

VI. SIGNIFICANCE

37. Local Landmark Designation: No Date of Designation:
Designating Authority:

38. Applicable National Register Criteria:

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

Qualifies under Criteria Considerations A through G (See Manual).

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

39. Area(s) of Significance:

40. Period of Significance:

41. Level of Significance:

42. Statement of Significance:

This building is representative of early twentieth century commercial buildings erected in Greeley as reflected in the metal cornice, the round vents along the frieze, and the double-hung sash windows with stone lintels and stone sill course. The building has housed a variety of businesses, including a meat market, a grocery store, and a shoe store, as well as a ladies' tailor on the second floor.

43. Assessment of Historic Physical Integrity Related to Significance:

The building has fair historic integrity. The first story of the building is totally remodeled, but the upper story retains original features such as the cornice, vents, and double-hung sash windows.

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: 20; 4: 18

Negatives Filed At: City of Greeley

Photographer: Roger Whitacre

48. Report Title: Downtown Greeley Historic Buildings Survey, 2001

49. Date(s): April 2001

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

51. Organization: Front Range Research Associates, Inc.

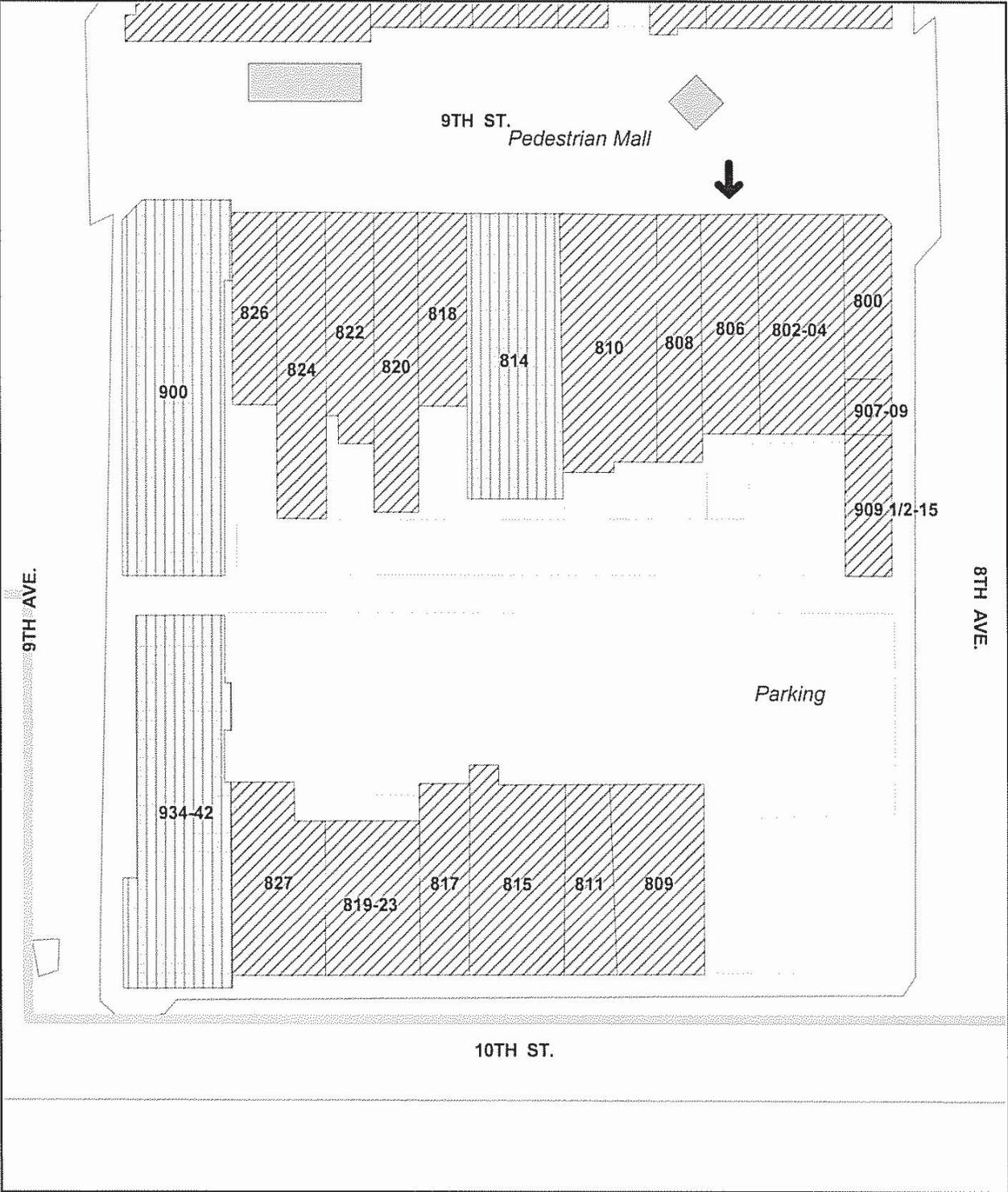
52. Address: 3635 W. 46th Ave., Denver, Colorado 80211

