

# Historic Preservation Commission Agenda

Regular Meeting

**Monday September 15, 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/82795229388>

## NOTICE:

Historical Preservation Commission meetings are held on the 1<sup>st</sup> and 3<sup>rd</sup> 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.



## 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](mailto:cd_admin_team@greeleygov.com)



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



All meeting recordings will be available on Greeley's City Meeting Portal, where closed captioning options are available. To view recordings, agendas, and minutes, go to <https://greeleyco.portal.civicclerk.com/>.

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](mailto:cd_admin_team@greeleygov.com).



# Historic Preservation Commission

**September 15, 2025 at 4:00 PM**

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

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## **Agenda**

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the June 2, 2025, June 16, 2025, and July 21, 2025, Historic Preservation Commission Meeting Minutes
5. Report from Historic Greeley Inc.
6. Public Hearing for Request for Certificate of Approval for Exterior Rehabilitation of 615-31 8<sup>th</sup> Avenue, Case No. HPDR2025-0014
7. Public Hearing for Request for Certificate of Approval for Facade Rehabilitation of 911 8<sup>th</sup> Avenue, Case No. HPDR2025-0015
8. City of Greeley Insights Presentation, Winna Ironkwe, City of Greeley Communication & Engagement Director
9. Commission Member Reports
10. Staff Report
11. Adjournment



## **Historic Preservation Public Hearing Procedure**

Public Hearing to...

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



## Historic Preservation Commission Meeting Minutes

June 2, 2025, at 4:00 PM

### 1. Call to Order

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

### 2. Roll Call

#### **Present:**

Chair Christen DePetro  
Commissioner Doran Azari  
Commissioner Marshall Clough  
Commissioner Sean Jaehn  
Commissioner Melissa Martinez  
Commissioner Dan Podell

#### **Absent:**

Commissioner Gabriel Llanas (Arrived at 4:06pm)

### 3. Approval of the agenda

Chair DePetro asked if there were any corrections or modifications to the agenda.

Betsy Kellums (Planner III – Historic Preservation) indicated there were not any additions or corrections.

Commissioner Podell moved to approve the agenda as published.

Commissioner Clough seconded the motion.

Motion carried 6-0 (Commissioner Llanas was absent for this vote)

### 4. Approval of March 17, 2025, Historic Preservation Commission Meeting Minutes

Chair DePetro asked if there were any corrections or modifications to the minutes.

Seeing none, Chair DePetro asked the commission for a motion.

Commissioner Azari moved to approve the minutes as published.

Commissioner Jaehn seconded the motion.

Motion carried 6-0 (Commissioner Llanas was absent for this vote)

### **Approval of April 7, 2025, Historic Preservation Commission Meeting Minutes**

Chair DePetro asked if there were any corrections or modifications to the minutes.

Seeing none, Chair DePetro asked the commission for a motion.

Commissioner Azari moved to approve the minutes as published.

Commissioner Martinez seconded the motion.

Motion carried 6-0 (Commissioner Llanas was absent for this vote)

### **5. Report from Historic Greeley Inc.**

Julia Richard welcomed everyone to June, noting it's the first month after the previous milestone and a preparatory period for the next year.

Ms. Richard thanked the host for organizing the Historic Preservation Awards meeting at Warnoco, expressing appreciation for honoring outstanding contributions to historic preservation.

Ms. Richard reminded everyone that June through August is when they scout for old historic homes that could benefit from their weekend preservation project in October. Ms. Richardson encouraged commissioners to suggest potential properties or share owner contacts with Historic Greeley Inc.

Ms. Richard also mentioned an upcoming Insight Presentation covering various Greeley city initiatives. They look forward to discussing how historic preservation aligns with future downtown development, including opportunities to protect and repurpose currently unprotected historic structures.

