

Historic Preservation Commission Agenda

Regular Meeting

Monday August 26, 2024 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/85151511934>

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:



Meetings are open to the public and can be attended in person by anyone.

Meetings are livestreamed on YouTube at [youtube.com/CityofGreeley](https://www.youtube.com/CityofGreeley)



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.



Meeting agendas and minutes are available on the City's meeting portal at [Greeley-co.municodemetings.com/](https://greeley-co.municodemetings.com/)

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

August 26, 2024 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. Report from Historic Greeley Inc.
5. The City of Greeley is considering a request for a Certificate of Approval for installation of a perimeter fence at the Meeker Home Museum at 1324 9th Avenue.
6. Commission Member Reports
7. Staff Report
8. 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

HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Certificate of Approval for Major Alteration

CASE NUMBER: HPDR2024-0014

PROJECT: Meeker Home Museum Perimeter Fence

LOCATION: 1324 9th Avenue

APPLICANT: Dr. Chris Bowles, on behalf of property owner the City of Greeley

CASE PLANNER: Elizabeth Kellums, Planner III – Historic Preservation

HISTORIC PRESERVATION COMMISSION HEARING DATE: August 26, 2024

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 August 7, 2024, Dr. Chris Bowles, Museum Manager, representative of property owner the City of Greeley, submitted an application for a Certificate of Approval to the Historic Preservation Office for installation of a wrought iron perimeter fence at 1324 9th Avenue. Staff determined the application to be complete on August 8, 2024. The applicant requests approval to install a 5' tall wrought iron fence around the perimeter of the site.

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

Architectural Description and Construction History

This Vernacular Italianate/Territorial Adobe style house is a rectangular, two-story, adobe structure with a wood shake, hipped roof with a flat area with a wood balustrade surrounding the centered brick chimney. Roof features include wide overhanging eaves. The main façade is broken into three bays and contains a centered entrance. Windows are tall and narrow, two-over-

two, wood-frame, double-hung sash windows and have brown-painted wood shutters. An addition is located on the east side of the house.

The house has undergone several alterations and rehabilitation projects during its history. In 1882 or 1884, the Meeker ladies added a two-story brick and stone addition on the east side of the house that formed an L to the south which doubled the total size of the house. In 1916, the Bartholomews added an open wrap-around porch on the west and south sides of the original structure and another porch was added to the rear. In 1959, the home was restored to its 1870 dimensions and condition, including removal of the porch and the addition and some interior work. Between 1993 and 1995, preservation and structural work was done, including structural reinforcement and repair of stucco.

Background

The property is individually designated on the National Register of Historic Places, the Greeley Historic Register, and is a contributing building in the Monroe Avenue Historic District and is subject to review by the Historic Preservation Commission for major alterations. The General Historic Preservation Design Review Guidelines and the District Designation Plan for the Monroe Avenue Historic District apply to this property.

SITE DATA:

Legal Description:	GR5516 L3 BLK 104, CITY OF GREELEY, COUNTY OF WELD
Designation:	Individually listed on Greeley Historic Register (GHR), National Register of Historic Places and Colorado State Register of Historic Properties; a contributing property in the GHR designated Monroe Avenue Historic District.
District:	Monroe Avenue Historic District
Year Property Built:	1870
Architectural Style:	Vernacular Italianate Territorial Adobe
Zoning:	Commercial – High-intensity
Dates of Significant Renovations:	City of Greeley Application and Permit to re-roof flat roof on the back of the Meeker House: 1324 9 th Ave; Owner: City of Greeley; Contractor: J. R. Roofing; Approval Date: 5/23/86; Final Inspection Date: 10/13/87; Recording number: 860358.

Historic Preservation Commission Summary

Certificate of Approval
1324 9th Avenue, Meeker Home Museum
26 August 2024

City of Greeley Application and Permit to re-roof the public utilities with wood shingles on the Meeker House: 1324 9th Ave; Owner: City of Greeley; Contractor: J. R. Roofing; Approval Date: 8/28/84; Final Inspection Date: 9/18/84; Recording number: 840732.

