

Historic Preservation Commission Agenda

Regular Meeting

Monday November 18, 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/84650594924>

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.municodem meetings.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

November 18, 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. Request for Certificate of Designation for Macy-Allnutt Funeral Home 702 13th Street - GHR2024-0002
6. Review and Update Building Permit Fee Refund Program Policy
7. Warnoco/Boys & Girls Club Building Permit Fee Refund Application, 1407 2nd Street - HPFI2024-0002
8. Commission Member Reports
9. Staff Report
10. 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 Agenda Summary

November 18, 2024

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

Title:

GHR2024-0002, Request for Certificate of Designation for Macy-Allnutt Funeral Home, 702 13th Street

Summary:

Becky Safarik, president of the Greeley Creative District, majority owner of the Macy-Allnutt Funeral Home at 702 13th Street, submitted a nomination for the funeral home at 702 13th Street on behalf of the Creative District. Minority owner Richmark provided a statement that they do not object to the nomination. The nomination does not include the house to the south, located on the same parcel. She proposes the building is eligible for designation under historical, architectural and geographical significance.

Recommended Action:

Approval.

Attachments:

Historic Preservation Commission Summary
Application, Historic Building Inventory Form and Photos
Photos of Architectural Drawings
Existing Site Map

HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Request for Certificate of Designation for Macy-Allnut Funeral Home

LOCATION: 702 13th Street

APPLICANT: Rebecca Safarik, on behalf of the property owner Greeley Creative District

CASE NUMBER: GHR2024-0002

CASE PLANNER: Betsy Kellums, Planner III – Historic Preservation

HISTORIC PRESERVATION COMMISSION HEARING DATE: November 18, 2024

HISTORIC PRESERVATION COMMISSION FUNCTION:

Review the nomination for eligibility for individual designation on the Greeley Historic Register based on criteria for designation in Section 24-1003(d) of the City of Greeley Municipal Code and approve or deny the request.

PROPERTY OVERVIEW AND BACKGROUND

On September 23-24, 2024, Rebecca Safarik, on behalf of the owner Greeley Creative District, submitted a complete Greeley Historic Register nomination for the Macy-Allnut Funeral Home at 702 13th Street, including the application, required documentation, photos, and payment of the nomination fee. The nomination excludes the house located on the parcel but includes the detached garage buildings. Please refer to the attached application and historic building inventory, photographs, and the existing site map. The Creative District is the majority owner of the property, and Richmark, minority owner, provided a statement that they do not object to the nomination of the property as the minority owner of the property.

Ms. Safarik nominated the property for designation based on research of the site history. She proposes the building is eligible for individual designation under (1) Criteria (a) (1 and 3) Historical Significance, (b) (1) Architectural Significance and (c) (1) Geographical Significance of Section 24-1003(d) of the City of Greeley Municipal Code.

PROPERTY DATA

Legal Description: GR 5493 L1 BLK103, City of Greeley, County of Weld, State of Colorado; the nomination excludes the house located on this parcel.

Neighborhood: Downtown Greeley

Year Property Built:	1918-20
Architectural Style/Type:	Mix of Classical Revival, Neo-Gothic Revival and Romanesque Revival
Dates of Significant Renovations:	Permit #17110446 to replace existing rooftop unit; Owner: Allnutt Funeral Home; Contractor: Balance Point Heating and Air-Conditioning; Valuation: \$8,495; Date: 11/30/2017. Building Inspection Emergency Response Report Property Owner: Macy Allnutt; Agent: Bill Allnutt; Site Commander/Officer: G. Thompson. Site Conditions: Fire in the “flower room” 3 or 4 floor joists were burnt and need to be repaired/replaced; fire was started by hot light fixture against wood lath. Fuse was blown so power was off to this room only. Action Taken: Bill Allnutt will call Big Horn Electric to isolate power and fix fuse. There will be a permit for electrical repair and floors after the insurance adjuster looks at the damage. Follow-up: Issue permit when they are ready; Inspector: Randall Eckhardt; Date: 6/12/2001. Permit #98020228 for addition to funeral home; Owner: Allnutt Funeral Service; Contractor: Roche Constructors; Mechanical Contractor: Western Comfort; Date: 3/16/1998. Permit #700296 for cap roof; Owner: Macy Allnutt; Contractor: Douglass Roofing; valuation: \$780; Date: 6/25/1970. Permit #690385 to install new elevator in existing shaft; Owner: Macy Allnutt; Contractor: Hensel Phelps Constructors; Plans by Nelson, Haley, Patterson, and Quirk; Electrical Contractor: Herdman; Elevator Contractor: Otis; valuation of work: \$5,000; Date: 10/15/1969. Final inspection: 2/5/1970 Certificate of Occupancy issued to Hensel Phelps Construction Company for addition to mortuary on 11/24/1965.

Permit #65046 for addition to mortuary; Owner: Macy Allnutt; Contractor: Hensel Phelps Construction Company; Plumbing & Heating Contractor: Ray P & H; Electrical Contractor: J & H; Valuation: \$56,000; Date: 4/6/1965. Final Approval: 11/10/1965.

Permit #640 to erect a 2-story brick building with concrete foundation and composition roof 40 x 115' for use as a mortuary fronting on 13th St. Owner: Macy Undertaking Co. Contractor: L.A. Peterman; Estimated Cost: \$37,000. Date of Permit: 8/20/1919. Completion Date: 3/1/1920; note on bottom of permit indicates a house was moved away from 702 13th Street; 1977.18.0013 Courtesy City of Greeley Museums, Permanent Collection.

Source: Building Permit File for 702 13th Street

CRITERIA FOR DESIGNATION

Pursuant to Section 24-1003(d) of the Municipal Code, a property shall be eligible for historic preservation designation and eligible for economic incentives if it meets at least one (1) criterion in one (1) or more of the following categories:

1. Areas of Significance:
 - a. Historical significance
 - b. Architectural significance
 - c. Geographical significance

To determine if a property can convey significance and therefore be eligible for designation, the Commission also evaluates properties according to the areas of II. Periods of Significance, and III. Integrity, as established by the National Park Service for evaluation of properties for the National Register and pursuant to 24-1003(d)(4) of the Municipal Code.

STAFF EVALUATION

*Italicized criteria are those criteria under which staff determined the property to be eligible for designation.

I. AREAS OF SIGNIFICANCE

Section 24-1003(d) (1)(a) Historical Significance

The site, building or property:

1. *Has character, interest and integrity and reflects the heritage and cultural development of the City, State or Nation.*

- 2. Is associated with an important historical event.**
- 3. Is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.**

History of Macy-Allnutt Funeral Home

(Historic Preservation Staff verified the following information through research at the Greeley History Museum.)

The Macy-Allnutt Funeral Home was designed by prominent Colorado architect William Bowman and constructed in 1919-1920. Stephen A. Day purchased Lot 1 of Block 103 from the Union Colony in 1871 and later sold it to Samuel Roberts in 1874 for \$250. Roberts sold it to Frances M. Macy on February 9, 1880, for \$600. She died in June 1893 of stomach cancer and left all her estate to her husband Thomas G. Macy. She and Thomas had come to Greeley in 1871. She had made many friends and was beloved by many. She left her husband Thomas, a son, and a daughter. According to her obituary, “Her husband and children, a son and daughter, in her death suffer an irreparable loss for she was to them everything that is included in those good old Saxon words – wife and mother, and the bereaved family will receive the sympathy of the community in their heavy affliction.”

Macy remarried Hulda A. Wolfenden in September 1894 in a wedding performed by Pastor W. W. Dunn.

“Thomas G. ‘Cap’ Macy established the oldest family mortuary in Colorado in Greeley in April 1886.” Macy had an interesting variety of life experiences that shaped him to become an undertaker. He served in the navy, found gold in the California gold rush, fought with the Union forces during the Civil War, and worked as a farmer in Pleasant Valley outside of Greeley until grasshoppers destroyed his crop. He had experience as a carpenter and as a sexton at Linn Grove Cemetery. Macy served as Weld County Coroner in 1884 and began his mortuary business in 1886. When he started the business, he went to the homes of the deceased to prepare them for burial. He made caskets with John Irons, a local cabinetmaker. He got his training at New York City’s United States College of Embalming. In the early 1900s, mortuaries were constructed separately, and Macy opened a mortuary in the location that is now 922 8th Avenue in 1908. Before construction of the mortuary building at 702 13th Street, Macy and his wife Hulda lived at this address. In 1919, their house was moved to an unknown location, and contractor L.A. Peterman obtained a building permit on August 20, 1919, to construct the 40’ x 115’ 2-story brick mortuary fronting 13th Street. Construction was completed on March 1, 1920, at an approximate cost of \$37,000. He moved the business to the new mortuary building in 1920 upon completion of the building at 702 13th Street. When the mortuary was built, Macy and his wife Hulda moved in next door to the west at 706 13th Street.

In 1919 Macy became partners with Frederic J. Allnutt, who came to Greeley in 1898 to attend the State Normal School. Allnutt lived next door to the south at 1313 7th Avenue while working at Macy Undertaking Company. Macy passed away on March 17, 1923. His wife Hulda continued to live at 706 13th Street until her death at the age of 84 following a brief illness with diptheria on September 7, 1940. Following Macy’s death, Frederic worked as manager of the mortuary and then became president. City directories variously list it as Macy’s Mortuary,

Macy's Funeral Directors, Macy's Funeral Home, and by 1948, Frederic was joined by John W. Allnutt and Lloyd B. Allnutt. However, Frederic passed away suddenly in April 1948. By 1956, John W. and Jack S. Allnutt were partners in the mortuary. As of 1965, the business was Macy-Allnutt Mortuaries and William F. Allnutt was working with them as well. John W. was president, Jack S. was vice president, and William F. was secretary-treasurer by 1970. The business had grown significantly by 1980, when George C. Thompson, John J Berg and Joe Ashford were also funeral directors, Don Plumb was an associate, and Elizabeth Schneider and Laurette Collins were office managers. There were two locations, including 702 13th Street and 130 Elm Street in Eaton.

Allnutt Funeral Service, operated by the Allnutt family, occupied this building until they moved to a new location in west Greeley in 2019.

Staff Comments: The Macy-Allnutt Funeral Home has character, interest, and integrity and reflects the heritage and cultural development of Greeley and Weld County. The property has significance for association with Thomas Macy, the Allnutt family, and the Macy-Allnutt Mortuary and Allnutt Funeral Service, one of the longest family-owned businesses in Colorado.

For these reasons, staff finds the property does meet **criteria (1a) 1 and 3 for historical significance.**

Section 24-1003(d)(1) (b) Architectural Significance

The site, building or property:

- 1. Characterizes an architectural style associated with a particular era and/or ethnic group.***
- 2. Is identified with a particular architect, master builder or craftsman.***
- 3. Is architecturally unique or innovative.***
- 4. Has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.***
- 5. Has visual symbolic meaning or appeal for the community.***

Architectural Description

The Macy-Allnutt Funeral Home represents a mix of several architectural styles, including Classical Revival, Neo-Gothic Revival style with castellation subtype detailing, and Romanesque Revival. This is common for buildings in Greeley to have features of several styles.

This blonde brick building orients to the north, with a prominent secondary façade facing 7th Avenue to the east. The original portion of the front (north) façade contains a symmetrical façade with one over one sash windows on the second floor and boarded up window openings on the first floor, flanking the centered entrance. The original entrance has a gabled extension of the façade with stone lining and stone coping. Short, attached buttresses are on each side of the entrance extension. The corners of the original portion of the building have stepped buttresses that extend above the roofline and are capped by decorative stone mimicking urns. The roof parapet has an arch centered over the centered entrance and has a with stone cap and castellation.

There is a small, curved cornice several feet below the top of the parapet. Windows are one-over-one sash and have segmental arches above, narrow arched hoods, and stone surrounds and quoins on the sides. On the east elevation there are several stained-glass windows on the east elevation with Gothic arches. The stained-glass windows above the east entrance and to the north of the east entrance have a fiberglass protective storm window.

On the east side of the building, a garage door is on the first floor with several window openings to the north of it, with rectangular brick hoods on the first floor. Second floor windows are arched with stone sills. The three narrow windows above the garage door have no detailing but the two windows to the north of them have segmental arches with brick hoods.

The 1965 addition to the east is constructed of blonde brick to match the original building and has a tall rectangular section adjacent with a flat roof and no detailing. That section is the elevator. A one-story portion is attached to the west and has an entrance with decorative brick columns and a stone or concrete lintel across the top. To the west of that entrance is a tall window with two narrow sidelines. Decorative brick coping tops the addition. The addition was effectively designed to be compatible with the original building but to be distinguishable from the original.

The south side has sash windows with stone sills, and a chimney is located on the west wall of the original portion.

There is a one-story detached garage to the south of the building, including one section with four garage bays with dark brown paneled garage doors and blonde, vertically striated brick. It is structural brick construction with header rows of bricks with five stretcher rows between them. The south end has a separate garage that is attached to the blonde brick garage. It is constructed of ornamental concrete block and has an overhead door, constructed at an unknown date.

Architect William Bowman designed the original portion of the building, the section on the corner facing 13th Street and 7th Avenue, in approximately 1919, with construction beginning later in August 1919 by contractor L.A. Peterman. According to the *Greeley Tribune*, it was the largest mortuary in northern Colorado when it was constructed at a cost of \$25,000 (was estimated to cost \$37,000, according to the building permit).

Bowman designed buildings all over the state, including 10 buildings in Greeley. His works in Greeley include the Weld County Courthouse, Gunter Hall on what is now the University of Northern Colorado campus, the President's House on campus, the Greeley Masonic Temple, the 1927 Greeley High School (now known as Greeley Central), the Macy Mortuary, the first Presbyterian Church at 1321 9th Avenue, and several other buildings. Bowman designed more buildings in Greeley than any other location, aside from Denver.

Local architect Neal Carpenter worked with local engineering firm Nelson, Haley, Patterson, and Quirk to design the 1965 addition for the elevator, a solarium and garden, offices, a reception area/lobby, and storage.

Staff Comments:

The Macy-Allnutt Funeral Home reflects a mix of several early 20th century styles of architecture, with distinctive architectural features including segmental arch windows, Gothic arch stained-glass windows, stone quoins and attached/stepped buttresses.

William Bowman was a prominent architect in Colorado and designed at least 10 buildings in Greeley, of which this is one of his remaining buildings. It conveys sufficient integrity to convey architectural significance as a work of Bowman.

For these reasons, staff finds the property does meet **criterion (1b) 1 and 2 for architectural significance.**

Section 24-1003d)(1)(c) Geographical Significance

The site, building or property:

1. Has proximity and a strong connection or link to an area, site, structure or object significant in the history or development of the City, State or Nation.

2. Is a visual feature identifying an area or neighborhood or consists of buildings, homes, replicas, structures, objects, properties, parks, land features, trees and sites historically or geographically associated with an area.

The Macy-Allnutt Funeral Home is located near downtown Greeley, is located 2 blocks from the Greeley Historic Register designated Monroe Avenue Historic District, 4 blocks from the GHR designated Downtown Historic District, 2.5 blocks from the Meeker Home Museum, and within a few blocks of many other individually designated historic properties. It is within 5 blocks of the previous Macy's Mortuary location at 922 8th Avenue, which is Greeley Historic Register designated Macy-Jones Building. It is within the original plat of the Union Colony and served as a mortuary for Greeley families for 100 years.

Staff Comments:

The Macy-Allnutt Funeral Home is located near Greeley Historic Register designated districts and sites, particularly the Macy Jones Building, the previous location of Macy's Mortuary.

For these reasons, staff finds the property meets **criteria (1c) 1 for geographical significance.**

II. PERIODS OF SIGNIFICANCE

In establishing significance and integrity, it is helpful to consider the dates for which the property is significant. According to the National Register Bulletin, *How to Complete the National Register Registration Form*, "the period of significance is the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for" designation. The period of significance establishes whether alterations to a property are significant and contributing to a property or if they detract from the integrity and ability to convey significance. Alterations completed during the period of significance may add

to the ability to convey significance. Alterations completed outside the period of significance decrease the ability of the property to convey significance. The following are periods of significance for the areas for which this property is significant:

Historical Significance – (1920-2019); the site is significant for association with Thomas Macy, the Allnutt family, and the Macy Mortuary and Allnutt Funeral Home for 100 years.

Architectural Significance – (1920, 1965); the building is a good example of the work of William Bowman, represents several architectural style.

Geographical Significance – (1920); the building is geographically significant for proximity to downtown Greeley, where the previous Macy's Mortuary was located and near many Greeley Historic Register designated districts and properties.

III. INTEGRITY

In addition to the Municipal Code Significance criteria, Section 24-1003(d) establishes Integrity criteria. Staff evaluate a property to determine whether it retains sufficient historical, architectural, and geographical integrity. After determining if a property meets the criteria for significance, it is very important to evaluate changes to the exterior of a property to determine if the property can convey that significance. For example, if a property has been changed so much that it does not appear historic or there is little or no historic materials left, then it does not retain enough integrity to convey the significance and would not be eligible for designation.

According to the National Register, “integrity is the ability of a property to convey its significance.” (National Register Bulletin 15, “How to Apply the National Register Criteria for Evaluation,” p. 44) “Integrity is based on significance: why, where and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.” (sic, p. 45)

Section 24-1003(d)(4) Integrity criteria. All properties and districts shall be evaluated for their physical integrity using the following criteria, as defined by the National Park Service in the current version of the publication “How to Apply the National Register Criteria for Evaluation:”

- (1) Location – The place where the historic property was constructed or the place where the historic event occurred.
- (2) Design – the combination of elements that create the form, plan, space, structure and style of a property.
- (3) Setting – the physical environment of a historic property.
- (4) Materials – the physical elements that were combined or deposited during a particular period and in a particular pattern or configuration to form a historic property.
- (5) Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- (6) Feeling – a property’s expression of the aesthetic or historic sense of a particular period of time.

- (7) Association – the direct link between an important historic event or person and a historic property.

The Macy-Allnutt Funeral Home exhibits a high degree of integrity of location, design, setting, materials, workmanship, feeling and association. Changes include the 1965 addition on the west that has gained significance architecturally and historically, particularly since it is associated with the Allnutt family and the funeral home business. The original doors on the north were removed when Allnutt Funeral Services moved west. The doors on the east are not the original doors, but the opening appears to be original. Several windows are partially missing, but the openings are still intact. The site retains sufficient integrity to convey the historical, architectural, and geographical significance.

NOTICE

Pursuant to Section 24-1003(f) of the Municipal Code, notice was published in the *Greeley Tribune* on November 3rd and 10th, 2024, and a letter notifying the property owner of the public hearing was emailed to the owner on October 22, 2024. A public hearing notification sign was posted at the property on October 29, 2024. Notice of the hearing was posted on the city website on November 1, 2024.

SUMMARY OF REQUIRED CRITERIA

Municipal Code requires that a property meet at least one criterion in one of the three areas of significance in Section 24-1003(d), including historical, architectural, and geographical significance and must exhibit sufficient integrity to convey the significance.

STAFF RECOMMENDATION

Staff finds that the Macy-Allnutt Funeral Home meets criteria in three areas of significance and retains sufficient integrity to convey significance, and therefore recommends the Commission designate the Macy-Allnutt Funeral Home at 702 13th Street as an historic property on the Greeley Historic Register.

RECOMMENDED COMMISSION MOTION

A motion, based on the application received and the preceding analysis, that the Commission finds and concludes that the Macy-Allnutt Funeral Home meets significance criteria of Section 24-1003(d)(1) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized below, and therefore approve the designation and issue a Certificate of Designation to be recorded by the Weld County Clerk and Recorder.

(a) Historical Significance:

- 1. The property has character, interest and integrity and reflects the heritage and cultural development of the City, State or Nation.*
- 3. Is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.*

The Macy-Allnutt Funeral Home has character, interest, and integrity and reflects the heritage and cultural development of Greeley and Weld County. The property has significance for association with Thomas Macy, the Allnutt family, and the Macy-Allnutt Mortuary and Allnutt Funeral Service, one of the longest family-owned businesses in Colorado.

(b) Architectural Significance:

- 1. Characterizes an architectural style associated with a particular era and/or ethnic group.*
- 3. Is architecturally unique or innovative.*

The Macy-Allnutt Funeral Home reflects a mix of several early 20th century styles of architecture, with distinctive architectural features including segmental arch windows, Gothic arch stained-glass windows, stone quoins and attached/stepped buttresses.

William Bowman was a prominent architect in Colorado and designed at least 10 buildings in Greeley, of which this is one of his remaining buildings. It conveys sufficient integrity to convey architectural significance as a work of Bowman.

(c) Geographical Significance:

- 1. Has proximity and a strong connection or link to an area, site, structure or object significant in the history or development of the City, State or Nation.*

The Macy-Allnutt Funeral Home is located near Greeley Historic Register designated districts and sites, particularly the Macy Jones Building, the previous location of Macy's Mortuary.

ATTACHMENTS

Attachment A	Application, Historic Building Inventory Form, Photos
Attachment B	Photographs of Architectural Drawings
Attachment C	Existing Site Map

CITY OF GREELEY

**APPLICATION FORM FOR
NOMINATION OF A HISTORIC PROPERTY**

Section 3 of Chapter 10 of Title 24 of the Greeley Municipal Code, the City's Historic Preservation Ordinance provides for a property to be nominated for designation as a Historic Property. The information below must be filled out and submitted to the Commission for consideration. Historic Preservation Office Staff can assist in completion of this form.

APPLICANT(S)

Name: Greeley Creative District, a nonprofit organization
Address: 802 9th Street, #100
Greeley CO 80631
Telephone: 970.373.5223
Email: GreeleyCreativeDistrict@gmail.com

HISTORIC PROPERTY

Name: Macy-Allnutt Funeral Home
Address: 702 13th Street
Greeley CO 80631
Historic Use: Funeral Services
Current or Proposed Use: Community Creative Center
Legal Description: All of Lot 1, the East Half of Lot 7 and the North 140 feet
of Lot 8, Block 103
City of Greeley, County of Weld, State of Colorado
**this legal description represents the entire parcel that includes the parking south of the alley and a companion residential companion residential structure, neither of which are proposed for specific historic designation and are included as reference.*

NAME YOU WISH TO HAVE THE BUILDING DESIGNATED AS:

Macy-Allnutt Funeral Home

BRIEF DESCRIPTION OF HISTORICAL QUALITIES RELATING TO THE PROPOSED PROPERTY: Please attach additional information you wish considered on a separate sheet.

See Attachment A

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

Applicant (Print): Rebecca L. Safarik

Telephone: 970.573.0310

Signature:

Rebecca L. Safarik

Date:

September 23, 2024

APPLICANT IS THE OWNER? YES X NO

Rebecca L. Safarik signing as the Creative District Board Chair,
on behalf of the Creative District.

A: DESCRIPTION OF HISTORIC QUALITIES RELATING TO PROPERTY

In the attached summary of ownership sourced from the Greeley History Museum records, ownership of Lot 1 Block 103 reflects a transfer from Union Colony to S. A. Day in 1871 for \$235. In 1874 Stephen Day sold the property to Samuel Roberts for \$250. By 1880 Samuel Roberts had sold the property to Frances Maria Macy for \$600 who, in 1884, had a Homestead designation attached to the property.

According to public records, Thomas G. Macy was Greeley's first elected coroner and Greeley's first undertaker. Cpt. Macy conducted his first funeral service in 1886 traveling on his "horseless carriage" with undertaking equipment in tow to the deceased's home to prepare the body for burial.

In January 1893, Frances M. Macy made out a will leaving all her estate to her husband, Thomas G. Macy. Frances M. Macy died six months later. Thomas G. Macy remarried one year later to Mrs. Hulda A. Wolfenden.

The funeral home originated from a partnership with Macy and his young boarder, Frederic Allnutt, who married Macy's daughter. That partnership grew into Macy's Undertaking Co in 1900. Several articles note that the funeral home was constructed on this site in 1918, although Weld County Assessor records list the building date as 1920 (it is possible that the earlier date could have represented the construction start date and the later date as the approved completion and occupancy date). The building was expanded in 1965 and a minor addition to that structure appears in Weld County records in 1998.

