



HISTORIC PRESERVATION COMMISSION

Agenda

May 21, 2018

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

- I. Call to Order**
- II. Approval of Minutes**
- III. Public Input**
- IV. Request for Certificate of Approval: Entrance Alteration, 825 9th Street, Woolworth's/Rio Grande Mexican Restaurant Building (Applicant: Matthew Estrin)**
- V. Historic Preservation Commission Member Reports**
- VI. Staff Reports**
- VII. Adjournment**

UPCOMING MEETINGS AND IMPORTANT DATES:

May is Historic Preservation Month!

May 21, 2018 4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9th Avenue.

May 24, 2018 12:00 p.m., History Brown Bag: Colorado's Endangered Places, by Colorado Preservation, Inc. Endangered Places Program Director Kim Grant, at the Greeley History Museum Community Room, 714 8th Street
Free and open to the public.

June 4, 2018	Historic Preservation Commission CANCELLED
June 11, 2018	6:30 p.m., Walking Tour – Adaptive Reuse, Starting Location: Depot at 902 7 th Avenue.
June 18, 2018	4:00 p.m., Historic Preservation Commission, School District 6 School Board Meeting Room, 1025 9 th Avenue.
June 18, 2018	6:30 p.m., Walking Tour – Trees and Linn Grove Cemetery, led by Shiloh Hatcher and David Naill, Starting Location: Linn Grove Cemetery, 1700 Cedar Avenue.
June 28, 2018	12:00 p.m., History Brown Bag: George Houston, Early Greeley, and Entertainment and Meeker’s Influence, by Kenneth Jones, at the Greeley History Museum Community Room, 714 8 th Street Free and open to the public.

Historic Preservation Public Hearing Procedure

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



HISTORIC PRESERVATION COMMISSION

**Proceedings
May 07, 2018**

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

I. Call to Order

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

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

Commissioner Bator moved to approve the minutes from April 16, 2018. Commissioner Thompson seconded the motion. The motion carried 6-0 (one vacancy exists).

III. Public Input

Linde Thompson, 1616 12th Avenue, Historic Greeley Inc., addressed the Commission and said Happy Historic Preservation Month and thanked the Commission for including Historic Greeley Inc. in the event this week. She added that Historic Greeley Inc. is doing a membership drive and is celebrating the passage of the tax credit renewal. She explained that it was a statewide effort and she is glad to have participated in lobbying at the State Capitol and writing to legislators.

IV. Resolution Commending Debra Glynn for Service on the Historic Preservation Commission

Chair Scott read the resolution commending Debra Glynn for her service as a Historic Preservation Commissioner and presented it to her with a small gift of appreciation.

Ms. Glynn addressed the Commission and expressed it was an honor to have worked with them.

V. Request for Certificate of Approval: Entrance and Rear Alterations and Sign, 815 10th Street, Montgomery Ward Building (Applicant: Luis Ochoa)

Chair Scott introduced the case and asked whether there was a conflict of interest by any Commissioner. There being no conflicts, Chair Scott called for the staff report.

Betsy Kellums, Historic Preservation Specialist, addressed the Commission and entered the staff report into the record. She presented a map of the location of the property and photos of the current state of the building. She explained that this project is for exterior alterations, including entrance alterations with new doors, new transom window, removal of a kick plate and portion of storefront window, a wall sign and building a wall in the location of the existing door on the west side, as well as some rear alterations which include replacing door to a code compliant door and window with egress door. Ms. Kellums stated that the proposed alterations will have a positive effect on the protection of the building and there would not be a negative effect as the project does not involve removing significant historic features.

Commissioner Anschutz asked if a section of window at entrance will be taken out. Ms. Kellums responded that there will be a section removed from this window area, but it will remain opened and a door will not be installed.

Commissioner Bator asked if this project will affect this building to qualify to be registered. Ms. Kellums stated she was not sure.

