fees; insurance; and rent loss during construction
 - Acquisition costs
 - New additions or enlargements
 - Excavation, grading, paving, and landscaping

EXTENT OF TAX SAVINGS

Tax credits directly reduce (dollar for dollar) the amount of income tax owed by the taxpayer in a given tax year. Available credits for all programs can be carried forward for up to ten years. Taxpayers can reduce the amount of state income tax credit they owe to zero if they have the available credits to do so.

- ◆ The 1990 credit is calculated as 20% of the Qualified Rehabilitation Expenditures, with a cap of \$50,000 in credits per property. This is a lifetime cap.
- ◆ The 2014 credit for residential properties is calculated as 20% of the Qualified Rehabilitation Expenditures, with a cap of \$50,000 in credits per property. However, this is not a lifetime cap. It resets to zero upon sale of the property to a new owner or after ten years.
- ◆ The 2014 credit for commercial properties is calculated as 25% of all Qualified Rehabilitation Expenditures under \$2 million, and 20% of all Qualified Rehabilitation Expenditures above \$2 million. For example, an owner who spends \$1,000,000 in qualified rehabilitation expenditures would receive \$250,000 in tax credits (25%), while an owner who spends \$3,000,000 would receive \$700,000 (25% on the first \$2 million and 20% on the remaining \$1 million). The commercial credit is capped at \$1 million per project, per property, per year. There is no lifetime cap.

- ◆ Residential and commercial properties under the 2014 credit can receive an additional 5% “bonus credit” if they are located in a county that has been declared a Federal or State Disaster Area.* The property owner is still limited to a maximum of \$50,000 (residential) or \$1,000,000 (commercial) in credits.

*Note: A list of currently-eligible counties is found at the end of this document

- ◆ A 2008 provision of the 1990 credit stipulates that projects commencing on or after January 1, 2011 (and before December 31, 2019) are subject to an additional credit limitation. If the state’s general fund revenues are predicted to fall short of a certain threshold in a given year, the credit cannot be taken for that year. Taxpayers can contact History Colorado or the Colorado Department of Revenue to determine if the credits are available for the current year.
- ◆ NOTE: the above provision applies ONLY to the 1990 credit. Projects completed under the new 2014 law are NOT subject to these budgetary limitations, and taxpayers who hold these credits may use them regardless of state revenue projections.

MINIMUM EXPENDITURES

- ◆ Under the 1990 credit, the costs associated with the rehabilitation of the property must exceed \$5,000
- ◆ Under the 2014 credit, the costs associated with the rehabilitation of a residential property must exceed \$5,000
- ◆ Under the 2014 credit, the costs associated with the rehabilitation of a commercial property must exceed 25% of the *adjusted basis* of the property. This basis is defined by state law as being “the purchase price of the qualified commercial structure less the value attributed to the land”

EFFECTIVE DATES

- ◆ The 1990 credit came into effect on January 1, 1991, and has been extended through December 31, 2019
- ◆ The 2014 credit came into effect on July 1, 2015, and is currently in effect through December 31, 2019
- ◆ The Colorado State Legislature has the option of extending one or both programs beyond December 31, 2019. In the past, the tax credit program has been extended for periods of ten years (e.g., extended to December 1999, then December 2009, then to December 2019).

ASSOCIATED FEES

- ◆ The 1990 credit has an initial application fee of \$250 (which may be waived by the reviewing entity for projects costing less than \$15,000). There is also an additional charge based on the cost of the project:
 - No additional charge for projects costing less than \$15,000
 - \$250 for projects costing between \$15,000 and \$49,999.99
 - \$500 for projects costing between \$50,000 and \$99,999.99
 - \$750 for projects costing \$100,000 or more
- ◆ The 2014 credit allows reviewing entities to charge a “reasonable application fee” for the review of residential projects, but does not specify a maximum or minimum fee
- ◆ The 2014 credit allows reviewing entities to charge a review fee not exceeding \$500 for the review of commercial projects

- ◆ Under the 2014 credit, commercial projects are also subject to an additional fee upon the completion of the project and the issuance of tax credits. This additional fee is 3% of the value of the credits issued. For example, a commercial project with \$1 million in qualified rehabilitation expenditures would receive a tax credit of \$250,000. This would be subject to a 3% “issuance fee” (or \$7,500).

