

Historic Preservation Commission Agenda

Regular Meeting

Monday June 16, 2025 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/84623400797>

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.



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Submit Written Comments:

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



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



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



Historic Preservation Commission

June 16, 2025 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. Public Hearing to Consider a Request for a Certificate of Approval for Major Alteration for Exterior Rehabilitation of the Macy-Alnutt Funeral Home at 702 13th Street - HPDR2025-0012
6. Public Hearing to Consider a Request for a Certificate of Approval for Major Alteration for the replacement of the glass of two windows on the rear addition of the Neill House at 1863 13th Avenue- HPDR2025-0013
7. Commission Member Reports
8. Staff Report
9. Adjournment

Historic Preservation Public Hearing Procedure

Public Hearing to...

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

HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Certificate of Approval for Major Alteration

CASE NUMBER: HPDR2025-0012

PROJECT: Exterior Rehabilitation of Macy-Allnutt Funeral Home

LOCATION: 702 13th Street

APPLICANT: Shaun Moscrip, on behalf of property owner, the Greeley Creative District

CASE PLANNER: Betsy Kellums, Planner III – Historic Preservation

HISTORIC PRESERVATION COMMISSION HEARING DATE: June 16, 2025

HISTORIC PRESERVATION COMMISSION FUNCTION:

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

PROJECT OVERVIEW AND BACKGROUND:

Proposed Project

On May 20, 2025, Shaun Moscrip, of ALM2S Architecture, on behalf of property owner the Greeley Creative District, submitted an application for a Certificate of Approval to the Historic Preservation Office for exterior rehabilitation of the Macy-Allnutt Funeral Home at 702 13th Street. Staff determined the application to be complete on May 21, 2025. The applicant requests approval to replace two pairs of missing exterior doors with aluminum doors, repair existing wood doors, rehabilitate windows, repoint existing damaged mortar, replace damaged concrete masonry unit (CMU) parapet caps on the 1998 CMU addition on the south end of the 1960s west addition, and replace weathered protective plexiglass protecting stained glass windows with new plexiglass.

The proposed installation of two sets of aluminum doors on the main entrances on the north side of the building would be similar to the copper repose doors but would be a modern interpretation of the copper repose doors that were removed when the funeral home relocated to a new site.

The following specifications are taken from the architectural drawings in the application packet.

Section 08 01 52 Wood Window Repair

The wood window rehabilitation will include the following items:

1. Repair wood window frames, sashes, and divided lite muntins. Replace broken or missing members, to extent required. Repair using epoxy wood filler, LiquidWood and Woodepox or equal.
2. Sand wood surfaces to next intact paint layer.
3. Prepare wood surfaces for refinishing.
4. Remove and replace all window putty.

The wood door repair and replacement of missing aluminum doors will include the following items:

Section 08 01 14 Wood Door Repair

1. Repair and rehabilitation of historic wood operable doors, door frames, fixed sidelite, transom and storefront frames, as indicated on the drawings and in accordance with the repair classification specified herein, including but not limited to:
 - a. Refurbish exterior and interior surfaces and edges of all wood doors and frames as necessary, including repairing or replacing missing or broken exterior and interior casings, mouldings and trims.
 - b. Refurbish exterior and interior surfaces and edges of all wood sliding freight doors as necessary, including repairing or replacing missing or broken exterior and interior trims.
 - c. Refurbish existing historic door hardware or furnish new hardware where missing or broken.
 - d. Replace broken or non-original glazing specified in Section 08 81 16 where needed.

Section 04 01 20 Masonry Repair

Cleaning joints, resetting loose or missing brick units and miscellaneous repointing of existing brick masonry. This work will be covered by a change order, based upon the unit prices requested in Section 01 22 00.

Pressurized-water cleaning of original brick and stone masonry. No sandblasting or other abrasive technique will be permitted.

Section 04 05 13 Masonry Mortaring

Mortar: Type S 1,800 psi minimum 28 -day compressive strength, color to match specified masonry units, unless specified to be field painted. Tool joints concave, unless otherwise indicated.

Repointing Mortar for Historic Buildings: Type N or O Mortar, as determined by mortar analysis, tempered with hydrated lime for resetting existing units, repointing and masonry repair of the existing building, 450 psi +/- 15%.

Mortar Analysis: Contractor shall engage a qualified consultant to provide an analysis of the composition and relative strength of the historic masonry mortar.

Please see the application and narrative for a Certificate of Approval, architectural drawings and photos, and existing site map.

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.

Background

The Macy-Allnutt Funeral Home is designated on the Greeley Historic Register and is subject to review by the Historic Preservation Commission for major alterations. The criteria in Section 24-1003j, the Secretary of the Interior's Rehabilitation Standards, and the General Historic Preservation Design Review Guidelines apply to this property.

SITE 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
Designation:	Individually listed on Greeley Historic Register (GHR)
Year Property Built:	1918-20
Architectural Style/Type:	Mix of Classical Revival, Neo-Gothic Revival and Romanesque Revival
Zoning:	Commercial – High Intensity
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

KEY ISSUES AND ANALYSIS:

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

Greeley Municipal Code, Section 24-1003j Criteria for Certificate of Approval

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

- (a) The effect of the alteration or construction upon the general historical or architectural character of the designated property.*
- (b) The architectural style, arrangement, texture and materials of existing and proposed construction, and their relationship to other buildings.*
- (c) The effects of the proposed work in creating, changing or destroying the exterior architectural features and details of the structure upon which the work shall be done.*
- (d) The compatibility of accessory structures and fences with the main structure on the site and with adjoining structures.*
- (e) The effect of the proposed work upon the protection, enhancement, perpetuation and use of the landmark or landmark district.*
- (f) Compliance with the current Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, as defined in 24-1003.m.*
- (g) If the property is a non-contributing property in a historic district, then alterations will be in accordance with the district designation plan as recommended by the Commission and approved by City Council.*
- (h) Other requirements for alterations of a designated property or contributing property in a district as are required by the procedures and bylaws established by the Commission.*

Secretary of the Interior's Standards for Rehabilitation

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

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

Applicable Guidelines from the Historic Preservation Design Guidelines

Preservation of Original Features

Original materials and features, as well as the distinctive form, scale, and siting of a structure, contribute to its character and should be respected and preserved whenever feasible. The distinguishing qualities and characteristics of the structure and its site should be preserved using the simplest means possible. It is important that the property retain a high percentage of original features to retain its integrity. This is especially true for individually designated properties.

3. Respect the historic design character of the building.

Do not try to change its style or make it look older or more ornate than it really is. An honest

approach enhances the significance of the structure.

4. Protect and maintain significant features and stylistic elements.

Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain original features from the outset so that repair or replacement is not required.

5. Preserve any existing original site features or original building materials and features.

- a. Preserve original wall and roof materials.
- b. Preserve original doors, windows, porches, and other architectural features.
- c. Preserve original site features such as set-back, steps, walls, fences, landscaping, and walkways.
- d. Avoid removing or altering original materials and features.
- e. If weatherization is necessary to maintain energy efficiency, do not remove original doors or windows. Select storm windows and doors that do not diminish the integrity of the original doors and windows.

6. Repair deteriorated historic features to the extent possible, and replace only those elements that cannot be repaired.

- a. Patch, piece-in, splice, consolidate, or otherwise upgrade the existing material, using recognized preservation methods whenever possible, rather than remove the element.
- b. If disassembly of an original element is necessary for its repair or restoration, use methods that minimize damage to the original materials and replace the disassembled components in their original configuration.

Masonry

Masonry is a common material for historic buildings in Greeley. Houses may be constructed of brick with wood detail and trim, while commercial and institutional buildings are constructed of either brick or stone with stone, terra cotta, or other trim. The character of a historic masonry wall is a combination of the material itself, the size and proportion of the modular units, the finish of the material, the pattern with which the material may be laid, and the character of the mortar that binds the units together. All of these features should be preserved when feasible. Ancillary buildings and site features constructed of masonry should be treated in the same way.