53. Phone Number(s): (303) 477-7597

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

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

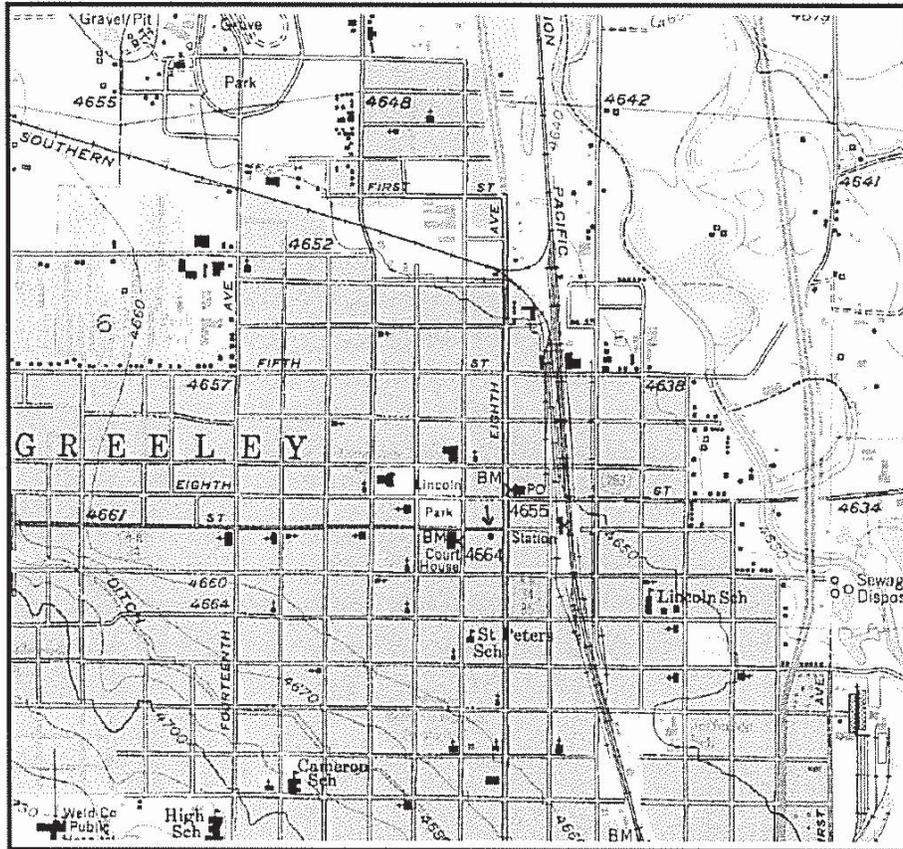
Downtown Greeley Historic Buildings Survey
 Sketch Map



806 9TH ST



ADDRESS: 806 9TH ST



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

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HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Certificate of Approval
PROJECT: Demolition of Detached Garage
CASE NUMBER: HPDR2019-0003
LOCATION: 1720 12th Avenue
APPLICANT: Scott and Christie Christensen

HISTORIC PRESERVATION COMMISSION HEARING DATE: May 6, 2019

HISTORIC PRESERVATION COMMISSION FUNCTION:

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

PROJECT OVERVIEW AND BACKGROUND:

Proposed Project

On March 27, 2019, Scott and Christie Christensen submitted an application for a Certificate of Approval for demolition of the detached garage at the back of their property at 1720 12th Avenue, designated as the Peddycord House on the Greeley Historic Register, to the Historic Preservation Office. The applicant proposes to demolish the existing garage to allow construction of new larger garage that is more compatible with the house and that would be large enough to house their vehicles with access from the alley. They submitted the application under Chapter 16.60 of the Greeley Municipal Code, prior to the repeal of Chapter 16.60 and adoption of 18.36 on April 2, 2019. Therefore Historic Preservation Commission review will be in accordance with Chapter 16.60. Planning Staff reviewed the proposal for compliance with the Development Code and preliminarily determined it meets the Development Code.

Please see the Application and Narrative for a Certificate of Approval (Attachment A), Current Photographs (Attachment B), and Existing Site Map (Attachment C).

Existing Conditions

The existing detached garage is in poor condition and the owners would like to raze it because of the poor condition that does not make rehabilitation of it feasible.

Background

The Historic Preservation Commission designated the Peddycord House at 1720 12th Avenue on the Greeley Historic Register on September 25, 2000 for architectural and geographical significance.

Building History

Frank B. Rosier and May Rosier were the original owners of the house, as referred to in a Statement of Lien by the Sherman Concrete Company dated September 13, 1909 and an article in the Greeley Pioneer in June 1909. According to the article, Frank B. Rosier built the house for his family at a cost of \$5,000. Frank Rosier was an electrical engineer with a business called Rosier Electric Company. The firm worked on electrical signs and supplies and designed and installing of lighting for power and irrigation plants. They also did wiring for residences and businesses, including the addition to the Camfield Hotel. He sold the house to H.M. Bull, proprietor of Bull-Housh Dry Goods Co. in 1916. Bull sold the property to William A. Samuelson and Ada M. Samuelson on July 3, 1919. William died in 1928, and Ada rented part of the house to various people until she sold it to her son John W. Allnutt. John lived in the house with his wife Katherine and their family until August of 1965, when they sold it to the current owners Clyde and Elverda Peddycord. John Allnutt worked as a mortician at Macy's, Inc., where he eventually became a partner. He was an active member of the community, having been involved in the First Congregational United Church of Christ, on the board of the chamber of Commerce and on the District Six School Board. He served as president of the School Board in 1947-1948. He also served as the Weld County Coroner from 1942 until 1950 and as president of the Colorado Funeral Directors Association. His father was Fred Allnutt, who was a partner in Macy Mortuary and was the son-in-law of Thomas G. Macy, the founder of Macy Mortuary.

Architectural Description

This Craftsman style residence is a rectangular, one-and-one-half story, wood frame structure with a wood shingle, side-gabled roof. Roof features include exposed rafter ends and a front gabled dormer. It has a concrete foundation and brick and wood shingle exterior. The main facade is broken into three bays and contains an off-centered entrance with a wood paneled and glazed door. There is also a side entrance on the south elevation. The one-story, full width screened porch has brick columns with a solid brick railing. Windows are nine-over-one, wood frame double hung, although there are some stained glass, beveled transoms over wood frame picture windows. The brick chimney is located on the south gable end. An obvious alteration is the deck added on the rear of the house (on the east elevation).

SITE DATA:

Legal Description:	GR 3764 L2BLK4 2ND CRANFORD, City of Greeley, Weld County
Neighborhood:	Cranford 2 nd Addition
Designation:	Greeley Historic Register, individual designation, 9/25/2000.