Greeley Historic Register Certificate of Designation, issued by the Greeley Historic Preservation Commission, 8/26/1996. Recorded 09/24/1996; Recording Number: 2512243.

Source: Building Permit Files for 1324 9th Avenue.

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 Monroe Avenue Historic District Design Guidelines
Fences, Walls, and Landscaping**

Traditionally, front yards were open to the street. Few houses had walls or fences, so the effect of the broad front and side yards was enhanced. Over the years, fences and walls have been introduced to define property line, provide security, or add decoration. Those walls and fences that do not detract from the district have several characteristics: they allow for views into the yard, have a landscape strip between the fence or wall and the sidewalk, and they are relatively low. In all cases, they are appropriate because they maintain a sense of openness in front yards. Historically, tree lawns, the band of grass between the street and sidewalk, were planted with grass and street trees, which established a rhythm along the block and a sense of visual continuity. These tree lawns are distinctive features that reflect the historic platting plan for these portions of the neighborhood and should be preserved.

35. Landscaping of properties will be consistent with neighboring properties and appropriate for the historical period of the district.
 - a. Use traditional plant materials in front yards and in tree lawn.
 - b. Use traditional locations for plant bed, hedges, shrubs and trees.
 - c. A minimum of 85% of front yard landscaping must be in live plantings.
 - d. Selectively remove trees and shrubs that are overgrown, old, or out of character, and replace as appropriate.
36. Preserve the historic character of tree lawns where they exist.
 - a. Maintain the soft, planted nature of the tree lawn. Limit the use of paving materials in this area to stepping stones that may lead from the curb to the sidewalk.
 - b. Where street trees are a traditional feature, maintain them in good condition. When a tree must be removed, replace it with a similar species in a size that is sufficient to have a visual impact in its early years after planting.
37. Preserve and repair original fences and walls, replacing only those portions that are deteriorated with identical or similar materials.
38. Low walls, fences or hedges may be used to define front yards.
 - a. A maximum height of 42 inches is recommended.

- b. Taller fences and walls may be used at the rear of the property.
39. If a fence is to be used in the front yard, it should be designed to allow views into the yard.
- a. A low fence or wall that allows views over it, or a fence that allows views through it, is appropriate in the front yard. Tall fences or walls, those in excess of 42 inches, are inappropriate in front yards.
 - b. Chain link is not an appropriate fencing material for the front yard.
 - c. When feasible, set a fence back from the public sidewalk and provide plantings in front to soften the visual impact of the fence.

Staff Analysis:

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

The installation of a 5' wrought iron fence around the perimeter of the Meeker Home Museum site would have a moderately adverse effect on the general historical and architectural character of the property. Some time after the two-story addition was added in 1882 or 1884, a photo shows a wood and wire fence surrounding the property. However, a fence of that design, while being like the fence that was associated with the Meekers, would not provide security to protect the house from vandalism. The fence is reversible and mostly transparent, minimizing the impact while providing needed protection for the house. The fence will match the fence that currently encloses a small area around the east (rear) of the house that was installed to prevent access to the back porch and further vandalism of the storm cellar door and HVAC equipment. Staff issued a minor alteration certificate for that fence due to the location at the rear and the small extent of the fence enclosure.

The fence will not affect the physical characteristics or features of the house and will be compatible with the house, existing fence, site and district. A wrought iron fence with a simple design is historically appropriate and compatible with the area.

The proposed fence will protect, enhance, and allow the site to continue to be used for historic interpretation of Greeley's history because it will help prevent vandalism to the site and the house specifically. Further, it could help deter crime in the area, thereby helping protect the historic district and neighborhood as a whole.

The proposed fence meets the Secretary of the Interior's Standards for alterations because it is reversible and will not affect any historic materials. It will not change the relationship between the house and neighborhood and community use of the site because it will be open to the public except when the gates are locked. In protecting the house and site, the fence will preserve the distinctive materials, characteristics and features of the house. If removed in the future, it would not adversely affect the integrity of the property. For these reasons it meets the Secretary of the Interior's Standards for Rehabilitation.