11. Preserve the original masonry when feasible.

- a. Avoid painting masonry, unless this is needed to provide a weather-protective coating to soft material. Painting changes the character of the building. If painting is necessary, select a color as close to the original masonry as possible.
- b. Paint may be removed from masonry if the procedure will not damage the original finish. Repainting in the original color of the masonry is an alternative to stripping the paint.
- c. If masonry has a stucco finish, removing the covering may be difficult, since original brick finishes were sometimes chipped to provide a connection for the stucco application. If removing stucco is to be considered, first remove the material from a test patch to

- d. determine the condition of the underlying masonry.
- d. Covering masonry with other materials is inappropriate.

12. Preserve original mortar characteristics, including composition, profile, and color.

In most cases, matching the composition of the original mortar mix may be essential to the presentation of the masonry itself. In order to avoid deterioration of the masonry, the mortar must be softer or more permeable than the masonry units. Matching the original mortar will also prevent moisture from being trapped inside the walls.

13. Match the size, proportions, finish, and color of the original, if portions of masonry walls must be replaced.

Horizontal surfaces such as chimneys, sills, and parapet copings are likely to show the most deterioration.

Doors and Entrances

Front doors and primary entrances are among the most important elements of historic buildings. The original size and proportion of a front door, the details of design of the door itself and the detail around it, and the placement of the door and entrance contribute to the character.

17. Preserve the functional, proportional, and decorative features including the door and its frame, sill, head, jamb, moldings, and any flanking windows.

- a. Avoid changing the position and function of original front doors and primary entrances.
- b. If necessary, replace original doors with designs and finishes similar to those found historically.

Windows

Windows, the elements that surround them, and their relationship to one another are among the most important character-defining elements of a historic structure. The basic elements of windows are their operation, proportions, number of divisions, and the dimensions of the frame. Historic windows should be preserved wherever feasible; this is especially important for individually designated properties.

18. Preserve the functional and decorative features of original windows.

- a. Features important to the character of windows include frames, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.
- b. Stained and leaded glass are often found in windows and doors of historic buildings and houses, and special care should be taken to preserve and protect these windows.
- c. Typically, houses feature a front window or grouping of windows. The proportions, type, relationship, decorative glass, and surrounding detail should be preserved.
- d. Repair frames and sash by patching, splicing or reinforcing, rather than replacing.
- e. If replacement of any original window is necessary, match it as closely as possible.

19. Retain the position, type, number, and groupings of windows, especially on significant facades.

20. Maintain original window proportions.

- a. Preserve the vertical emphasis typical of historic windows.
- b. Do not reduce an original opening to accommodate a smaller window. Likewise, do not enlarge an opening to accommodate a larger window. If enlargement is necessary for emergency egress, do so on a minor elevation (rear or side).

21. Use materials that appear similar to the original when replacement is necessary.

- a. Replacing a wood window with another wood window is preferred; however, other materials may be considered if the operation, dimension, profile, and finish are similar.
- b. Glass block should be avoided unless it was typical of the style or period. If used, the opening size should not be altered.

22. Consider storm windows as an alternative to window replacement.

- a. Install storm windows on the interior when feasible.
- b. Match the sash of the original windows, if storm windows are installed on the exterior.
- c. Metal storm windows may be appropriate if the frames match the proportions and profile of the original windows and if the frames are anodized or painted so that raw metal is not visible.

Replacement or Substitution of Original Features

In the event replacement is necessary, the new feature should match the original in size, shape, color, texture, and other visual qualities. Original features include siding, porches, wood frame windows, decorative detailing, etc.

27. Replace missing original features with accurate replications where feasible.

- a. Replace only those portions that are beyond repair.
- b. Use the same kind of material as the original when feasible. A substitute material is acceptable if the form and design of the substitute itself conveys the visual appearance of the original material. For example, a metal window frame may be considered if it accurately conveys the dimension and profile of the original wood window.
- c. A high percentage of the materials and features of the property must be original in order to retain historic integrity. While no exact percentage should be used, the building must be able to convey a sense of its period of significance.

28. Replace missing architectural elements using accurate information about original features.

- a. The design should be substantiated by physical or pictorial evidence to avoid misrepresentation of the building's genuine heritage.
- b. Historic photographs of buildings and neighborhoods may document the historic appearance of a particular structure. The City of Greeley Municipal Archives, Michener Archives, the Western History Department of the Denver Public Library and the Colorado Historical Society Library are the major repositories for historical photographs.

- 29. Develop a new design that is a simplified interpretation of a similar feature when the original is missing and cannot be documented.**
- a. The new element should relate to comparable features in general size, shape, scale and finish.
 - b. A replacement should be identifiable as being new, so it will not create a false historical impression, but it should be compatible with the overall architecture of the structure. This may be accomplished by using a simplified design of similar design elements of the same period. Avoid exact replication of features or elements.
 - c. Use materials similar to those employed historically, where feasible.
 - d. Methods to make it compatible and/or identify it as new:
 1. Install a date plaque on the speculative design to provide information to future researchers about changes that have occurred to the property, especially for individually designated properties.
 2. Use nominal dimension lumber instead of full dimension lumber.
 3. Use a different foundation material.
 4. Use different siding.
 5. Offset the addition so it is obvious where it starts. For example, if it is a rear addition, do not build it flush with the walls but a few inches from the side wall to make it obvious.

Staff Analysis:

The proposed project, including rehabilitation of existing historic windows and doors, replacement of missing copper repose doors with similar aluminum doors, replace weathered protective plexiglass, repoint existing damaged mortar, and replace damaged CMU parapet caps, complies with the applicable criteria and standards for the following reasons:

All aspects of the proposed project would have a positive impact on the historical and architectural character of the building and on the architectural features and details. The rehabilitation of existing windows and doors would allow the windows and doors to continue to be used and would extend their life, thereby maintaining the integrity of the building. Installation of two pairs of aluminum replacement doors mimicking the decorative copper repose doors on the two north entrances would allow for the continued use of the building with a modern interpretation of the building, rather than create a false sense of history.

The repointing of the damaged mortar is critical for the preservation and reuse of the building and would also have a positive impact on the character of the building and the architectural details, as it would extend the life of the building.

For these reasons, the project would also have a positive impact on the protection, enhancement, perpetuation, and use of the building because the would be improving the condition of the building and its features and thereby extending its life and use.

The installation of new plexiglass to protect the stained glass to replace existing plexiglass would not impact the integrity and would improve the aesthetics while protecting the architecturally significant stained-glass windows.

The replacement of portions of the concrete cap on the 1998 addition on the south end of the 1960s addition would have a positive impact on that portion of the building as it would protect the building from moisture. Replacing damaged material with the same material when it needs to be replaced is the best treatment for the building.

All aspects of the proposed project would meet the Secretary of the Interior's Standards for Rehabilitation. It retains, preserves, and repairs character-defining features and the new use is compatible with the building because it requires minimal interior changes and retains and preserves significant features on the exterior, thereby meeting standards #1 and 2. The project does not make changes that create a false sense of historical development and it retains and preserves the 1960s addition that is significant in its own right, meeting standards #3 and 4. The repair rather than replacement of historic windows and doors is the appropriate treatment, meeting standard 6. The replacement of the doors that are missing with aluminum doors designed to mimic but not exactly replicate the copper repose doors is the appropriate treatment, as they would not be adding conjectural features or materials, and it would be clear that they are not original, so they would not convey a false sense of history, thereby meeting standards #3 and 4. Since the new aluminum doors will be differentiated from the old and would not adversely impact the integrity of the property if removed in the future, they would meet the Secretary of the Interior's Standards, particularly #9 and 10.