Year Property Built: 1909

Architectural Style/Type: Craftsman Bungalow

Zoning: R-L (Residential Low-Density)

Significant Renovations: Permit for furnace and A/C; Owner: Jeanie Willson; Contractor: Best Buy Heating & A/C; Electrical Contractor: Affordable Electrical Service; Permit #14060358; Date: 6/23/2014.

Permit for roof replacement to remove 2 layers of wood shake and install 30 year Oakridge Shingles; Owner: Charles Weber; Contractor: Behrends Roofing; Permit #08080103; Date: 8/18/2008.

Historic Preservation Commission Certificate of Designation for Peddycord House at 1720 12th Avenue; Chapter 16.60.060 (A2a and A3a); Hearing Date: 9/25/2000; Recording Date: 10/26/2000; Recording Number 2802893.

Cranford Property Owner Survey, November 1994; Clyde E and Verdie Peddycord verified they had lived there for the past 50 years; date: 11/22/1994, 12/1/1994.

Permit for construction of a 12' x 15' redwood deck and 6' hot tub; Owner: Clyde and Verdie Peddycord; Contractor: Clyde Peddycord; Permit #A-900389; Date: 9/14/1990.

Permit for reroof; Owner: Clyde Peddycord; Contractor: Roofing by Sanchez; Permit #831062; Date: 7/1/1983.

Electrical permit; Owner: Clyde Peddycord; Contractor: Tom Gibson; Permit #790160; Date: 7/17/1979.

Source: Building Permit File for 1720 12th Avenue

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.

16.60.130 Criteria for demolition of a designated property or contributing properties in a district.

Permits for demolition shall be issued if the applicant can clearly demonstrate that the designated property meets the criteria for demolition as set forth under this Chapter by balancing the criteria of Paragraphs (1) through (4) below versus Paragraph (5) below. Not all of the criteria must be met for the Commission to recommend demolition. Appeals of the decision shall be made under Section 16.60.170 of this Chapter.

- (1) *The structure must be demolished because it presents an imminent hazard.*
- (2) *The structure proposed for demolition is not structurally sound despite evidence of the owner's efforts to properly maintain the structure.*
- (3) *The structure cannot be rehabilitated or reused on site to provide for any reasonable beneficial use of the property.*
- (4) *The structure cannot be moved to another site because it is physically or economically impractical.*
- (5) *The applicant demonstrates that the proposal mitigates to the greatest extent practical the following:*
 - a. *Significant impacts that negatively alter the visual character of the neighborhood where demolition is proposed to occur.*
 - b. *Significant impact on the historic importance of other structures located on the property and adjacent properties.*
 - c. *Significant impact to the architectural integrity of other structures located on the property and adjacent properties.*
- (6) *If partial demolition is approved by the Commission and is required for the renovation, restoration or rehabilitation of the structure, the owner should mitigate, to the greatest extent possible:*
 - a. *Impacts on the historic importance of the structure or structures located on the property.*
 - b. *Impacts on the architectural integrity of the structure or structures located on the property. (Ord. 34, 2006 §1; Ord. 29, 2002 §1; Ord. 14, 2000 §1(part); Ord. 27, 1999 §1(part); Ord. 33, 1995 §1(part))*

Staff Analysis:

Staff determined the detached garage demolition complies with the criteria in the Greeley Municipal Code.

The detached garage cannot be reused for the existing owners because it is too small and not in good enough condition to rehabilitate and enlarge for them to use to house their cars. The owner has indicated the existing garage is not in good condition and is beyond repair. The photos show

that the garage has been altered and that portions are in fair to poor condition due to lack of maintenance, which is no fault of the owners, who purchased the property in August 2018. Portions of the wood are rotted and the electrical work in the building would not meet current code. The garage is typical of detached garages from the mid-20th century, and it is not distinctive or individually significant.

The proposed demolition of the existing detached garage meets the criteria because it cannot be rehabilitated for use as a garage and the reuse of it as a storage building for things other than cars is not beneficial to the property owners. It would not be physically or economically practical to move or rehabilitate the building, as it is quite likely that the cost of moving it and the cost of rehabilitation would exceed the current value of the detached garage.

Demolition would have a very minimal impact on the visual character of the neighborhood because the detached garage is in the rear and is not a significant structure in the area. Also, demolition of the detached garage would not significantly impact the historic importance of the house or adjacent properties because the detached garage is not historically or architecturally significant for the property. Finally, because it is a wood frame garage that is not architecturally significant and has been altered and is not compatible with the existing house, the demolition of the garage would not significantly impact the architectural integrity of the house or adjacent properties.

In summary, for these reasons, the proposed demolition of the detached garage at 1720 12th Avenue meets the criteria in Section 16.60.130 of the Greeley Municipal Code.

16.60.130 Criteria: 3, 4, 5

NOTICE:

Chapter 16.60 of 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 April 18, 2019 and a sign was posted at the property on Friday, April 26, 2019.

STAFF RECOMMENDATION:

Approval, with condition.

RECOMMENDED MOTION:

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

1. The applicants must obtain all required permits.

ATTACHMENTS:

Attachment A – Application & Narrative for Certificate of Approval

Attachment B – Current Photographs

Attachment C – Existing Site Map

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

Date: February 20, 2019 GHR Property Address: 1720 12th Avenue

Applicant/Representative(s): Scott & Christie Christensen

Is the Applicant/Representative the owner? Yes

Proposed Project

Description: Demolition of existing garage, construction of a new garage

Location/Address of Proposed

Project: 1720 12th Avenue, Greeley, CO 80631

Comments: As we feel the existing garage is beyond repair and in no way resembles the house, we would like to build a more useful garage that shares some of the exterior features of the house so the property appears more cohesive and period correct.