Family ownership continued for 5 generations under the Allnutt name, making it one of the oldest such businesses in Greeley, relocating its operations from this location 101 years after the funeral home was first constructed. The building, vacant since approximately 2019, has had no other use until now.

See the following attached materials for the referenced and additional historic information:

- A -1: Historic Ownership of Lot 1, Block 103 (Greeley History Museum)
- A-2: NOMIS: trade publication featuring Allnutt Funeral Service celebrating its 125th Anniversary (May 2011)
- A-3: *Greeley Tribune*, Family-owned Allnutt Funeral Service sells after more than a century of operations in northern Colorado (August 1, 2017; updated May 28, 2020)
- A-4: *Greeley Tribune*, Historic Hindsight: Unmentionable – death and funerary practices in early Greeley (August 4, 2019, updated May 13, 2020)



Lot 1 Block 103

March 29, 1871	Union Colony to S.A. Day Deed Lot 1
April 5	Block 103, Lot 12 Block 61 & W $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ 3-6-65 \$235 4/14
October 26, 1874	Stephen Day to Samuel Roberts WD Lot 1 Block 103 \$250 12/53
February 9, 1880	Samuel Roberts to Frances M. Macy WD Lot 1 Block 103 \$600 24/402
December 10, 1884	Frances M. Macy "HOMESTEAD" On Margin 24/402
January 30, 1893	Frances M. Macy made out will leaving all her estate to her husband, Thomas G. Macy Wit: Hannah J. Searing & William H. Searing
June 18, 1893	Frances M. Macy dies
August 30, 1894	Marriage License No. 2011 Thos. G. Macy and Mrs. Hulda A. Wolfenden
September 5, 1894	Marriage performed by W.W. Dunn, Pastor
August 20, 1895	Will and Settlement of Frances Maria Macy Estate declared fully and finally settled 145/174

Allnutt Funeral Service is proud to have served Northern Colorado for 125 Years

GREELEY, CO— On Wednesday, April 6, 2011 northern Colorado's largest funeral service provider, and the state's oldest continuously family operated business, **Allnutt Funeral Service**, celebrated its 125th Anniversary.

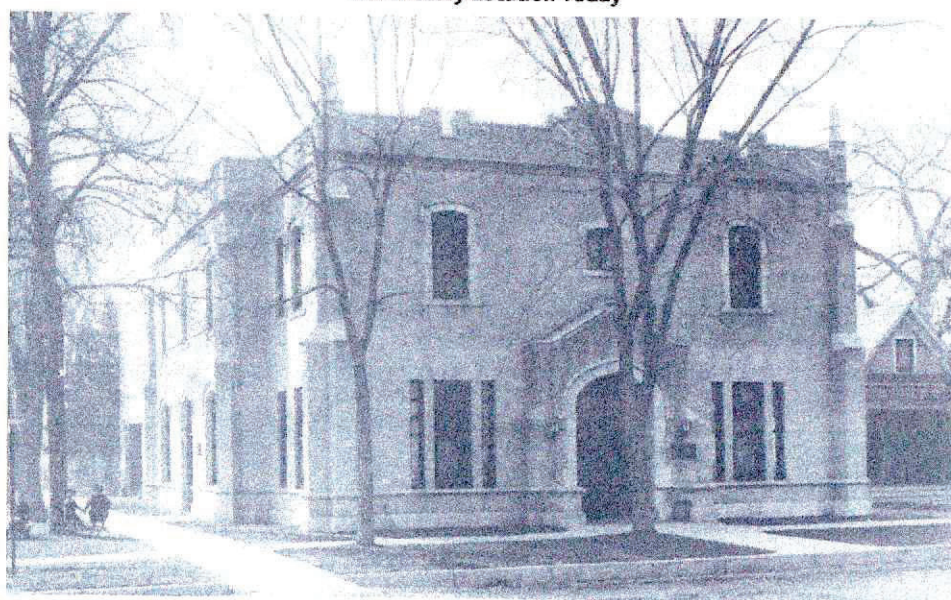
One hundred and twenty five years ago on April 6, 1886, **Capt. Thomas G. Macy** established the **Macy Undertaking Co.** in Greeley, CO known today as Allnutt Funeral Service. Capt. Macy's great grandson **Bill Allnutt** and great-great-grandson **Rick Allnutt**, are proud to celebrate the anniversary of their family funeral establishment.

The business owns and operates seven locations. From its original location in Greeley they have grown to include locations in Loveland, Estes Park, Fort Collins, Kimball, NE and Cheyenne, WY. Allnutt also owns and operates two crematories and two cemetery properties.

Allnutt Funeral Service's philosophy is to perform



The Greeley Location Today



The Original Macy location in Greeley



The outdoor patio at the Loveland location

with the same caring concern that began 125 years ago and is chosen by families who have also lived here for generations. As northern Colorado continues to grow, they continue to serve the new generation of families that have come to live, work and play in the community. "I am proud to be the provider of professional, caring funeral services in northern Colorado for 125 years. Throughout time, we have maintained a solid commitment to excellence," said Rick Allnutt, president.

"It is essential today that we provide a wide variety of services and choices. Families may choose to purchase the use of our antique horse drawn coach or to have our assistance preparing a photo slide show. We always encourage having a display of personal effects that share a life lived. Each location has a full service reception center which

CONTINUED ON NEXT PAGE

Allnutt Funeral Service is proud to have served Northern Colorado for 125 Years

CONTINUED FROM PREVIOUS PAGE



The Reception room at the Greeley location

is the setting for family and friends to begin the healing process. These are a few of the many ways Allnutt Funeral Service strives for unique and progressive life celebrations to meet the specific needs in our communities while continuing the traditions inherited from our forefathers," Rick added.

"We have grown and changed along with northern Colorado over the years. We operate our facilities and streamline our business operations to offer more servic-



Rick and Bill Allnutt

es to suit our client. We continue to explore the needs of our communities and stay innovative with our offerings."

For more information, please visit www.allnutt.com.

BUSINESS

Family-owned Allnutt Funeral Service sells after more than a century of operations in northern Colorado

By **SHARON DUNN**

PUBLISHED: August 1, 2017 at 11:17 a.m. | UPDATED: May 28, 2020 at 7:28 a.m.

One of Greeley's oldest and longest family-run businesses has changed hands.

The 132-year-old Allnutt Funeral Services is now a part of the Dignity Memorial network of funeral homes and cemeteries, operated by Houston-based Service Corporation International.

"We're excited for a new opportunity," Allnutt President Rick Allnutt said. "It's a great match between two companies with similar visions and missions."

Although the business is changing hands, the family owners have no intention of moving on. Rick and his wife, Susan, along with family patriarch Bill Allnutt, will continue to be a part of the funeral home service, which has origins dating back to 1886 in Greeley.



"We're not leaving, we're not moving. We'll be right here doing what we've always done," said Rick, who joined his father, Bill, in the company in 1985 to become the fifth generation to run the business. "This does allow me to do what I really love to do, and that is spend time with families in our communities and also spend time in the community."

The decision comes after much consideration and one "inevitable" the family can't ignore. Unlike the four generations before him, Rick said, there's no one left in the family to whom he can pass the torch.

"When my family and I began to look at our succession plan, which every family does, there was not anyone from the next generation that was going to follow this path," he said. "My sons and my wife's kids all are pursuing other interests outside of the industry, which I'm very proud of."

"When we looked at that, it became a question not of if but when. We began to investigate what it might look like. It became very clear now was the best time."

Bill still lives in Greeley and goes to the Macy Chapel, 702 13th St., every day to work with families – when he's not volunteering for Habitat for Humanity. That won't change.

"When he and I talked about it several months back, he said, 'You know, it's been one heck of a ride,'" Rick said of broaching the idea of selling with his father. "I took that as his way of telling me this was OK. He's extremely impressed as I am that SCI is a team of professionals."

The Allnutt family name will continue to be on the door, as well.

"To me, it's not as much important on who owns the business, it's who is working there," Rick said. "We anticipate all of our staff will remain solid and continue to offer the same service for five generations in 132 years."

The Colorado State Chamber of Commerce reports Allnutt is the oldest continuously operated family business in northern Colorado, according to the company website.

The funeral home originated with a partnership with Weld County's first elected coroner, Thomas G. Macy (who conducted his first funeral service in 1886) and a young boarder, Frederic Allnutt, who married Macy's daughter. That partnership blossomed into Macy's Undertaking Co. in 1900, beginning five generations of ownership under the Allnutt name.

In the past several years, Allnutt has grown to 13 locations from Nebraska to northern Colorado, with Longmont's Howe Mortuary joining the chain last year.

The change likely will be invisible to most, but Rick will be able to go home at night with a lot less weight on his shoulders.

"I won't have to go home at night worrying about the business," Rick said. "It's extremely difficult. It's a very personal business and you have to mix the personal side with the business. It's just challenging."

Rick, at 57, said he still has a long time to go before he thinks of retirement.

"When you grow up there ... you get to know a lot of families over that time," he said. "You don't just walk away from that."

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LOCAL NEWS

Historic Hindsight: Unmentionable – death and funerary practices in early Greeley

By **SARAH SAXE**

PUBLISHED: August 4, 2019 at 9:00 a.m. | UPDATED: May 13, 2020 at 2:08 a.m.

On the hierarchy of taboo topics, death and funerary practices occupy a prominent position. Typically, the manner in which we care for the deceased is discussed only at the time of death and is kept very private. Funerary traditions in Greeley are no different from those of other communities in the nation; we have seen a rich history, varying customs, and changing attitudes throughout the years.



Greeley's earliest undertaker was T. G. Macy, a Navy captain, prospector, freighter, and later Greeley's first elected coroner serving in the position for 22 years. His interest in the trade may have initiated with his 1885 position as sexton at Linn Grove, a job requiring him to care for the cemetery grounds as well as dig graves. According to his daughter Reba however, Macy entered the funerary profession when he "took a small stack of caskets on a debt, which was the start of the Macy Mortuary."



Captain T. G. Macy on his "horseless carriage" with undertaking equipment in tow. (Courtesy)

Macy's undertaking practice began in earnest in 1886; as was the practice at the time, Macy traveled to the deceased's home to prepare the body for burial. His primary mode of transportation was his bicycle, or "horseless carriage" as he was known to call it, to which he strapped a rack to carry his equipment. Macy attended the United States College of Embalming in New York City, the first permanent school of instruction in the field, founded by Denver native Auguste Renouard in 1887. In the early 1900s, funeral homes (as opposed to residential homes) became a natural place for embalming as they were equipped with running water, cooling rooms, and spaces for viewings and services. Macy followed this trend and opened a series of mortuaries over the years. In 1918, he erected the funeral home at 702 13th St. and the building stands today. Macy's business remained family-operated for 131 years, the oldest continuously owned family business (of any kind) in Colorado to date.

Embalming, or the practice of preserving a body from decay, surprisingly has only been a popular practice in the U.S. since the Civil War. Previously, bodies were simply kept cool as best as could be achieved, and then buried shortly afterward. The cooling process could be assisted by placing the deceased on cooling boards, long boards with perforations or sections of caning that increased air circulation. If available, large blocks of ice could also be employed to cool the body.

Customs changed in the 1860s, when undertakers were faced with mass numbers of battlefield casualties and the preservation of bodies was necessary if they were to be sent long distances for burial at home. Early embalming practices used mercury and arsenic, chemicals that proved extremely hazardous to undertakers and the environment. During this period, embalming became so prevalent that by 1864, all Civil War casualties amassed near Washington D.C. were routinely embalmed and buried, with the understanding that a body could be disinterred and sent to a family if they made later requests. Battlefield casualties also promoted the practice of restorative arts, or the creating of body parts and facial features to allow disfigured corpses to appear as they were before the time of accident.

In more recent times, cremation has seen a surge in popularity. According to the Cremation Association of North America, in 1980 cremations accounted for just under 10% of all body preparation techniques in the U.S. Changing attitudes in religion, as well as a cheaper price tag, have brought cremation levels to an estimated 49% in 2015. Similarly, green burials have received much attention as a natural alternative to cremation or chemical embalming. Green burials use biodegradable coffins or shrouds, preserve the natural landscape by preventing toxins from seeping into the earth, and limit the use of hardwood and other limited resources.



Exterior view of Allnutt Funeral Service – Macy Chapel, 702 13th St., Greeley. The building was constructed in 1918 and expanded in the 1960s. 101 years later, operations moved permanently to 6521 W. 20th St., Greeley. (Courtesy)

Throughout the decades, mortuaries and funeral homes in Greeley have stayed abreast of changing attitudes and practices and have adapted to meet the needs of their clientele. In the 1990s, the Allnutts opened Servicios Funerarios, a branch with bilingual staff in tune with the religious, cultural, and economic wishes of Weld's growing Hispanic population. A few years later, virtual memorials became more popular and Greeley funerary homes began offering online forums for videos, photographs, and death and memorial announcements. Most recently, the movement to make funeral preparations a less dehumanizing and more family-centric experience has taken hold. Following suit, Allnutt Funeral Service opened Jack's Place, a home in Greeley where visiting family members may stay free of charge while loved ones are in hospice care.

Coming full-circle, body preparation of the deceased at the home for family-led funerals has experienced a resurgence in popularity. Legally, family members have the right to provide care and preparation, such as cleaning and dressing in shrouds, for a ceremony, burial, or cremation. For some, this at-home care fosters a better understanding and connection to the process, and ultimately produces a stronger sense of closure.

From the era of T. G. Macy and his “horseless carriage”, to the rise in sophisticated medical embalming and expensive coffins, and a return to more simplistic and intimate processes, Greeley has seen many changes in how its residents care for their deceased. Who knows what another century or two will bring.

View a wicker carrying basket and embalming table used at Allnutt Funeral Service on display at the Greeley History Museum as part of the exhibition Unmentionable: The Indiscreet Stories of Artifacts, opening 24 August, 2019.

– Sarah Saxe is the curator of collections for the city of Greeley museums

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**CITY OF GREELEY
HISTORIC PRESERVATION COMMISSION
HISTORIC BUILDING INVENTORY**

Fill out the form as completely as possible. *Please answer all questions. Unknown is an acceptable answer. Historic Preservation Office Staff can provide assistance with completion of this form.* Adequate information will allow us to evaluate the building's significance and eligibility for nomination to the Greeley Historic Register.

Historic Property Name: Allnut Funeral Services

Current Property Name: Macy-Alljut Funeral Home/Creative Center (new name TBD)

Address: 702 13th St., Greeley, CO 80631

Legal Description: All of Lot 1, Block, the East half of Lot 7 and the north 140 feet of Lot 8, Block 103, City of Greeley, County of Weld, State of Colorado

Owner Name & Address: Greeley Creative District, 802 9th St. #100, Greeley CO 80631

Style: Eclectic mix of Neo-Romanesque, Neo-Early Gothic, Neo-classical (see description)

Materials: Masonry

Stories: Principal bldg is 2-story, addition is 1-story

Other historic designation: Yes: No: X Date: -

Designating Authority: -

Addition/Year of Addition: 1965, 1998

Original Site: Yes: X No: Date moved: -

Historic Use: Funeral Services

Present Use: vacant; planned as community creative center

Date of Construction: Estimate: 1918 - 1920 Actual: unk Original Cost: unk

Source: -

Condition: Fair

Architect: Unk

Source: —

Builder/Contractor: Unk

Source: —

Original Owner: Thomas G. Macy

Source: Greeley History Museum

Associated building(s): Residence, parking lot \\\

Architectural description: (add continuation sheet if necessary) *See Staff for assistance*

See Attachment B

Non-owner nomination additional criteria:

Non-owner individual nominations are to be reviewed under stricter protections and must meet the following criteria of compelling historic importance to the entire community, including at least one of the following criteria:

Unusual or uncommon significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community of Greeley; or

Superior or outstanding examples of architectural, historical or geographical significance criteria outline in the criteria for designation in Section 24-1003(d). The term "superior" shall mean excellence of its kind and the term "outstanding" shall mean marked by eminence and distinction.

Statement of Significance: (add continuation sheet if necessary) See Attachment B - 1

Photographs: Include color photos of *each* building elevation. High quality digital photos are acceptable. See Attachment B-2

References: Indicate *specific* information sources (add continuation sheet if necessary)
See Attachment B-3

Inventory completed by: Rebecca L. Safarik

Signature: Rebecca L. Safarik

Date: September 23, 2024 Phone: 970.573.0310

Address: 1905 Glenmere Blvd., Greeley CO 80631

B-1: ARCHITECTURAL DESCRIPTION

The architectural style of the building appears, as many American structures built in this period, to be a bit of an eclectic mix and not neatly categorized. Local art historians consulted on the architectural characteristics for this structure note that the arches reflect a Neo-Romanesque form but that the details on the windows are Neo-early Gothic and, overall, “maybe even a bit of a splash of Spanish”. Another reference suggested the broader Neoclassical or Classical Revival architecture as a general genre it may represent.

Regardless, the original building is characterized using blond brick and stone material with varying patterns and quoin treatments. Fenestration is defined by ornate stonework and rounded arches, patterns repeated in the east facing stained glass window and doors. Some architectural banding exists at the base and near the top of the walls and an articulated roof line defines the parapet wall behind which is a flat roof.

The single-story 1965 addition incorporated similar brickwork on the north facing wall, but the balance of the structure not visible from the right-of way is comprised of mason block construction. Both north entry doors include a metal embossed component on top of the door openings.

B-2: STATEMENT OF SIGNIFICANCE

As noted in the Description of Historic Qualities (Attachment A), this property holds significance in several areas:

- a. Is one of the original lots held and sold by the Union Colony (1871)
- b. Was purchased in 1884 by Frances Macy, wife of Thomas G. Macy, Greeley’s first elected coroner and Greeley’s first undertaker
- c. The funeral home structure was erected on the site in 1918/1920
- d. The architectural design of the structure is distinctive and an eclectic blend of styles popular in the early 1900s
- e. The funeral home business existed at the site continuously until 2019 when the business relocated to West Greeley
- f. The funeral home has been the exclusive use of the property for 101 years and existing at that location through 5 generations of the family-owned business
- g. Is located within the Central Business District, City of Greeley Redevelopment District, and within the Downtown Development District, proximate to the Union Pacific Depot and other area structures of significance

B-3: REFERENCES

- a. Site photographs
- b. Cultural Resources Desktop Assessment

ATTACHMENT B-3.a REFERENCES/PHOTOGRAPHS

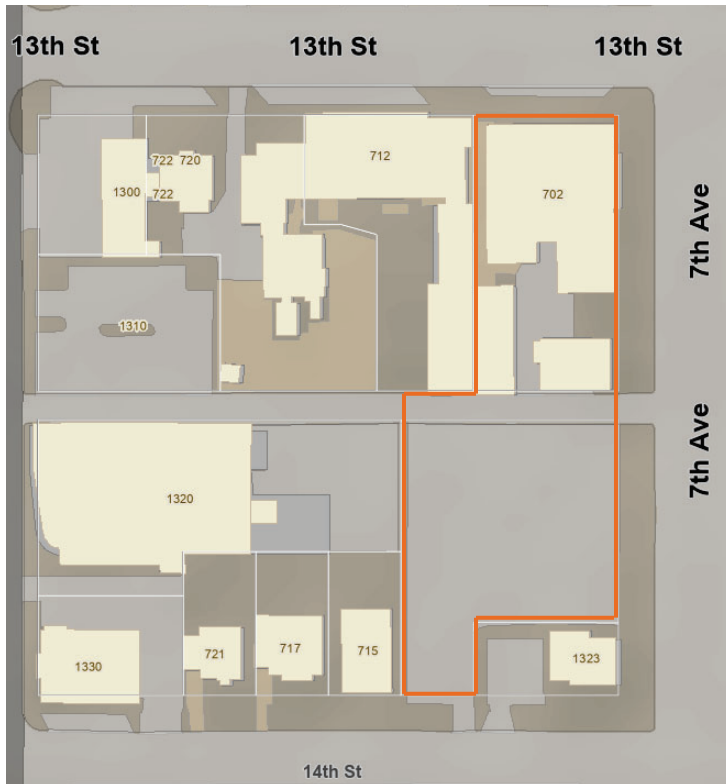
MACY – ALLNUTT PROPERTY

702 13TH STREET

Area Context

Aerial and plan views

Source: City of Greeley
GIS Property files
September 2024

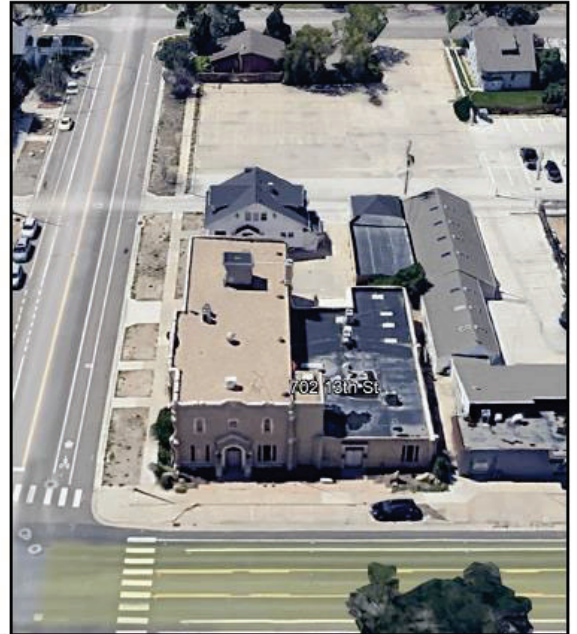


ATTACHMENT B-3.a REFERENCES/PHOTOGRAPHS

Area Context

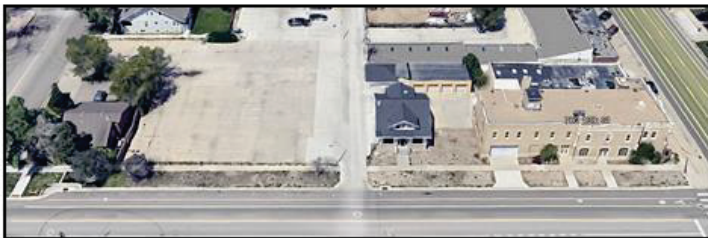
Aerial and street views

Source: Google Earth views, August 2023

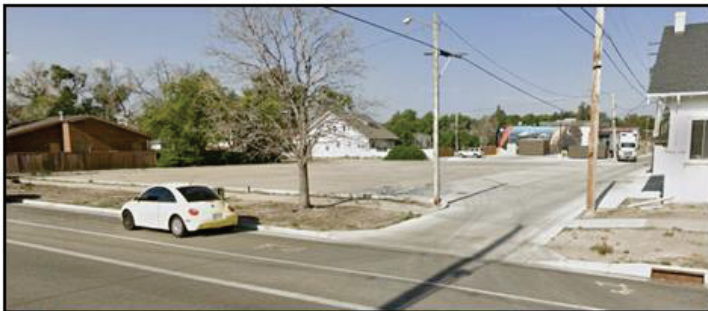


Oblique Google Earth views and street scene views of the subject as of August 2023, viewing south across 13th Street.

Former Macy Allnutt Funeral Home Property
702 13th Street (Two Land Parcels), Greeley CO



Oblique Google Earth views and street scene views of the subject as of August 2023, viewing west across 7th Avenue. Close-ups of the two separate parcels below:



Former Macy Allnutt Funeral Home Property
702 13th Street (Two Land Parcels), Greeley CO



Oblique Google Earth views of the subject as of August 2023, viewing north across 14th Street with 7th Avenue at right. Below, close-up of the south ends of the buildings.