The proposed project preserves original features and elements, repairs features as needed and replaces missing features with architecturally appropriate modern interpretation as needed. For these and the above reasons, the proposed project meets the design guidelines.

In summary, for these reasons, all aspects of the proposed project meet the criteria and standards in Section 24-1003(j) of the Greeley Municipal Code, including the Secretary of the Interior's Standards and the Historic Preservation Design Review Guidelines.

Section 24-1003(j) (1) Criteria and Standards Addressed: a, c, e, f, and h (Secretary's Standards #1, 2, 3, 4, 5, 6, 9, 10) and the Historic Preservation Design Guidelines.

PUBLIC NOTICE:

Greeley Municipal Code Section 24-1003(f) specifies public notification requirements for Certificate of Approval applications, specifically posting a sign at the property, readily visible by adjacent property owners and from the public right-of-way, no less than 14 days prior to the public hearing. The applicant posted notice at this property on May 27, 2025. On May 23, 2025, Staff emailed a letter of notification to the applicant and to the property owner with the date, time and location of the public hearing.

STAFF RECOMMENDATION:

Staff recommends approval of the exterior rehabilitation, including installation of new doors, rehabilitation of window and doors, repointing damaged mortar, replacing damaged CMU parapet caps, and replacing weathered protective plexiglass.

RECOMMENDED MOTION:

A motion that, based on the application received and the preceding analysis, the Commission finds that the proposed exterior rehabilitation of the Macy-Allnutt Funeral Home at 702 13th Street meets (1) Criteria and Standards a, c, e, f, and h of Section 24-1003(j)(1) of the Greeley Municipal Code, and therefore approves the request for a Certificate of Approval.

ATTACHMENTS:

Attachment – Application & Attachments

Attachment – Existing Site Map



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

APPLICATION FORM FOR CERTIFICATE OF APPROVAL
MAJOR ALTERATIONS

The City of Greeley's Historic Preservation Code, Section 24-1003 of the Municipal Code, requires that no exterior major alteration is permitted of any designated historic property or property within a designated historic district without a Certificate of Approval issued by the Historic Preservation Commission. **Please complete pages 5, 7, and 8 and add additional sheets as necessary.**

PROPERTY OWNER(S)

Name: Greeley Creative District (Board Chair Rebecca Safarik)
Address: 802 9th ST Ste 100
Greeley CO 80631
Phone: _____
Cell phone: 970 573 0310
Email: Rsafarik@comcast.net

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

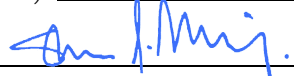
Name: Shaun Moscrip
Address: 123 College Ave Ste 204
Ft. Collins CO 80524
Phone: 970 661 3686
Cell phone: 970 443 4523
Email: smoscrip@alm2s.com

HISTORIC PROPERTY

Name: Macy-Allnut Mortuary
Address: 702 13th st Greeley CO 80631
Historic District (if applicable): _____
Legal Description: Block 103 Lot 1

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

Applicant (Print): Shaun Moscrip Telephone: 970 661 3686

Signature:  Date: 5/19/25

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

Owner (Print): Rebecca Safarik Telephone: 970 573 0310

Signature: Rebecca Safarik Date: 05/19.2025

MAJOR ALTERATIONS CERTIFICATE OF APPROVAL SUBMITTAL CHECKLIST

Include all pertinent information identified on the following page(s), as well as special information requested by Historic Preservation Staff. Add additional sheets for narrative/information as necessary. Additional copies may be requested by Staff, if required for use by persons or groups providing advisory assistance. Submit this application and all required attachments through the City of Greeley website project module of eTRAKiT:

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

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

ALTERATIONS

- | | | |
|-------------------------------------|--|--|
| ☒ | Pre-application Conference (in person or phone) (not required) | <div style="border: 1px solid blue; padding: 2px; display: inline-block;">5/9/25</div>
Date |
| ☒ | Application Form signed by applicant and owner (if different) | |
| ☒ | For projects involving architectural drawings, one set 11"x17" (and larger if requested) scaled project drawing(s), including name, date, project address, north arrow, graphic scale, date of drawings, and name, address & phone of owner and designer (if drawings are needed); or | |
| ☐ | Mock-Up of signs or awnings, as needed | |
| ☒ | Product literature, if applicable, such as for window, roof projects, etc. | |
| ☒ | If the proposal is for replacement of historic material, such as windows or siding, provide estimates from qualified contractors for repair and restoration and for replacement. | |
| ☒ | Digital photos accurately representing existing materials, colors, and textures of each side of the building, site or structure to be affected. Date the photographs. Provide information about the view (such as view looking to the north), name of the photographer and about the subject of the photo. | |
| ☒ | <u>Narrative of the proposed project (please type or print legibly on a separate page) Please include responses to the following:</u> | |
| | a. What is the proposed project? Include detailed information about materials, design, measurements, location on the building or property.
<div style="color: red; padding-left: 40px;">Please see attached narrative and drawings.</div> | |
| | b. Time constraints on the project/Project urgency? | |

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

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

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

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

Narrative

History: Greeley Creative District (District) acquired the vacant Macy-Allnutt Funeral home in September 2024. The property holds significance for its solitary use for funeral services since 1886 by a single family-owned business and the notable architecture of its main structure, erected in 1920. Vacant since 2019, the site was purchased in 2020 by Richmark Real Estate Partners, which sought to red evelop the property for a commercial use, initiating some initial work on the building but open to a sale. The District completed a market study, performed its due diligence and property conditions evaluation, and subsequently purchased a controlling interest in the property. The District desires to restore the structure as part of its redevelopment in a manner that updates its function while conserving its historical features in its reimagined use.

"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.

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.

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."

It is one of the original lots held and sold by the Union Colony in establishing the city.

- The lot was purchased in 1884 by Frances Macy, wife of Thomas G. Macy, Greeley's first elected coroner and Greeley's first undertaker.
- The funeral home was erected in 1920.
- The structure is a distinctive, eclectic blend of architectural styles popular in Colorado in the early 1900s, designed by William Bowman, a prominent architect of this period who also designed the Weld County Courthouse and other significant area structures. In 1931, an interior remodel was designed by Sidney Frazier, another architect of prominence

associated with other local buildings of significance.

- The funeral home business existed at the property continuously from 1886 until 2019.
- The main structure on the site housed the exclusive funeral home use for 101 years and operated by 5 generations of the family-owned business, one of the oldest in Colorado
- The interior of the original building was renovated in the 1930s with an addition in 1965.

The funeral home, when constructed, was the largest on north of Denver and considered the most modern at the time. For most of its time, it was a place where the majority of community members gathered to pay their respects to fellow residents, community leaders, and those who resided throughout the county. Notably, services were also held here for members of the Dearfield community, the largest black homesteading settlement in Colorado. This settlement is located southeast of Greeley, established by Oliver Toussaint Jackson in 1910, was inspired by the white colony of Greeley.

Because of the long-standing operation by a well-respected and notable family, there continue to be memorable and affectionate remembrances associated with the services performed there. One example is the special service for Hazel E. Johnson (1902 - 2002). The noted local historian wrote over "1,000 newspaper columns about Greeley and Weld County history" and participated in numerous local clubs and organizations, receiving many honors over her life. In her honor, the Macy-Allnutt funeral services included transporting her from the funeral home to her burial in a glass enclosed horse-drawn hearse.

We are fortunate to have the original building permit and the architectural renderings of the property which offer a glimpse into these early funeral operations and customs (such as the description of "sleeping rooms"). Family members still residing in the area, and those acquainted with the property and business are available for us to collect oral histories associated with the property.

The building has been well maintained and few modifications to the exterior have occurred over time. The 1965 addition included some alteration of north-facing doors and windows that need to be reconciled. Its age and hazardous materials removal compromised its structural integrity and interior finishes and new codes will require attention to its condition. When Allnut Funeral and Cremation relocated the 1965 entry doors were relocated to their new location.