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

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DEMOLITION CERTIFICATE OF APPROVAL SUBMITTAL CHECKLIST

Include at a minimum, 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:

DEMOLITION

- Signed application form
- Digital photos accurately representing existing materials, colors, and textures of each side of the building, site or structure to be affected. Date the photographs.
- Narrative of the proposed project (please type or print legibly or on a separate page) Please include responses to the following (use another sheet as needed to completely answer the questions):

a. Explain why demolition is necessary and show that rehabilitation and/or moving are not reasonable options.

Because we are unsure of the date of original construction for the garage (100% sure it does not date to original construction circa 1909) we are unable to rehab the garage to match the original construction. Like most secondary structures in the neighborhood, it appears to have been slapped together from leftover materials, including damaged wood, mismatched and non-functional garage doors and questionable electrical wiring. The building is too damaged to rehabilitate without pulling it completely apart and replacing 90% of the materials.

We plan to demolish the current structure and replace it with a more functional and period appearing structure.

b. Time constraints on the project/Project urgency?

We would like to complete the project by fall of 2019 to take advantage of nice weather.

c. How does the demolition of the structure meet the criteria set forth below? (Use another sheet or more if necessary)

16.60.130 Criteria for demolition of a designated property or contributing properties in a district.

Permits for demolition shall be issued if the applicant can clearly demonstrate that the designated property meets the criteria for demolition as set forth under this Chapter by balancing the criteria of Paragraphs (1) through (4) below versus Paragraph (5) below. Not all of the criteria must be met for the Commission to recommend demolition. Appeals of the decision shall be made under Section 16.60.170 of this Chapter.

- c. Identify which design guidelines relate to the project.

Design guidelines relating to the destruction of the garage fall under the section covering secondary structures, #61., which states:

61. Locate new secondary structures to reinforce historical development patterns.

Use guidelines for additions as a basis for design.

- a. Place a garage or other secondary structure at the rear of the property.
- b. Reinforce historical patterns by using an alley to access a garage.
- c. Avoid making new curb cuts for driveways.

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.

(2) The structure proposed for demolition is not structurally sound despite evidence of the owner's efforts to properly maintain the structure.

(3) The structure cannot be rehabilitated or reused on site to provide for any reasonable beneficial use of the property.

(4) The structure cannot be moved to another site because it is physically or economically impractical.

(5) The applicant demonstrates that the proposal mitigates to the greatest extent practical the following:

a. Significant impacts that negatively alter the visual character of the neighborhood where demolition is proposed to occur.

b. Significant impact on the historic importance of other structures located on the property and adjacent properties.

c. Significant impact to the architectural integrity of other structures located on the property and adjacent properties.

(6) If partial demolition is approved by the Commission and is required for the renovation, restoration or rehabilitation of the structure, the owner should mitigate, to the greatest extent possible:

a. Impacts on the historic importance of the structure or structures located on the property.

b. Impacts on the architectural integrity of the structure or structures located on the property. (Ord. 34, 2006 §1; Ord. 29, 2002 §1; Ord. 14, 2000 §1(part); Ord. 27, 1999 §1(part); Ord. 33, 1995 §1(part))

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



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: Christie & Scott Christensen
Address: 1720 12th Avenue, Greeley
Phone: _____
Cell phone: (70-302-5763 (Christie) _____
Email: mymooski@earthlink.net _____

APPLICANT (if different
From property owner)

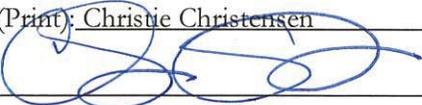
Name: _____
Address: _____
Phone: _____
Cell phone: _____
Email: _____

HISTORIC PROPERTY Name: Peddycord House _____
Address: 1720 12th Avenue _____
Historic District (if applicable): Cranford _____

Legal Description: This Craftsman style residence is a rectangular, one-and-one-half story, wood frame structure with a wood shingle, bellcast side-gabled roof.

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

Applicant (Print): Christie Christensen Telephone: 970-302-5763

Signature:  Date: March 27, 2019

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

Owner (Print): _____ Telephone: _____

Signature: _____ Date: _____

HPDR2019-0003
1720 12th Ave – Existing Detached Garage
March 2019
Photos by Christie Christensen