Brian Fairweather, contractor on behalf of applicant Luis Ochoa, 2412 Marina Street in Evans, addressed the Commission and expressed that he is excited to be working on this project and bringing traffic to the building. He added that the historical integrity of the building will be respected throughout this project.

Commissioner Anschutz asked what the plan is for the three windows on the upper façade of the building and what condition they are in. Mr. Fairweather responded that the windows are intact and in good condition. The only issue is the window frame paint is deteriorating, but they will try to find paint similar to bring them back to their original look. A discussion with the Commission continued where the applicant explained some of the details of the proposed project.

Chair Scott opened the public hearing at 4:32 p.m.

Linde Thompson, 1616 12th Avenue, addressed the Commission and commended the applicant for the proposed project. She also clarified that the building is currently a contributing building in the National Register Downtown District.

The public hearing closed at 4:34 p.m.

Commissioner Thompson made a motion that, based on the application received and the preceding analysis, the Commission finds that the proposed entrance alteration, wall sign and rear alterations at the Montgomery Ward Building at 815 10th Street meets (1) Criteria a, c, e, and f and (2) Standards a, b, 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 Bator seconded the motion. The motion carried 6-0 (one vacancy exists).

V. Request for Certificate of Approval: Exterior Rehabilitation, 1625 10th Avenue, Ringle/Gurtner House (Applicant: Linde Thompson)

Chair Scott introduced the case, explained the public hearing process and asked whether there was a conflict of interest by any Commissioner.

Commissioner Thompson recused herself as she has partial ownership of the house, and she left the meeting.

Chair Scott called for the staff report.

Ms. Kellums addressed the Commission and entered the staff report into the record. She presented a map of the location of the property and explained the proposed exterior improvements, which include removal of the metal siding, new windows in the attic and new basement egress windows, demolition of the northern additions to the original shed, wood siding repair and egress stairs. She added that the proposed project will have a positive effect on the character of the property, protection, and usability.

Commissioner Clinefelter asked if the installment of the basement egress window will require to cut into the foundation to dig down. Ms. Kellums confirmed that the foundation will need to be cut into for installment.

Ron Thompson, applicant, 1616 12th Avenue, addressed the Commission and stated he was happy to answer any questions the Commission may have.

Commissioner Clinefelter asked if the work to install basement windows will encroach into the property line according to the site map presented. She stated that the applicant should have a setback of at least twelve feet. Mr. Thompson replied that there is plenty of space between this and the neighboring property.

Mike Garrott, Planning Manager, addressed the Commission and stated that the GIS maps are about five feet off and not exactly accurate.

Chair Scott opened the public hearing at 4:48 p.m. There being no public comment, the public hearing closed at 4:48 p.m.

Commissioner Bator made a motion that, based on the application received and the preceding analysis, the Commission finds that the proposed exterior rehabilitation at the Ringle/Gunter House at 1625 10th Avenue meets (1) Criteria a, c, e, and f and (2) Standards a, b, c, e and g of Section 16.60.110, and the proposed partial shed demolition meets Criteria 2, 3, 4 and 5 of Section 16.60.130 of the Greeley Municipal Code and therefore, approves the Certificate of Approval with the condition that all required permits be obtained. Commissioner Anschutz seconded the motion. The motion carried 5-0. (Commissioner Thompson recused herself and one vacancy exists.)

Commissioner Thompson reentered the meeting at 4:50 p.m.

VI. Historic Preservation Commission Member Reports

Commissioner Bator stated that History Fest at Centennial Village is this week.

Chair Scott announced that on May 10, 2018 the Historic Preservation Month event will be at the Ice Haus and two awards will be presented.

VII. Staff Reports

Ms. Kellums stated that the Windows of Time DVD about POW Camp 202 needs to be updated and asked the Commission to volunteer to help with the update. Commissioner Bator offered her assistance.

Ms. Kellums stated that there will be a conference in Colorado Springs and it qualifies for the CLG annual training requirements.

Commissioner Clinefelter requested clarification on the winners of the Historic Preservation Month Awards. Ms. Kellums responded and went over each award.