Current: The District has obtained a building permit for the first phase of construction, an interior tenant finish in the 1965 addition. The tenant finish includes the flex rooms for different activities such as studios, classrooms and conference space. There is a gathering

area to allow patrons an informal space for artists to gather for discussion. There will be a gift shop for artists to display and sell works and an office for the director. Other amenities include a breakroom, updated restrooms to meet accessibility requirements and storage.

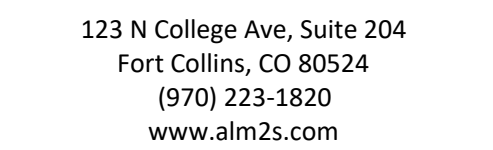
The tenant finish will require new entry doors, the design intent is to mimic the relocated doors using modern construction elements of aluminum storefront.

Phase 2 design is currently underway this design includes the remainder of the building exterior improvements. The State Historical Fund has provided a planning grant to assist with the design. The design elements include rehabilitation of windows and doors, tuckpointing of existing damaged mortar, replacing damaged CMU parapet caps and replacing weathered protective plexiglass at the stained glass windows.

Future: The future phases include rehabilitation of the remainder of the building into studios, performance space and gallery space. Exterior site improvements of the courtyard and parking lot. Another phase will include renovating the garages to studios for plastic arts possibly including pottery, woodworking and metal working.

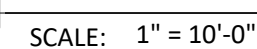
Cost: The Phase 2 exterior improvements have not been bid, but the opinion of probable cost is below.

Aluminum Doors:	2 pair	\$ 80,000
Wood Doors:	2 pair	\$ 8,000
Wood Windows:	31	\$ 62,000
Protective Covering:	200 SF	\$ 6,000
Tuckpointing:	<u>200 SF</u>	<u>\$ 5,000</u>
Total:		\$161,000

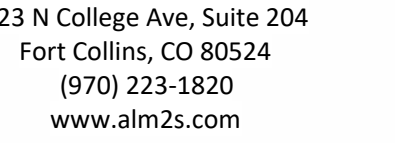


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No.	Issue	Date
Project		2330
Date		05/19/2025
Drawn		Author
WINDOW REHABILITATION PLAN		

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FILE LOCATION: Autodesk Docs://2330 - Greeley Creative District/2330 - Greeley Creative District - Architecture V2.rvt



1. Repair wood window frames, sashes and divided lite muntins. Replace broken or missing members, to extent required. Repair using epoxy wood filler, Liquidwood and Wooddopox or equal.
2. Sand wood surfaces, to next intact paint layer.
3. Prepare wood surfaces for refinishing.
4. Remove and replace all window putty.

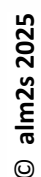


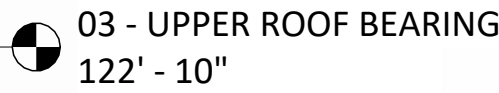
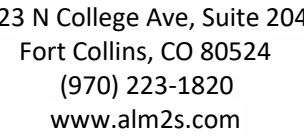
A401



- SCRAPE, SAND, CLEAN AND PAINT ALL WOOD SURFACES
- REMOVE EXISTING SEALANT AT ALL DOORS AND WINDOWS, REPLACE WITH NEW
- CLEAN AND REMOVE EXISTING SEALANTS AT EXPANSION JOINTS REPLACE WITH NEW BACKER ROD AND CAULK
-

4.01	APPROXIMATE EXTENTS FOR TUCKPOINTING EXISTING BRICK
------	---





02 - SECOND LEVEL
112' - 10"

01 - FIRST LEVEL
100' - 0"

Section 04 01 20 Masonry Repair
Cleaning joints, resetting loose or missing brick units and miscellaneous repointing of existing brick masonry. This work will be covered by a change order, based upon the unit prices requested in Section 01 22 00.

Pressurized-water cleaning of original brick and stone masonry. No sandblasting or other abrasive technique will be permitted.

Mortar: Type S 1,800 psi minimum 28-day compressive strength, color to match specified masonry units, unless specified to be field painted. Tool joints concave, unless otherwise indicated.

Repointing Mortar for Historic Buildings: Type N or O mortar, as determined by mortar analysis, tempered with hydrated lime for resetting existing units, repointing and masonry repair of the existing building, 450 psi +/- 15%.

Mortar Analysis: Contractor shall engage a qualified consultant to provide an analysis of the composition and relative strength of the historic masonry mortar.

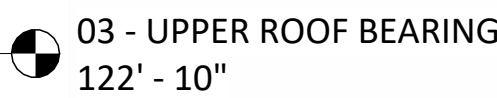
A. Repair and rehabilitation of historic wood operable doors, door frames, fixed sidelite, transom and storefront frames, as indicated on the Drawings and in accordance with the repair classification specified herein, including but not limited to:

- a. Refurbish exterior and interior surfaces and edges of all wood doors and frames as necessary, including repairing or replacing missing or broken exterior and interior casings, mouldings and trims.
- b. Refurbish exterior and interior surfaces and edges of all wood sliding freight doors as necessary, including repairing or replacing missing or broken exterior and interior trims.
- c. Refurbish existing historic door hardware, or furnish new hardware where missing or broken.
- d. Replace broken or non-original glazing specified in Section 08 81 16 where needed.

1. Repair wood window frames, sashes and divided lite muntins. Replace broken or missing members, to extent required. Repair using epoxy wood filler, Liquidwood and Woodepox or equal.
2. Sand wood surfaces, to next intact paint layer.
3. Prepare wood surfaces for refinishing.
4. Remove and replace all window putty.

- SCRAPE, SAND, CLEAN AND PAINT ALL WOOD SURFACES
- REMOVE EXISTING SEALANT AT ALL DOORS AND WINDOWS, REPLACE WITH NEW
- CLEAN AND REMOVE EXISTING SEALANTS AT EXPANSION JOINTS REPLACE WITH NEW BACKER ROD AND CAULK
-

4.01	APPROXIMATE EXTENTS FOR TUCKPOINTING EXISTING BRICK
4.02	REPLACE EXISTING PRECAST CONCRETE TOP CAP APPROX 8 PIECES
8.01	REBUILD EXISTING DOOR
8.02	EXISTING WINDOW PROTECTION, REPLACE EXISTING PLEXIGLASS WITH NEW



02 - SECOND LEVEL
112' - 10"

01 - FIRST LEVEL
100' - 0"