Part of the yard are side and rear yards, which allow for taller fences, so those portions of the fence meet the design guidelines. Because the purpose of the fence is security for the property, a 42" fence will not suffice in the front yard because it would be far less likely to deter people from accessing the site. The fence is designed to allow views into the site and meets that part of the guidelines. Because the existing 5' fence in the rear has effectively prevented access to that rear portion behind the house, it shows that a 5' fence is sufficient to deter most attempts to access the site. While the front portion of the fence does not meet the height limit in the design guidelines, the fence meets the rest of the design guidelines for fences. For these reasons, the proposed fence meets the intent of the guidelines and the majority of the fence guidelines.

In summary, for these reasons, the proposed installation of a perimeter wrought iron fence 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 Monroe Avenue Historic District District Designation Plan.

Section 24-1003(j) (1) Criteria and Standards Addressed: a, b, c, d, e, f, and h (Secretary's Standards #2, 5, 9, 10) and the Monroe Avenue Historic District District Designation Plan.

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 August 8, 2024. On August 8, 2024, 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 a 5' wrought iron fence around the perimeter of the site.

RECOMMENDED MOTION:

A motion that, based on the application received and the preceding analysis, the Commission finds that the proposed installation a 5' wrought iron fence around the perimeter of the Meeker Home Museum property at 1324 9th Avenue meets (1) Criteria and Standards a, b, c, d, 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.

ATTACHMENTS:

Attachment A – Application & Narrative for Certificate of Approval
Attachment B – Current Photographs
Attachment C – Fence drawing
Attachment D – Historic Photograph
Attachment E – Existing Site Map



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

PROCEDURES FOR MAJOR ALTERATIONS TO A HISTORIC PROPERTY

Application Packet

The City of Greeley's Historic Preservation Code, Section 24-1003 of the Greeley Municipal Code, requires that no major exterior alteration be made to any designated historic property or any property within a designated historic district without a Certificate of Approval issued by the Historic Preservation Commission. Alteration means any act or process requiring a building permit, moving permit, demolition permit or sign permit for the reconstruction, moving, improvement or demolition of any designated property or district; or any other action in which a review by either the Historic Preservation Commission or the Historic Preservation Specialist is necessary under the Historic Preservation Code and/or the district designation plan and in accordance with the definitions of major and minor alterations. The Historic Preservation Commission issues Certificates of Approval to indicate its approval of major alterations. Major alteration means a modification to a structure that has potential to significantly alter the character of the property and includes, but is not limited to, window replacement; building addition; porch enclosure; reconstruction of a portion of the primary building; addition of dormers or other alteration to the roofline; reconstruction of features on a building; material replacement with a different material (e.g., siding); alteration or replacement of a character-defining feature; demolition; relocation; and new construction. Major alteration includes any modification that is not considered maintenance or a minor alteration. The Historic Preservation Commission makes all Certificate of Approval decisions for major alterations, which may be appealed to City Council. The Commission may approve, approve with conditions or deny applications.

The Commission will review the Certificate of Approval applications according to the following criteria and standards in Section 24-1003j of the Greeley Municipal Code:

- (1) 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 the 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 noncontributing 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.

DEFINITIONS

Alteration means any act or process requiring a building permit, moving permit, demolition permit or sign permit for the reconstruction, moving, improvement or demolition of any designated property or district; or any other action in which a review by either the Historic Preservation Commission or the Historic Preservation Specialist is necessary under this Chapter and/or the district designation plan and in accordance with the definitions of major and minor alterations, for the purposes of this Chapter.

Maintenance, as used in this Chapter, means measures to protect and stabilize a property, including ongoing upkeep, protection and repair of historic materials and features. *Maintenance* shall include the limited and responsive upgrading of mechanical, electrical and plumbing systems and other Code-required work to make a property safe and functional.

