

Historical Preservation Commission Agenda

Regular Meeting

Monday November 6, 2023 at 4:00 P.M.

City Council Chambers-City Center South

1001 11th Ave, Greeley, CO 80631

Zoom Webinar Link:

<https://greeleygov.zoom.us/j/84779803653>

NOTICE:

Historical Preservation Commission meetings are held on the 1st and 3rd Mondays of each month. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers.

Members of the public may participate in Historic Preservation Commission meetings in the manner that works best for them.

Watch Meetings:



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Comment in Real Time:

Join the Zoom webinar (link above). During the public hearing, members of the public may address the Commission.



Submit Written Comments:

Email comments about any item on the agenda to cd_admin_team@greeleygov.com



Written comments can be mailed or dropped off at the Planning office at 1100 10th Street, Greeley, CO 80631. Written comments received prior to or during the meeting will be read into the record in real time.



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For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9780 or by email at cd_admin_team@greeleygov.com.



Historic Preservation Commission

November 6, 2023 at 4:00 PM

1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of September 18, 2023 Minutes
5. Public Hearing to Consider a Request for Certificate of Approval for Exterior Alterations at 827 10th Street on the Greeley Historic Register, Case No. HPDR2023-0005.
6. 23rd Ave & 4th/5th St Intersection Improvements Presentation – Scott Logan, City Traffic Engineer, Public Works Department.
7. Review of Historic Preservation Commission Operating Rules and Procedures.
8. Chair and Vice Chair Elections
9. Commission Member Reports
10. Staff Report
11. Adjournment

Historic Preservation Public Hearing Procedure

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

City of Greeley, Colorado
HISTORIC PRESERVATION COMMISSION PROCEEDINGS
Regular Meeting

September 18, 2023

1. Call to Order

2. Roll Call

Chair Bob Brunswig called the meeting to order at 4:00 p.m.

The hearing clerk called the roll.

PRESENT

Chair Bob Brunswig
Commissioner Doran Azari
Commissioner Christen DePetro
Commissioner Dan Podell
Commissioner Gabriel Llanas
Commissioner Sean Jaehn

ABSENT

Commissioner Melissa Sizemore

Chair Brunswig shared that Commissioner Sizemore got married and her new last name is now Martinez.

Chair Brunswig continued, sharing that Commissioner Azari had to resign from the Historic Preservation Commission because he is running for the School Board. He wanted to honor him for his dedicated service to the Commission and hopes he will be back to serve later.

3. Approval of Agenda

With no additions or changes, Chair Brunswig moved to approve the agenda. Commissioner Podell seconded the motion.

Motion carried 5-0 (1 commissioner absent).

4. Approval of March 20, 2023, Minutes

Commissioner Jaehn moved to approve the minutes dated March 20, 2023. Commissioner Llanas seconded the motion.

Motion carried 5-0 (1 commissioner absent).

5. Approval of May 15, 2023, Minutes

Commissioner DePetro moved to approve the minutes dated May 15, 2023.
Commissioner Podell seconded the motion.

Motion carried 5-0 (1 commissioner absent).

6. Approval of July 17, 2023, Minutes

Commissioner Podell moved to approve the minutes dated July 17, 2023.
Commissioner Jaehn seconded the motion.

Motion carried 5-0 (1 commissioner absent).

7. Public Hearing to Consider a Request for Designation of the Warnoco Building, 1407 2nd Street, on the Greeley Historic Register, Case No. GHR2023-0002.

Elizabeth Kellums, Planner III – Historic Preservation, began her presentation introducing the case. The building is located at 1407 2nd Street. She reviewed the designation criteria to approve a historic designation. These include:

- Historical Significance
- Architectural Significance
- Geographical Significance
- Integrity Criteria

Mrs. Kellums continued her presentation by outlining the Historical Significance related to the proposed designation. She indicated that more detailed information can be found in the report included in the packet.

The property was purchased by Clarence Sall in 1919, with the intent of building Sall's Gardens Amusement Park. Construction began in 1922 and included a swimming pool, merry go-round, and dance hall/roller rink. Clarence Sall sold the property to the Barrett Brothers in 1923.

The Barrett Brothers leased the property to Warrack and Helen Norcross around 1923. Soon after it was named Warnoco. Warrack and Helen Norcross purchased the property in 1934. The featured entertainment included the Lawrence Welk band and wrestling and boxing including Toots Mondt. In 1948, construction began on the large brick skating rink building.

Mrs. Kellums continued, sharing that the property did have a darker past as well, including discrimination against Hispanics and how a drowning incident that took place at Island Grove Park eventually lead to Hispanics being allowed to swim at Warnoco.

Warnoco also hosted professional caliber skaters, the Rocky Mountain Skating Championships, and the American Skating Institute. Roller skating eventually

ended in 1996 and the facility was leased to Roller Express for indoor hockey and indoor soccer.

The property was sold to GURA in 2002, and there was a Historic Structure Assessment of the building completed in 2009-2010. Also in 2010, demolition to the building additions commenced. The property was then sold to Jim Emmett in 2011 and to the Boy's and Girls Club of Weld County in 2023.

Mrs. Kellums continued her presentation sharing historic photos of the property throughout the years including where the removed addition was, James Norcross, and the interior of the building. Mrs. Kellums continued, explaining the architectural features of the building including:

- 20th Century Recreational Arena
- Barrel roof
- Original steel windows
- Original brick facades on south & north
- "Roller Skating" sign backing.

She continued, sharing current pictures of the building, and highlighted where the original steel windows were, the original brick façade and the Roller-Skating sign backing that remains on the building. Mrs. Kellums moved into the Geographical Significance of the building. It is adjacent to and associated with the Greeley Historic Register-designated Norcross House at 1403 2nd Street, in proximity to Island Grove Park, Centennial Village and the Greeley Historic Register-designated Monfort House, and is a well-known landmark in the community.

The property's historical significance spans from 1948 to 1996 in association with the Norcross family and Greeley's recreational history. The architectural and geological significance is from 1948 and it is a 20th century Recreational Arena.

The property meets the seven aspects of integrity (location, design, setting, materials, workmanship, feeling and association). It was constructed in 1948 as a roller rink in addition to the original 1922 building. The other additions were demolished in 2010 and 2023. The existing 1948 building retains all aspects of integrity.

Proper notification was made for the proposed designation. It was published in the Greeley Tribune on September 3, 2023. Signs were posted on the property on August 30, 2023. Emailed notices were sent on August 15, 2023, and a web notice was posted on September 1, 2023.

Staff finds that the Warnoco Building at 1407 2nd Street meets criteria for historical, architectural, and geographical significance and integrity criteria in Section 24-1003(d) of the Greeley Municipal Code and recommends the Commission designate the building on the Greeley Historic Register and record the Certificate of Designation at the Weld County Clerk and Recorder.

Chair Brunswick invited the applicant to speak if they wished.

The applicant, Terry Adams (Current CEO of the Boys and Girls Club of Weld County) came to the podium. He shared that he will be retiring in a few days, however he will be staying connected to the organization throughout this project. He shared that he knows that there are a lot of technical elements that go into a project like this, and he wanted to share the vision for the project with the commission today. The project has been discussed for 4 to 5 years, and it is finally happening. The organization is thrilled to have found a site that holds so many memories and meaning to the community. They have heard so many stories while engaging in the community. This could not be a more important time for the demographic that this project will focus on, teenagers. A new statistic recently came out and shows that 1 of 3 teenage girls nationwide has contemplated suicide and the challenges for today's young people is crazy. This project will provide a good opportunity to engage with young people who need mentors, teachers, role models and career connections. He shared they are excited that they are going to have a place to focus on this generation and get these young people ready for life. Once the facility opens, they will do that daily, they have amazing supporters who are embracing the project and helping fund it. He just wanted to share that vision with the Commission today because in the end what's really going to matter are the lives they are going to impact. If 1 of 3 are contemplating suicide and they can save one of them, it is worth every one of the millions of dollars they are spending.

Chair Brunswick asked the Commission if they had any questions or comments for the applicant. Commissioner Podell asked if they had any plans for the exterior of the building and any other renovations. Mrs. Kellums shared that would be covered during the next hearing and that they are separate projects.

Chair Brunswick shared that it was heartening to see this building that played such an enormous role in the community become something so important and how incredible that the building has managed to survive.

Without further comment from the Commission, Chair Brunswick opened the Public Hearing at 4:29 p.m.

Linde Thompson, from Historic Greeley Inc. wished to speak. She shared that her organization has been working with the Boys and Girls Club on this project. This is an iconic building and what a relief that they purchased the building and their intent for it was amazing. She thanked them for pursuing the historic preservation designation and looks forward to continuing to work with them.

Without further comments, Chair Brunswick closed the Public Hearing at 4:32 p.m.

Commissioner Podell motioned, based on the application received and the preceding analysis, the Commission finds and concludes that the Warnoco Building at 1407 2nd Street meets the significance and integrity criteria of Section 24-1003(d) of the Greeley Municipal Code, as summarized in the staff report, and

approves the designation and issues a Certificate of Designation to be recorded by the Weld County Clerk & Recorder. Commissioner Llanas seconded the motion.

Motion carried 5-0 (1 commissioner absent).

8. Public Hearing to Consider a Request for Certificate of Approval for Major Alterations of the Warnoco Building, 1407 2nd Street, Case No. HPDR2023-0004

Chair Brunswig introduced Mrs. Kellums to present the item listed in the agenda. She began her presentation sharing that this request is related to the proposal that was just previously approved for designation. The proposed project includes the following items:

- Repoint masonry as needed.
- Replace existing steel windows with fiberglass.
- Remove existing west entrance and replace with projecting storefront with blue metal siding & slanted roof on west.
- Create projecting entrance/access with blue metal siding & slanted roof on east.
- Finish east vestibule with vertical siding.