APPLICATION PROCEDURES

- ◆ Under the 1990 credit, projects are reviewed by the Certified Local Government or, in the absence of a participating CLG, by History Colorado
 - The applicant submits preliminary work plans to the reviewing entity and pays an application fee (if required)
 - The reviewing entity reviews the proposed scope of work and, if it meets the program requirements, notifies the applicant that the project has preliminary approval
 - Upon completion of the project, the applicant submits final paperwork, including project costs and photographs of completed work, and pays any required fees
 - The reviewing entity reviews the final paperwork to confirm that the work performed was done in accordance with the previously-approved preliminary application.
 - The reviewing entity certifies the work as completed and meeting the requirements of the program, and a tax credit is issued to the applicant
- ◆ Under the 2014 credit, the review process for residential properties is exactly the same as under the 1990 law (see above)
- ◆ Under the 2014 credit, all applications for commercial properties are reviewed by the Colorado Department of Economic Development and International Trade (OEDIT) and by History Colorado
 - The applicant submits preliminary work plans to the OEDIT through that agency’s web site (www.advancolorado.com)
 - OEDIT and History Colorado review the proposed scope of work to certify that it meets program requirements
 - Upon approval, OEDIT reserves a portion of that year’s available “pool” of tax credit funding to the applicant. If the “pool” of funding has been reduced to zero, the applicant will be notified and will automatically be placed in line for the next year’s funding.
 - Upon completion of the project, the applicant submits final paperwork, including project costs and photographs of the completed work. All project costs must be certified by a Certified Public Accountant. Project costs in excess of \$1 million must also be audited by a third party, and proof of this audit must be submitted to OEDIT.
 - OEDIT and History Colorado review the final paperwork to ensure compliance with the program requirements
 - OEDIT and History Colorado certify the project as complete. OEDIT issues a tax credit certificate to the applicant

PROJECT TIMING

- ◆ Under the 1990 credit, all projects are accepted on a rolling, year-round basis.
- ◆ Under the 2014 credit, all residential projects are also accepted on a rolling, year-round basis.
- ◆ Under the 2014 credit, commercial projects are also accepted on a rolling, year-round basis. However, the total amount of available credits for a given year is limited by the amount of money that has been set aside by the State Legislature for that year:

- For 2016, \$2.5 million for projects with qualified costs of under \$2 million and \$2.5 million for projects with qualified costs of over \$2 million
- For 2017, 2018, and 2019, \$5 million for projects qualified costs of under \$2 million and \$5 million for projects with qualified costs of over \$2 million
- ◆ Because the “pool” of available money in any given year is limited, applicants are encouraged to apply for the credit as early as possible during the State Fiscal Year (which runs from July 1 through June 30). If the “pool” is depleted during a given year, later applicants will be notified of this fact and will be placed in line for the next year’s allocation of credits.

PROJECT LENGTH

- ◆ The 1990 credit requires that all projects be completed within 24 months of starting work.
- ◆ The 2014 credit eliminates time limits for residential and commercial projects. However, applicants for the commercial credit must meet several milestones to keep their allocation of credits:
 - They must begin work within 12 months of project approval;
 - The project must be at least 20% complete within 18 months of approval;
 - The applicant must complete at least 10% of the total work every year
 - All updates must be submitted to OEDIT in order to keep the allocation of credits
 - Projects that do not meet these timetables may lose their credits. Lost credits are returned to the “pool” for use by other applicants.
- ◆ Because the 2014 credit currently sunsets at the end of 2019, and because (as of June 2015) the State has not set aside any funding for Fiscal Year 2020 for the credit, all applicants should plan on completing their projects before December 31, 2019. Projects completed after this date may not be able to claim and use credits even if a preliminary allocation of credits was obtained.

SALE OF CREDITS

The 2014 credit allows commercial property owners, non-profits, and (long-term) lease holders to sell or transfer tax credits that they have obtained to other Colorado taxpayers. Holders of tax credits can sell or transfer all or part of their credits to other Colorado taxpayers at any time. In addition, “Colorado taxpayers” refers only to taxpayers (individuals, corporations, etc.) who have a state tax liability; they do not have to be physically located or headquartered in Colorado. Buyers of tax credits may, in turn, sell or transfer them to a third party without penalty.

CERTIFIED LOCAL GOVERNMENTS (updated June 2015)

The following cities and counties are designated as Certified Local Governments. These governments have the power to designate properties as historic landmarks (and to create historic districts); under state law, these designated properties may be eligible for tax credits under both the 1990 and 2014 credit programs.

Certified Local Governments have the authority to review and approve tax credit projects under the 1990 law and residential tax credit projects under the 2014 law. Local governments can choose to review or to not review applications. In cases where the local government has chosen not to review tax credit project, and in communities that are not Certified Local Governments, History Colorado will provide the review instead.

