



Greeley Tribune Building, now the Greeley History Museum, 714 8th Street; Photo courtesy of City of Greeley Museums Permanent Collection, 1983.48.0003.01.

City of Greeley

HISTORIC PROPERTIES: ADDITIONS, REMODELING & MAINTENANCE TIPS

If you are considering making alterations to or demolishing a property or secondary structure that is 40 years old or older and that is not designated or located in a designated historic district, such as a detached garage or shed, please contact the Historic Preservation Office for a preliminary review, as per 16.60.200.

City of Greeley

Historic Preservation Office
1100 10th Street, Ste. 201
Greeley, CO 80631

Phone: 970.350.9222
Fax: 970.350.9895



Photo courtesy City of Greeley Museums Permanent Collection, 1983.48.0003.08.

www.greeleygov.com

Working on a Historic or Old property?

Greeley has many old or historic properties, and often treatment to those properties is different than for new or recent construction.

Not all old properties are historic or significant, but the same information can be applied to both.

The goal of this brochure is to provide some basic information and tips about handling historic or old properties.



Glazier House, 1403 10th Ave, constructed in 1903 by local builder Joseph Woodbury and is designated on the Greeley Historic Register and National Register of Historic Places.

DEFINE PROJECT GOALS

How can the goals be met and alterations be made while retaining historic features and/or by minimally altering them?

DETERMINE PROJECT TYPE

There are several types of projects to consider when dealing with existing buildings, particularly old or historic buildings.

- **Adaptive use/reuse** – Reusing historic buildings with a use that is different from the original. A building is adapted for a new use, which requires alterations, sometimes major modifications.
 - *For example, the Greeley Tribune Building was converted from a newspaper building to the Greeley History Museum.
- **Maintenance** – Keeping a property in good working condition and retaining original character and finishes of the historic materials.
- **Preservation** – Retaining the existing form, details, and materials of a building or structure.
- **Rehabilitation/renovation** – Making a building useful for today while still preserving significant materials, features, and characteristics of the property.
- **Restoration** – Rebuilding historic features that existed historically. This involves a return of a building's architecture to a specific time. To be an accurate restoration, a historic photo or architectural drawing documentation is necessary.



Norcross House, 1403 2nd Street, restored from a historic photograph and rehabilitated to use for office/residential space, constructed in 1883.

- **Remodeling** – A building make-over. Though it is not a historically appropriate approach, it is very common.

OTHER CONSIDERATIONS

Consider *the age of the building*. Contact the Weld County Clerk and Recorder for an approximate “Year Built.” This information is available on the Property Information link on the Weld County website: www.co.weld.co.us

Consider *building type and use*:

- Residential
- Commercial
- Educational
- Religious
- Government/civic/public
- Recreational

Historic photos are a good source of information for reconstructing and rehabilitating historic properties.

Consider *significant architectural features/details*.

Some of the most important features on a building include:

- Exterior materials
- Windows
- Doors
- Roof
- Porch
- Storefronts
- Cornices



SEVERAL TIPS:

- When rebuilding historic features that were there historically, such as a porch, do not add details without evidence because it gives a false sense of history.
- When constructing a new addition or porch to a historic property, do not make them look exactly like the original portion unless reconstructing based on a historic photo or drawings.



Campus Pharmacy Building, 931 16th Street, west side restored and red brick compatible addition.

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More Tips & Recommendations

The existing building code provides allowances for historic buildings. Contact Greeley's Chief Building Official at 350-9830 for more information.

How to deal with specific features (from Historic Preservation General Design Guidelines)

- If a feature is intact and in good condition, maintain it as such.
 - If the feature is deteriorated or damaged, repair it to its original condition.
 - If it is not feasible to repair the feature, then replace it with one that is the same or similar in character (materials, detail, finish) to the original one. Replace only that which is beyond repair.
 - If the feature is missing entirely, reconstruct it from appropriate evidence (such as photos or architectural drawings).
 - If new features or additions are necessary, design them in such a way as to minimize the impact on original features.
 - Seek historic photographs, written documentation and oral histories of former occupants or neighbors to determine the structure's original appearance as well as changes over time.
- Design a new addition in a manner that makes clear what is historic and what is new.
 - Consider the design for an attached exterior addition in terms of its relationship to the historic building as well as the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.
 - **Work with local code officials** to investigate systems, methods, or devices of equivalent or superior effectiveness and safety to those prescribed by code so that unnecessary alterations can be avoided.
 - Install thermal insulation in attics and in unheated cellars and crawlspaces to increase the efficiency of the existing mechanical systems.
 - Improve thermal efficiency with weatherstripping, storm windows, caulking, interior shades, and if historically appropriate, blinds and awnings.
 - Place a new addition that may be necessary to increase energy efficiency on non-character-defining elevations.

RECOMMENDATIONS FROM THE NATIONAL PARK SERVICE

- Construct a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

The National Park Service has more recommendations for alterations and additions, energy efficient treatments, and safety/code issues for historic buildings, which can be found at

http://www.nps.gov/history/hps/tps/standguide/rehab/rehab_approach.htm.