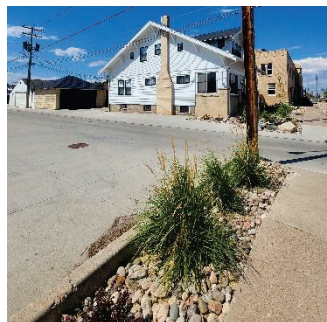
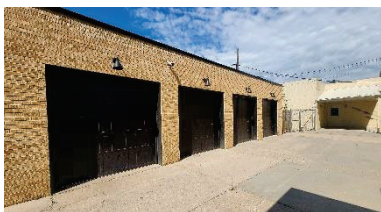
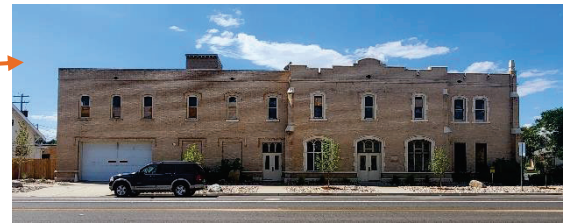
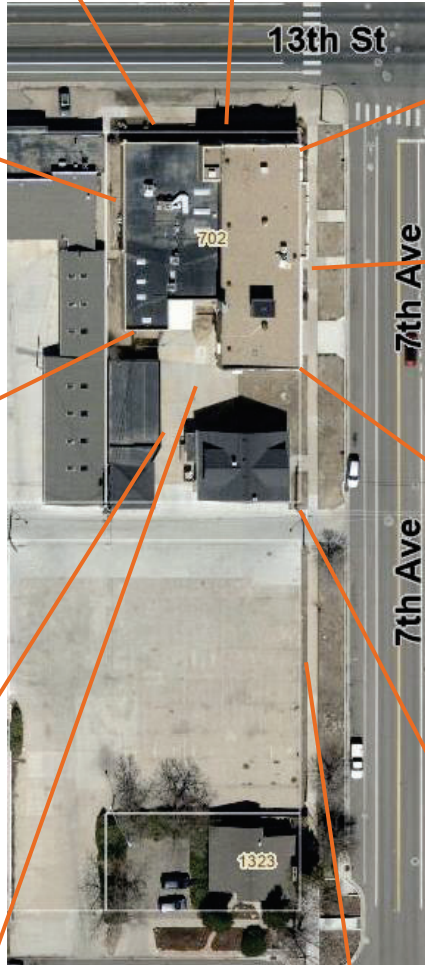


ATTACHMENT B-3.a REFERENCES/PHOTOGRAPHS



Macy Allnutt

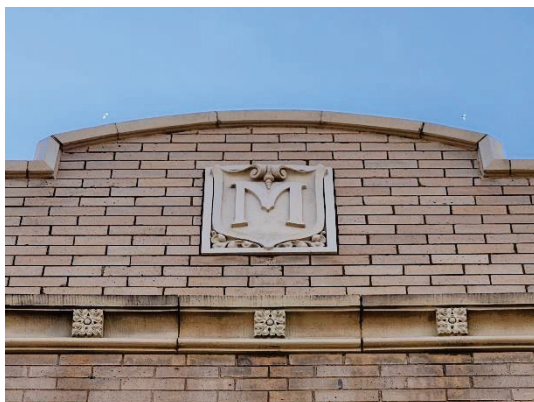
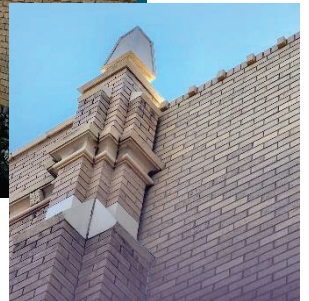
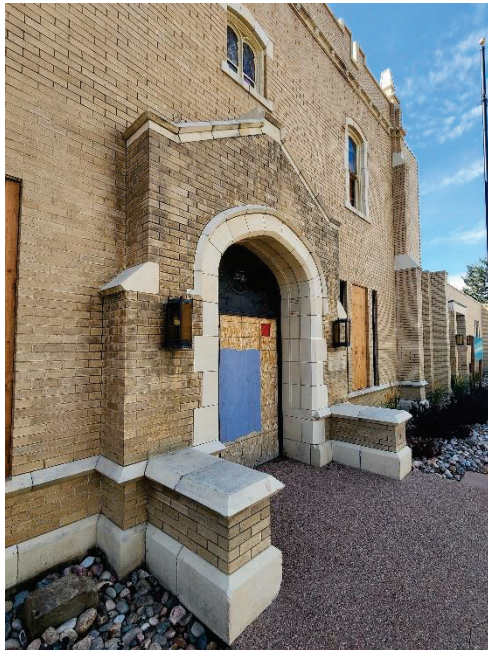
360° view



ATTACHMENT B-3.a REFERENCES/PHOTOGRAPHS

Detailed Images

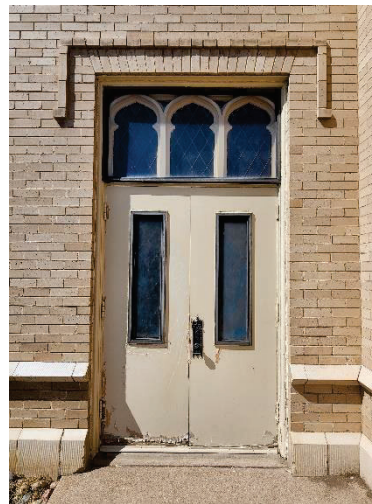
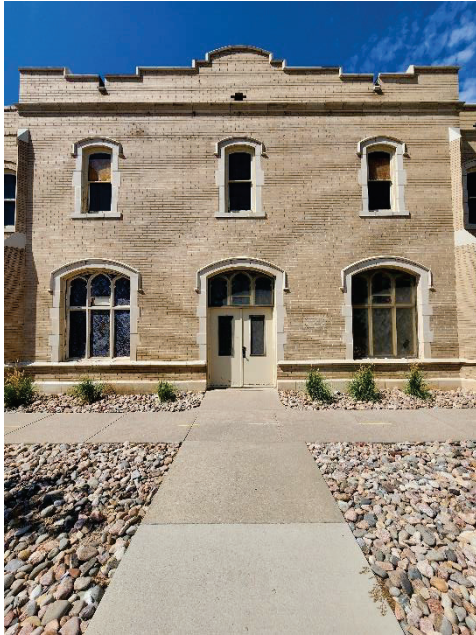
13th Street (north view)



ATTACHMENT B-3.a REFERENCES/PHOTOGRAPHS

Detailed Images

7th Avenue (east view)



Cultural Resources Desktop Assessment

702 13th Street – Former Funeral Home

July 2024 | Project Number: 21247006

Prepared for:

Greeley Creative District
809 9th Street, Suite 100
Greeley, Colorado 80631

Prepared by:

Letty M. Rodriguez

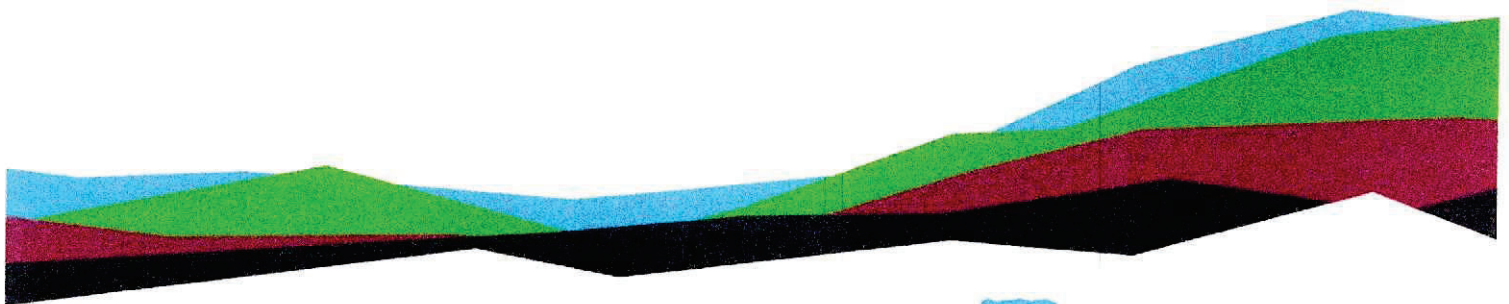


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1.0 INTRODUCTION

Terracon has completed a desktop cultural resources assessment for the site located at 702 13th Street, Greeley, Weld County, Colorado that consists of approximately 0.98-acres currently improved with an approximately 14,000 square foot vacant commercial building most recently used as a funeral home, and an approximately 1,750 square foot vacant residential structure identified as Weld County Parcel IDs 096108214010 and 096108214009. It is Terracon's understanding that the project does not involve any State or Federal nexus that would require compliance with provisions of Section 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations (Title 36 Code of Federal Regulations Part 800).

Terracon evaluated the direct project area as well as a 500-foot radius to identify historic properties that could potentially be adversely affected by the project.

2.0 ENVIRONMENTAL SETTING

The site area is depicted on the 1950 United States Geological Survey (USGS) Greeley, Colorado 7.5-minute topographic map (see Figure 1) in the North Central portion of Section 8, Township 5 North, Range 65 West (USGS 2024). The site corresponds to Weld County Parcel ID numbers 096108214010 and 096108214009 (Weld County 2024).

The project area is part of the Flat to Rolling Plains (25d) Level IV sub-region of the High Plains Ecoregion (Chapman et al. 2006). This ecoregion includes smooth to slightly irregular plains with Grama-buffalo grass and is mostly comprised of agricultural land. In this ecoregion, dryland farming is a popular method, but some irrigated cropland is scattered through the ecoregion. The main agricultural cash crop of the Flat to Rolling Plains ecoregion is winter wheat with a small amount of acreage dedicated to forage crops (Chapman et al. 2006).

2.1 Geology and Soils

The underlying geology mapped at the site is gravels and alluviums (Qa) that make up the quaternary age Broadway and Louviers Alluviums. These units consist of unconsolidated coarse-detrital gravel (Tweto 1979). According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) – Web Soil Survey, the site is mapped as Otero sandy loam (50), with 0 to 1 percent slopes, and Otero sandy loam (51), with 1 to 3 percent slopes. This soil series consists of sandy loam and fine sandy loam with its parent material from eolian and/or mixed wash deposits. Soils are well-drained and are located on plains (USDA NRCS 2024).

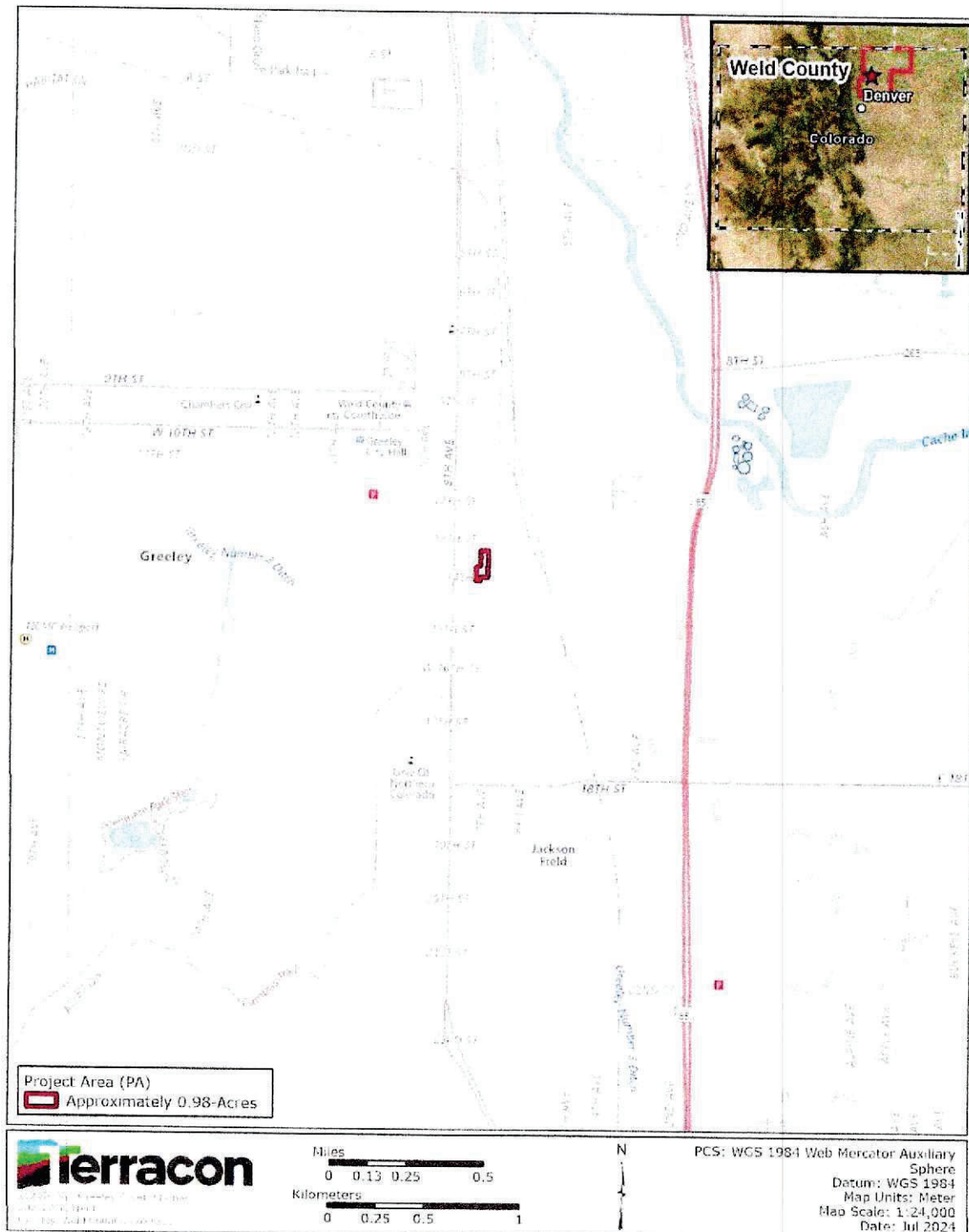


Figure 1. Greeley, Colorado USGS 1:24,000 quadrangle map with project area overlaid.

3.0 Cultural History

Cultural resources identified during this desktop review are limited to late nineteenth and early twentieth century resources, therefore the following culture history focuses on the history of resources in proximity to the project area, and Weld County in general.

3.1 Weld County

Farming on a limited, mostly subsistence scale was being successfully practiced along the South Platte River as early as the 1840s. However, it intensified after the Civil War when, like the cattle industry, it began to profit as a commercial endeavor due to the gold rush and the growth of Denver and its surrounds (Mehls 1984:1). As a way to increase the farm population of the West, the U. S. Congress passed the Homestead Act in 1862 allowing for persons to obtain patent for nominal fees after occupying and developing 160-acre tracts over five years. As it became apparent that farming on the arid eastern plains of Colorado was not viable at such a small scale, Congress further attempted to encourage settlement with the enactment of the Timber Culture Act of 1873 and the Desert Land Act of 1877, which increased allotments to 640 acres if the claimants promised to irrigate the land within three years. This, coupled with the entrance into northeastern Colorado by the Union Pacific and other railroads, attracted more people and made access much quicker and travel less dangerous. Individuals as well as groups continued to flow into the state. The Union Colony was one of the first groups to arrive and established their community near the confluence of the Cache la Poudre and South Platte Rivers, the future site of Greeley, Colorado. The success of Union Colony drew other, like-minded groups to the region. Because of their member size and the need for water, colonies were forced, and eventually succeeded, in developing large irrigation systems that are still in use today, now owned and managed by ditch companies. These structures continue to deliver water to farmlands over much of the northeastern Colorado plains and have forever changed the look of the landscape by creating an environment conducive to lush riparian growth in places where there was none before.

As the 19th century gave way to the 20th, most colonies disappeared. The drought of the 1890s and other crises slowed the rapid spread of farming and the development of irrigation in northeastern Colorado (Mehls 1984:9). Because most of the prime low-lying alluvial land along rivers had been taken by 1900, the U. S. Congress sought to once again stimulate continued growth by passing the Enlarged Homestead Act of 1909 that expanded dryland parcels to 320 acres. Settlers seeking ranching homesteads were helped by the Stock Raising Homestead Act of 1916 that allowed for 640-acre parcels, the land of which had been deemed suitable only for grazing. Eastern Colorado farming in general continued to grow through the early part of the new century (Christman 2010:15). Then came the Dust Bowl era that started in 1931 and increased in intensity as the decade progressed up to 1937 when the worst dust storms were recorded. Although the Dust Bowl did not affect northeastern Colorado as severely as other areas of the country to the south and east, it did

not escape the effects of the Dust Bowl entirely. Weld County experienced a slight decline in population in the 1930s (Christman 2010:18), but its people had already laid the solid groundwork needed to recover. Cattle ranching, railroads and their successors, farming, and irrigation interacting together have become the driving force that ensures its economic survival and continued growth into the future.

3.2 Allnutt Funeral Home

One of Greeley's earliest morticians was Captain Thomas G. Macy, the founder of what is known as Allnutt Funeral Service, the state's oldest continuously family owned and operated business (Saxe 2019). Captain Macy was a Navy Captain, firefighter, and eventually became the City of Greeley's first elected coroner; a position that he held for 22 years. Macy began his mortician business traveling to the deceased's home by bicycle, what he called his "horseless carriage," to prepare the body for burial. In 1918, he opened the funeral home at 702 13th Street in Greeley which remained family-operated for approximately 131 years (Saxe 2019). Allnutt Funeral Service currently owns and operates several locations across Greeley, Loveland, Estes Park, and Fort Collins, Colorado. They also have locations in Kimball, Nebraska and Cheyenne, Wyoming (NOMIS Publications 2011).

4.0 DESKTOP LITERATURE REVIEW

Note: Spatial information of archaeological sites and historic properties is considered sensitive. Please do not disseminate this information.

This desktop assessment was conducted by consulting the restricted Colorado On-line Cultural Resource Database (COMPASS) records maintained by the Colorado Historical Society-Office of Archaeology and Historic Preservation (OAHP); USGS topographic maps and other historical maps; aerial imagery; and the National Register of Historic Places (NRHP) geographic information system. These sources provide information on factors that affect the likelihood for intact archaeological deposits to be present within and near the project area, as well as previous archaeological investigations, recorded prehistoric or historical-period sites, and recorded historic properties listed in or eligible for listing in the NRHP.

The results of the review indicate that no previously recorded archaeological sites are mapped within the site area (OAHP 2024). According to COMPASS, there are 24 previously recorded historical-period sites within a 500-foot radius search buffer (Figure 2; Table 1). A majority of the historical-period sites listed were recorded during the Greeley 8th Avenue Comprehensive Historic Resource Survey (McWilliams 2016). There are no NRHP-listed sites or properties documented within the proposed project area or the 500-foot radius. The closest NRHP-listed sites or properties are the School District 6 Historical building* (811 15th Street), approximately 580 feet southwest from the site, Meeker Memorial Museum (1324

9th Avenue), approximately 675 feet west from the site, and the Nettleton-Mead House (1303 9th Avenue), approximately 970 feet west from the site (NPS 2024).

Table 1. Recorded Cultural Resource Survey sites within 500-foot search buffer.

Site Trinomial	Site Type	Address	Distance from project area	NRHP Eligibility
5WL.2572*	School District 6 Historical Building	811 15 th Street	580 feet southwest	Listed (OAHF 2003)
5WL.6938	Historic Residential Dwelling	624 14 th Street	380 feet southeast	Not Eligible (OAHF 2012)
5WL.7837	Kurland Motor Company and Messer & Porter Feed & Seed Store Historic Building	1221 8 th Avenue	465 feet northwest	Not Eligible (OAHF 2016)
5WL.7838	Internal Revenue Service Office Historic Building	1235 and 1229 8 th Avenue	430 feet northwest	Not eligible (OAHF 2016)
5WL.7839	Grocery Store Historical Building	1303 8 th Avenue	485 feet west	Not Eligible (OAHF 2016)
5WL.7840	Historic Freeman's Cleaners building	1309 8 th Avenue	413 feet west	Not Eligible (OAHF 2016)
5WL.7841	Historic Wheeler Realty Company building	1331 8 th Avenue	382 feet west	Not Eligible (OAHF 2016)
5WL.7842	Historic Art Department building (commerce)	1335 8 th Avenue	376 feet west	Needs Data (OAHF 2016)
5WL.7843	Historic Greeley Chamber of Commerce building	1407 8 th Avenue	406 feet southwest	Not Eligible (OAHF 2016)
5WL.7844	Sambo's Restaurant and The Country Inn Restaurant Historical Building	1415 8 th Avenue	500 feet southwest	Not Eligible (OAHF 2016)
5WL.7861	Stanton Machine Shop Historical Building	1210 and 1208 8 th Avenue	465 feet northwest	Not Eligible (OAHF 2016)
5WL.7862	Roger Douglas Sears, Realtor Office Historic Building	1212 8 th Avenue	450 feet northwest	Not Eligible (OAHF 2016)
5WL.7863	Historic Chamber of Commerce building	1218 8 th Avenue	380 feet northwest	Not Eligible (OAHF 2016)
5WL.7864	Historic Gas Station building	1228 8 th Avenue	275 feet northwest	Needs Data (OAHF 2016)
5WL.7865	Ray and Gus Independent Historic Gas Station building	1300 8 th Avenue	235 feet west	Needs Data (OAHF 2016)
5WL.7866	Greyhound Bus Depot Historic Bus Station	1326 and 1320 8 th Avenue	124 feet west	Eligible (OAHF 2016)
5WL.7867	Newt's Drive In and A&P Drive In Historic Restaurant	1330 8 th Avenue	193 feet west	Not Eligible (OAHF 2016)
5WL.7868	Historic Commercial Building – Campbell Bickling Building	1400 and 1402 8 th Avenue	267 feet southwest	Not Eligible (OAHF 2016)
5WL.7869	Historic Warren Motor Company	1412 8 th Avenue	248 feet southwest	Not Eligible (OAHF 2016)
5WL.7870	Historic Mike's Five-Minute Car Wash	1422 8 th Avenue	340 feet southwest	Not Eligible (OAHF 2016)
5WL.7871	Historic Church building – First Unitarian Church	1430 8 th Avenue	500 feet southwest	Eligible (OAHF 2016)
5WL.7879	Wilson House and Stanton Apartments Historical building	728 12 th Street	500 feet northwest	Not Eligible (OAHF 2016)
5WL.7880	Greeley Travel Lodge Motel Historic Building	721 13 th Street	176 feet northwest	Not Eligible (OAHF 2016)
5WL.7883	Historic Building	720 14 th Street	193 feet southwest	Not Eligible (OAHF 2016)

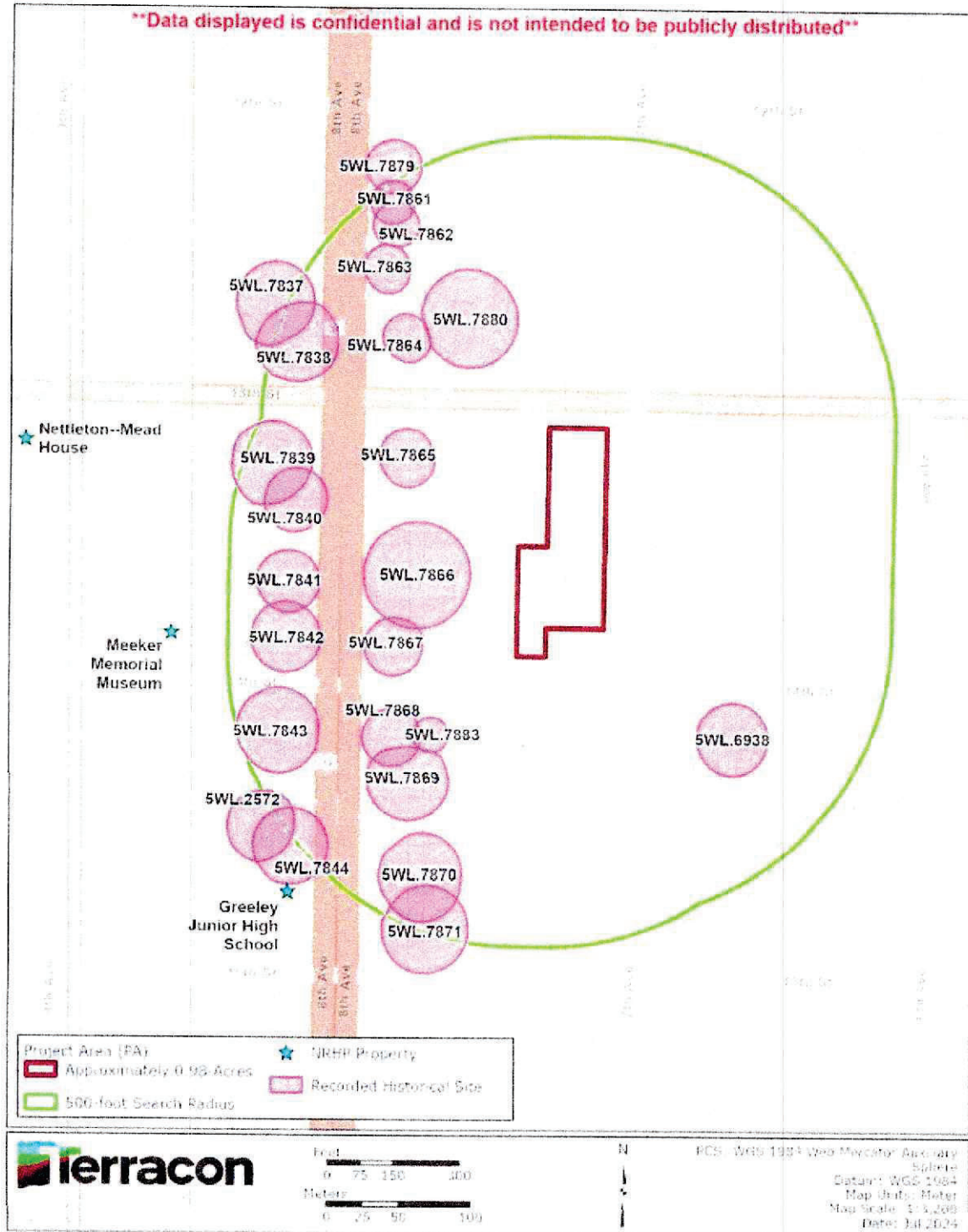


Figure 2. Project area showing previous sites and projects within 500-foot buffer