VIII. Adjournment

There being no more business, the meeting adjourned at 4:56 p.m.

Sandra Scott, Chair

Betsy Kellums, Secretary

HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Certificate of Approval

PROJECT: Storefront Door

LOCATION: 825 9th Street

APPLICANT: Matthew Estrin, on behalf of owner PJM Greeley, LLC

HISTORIC PRESERVATION COMMISSION HEARING DATE: May 21, 2018

HISTORIC PRESERVATION COMMISSION FUNCTION:

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

PROJECT OVERVIEW AND BACKGROUND:

Proposed Project

On May 1, 2018, Matthew Estrin submitted an application, signed by the owner, for a Certificate of Approval to replace a portion of the window by the west entrance with a door on the west side of the building at 825 9th Street to the Historic Preservation Office. The applicant proposes to remove an existing window and install a metal and glazed door to allow for ADA access to an interior lift. Please see the Application and Narrative for a Certificate of Approval (Attachment A), Current Photos (Attachment B), Drawing of Proposed Door/Storefront (Attachment C), and the Existing Site Map (Attachment D).

Existing Conditions

The existing configuration includes two glazed metal frame doors flanked by metal frame windows and with metal frame transom windows above. The applicant would be installing an ADA lift on the interior of the building, near the entrance and the proposed door installation would improve access to the lift.

Background

The Historic Preservation Commission designated the Downtown Greeley Historic District on the Greeley Historic Register in November 2002. The building at 825 9th Street is a contributing building in the historic district.

Building History

This building was erected in 1957 as part of the redevelopment of downtown Greeley after World War II. The building was a \$750,000 Woolworth store, which replaced the company's earlier facility. Woolworth's leased the building from Hilp and Rhodes Realty Company of San

Francisco, which purchased the site from Joseph Ewing. The new “self-service” store included a 63-stool lunch counter. The facility had 14,375 feet of sales area on one floor which allowed double the merchandise displayed in the old building and necessitated an increase in the earlier 40 person staff. The Midwest Steel and Iron Works of Denver completed the steel framework of the building.

Woolworth’s had opened its first store in Greeley in 1910 and had operated at 801 9th Street previously. The new store was called “one of the biggest stores along Greeley’s new 9th Street Plaza.”

Woolworth’s continued operation at this location until they closed in 1994 and the Rio Grande Mexican Restaurant opened here in 1996.

Architectural Description

- One-story, rectangular, flat roof commercial building with brick walls and concrete foundation.
- Large precast concrete (resembling sandstone) anchors along roof edge holding suspension wires attached to roof of flat roof hood above storefront and extending around west corner.
- Star-shaped metal reinforcements along frieze.
- Façade has continuous glazed areas flanking entrance with metal frame plate glass windows and stuccoed areas under windows.
- Slightly off-center inset double door entrance with transom and glass block sidelights flanked by angled flagstone panels and tinted concrete piers.
- Flagstone has three glass blocks inset on each side. Entrance is topped by galvanized metal banded frontispiece which projects above roof.
- Second entrance toward east end has angled side walls and double glazed doors with wide sidelights and a transom. Sidelights have aluminum kickplates.
- The entrance provides access to an open hipped roof outdoor seating area with low metal wall.
- The west wall of the building has an inset entrance at the north end with double metal frame glazed doors with a transom and wide sidelights with aluminum kickplates.
- There is a brick lintel above the entrance.
- Wall of blond brick with concrete coping along roof.
- Three plate glass windows with four-light transoms, red stone sill and panels below windows.
- Plate glass window at southwest corner.
- Rear wall composed of red brick with concrete coping. Long red concrete access ramp with metal tube railings has steps at east end.
- Four flush panel doors (east two have transoms).
- Four two-part plate glass windows east of ramp with security grilles over lower part. Inset flush panel door with steps to east.
- Loading dock at east end with metal roll-up door.