Certified Local Governments:

Alamosa	Denver*	Leadville*
Aspen*	Durango*	Littleton*
Aurora*	Erie*	Longmont*
Berthoud*	Fort Collins*	Louisville
Black Hawk*	Fort Lupton*	Loveland
Boulder*	Georgetown*	Manitou Springs*
Boulder County*	Gilpin County*	New Castle
Breckenridge	Glenwood Springs	Otero County
Brighton*	Golden*	Pagosa Springs*
Broomfield	Greeley*	Park County*
Carbondale*	Gunnison County	Pueblo
Castle Rock*	Idaho Springs*	Saguache*
Central City*	Kiowa County	Salida
Colorado Springs*	La Veta	Steamboat Springs*
Cortez	Lafayette	Telluride*
Crested Butte*	Lake City*	Westminster*
Cripple Creek*	Lakewood	Windsor

(This Certified Local Government reviews applications for historic preservation tax credits)*

**FEDERAL AND STATE DISASTER AREAS
(updated June 2015)**

Sections 8(c)(III) and 8(e)(II) of the Colorado Job Creation and Main Street Revitalization Act of 2014 (CRS 39-22-514.5) allow tax credit applicants to claim an additional 5% credit if they are located in a county that has been declared:

- ◆ A major disaster area under Section 102(2) of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 USC 512), or;
- ◆ A disaster area under Article 7 of the Colorado Disaster Emergency Act (CRS 24-33.5-700)

An area is declared to be a major disaster area under the Stafford Act by proclamation of the President of the United States. Similarly, an area is declared to be a disaster area under the Colorado Disaster Emergency Act by proclamation of the Governor of Colorado.

Disaster areas, for the purposes of the Colorado Job Creation and Main Street Revitalization Act, are determined to be county-wide in scope. Thus, if the Governor of Colorado declares a disaster area in a portion of a given county, all properties within that county are eligible for the additional 5% credit.

NOTE: Under state law, the additional 5% credit only applies to projects that begin with six years of the date the disaster is declared.

In addition, the additional 5% credit does not allow the total allocation of tax credits to rise above the mandated project caps for projects, which are \$50,000 for residential projects and \$1,000,000 for commercial projects.

LIST OF COUNTIES:

County	Designation	Cause	Declared	Expires
Adams	Federal	Flood	9/14/2013	9/14/2019
Arapahoe	Federal	Flood	9/14/2013	9/14/2019
Boulder	Federal	Flood	9/14/2013	9/14/2019
Broomfield	State	Flood	9/13/2013	9/13/2019
Chaffee	State	Flood	9/13/2013	9/13/2019
Clear Creek	Federal	Flood	9/14/2013	9/14/2019
Crowley	Federal	Flood	9/14/2013	9/14/2019
Custer	State	Fire	10/24/2012	10/24/2018
Denver	Federal	Flood	9/14/2013	9/14/2019
El Paso	Federal	Flood	9/14/2013	9/14/2019
Fremont	Federal	Flood	9/14/2013	9/14/2019
Garfield	State	Fire	8/16/2013	8/16/2019
Gilpin	Federal	Flood	9/14/2013	9/14/2019
Grand	State	Fire	6/13/2013	6/13/2019
Hinsdale	State	Fire	6/26/2013	6/26/2019
Huerfano	State	Fire	6/12/2013	6/12/2019
Jefferson	Federal	Flood	9/14/2013	9/14/2019
Lake	Federal	Flood	9/14/2013	9/14/2019
Larimer	Federal	Flood	9/14/2013	9/14/2019
Las Animas	State	Fire	6/21/2013	6/21/2019
Lincoln	Federal	Flood	9/14/2013	9/14/2019
Logan	Federal	Flood	9/14/2013	9/14/2019
Mesa	State	Fire	7/12/2012	7/12/2018
Mineral	State	Fire	6/26/2013	6/26/2019
Moffat	State	Fire	12/7/2012	12/7/2018

County	Designation	Cause	Declared	Expires
Montezuma	State	Fire	10/26/2012	10/26/2018
Morgan	Federal	Flood	9/14/2013	9/14/2019
Otero	State	Flood	9/13/2013	9/13/2019
Park	State	Flood	9/13/2013	9/13/2019
Prowers	State	Flood	9/13/2013	9/13/2019
Pueblo	State	Flood	9/13/2013	9/13/2019
Rio Blanco	State	Fire	7/24/2012	7/24/2018
Rio Grande	State	Fire	6/26/2013	6/26/2019
Sedgwick	Federal	Flood	9/14/2013	9/14/2019
Teller	State	Fire	7/1/2012	7/1/2018
Washington	Federal	Flood	9/14/2013	9/14/2019
Weld	Federal	Flood	9/14/2013	9/14/2019