East Elevation



North Elevation



South Elevation



West Elevation

Detail photos showing deterioration



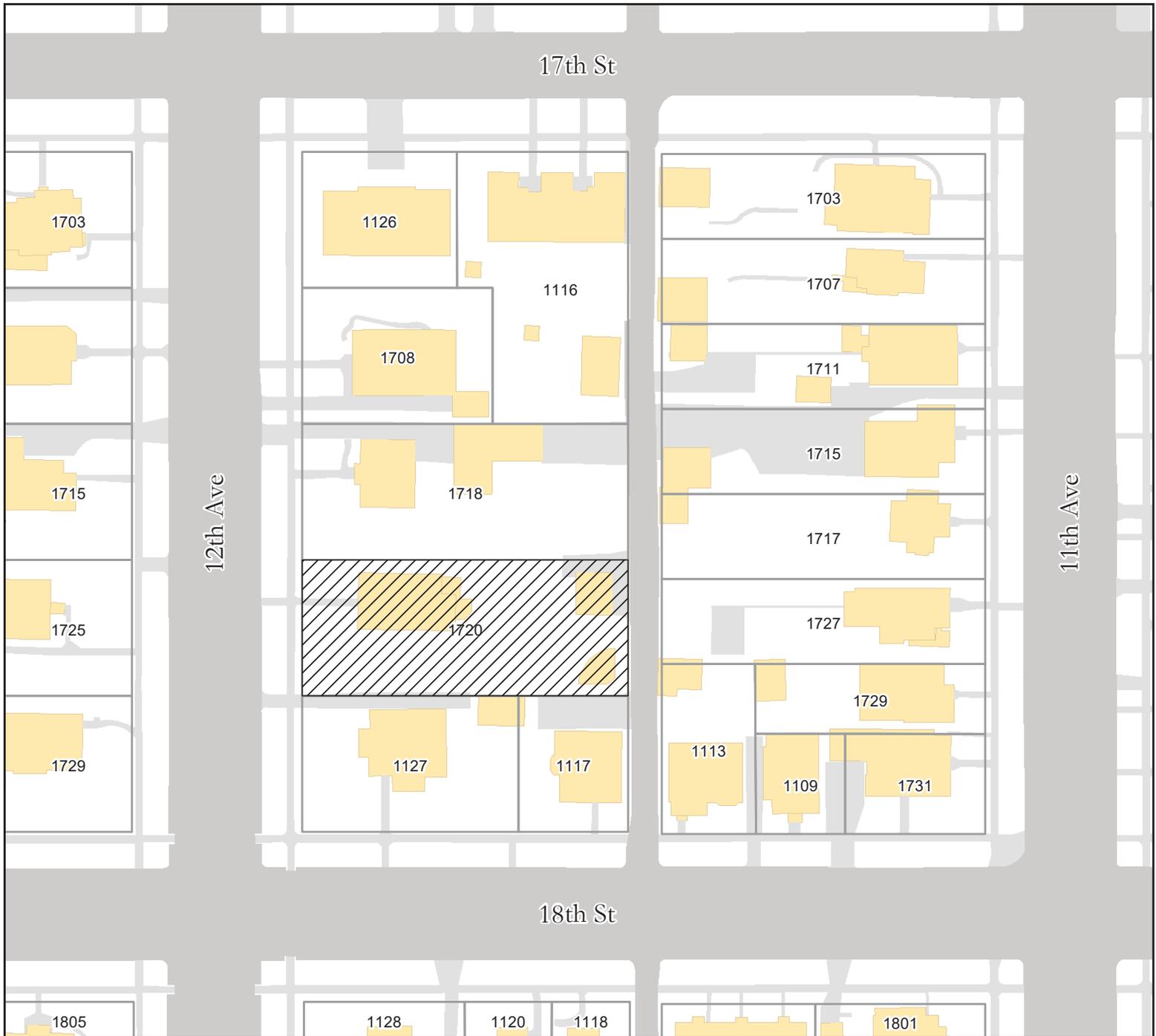


Interior showing garage door and electrical wiring





Site Map - 1720 12th Avenue



Created: 3/8/2019
By: COG Planning, Hist Pres, GIS

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



Legend



1720 12th Avenue



Parcels



Structure



Notes:

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

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

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HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Certificate of Approval

PROJECT: New Construction of Detached Garage

CASE NUMBER: HPDR2019-0002

LOCATION: 1720 12th Avenue

APPLICANT: Scott and Christie Christensen

HISTORIC PRESERVATION COMMISSION HEARING DATE: May 6, 2019

HISTORIC PRESERVATION COMMISSION FUNCTION:

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

PROJECT OVERVIEW AND BACKGROUND:

Proposed Project

On March 27, 2019, Scott and Christie Christensen submitted an application for a Certificate of Approval for construction of a new detached garage at the back of their property at 1720 12th Avenue, designated as the Peddycord House on the Greeley Historic Register to the Historic Preservation Office. Following demolition of the existing garage, the Christensens propose to build a new larger garage that is more compatible with the house and that would be large enough to house their vehicles with access from the alley. The proposed garage would have brick on the exterior on the west and south elevations to match the house and would have composite siding on the north and east sides. They submitted the application under Chapter 16.60 of the Greeley Municipal Code, prior to the repeal of Chapter 16.60 and adoption of 18.36 on April 2, 2019. Therefore Historic Preservation Commission review will be in accordance with Chapter 16.60. Planning Staff reviewed the proposal for compliance with the Development Code and preliminarily determined it meets the Development Code.

Please see the Application and Narrative for a Certificate of Approval (Attachment A), Current Photographs (Attachment B), Elevation drawings (Attachment C), New Garage Site Map (Attachment D), and Existing Site Map (Attachment E).

Existing Conditions

The existing detached garage is in poor condition and the owners would like to raze it because of the poor condition that does not make rehabilitation of it feasible. See Case number HPDR2019-0003 for the request to demolish the existing garage.

Background

The Historic Preservation Commission designated the Peddycord House at 1720 12th Avenue on the Greeley Historic Register on September 25, 2000 for architectural and geographical significance.

Building History

Frank B. Rosier and May Rosier were the original owners of the house, as referred to in a Statement of Lien by the Sherman Concrete Company dated September 13, 1909 and an article in the Greeley Pioneer in June 1909. According to the article, Frank B. Rosier built the house for his family at a cost of \$5,000. Frank Rosier was an electrical engineer with a business called Rosier Electric Company. The firm worked on electrical signs and supplies and designed and installing of lighting for power and irrigation plants. They also did wiring for residences and businesses, including the addition to the Camfield Hotel. He sold the house to H.M. Bull, proprietor of Bull-Housh Dry Goods Co. in 1916. Bull sold the property to William A. Samuelson and Ada M. Samuelson on July 3, 1919. William died in 1928, and Ada rented part of the house to various people until she sold it to her son John W. Allnutt. John lived in the house with his wife Katherine and their family until August of 1965, when they sold it to the current owners Clyde and Elverda Peddycord. John Allnutt worked as a mortician at Macy's, Inc., where he eventually became a partner. He was an active member of the community, having been involved in the First Congregational United Church of Christ, on the board of the chamber of Commerce and on the District Six School Board. He served as president of the School Board in 1947-1948. He also served as the Weld County Coroner from 1942 until 1950 and as president of the Colorado Funeral Directors Association. His father was Fred Allnutt, who was a partner in Macy Mortuary and was the son-in-law of Thomas G. Macy, the founder of Macy Mortuary.