This building is associated with the redevelopment of downtown Greeley during the late 1950s, having been erected as a Woolworth's store in 1957. Although somewhat altered, the building reflects Modern influences of the postwar period through its one-story design with flat roof, glazed façade, projecting hood, and minimal ornamentation.

The metal frontispiece above the entrance is an addition, as are the anchors holding the flat hood and the star reinforcements along the frieze. The building had a large vertical sign with the name "Woolworth's" at the southwest corner and large letters spelling the name along the front, originally. The building retains moderate historic integrity.

Architectural Description and Historical Background taken from Downtown Greeley Survey by Front Range Research Associates, 2001.

SITE DATA:

Legal Description:	GR 4965A L18 TO 23 BLK57 & VACATED ALLEY ADJ THERETO, City of Greeley, County of Weld, State of Colorado
Neighborhood:	Downtown Greeley Historic District
Designation:	Contributing building in the Greeley Historic Register & the National Register Downtown Greeley Historic Districts
Year Property Built:	1957 (Weld County Assessor; Denver Post, 30 September 1957)
Architectural Style/Type:	Modern Movements
Zoning:	C-H (Commercial – High Intensity); there is no proposed change in use.
Significant Renovations:	Certificate of Approval for neon sign and metal architectural feature and for addition of storefront window and canopy on north end of west elevation, Historic Preservation Commission; approved 10/11/10. Permit #02080191 for wall mounted sign, date: 8/20/2002; Rio Grande Mexican Restaurant; sign installer: Eclipse Sign Company. Certificate of Occupancy Approval issued to Rio Grande on 3/26/1996.

Permit #96030223 for window sign on 9th Street side of building, date 3/27/1996; owner: Rio Grande; contractor: Gardner Signs.

Permit #951101104 for new restaurant in existing building, add patio to mall, utilize existing “long house,” date: 11/14/1995; owner: Rio Grande (in Fort Collins), contractor: Deneuve Construction Services.

Permit #830052 for wall mounted sign, 10/11/1983, contractor: Greeley Sign Company.

Permit #832131 for re-roof with Single Ply, 8/4/1983; owner: Woolworth’s; contractor: Douglass Roofing.

Permit #693190 to replace rooftop heating units, date: 9/25/1969, owner: F.W. Woolworth Company (John Achziger); contractor: Greeley Sheet Metal.

Certificate of Occupancy issued to F.W. Woolworth Company at 825 9th Street, 10/21/1957.

Source: Building Permit Files for 825 9th Street.

KEY ISSUES AND ANALYSIS:

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

City of Greeley Code, Section 16.60.110 (1) Criteria

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

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

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

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

Secretary of the Interior's Standards for Rehabilitation

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing.

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

City of Greeley Code, Section 16.60.110 (2) Standards

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 integrity of the original property.

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

Applicable Guidelines from the Downtown Greeley Design Guidelines

Alignment of Horizontal Commercial Building Elements

In locations where the historic commercial building pattern is intact, the horizontal alignment of building elements is a very strong visual characteristic. Even where the pattern is interrupted by more contemporary designs and by vacant spaces, the characteristic overall building height, floor-to-floor heights, storefronts, window size and arrangement and cornice details create visual bands of alignment.

While the other building types in the downtown have some of these characteristics, they do not create significant visual patterns.

Guidelines

- A. Preserve the architectural elements of historic commercial buildings that create visual bands of horizontal alignment. These elements include:*
- First floor storefronts with transparent display windows*
 - Typical first and second floor heights*
 - Bands for signs above the storefronts*
 - Second floor windows*
 - Cornices at the tops of the front facades*
- B. The transparency of the large storefront display windows is another very important visual element. The windows should not be filled in, nor should the opening be blocked with opaque building materials.*

Storefronts

Storefronts are the first floor architectural element of historic commercial buildings. They have a standard design and can be made of cast metal or wood and extend across the entire building façade. A storefront is the height of the first floor, usually about fifteen feet. The entry is usually recessed and frequently at the center of the storefront. Large glass windows provide for the display of goods, and allow light to the rear of the narrow, deep buildings. The display windows have a base known as a kick plate that is usually 18 inches to 24 inches high. There is frequently a band of glazed windows above the display windows, known as a transom, that also helps to illuminate the interior. The sign band stretches across the top of the storefront, and an awning is usually mounted just below the sign band.