*The Compass database plot is shown on Figure 2, but the address is approximately 580 feet southwest of the project area

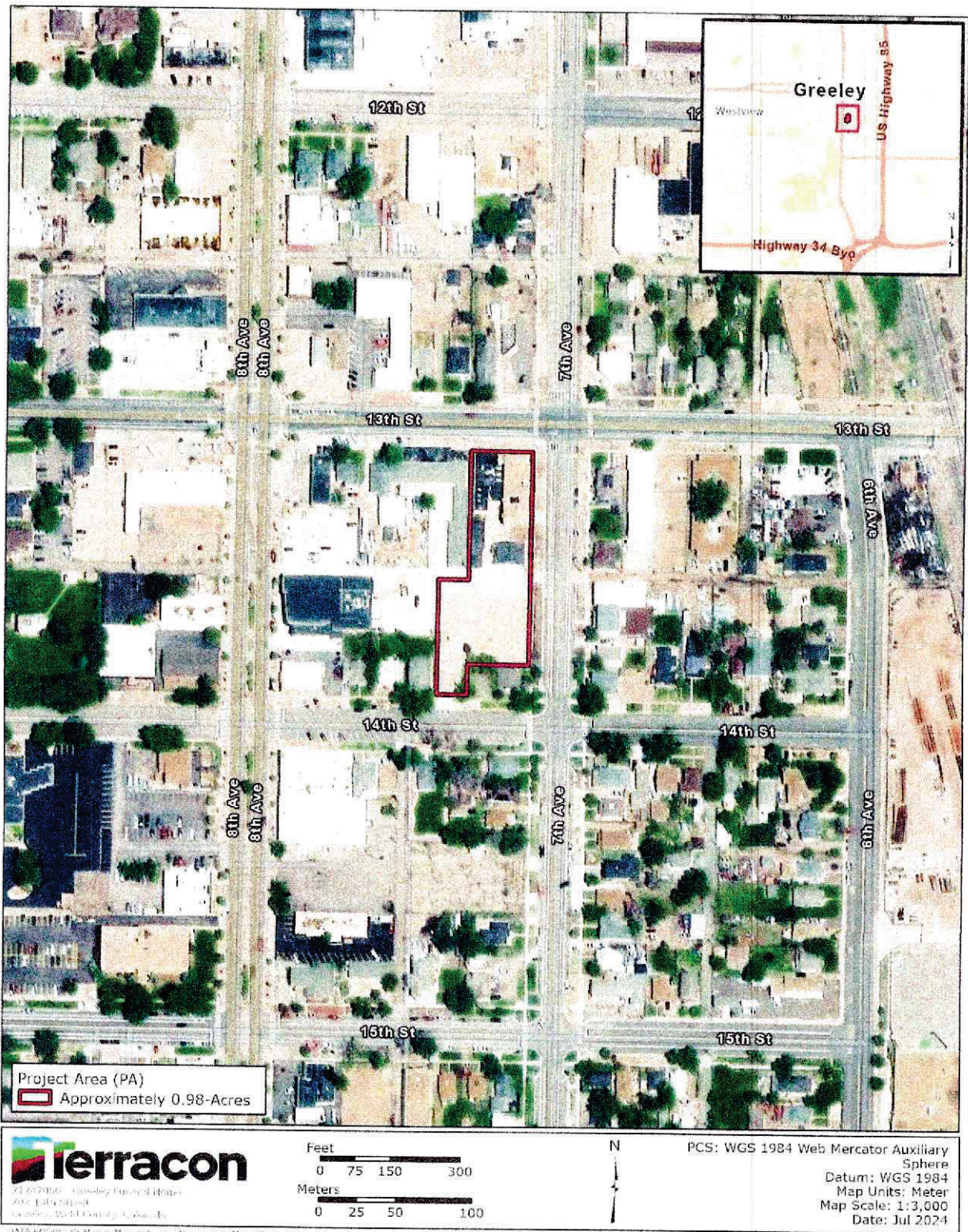


Figure 3. Aerial view of project area in Greeley, Colorado

Review of historical topographic maps from 1902, 1950, 1954, 1957, 1958, 1961, 1964, 1965, and 1982 (USGS 2024) and aerial imagery from 1937, 1941, 1949, 1969, 1978, 1984, 1988, 1993, 1999, 2005, 2006, 2009, and 2011 (EDR 2017). Historical topographic quadrangles from 1902 show that the site appears residentially developed. From the late 1920s through present day, the site is developed with a funeral home, storage garage, and residential structure. An addition made to the west of the original funeral home appears in the late 1960s aeriels.

5.0 CONCLUSIONS AND RECOMMENDATIONS

On behalf of Greeley Creative District, Terracon completed a desktop cultural resources assessment for approximately 0.98-acres of currently improved land with an approximately 14,000 square foot vacant commercial building most recently used as a funeral home and an approximately 1,750 square foot vacant residential structure located in Greeley, Weld County, Colorado. The purpose of Terracon's review is to research known cultural resources on and/or near the property and assess the archaeological potential of the property. It is Terracon's understanding that this project does not include federal funding; therefore, Section 106 of the NHPA does not apply to this project.

This review relied primarily upon public and restricted sources of information, as well as information from the client. Review of the COMPASS database indicates that no cultural resources have been documented within the project area; however, the site has previously not been surveyed for cultural resources. A significant amount of historical-period buildings have been documented within 500-feet of the project area. The former Allnutt Funeral Home located within the project area is historic in age but has not been surveyed or evaluated for NRHP eligibility. This building is associated with state's oldest continuously family-owned and operated business.

Based on available information, the project area likely would require a historic resources survey and/or architectural evaluation if the proposed project were to include a federal nexus, such as federal funds, permits, or approvals. This recommendation is based on the following:

- The project area has not been subject to an archaeological or historic resources survey, and the project area has potential for containing significant historical resources with good integrity; and
- Significant historical-period sites have been documented within the vicinity of the project area.

6.0 REFERENCES

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Evidence of support for the application to the Greeley Historic Register for the Macy-Allnutt property at 702 13th Street by the 40% landowner (Richmark)

From: Logan Richardson <logan@richmarkcompanies.com>
To: Rebecca Safarik <rlsafarik@comcast.net>
Cc: Adam Frazier <adam@richmarkcompanies.com>
Date: 09/24/2024 5:16 PM MDT
Subject: Re: Macy - Allnutt Follow up

Hi Becky.

Please consider this email as confirmation that Richmark does not object to your request to annex into the DDA and to pursue local historic designation.

Regards,

Logan Richardson
970-590-7506

On Sep 24, 2024, at 5:09 PM, Rebecca Safarik <rlsafarik@comcast.net> wrote:

Gents:

During our early conversations about the building I asked if you had any hesitation with the GCD pursuing 1) Annexation of the property into the DDA boundaries, and 2) Pursuing a local Historic Property Designation, as both provided important funding opportunities to aid in the redevelopment/restoration of the building. You verbally indicated your willingness to allow both applications to proceed.

As you know, as signatories to the DDA request, that annexation into the the downtown district was successful. Similarly, I have prepared and submitted an application to the City of Greeley for the primary building to be designated on the local historic register. If granted, this will allow the GCD to compete for State funds to help address a number of essential improvements in the building, notably windows and doors, structural elements, roof and related building infrastructure.

The City Historic Preservation office is currently processing this request and has asked for a statement from Richmark that it has no objections to this application. Could you help me move this application forward with an email response indicating no objection to the application of the building for such a designation?

Let me know if you have any questions or would like to review the application.

Much appreciated,

Becky



Special Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(b))

State Documentary Fee
Date: September 19, 2024
\$61.50

This Deed, effective as of **September 19th, 2024**, signed on the date(s) acknowledged below, by Grantor(s), **RICHMARK REAL ESTATE PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **5200 W 20TH STREET, Greeley, CO 80631**, City or Town of **Greeley**, County of **Weld** and State of **Colorado**, for the consideration of **(\$615,000.00) ***Six Hundred Fifteen Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **GREELEY CREATIVE DISTRICT, A COLORADO NONPROFIT CORPORATION**, whose street address is **802 9TH STREET #100, Greeley, CO 80631**, City or Town of **Greeley**, County of **Weld** and State of **Colorado**, the following real property in the County of **Weld** and State of **Colorado**, to wit:

AN UNDIVIDED 60% INTEREST IN AND TO:

ALL OF LOT 1, THE EAST HALF OF LOT 7 AND THE NORTH 140 FEET OF LOT 8, BLOCK 103, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

also known by street and number as: **702 13TH STREET AND TBD 7TH STREET, GREELEY, CO 80634**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

RICHMARK REAL ESTATE PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: RICHMARK HOLDINGS, INC. AS MANAGER

By:

COLLIN M. RICHARDSON, AUTHORIZED AGENT

State of **Colorado**

)

)ss.

County of **Weld**

)

The foregoing instrument was acknowledged before me on this day of **September 19th, 2024** by **COLLIN M. RICHARDSON AS AUTHORIZED AGENT FOR RICHMARK HOLDINGS, INC. AS MANAGER FOR RICHMARK REAL ESTATE PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires:

05/29/2026

Notary Public

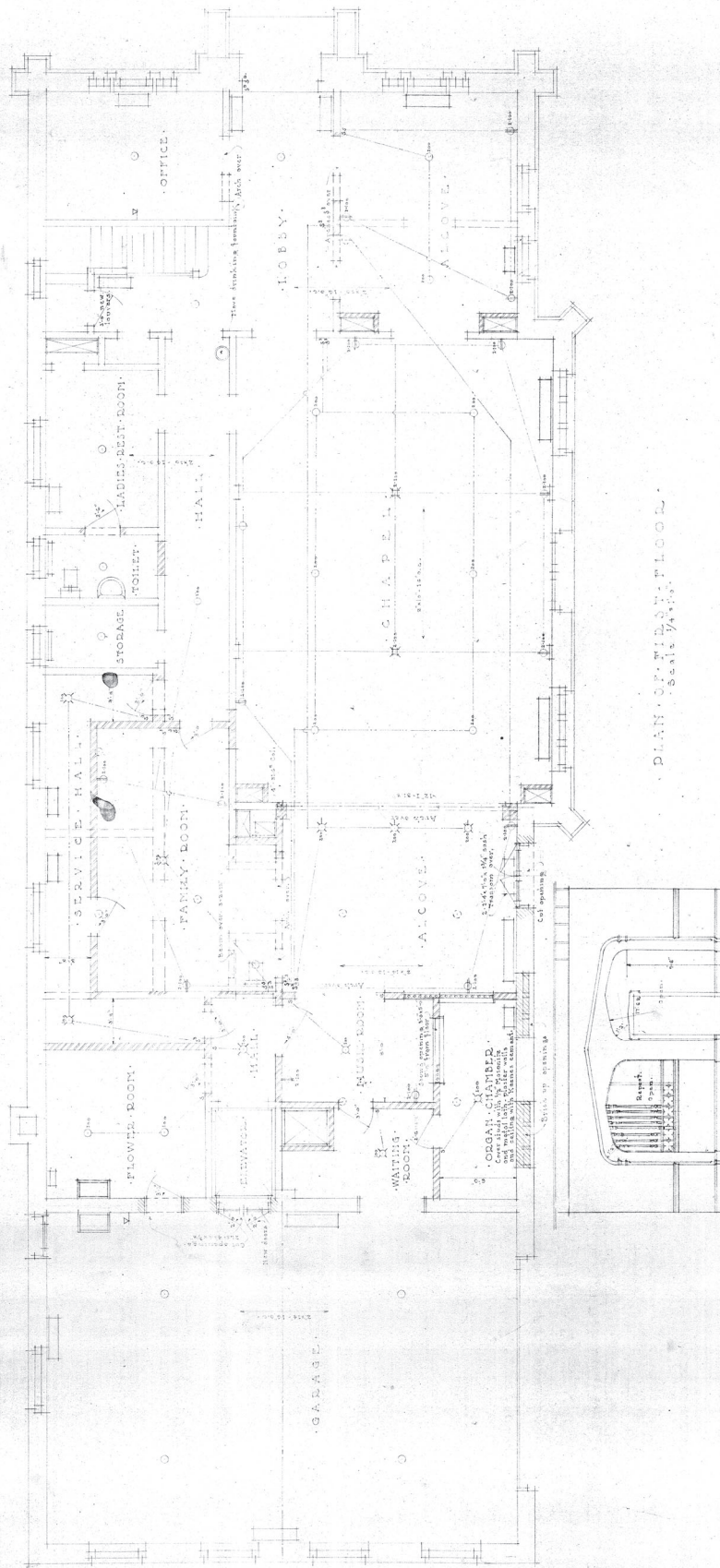
**TERESA MARIE ESPINOSA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184022550
MY COMMISSION EXPIRES 05/29/2026**

When recorded return to: **GREELEY CREATIVE DISTRICT, A COLORADO NONPROFIT CORPORATION
802 9TH STREET #100, Greeley, CO 80631**



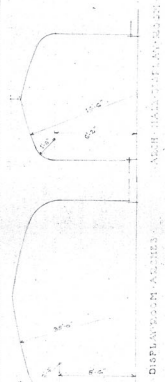
NEW YORK - COUNTRY
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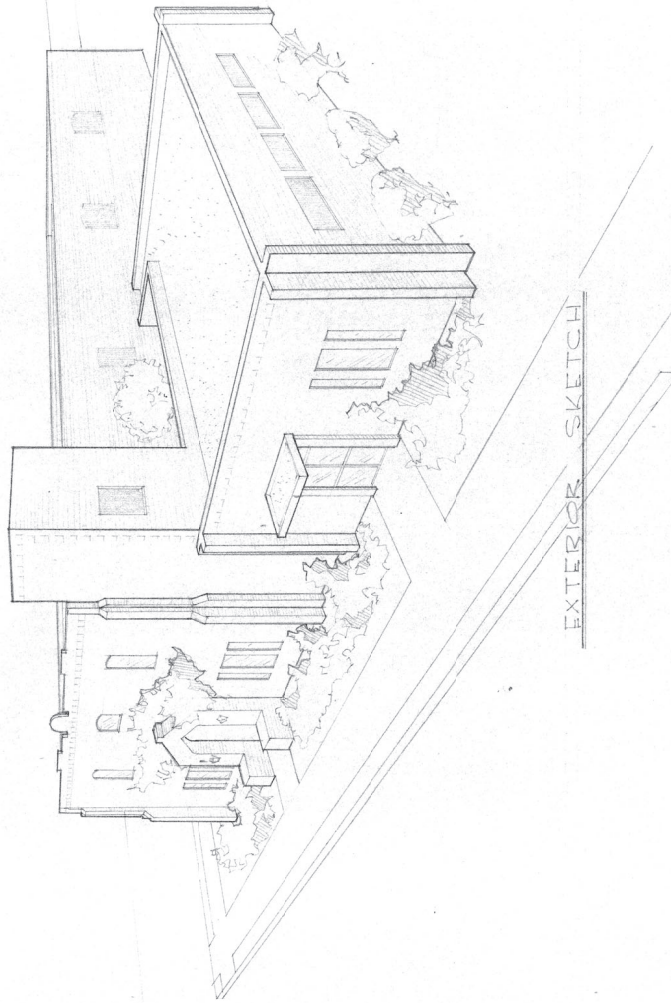
GREENEY, COLORADO SIDNEY G. FLYNN, ARCHITECT 11-11-21 8-4	
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PLAN OF FIRST FLOOR
 Scale 1/4" = 1'-0"

ARCHITECT - SOUTH END OF CHAPEL





EXTERIOR SKETCH

SPECIFICATIONS

- A. DEAD FRONT, SAFETY TYPE, WITH DOOR, LOCK, AND TYPED DIRECTORY CARDS.
- B. THERMAL MAGNETIC CIRCUIT BREAKERS
- C. CIRCUIT BREAKER UNITS COMPLETELY INTERCHANGEABLE.
- D. MULTI-POLE BREAKERS SHALL HAVE COMMON, INTERNAL TRIP
- E. PLUG-IN QUICKLAG EQUAL TO WESTINGHOUSE TYPE NDB.
9. OUTLETS
- A. 4" SQUARE OR OCTAGONAL, ZINC COATED SHEET STEEL BOXES.
- B. UTILITY OR SECTIONAL SWITCH BOXES NOT PERMITTED.
10. DEVICES
- A. ALL DEVICES SHALL BE VOTRY COLOR
- (1) SPECIFICATION GRADE RECEPTACLES, WHEN 5252-1
- (2) A. C. OPERATING TYPE SWITCHES EQUAL TO
 AHH 1890 SERIES.
- B. DEVICE PLATES SHALL BE INDUSTRIAL TYPE COVERS
 FOR EXPOSED WORK
11. ELEVATOR EQUIPMENT WIRING AND CONNECTIONS
- A. ELEVATOR EQUIPMENT MOTORS AND CONTROLS FURNISHED
 BY ELEVATOR INSTALLER.
- B. PROVIDE FEEDER CIRCUITS TO ELEVATOR EQUIPMENT AND
 MARK CONNECTIONS TO CONTROL.
- C. INSTALL NORMAL TYPE SWITCHES.
12. TELEPHONE SYSTEM - PROVIDE SLEEVES FOR FUTURE
 MODIFICATION AS INDICATED.

2. STANDARDS

11. ELEVATOR EQUIPMENT WIRING AND CONNECTIONS
 - A. ELEVATOR EQUIPMENT MOTORS AND CONTROLS FURNISHED BY ELEVATOR INSTALLER.
 - B. PROVIDE FEEDER CIRCUITS TO ELEVATOR EQUIPMENT AND MAKE CONNECTIONS TO CONTROLLER.
 - C. INSTALL NORMAL DUTY SAFETY SWITCHES.
12. TELEPHONE SYSTEM - PROVIDE SLEEVES FOR FUTURE MODIFICATION AS INDICATED.

7 WIRE

-
- NEW POWER METER (1) SEE SCHEDULE.
- NEW 4 1/2 x 4 1/2 SWITCH (2)
- NEW 1 1/2 x 4 1/2 SWITCH (3)
- NEW 1 1/2 x 4 1/2 SWITCH (4)
- NEW 1 1/2 x 4 1/2 SWITCH (5)
- NEW 1 1/2 x 4 1/2 SWITCH (6)
- NEW 1 1/2 x 4 1/2 SWITCH (7)
- IDE FUSES (8)
- NEW 1 1/2 x 4 1/2 SWITCH (9)
- NEW 1 1/2 x 4 1/2 SWITCH (10)
- NEW 1 1/2 x 4 1/2 SWITCH (11)

- | | | |
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| REQD. | TO RECONNECT
EXIST. CTS. TO | |
|-------|--------------------------------|--|

- LOOK 2 SECTION D-B'

- BOOK ~ SECTION A-A

- CONSTRUCTION)

- _____

REV	DATE	DESCR	REVISIONS
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71	10/10/00	10/10/00	10/10/00

- A- NOTED
CHECKED DRT
69-18-80

1. ☐ **Yes** ☐ **No** ☐ **Don't know**

8. BENCH PAPER

- REPLACE WITH NEW POWER PANEL "PPB", AND RECONNECT ALL EXISTING CIRCUITS AND THE EXISTING (3/4") 1-1/4" Ø FEEDER.
- ② EXISTING 1-1/4" Ø FOR TELEPHONE CABLE TO BE REMOVED. SEE ③
- ③ REMOVE EXISTING 1" CONDUIT FEEDER TO ELEVATOR FROM SHED. THE EXISTING DISCONNECT SWITCH, AND WIRING CONNECTIONS TO EXISTING ELEVATOR MOTOR IN ITS ENTIRETY. SEE ④
- ④ PROVIDE A NEW FEEDER (3/4" Ø, 3/4" Ø) TO SERVE NEW ELEVATOR. REINSTALL EXISTING 60A-SP DISCONNECT SWITCH WHERE SHOWN. MAKE CONNECTION TO ELEVATOR CONTROLLER. SEE ⑦
- ⑤ EXISTING 2" WATER COOLING SYSTEM PIPE TO REMAIN IN PLACE.
- ⑥ REMOVE EXISTING NON-METALLIC SHEATHED CABLE FEEDER TO EXISTING 6-CIRCUIT PANEL "1P9" IN ITS ENTIRETY. SEE ⑦
- ⑦ ROUTE NEW FEEDERS OUTSIDE OF ELEVATOR SHAFT. SUGGESTED ROUTING IS UP TO CEILING OF NORTH WALL OF GARAGE, NORTH THROUGH WALL INTO STORAGE ROOM, AND THENCE UP THROUGH SECOND FLOOR INTO OR THROUGH SECOND FLOOR CLOSET.
- ⑧ PROVIDE TWO 1-1/2" CONDUIT SLEEVES THROUGH NORTH WALL OF GARAGE AND THROUGH FLOOR INTO SECOND FLOOR CLOSET — FOR TELEPHONE CABLES.
- ⑨ PROVIDE ELEVATOR PIT LIGHT (PORCELAIN KEYSOCKET) AND RECEPTACLE IN ELEVATOR PIT. (FOR SERVICING ELEVATOR, WHERE DIRECTED BY ELEVATOR INSTALLER.
- | |
|--|
| PANEL "PPB" SCHEDULE |
| NO. 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 74 |

⑧ PROVIDE TWO 1-1/2" CONDUIT SLEEVES THROUGH NORTH WALL OF GARAGE

-
- NEW ACCESS STAIR
TO ROOF
- EXIST. LIFT
PANEL LPS
- SCALE : 1/8" = 1'-0"
- ELEVATOR PENTHOUSE PLAN

ELEVATOR PENTHOUSE PLAN

The floor plan illustrates the second floor's layout, including a central hall, a closet, and a shaft. Key features and annotations include:

- EXIST. LTG. PANEL "LPB"**: Located in the upper left corner.
- HALL**: The central corridor area.
- CLOSET**: Located in the upper right corner.
- SHAFT**: Located in the lower left corner.
- NEW ELEVATOR FEEDER. SEE (7)**: A note pointing to a new structural member.
- Annotations 1-6**: Numbered circles indicating specific structural details or changes.
- Annotations A and B**: Letters indicating specific areas or directions.
- Dashed lines**: Representing proposed structural modifications or paths.