### **6. City of Greeley Insight Presentation, Winna MacLaren, Communication and Engagement Department Director**

Winna MacLaren (Communication and Engagement Department Director) began her presentation by introducing herself and the item as published. She gave a presentation summarizing various city projects and initiatives, including the Downtown Civic Campus and revitalization, Lincoln Park Common, 16<sup>th</sup> Street Enhancement project, Homeless and Housing Solutions, Greeley Tourism Goals & Strategies, Catalyst/Cascadia project, MERGE project, the Greeley Airport Expansion, Terry Ranch Aquifer, the Poudre River Restoration Initiative, and Arroyos Del Sol Natural Area.

Questions and discussion ensued, and Ms. MacLaren agreed to return to the Commission with updates in the future.

Chair DePetro said she would like quarterly updates on these projects from Ms. MacLaren or her department. Ms. MacLaren agreed to update the commission quarterly.

Mrs. Kellums requested the plans for the Lincoln Park update come before this commission, before it is finalized, since the park is designated on the Greeley Historic Register. Ms. MacLaren agreed to do that as well.

## **7. Triennial Review Discussion**

Mrs. Kellums (Planner III) provided an overview of the commissioners' responsibilities and outlined the upcoming steps in the review process. She then requested feedback or approval on the packet that includes a memo, a four-page questionnaire about the Commission's activities and priorities, and a combined work plan for 2022–2027. Mrs. Kellums then asked the Commission to review the documents and indicate any changes or vote to approve them for submission to the City Council. The Certified Local Government annual reports will also be provided for additional context.

Vice Chair Jaehn expressed support for the document, viewing it as a valuable starting point for the commission's work and suggested approving it as is.

Chair DePetro asked for a motion to approve the questionnaire and work plan for the Triennial Review to be submitted to the City Clerk's Office.

Commissioner Azari made the motion.

Commissioner Jaehn seconded the motion.

Motion carried 7-0.

## **8. Commission Member Report**

Commissioner Azari expressed appreciation to the City of Greeley for hosting the recent Boards and Commissions reception and publicly recognized Mrs. Kellums for her impressive presentation on the Historic Preservation Commission's activities and accomplishments. Kudos were also given for her ongoing dedication and hard work.

Commissioner Azari also gave a brief report on the successful History Fest held during the first week of May, commending the City of Greeley and its history team, including Chris and colleagues, for organizing the event. The festival attracts hundreds of fourth-grade students and offers an impressive, interactive experience. Commissioner Azari shared the honor of sharing stories about historic structures and was especially moved by students expressing interest in pursuing historic preservation. He noted the event continues to make a lasting impact.

Commissioner Llanas said over 2,000 students attended History Fest. He also shared that Centennial Village is now open for the season.

## 9. Staff Report

Mrs. Kellums shared that the city has selected a consultant for the Spanish Colony Survey project: Felsburg Holt & Ullevig, the same firm that conducted the historic Section 106 work for the 16th Street project.

Mrs. Kellums also reported on the Historic Preservation Month event at Warnoco, which was great success, with about 58 attendees, the largest turnout for a Historic Preservation Month event in some time. The venue has even offered to host again next year. David, who also attended last year's event at Syntax, inquired about bringing back trivia, suggesting it might be a fun addition to consider for next year's gathering.

## 10. Adjournment

With no other business, Chair DePetro adjourned the meeting at 5:12 pm.

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(Name) – Chair

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(Name) – Staff Liaison or Dept Manager



## Historic Preservation Commission Meeting Minutes

June 16, 2025, at 4:00 PM

### 1. Call to Order

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

### 2. Roll Call

**Present:**

Chair Christen DePetro  
Commissioner Doran Azari  
Commissioner Marshall Clough  
Commissioner Gabriel Llanas  
Commissioner Melissa Martinez  
Commissioner Dan Podell

**Absent:**

Commissioner Sean Jaehn

### 3. Approval of the agenda

Chair DePetro asked if there were any corrections or modifications to the agenda.