Architectural Description

This Craftsman style residence is a rectangular, one-and-one-half story, wood frame structure with a wood shingle, bellcast side-gabled roof. Roof features include exposed rafter ends and a front gabled dormer. It has a concrete foundation and brick and wood shingle exterior. The main facade is broken into three bays and contains an off-centered entrance with a wood paneled and glazed door. There is also a side entrance on the south elevation. The one-story, full width screened porch has brick columns with a solid brick railing. Windows are nine-over-one, wood frame double hung, although there are some stained glass, beveled transoms over wood frame picture windows. The brick chimney is located on the south gable end.

SITE DATA:

Legal Description: GR 3764 L2BLK4 2ND CRANFORD, City of Greeley, Weld County

Neighborhood: Cranford 2nd Addition

Designation: Greeley Historic Register, individual designation, 9/25/2000.

Year Property Built: 1909

Architectural Style/Type: Craftsman Bungalow

Zoning: R-L (Residential Low-Density)

Significant Renovations: Permit for furnace and A/C; Owner: Jeanie Willson; Contractor: Best Buy Heating & A/C; Electrical Contractor: Affordable Electrical Service; Permit #14060358; Date: 6/23/2014.

Permit for roof replacement to remove 2 layers of wood shake and install 30 year Oakridge Shingles; Owner: Charles Weber; Contractor: Behrends Roofing; Permit #08080103; Date: 8/18/2008.

Historic Preservation Commission Certificate of Designation for Peddycord House at 1720 12th Avenue; Chapter 16.60.060 (A2a and A3a); Hearing Date: 9/25/2000; Recording Date: 10/26/2000; Recording Number 2802893.

Cranford Property Owner Survey, November 1994; Clyde E and Verdie Peddycord verified they had lived there for the past 50 years; date: 11/22/1994, 12/1/1994.

Permit for construction of a 12' x 15' redwood deck and 6' hot tub; Owner: Clyde and Verdie Peddycord; Contractor: Clyde Peddycord; Permit #A-900389; Date: 9/14/1990.

Permit for reroof; Owner: Clyde Peddycord; Contractor: Roofing by Sanchez; Permit #831062; Date: 7/1/1983.

Electrical permit; Owner: Clyde Peddycord; Contractor: Tom Gibson; Permit #790160; Date: 7/17/1979.

Source: Building Permit File for 1720 12th Avenue

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.*
- d. *The compatibility of accessory structures and fences with the main structure 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.*

Standard #9: New additions, exterior alterations, or related new construction shall not destroy original 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.

Standard #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.

City of Greeley Code, Section 16.60.110 (2) Standards

- e. *New additions and expansions shall, where possible, be differentiated from the existing building to protect its historic integrity. New additions and constructions shall also be undertaken in such a manner that their removal in the future would not destroy the form or integrity of the original property.*
- g. *Other requirements for alterations of a designated property or contributing property in a district as are required by the procedures and bylaws established by the Commission.*

General Design Review Guidelines

Secondary Structures

Secondary structures, including carriage houses, garages, and sheds, are important elements of residential sites. They help establish a sense of scale and define yards. Their presence helps interpret how an entire site was used historically.

61. Locate new secondary structures to reinforce historical development patterns.

Use guidelines for additions as a basis for design.

- a. Place a garage or other secondary structure at the rear of the property.*
- b. Reinforce historical patterns by using an alley to access a garage.*

Staff Analysis:

Staff determined the proposed construction of a new detached garage complies with the criteria in the Greeley Municipal Code.

The proposed garage would be constructed at the rear of the lot and would be partially visible from 12th Avenue but would be accessible by the alley that runs north/south between 11th and 12th Avenues. The proposed garage would not affect any historic properties or materials because it would be detached and located near the rear of the lot, meeting the rear setback requirement of 20 feet since the garage would be accessed from the alley. The visual impact would be minimal and would not block view of any historic resources.

The proposed garage would have brick and composite lap siding, which would be similar to the exterior of the Peddycord House. The roof on the proposed garage would be asphalt shingles similar to the house. The proposed garage would be similar to the house in siding and roof shingles and would be compatible with the house and adjoining properties. Location at the rear of the lot significantly minimizes the impact of the garage on the property and on the historic district.

The proposed garage potentially would make the property more usable and would enhance the property because it would be more usable than the existing garage. The proposed project would not have an impact on the protection or perpetuation of the property.

The proposed garage would not impact historic fabric and would not impact the integrity of the property. Detached garages are historically appropriate for historic properties, particularly for properties from the early 20th century such as the Peddycord House, and this simple design would be a historically appropriate design for a detached garage at this location. If removed in the future, the property would retain significance and integrity.

For these reasons, the proposed detached garage would meet the criteria and standards in Section 16.60.110 (1) and (2).

The proposed garage also meets the design guidelines applicable to this project, including for secondary structures. The proposed garage location at the rear of the property, accessible by the adjacent alley, meets the general design guidelines. The proposed simple design would be historically appropriate for the late 19th and early 20th century era of architecture of detached garages. The alley access and location of the proposed garage at the rear of the property make the detached garage visually subordinate to the original house. For these reasons, the proposed project meets the design guidelines.

In summary and for these reasons, the proposed project would have a positive effect on the property, and it meets the criteria and standards in Section 16.60.110 of the Greeley Municipal

Code and the Secretary of the Interior’s Standards. The proposed project also meets the general design guidelines that relate to the project, including for secondary structures.

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

16.60.110 (2) Standards Addressed: e and g (Historic Preservation General Design Review Guidelines)

NOTICE:

Chapter 16.60 of 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 April 18, 2019 and a sign was posted at the property on Friday, April 26, 2019.

STAFF RECOMMENDATION:

Approval, with condition.