Major alteration, for the purposes of this Chapter, means a modification to a structure that has potential to significantly alter the character of the property and includes, but is not limited to, window replacement; building addition; porch enclosure; reconstruction of a portion of the primary building; addition of dormers or other alteration to the roofline; reconstruction of features on a building; material replacement with a different material (e.g., siding); alteration or replacement of a character-defining feature; demolition; relocation; and new construction. *Major alteration* includes any modification that is not considered maintenance or a minor alteration.

Minor alteration, for the purposes of this Chapter, means a modification to a structure that does not significantly alter the character of the property and includes, but is not limited to, replacement of roof; installation and repair or replacement of gutters if exterior trim elements are not altered; reconstruction and/or repair of portions of secondary structures; addition or replacement of storm windows and doors to existing windows and doors; repair or replacement of architectural elements with the same material, design, size, color and texture; replacement of less than fifty percent (50%) of a porch railing; replacement of original material with the same material (e.g., replacing a portion of wood siding with wood siding of the same size, profile and type); removal of nonoriginal material, such as vinyl, aluminum, etc.; adding awnings; repainting masonry; and signs requiring a permit.

CERTIFICATE OF APPROVAL PROCESS

Step 1. Pre-Application Conference

- Consult with Historic Preservation Staff @ e-mail: elizabeth.kellums@greeleygov.com) or (970) 350-9222
- Receive Application Form for Certificate of Approval
- Review requirements with Historic Preservation Staff

Step 2. Formal Application

- Submit Application Form for Certificate of Approval and all required information through eTRAKiT on the City of Greeley website: <http://greeleygov.com/services/etrakit>
- Application requires owner signature if owner is not the applicant.
- Special information may be requested by the Commission if required for use by persons or groups providing advisory assistance.
- Incomplete applications will hold up the process. Additional information may be requested.

Step 3. Notification, Scheduling and Posting

- **Allow a minimum of 21 days from the receipt of the application to the date of the public hearing.** Additional time may be required on a case-by-case basis.
- The City will mail or email a notice of the hearing to the applicant and property owner no less than seven days prior to the hearing. The Historic Preservation Commission will hold the public hearing at a regularly scheduled meeting. They meet on the first and third Mondays of each month at 4:00 p.m.
- The City will post a sign at the property seven days prior to the hearing.

Step 4. Public Hearing

- Attend the Certificate of Approval Hearing. The formal hearing will follow a pre-written agenda as follows:
 - a. Chair Introduces Public Hearing Agenda Item
 - b. Historic Preservation Staff Report
 - c. Applicant presentation
 - d. Public comment.
Names and addresses for the record
 - e. Applicant rebuttal
 - f. Chairman calls for motion and Commission discussion

Step 5. Disposition

- Approval or denial of the Application for Certificate of Approval shall be granted after the Commission has heard all interested parties and relevant evidence.
- If the Application is approved, alteration, relocation or demolition of the structure may not commence until the Certificate of Approval has been filed with the Weld County Clerk and Recorder and all required permits have been issued. ***The City will get the Certificate of Approval and required attachments, such as architectural drawings, recorded by the Clerk and Recorder.***
- ***If approved, work shall be completed within twelve (12) months of the date of Commission approval, with the option for two (2) six-month extensions, as approved by the Community Development Director.***

***The applicant is responsible to pay all required recording fees. The Historic Preservation Staff will input the fee into TRAKiT and will inform the applicant of the cost of recording. Please provide payment in the form of electronic check or credit card through the eTRAKiT portal.** Recording fees are \$15 for the first page that is 8 ½” x 11” (letter) or 8 ½” x 14” (legal) and \$5 for each additional page. For questions about what the recording fee will be, please contact the Historic Preservation Staff at 970.350.9222.