Betsy Kellums (Planner III – Historic Preservation) indicated there were not any additions or corrections.

**Motion by Commissioner Podell:** To approve the agenda as published.

**Second:** Commissioner Clough.

**Vote:** Motion carried 6-0

**Absent:** Commissioner Jaehn.

### 4. Report from Historic Greeley Inc.

There was no 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-Allnutt Funeral Home at 702 13th Street - HPDR2025-0012

Chair DePetro called for any conflict of interest among the Commissioners regarding this matter. Seeing none, Chair DePetro directed staff to proceed with the presentation.

Mrs. Kellums began her presentation by introducing the item as published focusing on the replacement and repair of the windows and doors of the building.

Chair DePetro asked if there is any information on what the main entrance doors looked like prior to 1965. Mrs. Kellums said A historic photograph exists—though not included in the current packet—showing the north end of the original portion of the building. Based on the image, the main entrance doors appear to have been wood with windows in the upper half.

Commissioner Azari asked about the condition of the stained-glass windows. Given that they are covered with plexiglass, it was assumed they are likely in very good or near-new condition. Mrs. Kellums said the stained glass itself appears to be in general good condition, though it's unclear if any repairs are needed. The applicant will be able to provide more specific details.

Chair DePetro asked if there were any other questions for staff. Seeing none, Chair DePetro invited the applicant to share their presentation.

Becky Safarik (Board President for the Greeley Creative District) owners of the building began her presentation by introducing herself and their presentation as published. Mrs. Safarik shared some background on artisan Carl Reichert, the original creator of the doors, noting that his process would be difficult to replicate. However, she emphasized their commitment to honoring the original design elements in the new construction.

Mrs. Safarik explained that many upstairs windows were broken when they acquired the building, likely due to landscaping rocks left by the previous owner. To protect the remaining glass while allowing natural light in, they installed plexiglass and plywood. This approach balances preservation of the structure with creative functionality during the first phase of construction.

Shaun Moscrip with ALM2 Architects began his portion of the presentation by introducing himself and the basic scope of the project. Mr. Moscrip stated the historic windows are in good condition and need minimal work; most stained glass remains intact due to protective plexiglass. Some wood doors require repair due to delamination, though original hardware is mostly intact. Minor brick repointing is needed, but the structure is sound with minimal cracking. Sealants around windows and joints will be abated and replaced.

Conversation ensued between the commission and Mr. Moscrip regarding materials that will be used for the replacement of the doors.

Having no other questions for the applicant or staff Chair DePetro opened the public portion of the meeting at 4:24 pm. Seeing none, Chair DePetro closed the public portion of the meeting at 4:24 pm.

**Motion by Commissioner Podell:** 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.

**Second:** Commissioner Clough

**Vote:** Motion carried 6-0

**Absent:** Commissioner Jaehn

**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**

Chair DePetro called for any conflict of interest among the Commissioners regarding this item. Seeing none, Chair DePetro directed staff to proceed with the presentation.

Mrs. Kellums began her presentation by introducing the item as published focusing on window replacement on the sun porch and the owners do not know the build date of the sun porch.

Chair DePetro asked if there were any questions for staff. Seeing none, Chair DePetro invited the applicant to share their presentation.

Bruce Cooper 1863 13<sup>th</sup> Avenue (applicant) came to the podium and did not have anything to add to Mrs. Kellum's presentation. Chair DePetro asked if there were any questions for the applicant, seeing none, Chair DePetro turned it over to the Commission for action.

**Motion by Commissioner Podell:**

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.

**Second:** Commissioner Clough

**Vote:** Motion carried 6-0

**Absent:** Commissioner Jaehn.

**7. Commission Member Report**

Commissioner Clough reported on a recent three-day visit to Buena Vista, noting the impressive efforts made to revitalize the town. The formerly deteriorating courthouse has been restored—thanks in part to state support—and now serves as an attractive museum. Several other historic buildings have also been rehabilitated. On Friday evening, he attended a concert at the beautifully restored Turner Farm on the town's outskirts. Overall, Commissioner Clough praised the Buena Vista Heritage Society for its active role and commendable achievements in preserving the town's heritage.