Mrs. Kellums shared photographs of the building and outlined what the proposed renovations include. On the south side of the building some of the brick needs to be repointed, the windows appear to be a little bit rough but in overall fair condition. The building has been re-roofed in the last few months. The windows on the North side of the building are in disrepair, some are broken and there appears to be missing steel framework in some places. On the east side of the building, the applicant is proposing to cut in an entrance about midway between the two ends of the building and rebuilding the vestibule. Mrs. Kellums shared the proposed construction drawings for the work, it can also be found in the packet. The applicant is proposing to leave the brick as is (besides repointing it where needed) and to place a club sign on the building. They have also proposed to replace the existing windows with fiberglass windows on the northside. In addition, they propose to add mechanical screens that do not impact the building itself. Where the newly proposed entrances are on each side of the building, they will include blue metal sheeting and slanted rooftops.

The effect on the architectural features of the building meets the criteria set forth in Section 24-1003 (j)(1):

- a – Effect of alteration on character
- b – Architectural relation of proposed to other buildings
- c – Effect on architectural features and details
- e – Effect on protection, enhancement, perpetuation, and use
- f – Compliance with Secretary's Standards (#2,3,4,5,6,7,9,10)
- h – General Design Review Guidelines

Proper notification was made for the proposed request including, a sign posted on the property on August 30, 2023, emailed notice to property owners/applicant on August 25, 2023, and web notification on September 1, 2023.

Staff recommends the following actions by the Commission for this request:

- Approval of the following project components:
 - Masonry repointing
 - Replacement of north windows
 - Installation of east and west entrances
 - Rehabilitation of the entry vestibule on south end of east elevation
- Applicants complete an assessment of the condition of all south windows to determine if can be repaired & paired w/ storm windows or need to be replaced. Applicant to work w/ Staff on final determination.

Mrs. Kellums asked the Commission if they had any questions for her. Chair Brunswick commented that this is primarily a rehabilitation treatment, it is not a restoration, and it is also adaptive reuse. He feels that it is appropriate. Discussion continued between Chair Brunswick, the commissioners and Mrs. Kellums regarding the windows that are in question and the process that staff is recommending in the report and what could be recommended from the assessment of the windows if they need to be replaced and what kind of product and method could be the best.

Chair Brunswick asked for the applicant to come to the podium to speak if they wished. Sean Windsor, Project Manager for Elder Construction (applicants' contractor), came to the podium. He shared the fiberglass windows were selected for energy efficiency and would match the existing windows the best. He elaborated on what issues could happen when they start removing the steel frames of the windows and until the assessment is done or the scope of work is started, they are not certain what related issues could arise. Discussion continued between Mr. Windsor and the commission regarding fiberglass windows, storm windows and the existing windows. Mr. Windsor also included that if the windows do need to be replaced and cannot be salvaged for the project the applicant would be happy to donate them to be used elsewhere or in other projects.

With no further comment Chair Brunswick opened the public hearing at 5:04 p.m. There being no request for comment, he closed the public hearing at 5:04 p.m.

Commissioner DePetro motioned based on the application received and the preceding analysis, the Commission finds that the proposed masonry repointing, north window replacement, east and west entrances and the rehabilitation of the entry vestibule on the south end of the east elevation meets (1) Criteria and Standards a, b, c, e, f, and h of Section 24-1003(j)(1) of the Greeley Municipal Code, and therefore approves the request for a Certificate of Approval, with the following conditions:

1. the applicant will provide documentation of the current condition of the windows. Staff will review the documentation and make a

recommendation if the south windows can be rehabilitated and paired with storm windows or if they need to be replaced; and then the applicant will address the Commission at the following regularly scheduled Commission hearing, and

2. The applicant will complete a mortar analysis to ensure the proper mortar is used for the repointing. The analysis should be shared with Historic Preservation Staff to verify this is completed prior to repointing beginning; and

3. The applicant will obtain all required permits.

Commissioner Jaehn seconded the motion.

Motion carried 5-0 (1 commissioner absent)

9. Review of Historic Preservation Commission Operating Rules and Procedures

Mrs. Kellums shared the Rules of Procedure that were adopted in 2016. Part of the reason for the review is because the Commission is now missing a commissioner. There is a section in the Rules of Procedure that indicates that a vacancy shall exist if a commissioner accepts a nomination, designation, appointment or otherwise announces that he/she is seeking for another governmental office. Mrs. Kellums is recommending removal of this clause because there are many boards or other offices that would not cause a conflict of interest to the Historic Preservation Commission and ones that would such as City Council carry their own rules that would apply to these situations.

Chair Brunswig asked Mrs. Kellums to share the document with the commission again and for them to vote on the matter later. Mrs. Kellums agreed to add it to the agenda for the next regular meeting.

10. Report from Historic Greeley Inc.

Linde Thompson, 1616 12th Avenue, with Historic Greeley Inc. only had a quick update for the commission. The weekend preservation project is coming up on October 7th and 8th and they would appreciate any volunteers that want to participate. The project is at a home on 10th street and 5th Avenue.

11. Commission Member Reports

Chair Brunswig called for commissioner reports. There were none.

12. Staff Report

Chair Brunswig called for staff reports. Mrs. Kellums shared follow up information

from Michelle Stevens regarding the 16th Street Project. There was a question asked about parking, how many existing parking spaces were there now and how many were included in the proposal. She shared a table for parking and right now it looks like the northside of 16th Street will have 22 parking spaces and there are currently 51 parking spaces. The center parking area will have 32 parking spaces in the proposal (there are zero parking spaces now). The south side of 16th Street currently has 37 parking spaces, and it will have 22 parking spaces with the proposal. Overall, there are currently 88 parking spaces, and the proposal includes 76 parking spaces. There was also a question about whether signs would be posted for bikes to use the travel lanes and if harrows would be used. Ms. Stevens indicated that the city did not want to use harrows but may be open to other signage. Mrs. Kellums does have a meeting regarding the project later in the week and can follow up with any further questions about the project from the commission.

Mrs. Kellums continued with an update on the Sunrise Neighborhood Grant. She is working on the video for the walking tour, and it will be up on the website soon after the grant deadline. She is waiting for another letter of support or two but feels they will have a good grant application.

Mrs. Kellums continued by reminding the commission that in November the commission will have officer elections, nobody's terms are up in October, and she looks forward to working with each of them in the coming year.

13. Adjournment

With no further business before the Commission, Chair Bob Brunswig adjourned the meeting at 5:24 p.m.

Bob Brunswig, Chair

Elizabeth Kellums, Secretary

Historic Preservation Commission

Agenda Summary

November 6, 2023

Key Staff Contact: Betsy Kellums, Planner III – Historic Preservation, 970-350-9222

Title:

Public Hearing to Consider a Request for Certificate of Approval for Exterior Alterations at 827 10th Street

Summary:

Property owner Ashley Fusco requests approval for exterior alterations at 827 10th Street. The requested alteration is installation of thin brick veneer over the existing façade due to significant damage to the existing façade. Painting of the sign band, installation of gooseneck lights and replacement of the awning were previously approved but are included since they have not been completed within the year since they were approved in November 2022.

Recommended Motion:

A motion that, based on the application received and the preceding analysis, the Commission finds that the proposed installation of thin brick veneer, and the painting of the sign band, installation of gooseneck lights, and replacement of the awning with a new triangular frame awning at the western storefront of Weiss Jewelers Building at 827 10th Street meets (1) Criteria and Standards a, c, e, f, and h of Section 24-1003(j)(1) of the Greeley Municipal Code, and therefore approves the request for a Certificate of Approval, conditional upon the applicant obtaining all required permits.

Attachments:

Staff Historic Preservation Commission Summary
Attachment A – Application & Narrative for Certificate of Approval
Attachment B – Current Photographs
Attachment C – Historic Photograph
Attachment D – Storefront mockup/drawing
Attachment E – Existing Site Map
Attachment F – Architectural Inventory Form for 827 10th Street

HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Certificate of Approval for Major Alteration

CASE NUMBER: HPDR2023-0005

PROJECT: Exterior Alterations

LOCATION: 827 10th Street

APPLICANT: Ashley Fusco, representative of property owner 820 LLC

CASE PLANNER: Elizabeth Kellums, Planner III – Historic Preservation

HISTORIC PRESERVATION COMMISSION HEARING DATE: November 6, 2023

HISTORIC PRESERVATION COMMISSION FUNCTION:

Review the proposal for compliance with Criteria and Standards for altering designated properties or contributing properties in an historic district in Section 24-1003j of the City of Greeley Municipal Code and approve or deny the request.

PROJECT OVERVIEW AND BACKGROUND:

Proposed Project

On September 27, 2023, Ashley Fusco, representative of property owner 820 LLC, submitted an application for a Certificate of Approval to the Historic Preservation Office for exterior alterations at 827 10th Street. Staff determined the application to be complete on October 3, 2023. The applicant requests approval for the following:

- Cover existing façade with new thin brick veneer to simulate façade like the original,
- Repaint sign band if needed (previously approved),
- Replace existing fixed frame awning (previously approved to replace with retractable awning), and
- Install gooseneck light fixtures (previously approved).