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: City of Greeley Museums
Address: 714 8th St, Greeley CO 80631
Phone: 970-350-9218
Cell phone: 970-381-9527
Email: chris.bowles@greeleygov.com

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

Name: Dr Chris Bowles
Address: Greeley History Museum, 714 8th Street, Greeley CO 80631
Phone: 970-350-9218
Cell phone: 970-381-9527
Email: chris.bowles@greeleygov.com

HISTORIC PROPERTY

Name: Meeker Home Museum
Address: 1324 9th Ave, Greeley CO 80631
Historic District (if applicable): Monroe Avenue Historic District
Legal Description: GR 5516 L3 BLK104 /MEEKER MUSEUM/

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

Applicant (Print): Dr Chris Bowles Telephone: 970-350-9218

Signature:  Date: 8/7/2024

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) | <u>7/30/2024</u>
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. | |
| ☒ | <u>Narrative of the proposed project (please type or print legibly on a separate page) Please include responses to the following:</u> | |
| | 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.

Major Alteration Proposal and Justification
Meeker Home Perimeter Fence
August, 2024
Prepared by Dr Chris Bowles, City of Greeley Museums

- a. What is the proposed project? Include detailed information about materials, design, measurements, location on the building or property.

This project will install a wrought iron fence with access gates around the perimeter of Meeker Home Museum. The proposal is to use the same 60” wrought iron fencing stock as the newly installed existing fence at the back of the house (see specs sheet). The fence will include a concrete strip beneath to allow easy grass cutting, and two gates. One 5’ wide single swing gate will be a visitor access gate at the front (west) of the property next to the existing sidewalk to the front door. The second 8’ wide double swing gate will be an equipment and accessibility gate next to the two parking places at the north-east corner of the property. The fence will extend along the entire property line along the public sidewalks except for where it meets the bathroom building in the north-east corner. This will involve around 800 linear feet of fencing.

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

This project has been accelerated due to deteriorating conditions on the site caused by camping and other activities from unhoused individuals. The site is known by Greeley Police Department as a hot spot of activity, and nearly 50 reports from Meeker Home have been lodged since early 2023. Recent activity reported to Museums staff on site has included vandalism in the form of hole digging, attempts to cut down a tree and threats to the public passing by.

We fear this situation will continue throughout the summer and in future years and poses a threat to the property. Fencing the site will provide some protection for both the grounds, and the archaeology contained in them, and the National Register listed house. It will also allow Museums to establish and enforce hours of operation pending an amendment to the Municipal Code going before Council in August, 2024. In addition to fencing and a new Museums Ordinance, we are exploring other protective measures including increase camera coverage on the site.

- 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.

The new wrought iron fence will be in keeping with historic fences that would have been seen in downtown Greeley in the late 19th and early 20th centuries. Meeker Home itself was historically fenced during this period, although the attached historical photo suggests this was a wooden post and rail fence with chicken wire, perhaps owing to Rozene Meeker’s chicken coop on the property.

While not historically accurate for Meeker Home from a documented standpoint, the use of wrought iron fences is suggested under the city's General Design Guidelines for Fences and Stone Walls. This justification was also used earlier this year when installing the existing wrought iron security fence to the rear of the house under a minor alteration approval.

We are seeking permission for a 5' tall fence to match the existing on the site. This is contrary to paragraph 50 of the General Design Guidelines which recommends a 42" fence. The reason for this is to maximize the security of the site. While a 42" fence certainly provides a visible area, we are concerned that it can be more easily climbed over, allowing out of hours access to the property. The existing 5' fence was installed with the intention of preventing access to the back porch of the house, the well-head (which was being used for a fire pit in 2023), storm cellar door and HVAC equipment. This has proved very effective this year. Given the level of illegal use of the site, a 5' high perimeter fence would largely prevent camping and other illicit activities that pose risks to the property, historic building and the public.