01 SOUTH
A402 SCALE: 3/16" = 1'-0"

02 EAST E
A402 SCALE: 3/16" = 1'-0"



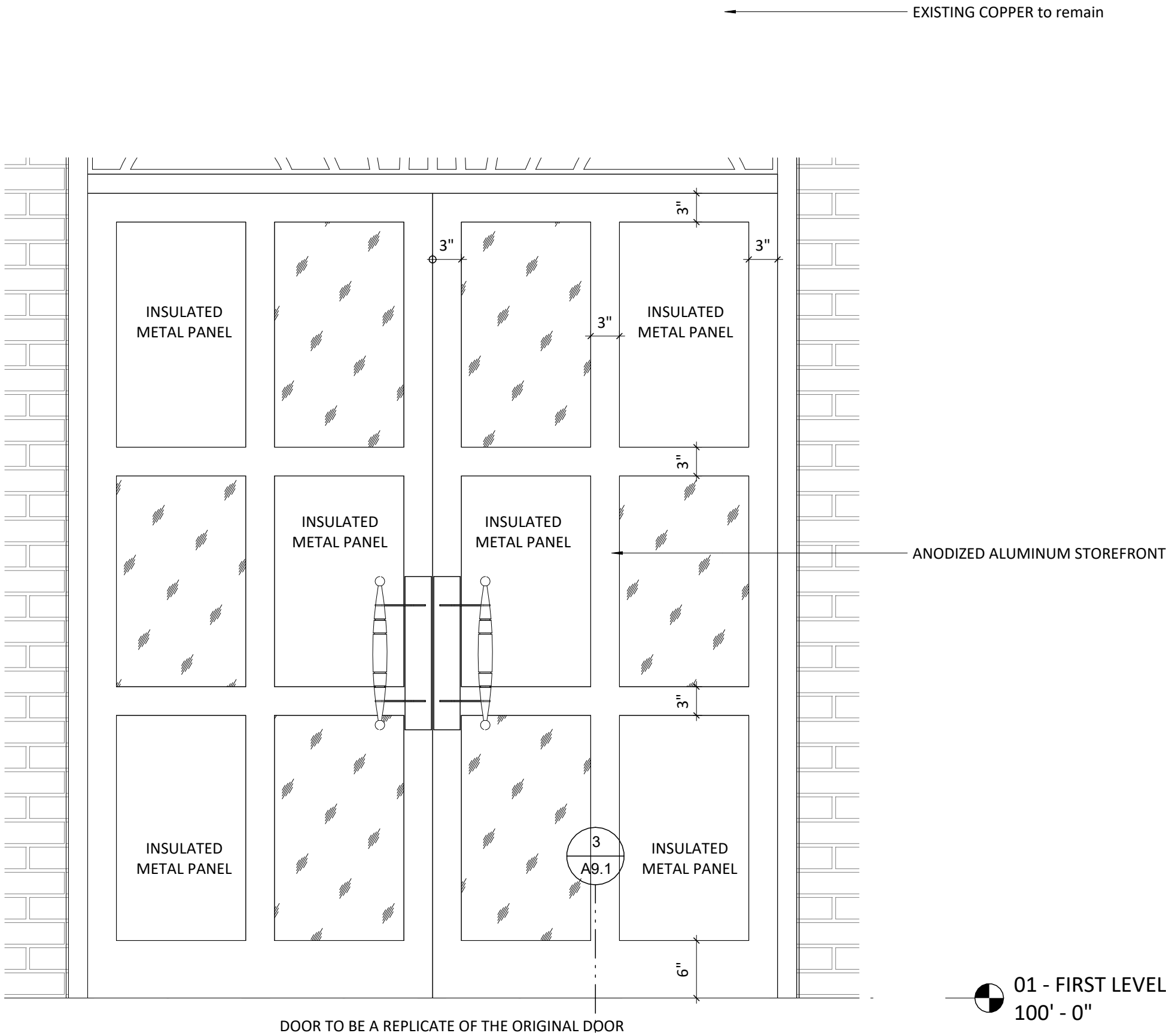
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702 13th Street Greeley CO

ORIGINAL 1965 DOORS RELOCATED TO:
6521 W 20TH STREET
GREELEY CO 80634



1965 DOORS



01 - FIRST LEVEL
100' - 0"

ENLARGED EXTERIOR ELEVATION - DOOR 101A

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ENLARGED EXTERIOR
ELEVATIONS

A403



NORTH FACADE

PHOTO BY: SHAUN MOSCRIP
DATE: 5/15/25



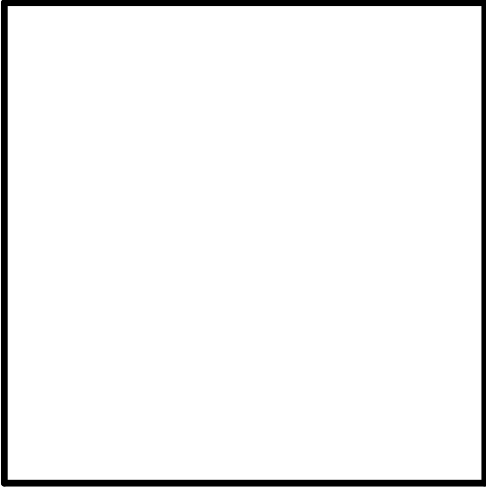
EAST FACADE

PHOTO BY: SHAUN MOSCRIP
DATE: 5/15/25



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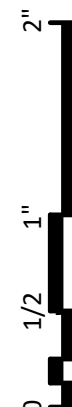


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BUILDING PHOTOS

A404

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PARTIAL SOUTH FACADE ELEVATION

PHOTO BY: SHAUN MOSCRIP
DATE: 5/15/25



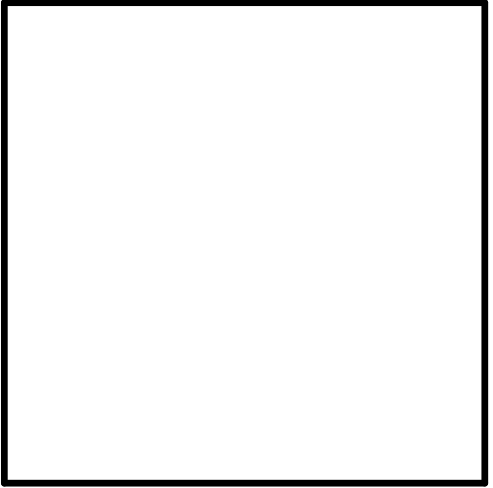
PARTIAL SOUTH FACADE ELEVATION

PHOTO BY: JOSH WILCOX
DATE: 5/15/25



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BUILDING PHOTOS

A405

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W28

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W29

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W30

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W31

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



D1

- RETROFIT NEW DOOR TO EXISTING FRAME
- CLEAN EXTERIOR DECORATIVE TRANSOM PANEL
- INSTALL NEW HARDWARE AS REQUIRED (THRSHOLD, WEATHERSTRIPPING, ETC.)



D2

- CLEAN AND PAINT EXISTING DOOR
- INSTALL NEW HARDWARE AS REQUIRED (THRSHOLD, WEATHERSTRIPPING, ETC.)



D3

- PROVIDE NEW DOOR PANELS IN EXISTING FRAME
- INSTALL NEW HARDWARE AS REQUIRED (THRSHOLD, WEATHERSTRIPPING, ETC.)



D4

- INSTALL NEW HARDWARE AS REQUIRED (THRSHOLD, WEATHERSTRIPPING, ETC.)



D5

- RETROFIT NEW DOOR TO EXISTING FRAME
- CLEAN EXTERIOR DECORATIVE TRANSOM PANEL
- INSTALL NEW HARDWARE AS REQUIRED (THRSHOLD, WEATHERSTRIPPING, ETC.)



W19

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W20

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W21

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W22

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W23

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W24

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W25

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W26

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W27

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W10

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W11

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W12

- REMOVE EXISTING TEMPORARY PLEXIGLASS COVER
- FILL HOLES IN EXISTING ALUMINUM FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION AROUND PERIMETER OF WINDOW
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W13

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W14

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W15

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W16

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W17

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



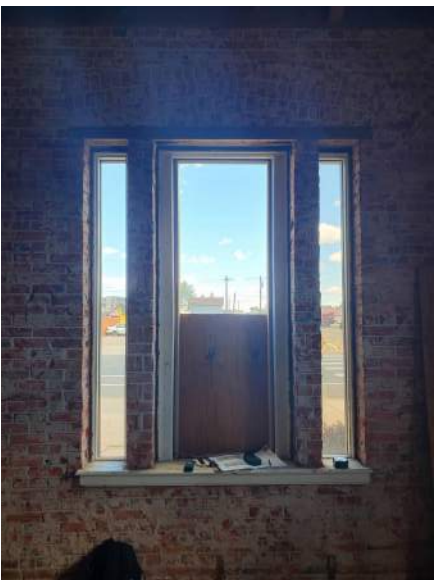
W18

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME
- VERIFY EXTENTS OF REHAB IN FIELD