Please see the Application and Narrative for a Certificate of Approval (Attachment A), Current Photographs (Attachment B), Historic Photograph (Attachment C), Storefront Mockup/Drawing (Attachment D) Existing Site Map (Attachment E), and Architectural Inventory Form for 827 10th Street (Attachment F).

Existing Conditions

This one-story, rectangular early 20th century commercial building has two storefronts. The non-historic stucco was removed from the façade of the larger western storefront, currently housing Midnight Oil Bookstore, and non-historic stucco over historic brick on the east storefront,

currently occupied by Kingsford Law Offices. The roof is flat with a parapet. There is a sign over the east storefront for the Kingsford Law Offices and an empty sign band over the west storefront. The west storefront has a centered entrance with large plate glass windows on either side. The east storefront has a recessed entrance covered with a lower awning.

Obvious alterations completed at an unknown date, prior to the current owner, include installation of the floor to ceiling metal frame storefront windows and the installation of stucco over the brick. The integrity of the building has been compromised but retains historic brick under the stucco.

Background

The property is a contributing building in the Downtown Greeley Historic District and is subject to review by the Historic Preservation Commission for major alterations. The Downtown Design Guidelines for the Downtown Greeley Historic District apply to this property.

SITE DATA:

Legal Description:	GR1864C UNIT A 1864 10ST CONDO, City of Greeley, County of Weld, State of Colorado
Neighborhood:	Downtown Greeley Historic District
Designation:	Contributing property in the Downtown Greeley Historic District
Year Property Built:	ca. 1915 (source: Architectural Inventory Form)
Architectural Style/Type:	Early 20 th Century Commercial
Zoning:	Commercial – High Intensity (C-H)
Dates of Significant Renovations:	Historic Preservation Commission Certificate of Approval for Removal of Stucco and Cleaning of Brick; Owner and Applicant: 820 LLC; Approved 11/7/2022. Certificate of Occupancy Approval for King's Clocks, LLC; 10/26/2006. Sign Permit for wall sign and awning sign for King's Clock's; Establishment: King's Clocks; Applicant: Biltrite Sign Service, Inc.; Permit #06080078 Date: 8/10/2006, Sign Permit Mockup for Weiss Jewelers; Contractor: Smith Sign Studio; 11/4/1993.

Sign Permit for Weiss Jewelers for Vinyl and Steel Canopy, 5'x33'10", backlit; Electrical Contractor: Simmons Electric; Contractor: Greeley Tent and Awning; Permit #880078, Date 2/5/1988.

Approved variance application for bull-nose backlit awning with 20 square feet of signage for Weiss Jewelers; Owner and applicant: Howard Weiss; Approved by the Zoning Board of Appeals on 2/4/1988.

Electrical Permit to wire Sign; Owner: Weiss Jewelers; Contractor: Herdman Electric; Permit #740693; Date: 12/10/1974.

Mechanical Permit for Weiss Jewelers; Contractor: Thermal Services Co. Inc.; Owner: Weiss Jewelers; Permit # 740425; Date: 11/20/1974.

Sign Permit for Weiss Jewelers for letters, 18" x 22' area; Owner: Weiss Jewelers; Electrical Contractor: Herdman Electric; Contractor: Greeley Neon Sign Company.

Building permit for interior remodel, including partition walls; Owner: Weiss Jewelers; Contractor: Carlos Oroza for Designs for Business; Permit #740579; Date: 10/7/1974; Final Inspection: 7/8/1975.

Plumbing Permit application; Owner: Bob Gilbert; Contractor: Stewart & Kelsey; Permit #740434; Date: 8/29/1974.

Building Permit for 8' high frame wall; Leasee: The Singer Sewing Machine Shop; Contractor: Byron Frantz; Permit #710407; Date: 9/2/71; Final: 9/1/71.

Electrical work at 827 10th Street (remodel commercial – retail store) permit #640776; Date: 10/22/64; inactive but not final on 5/19/66.

Source: Building Permit File for 827 10th Street

KEY ISSUES AND ANALYSIS:

The proposed work is evaluated according to the relevant criteria for alteration of designated properties, defined in Section 24-1003j of the Greeley Municipal Code, as follows in the staff analysis.

Greeley Municipal Code, Section 24-1003j Criteria and Standards

1. Alterations. Criteria and standards for alterations to a designated property or a property in a historic district are as follows:

- (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 other buildings.*
- (c) The effects of the proposed work in creating, changing or destroying the exterior architectural features and details of the structure upon which the work shall be done.*
- (d) The compatibility of accessory structures and fences with the main structure on the site and with adjoining structures.*
- (e) The effect of the proposed work upon the protection, enhancement, perpetuation and use of the landmark or landmark district.*
- (f) Compliance with the current Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, as defined in 24-1003.m.*
- (g) If the property is a non-contributing property in a historic district, then alterations will be in accordance with the district designation plan as recommended by the Commission and approved by City Council.*
- (h) 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.*

Secretary of the Interior's Standards for Rehabilitation

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

- (3) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings will not be undertaken.*
- (4) *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- (5) *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- (6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- (7) *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
- (8) *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
- (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 to protect the integrity of the property and its environment.*
- (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.*

Applicable Guidelines from the Downtown Historic District Design Guidelines

Building Materials

Brick is the predominant material used for all building types in downtown Greeley, which is typical of historic western downtowns. Tan brick is more common in Greeley than the typical western red brick. The combination of tan, mixed reddish and red brick of the downtown commercial buildings creates a varied streetscape. The detailing of cornices and ornamentation of building walls is most frequently done in brick relief patterns.

While other civic buildings, both historic and contemporary, use stone for detailing, the basic structures are of brick. The Weld County Courthouse is clad with stone and is unique in its use of this material. Residential buildings are detailed with both stone and wood, but their basic structures are generally of brick. Most agricultural/industrial buildings are constructed of brick, although some metal structures remain in use.

The unit size of historic brick masonry, along with the thickness and detailing of the joint are important characteristics. Contemporary masonry units are larger in size and are laid with thicker joints, which creates a very different appearance.

Some historic architectural details are of metal, such as pressed metal cornices. Window and door openings are frequently detailed with stone heads and sills. Terra cotta is used on several buildings but is not common. Wood is used for storefronts and for windows and doors. Some brick buildings have been painted, and many have been covered with more recent modernizations.

An important aspect of downtown Greeley is the modest character of many of its buildings. More elaborate ornamentation and expensive materials are reserved for buildings of significant purpose.

- A. Preserve original building materials when altering historic buildings.*
- B. Carefully match historic materials when altering historic buildings.*
- C. Using simplified designs and historic construction techniques will help make modern alterations of historic buildings fit the historic character of downtown Greeley.*
- D. Stone, wood, and metal were not common historic building materials in Greeley and should be used sparingly on downtown buildings.*
- E. Except in exceptional cases of deterioration, unpainted masonry should be left unpainted. Sealing the surface with paint, or other sealants, can cause spalling of the masonry face; however, if the surface is already painted, removing the paint may damage the masonry more than repainting. Consulting a preservation expert would be helpful in this situation.*
- F. Wood will generally be inappropriate as the predominant material for downtown buildings and should be limited to storefront framing and windows and doors. An exception to this is detailing of historic residential buildings. Wood should be finished with paint or opaque stain.*
- G. Stucco is generally not an appropriate material for use on downtown buildings; however limited use for certain details may be appropriate on a case by case basis.*

Architectural Details

Downtown Greeley buildings are relatively restrained in detailing. There are some exceptions to this that provide some variation in the pattern of simplicity and include such elements as cornices and second floor windows of commercial buildings and wood detailing of residential buildings. Some existing historic downtown buildings may have once had more elaborate detailing that has been covered by façade alterations.

- A. Carefully preserve historic architectural details in alterations of downtown buildings of any type.*
- B. Simple architectural details will be most appropriate for alterations to most historic downtown Greeley buildings. Save elaborate detailing for alterations to buildings that have a significant location, such as an important corner, or significant use, such as a civic building.*

- C. *Consider restoring details that have been covered or removed in earlier alterations when renovating historic buildings. If such alterations have damaged or destroyed historic details, seek historic photographs for documentation to use for restoring them. If there is no photographic evidence, consider recreating the detail in a simple design.*
- D. *Some alterations to historic buildings have become historically and/or architecturally significant over time. To determine if this is the case for a specific building, consult the Greeley Historic Preservation Specialist.*

Staff Analysis:

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

The installation of thin brick veneer over the existing façade over the western storefront is proposed to cover up the badly damaged existing brick. The painting of the sign band, and installation of new gooseneck lights were approved under the previous Certificate of Approval, approved on November 7, 2022. Because the Code requires that any approved work must be completed within 12 months following Commission approval, the sign band painting and gooseneck lights are included in this application. The replacement of the existing fixed awning with a new fixed awning, the sign band painting and gooseneck lights are minor alterations, subject to Staff review and approval. To avoid the need for a separate application and recording fee, those items are included here. Staff recommends the sign band painting, gooseneck lights and awning replacement meet the criteria, standards, and design guidelines, in accordance with the November 2022 approval, and therefore recommends the Commission approve them.