Storefronts are one of the most important visual characteristics of historic downtowns. The storefronts of many of Greeley's downtown buildings have been altered, and the storefronts are not as visually important today. Maintaining the elements of a storefront that still exist and re-establishing the elements that have been altered will be important to enhancing the historic character of the downtown, and can greatly improve its pedestrian environment. The most important aspects to protect or re-establish are the typical storefront height, and the transparent band of display windows across the façade.

Other downtown building types do not have storefronts.

Guidelines

- A. Preserve all remaining elements of historic storefronts.*
- B. The rehabilitation of storefronts that have been altered is encouraged. Historic photographs of the downtown may provide documentation for a restoration. Without such documentation, re-establishing of the basic storefront elements in a simplified design would be most appropriate.*
- C. The design and construction of storefronts is light and airy in character. Cast metal was used for important buildings, but most frequently they were constructed of wood. The use of brick or stone will generally only be appropriate if there is evidence that this was the material used for the original storefront.*
- D. Metal used in storefronts should be finished, not left shiny.*

Secondary Facades of Corner Buildings

Commercial Buildings

Typically, a corner building will have a primary façade on the most important street, and a simpler, secondary façade on the less important street. Some corner buildings have a section of storefront on the secondary façade, and sometimes there is an angled entry at the corner. Fewer second floor window openings at the secondary façade is typical, and the architectural detailing is frequently limited to the primary façade. Exceptions to this are found at the intersections of important streets, and buildings on such a corner may have two primary facades with equal detailing.

The masonry walls of historic commercial buildings bear the weight of the walls, floors, roof and contents. The structural framing usually spans the narrow dimension from

sidewall to sidewall. This allows the front of the building to be mostly glass since the weight above is transferred to the sidewalls; however, it restricts the size and number of openings in the sidewalls of corner buildings. The perception of a historic masonry building as weighty, with the lower walls supporting the weight above is very important. Modern construction techniques and materials can almost invisibly support the weight of a masonry building above, but this is contemporary building, and in an area of history masonry buildings, it will stand out as inappropriate.

Many of the secondary facades of downtown Greeley buildings have been altered, and many corner buildings are missing, so the pattern of primary and secondary facades is not as obvious as it once was.

Guidelines

- A. Where they are still intact, preserve the original storefronts, window openings and architectural details of secondary facades.*
- B. Where secondary facades at corners have been altered, consider re-establishing the original pattern. Historic photographs may provide documentation of the original design, or similar buildings can be used for an appropriate design.*
- C. In an alteration of secondary facades of commercial buildings, limit the amount of new storefront and display windows, and the number of second floor window openings.*
- D. If an alteration of the secondary façade of a non-historic commercial building is being considered, incorporate the pattern of historic buildings in a simplified manner.*
- E. Preserve the architectural elements of secondary facades of historic civic and residential buildings. Place additions to the rear of the building.*

Windows and Doors

Windows and doors in historic downtowns are important in two ways. First, their arrangement creates a visual pattern, and second, their individual design and material is characteristic of historic buildings. In commercial buildings, windows are located at the second floor, regularly spaced across the façade, are generously sized to allow light into the deep, narrow buildings, are vertical in orientation and double-hung in type, and are most often of wood sash and frame. Many of the window openings and windows have been changed in downtown Greeley commercial buildings, and the historic visual patterns have been altered. The window patterns of other downtown building types are more varied, but the individual window units are similar, and important to the historic character of the building.

Doors are located at entries to ground floor commercial spaces, often centered and also located to one side. They are also located at ground floor entries to second floor spaces. Original doors were typically of wood frame with large glass area. The location and design of doors in other downtown building types are also more varied, but are located at entries that are emphasized by architectural design, and are important aspects of the historic character of these buildings.