W1

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR



W2

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR



W3

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME



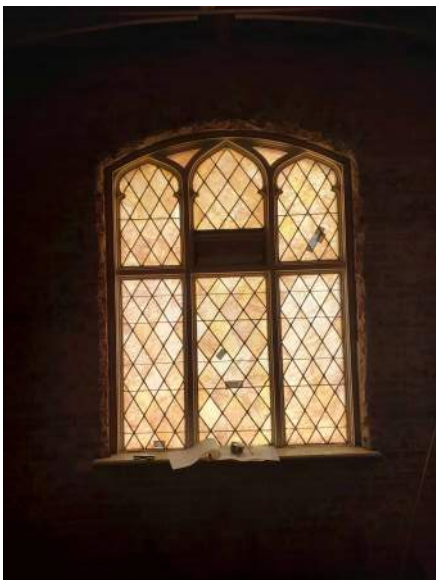
W4

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME



W5

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN STAINED GLASS PANELS WITH LIKE-STYLE
- SPRAY FOAM INSULATION AROUND PERIMETER OF FRAME
- PAINT INTERIOR AND EXTERIOR FRAME



W6

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN STAINED GLASS PANELS WITH LIKE-STYLE
- SPRAY FOAM INSULATION AROUND PERIMETER OF FRAME
- PAINT INTERIOR AND EXTERIOR FRAME



W7

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME



W8

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME



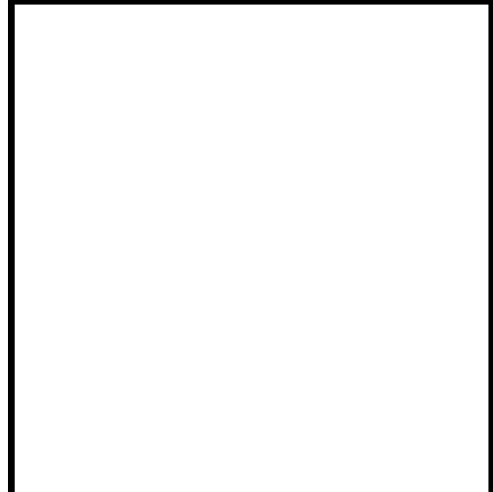
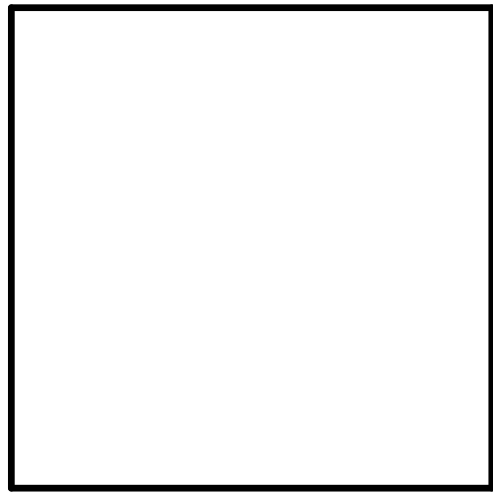
W9

- REMOVE AND REHAB EXISTING ROTTED WOOD FRAME
- REPLACE MISSING/BROKEN GLASS
- SPRAY FOAM INSULATION
- PAINT INTERIOR AND EXTERIOR FRAME



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No.	Issue	Date
Project		2330
Date		05/19/2025
Drawn		Author

WINDOW REHABILITATION

A501

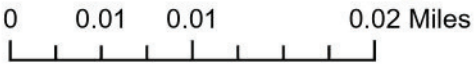
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Legend

- Greeley Parcels
- Greeley Parcels





Exterior Rehab 702 13th Street HPDR2025-0012

**Historic Preservation Commission
June 16, 2025**



Legend

- Greeley Parcels
- Greeley Parcels



0 0.01 0.01 0.02 Miles

Site Map



Proposed Project

- Replace missing exterior doors
- Rehabilitate existing windows & doors
- Repoint existing damaged mortar
- Replaced damaged CMU caps
- Replace weathered protective plexiglass



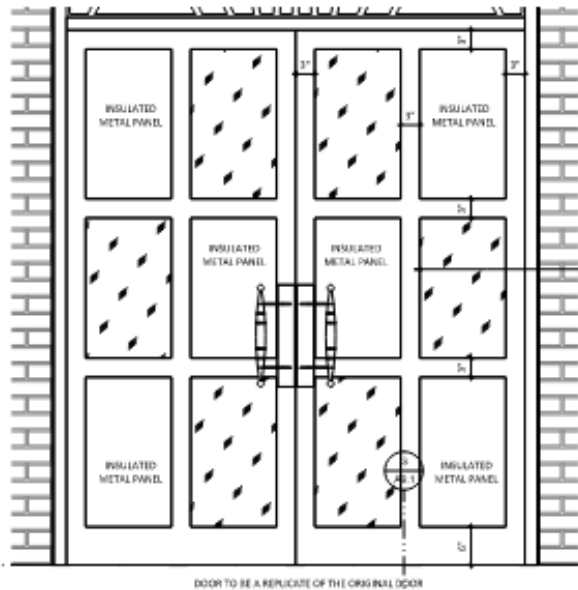
Current Photo - NORTH



Architectural Drawings - NORTH



North Doors



Current Photo - EAST



EAST FACADE

PHOTO BY: SHAUN MOSCOP

Architectural Drawings - EAST



Current Photo - SOUTH



PARTIAL SOUTH FACADE ELEVATION

PHOTO BY: SHALIN MOSCROP
DATE: 9/15/25



PARTIAL SOUTH FACADE ELEVATION

PHOTO BY: JOSH WELCOX
DATE: 9/15/25

Architectural Drawings - SOUTH



Architectural Drawings - WEST



Section 24-1003(j)(1)

Criteria & Standards

- a – Effect of alteration on character
- c – Effect on architectural features and details
- e – Effect on protection, enhancement, perpetuation and use
- f – Compliance with Secretary's Standards (#1,2,3,4,5,6,9,10)
- h – General Historic Preservation Design Guidelines

Public Notice

- Email notice to owner/applicant – May 27, 2025
- Posted at property by applicant – May 23, 2025

Recommendation

- Finding that the project meets the Criteria and Standards in Section 24-1003 of the Greeley Municipal code and the Secretary of the Interior's Standards for Rehabilitation.
- Approval.

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 that, based on the application received and the preceding analysis, the Commission finds that the proposed exterior rehabilitation of the Macy-Allnutt Funeral Home at 702 13th Street meets (1) Criteria and Standards a, c, e, f, and h of Section 24-1003(j)(1) of the Greeley Municipal Code, and therefore approves the request for a Certificate of Approval.

Thank you



HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Certificate of Approval for Major Alteration

CASE NUMBER: HPDR2025-0013

PROJECT: Rear Window Replacement

LOCATION: 1863 13th Avenue, the Neill House

APPLICANT: Bruce Cooper

CASE PLANNER: Betsy Kellums, Planner III – Historic Preservation

HISTORIC PRESERVATION COMMISSION HEARING DATE: June 16, 2025

HISTORIC PRESERVATION COMMISSION FUNCTION:

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

PROJECT OVERVIEW AND BACKGROUND:

Proposed Project

On May 29, 2025, owner Bruce Cooper applied for a Certificate of Approval for the replacement of the glass of two windows on the rear addition of the Neill House at 1863 13th Avenue to the Historic Preservation Office. The applicant proposes replacing the existing single pane glass with double pane windows with faux muntins between the panes of glass. The existing wood frames would be used.

Please see the application and narrative for a Certificate of Approval, the current photographs, the Moffat Glass price quote, and the existing site map.

Existing Conditions

The house is in good condition. The rear windows that the owner requests to replace are in good condition. They are single pane and are not original to the house but may be original to the sunroom addition where they are located. The owner purchased the double-paned glass with faux muntins prior to seeking approval, but the glass has not been installed. The glass cannot be returned because the windows are custom-sized.

Background

The Historic Preservation Commission designated the Neill House at 1863 13th Avenue on the Greeley Historic Register in January 2011 for historical, architectural and geographical significance. It is subject to review and approval for alterations.