**8. Staff Report**



Mrs. Kellums announced that this coming weekend, from Friday evening through Sunday, Colorado Preservation, Inc. will hold its "Saving Places: On the Road" mini conference in Pueblo. She plans to attend the board meeting on Friday afternoon and stay for the full event, which will include tours and other activities.

Mrs. Kellums shared that last Monday's UNC campus tree tour, led by Shiloh Hatcher, was excellent. She will lead the next walking tour, focusing on mid-century modern architecture downtown, on Monday, July 21<sup>st</sup> at 6 p.m. starting from City Hall. A recent History Hour covered the Cold War, and the next session, on Thursday, June 26th, will explore 400 years of cowboy history—timed to kick off the Stampede, which starts Wednesday the 25th.

Becky Safarik announced a soft groundbreaking event at the Creative District site at the Macy Allnutt Funeral Home building scheduled for Wednesday, July 16 at 11 a.m., with tours of the building before construction is completed. Attendees will meet in the parking lot south of the building and have the opportunity to walk through the site, see construction methods up close, and even sign a beam that will later be covered—leaving their mark for the future. Anyone interested is welcome, and the speaker offered to send an invitation through Ms. Kellums.

## **9. Adjournment**

Chair DePetro adjourned the meeting at 4:40 p.m.

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**(Name) – Chair**

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**(Name) – Staff Liaison or Dept Manager**



## Historic Preservation Commission Meeting Minutes

Monday July 21, 2025, at 4:00pm

### 1. Call to Order

Chair DePetro called the meeting to order at 4:00pm

### 2. Roll Call – Present:

Commissioner Marshall Clough

Chair Kristen DePetro

Vice Chair Sean Jaehn

Commissioner Gabriel Llanas

Commissioner Melissa Martinez

Commissioner Dan Podell

#### **Absent:**

Commissioner Doran Azari

### 3. Approval of the agenda

There were no changes to the agenda

#### **Motion by Commissioner Podell:**

To approve the agenda as published.

**Second:** Commissioner Clough.

**Vote:** Motion passed 6-0 (Commissioner Azari was absent)

### 4. Report from Historic Greeley Inc.

Julia Richard highlighted the recent celebration at the historic Macy Allnutt Building, now home to the Creative Arts District. She praised the project as a major win—both for preserving a century-old structure and for its sustainable approach, reusing the existing frame and shell rather than relying on new materials. The building holds deep community

significance, and its continued use is seen as a major benefit to residents. Mrs. Richard's also thanked the Commission for placing it on the historic register.

Additionally, Mrs. Richard's shared that applications are now open for the upcoming Weekend Preservation Project. The initiative supports homeowners of historic properties who need assistance with maintenance or repairs. The project will primarily focus on the front of the building facing the streetscape, with potential work wrapping around the sides as needed. The goal is to select a project that can be completed by a volunteer crew over the course of a single weekend. Projects often include preservation work and sometimes landscaping. Flyers were distributed, and applications are due by September 1.

## **5. Presentation: Greeley Urban Forest Strategic Plan, Sam Heywood**

Sam Heywood began his presentation by introducing himself and the plan as published. Mr. Heywood asked the commission questions regarding this plan.

### **1. What finding(s) stands out to you?**

Conversation ensued between Mr. Heywood and the Commission covering topics such as the tree inventory, canopy data, the budget process for City-managed trees, and the overall goal for this plan. All agreed that the City needs to retain and maintain as many trees as possible.

Mr. Heywood emphasized that public outreach and engagement are key components of the plan, with a strong focus on educating the community about the importance of trees—why, where, and what to plant, as well as how to properly care for them.