RECOMMENDED MOTION:

A motion that, based on the application received and the preceding analysis, the Commission finds and concludes that the proposed construction of a new garage at 1720 12th Avenue meets applicable Criteria in Section 16.60.110 of the Greeley Municipal Code, and therefore approves the Certificate of Approval to construct the new detached garage with the following condition:

1. The applicants must obtain all required permits.

ATTACHMENTS:

- Attachment A – Application & Narrative for Certificate of Approval
- Attachment B – Current Photographs
- Attachment C – Elevation drawings
- Attachment D – New Garage Site Map
- Attachment E – Existing Site Map

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

Date: February 20, 2019 GHR Property Address: 1720 12th Avenue

Applicant/Representative(s): Scott & Christie Christensen

Is the Applicant/Representative the owner? Yes

Proposed Project

Description: Demolition of existing garage, construction of a new garage

Location/Address of Proposed

Project: 1720 12th Avenue, Greeley, CO 80631

Comments: As we feel the existing garage is beyond repair and in no way resembles the house, we would like to build a more useful garage that shares some of the exterior features of the house so the property appears more cohesive and period correct.

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

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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?

We would like to construct a new garage structure that is usable and more accurately reflects the look of the house. It will be located at the back of the property where the current garage sits and would house three cars with alley access.

- b. Time constraints on the project/Project urgency?

We would like to complete this project in the summer and fall of 2019 to take advantage of good weather.

c. Identify which design guidelines relate to the project.

We will be constructing the new garage to match the current home, which is described as a Craftsman style home:

Craftsman, 1900-1930

At a glance:

1-2 stories

open floor-plan

low-pitched gable roof with shed dormer

exposed rafter tails

materials reflective of natural surroundings

front porch with square or battered posts

According to an article published in the *Old House Journal*, Craftsman style bungalows “hit the American market suddenly and sweepingly.” In fact, Craftsman bungalows were the most frequently built house type in the country from 1909 through 1913. Although the term “bungalow” is a vague term used for a variety of house types, it may be characterized generally as an informal house with a horizontal emphasis, gable-roof, large front porch, wide overhanging eaves (often with exposed rafter tails), and natural-looking, local materials. Other ubiquitous features include front dormers and square or battered porch posts.

Design guidelines for the new structure will fall under the section covering secondary structures, #61:

61. Locate new secondary structures to reinforce historical development patterns.

Use guidelines for additions as a basis for design.

- a. Place a garage or other secondary structure at the rear of the property.
- b. Reinforce historical patterns by using an alley to access a garage.
- c. Avoid making new curb cuts for driveways.

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.



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: Christie & Scott Christensen
Address: 1720 12th Avenue, Greeley
Phone: _____
Cell phone: (70-302-5763 (Christie) _____
Email: mymooski@earthlink.net _____

APPLICANT (if different
From property owner)

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

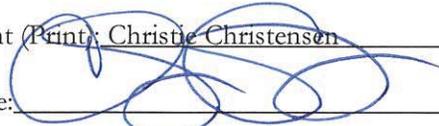
HISTORIC PROPERTY

Name: Peddycord House _____
Address: 1720 12th Avenue _____

Historic District (if applicable): Cranford _____

Legal Description: This Craftsman style residence is a rectangular, one-and-one-half story, wood frame structure with a wood shingle, bellcast side-gabled roof.

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

Applicant (Print): Christie Christensen Telephone: 970-302-5763
Signature:  Date: March 27, 2019

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

Owner (Print): _____ Telephone: _____
Signature: _____ Date: _____

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HPDR2019-0003
1720 12th Ave – Existing Detached Garage
March 2019
Photos by Christie Christensen