The installation of thin brick veneer over the existing brick facade would have a positive impact on the historical and architectural character and features of the building and district. The veneer brick for the lowest two feet or so of the sides of the façade would be a darker color, like the existing red brick. The remainder of the thin brick would be a gray, like the existing gray brick. Please see the photos of the brick samples in Attachment A. The existing façade was damaged significantly from the installation of stucco over the original brick. When the Commission approved the stucco removal and brick cleaning in November 2022, the underlying brick condition was unknown. The removal of the stucco showed extensive damage including missing brick and cracking and spalling of most of the existing brick, according to the contractor. The severity of the damage negates cleaning the brick. The contractor recommended the best treatment for the preservation of the façade, protection of the building and to retain the historic character would be to cover the existing damaged brick with a thin brick veneer to mimic the original façade. The thin brick veneer would be installed over the transom window section, which was covered with stucco and does not retain windows or appearance of individual openings. The installation of thin brick veneer would have a positive effect on the architectural features and details of the building. It would cover holes and provide an historically appropriate alternative to full façade restoration, since most of the historic brick is damaged beyond repair. Repairing the façade by installing this thin brick veneer would provide protection from the weather and for these reasons would have a positive effect on the protection, enhancement,

perpetuation and use of the building. For these same reasons, the installation of thin brick veneer meets the Greeley Municipal Code Criteria in Section 24-1003(j) a, c, and e.

The proposed project would meet the Secretary of the Interior's Standards. While the installation of the brick veneer would not be considered reversible, most of the existing brick is beyond repair and therefore justifies the non-reversible treatment of thin brick veneer. Because replacing the façade brick that is missing or damaged would be impossible to match, the existing the installation of brick veneer would be the most appropriate treatment and would be treated as replacement of historic material, meeting Section 24-1003(j) f the Secretary of the Interior's Standard #6.

Because the proposed veneer is a simplified façade design similar to the original, it meets the Downtown Design Guidelines for materials and architectural details.

In summary, for these reasons, the proposed installation of thin brick veneer meets the criteria and standards in Section 24-1003(j) of the Greeley Municipal Code, including the Secretary of the Interior's Standards and the Downtown Greeley Design Guidelines.

Section 24-1003(j) (1) Criteria and Standards Addressed: a, c, e, f, and h (Secretary's Standard #6) and the Downtown Design Guidelines for Building Materials and Architectural Details.

PUBLIC NOTICE:

Greeley Municipal Code Section 24-1003(f) specifies public notification requirements for Certificate of Approval applications, specifically posting a sign at the property, readily visible by adjacent property owners and from the public right-of-way, no less than 14 days prior to the public hearing. The applicant posted notice at this property on October 19, 2023. On October 6, 2023, Staff emailed a letter of notification to the applicant with the date, time and location of the public hearing.

STAFF RECOMMENDATION:

Staff recommends approval of the installation of thin brick veneer, in addition to the re-approval of the previously approved sign band painting, gooseneck lights, and awning replacement, with the condition that the applicant obtain all required permits.

RECOMMENDED MOTION:

A motion that, based on the application received and the preceding analysis, the Commission finds that the proposed installation of thin brick veneer, and the painting of the sign band, installation of gooseneck lights, and replacement of the awning with a new triangular frame awning at the western storefront of Weiss Jewelers Building at 827 10th Street meets (1) Criteria and Standards a, c, e, f, and h of Section 24-1003(j)(1) of the Greeley Municipal Code, and therefore approves the request for a Certificate of Approval, conditional upon the applicant obtaining all required permits.

ATTACHMENTS:

Attachment A – Application & Narrative for Certificate of Approval

Attachment B – Current Photographs

Attachment C – Historic Photograph

Attachment D – Storefront mockup/drawing

Attachment E – Existing Site Map

Attachment F – Architectural Inventory Form for 827 10th Street



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

*APPLICATION FORM FOR CERTIFICATE OF APPROVAL
MAJOR ALTERATIONS*

The City of Greeley's Historic Preservation Code, Section 24-1003 of the Municipal Code, requires that no exterior major 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. **Please complete pages 5, 7, and 8 and add additional sheets as necessary.**

PROPERTY OWNER(S)

Name: 820 LTD
Address: 820 9 St #B
Greeley 80631
Phone: 970.590.5133
Cell phone: "
Email: ashleyrstreet@icloud.com

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

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

HISTORIC PROPERTY

Name: Midnight Oil Bookstore
Address: 827 10 St.
Historic District (if applicable): Downtown
Legal Description: _____

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

Applicant (Print): Ashley Fusco Telephone: 970.590.5133
Signature: [Signature] Date: 9/26/23

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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MAJOR 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. Add additional sheets for narrative/information as necessary. Additional copies may be requested by Staff, if required for use by persons or groups providing advisory assistance. Submit this application and all required attachments through the City of Greeley website project module of eTRAKiT:

<http://greeleygov.com/services/etrakit>

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) (not required) _____
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? Include detailed information about materials, design, measurements, location on the building or property.

b. Time constraints on the project/Project urgency?

- c. **Identify which design guidelines relate to the project. Explain how the proposed project meets the guidelines. Provide justification if the proposed project does not meet the guidelines.**

Guidelines are available for download on the City's historic preservation website,
<http://greeleygov.com/services/historic-preservation/documents>

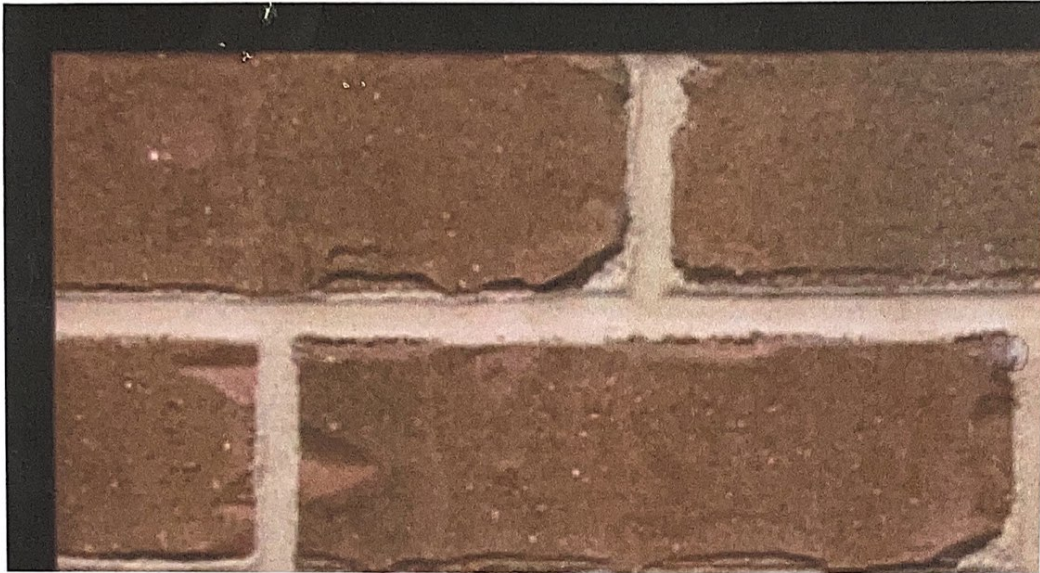
General guidelines are relevant for individually designated properties. District guidelines are also available for properties located with Greeley Historic Register designated districts.

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

**M I L E
H I G H**
Stucco, Inc.

Material Submittal

Summit Brick Buckskin



Summit Brick Pebble Gray



Storefront Rehab @ 827 10 Street

The project being proposed at 827 10 Street for review by Greeley's Historic Preservation Commission consists of the following:

- Thin brick facing
- Painting of exposed sign band
- Installation of new awning
- Installation of new gooseneck lights, and under awning LED fixtures

This project has an urgency due to season change. The goal is to have it completed before we start to get snow and colder temperatures.

This project meets the Historic guidelines as it is re-storing the property back to it's original storefront design with the exception of storefront windows, transom window and doors. Those were priced out and are just not within the budget. A series of photos were provided from Greeley History Museum of the Custar Food Store, so this was the basis of design for the restoration.

Restoring the original building material, brick, was not an option once the condition was evaluated by Mile High Stucco. Thin face to match the two colors on the building is the most historical route to take. Samples have been provided from the contractor. We will brick over the previously removed transom windows with the light color brick. The brick will cover the entire storefront extending below the awning level to the window edge.

The gooseneck lights to highlight the exposed sign band will also be a period appropriate detail. The new awning will be a period appropriate architectural feature. Though a hand crank awning was originally desired, an awning professional has suggested a stationary option due to the large width of the storefront.

MILE HIGH

Stucco, Inc.

815 39th street

Evans, CO 80620

970-690-8696 (phone) 970-515-6066 (fax)

sean@milehighstucco.com

Project: 827 10th Street, Greeley CO

Atten: **Ashley Fusco**

Date: 10/3/23

This letter is to clarify the best way to proceed with the above-mentioned restoration project. Initially, I was hoping that the underlying original brick façade would be in as good of condition as the areas uncovered in our “test” areas. If that had been the case, we would have re-pointed the mortar joints and washed the brick.

However, as we removed the 1990s Exterior Insulation and Finish System (EIFS) it is evident that another method would need to be used. There are numerous areas that the original brick is missing, and no chance for an exact match. Additionally, the previous installation has caused extensive damage to the original brick. Cracking and spalling of the face of the brick is present in about 80% of the wall. This type of damage is unrepairable.

My recommendation would be to slurry coat the existing brick. Then, using photographs and similar style/color brick, install new brick using the original aesthetic intent.