### **2. How does your organization interact with trees in Greeley?**

Mrs. Kellums said the only situation where this commission would get involved is if a property within the historic district wanted to remove a tree, plant a new one, or make similar changes. Landscape review is part of their oversight. A tree could theoretically be designated though.

Conversation ensued between Mr. Heywood and the Commission regarding a State program for Historic Trees and where they are in Colorado.

### **3. What do you like or dislike about trees?**

Mr. Heywood shared it is usually the mess the trees leave, the cost of water, and challenges maintaining trees. The Commission agreed.

## **6. Commission Member Reports**

No Commissioner reports.

## **7. Staff Report**

Betsy Kellums shared that there will be a walking tour tonight at 6:00 PM, starting at City Hall — a great opportunity to explore some unique and interesting architecture. This

Thursday, the History Hour presentation will feature the talented Young Chautauquans. For those who haven't seen them perform, it's highly recommended — they do an incredible job. The event is free, open to the public, and no reservations are required.

There will be no meeting on August 4th, as there are no agenda items scheduled. However, there is a possibility that a special meeting may be scheduled—either next Monday or on August 11th, depending on need.

The final walking tour of the season will take place on Monday, August 11th at 5:30 PM, beginning at the Campus Commons on the UNC campus. Jed Cummins from UNC will lead the tour, which will focus on West Campus and its historic buildings.

## **8. Adjournment**

Chair DePetro adjourned the meeting at 4:46pm.

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**(Name) – Chair**

**(Name) – Staff Liaison or Dept Manager**

## HISTORIC PRESERVATION COMMISSION SUMMARY

**ITEM:** Certificate of Approval for Major Alteration

**CASE NUMBER:** HPDR2025-0014

**PROJECT:** Exterior Rehabilitation of Camfield Court Building

**LOCATION:** 615-31 8<sup>th</sup> Avenue

**APPLICANT:** James Mongan, Mongan Investments LLC

**CASE PLANNER:** Betsy Kellums, Planner III – Historic Preservation

**HISTORIC PRESERVATION COMMISSION HEARING DATE:** September 15, 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.

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### PROJECT OVERVIEW AND BACKGROUND:

#### Proposed Project

On August 18, 2025, James Mongan, of Mongan Investments LLC, submitted an application for a Certificate of Approval to the Historic Preservation Office for exterior rehabilitation of the Camfield Court Building at 615-31 8<sup>th</sup> Avenue. He requests approval to use smooth finish stucco for exterior rehabilitation of the main 8<sup>th</sup> Avenue entrance, designed to match the original brick and terra cotta finish of the original design. In 2016, the Commission approved exterior rehabilitation using polyvinyl chloride foam designed to match and replace missing masonry. Please see the attached current application, which includes the 2016 Certificate of Approval, pages 3-9 of the current application. Based on historic photograph documentation, Mr. Mongan's request to replicate historic features using the substitute materials of Exterior Insulated Finishing System (EIFS) and thin brick veneer instead of the previously approved polyvinyl chloride (PVC) foam is the only change from the previous approval. Staff determined the application to be complete on August 19, 2025.

#### 8<sup>th</sup> Avenue (East) Façade:

Mr. Mongan proposes to re-create the 8<sup>th</sup> avenue entrance, according to a historic photo, using Exterior Insulated Finishing System (EIFS) and thin brick veneer. As previously approved, he proposes to install a wood glazed door that was originally in that location with wood frame

Historic Preservation Commission

HPDR2025-0014, Exterior Rehab  
615-31 8<sup>th</sup> Ave  
15 September 2025

sidelights and wood kickplates matching the kickplates on the east side. The previous approval also includes an arched window over the door and sidelights with faux arches and muntins made of urethane foam installed on the exterior of the window to match the profile and design of the original window.