Meeker Home Museum Photos – August 7, 2024

Photos by Dr. Chris Bowles, Museum Manager



Existing fence



Existing fence



South Property line north of 14th Street; looking east from 9th Ave



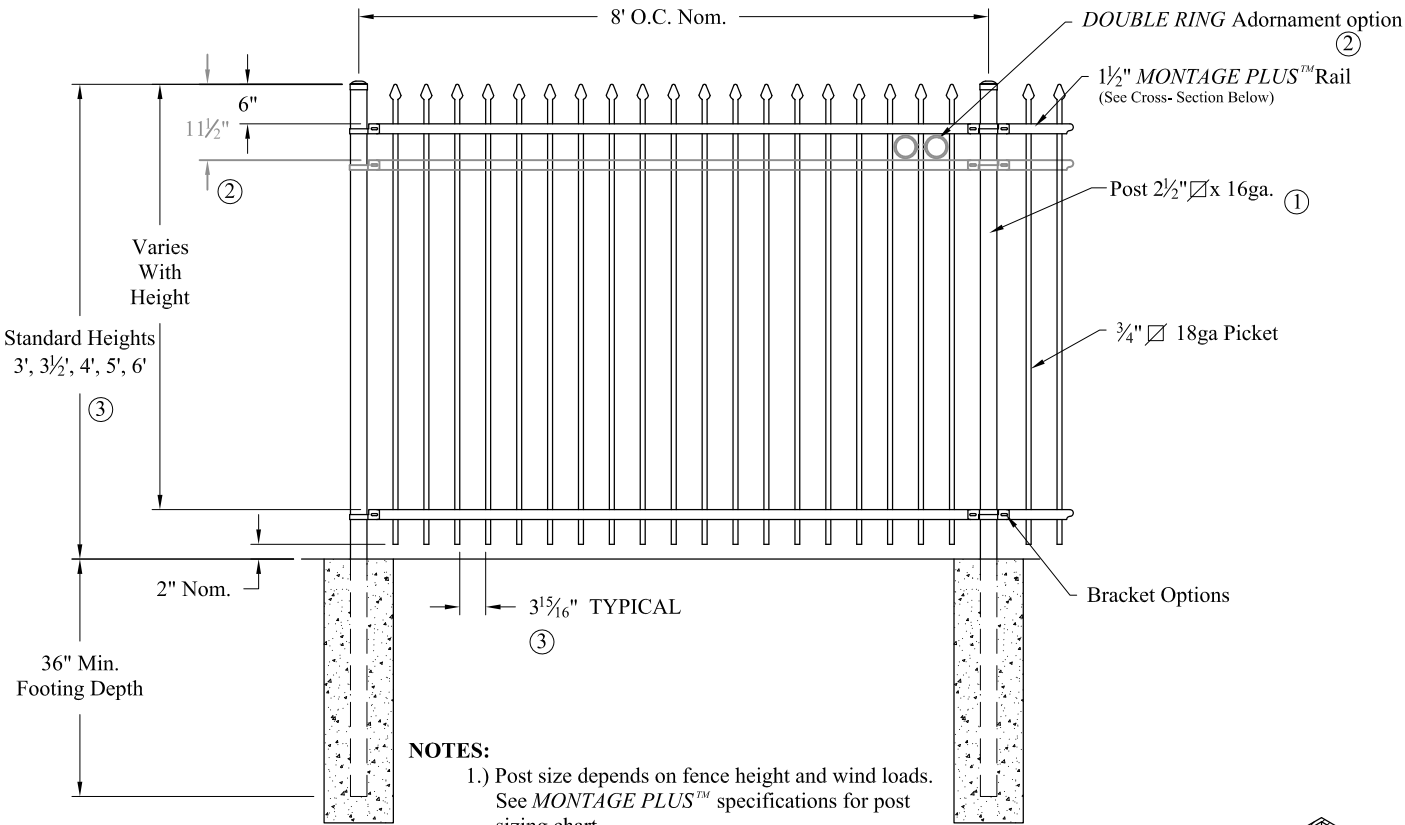
West property line; looking north from 14th Street & 9th Ave