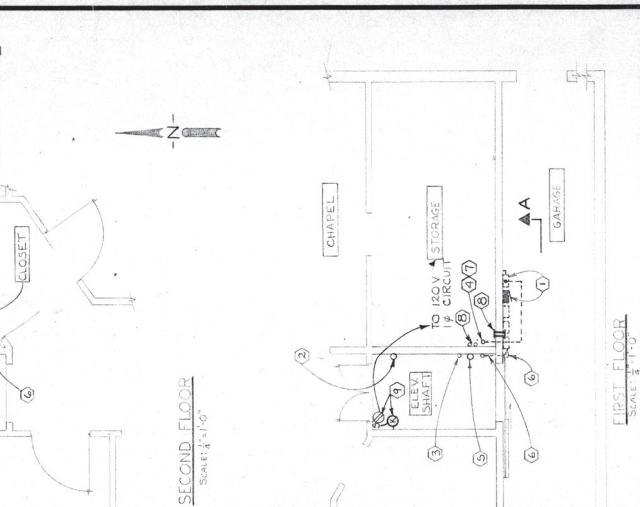


Figure 1 is a schematic diagram of the experimental setup. It shows a subject seated at a table, viewing a video screen. A camera is positioned above the screen. A target is placed on the table. A horizontal arrow indicates the direction of movement. A vertical arrow indicates the direction of the video feedback. A dashed line indicates the path of the hand. A solid line indicates the path of the video feedback. A dashed line indicates the path of the hand. A solid line indicates the path of the video feedback. A dashed line indicates the path of the hand. A solid line indicates the path of the video feedback.

1. **First Floor**
 2. **Second Floor**
 3. **Third Floor**
 4. **Fourth Floor**
 5. **Fifth Floor**
 6. **Sixth Floor**
 7. **Seventh Floor**
 8. **Eighth Floor**
 9. **Ninth Floor**
 10. **Tenth Floor**
 11. **Eleventh Floor**
 12. **Twelfth Floor**
 13. **Thirteenth Floor**
 14. **Fourteenth Floor**
 15. **Fifteenth Floor**
 16. **Sixteenth Floor**
 17. **Seventeenth Floor**
 18. **Eighteenth Floor**
 19. **Nineteenth Floor**
 20. **Twentieth Floor**
 21. **Twenty-first Floor**
 22. **Twenty-second Floor**
 23. **Twenty-third Floor**
 24. **Twenty-fourth Floor**
 25. **Twenty-fifth Floor**
 26. **Twenty-sixth Floor**
 27. **Twenty-seventh Floor**
 28. **Twenty-eighth Floor**
 29. **Twenty-ninth Floor**
 30. **Thirtieth Floor**
 31. **Thirty-first Floor**
 32. **Thirty-second Floor**
 33. **Thirty-third Floor**
 34. **Thirty-fourth Floor**
 35. **Thirty-fifth Floor**
 36. **Thirty-sixth Floor**
 37. **Thirty-seventh Floor**
 38. **Thirty-eighth Floor**
 39. **Thirty-ninth Floor**
 40. **Fortieth Floor**
 41. **Forty-first Floor**
 42. **Forty-second Floor**
 43. **Forty-third Floor**
 44. **Forty-fourth Floor**
 45. **Forty-fifth Floor**
 46. **Forty-sixth Floor**
 47. **Forty-seventh Floor**
 48. **Forty-eighth Floor**
 49. **Forty-ninth Floor**
 50. **Fiftieth Floor**
 51. **Fifty-first Floor**
 52. **Fifty-second Floor**
 53. **Fifty-third Floor**
 54. **Fifty-fourth Floor**
 55. **Fifty-fifth Floor**
 56. **Fifty-sixth Floor**
 57. **Fifty-seventh Floor**
 58. **Fifty-eighth Floor**
 59. **Fifty-ninth Floor**
 60. **Sixtieth Floor**
 61. **Sixty-first Floor**
 62. **Sixty-second Floor**
 63. **Sixty-third Floor**
 64. **Sixty-fourth Floor**
 65. **Sixty-fifth Floor**
 66. **Sixty-sixth Floor**
 67. **Sixty-seventh Floor**
 68. **Sixty-eighth Floor**
 69. **Sixty-ninth Floor**
 70. **Seventieth Floor**
 71. **Seventy-first Floor**
 72. **Seventy-second Floor**
 73. **Seventy-third Floor**
 74. **Seventy-fourth Floor**
 75. **Seventy-fifth Floor**
 76. **Seventy-sixth Floor**
 77. **Seventy-seventh Floor**
 78. **Seventy-eighth Floor**
 79. **Seventy-ninth Floor**
 80. **Eightieth Floor**
 81. **Eighty-first Floor**
 82. **Eighty-second Floor**
 83. **Eighty-third Floor**
 84. **Eighty-fourth Floor**
 85. **Eighty-fifth Floor**
 86. **Eighty-sixth Floor**
 87. **Eighty-seventh Floor**
 88. **Eighty-eighth Floor**
 89. **Eighty-ninth Floor**
 90. **Ninetieth Floor**
 91. **Ninety-first Floor**
 92. **Ninety-second Floor**
 93. **Ninety-third Floor**
 94. **Ninety-fourth Floor**
 95. **Ninety-fifth Floor**
 96. **Ninety-sixth Floor**
 97. **Ninety-seventh Floor**
 98. **Ninety-eighth Floor**
 99. **Ninety-ninth Floor**
 100. **Hundredth Floor**

SERVICE ELEVATOR COLORADO	3	SHEET
		SHEETS

NELSON - HALEY - PATTERSON
ENGINEERING CONSULTANTS
GREELEY AND QUIRK
COLORADO

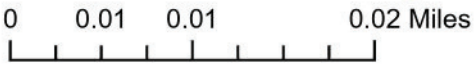
DATE 3 OCT 1969 DRAWN JLM PROJECT NO. 61-18-804
CHECKED DR
SCALE As NOTED APPROVED SEN

REVISIONS		
BY	DATE	DESCR
BY	DATE	DESCR
BY	DATE	DESCR
BY	DATE	DESCR



Legend

- Greeley Parcels
- Greeley Parcels





Macy-Allnutt Funeral Home

GHR2024-0002

Historic Preservation Commission
November 18, 2024



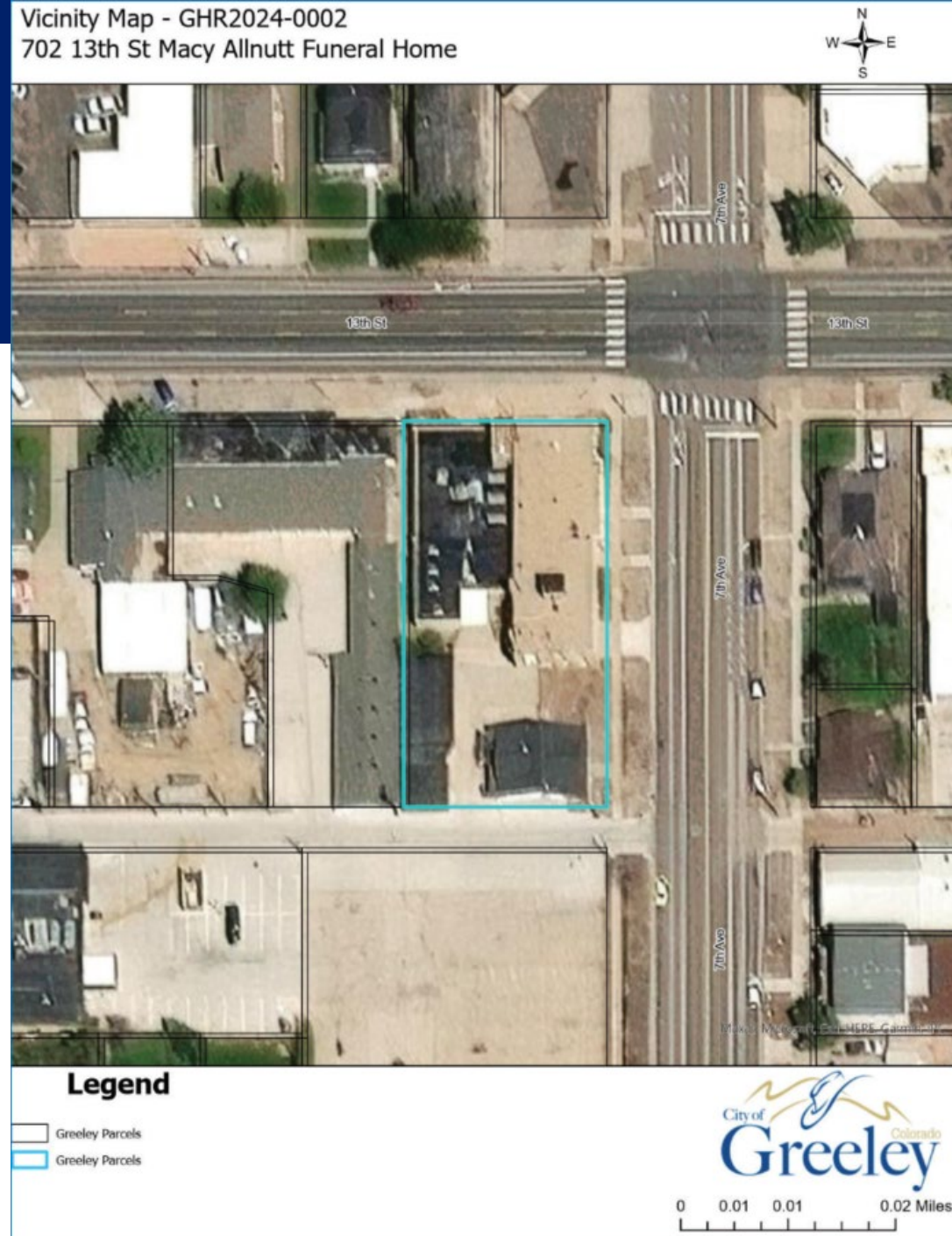
Community Vitality

Agenda

- Location
- Designation Criteria
- Historical Significance
- Architectural Significance
- Geographical Significance
- Integrity
- Public Notice
- Considerations
- Public Hearing Procedure
- Recommended Motion

Location

Southwest corner 7th Ave &
13th Street



Designation Criteria



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

Historical Significance



- Thomas G. “Cap” Macy (d. 1923) – Weld County Coroner (1884)
- Established oldest family mortuary in CO (1886)
- 1908 – opened mortuary at 922 8th Ave (GHR site: Macy/Jones Building)
- Thomas and wife Hulda lived at 702 13th St until construction of mortuary on site (then moved to 706)
- 1919 – partnership with Frederic Allnutt (lived in house to south at 1313 7th Ave)
- Allnutt Family

Architectural Significance



- Designed by prominent Colorado architect William Bowman
- Building permit to construct 1919, completed March 1, 1920
- 1931 interior remodel designed by prominent Greeley architect Sidney Frazier
- Mix of several styles including Classical Revival, Neo-Gothic Revival (castellation detailing & Gothic Arch stained glass), Romanesque Revival
- Blonde brick with lighter concrete foundation and details
- Segmental arches over windows
- Stone/concrete quoins
- Arched/Stepped buttresses

Photos

1991.42.0996B,
City of Greeley
Museums,
Permanent
Collection



Photos

1977.18.0013,
City of Greeley
Museums,
Permanent
Collection.

919

No. 640 Date Aug 20 - 1919

Building Permit

Permission is hereby given J. A. Peterson to erect
a 2 story brick building with concrete
foundation and composition roof 40' x 115'
on lot E 2 1/4, Block 103, Addition for Mary A. Co.
For use as a Mortuary fronting on 13th St

Said building to be constructed in compliance with the provisions of the Ordinances of the City of Greeley.

Mar 1 - 1920 date of completion
Estimated Cost, \$ 37000.00 W. A. Peterson
5.00 City Clerk.

house moved away POSTED TO WATER LEDGER
702-13st. ← DATE 19-16-19

City of Greeley Museums Permanent Collection. Accession/Object ID 1977.18.0013

Location (as needed) B-13-v-4-BIV2

Photos



South



West



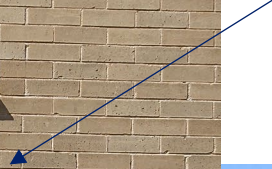
Photos



Photos



East Detail



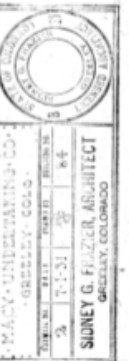
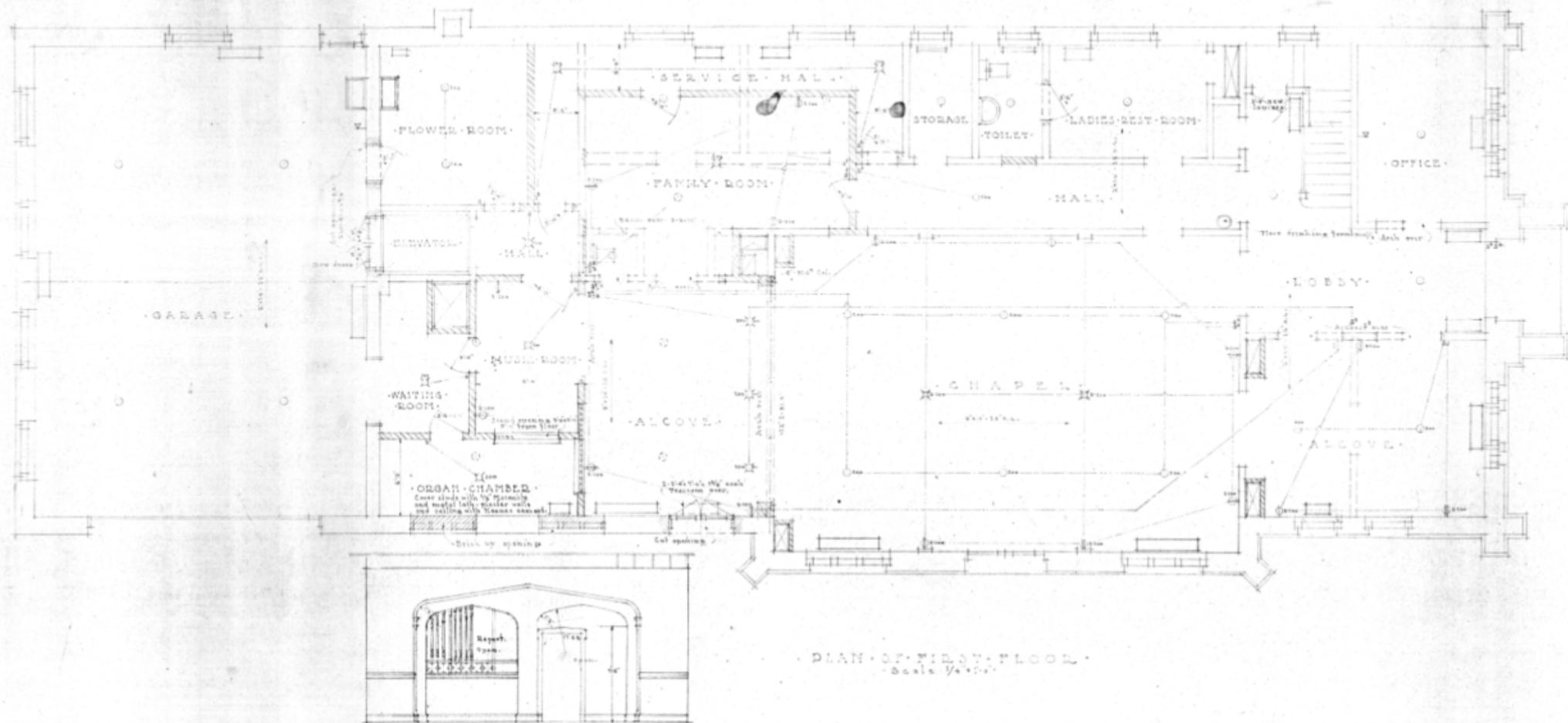
North Detail



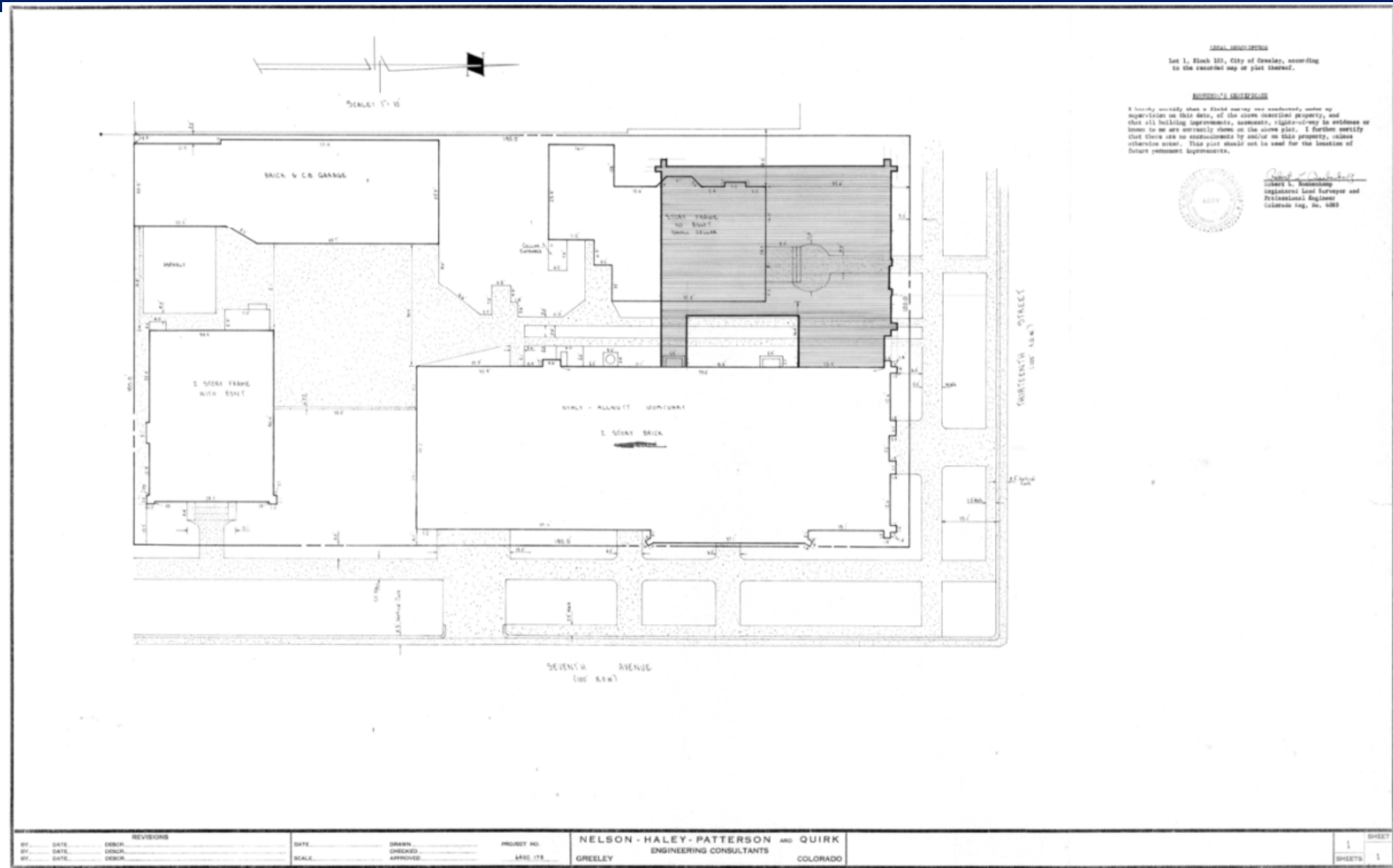
Photos – Detached garage(s)



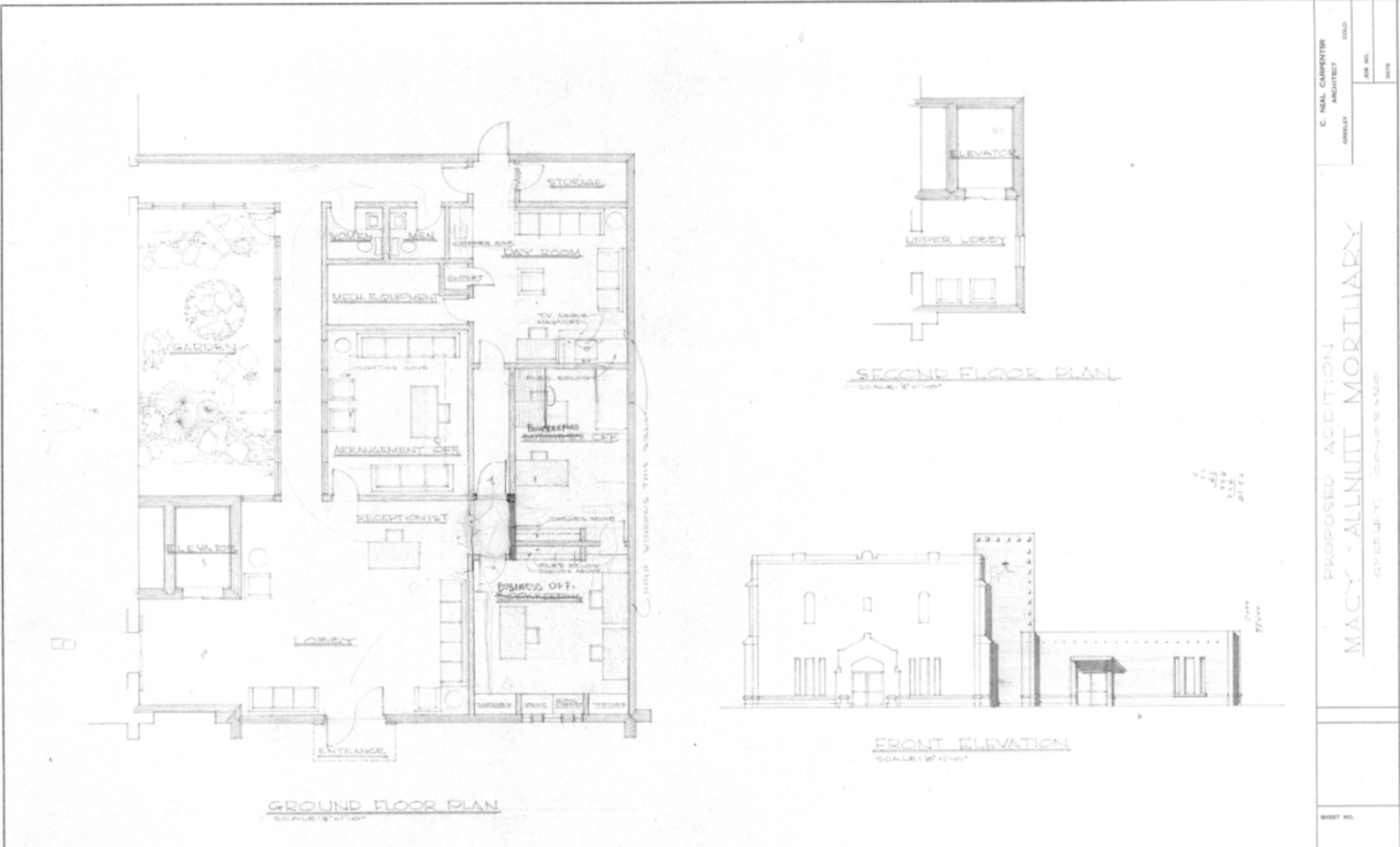
Architectural Drawing – Sidney Frazier, 1931



Architectural Drawing – C. Neal Carpenter, 1965



Architectural Drawing – C. Neal Carpenter, 1965



[illegible]

Geographical Significance



- Located near Greeley Historic Register designated districts & sites, particularly the Macy/Jones Building at 922 8th Avenue, the previous location of Macy's Mortuary.
- In proximity to the Monroe Avenue Historic District
- Is in the original plat of Union Colony & served as a mortuary for 100 years

Integrity



- Exhibits integrity of Location, Design, Setting, Materials, Workmanship, Feeling, Association
- 1965 addition designed by Greeley architect Neal Carpenter and constructed by Hensel Phelps (has gained significance, associated with Allnutts)
- 1998 small addition on the south side of the 1965 addition constructed by Roche Constructors
- Some portions of glass missing (vandalism), exterior doors are not original
- Retains sufficient integrity to convey the historical, architectural, and geographical significance

Public Notice



- Published in the Greeley Tribune – November 3rd, 10th
- Posted at property – October 29, 2024
- Posted on City of Greeley website – November 1, 2024
- Emailed notice to applicant – October 22, 2024

Considerations

Approval Criteria

- Criteria for Designation, Section 24-1003(d)(1)(a, b, c) & (d)(4)
- The nomination is consistent with the criteria as outlined in the Summary.