Building History

The house is significant for association with several prominent local businessmen and their wives, Lloyd and Margaret Neill, Otto Guy and Julia Edwards, and Lacy L. and Mary Wilkinson. Their contributions to the community were significant in the areas of business, politics and community involvement. All of these men and women were leaders in the community in their occupations as well as were active in many significant community organizations. The house has character, interest and integrity and reflects the heritage and cultural development of the city. The association with significant community leaders and wide variety of contributions adds significance for reflecting the heritage and cultural development of the city.

Architectural Description

This Tudor Revival style residence is an L-shape, 1½ story structure with a composition shingle, steeply pitched, clipped gable roof with an intersecting, steeply pitched gable. Roof features include gutters and no overhanging eaves. It has a concrete foundation and stucco exterior. Several red bricks are exposed on the east elevation and are a decorative feature. The façade is asymmetrical and includes a south facing entrance on the front intersecting gable. The one-story façade features two ribbons of three windows each, and the windows are six-over-six, wood frame, double-hung sash windows with storm windows. A six-over-six sash window in the front gable end has a rounded top. The north elevation has two ribbons of three windows, a pair of windows, and a smaller sash window. The south has three pairs of sash windows on the main level and a pair of sash windows on the second story. The rear contains a bay window featuring two four-over-four and one six-over-six double hung windows. The rear also has a ribbon of windows in the central portion, including two four-over-four sash windows flanking a six-over-six light sash window. The rear entrance has a paneled and glazed door with a storm door and is located to the north of the windows in the central portion. The second story clipped gable in the rear has two six-over-six light windows. At the north end of the west elevation, an addition extends to the west and has a pair of 24 light, wood storm windows over single light windows enclosing the addition. On the south side of the addition, a 24 light wood storm window covers a pair of 10 light casement windows. Six-over-six light windows are on the north end of the addition. The red brick chimney is located on the west side of the side gable, visible from the rear of the house.

SITE DATA:

Legal Description:	GR3983 L2 BLK12, Second Addition to Cranford, City of Greeley, County of Weld, State of Colorado
Neighborhood:	Cranford Subdivision – Second Addition
Designation:	Individually designated on the Greeley Historic Register

Year Property Built:	1922 (source: Weld County Assessor; City Directories)
Architectural Style:	Tudor Revival Style
Zoning:	Residential – Low (R-L)
Dates of Significant Renovations:	Weld County Assessor Records indicate a construction date of 1922. City Directories do not list this address until 1923, corroborating the 1922 construction date. Permit #660077 to remodel kitchen and bath, date 3/23/1966; owner Mrs. Painter; contractor: Lee Clevenger. This may be when the sunroom was enclosed in the rear, but it is unknown. Permit #(illegible) to fence the rear yard, date 6/21/1966; owner: Mrs. Stafford Painter; contractor: Home Improvement Center. Permit #680074 to remodel existing stairway, date 3/28/1968; owner: Dr. John Watt; contractor: John Sauer. Permit #760199 to construct 18’x22’ detached garage, date 5/4/1976; owner & contractor: John Watt. Source: Building Permit File, 1863 13th Avenue.

KEY ISSUES AND ANALYSIS:

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

Greeley Municipal Code, Section 24-1003j Criteria for Certificate of Approval

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

- (a) The effect of the alteration or construction upon the general historical or architectural character of the designated property.
- (b) The effects of the proposed work in creating, changing or destroying the exterior architectural features and details of the structure upon which the work shall be done.

- (e) The effect of the proposed work upon the protection, enhancement, perpetuation and use of the landmark or landmark district.
- (f) Compliance with the current Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, as defined in 24-1003.m.
- (h) Other requirements for alterations of a designated property or contributing property in a district as are required by the procedures and bylaws established by the Commission.

Secretary of the Interior's Standards for Rehabilitation

- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Applicable Guidelines from the General Design Review Guidelines

Windows

Windows, the elements that surround them, and their relationship to one another are among the most important character-defining elements of a historic structure. The basic elements of windows are their operation, proportions, number of divisions, and the dimensions of the frame. Historic windows should be preserved wherever feasible; this is especially important for individually designated properties.

- 21. Use materials that appear similar to the original when replacement is necessary.**
 - a. Replacing a wood window with another wood window is preferred; however, other materials may be considered if the operation, dimension, profile, and finish are similar.
 - b. Glass block should be avoided unless it was typical of the style or period. If used, the opening size should not be altered.
- 22. Consider storm windows as an alternative to window replacement.**
 - a. Install storm windows on the interior when feasible.
 - b. Match the sash of the original windows, if storm windows are installed on the exterior.
 - c. Metal storm windows may be appropriate if the frames match the proportions and profile of the original windows and if the frames are anodized or painted so that raw metal is not visible.

Staff Analysis:

The proposed replacement of the glass with double-paned glass with faux muntins complies with the applicable criteria and standards for the following reasons:

The proposed replacement would preserve the existing wood window frames and would only replace the single pane glass with double pane glass with faux muntins. The faux muntins, meant to mimic the storm windows and windows on the sunroom, would have a slightly adverse impact because the flat nature of the faux muntins does not match the profile or dimension of the original divided-lite windows. Also, the windows being replaced do not have muntins. The effect is minimal and does not significantly detract from the character of the house since the windows are in the rear, the wood frames are being reused, and the glass is all that is being replaced.

While energy efficiency is not a justification for replacing windows, since the original wood frames are being used and it is only the glass being replaced, glass that is not distinctive, not character-defining, and not wavy, the effect on the historical and architectural character of the house and on the features of the house is minimal. Additionally, the windows are located at the rear of the addition to the original house, thereby minimizing the impact of the glass replacement.

Of all the windows on the house, these are some of the least significant windows. There are no distinctive features of these windows, except that they are large picture windows, which are not characteristic of the house. The other windows on the sunroom addition have true divided lights, suggesting the possibility that the glass of these windows may have already been replaced.

The proposed work would make the sunroom more useable and therefore would have a positive impact on the protection, enhancement, perpetuation, and use of the property. The proposed project meets Secretary of the Interior's Standard #6 because only the glass is being replaced but the wood frame is being retained and preserved. It meets the design guidelines for windows for the same reason.

In summary, for these reasons, the proposed replacement of the glass with double-paned glass with faux muntins meets the criteria and standards in Section 24-1003(j) of the Greeley Municipal Code, including the Secretary of the Interior's Standards and the Historic Preservation Design Review Guidelines.

Section 24-1003(j) (1) Criteria and Standards Addressed: a, c, e, f, and h (Secretary's Standards 6) and the Historic Preservation Design Guidelines.

PUBLIC NOTICE:

Greeley Municipal Code Section 24-1003(f) specifies public notification requirements for Certificate of Approval applications, specifically posting a sign at the property, readily visible by adjacent property owners and from the public right-of-way, no less than 14 days prior to the public hearing. The applicant posted notice at this property on May 30, 2025. On May 29, 2025, Staff emailed a letter of notification to the applicant, who is the property owner, with the date, time and location of the public hearing.

STAFF RECOMMENDATION:

Approval.

RECOMMENDED MOTION:

A motion that, based on the application received and the preceding analysis, the Commission finds that the proposed glass replacement on two windows on the rear at the Neill House at 1863 13th Avenue meets (1) Criteria and Standards a, c, e, f, and h of Section 24-1003(j)(1) of the Greeley Municipal Code, and therefore approves the request for a Certificate of Approval.