North property line; looking east from 9th Avenue and the alley



Photo of proposed fence

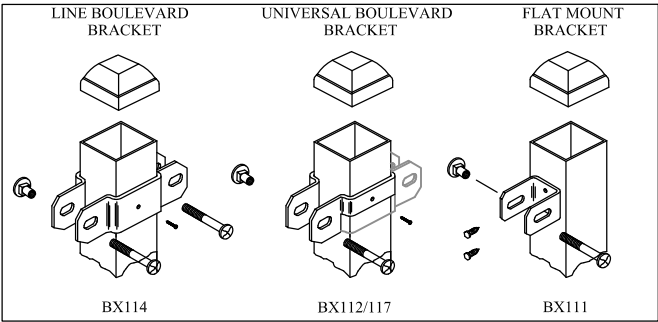
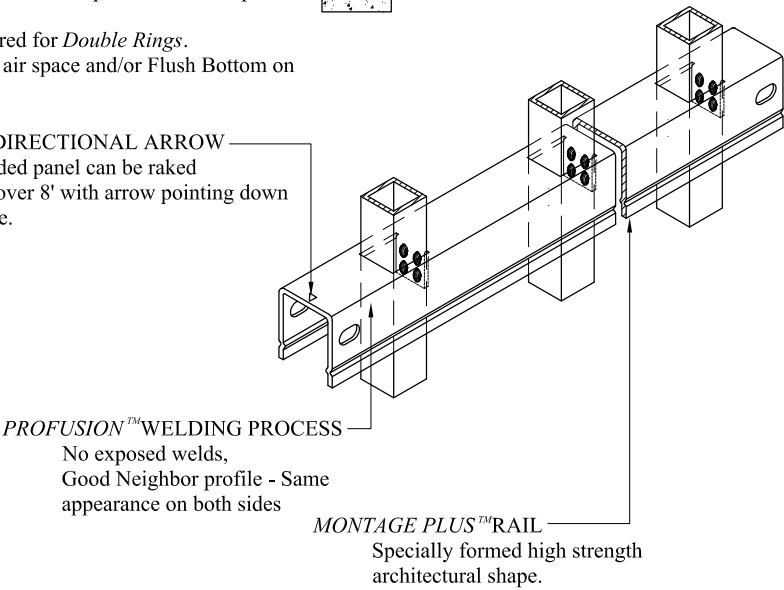
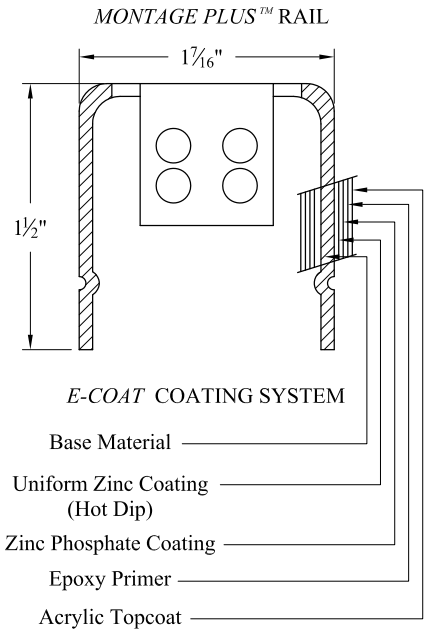


NOTES:

- 1.) Post size depends on fence height and wind loads. See MONTAGE PLUS™ specifications for post sizing chart.
- 2.) Third rail required for Double Rings.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.

RAKING DIRECTIONAL ARROW

Welded panel can be raked 30" over 8' with arrow pointing down grade.



COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

1RCISO

Title: MONTAGE PLUS CLASSIC 2/3-RAIL

DR: CI SH . 1 of 1 SCALE: DO NOT SCALE

CK: ME Date 6/28/10 REV: e



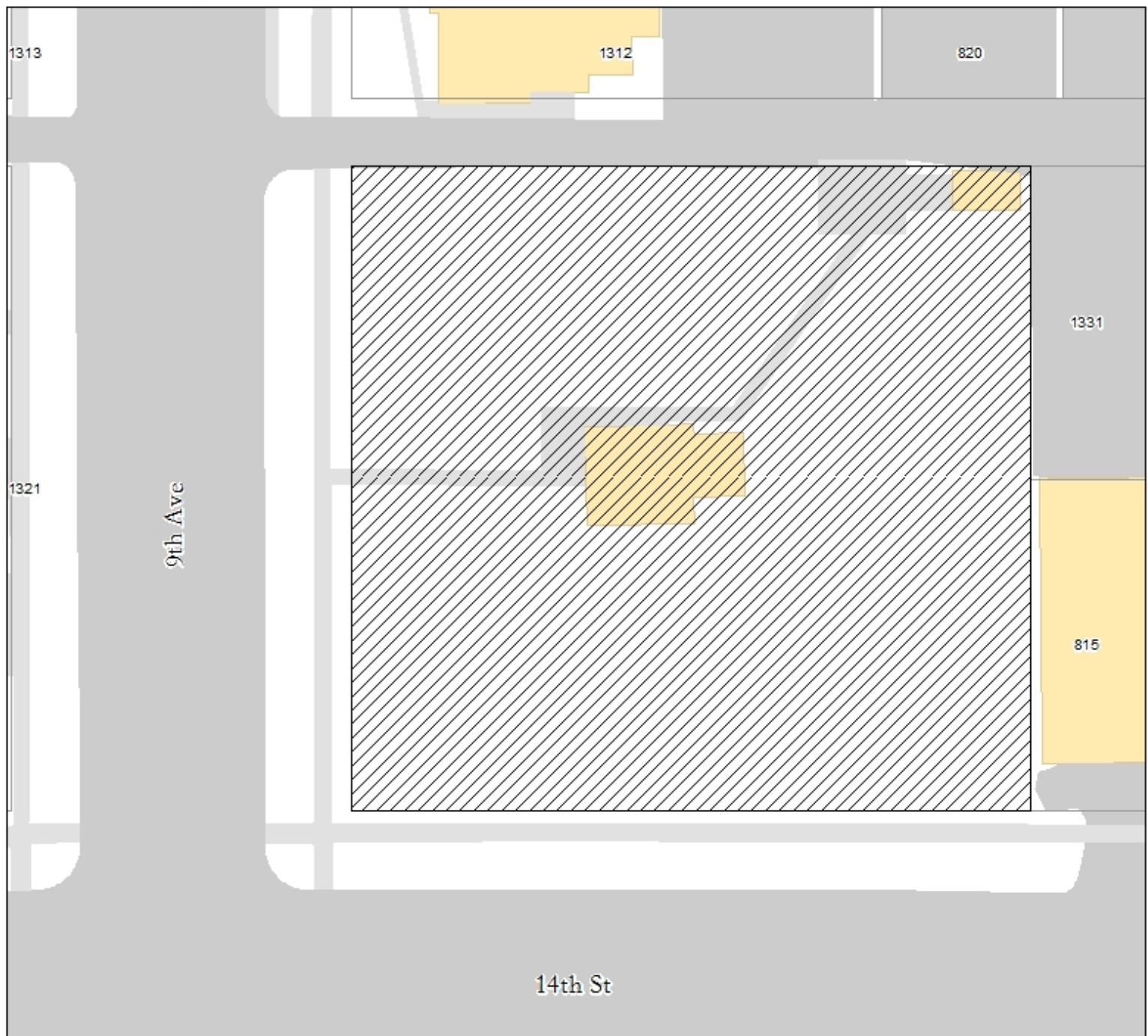
AMERISTAR®

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www.ameristarfence.com

**AI-0734, City of Greeley
Museums, Permanent
Collection.** Meeker home,
date unknown,
photographer unknown.



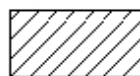
Site Map - 1324 9th Avenue, Meeker Home Museum



Created: March 29, 2017
By: COG Planning, Hist Pres, GIS

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

Legend



1324 9th Avenue



Parcels



Structure



Notes:

All planimetric data was digitized from aerial photographs dated 1987, 1992, 1998, 2000, and 2009. 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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