Notification

- Nomination & Hearing Notification letter sent to applicant owners via email
- Signs posted on the property
- Web notice
- Newspaper notice for HPC hearing (twice)

Recommendation

- Historic Preservation Commission will make the designation decision.

Public Hearing Procedure



1. Conclude Staff presentation
2. HPC asks questions of Staff
3. HPC asks questions of the Applicant
4. Public Hearing opens
 - *Citizen input received*
5. Public Hearing closes
 - *No additional citizen comments accepted after this time*
6. Historic Preservation Commission confers & asks any additional questions
7. Motion is provided – on Agenda summary

Recommended Motion



A motion, based on the application received and the preceding analysis, that the Commission finds and concludes that the Macy-Allnutt Funeral Home meets significance criteria of Section 24-1003(d)(1) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized below, and therefore approve the designation and issue a Certificate of Designation to be recorded by the Weld County Clerk and Recorder.

Questions



Macy-Allnutt Greeley Historic Register Nomination

Greeley Historic
Preservation Commission
November 18, 2024





- **SITE LOCATION**
- **CONTEXT**
- **OWNERSHIP & DEVELOPMENT**
- **ARCHITECTURE**
- **USE & SIGNIFICANCE**
- **CURRENT STATUS**
- **REDEVELOPMENT GOALS**

➤ SITE LOCATION

702 13TH Street (*corner of Jefferson Ave. & Cherry St.*)

Assessor Plat Map



Aerial view from north (13th St.)

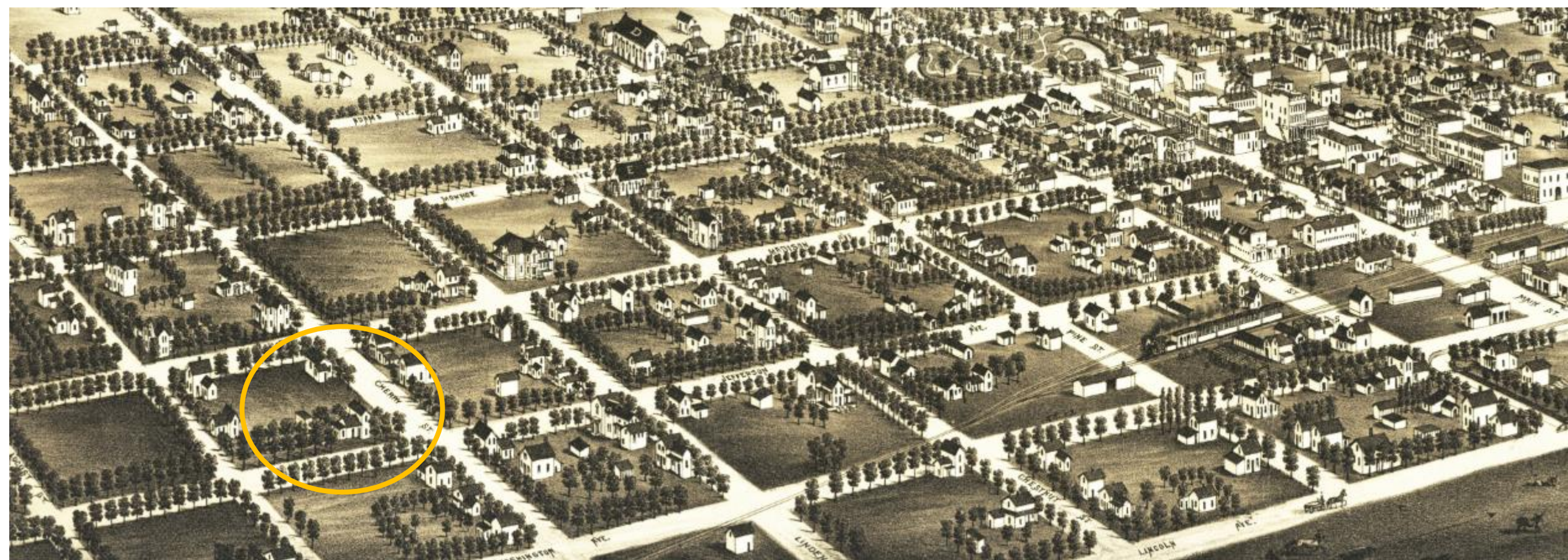


Aerial view from east (7th Ave.)



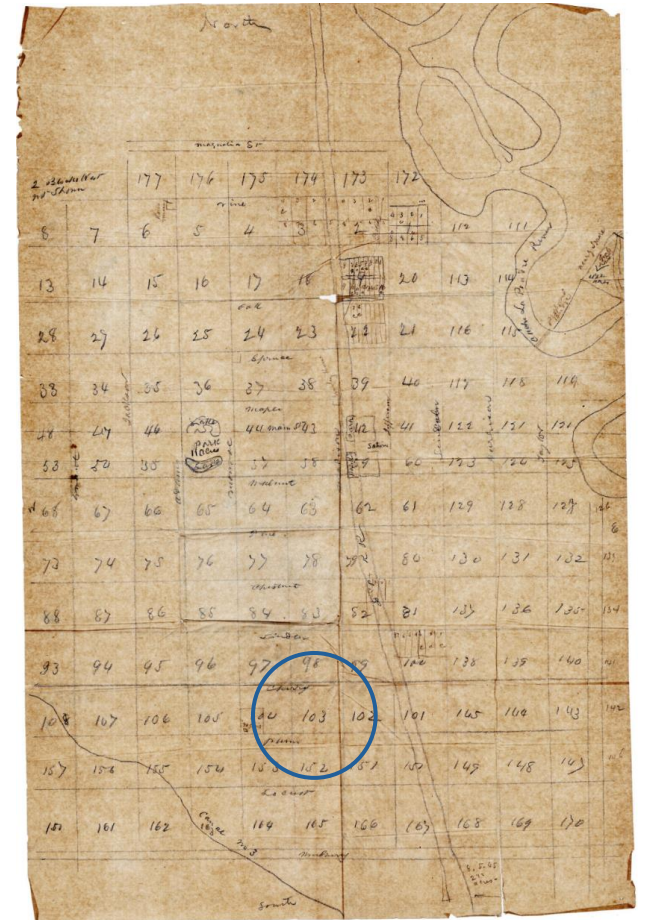
➤ **CONTEXT:** Location as illustrated on Bird's Eye View of Greeley
1882 map

702 13TH Street was at the *corner of Jefferson Ave. & Cherry St.*



➤ OWNERSHIP & DEVELOPMENT:

- 03.29.1871: Lot 1, Block 103 deeded from Union Colony to S.A. Day
- 10.26.1874: Lot 1, Block 103 deeded to Samuel Roberts
- 02.08.1880: Lot 1, Block 103 deeded to Frances Marie Macy
- 1882: Lot is illustrated on Bird's Eye Map with several structures including a 2-story residence; no map reference to name of residents or business
- 12.10.1884: Frances M. Macy "Homestead" (On Margin)
- 01.30.1893: Frances M. Macy made out will leaving all her estate to her husband, Thomas G. Macy
- 06.18.1893: Frances M. Macy dies
- 08.30.1894: Marriage license filed for Thomas G. Macy & Hulda Wolfenden
- 08.20.1895: Will of Frances M. Macy estate declared settled



➤ OWNERSHIP & DEVELOPMENT (cont.)

- 1885: Thomas G. Macy held a position as sexton at Linn Grove Cemetery, a *“job requiring him to care for the cemetery grounds as well as dig graves. According to his daughter Reba however, Macy entered the funerary profession when ‘he took a small stack of caskets on a debt, which was the start of the Macy Mortuary’”*.
- April 6, 1886: On this date, Captain Thomas G. Macy formally established the Macy Undertaking Company marking the date his undertaking practice began “in earnest”. As was common then, he traveled to the deceased’s home to prepare the body for burial. In Greeley, his typical mode of travel was his bicycle to which he strapped a rack to carry his equipment.
- 1887: Macy attended the United States College of Embalming in New York City (the first permanent school of such instruction).
- 1890s: Following then-common practice, Macy opened a series of mortuaries over the years that were equipped with running water, cooling rooms, and spaces for viewings and services.



Captain T. G. Macy on his “horseless carriage” with undertaking equipment in tow. (Courtesy)

➤ OWNERSHIP & DEVELOPMENT (cont.)

- Thomas G. Macy conducted his first funeral service in 1886.
- The funeral home originated as a partnership with Thomas G. Macy and a young boarder, Frederic Allnutt, who married Macy's daughter.
- In 1900, the partnership between Macy and Allnutt grew into Macy's Undertaking Co., beginning five generations of ownership under the Allnutt name
- On April 6, 2011, Allnutt's Funeral Service, the state's oldest continuously family operated business, celebrated its 125th Anniversary



➤ OWNERSHIP & DEVELOPMENT (cont.)

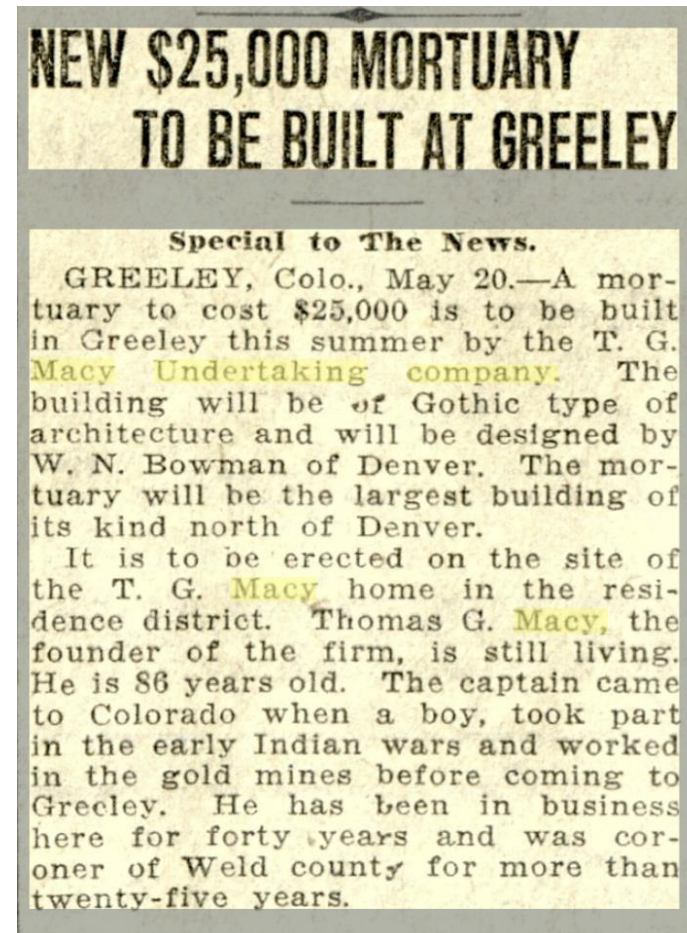
December 8, 1917: The Loveland Daily Herald reports that Macy's Undertaking in Greeley – the only such business in the city - was fully destroyed by fire.



upper hand, destroying the entire structure.
The bodies of Mrs. Helen Sievers and Mrs. Coffin of Evans, were rescued from the morgue with much difficulty.

The address of the fire is not reported, but, by conjecture, it may have been the 2-story structure shown on the corner of Lot 1 of Block 103, given the subsequent story reported 18 months later

May 21, 1919: The Rocky Mountain News reports that a new mortuary – the largest north of Denver – named Macy's Undertaking, would be erected on the same site as the T.G. Macy home in the residence district.



Macy's home was located where the future addition would be built addressed as 706 13th St.

➤ ARCHITECTURE

- **Date of Construction:** public records vary from 1918 to 1919. Weld County property records date construction as 1920, which may relate to completion of the work and an occupancy permit
- **William N. Bowman** is noted as the designer of the new Macy Undertaking Company. His biographical sketch is listed in the Office of Archaeology and Historic Preservation and notes he practiced architecture in Denver from 1910 -1943.

The register notes he designed buildings in a variety of revival styles popular in the “early twentieth century Colorado”. National and State Historic Registers show his work in Greeley included:

- Weld County Courthouse (1917 – Beaux-Arts)
- Greeley Masonic Temple (1927 – Georgian Revival)
- President’s House, UNC (1928 – Tudor Revival style)



➤ ARCHITECTURE

While the building design was described in the news article to be of a “Gothic” style, local art historians describe it as an eclectic mix:



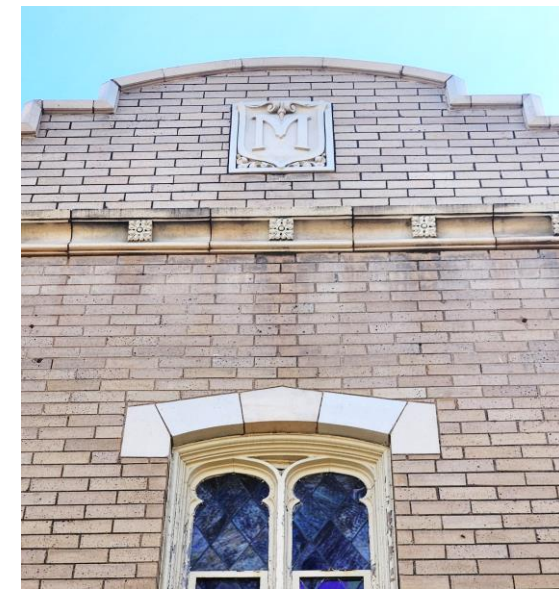
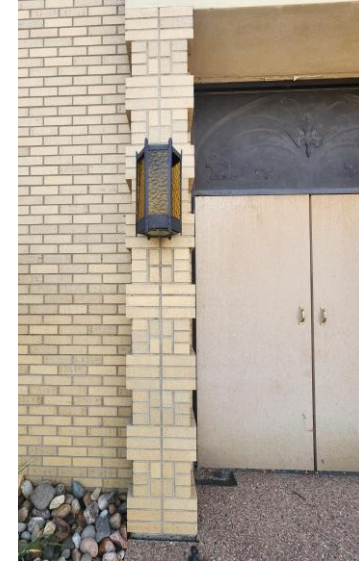
“Details of the arches reflect a Neo-Romanesque form but the details on the windows are Neo-early Gothic and overall ‘maybe even a bit of a splash of Spanish’.”

Another reference suggest it represents the broader Neoclassical or Classical Revival genre

➤ ARCHITECTURE

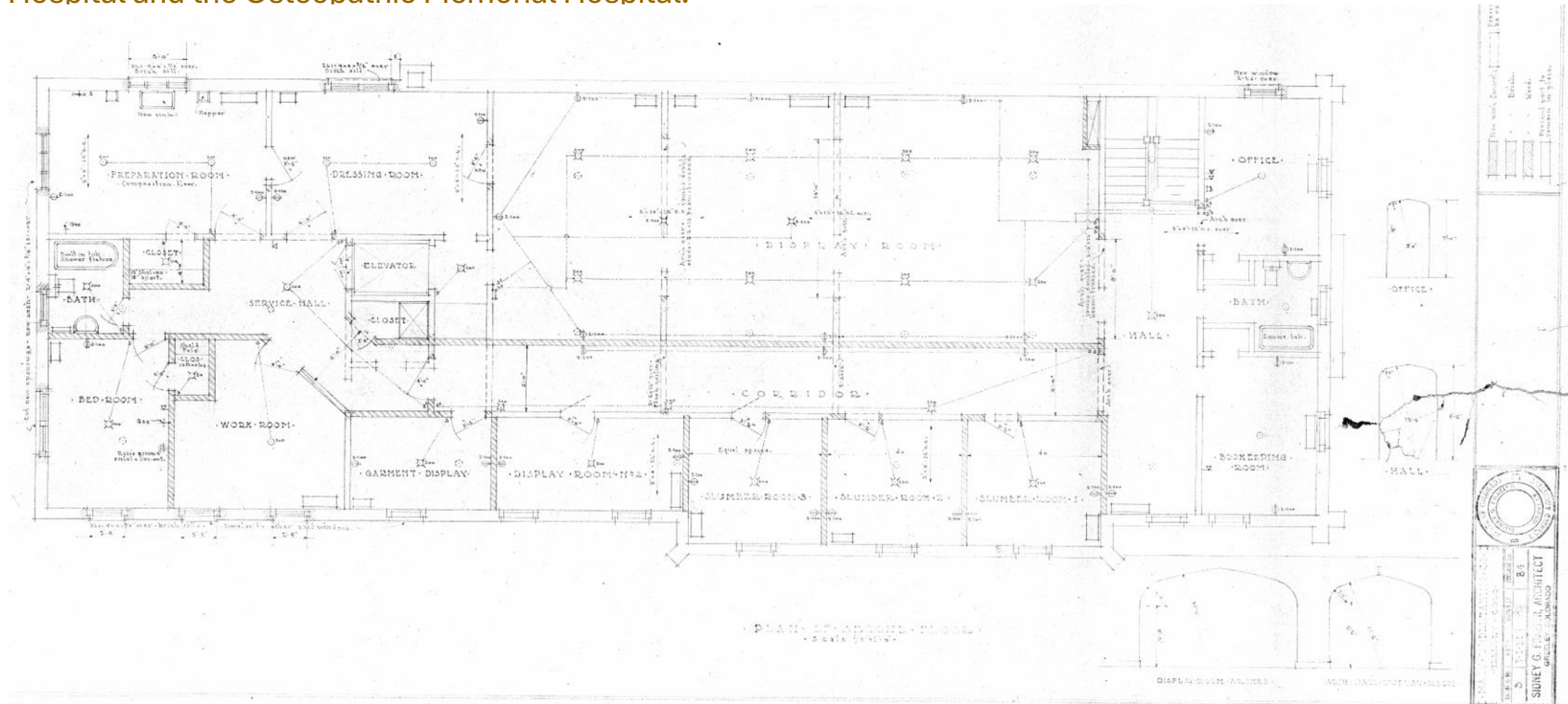
Distinct building characteristics include:

- Blond brick and stone material typical of the era*
- Varying patterns and quoin treatments*
- Fenestration includes ornate stonework & rounded arches*
- Patterns repeated in the east-facing stained-glass window and door treatments*
- Architectural banding at the base & top of walls*
- Articulated roof line defines the parapet wall and flat roof*
- Less ornate main floor windows at the NE corner of the building become 3-panel windows on the north face*



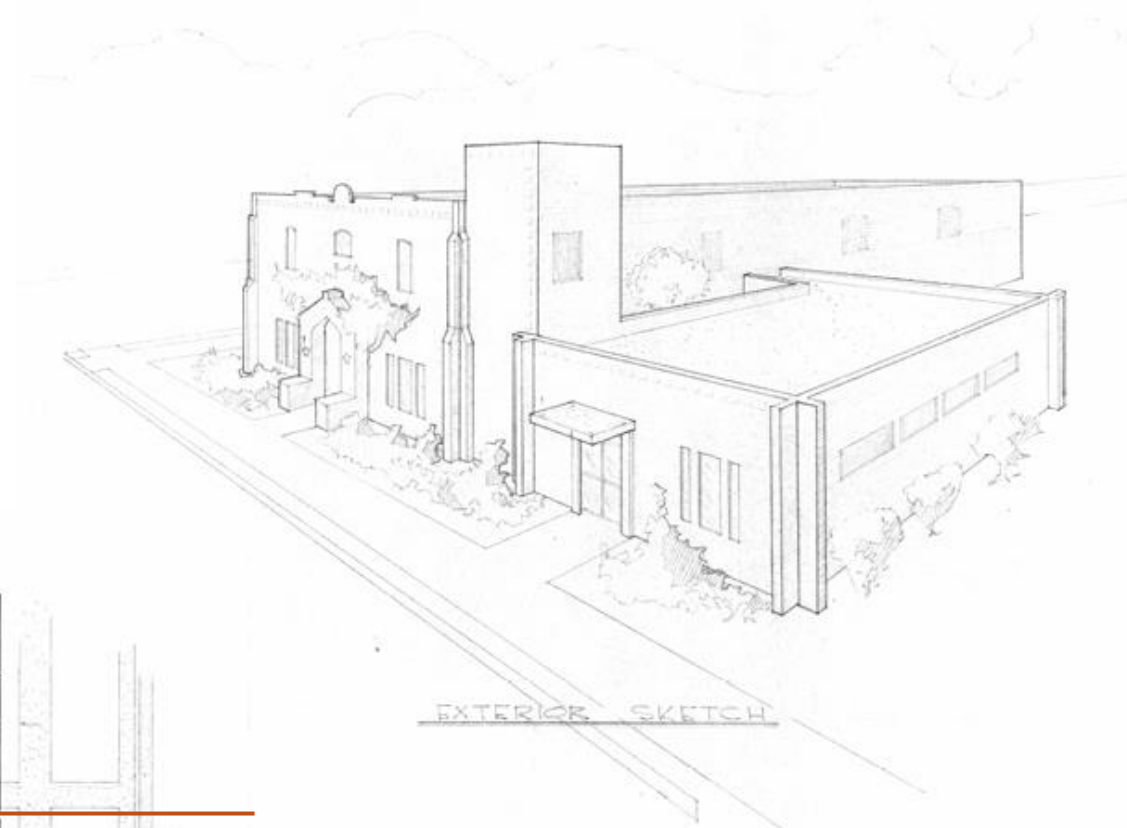
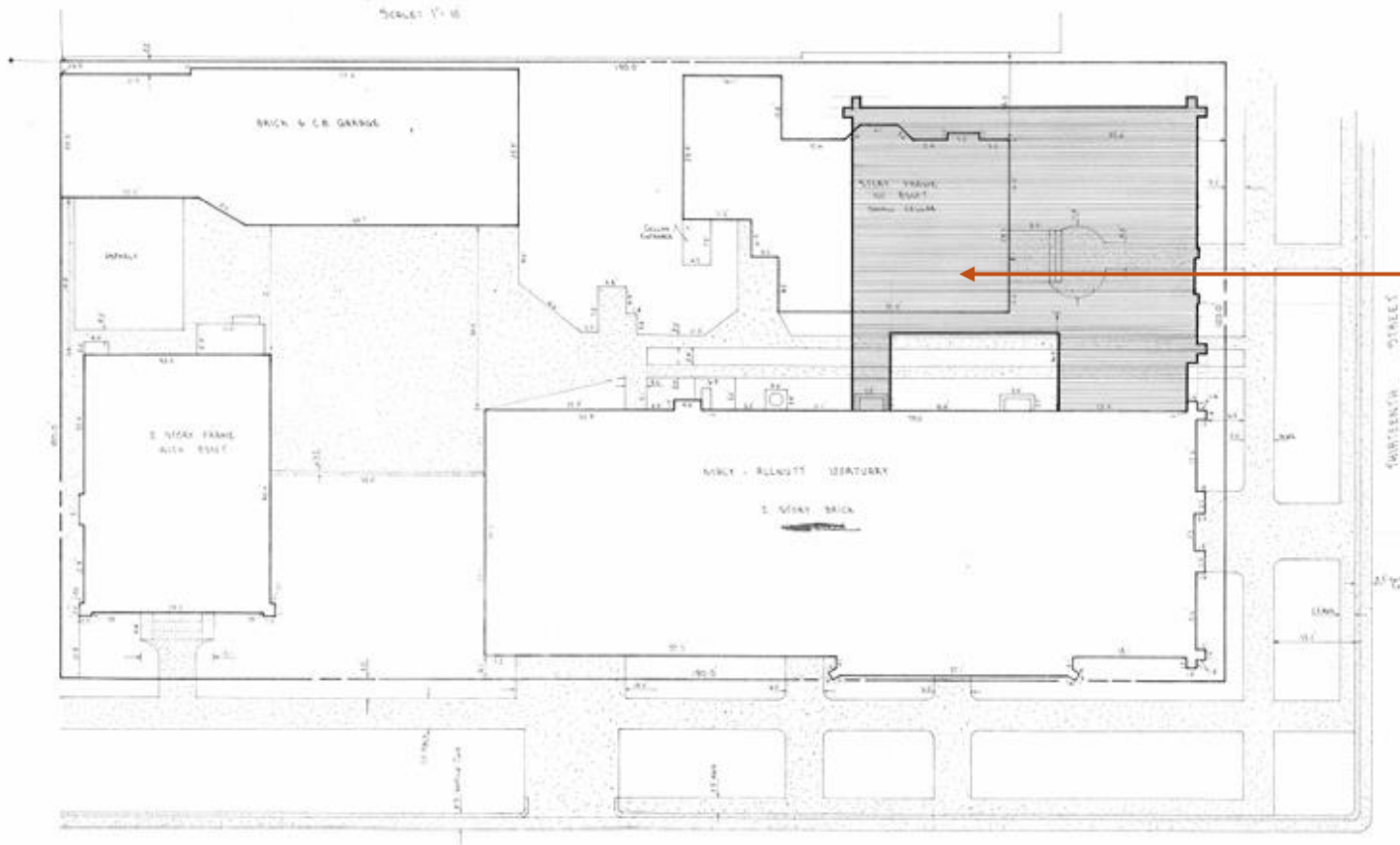
➤ ARCHITECTURE

Sidney G. Frazier, a Greeley Architect, produced drawings dated July 1, 1931, for some apparent interior modifications to the Macy-Allnutt building. Frazier is listed on the Office of Archaeology and Historic Preservation, practicing from 1909 – 1954. Greeley buildings credited to Frazier include Meeker High School, State Armory, Greeley HS Gymnasium, St. Peter's School, Greeley Tribune Building, Greeley Jr. HS, Greeley Baptist Temple, Weld County Public Hospital and the Osteopathic Memorial Hospital.