Guidelines

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

Staff Analysis:

The proposed storefront door project complies with the applicable criteria and standards for the following reasons:

The proposed removal of a section of storefront window and installation of a metal glazed door for ADA access would have a minor effect on the historical and architectural character of the building. The existing window is metal frame and has a metal frame kick plate. Staff was unable to determine if the storefront on the north end of the west side of the building is original to the 1957 construction of the building or a later alteration. The proposed door would look similar to the windows, as it would be a metal door, matching the existing metal doors. The removal of one window and replacement with a door would change the look slightly, and the storefront would no longer be symmetrical, but that would also make it clearly an alteration and therefore not create a false sense of historical development. Because the proposed project is on the secondary façade of the building and is not a prominent entrance or feature, the proposed project would have a minimal impact on the historical and architectural features of the building. The alteration would also not change the look of the west entrance significantly, as the proposed door would be a metal frame glazed door, similar to the existing doors and the existing metal frame windows. The proposed project would improve ADA access into the building and therefore would have a positive effect on the protection, enhancement, perpetuation and use of the building. The proposed project would remove one section of window, which may be an original window. For these reasons, the proposed project would meet criteria a, c and e.

The proposed project would be reversible and would be differentiated from the original, as the new door would make the storefront asymmetrical and would be compatible since it would be a door that is similar to the existing doors. If removed in the future, it would not have a strong impact on the integrity of the building and the building could still convey significance if the new door was removed in the future. For these reasons, the proposed door would meet criterion f of Section 16.60.110 (1) of the Greeley Municipal Code, the Secretary of the Interior's Standards, including Standards #9 and 10, and Section 16.60.110 (2) Standard e.

The proposed project would meet the design guidelines for Alignment of Horizontal Building Elements, as it would maintain the transparency of the existing storefront by replacing windows with a glass door. The design of the door would be similar to the design of the existing window and would be compatible with the storefront. It would also maintain the light and airy character of the storefront and use metal that matches the existing metal, which is historically appropriate for the building. For these reasons, the proposed project would also meet the design guidelines for Storefronts. The proposed project also meets the guidelines for Secondary Facades on Corner Buildings, as the proposed project is not increasing the amount of display windows or

changing the opening size, as it is merely replacing metal frame windows with a metal frame glazed door that maintains the visual openness and visibility into and out of the building. Finally, the proposed project meets the guidelines for Windows and Doors. The opening size will not change. The door will replace windows and a new transom is proposed for the section above. The opening size will not change. Information is not available to determine if this section of storefront is original or an alteration. For these reasons, the proposed project meets the Design Review Guidelines for Downtown Greeley.

In summary, for these reasons, the proposed storefront project meets the criteria and standards in Section 16.60.110 of the Greeley Municipal Code, including the Secretary of the Interior's Standards and the relevant Downtown Design Review Guidelines.

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

16.60.110 (2) Standards Addressed: e and g (Downtown Design Review Guidelines for Alignment of Horizontal Building Elements, Storefronts, Secondary Facades on Corner Buildings, Windows and Doors)

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 Wednesday, May 9, 2018 and a sign was posted at the property on Tuesday, May 8, 2018.

STAFF RECOMMENDATION:

Approval, with the condition that all required permits be obtained.

RECOMMENDED MOTION:

A motion that, based on the application received and the preceding analysis, the Commission finds that the proposed storefront project at the west storefront at 825 9th 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.