Thanks,
Sean Jaehn
Owner
Mile High Stucco, Inc
(970) 690-8696



2209 9th Street
Greeley, CO 80631
Ph. 970-352-0253
www.nocoawningpatio.com

Estimate Date: August 17, 2023

Expiration Date: September 17, 2023

Customer:
Ashley Street-Fusco
Raven Signs
820 9th Street Unit B
Greeley CO 80631

Job:
827 10th Street
Greeley CO 80631

Job Description:

Permanent Framed 1" X 1" Aluminum Awning (raw aluminum – no paint)

Dimensions: 32'6" wide x 4' height x 4' projection

Fabric: Sunbrella – Color: TBD – Valance: Style Scallop – Braid Color: TBD

Shipping

Installation & Equipment

Tax 7.01%

Total Price: 6,801.75

Deposit:

Balance:

Terms: Half down is due at the time of estimate acceptance.

Balance Due upon completion of project

Lead Time:

Excluded: Bonding – Permitting – Engineering – Electrical

All material is guaranteed to be as specified. All work to be completed in a manner according to standard practices, Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. . All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

ACCEPTANCE OF PROPOSAL

The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. A service charge of 1 - 1/2 % per month after 30 days will be added.

Should any dispute arise concerning the terms and conditions of this agreement and should the retention of an attorney be necessary on the judgment of any party, or should said be filed, the prevailing party shall be entitled to reasonable attorney fees and costs.

Signature

Date

827 10th Street

Current Photos by Ashley Fusco, 10/3/23

HPDR2023-0005







827 10th
Street



Courtesy City of Greeley Museums Permanent Collection, 1970.22.0022.33

9 April 1941



Painted signband

Thin brick installed
by Mile High Stucco, color 1

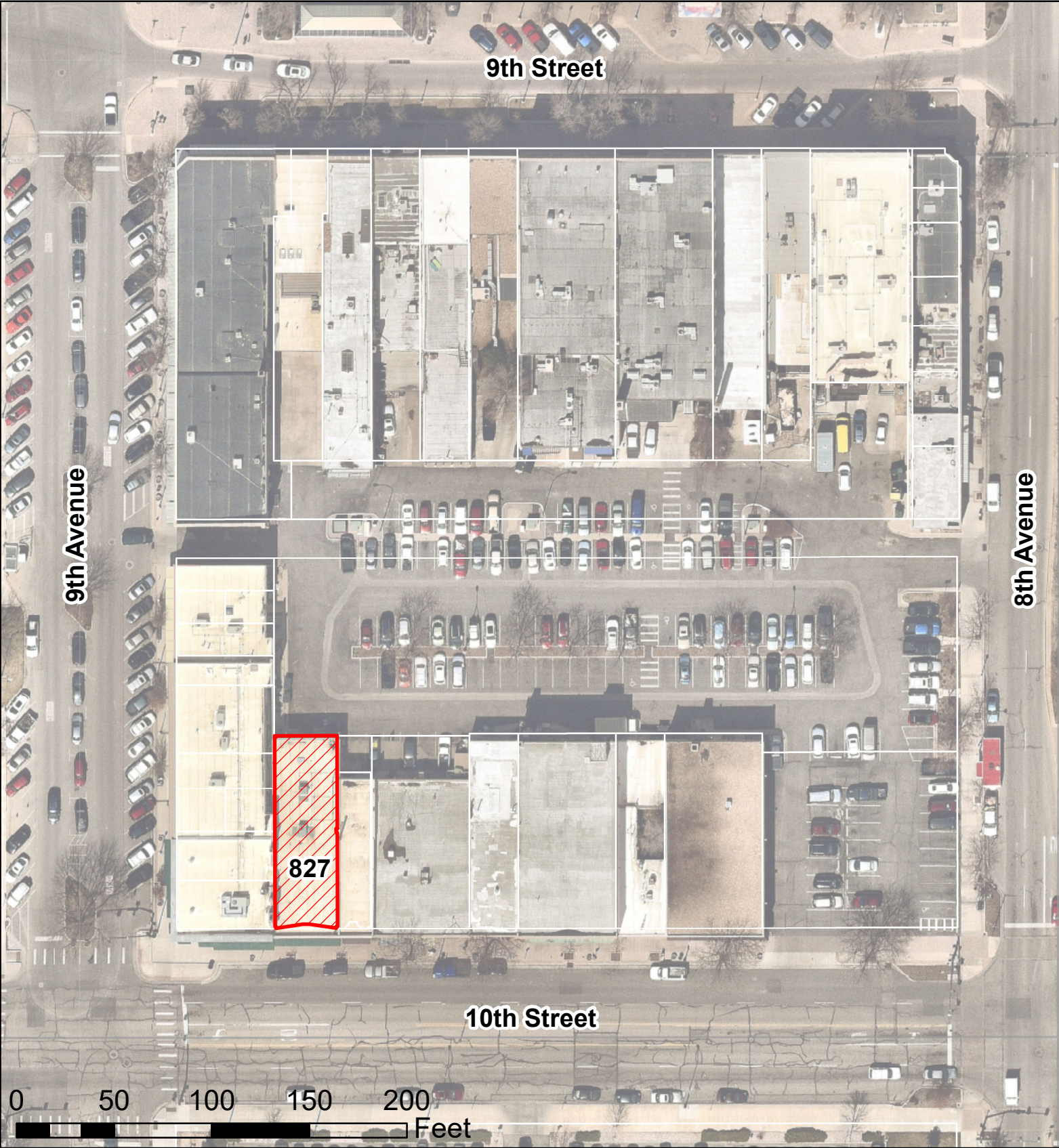
Stationary Awning
installed by NoCo Awning

Thin brick installed
by Mile High Stucco, color 2

X - gooseneck light fixtures (previously approved)

<https://www.lumens.com/warehouse-13-swivel-arm-oudoor-wall-sconce-by-hi-lite-HLC2004853.html>

827 10th Street
Vicinity Map



827 10th St.



Greeley Parcels

C-H (Commercial High Density) Zoning



COMMUNITY DEVELOPMENT

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 3

Date	Initials
_____	_____
_____	Determined Eligible-NR
_____	Determined Not Eligible-NR
_____	Determined Eligible-SR
_____	Determined Not Eligible-SR
_____	Need Data
_____	Contributes to Eligible NR District
_____	Noncontributing to Eligible NR District

I. IDENTIFICATION

1. Resource Number: 5WL4168
2. Temporary Resource Number: 06
3. County: Weld
4. City: Greeley
5. Historic Building Name: Adams Bakery/Bake Rite Bakery
6. Current Building Name: Weiss Jewelers
7. Building Address: 827 10TH ST
8. Owner Name and Address: WEISS JEWELERS INC , 827 10 ST, GREELEY, CO 80631

Parcel Number: 096105328029
SHF Grant Number: 2001-G1-010

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5N Range 65W
1/4 1/4 SE 1/4 SW 1/4 of Section 5
10. UTM Reference
Zone 13 Easting 526157 Northing 4474524
11. USGS Quad Name: Greeley, Colo.
Year: 1950, PR1980 Map Scale: 7.5' Attach photo copy of appropriate map section.
12. Lot (s): 18 (S99') Block(s): 64
Addition: Greeley Original Townsite Year of Addition: 1870
13. Boundary Description and Justification:
Boundary includes the building and the urban parcel on which it is situated.

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): Irregular
15. Dimensions in Feet: Length 102 X Width 50
16. Stories: 1
17. Primary External Wall Material(s) (enter no more than two):
Stucco Brick
18. Roof Configuration (enter no more than one):
Flat Roof
19. Primary External Roof Material (enter no more than one): Asphalt
20. Special Features (enter all that apply):

21. General Architectural Description:

One-story, rectangular commercial building divided into two storefronts. Flat roof with metal coping. Upper wall clad with smooth stucco; name of business in this area above west storefront. Arched awning shelters west storefront, which has center entrance with metal frame glazed door and transom. Large metal frame plate glass display windows flanking entrance. Storefront to east has center inset entrance with door with large rectangular light and transom. Fabric awning above entrance. Metal frame plate glass display windows; windows are angled in toward entrance. Black panels below windows. Rear wall of building is brick and is inset for east component, with center

door surmounted by divided transom and large multi-light window. West component rear wall has wall pier with multi-light double-hung sash windows on either side.

22. Architectural Style/Building Type: No Style

23. Landscaping or Special Setting Features:

None

24. Associated Buildings, Features, or Objects:

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate

Actual 1915

Source of Information: Building permits

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: Washburn and Harris (?)

Source of Information: Building permit

29. Construction History (include description and dates of major additions, alterations, or demolitions):

30. Original Location: Yes

Date of Moves:

V. HISTORICAL ASSOCIATIONS

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

32. Intermediate Use(s)

33. Current Use(s): Commerce and Trade/Specialty Store

34. Site Type(s): Commercial building

35. Historical Background:

A building permit for a one-story brick building to be used as a bakery and candy factory was issued to Washburn and Harris in 1915. The 1930 city directory lists Adams Bakery (825) and an unidentified shop (827) at this address. Adams Bakery was still operating in 825 in 1935 and had been replaced by Bake Rite Bakery in 1944. Bake Rite continued in business at 825 10th Street through at least 1970. The shop in 827 was not specifically identified in city directories through 1950, but a 1929 photograph in Dugan's Greeley and Weld County shows the building with a sign reading "MacMarr Stores," a grocery. In 1960, Edwards Modern Living, Inc. was occupying 827, while in 1970 the Singer Company was housed in the space. Weiss Jewelers, established by Fred Weiss in 1915 and previously housed in the building next door to the east, is currently operating in this building.

36. Sources of Information:

Greeley City Directories, 1922-1970; Sanborn maps, 1886-1968; Weld County Assessor records; City of Greeley Museums, information on Weiss Jewelers and Building Permits.