➤ ARCHITECTURE

C. Neal Carpenter, a Greeley Architect, designed the 1965 addition to the building (drawings dated 02.17.1965). The engineering design was done by the Greeley firm NHPQ (Nelson, Haley, Patterson and Quirk) and the addition constructed by Hensel Phelps Construction, also of Greeley



The addition would be constructed on that portion of the lot that contained Macy's former personal residence

➤ ARCHITECTURE

➤ 1965 Addition



North view of addition; note interface of new bldg. with complementary matching brick



Note the first-floor window pattern of the addition vis-à-vis the original structure.

While less ornate in appearance the windows accurately extend the pattern from the main structure as originally constructed

➤ ARCHITECTURE

➤ 1965 Addition



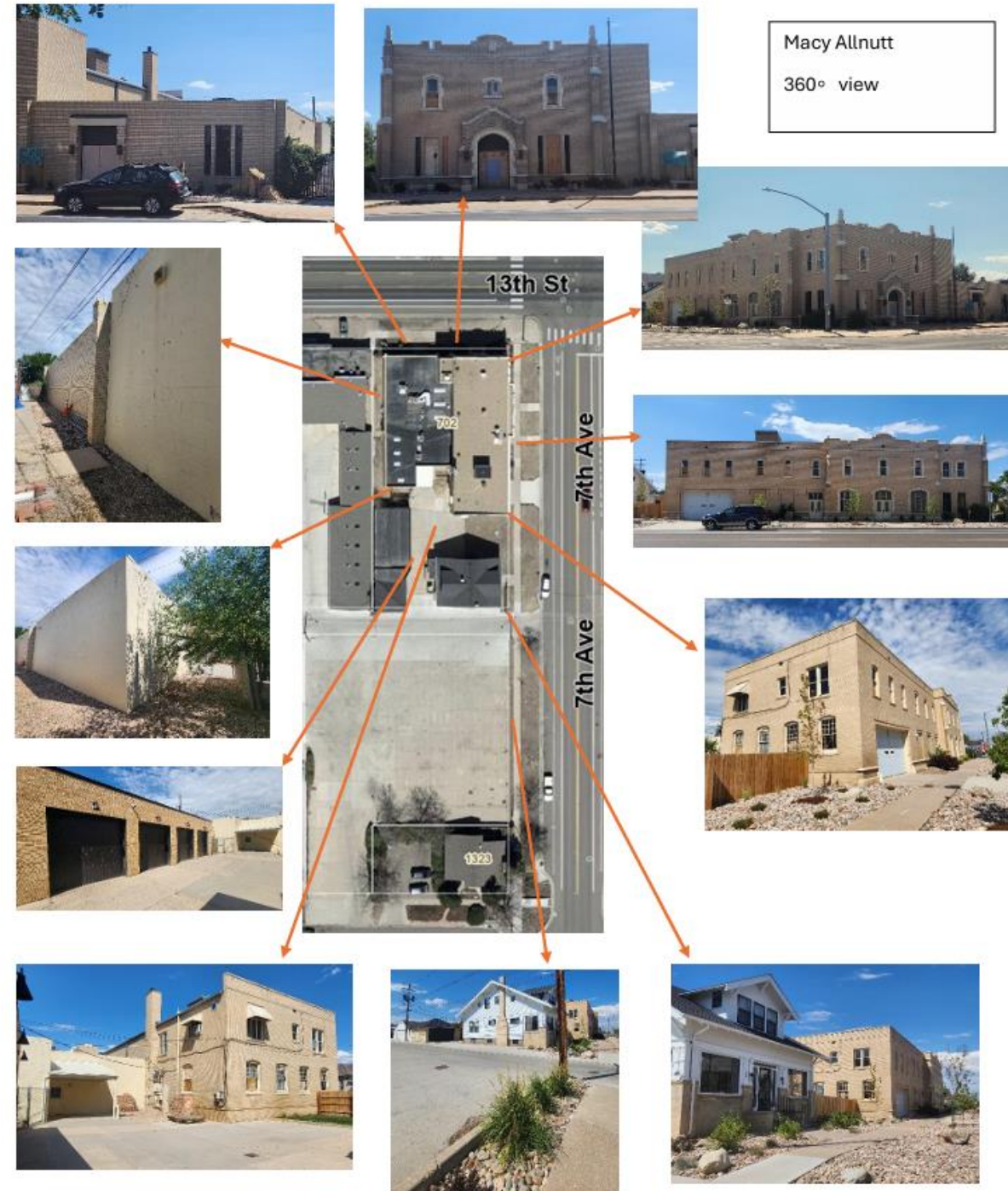
Southeast and southern faces of the addition were constructed from masonry blocks with a more utilitarian function & appearance



A minor 1998 addition was constructed that extended the addition slightly further to the south

Composite 360° view of property

The residence is also on Lot 1, Block 103, but is not part of the nomination request although it was occupied by Frederic Allnutt and his family for some time. Weld County records indicate a construction date of 1917, which would slightly precede the development of the mortuary



Macy Allnutt
360° view

➤ HISTORIC SIGNIFICANCE

This property carries historic significance as noted:

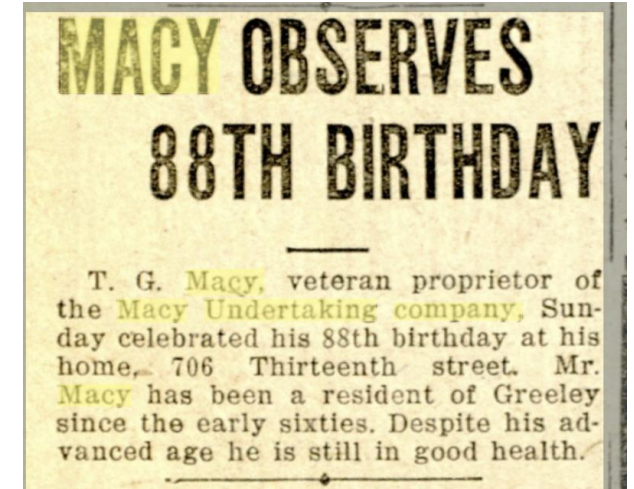
- Is one of the original lots held and sold by the Union Colony (1871)
- Was purchased in 1884 by Frances Macy, wife of Thomas G. Macy, Weld County's first elected coroner and Greeley's first undertaker
- The funeral home structure was erected on the site in 1918/1920
- The architectural design of the structure is distinctive and an eclectic blend of styles popular in the early 1900s
- The funeral home business existed at the site continuously until 2019 when the business relocated to West Greeley
- The funeral home has been the exclusive use of the property for 101 years and existing at that location through 5 generations of the family-owned business
- Is located within the Central Business District, City of Greeley Redevelopment District, the Downtown Development District, and the Greeley Creative District, and is proximate to the Union Pacific Depot and other area structures of significance



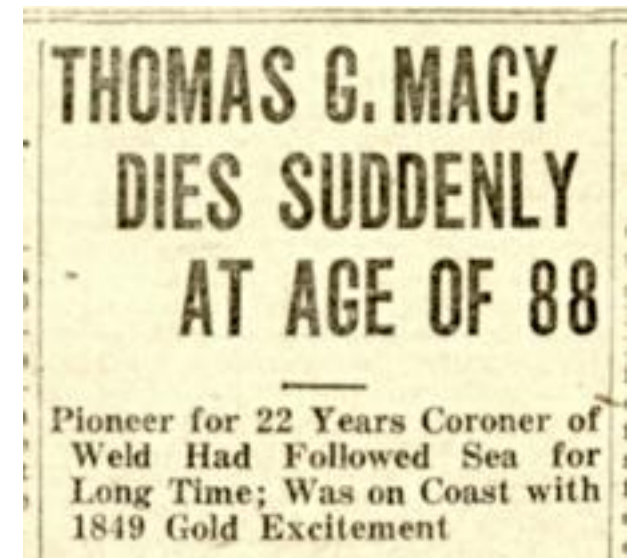
➤ HISTORIC SIGNIFICANCE

Some footnotes:

- The birthday announcement posted in the Greeley Tribune, dated February 4, 1923, noted Capt. Macy was celebrating his birthday at his residence next door to his mortuary. The listed residence address of 706 13th Street would have been immediately west of the original mortuary structure. The address of the adjacent floral shop is 712 13th Street and was constructed in 1966, a year after the main mortuary addition was commenced.
- Macy's health declined the month after his birthday, and he passed away on March 17th at his home after a 2-day bout of bronchitis.
- Macy's obituary noted his extensive history as a sea-faring officer, spending 20 years in that role and circling the world twice. He was attracted to California in the Gold Rush and "struck it rich." He spent his fortune buying a vessel of his own, that was wrecked on its first voyage.



T. G. Macy, veteran proprietor of the Macy Undertaking company, Sunday celebrated his 88th birthday at his home, 706 Thirteenth street. Mr. Macy has been a resident of Greeley since the early sixties. Despite his advanced age he is still in good health.



Pioneer for 22 Years Coroner of Weld Had Followed Sea for Long Time; Was on Coast with 1849 Gold Excitement

➤ HISTORIC SIGNIFICANCE

Footnotes (cont):

- Macy was the Weld County coroner for 22 years, traveling by horseback and by wagon to investigate deaths and arrange burials
- The full obituary chronicles an adventure-filled life originating from his family residing in the early Eastern Colonies, working by freighting and prospecting, driving a mail stage, developing a mining property, sustaining multiple financial setbacks and hardships, surviving numerous physical attacks and misfortunes from outlaws, but maintaining a resilient and optimistic attitude
- He was a member of several Greeley service clubs and organizations and described as a compassionate man who would extend grace to those who were 'financially depressed' and provide them essential funerary support regardless of their ability to pay

22 Years as Coroner

Captain Macy was coroner of Weld county for 22 years. He was first elected in 1891 and served until 1913. During a part of his term of office Logan and Morgan counties were a part of Weld. Hearing that a tragedy had occurred many miles from Greeley Coroner Macy would start away from here on saddle horse and leading a pack animal. Having investigated the death he would either bury the body on the prairie or pack it to the nearest town, according to its condition or the wishes of relatives and friends.

Captain Macy was called upon to investigate many murders and range feuds during his 22 years as coroner. He traveled thousands of miles by wagon in company with the sheriffs. He survived accidents and hardships which would have killed a man of less rugged constitution. Six years ago he suffered an attack of pneumonia and rallied after all hope of his recovery had been given up. Two years ago while riding in the mountains his automobile skidded from the road and overturned. He recovered from injuries which at first threatened to be very serious.

➤ CURRENT STATUS

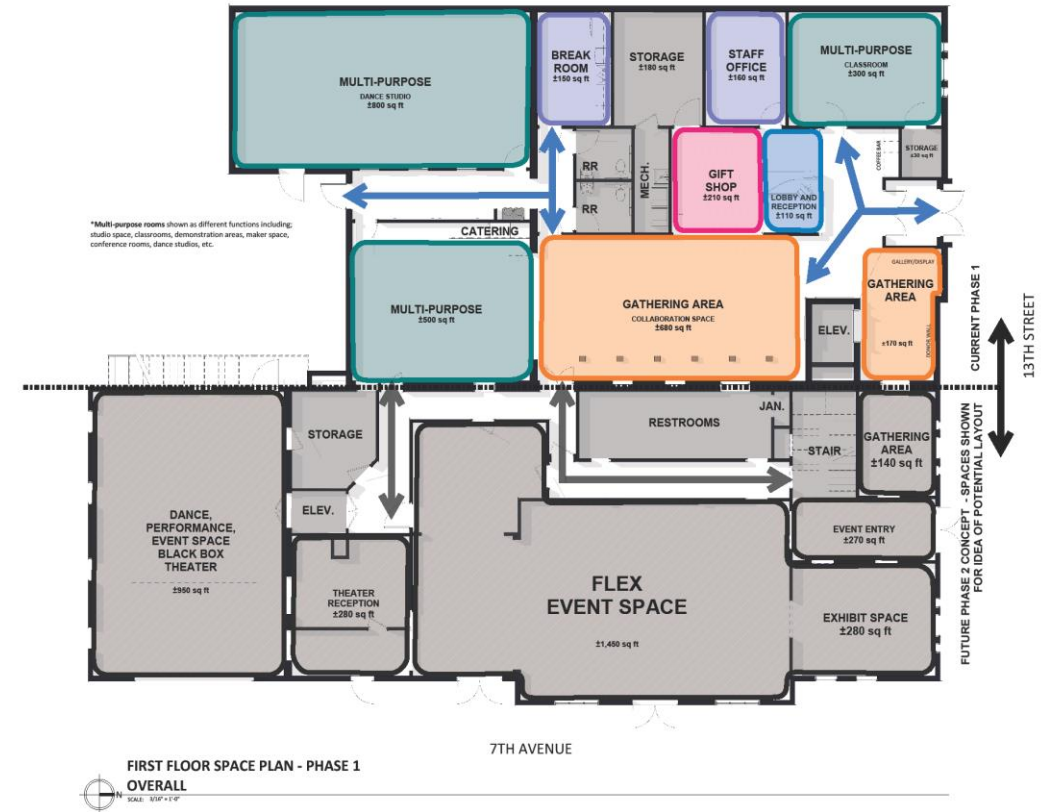
- Allnutt Funeral Services closed the building, moving to a new facility in west Greeley in 2019
- Richmark Real Estate Partners purchased the vacant building in 2020 and created concept plans to remodel the building to allow for office or similar tenant use.
- Work was undertaken to remove asbestos and install new mechanical systems in the building. In spring 2024, structural instability was experienced with asbestos removal, causing one of the roof systems to fail, and require interim structural bracing
- The Greeley Creative District is a 501(c)3 nonprofit organization formed in 2013 and achieving a state-designated district status in 2014, was formed to amplify the profile of our talented local creative and those engaged in creative industries. It has long sought to establish a physical business location and entered into a Tenants in Common Ownership Agreement with Richmark, in September 2024 for this purpose. The GCD holds a 60% majority interest in the property and fully responsible for its care and redevelopment
- Richmark has communicated its support of the nomination of the structure by the GCD for historic designation



➤ REDEVELOPMENT GOALS

- The GCD intends to develop the building as a Creative Center of Greeley, offering an administrative office for the organization, space for studios and practicing artists, classrooms, common workspace for a variety of creatives, dance, movement and performing areas, a gallery, exhibit space, gift shop, help desk, and event and meeting space.

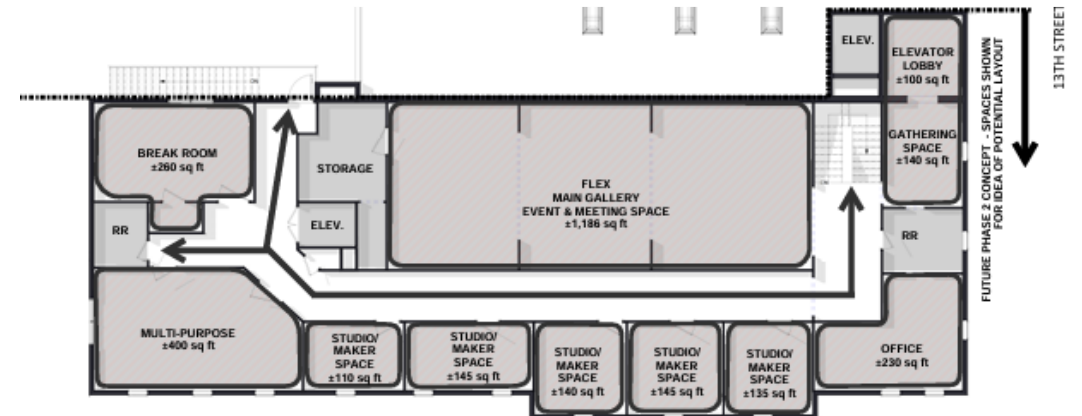
Phased Development per funding resources; Phase I (colored area) in progress with a 2025 mid-year completion estimate



Phase 1 Creative District Headquarters and Creative Center

CONCEPTUAL SPACE PLAN - 1ST FLOOR

11/04/2024
2330



➤ REDEVELOPMENT GOALS

- The GCD intends to respect and restore the historic character of the building with compliant and complementary redevelopment and seeks formal designation to facilitate that goal





Questions.....

Historic Preservation Commission

Agenda Summary

November 18, 2024

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

Title:

Revise the Building Permit Fee Refund Program policy

Summary:

The Building Permit Fee Refund program is a financial incentive for Greeley Historic Register properties that gives the opportunity to get a refund of the building portion of permit fees after a project has been completed. The program has been under-utilized, possibly in part because GHR owners do not know – or forget – about the program in the midst of doing projects requiring a permit. The program currently requires the refund application be submitted within 60 days of final inspection or Certificate of Occupancy/Completion, whichever is first. Staff recommends extending that to 6 months to increase the opportunity for permit applicants to take advantage of the program.

Recommended Action:

Revise the policy to change the refund submittal deadline to 6 months from 60 days.

Attachments:

Building Permit Fee Refund Program policy with proposed changes



Building Permit Fee Refund Policies

Historic Preservation Commission

(Adopted 9/13/2010)

Updated: 10/2021

Updated: 11/2024

Building Permit refunds for historical properties are offered by the City of Greeley as an incentive to owners in the maintenance, upkeep and improvement of historic properties. The following policies apply to historically designated properties or contributing properties in an historic district and provide a refund option as described in Section 24-1003(h) of the Greeley Municipal Code.

Historic Preservation Certificates of Approval are required before work ~~is commenced~~commences on a designated historic structure, except as it relates to qualifying interior or maintenance projects (see below).

Eligible Applicants

- Eligible applicants include owners and/or contractors of residential, investment, commercial or industrial properties, as well as non-profit organizations or governmental entities.
- The refund is non-transferable. The only eligible applicant for the refund is the property owner/contractor who applied for the permit. No refund is available if the property is sold or transferred before the project is completed and prior to a final inspection and/or a Certificate of Completion is issued.
- Refunds are for the building portion of the permit fee only; applicants must pay other applicable fees, plan review fees, ~~and~~ sales taxes, etc.

Eligible Projects

- Construction is limited to a locally designated historic structure that is designated as of the date of permit application or one that is in the process of applying for such designation.
- Work must require a building permit.
- Projects must fall within the definitions of restoration, preservation and rehabilitation, as defined by the U.S. Secretary of the Interior (see below).
- Work can be for the following: routine maintenance and repair (water heater, plumbing, electrical); life safety projects, and those bringing building systems into compliance with current building and/or zoning codes; rehabilitation and restoration projects (major repair, flatwork, items that preserve historic character that require a permit).

- Qualifying interior project examples (where no Certificate of Approval is required)
 - Electrical
 - Mechanical
 - Plumbing
 - Interior rehab projects according to U.S. Secretary of the Interior's Standards
 - Basement finishes
- Qualifying exterior project examples (where Certificate of Approval is required)
 - Re-roofing
 - Rehab/repair of existing historic detached garages
 - Rehab/repair of existing historic carports
 - Rehab/repair of existing historic sheds
 - Rehab/repair of existing historic porches
 - Rehab/repair of existing historic retaining walls that have significance
 - Siding repair and replacement (if historically appropriate materials are used and in accordance with the Secretary of the Interior's Standards)
- New construction is eligible if the work is undertaken to keep the property viable and does not exceed 10% of the building footprint's square footage.
 - Example: an addition to a house for accessibility
- Projects which exceed 10% of the footprint must first receive Historic Preservation Commission approval.

List of Ineligible Projects

- Projects that do not meet the U.S. Secretary of the Interior's Standards
- Those projects paid for by insurance (such as a replacement roof) or a Greeley Urban Renewal Authority rehabilitation loan.
- New construction or improvement of new accessory structures, such as sheds and garages.
- New construction that is not for the purpose of keeping the property viable or adequately maintained
- Projects commenced without proper City of Greeley or Historic Preservation Commission or Staff approval (e.g., without a building permit or a Historic Preservation Certificate of Approval, if required)

Procedures (See flow chart)

- Applications will be reviewed and determined by Historic Preservation Staff, unless review is required by the Commission.
 - Staff decisions may be appealed to the Historic Preservation Commission within 10 calendar days of the Staff decision.
 - Decisions of the Commission will be considered final on all refund applications unless appealed to Council within 30 calendar days of the Commission decision.
 - Decisions will be based on the Secretary of the Interior's Standards and will be in accord with the definitions of restoration, preservation, and rehabilitation as established by the Secretary of the Interior, included below.
- All applications must include a copy of the permit receipt showing a breakdown of the permit cost.
- Application must be made to the Historic Preservation Office for the refund within ~~60 calendar days~~ **6 months** after the final inspection and/or Certificate of Occupancy (Certificate of Completion) is issued, whichever is ~~earlier~~ **later**.

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Commented [EK1]: Staff recommends changing to 6 months to increase the opportunity for property owners and occupants to utilize the incentive.

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U.S. Secretary of the Interior Definitions

RESTORATION: the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

PRESERVATION: the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

REHABILITATION: the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Definitions (Section 24-1003(m))

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.