East Elevation



North Elevation



South Elevation



West Elevation

Detail photos showing deterioration



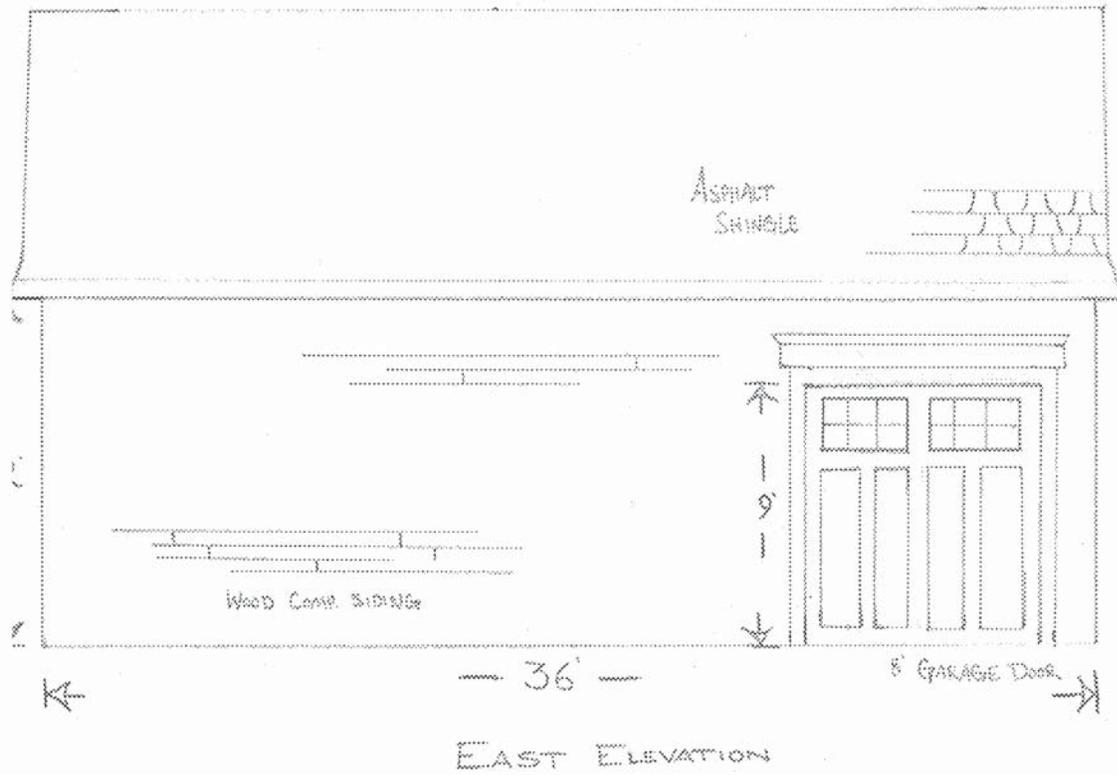


Interior showing garage door and electrical wiring

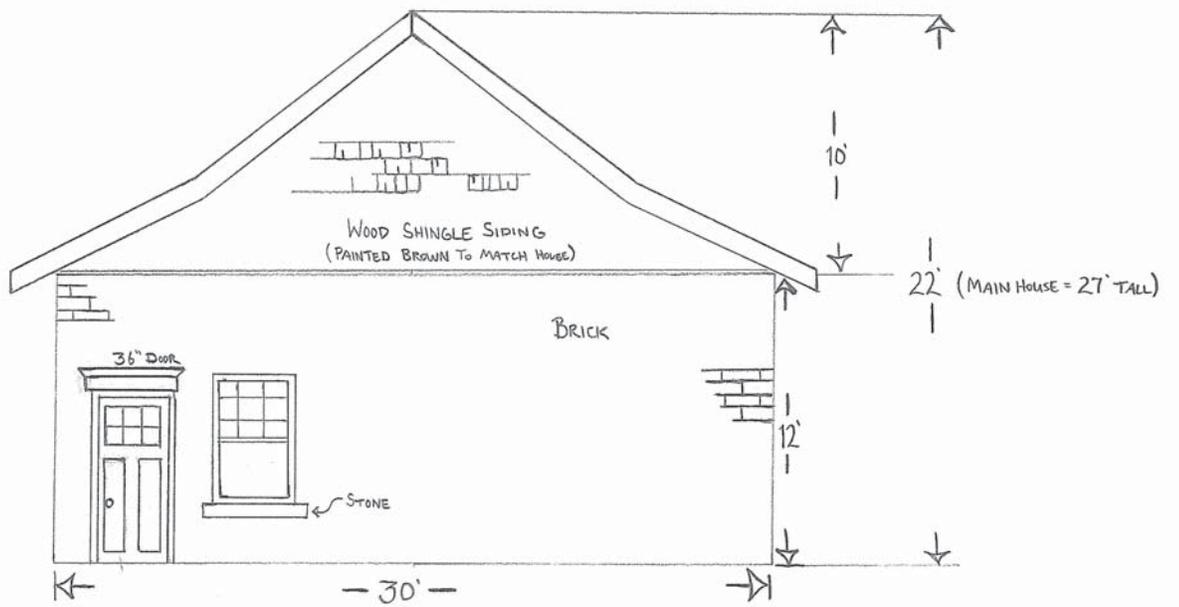




ATTACHMENT C

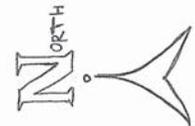
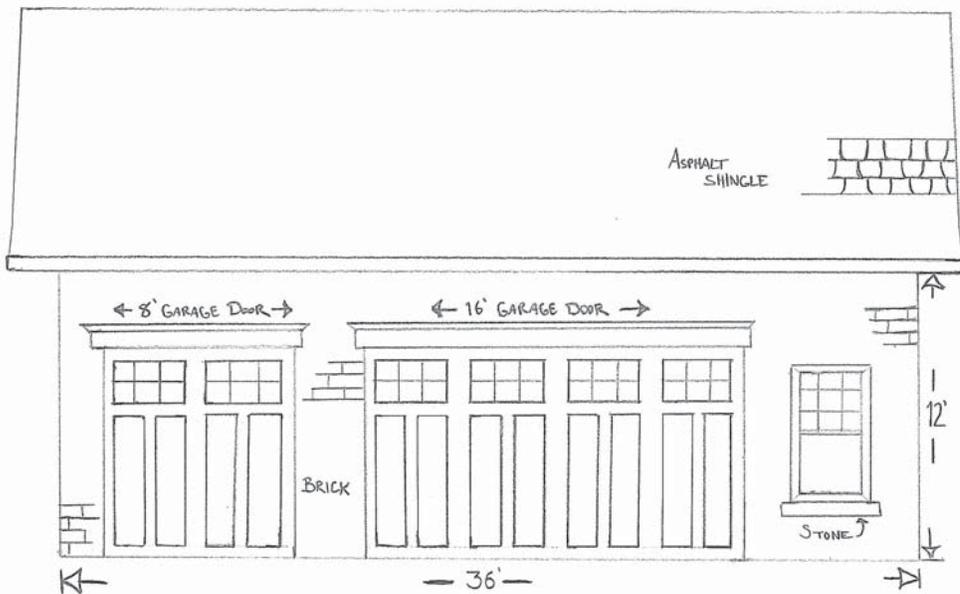


1720 12TH AVENUE
GREELEY, CO 80631
3/4" = 1'
CHRISTENSEN



SOUTH ELEVATION

NOTE: WOOD SIDING MAY BE USED ON NORTH, SOUTH, + EAST ELEVATIONS IF BRICK IS NOT AFFORDABLE (PAINTED WHITE TO MATCH HOUSE)



1720 12TH AVENUE
 GREELEY, CO 80631
 1/4" = 1 FT.
 CHRISTENSEN

WEST ELEVATION

NOTE: BRICK WILL BE USED ON WEST ELEVATION WITH RED MORTAR TO MATCH HOUSE

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Site Map - 1720 12th Avenue



Created: 3/8/2019
By: COG Planning, Hist Pres, GIS

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



Legend



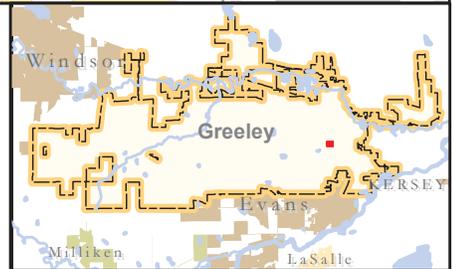
1720 12th Avenue



Parcels



Structure



Notes:

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

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

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