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 associated with the commercial development of downtown Greeley in the 1920s and housed businesses such as a bakery and grocery store. The façade of the building has been extensively remodeled.

43. Assessment of Historic Physical Integrity Related to Significance:

The building no longer conveys its historic character due to alterations.

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): 1: 36; 2: 3.**

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



827 10TH ST

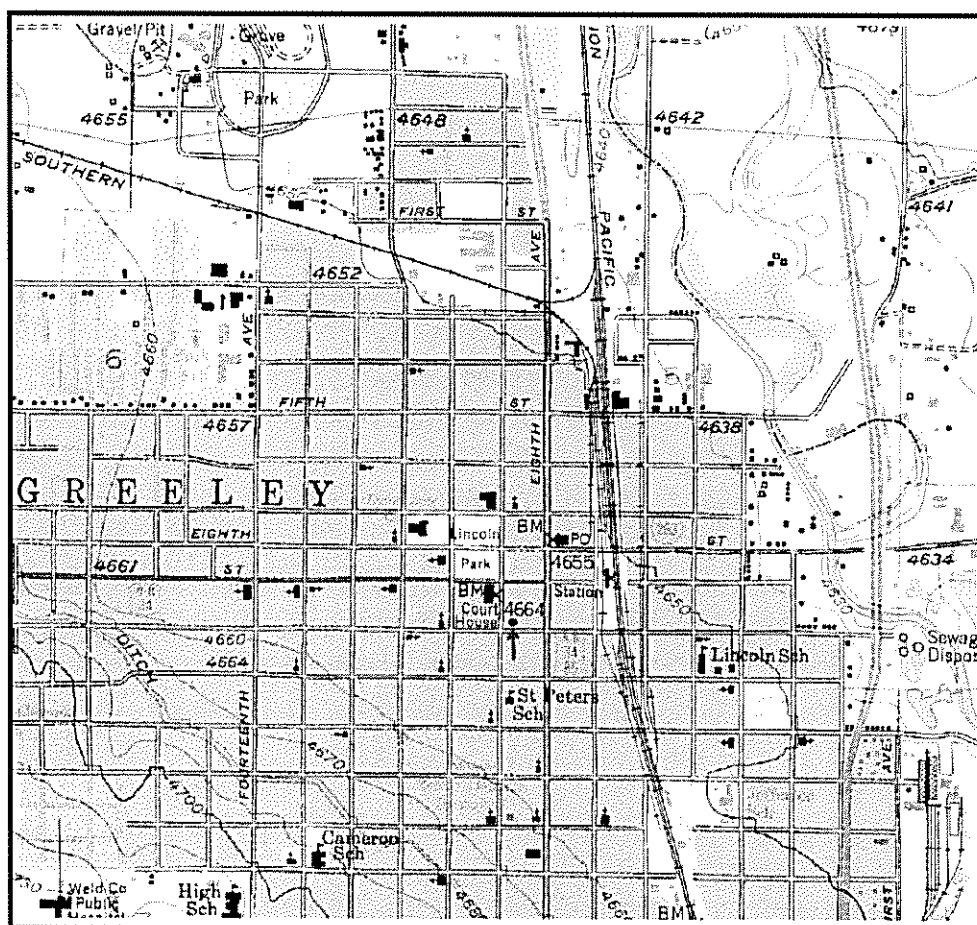
20 0 20 40 Feet



Downtown Greeley Historic Buldings Survey
USGS Location Map

Resource Number: 5WL4168
Temporary Number: 06

ADDRESS: 827 10TH 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.



Historic Preservation Commission Agenda Summary

November 6, 2023

Key Staff Contact: Betsy Kellums, Planner III – Historic Preservation, 970-350-9222

Title:

23rd Ave & 4th/5th St Intersection Improvements Presentation – Scott Logan, City Traffic Engineer, Public Works Department

Summary:

The city of Greeley Public Works Department is undertaking intersection improvements at the 23rd Avenue and 4th Street/5th Street intersection. The intersection is adjacent to two Greeley Historic Register properties, including the No. 3 Ditch and Houston Gardens. City of Greeley Traffic Engineer Scott Logan will present the City's options for this project.

Recommended Action:

No Commission action needed.

Attachments:

Presentation Slides

CITY OF GREELEY

23rd Avenue & 4th-5th Street Project

(Concept Phase)



Historic Preservation Commission
11/6/2023



23rd Avenue & 4th-5th Street Project (Concept Phase)

Project Goals

Improve safety concerns and traffic flow

1. Reduce congestion and vehicle delay
2. Maintain or improve reasonable access to homes and businesses
3. Accommodate WB 50 – tractor trailer size vehicle
4. Accommodate Bus-45 – Firetruck or City Bus
5. Replace aging infrastructure



23rd Avenue & 4th-5th Street Project (Concept Phase)

Project Goals

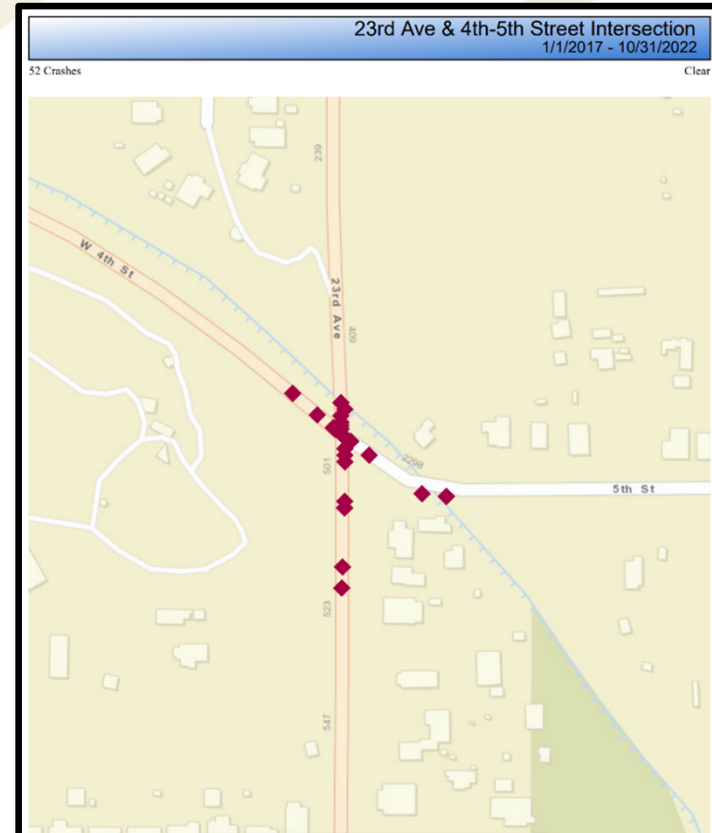
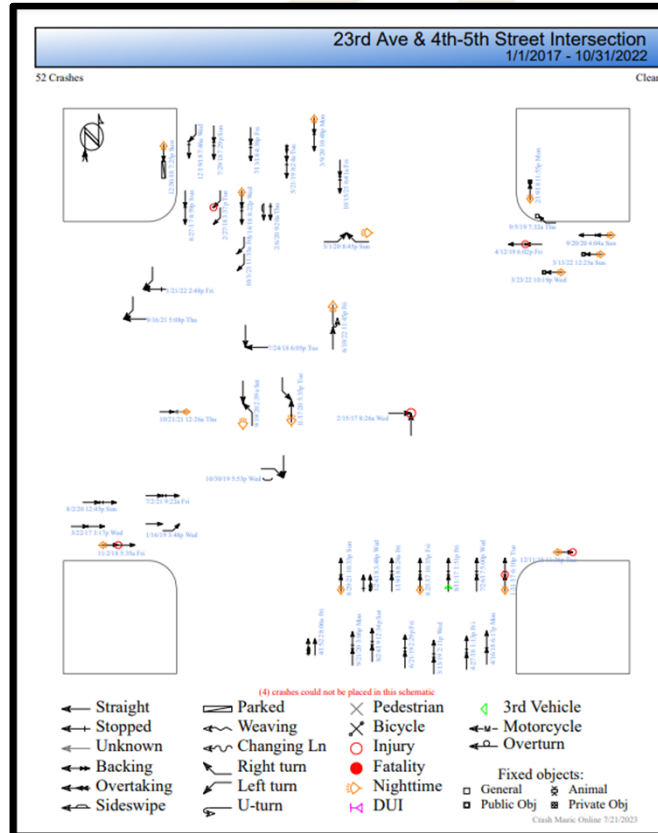
Provide safe, comfortable multi-modal options

1. **Comfort of bicycle and pedestrian traffic**
2. **Improved traffic operations**
 1. **Snow removal**
 2. **Ditch maintenance**
3. **Possible improvement to transit service options**



23rd Avenue & 4th-5th Street Project (Concept Phase)

Historic Safety Concern



23rd Avenue & 4th-5th Street Project (Concept Phase)

Project Goals

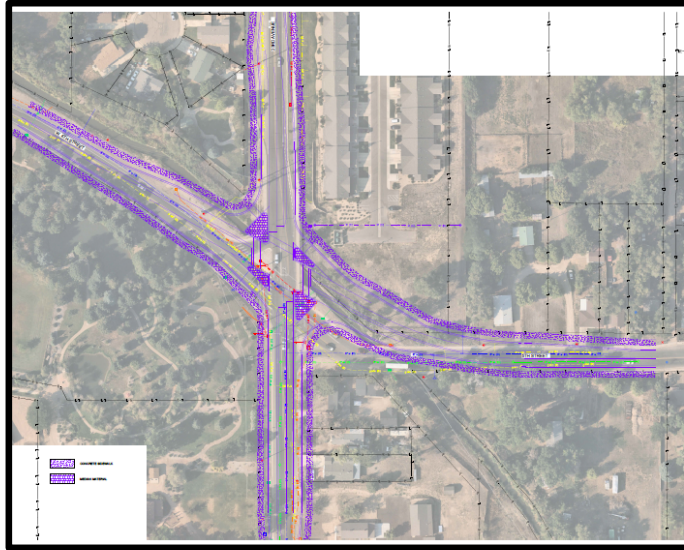
Limit impacts to property owners
and utility providers