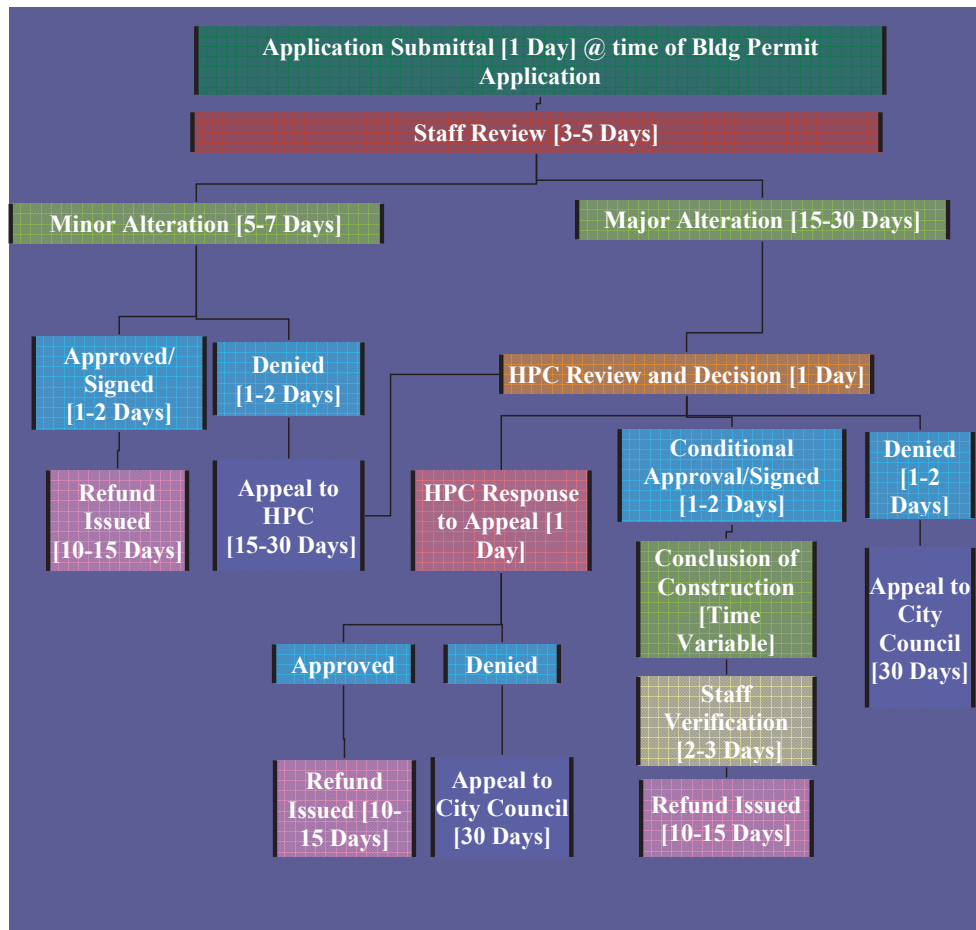
Maintenance, as used in this Chapter, means measures to protect and stabilize a property, including ongoing upkeep, protection and repair of historic materials and features. Maintenance shall include the limited and responsive upgrading of mechanical, electrical and plumbing systems and other Code-required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

Building Permit Fee Refund Process Flow Chart



Historic Preservation Commission

Agenda Summary

November 18, 2024

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

Title:

Warnoco/Boys & Girls Club Building Permit Fee Refund Application, 1407 2nd Street, HPFI2024-0002

Summary:

The Boys and Girls Club recently completed the rehabilitation of the Warnoco building and submitted an application for the refund of the building portion of their permit fees.

They request a refund for the building permit application for exterior and interior rehabilitation, permit #BCX2306-0527.

Project permit fees totaled \$29,626.31. The refundable building portion of the permit fee was \$19,113.75, the sales tax portion was \$0 because the Boys and Girls Club is non-profit, and the plan review fee was \$10,512.56.

The Boys and Girls Club of Weld County submitted the application for the refund of the building permit fee in the amount of \$19,113.75 on September 24, 2024. The Building Inspection Office issued a Certificate of Occupancy approval on June 27, 2024. The permit was finalized on July 26, 2024. While the application was submitted more than 60 days after the Certificate of Occupancy was issued on June 27, 2024, the permit was finalized on July 26th, and the application was submitted on day 60 after the permit was finalized. The project was complete and the project eligible for the refund, aside from the application submittal date.

Recommended Action:

Approval.

Attachments:

Historic Preservation Commission Summary
Application for Building Permit Fee Refund with copy of building permit receipt
HPC Certificates of Approval for Rehabilitation of 1407 2nd Street
Building Permit Fee Refund Program Guidelines

HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Building Permit Fee Refund Application for Major Alteration

PROJECT: Building Rehabilitation at 1407 2nd Street

CASE NUMBER: HPFI2024-0002

LOCATION: 1407 2nd Street

APPLICANT: Boys & Girls Clubs of Weld County

HISTORIC PRESERVATION COMMISSION MEETING DATE: November 18, 2024

HISTORIC PRESERVATION STAFF FUNCTION:

Review the application and make the final decision, as per 24-1003(h) of the City of Greeley Municipal Code by approving or denying the request.

PROJECT OVERVIEW AND BACKGROUND:

The Historic Preservation Commission designated the Warnoco Building on the Greeley Historic Register in September 2023.

In accordance with Section 24-1003(h) of the Development Code and the Commission-established guidelines for the Building Permit Fee Refund program, staff recommends approval of the permit refund application for 1407 2nd Street for exterior and interior building rehabilitation, HPFI2024-0002.

The refund program guidelines provide for staff review and approval of minor building permit fee refund applications, including interior mechanical projects, and Commission review and approval of major building permit fee refund applications. This permit includes the interior rehabilitation of the building, as well as exterior alterations for which the Commission issued Certificates of Approval for the rehabilitation work on September 18, 2023 & November 20, 2023.

Per Section 24-1003(i)(3)(d), the approved work has to be completed within 12 months of the Historic Preservation Commission approval date with the option of 2 six-month extensions as approved by the Community Development Director.

The project was completed by early June 2024 and the applicant obtained the Certificate of Occupancy on June 27, 2024. Permit applicant Boys & Girls Club of Weld County submitted the permit refund application on September 24, 2024. The permit was finalized on July 26, 2024. The

program policy indicates that the application must be made to the Historic Preservation Office for the refund within 60 calendar days after the final inspection and/or Certificate of Occupancy, whichever is earlier.

Staff determined the permit refund required Commission review because the project constituted a major alteration.

Application details:

- Applicant requests a refund for the building permit application for exterior and interior rehabilitation, permit #BCX2306-0527.
- Project permit fees totaled \$29,626.31. The refundable building portion of the permit fee was \$19,113.75, the sales tax portion was \$0 because the Boys and Girls Club is non-profit, and the plan review fee was \$10,512.56
- The Boys and Girls Club of Weld County submitted the application for the refund of the building permit fee in the amount of \$19,113.75 on September 24, 2024. The Building Inspection Office issued a Certificate of Occupancy approval on June 27, 2024. The permit was finalized on July 26, 2024. While the application was submitted more than 60 days after the Certificate of Occupancy was issued on June 27, 2024, the permit was finalized on July 26th, and the application was submitted on day 60 after the permit was finalized. The project was complete and the project eligible for the refund, aside from the application submittal date.

Section 24-1003(h) provides for the refund of City building permit fees for interior and exterior restoration, preservation and rehabilitation.

Staff Recommendation

Approval

Commission Motion

Commission finds the project meets the building permit fee refund program guidelines, with the exception of the refund application submittal date since it was within three months of the Certificate of Occupancy date and two months of the permit being finalized, thereby meeting the intent of the timeliness requirement, and approves the application of the Boys and Girls Club of Weld County for a refund of building permit fee on building permit #BCX2306-0527 for the exterior and interior alterations of 1407 2nd Street, based upon exterior and interior rehabilitation work that is eligible for a total refund of \$19,113.75.

Attachments:

Attachment A – Application for Building Permit Fee Refund for rehabilitation, with copy of building permit receipt

Attachment B – HPC Certificates of Approval for Rehabilitation of 1407 2nd Street,

Attachment C – Building Permit Fee Refund Program Guidelines



Building Permit Fee Refund Application Historic Preservation

The property owner and/or contractor who applied for the permit is eligible for a refund of the building portion of permit fees. The applicant should submit the application in accordance with the Building Permit Fee Refund Policies adopted by the Historic Preservation Commission. Historic Preservation Staff will review and determine all applications unless review is required by the Historic Preservation Commission. Decisions will be based on the Secretary of the Interior's Standards and will be in accord with the definitions of restoration, preservation and rehabilitation as established by the Secretary of the Interior.

**The application must include a copy of the Permit Receipt from the City of Greeley Building Inspection Office (located at 1100 10th Street). The Permit Receipt shows the breakdown of permit fees, including the building portion of the fees (building valuation). The refund includes interior and exterior projects that comply with the refund policy.

**Application for the refund must be made to the Historic Preservation Office within 60 calendar days after the final inspection and/or Certificate of Occupancy or Certificate of Completion is issued, whichever is earlier.

Property Owner or Contractor Name: Boys & Girls Clubs of Weld County

Property Owner or Contractor Address: P.O. Box 812
Greeley, CO 80631

Phone: (W) 970.573.6729(H) (C) 303-638-6557

E-mail address: ddixon@bgcweld.org

Building permit number: BCX2306-0527 Site Address: 1407 2nd Street, Greeley

Final Inspection Date/Certificate of Completion or Occupancy Date: May 25, 2024

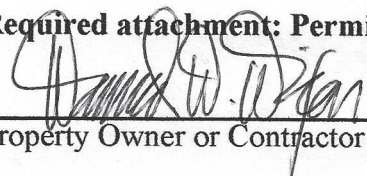
Total Permit Fee: \$ 29,626.31 (occupancy)

***Building Valuation Portion of Fee:** \$ 19,113.75

*Building Valuation portion of fee is the only portion of the fee eligible for the refund and excludes sales tax.

A fee refund based on the building permit portion of the project fees paid will be processed by the City of Greeley Finance Department following completion of the project and approval of the Building Inspection Division and the Historic Preservation Staff or Historic Preservation Commission.

Required attachment: Permit Fee Receipt from the Building Inspection office.



Property Owner or Contractor Signature

9/24/24

Date

City of Greeley Approvals:

Chief Building Official

Date

Planner III – Historic Preservation (staff approvals)

Date

Chair, Historic Preservation Commission (if required)

Date

Return completed application with permit receipt attached to the Historic Preservation Office, 1100 10th Street, Greeley, CO 80631 for refund. The Planner III - Historic Preservation will process the application. Expect the refund to be mailed to the address on the application.

PERMIT NO:
BCX2306-0527

CITY OF GREELEY ONLINE PERMIT

CITY OF GREELEY 1100 10th Street, CO 80631	PERMIT TYPE COMMERCIAL EXISTING	APPLIED DATE 6/23/2023	
24-HOUR INSPECTION REQUEST LINE <u>Schedule Online</u> (970) 350-9840 INSPECTION REQUESTS MUST BE RECEIVED BEFORE 6 AM ON THAT BUSINESS DAY	PERMIT SUB-TYPE REMODEL	APPROVED DATE 7/14/2023	
	JOB VALUE 4700000	ISSUED DATE 7/20/2023	
	APN R2867386		
Building Inspection: 970-350-9830 Planning: 970-350-9780 Fire: 970-350-9510 EDR: 970-350-9278	DESCRIPTION Renovate Existing Bldg. to New Teen Center		

PERMIT INFORMATION		FEE SUMMARY	
SITE	1407 2ND ST GREELEY, CO 80631	BUILDING FEES	\$19,113.75
APPLICANT	Sean Windsor 7380 Greendale Rd Windsor CO 80550	PLAN REVIEW FOR COMMERCIAL PROJECTS	\$10,512.56
OWNER	Boys and Girls Club PO Box 812 Greeley CO	SALES TAX	\$0.00
CONTRACTOR	ELDER CONSTRUCTION, INC. 7380 GREENDALE RD WINDSOR CO 80550	Total Fees Charged:	\$29,626.31

NOTE: This job copy of this permit shall be kept on the job site to make the required entries thereon. The permit will expire if work is not started in 180 days, is abandoned, or does not receive an inspection for more than 180 days. Additional fees will be collected to renew expired permits. This is a Building Permit when properly filled out, signed and validated, and is not transferable. Construction Hour: Construction is limited to the hours of 7:00am to 7:00pm each day. No work shall be performed on certain holidays (MMC V-213-3(b)).

INSPECTION SUMMARY	
☐ FINAL PERMIT**	
☐ ELECT ROUGH	
☐ MECH ROUGH	
☐ PLMB ROUGH	
☐ STRUCT ROUGH	
Permit Finaled Date: _____	Inspector Name: _____
Signature: _____	



**CITY OF GREELEY
CERTIFICATE OF APPROVAL
MAJOR ALTERATIONS**

The Historic Preservation Commission designated the Warnoco Building at 1407 2nd Street on the Greeley Historic Register on September 18, 2023.

At a public hearing on September 18, 2023, the Historic Preservation Commission approved the application of Terry Adams, Boys and Girls Club of Weld County Executive Director, for a Certificate of Approval for exterior alterations at 1407 2nd Street in accordance with Section 24-1003(j)(1) of the Greeley Municipal Code.

Legal Description: GR5711-C PT L7 & 8, City of Greeley, County of Weld, State of Colorado

A Certificate of Approval for exterior alterations is hereby granted for the following alterations:

*Masonry repointing, as needed, in accordance with condition below,
Replacement of north windows with black fiberglass windows with grids imitating the original steel windows,
Installation of a west entrance with a storefront and blue metal siding and a slanted roof,
Installation of an east entrance with a garage door and man door and blue metal siding and a slanted roof, and
Finish the east vestibule at the south end of the east elevation with vertical siding, in accordance with the attached architectural drawings.
No work can be done on the south windows, including rehabilitation or replacement, until condition #1 has been met below.*

In accordance with the criteria and standards in Section 24-1003(j)(1) of the Greeley Municipal Code, the reasons for the approval are included below:

Meets Greeley Municipal Code Section 24-1003(j)(1)a, b, c, e, f, and h

Conditions:

- 1. the applicant will provide documentation of the current condition of the windows to staff; 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;*

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.*

GREELEY HISTORIC
PRESERVATION COMMISSION:

ATTEST:

DocuSigned by:

Bob Brunswig

Robert Brunswig, Chair

9/28/2023

Date

DocuSigned by:

Elizabeth Kellums

Elizabeth Kellums, Secretary

9/27/2023

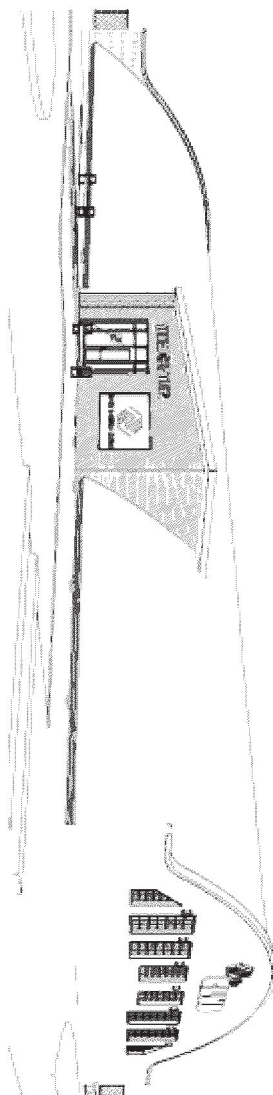
Date

2.683 ACRES
PROJECT NUMBER: SPR2023-0011

SITE PLAN

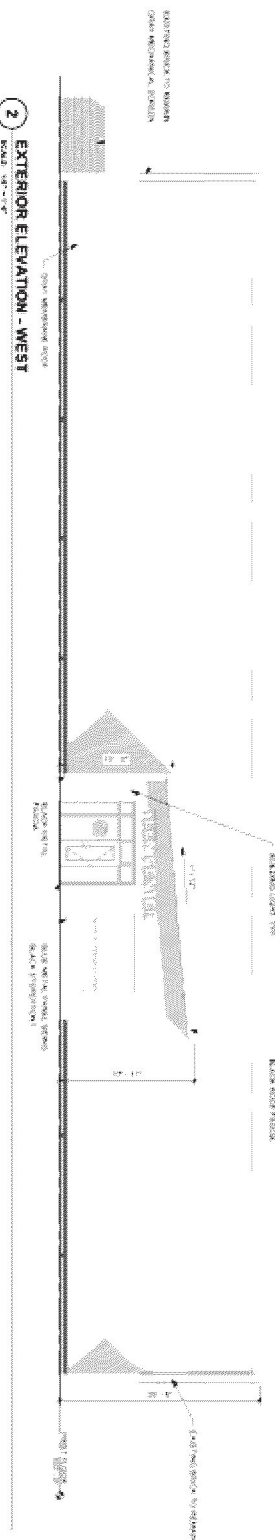
TRANSPARENCY CALCULATIONS

Business Unit	Volume (Millions)	Price (\$)	Revenue (\$)	Profit (\$)
Unit A	100	10	1,000	200
Unit B	200	5	1,000	100
Unit C	300	3	900	150
Unit D	400	2	800	120
Unit E	500	1	500	100



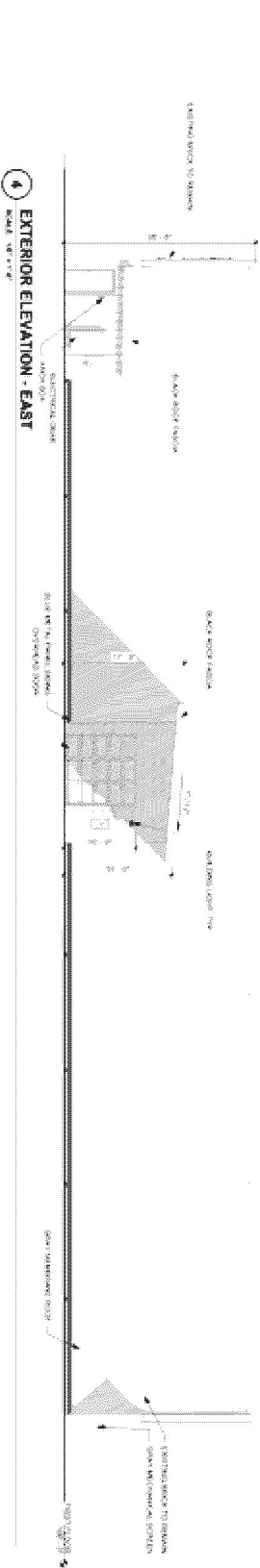
5 SOUTHWEST PERSPECTIVE FACING BUILDING ENTRANCE

10-11-94



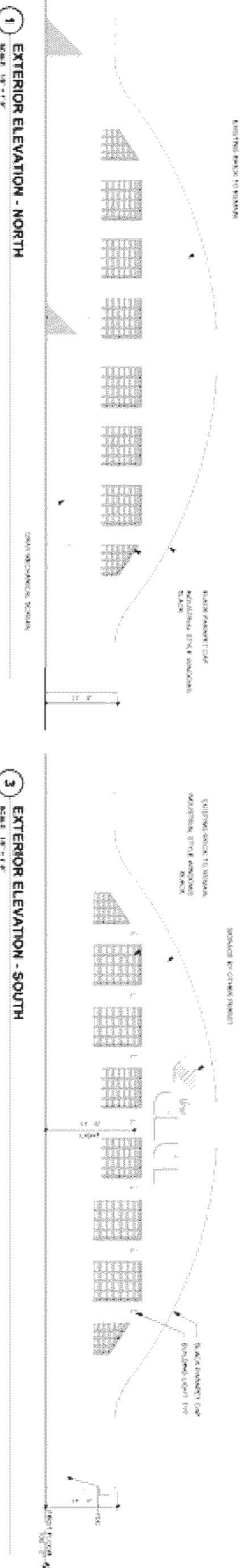
2 EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"

Results



4 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

1. A. 0.0001



3 EXTERIOR ELEVATION - SOUTH

[illegible]



**CITY OF GREELEY
CERTIFICATE OF APPROVAL
MAJOR ALTERATIONS**

The Historic Preservation Commission designated the Warnoco Building at 1407 2nd Street on the Greeley Historic Register on September 18, 2023.

At a public hearing on November 20, 2023, the Historic Preservation Commission approved the application of Terry Adams, Boys and Girls Club of Weld County Executive Director, for an amendment to the September 18, 2023 Certificate of Approval for exterior alterations at 1407 2nd Street in accordance with Section 24-1003(j)(3) of the Greeley Municipal Code with conditions.

Legal Description: GR5711-C PT L7 & 8, City of Greeley, County of Weld, State of Colorado

A Certificate of Approval for exterior alterations is hereby granted for the following alteration:

On the south façade, preserve existing metal window frames and replace existing glass with insulated glass.

In accordance with the criteria and standards in Section 24-1003(j)(1) of the Greeley Municipal Code, the reasons for the approval are included below:

Meets Greeley Municipal Code Section 24-1003(j)(1)a, c, e, f, and h

Conditions:

1. The applicant will obtain all required permits.

GREELEY HISTORIC
PRESERVATION COMMISSION:

DocuSigned by:
A handwritten signature in cursive script that reads "Christen DePetro".
CAE02FA97D8D280...
Christen DePetro, Chair

11/21/2023

Date

ATTEST:

DocuSigned by:
A handwritten signature in cursive script that reads "Elizabeth Kellums".
938539A0703D81A...
Elizabeth Kellums, Secretary

11/21/2023

Date



Building Permit Fee Refund Policies

Historic Preservation Commission

(Adopted 9/13/2010)
Updated: 10/2021

Building Permit refunds for historical properties are offered by the City of Greeley as an incentive to owners in the maintenance, upkeep and improvement of historic properties. The following policies apply to historically designated properties or contributing properties in an historic district and provide a refund option as described in Section 24-1003(h) of the Greeley Municipal Code.

Historic Preservation Certificates of Approval are required before work is commenced on a designated historic structure, except as it relates to qualifying interior or maintenance projects (see below).

Eligible Applicants

- Eligible applicants include owners and/or contractors of residential, investment, commercial or industrial properties, as well as non-profit organizations or governmental entities.
- The refund is non-transferable. The only eligible applicant for the refund is the property owner/contractor who applied for the permit. No refund is available if the property is sold or transferred before the project is completed and prior to a final inspection and/or a Certificate of Completion is issued.
- Refunds are for the building permit only; applicants must pay other applicable fees and sales taxes.

Eligible Projects

- Construction is limited to a locally designated historic structure that is designated as of the date of permit application or one that is in the process of applying for such designation.
- Work must require a building permit.
- Projects must fall within the definitions of restoration, preservation and rehabilitation, as defined by the U.S. Secretary of the Interior (see below).
- Work can be for the following: routine maintenance and repair (water heater, plumbing, electrical); life safety projects, and those bringing building systems into compliance with current building and/or zoning codes; rehabilitation and restoration projects (major repair, flatwork, items that preserve historic character that require a permit).
 - Qualifying interior project examples (where no Certificate of Approval is required)
 - Electrical

- Mechanical
- Plumbing
- Interior rehab projects according to U.S. Secretary of the Interior's Standards
- ⊖ Basement finishes
- Qualifying exterior project examples (where Certificate of Approval is required)
 - Re-roofing
 - Rehab/repair of existing historic detached garages
 - Rehab/repair of existing historic carports
 - Rehab/repair of existing historic sheds
 - Rehab/repair of existing historic porches
 - Rehab/repair of existing historic retaining walls that have significance
 - Siding repair and replacement (if historically appropriate materials are used and in accordance with the Secretary of the Interior's Standards)
- New construction is eligible if the work is undertaken to keep the property viable and does not exceed 10% of the building footprint's square footage.
 - Example: an addition to a house for accessibility
- Projects which exceed 10% of the footprint must first receive Historic Preservation Commission approval.

List of Ineligible Projects

- Projects that do not meet the U.S. Secretary of the Interior's Standards
- Those projects paid for by insurance (such as a replacement roof) or a Greeley Urban Renewal Authority rehabilitation loan.
- New construction or improvement of new accessory structures, such as sheds and garages.
- New construction that is not for the purpose of keeping the property viable or adequately maintained
- Projects commenced without proper City of Greeley or Historic Preservation Commission or Staff approval (e.g., without a building permit or a Historic Preservation Certificate of Approval, if required)

Procedures (See flow chart)

- Applications will be reviewed and determined by Historic Preservation Staff, unless review is required by the Commission.
 - Staff decisions may be appealed to the Historic Preservation Commission within 10 calendar days of the Staff decision.
 - Decisions of the Commission will be considered final on all refund applications unless appealed to Council within 30 calendar days of the Commission decision.
 - Decisions will be based on the Secretary of the Interior's Standards and will be in accord with the definitions of restoration, preservation, and rehabilitation as established by the Secretary of the Interior, included below.
- All applications must include a copy of the permit receipt showing a breakdown of the permit cost.
- Application must be made to the Historic Preservation Office for the refund within 60 calendar days after the final inspection and/or Certificate of Occupancy (Certificate of Completion) is issued, whichever is earlier.

U.S. Secretary of the Interior Definitions

RESTORATION: the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

PRESERVATION: the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

REHABILITATION: the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Definitions (Section 24-1003(m))

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.

Building Permit Fee Refund Process Flow Chart