ATTACHMENTS:

Attachment A – Application & Narrative for Certificate of Approval
Attachment B – Current Photos
Attachment C – Drawing of Proposed Door/Storefront
Attachment D – Existing Site Map

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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: PJM Greeley, LLC
Address: 149 W Mountain Ave
Ft. Collins, CO 80524
Phone: 970-372-1947
Cell phone: _____
Email: pat@riograndemexican.com

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

Name: Matthew Estrin
Address: 3018 68th Ave
Greeley, CO 80634
Phone: 720-880-8131
Cell phone: _____
Email: matt@tower56.com

HISTORIC PROPERTY

Name: Tower 56 Distilling
Address: 825 9th St Unit B
Historic District (if applicable): _____
Legal Description: 829 9th St. Unit B

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

Applicant (Print): Matthew Estrin Telephone: 7208808131
Signature: [Signature] Date: 4-30-18

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

Patrick J. McGaughran, Managing
Owner (Print): Member, PJM Greeley, LLC Telephone: 970.218.1655
Signature: [Signature] Date: 04.30.18

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

Date: 4/30/18 GHR Property Address: 825 9th St Unit B
Applicant/Representative(s): Matthew Estrin, Tower 56 Distilling

Is the Applicant/Representative the owner? No

Proposed Project

Description: We will be replacing a section of windows with a new glass storefront door to provide ADA lift access. The contractor will use the existing frame to replace windows with a new glass storefront door to match existing doors.

Location/Address of Proposed

Project: 825 9th St Unit B, Greeley, CO 80634

Comments: _____

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

____ Planning
____ Natural Resources Planning
____ Code Compliance
____ Neighborhood Planning
____ Building Inspection (Building Permits)

Staff Contact information:

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

ALTERATIONS CERTIFICATE OF APPROVAL SUBMITTAL CHECKLIST

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

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

ALTERATIONS

- ☒ ☒ Pre-application Conference (in person or phone) _____
Date _____
- ☒ Application Form signed by applicant and owner (if different)
- ☒ For projects involving architectural drawings, one set 11"x17" (and larger if requested) scaled project drawing(s), including name, date, project address, north arrow, graphic scale, date of drawings, and name, address & phone of owner and designer (if drawings are needed); or
- ☐ Mock-Up of signs or awnings, as needed
- ☐ Product literature, if applicable, such as for window, roof projects, etc.
- ☐ If the proposal is for replacement of historic material, such as windows or siding, provide estimates from qualified contractors for repair and restoration and for replacement.
- ☒ Digital photos accurately representing existing materials, colors, and textures of each side of the building, site or structure to be affected. Date the photographs. Provide information about the view (such as view looking to the north), name of the photographer and about the subject of the photo.
- ☐ Narrative of the proposed project (please type or print legibly on a separate page) Please include responses to the following:

a. What is the proposed project?

see attached

b. Time constraints on the project/Project urgency?

c. Identify which design guidelines relate to the project.

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

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

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

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

Application for Store Front Remodeling at 825 9th St, Unit B.

The applicant is proposing to add a new store front door to the existing store front frame, removing one section of existing windows and adding a new glass, store front door. This door will be used for ADA access to an ADA lift just inside the door. Currently the building does not have proper ADA access, so new access is needed.