1. **Houston Gardens**
2. **Habitat for Humanity community**
3. **Mission Village**
4. **Private landowners on Southeast corner**
5. **Xcel Energy and Atmos Gas**
6. **Greeley Canal #3**



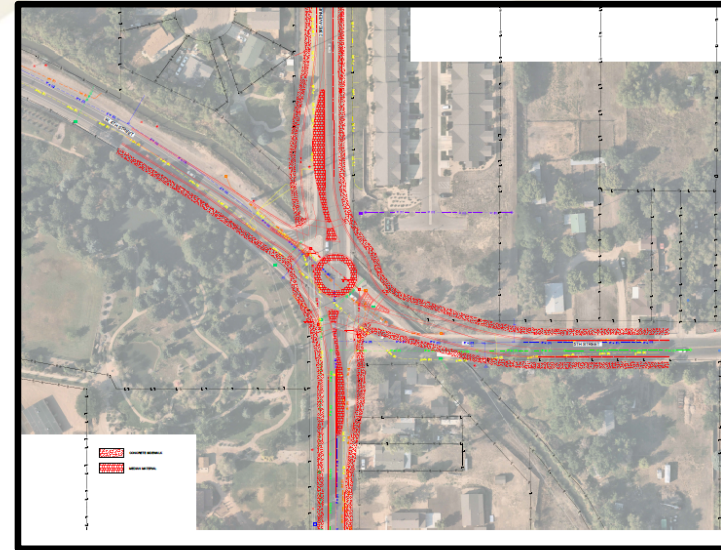
Conceptual Plan Options

#1. Signalized with Improved Skew



- Drawbacks
 - Does not provide good options to improve bridge or culvert conditions
 - Can cause more CO2 admissions due to wait times at light
 - Would require relocation of major power poles near intersection
 - Larger Footprint - ROW Acquisition

#2. Single Lane Roundabout



- Drawbacks
 - Significant ditch impacts and cost
 - Moderate property impacts to surrounding areas requiring ROW purchase
 - Utility impacts, including OH transmission lines

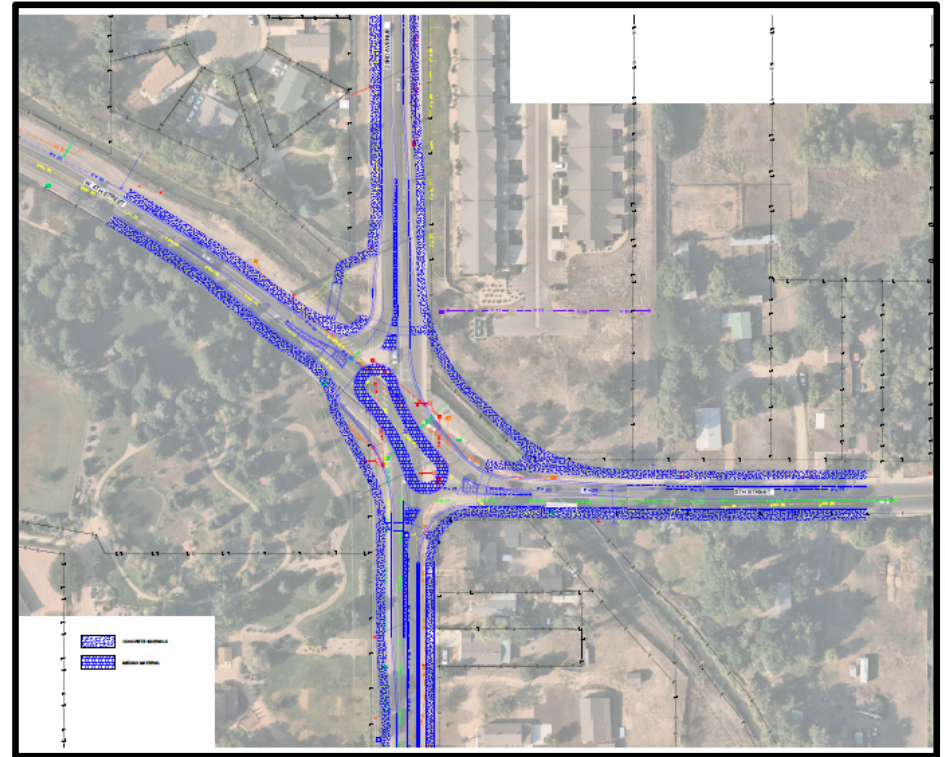
23rd Avenue & 4th-5th Street Project (Concept Phase)

Preferred Conceptual Plan Option (September Public Meeting)

Elongated Traffic Circle Option

Benefits

- Reduced speed
- Shorter crossing distances
- Reduction of CO2 emissions due to continuous movement
- Adds space for both pedestrians and bicyclists – safer navigation of intersection
- Lowest cost
- Minimal impacts to ditch and surrounding properties



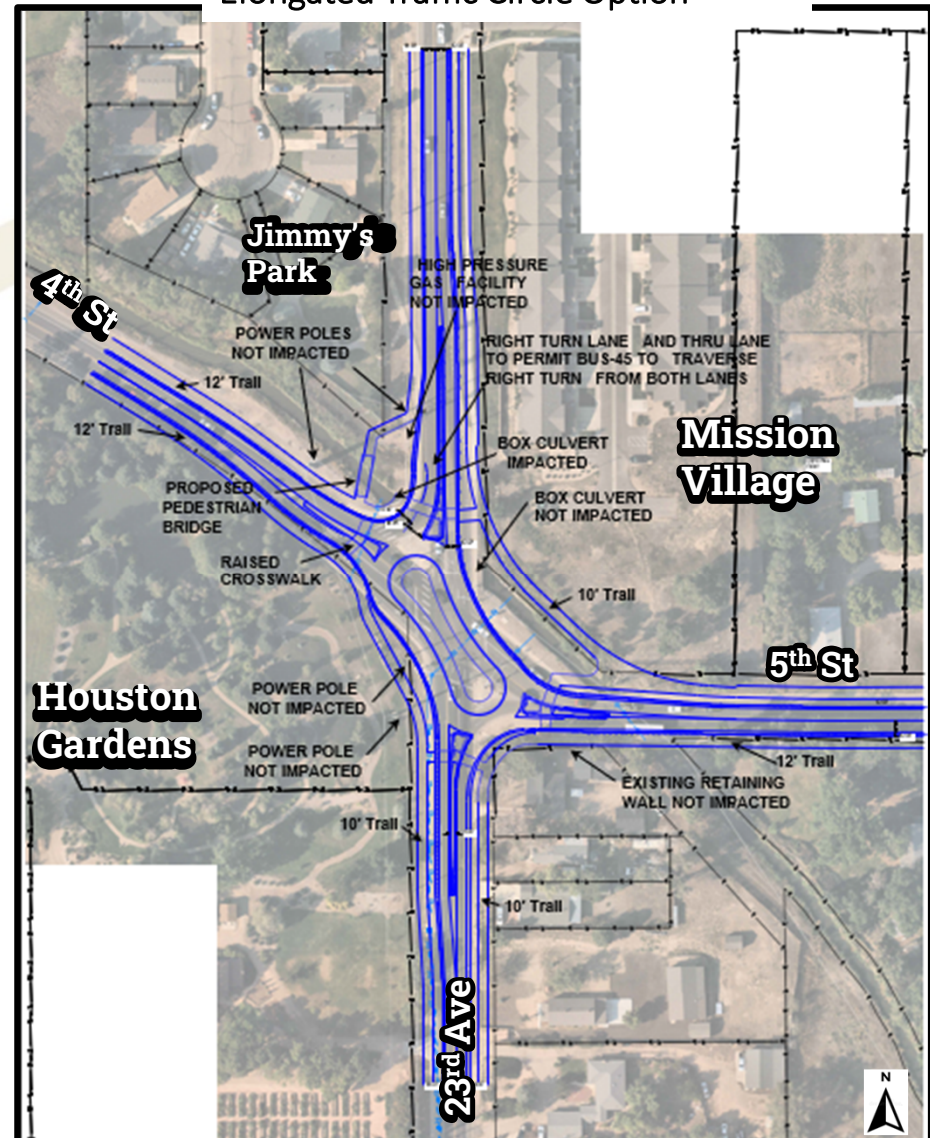
23rd Avenue & 4th-5th Street Project (Concept Phase)

Concept Details

- Pedestrian Bridge
- 10' - 12' Trails
- Raised Crosswalks
- Turning Radius for Fire Trucks/School Busses
- Impacts to Existing Utilities – Power, Gas, Ditch #3 Structures
- Minimal Impacts to Surrounding Properties



Elongated Traffic Circle Option



23rd Avenue & 4th-5th Street Project (Concept Phase)

Next Steps

- November – December: Refinement of Concept Design
- 2024: Preliminary & Final Design Plans with Public Input
- 2025: Possible Construction

23rd Avenue & 4th-5th Street Project (Concept Phase)