ATTACHMENTS:

Attachment A – Application & Narrative for Certificate of Approval

Attachment B – Current Photographs

Attachment C – Moffat Glass price quote

Attachment D – Existing Site Map

Historic Preservation Design Review, Major Alterations

Submitted by Bruce Cooper regarding The Neill House, 1863 13th Ave, Greeley, CO
5/28/2025

1. Detailed narrative

- We propose replacing the window panes in the two 36" x 72.5" fixed picture windows on each side of the door in the sunroom on the back side of the house. The sunroom was an addition to the rear of the house, we think probably in the 1950s, and the existing picture window panes are single pane modern glass. We would like to replace them with sealed double panes with muntins to better match the appearance and style of the other windows in the sunroom and the rest of the house.
- Only the glass will be replaced. The sashes and glazing strips will be retained/reused and not modified in any way.

2. Digital photos have been attached. Photos of the house were taken on 5/28/2025. Photos of the replacement windows (on the racks on the delivery truck) were taken on 5/18/2025.

Historic Preservation Design Review Major Alteration Signature Page

Owner Name: Bruce Cooper

Owner Address: 1863 13th Ave, Greeley, CO 80631

Owner Phone: 970-690-1064

Owner Email: cooperbru@msn.com

Applicant Name: (Same as above)

Applicant Address: _____

Applicant Phone: _____

Applicant Email: _____

Historic Property Name: The Neill House

Historic Property Address: 1863 13th Ave, Greeley, CO

Historic Property Legal Description: GR 3983 L2 BLK12 2ND ADD CRANFORD

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

Applicant Signature: 

Applicant Printed Name: Bruce Cooper

Date: 5/28/2025

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

Owner Signature: 

Owner Printed Name: Bruce Cooper

Date: 5/28/2025

HPDR2025-0013 PHOTOS May 2025 rear sunroom windows, west façade

By Bruce Cooper







Quote 153524

Date: 4/8/2025

Page: 1 of 1

Your Ref: Ig's

Bruce Cooper
1863 13th Ave
Greeley CO 80631

Job: Bruce Cooper
1863 13th Ave
Greeley CO 80631
Mobile: 970-690-1064
Email: cooperbru@msn.com

Quantity	Description	Size	Area	Rate	Amount
1	Insulated Glass Unit with Muntin Bars Installed Please Note: Moffat Glass is not responsible for damage or replacement of brittle glazing bead during replacement of glass.			1,535.17	1,535.17
	2 x DGU: 1/8" Clear Tempered / 1/8" Clear Tempered	36" x 72-1/2"	37.00		
	Service Fee				
	Installation				



User:Felicia

Quotes are valid for 30 days.
Acceptance of this quote acknowledges
that you have checked the quote for accuracy.
We require a 50% non-refundable
deposit to be made to place an order.

Subtotal: 1,535.17
Labor 0.00%: 0.00
Greeley 7.01%: 83.08
Total: **\$1,618.25**

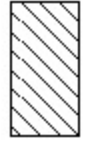
Site Map - 1863 13th Avenue, Neill House



Created July 7, 2017
By: COG Planning, Hist Pres, GIS

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

Legend



1863 13th Avenue



Parcels



Structure



Notes:
All planimetric data was digitized from aerial photography dated 1987, 1992, 1993, 2000, and 2005. Updates are continual and data representations will change over time. This product is not necessarily accurate as engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.



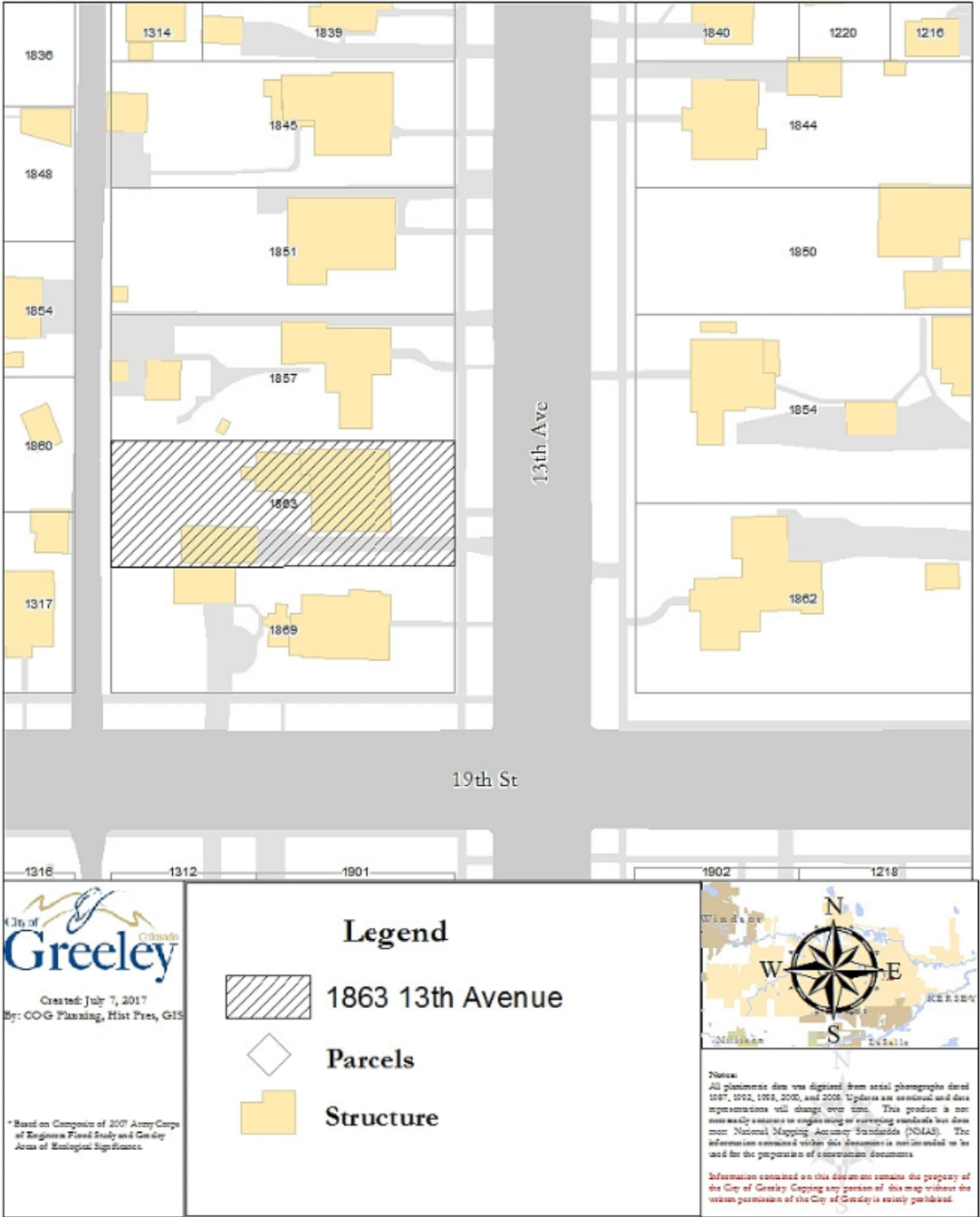
Rear Windows – Glass Replacement

1863 13th Avenue

HPDR2025-0013

Historic Preservation Commission
June 16, 2025

Site Map - 1863 13th Avenue, Neill House



Site Map



Proposed Project

Replace glass of two windows on rear of sunporch addition with double paned glass with faux muntins.



Photos



Photos



Section 24-1003(j)(1)

Criteria & Standards

- a – Effect of alteration on character
- c – Effect on architectural features and details
- e – Effect on protection, enhancement, perpetuation and use
- f – Compliance with Secretary's Standards (#6)
- h – General Historic Preservation Design Guidelines

Public Notice

- Email notice to owner/applicant – May 29, 2025
- Posted at property by applicant – May 30, 2025

Recommendation

- Finding that the project meets the Criteria and Standards in Section 24-1003 of the Greeley Municipal code and the Secretary of the Interior's Standards for Rehabilitation.
- Approval.

Public hearing Procedure

1. Conclude Staff presentation
2. HPC asks questions of Staff
3. HPC asks questions of the Applicant
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Recommended Motion

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Thank you