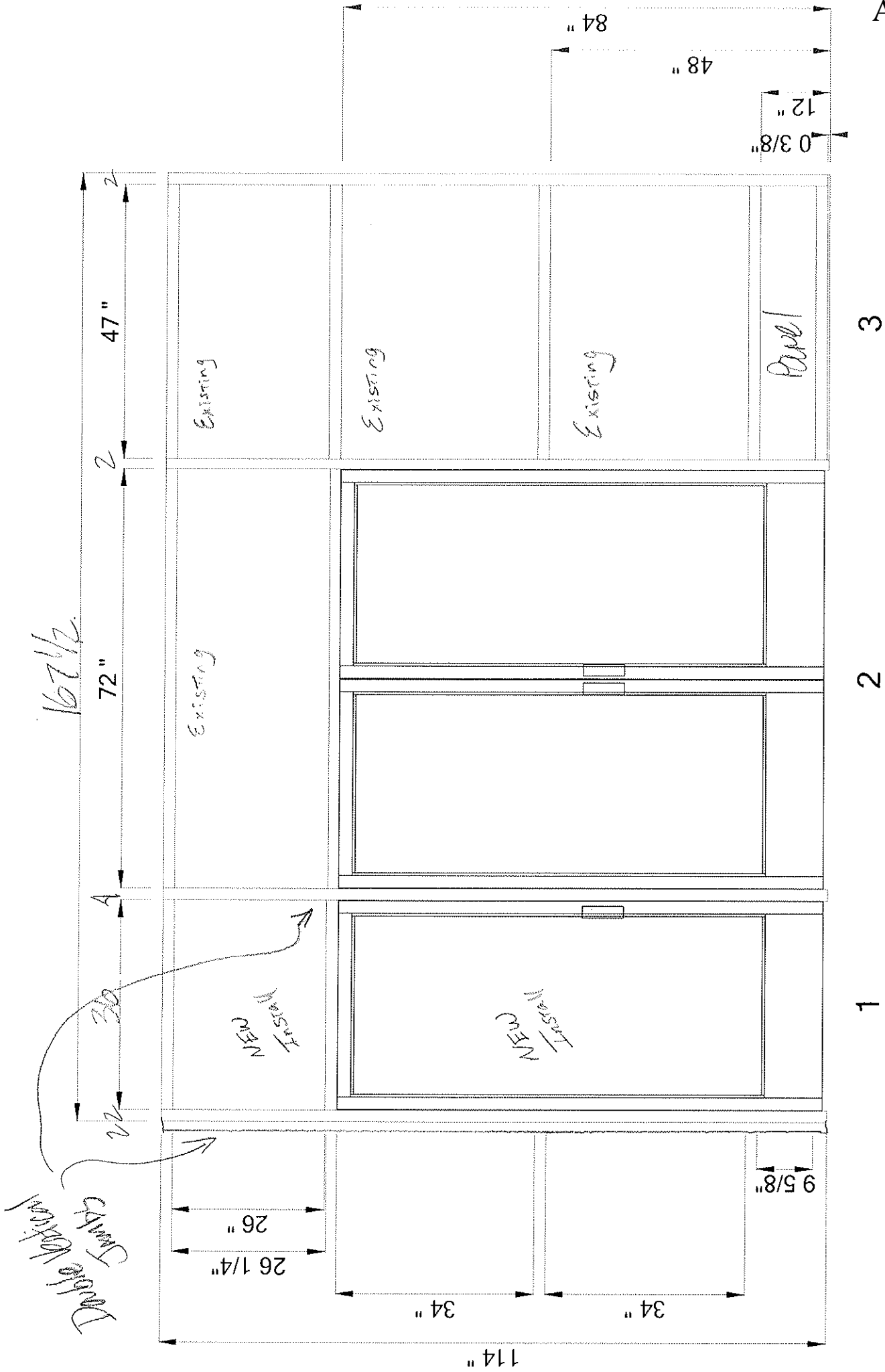
After reviewing the guidelines, our work falls into the scope of the guideline requirements.

- A. The current storefront is not historical, and the work would compromise any of the historical elements of the building.
- B. This is not a rehabilitation project, but re-working the existing frame.
- C. The proposed change will be a glass door adhering to the guideline of being light and airy. The metal frame will match the exist metal frame. There is not brick or stone.
- D. The metal will match existing metal and be finished properly.

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Tower 56 - 001 - Front.dwg (1 Thus)
 Frame: (Clear) Series 3000 : Storefront : Thermal : Multiplane
 : Center Set : Outside Glazed : Screw Spline

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Site Map - 825 9th Street



Created: 1/23/2018
By: COG Planning, Hist Pres, GIS

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

Legend



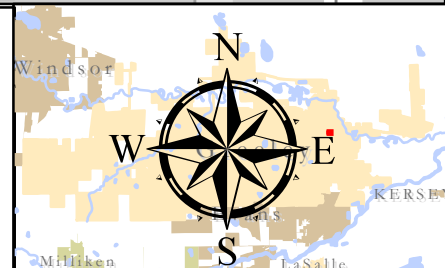
825 9th Street



Parcels



Structure



Notes:

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

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