Public Input

- Social Media
- Speak-Up Greeley Webpage
(https://speakupgreeley.com/23rd_avenue)
- Public Meetings

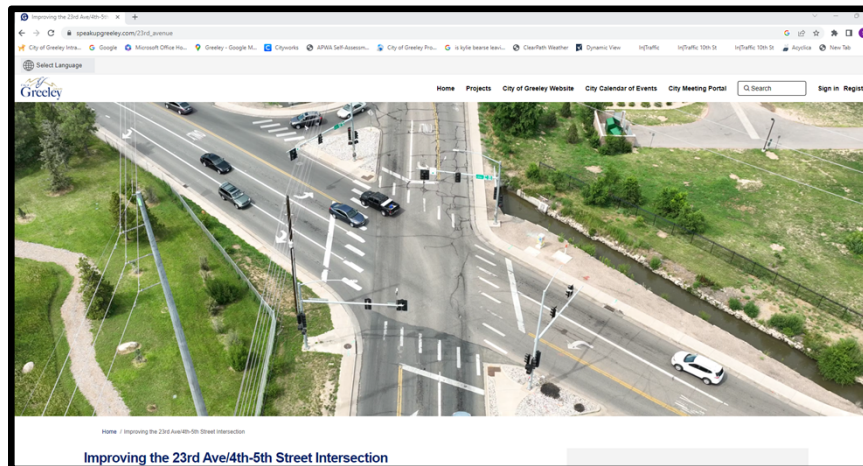
23rd Avenue/4th-5th Street
Intersection Concept Design Study

Join us at the Open House to discuss options to improve the safety, mobility, and aging infrastructure at the 23rd Ave./4th-5th St. intersection. We want to hear from you!

WHEN:
September 28, 2023
5:30 - 7:00 p. m.

WHERE:
JAMES MADISON STEAM
ACADEMY'S CAFETERIA
500 24TH AVE,
GREELEY CO 80634

For more information
Call 970-350-9555



23rd Avenue & 4th-5th Street Project (Concept Phase)



Questions?
Comments/Input

Thank you!



Scott Logan

City Traffic Engineer

Public Works | Traffic Services

2835 10th Street | Greeley, CO 80631

Desk 970-350-9555 | scott.logan@greeleygov.com

Historic Preservation Commission Agenda Summary

November 6, 2023

Key Staff Contact: Betsy Kellums, Planner III – Historic Preservation, 970-350-9222

Title:

Review of Historic Preservation Commission Operating Rules and Procedures

Summary:

In 2016, the Historic Preservation Commission revised the bylaws and rules of procedure and adopted the Operating Rules and Procedures. The Commission has not reviewed them since their adoption and Staff recommends the Commission review them on an annual basis.

Section IV. H. of the Rules and Procedures requires that a Commission Member resign effective immediately if they run for any elective office, including School Board, County office, State office, etc. The overall City policy only requires Commissioners who run for the City Council to resign from their Council-appointed boards. Staff recommends review of that clause and the entire document to determine if the policies are still appropriate. Staff recommends that the only elective board that is likely to present a significant conflict of interest is City Council, and that running for other elective offices and/or serving in other elected positions would not require resignation from the Commission. If removed, the Historic Preservation Commission would follow the overall City policy.

Staff recommends removing Section IV. H.:

H. VACANCY CONCERNING ELECTIVE OFFICE:

A vacancy shall exist when a Commission member accepts a nomination, designation, appointment, or otherwise announces that he/she is seeking any governmental elective office.

Staff also updated the Code references to reflect the current Code.

Recommended Action:

Approve the proposed changes: remove Section IV. H., correct the references to the Greeley Municipal Code, and make other revisions as deemed appropriate by the Commission.

Recommended Motion:

Motion to approve the proposed updates to the Historic Preservation Commission Operating Rules and Procedures, including removing Section IV.H. Vacancy

Concerning Elective Office, update the Code references to reflect the current Code, and adopt other recommended cleanup edits.

Attachments:

HPC Operating Rules and Procedures

OPERATING RULES AND PROCEDURES

GREELEY HISTORIC PRESERVATION COMMISSION

Adopted March 14, 2016

Updated ~~October 18, 2021~~ November 6, 2023

GREELEY HISTORIC PRESERVATION COMMISSION

OPERATING RULES AND PROCEDURES

I. POWERS

The Historic Preservation Commission (“Commission”) shall have all the powers and perform each and all of the duties specified by ~~Chapter 16.60~~Sections 24-103 and 24-1003 of the Greeley Municipal Code, as amended, together with any other duties or authorities which may hereafter be conferred upon the Commission by the Greeley City Council. The performance of such duties and the exercises of such authority shall be subject to each and all of the limitations expressed in the Greeley Municipal Code.

The Operating Rules and Procedures are enacted consistent with the authority set forth in ~~Chapter 16.60~~Sections 24-103 and 24-1003 of the Greeley Municipal Code. These Operating Rules and Procedures are not intended to restate the provisions therein. These Operating Rules and Procedures neither expand nor restrict the powers of the Commission as set forth in the Greeley Municipal Code.

II. PLACE OF BUSINESS

Administrative business of the Commission, including the filing of applications, payment of any fees and maintenance of official records regarding Commission actions, shall be conducted by the Historic Preservation ~~Specialist~~Staff through the Community Development Department.

III. MEETINGS

Commission meetings will be posted consistent with public meeting laws.

The agenda for all meetings shall be prepared by designated City staff and provided to the Commission prior to any meetings.

SPECIAL MEETINGS:

The Chair of the Commission may, when necessary, upon public notice call a Special Meeting of the Commission for the purpose of transacting any business designated in the notice thereof. A “Special Meeting” is a meeting held at other than the designated dates

and times of a Regular Meeting. The notice of the Special Meeting, which has been authorized by the Chair, shall be delivered to at least 4 Commission members at least 24 hours in advance of the Special Meeting. At such Special Meeting, no business shall be considered other than as designated in the notice.

PUBLIC HEARINGS:

All public hearings shall be conducted in accordance with the protocol and procedures as set forth in the Greeley Municipal Code.

IV. MEMBERS: TENURE, OFFICERS, CONFLICTS

A. TERMS:

Appointment of the Commission members shall be by the Greeley City Council for three-year terms, ~~with a two term limit.~~

B. VACANCIES:

The Greeley City Council shall fill vacancies on the Commission in accordance with adopted Council procedures.

C. OFFICERS:

The officers of the Commission shall be a Chair and Vice Chair.

D. CHAIR:

The Chair shall preside at all meetings of the Commission. Except as otherwise authorized by resolution of the Commission, the Chair shall sign all agreements, resolutions and other items as duly authorized by the Commission.

E. VICE CHAIR:

The Vice Chair shall perform the duties of the Chair in the absence of the Chair.

F. ELECTION OF OFFICERS:

The officers of the Commission shall be elected by the Commission at the regular meeting in November of each year and shall assume his/her duties upon election. The officers shall hold the offices for one year or until successors are selected. The Commission can retain officers for multiple terms with a majority vote.

G. OFFICER VACANCIES:

Should the office of Chair or Vice Chair become vacant, the Commission shall select a successor from its membership at the next regular meeting to serve for the unexpired term of said office.

~~H. VACANCY CONCERNING ELECTIVE OFFICE:~~

~~A vacancy shall exist when a Commission member accepts a nomination, designation, appointment, or otherwise announces that he/she is seeking any governmental elective office.~~

~~HI. EX-OFFICIO MEMBERS:~~

A City Attorney will be the legal advisor and the Community Development Director or his/her designee will be the staff liaison to the Commission. The Recording Officer will be the Historic Preservation ~~Specialist-Staff~~ or his/her designee.

~~IJ. CONFLICTS:~~

It shall be the responsibility of all Commission members to review material received prior to Commission meetings and to notify appropriate staff of possible conflicts of interest.

~~JK. PARLIAMENTARIAN:~~

Advice on parliamentary procedure will be addressed by the City Attorney.

~~KL. PUBLICITY:~~

Publicity on the Commission will be handled through the Historic Preservation Office.

V. ATTENDANCE POLICY

Commission members shall make every reasonable effort to attend regularly scheduled business meetings and public hearings of the Commission and will notify the Historic Preservation Staff as early as possible of any anticipated absences. Accumulating more than three (3) absences from a regular meeting without providing an excuse acceptable to the Commission within any six (6) month period shall be considered a basis for the Commission to request City Council to replace the Commissioner due to excessive absenteeism. Members are encouraged to attend special meetings; these meetings are not subject to normal attendance policies.

VI. CONDUCT OF BUSINESS

5

- A. The business of the Commission shall be conducted in accordance with Robert's Rules of Order.
- B. A quorum shall consist of four (4) members of the Commission being present and able to participate in Commission business. All administrative actions of the Commission shall be transacted by this established quorum, with the exception of public hearings for designation, which require a quorum of five (5) Commission members. Accordingly, public hearings for design review shall require a quorum of four (4) members.
- C. Once a quorum is established at any regular business meeting or public hearing of the Commission, any action taken by a simple majority of Commission members present and voting shall be deemed and taken as the official action of the entire Commission. In the case of a tie, any motion shall fail.
- D. No member of the Commission shall abstain from voting on any matter unless that member has a direct or indirect conflict of interest in the matter before the Commission.
- E. No Commission member may tender his or her vote proxy to any other Commission member on any item.

VII. AMENDMENT OF RULES

These adopted Operating Rules and Procedures may be amended in accordance with general Commission procedure, except that any such amendment shall require the approval of at least five (5) Commission members.