#### Corner Entrance:

As previously approved, Mr. Mongan proposes replicating the corner entrance with aluminum columns, capitals and bases on each side of the door. He requests approval to replicate the blocks and bricks to the sides of the door and above the entrance with EIFS and thin brick veneer. The balusters of the balconette above the door are proposed to be urethane foam and the remainder of those features are proposed to be EIFS. The existing door on the corner of 8<sup>th</sup> Avenue and 7<sup>th</sup> Street would remain.

#### 7<sup>th</sup> Street (South) Façade:

Mr. Mongan also proposes installing EIFS and thin brick veneer as needed on the south façade, including the kickplates and around the window openings, replicating the original design. Mr. Mongan proposes to remove the concrete aggregate panels on the south side adjacent to the corner entrance and install EIFS and thin brick veneer faux brick panels. Because of the existing configuration on the south side, consisting of the existing stucco wall and windows and brick infill above the metal beltcourse, all installed at various times since the 1960s, a complete restoration of the storefront based on historic photographs is not possible at this time. The proposed design is compatible with the size, scale and color of the building and is similar to that of the original storefront.

### **Background**

The Historic Preservation Commission designated the Camfield Court Building on the Greeley Historic Register on September 9, 1996, for historical, architectural and geographical significance.

### **Building History**

Roeschlaub & Son architectural firm designed the Camfield Trust Building, also known as the Camfield Court Building, and it was built by cement contractors Fox & Baab and carpenter and builder F.F. Gordon between 1909 and 1911. The 1909 *Greeley Tribune* indicates that the original intentions were to locate stores on the first floor and the Masonic lodge on the second floor. However, the original tenants included a local engineering and construction company, the Home Gas & Electric Company, the Christian Science Church, and City National Bank on the first-floor corner section and the second-floor units were rented as apartments. Temporary courthouse Camfield Court occupied 629 8th Avenue in 1915. The Greeley Chamber of Commerce also occupied various units on the first floor beginning in 1920. The Farmer's Trust Company, for whom the building is also named (Camfield Trust Building), was another one of the original occupants. Daniel Camfield worked with investors to form this lending company, which would specialize in farm loans, primarily in Weld County.

## Architectural Description

As designed, characteristic features point to late 19<sup>th</sup> and early 20<sup>th</sup> Century Commercial styles. As it was originally built, this two-story, blond brick structure had light-colored stone trim and a flat roof with a stone parapet. The diagonal corner entrance had paired five-panel metal doors, with a metal “BANK” sign above, which is currently visible. One composition order column was located on each side of the entrance. A stone faux balcony over the corner entrance separated the first and second stories. The stone parapet extended over the roofline with a half circle arch cornice surrounding two concentric circles enclosing the letter “C.” The building had multiple bays on the south and east elevations, with pairs of one-over-one double hung sash windows on the second story over storefronts separated by brick pilasters. Two bays on the south and two bays on the east had second story porches with faux metal balconies flush with the wall. A balcony over the east entrance to the building projected out over the sidewalk. A cornice and a belt course cornice were prominent features as well as stone quoins on the sides of the second story windows and first story storefronts. The storefronts on the east side, north of the building entrance, had wood kick plates and recessed entries with transoms over the storefront windows, characteristic of late 19<sup>th</sup> century architecture. Building features in the Early 20<sup>th</sup> Century Commercial style, which often has minimal decoration, include light-colored brick and parapets. (A portion of this architectural description is developed from “Memo to Historic Preservation Commission from Ben Fogelberg re: Request for Certificate of Designation for Camfield Court Building, dated August 31, 1996.” See Attachment C, Historic Photo)

During the downtown modernization that began in the 1950s, many buildings were encased in modern facades. According to Building Permit records, Ginley-Soper Construction remodeled the Camfield Court Building from September 1964 to January 1966. Black glass panels set in a metal framework on the second floor and concrete and pebble panels covered and replaced the original facade. A flat metal canopy extended over the sidewalk on the south and east elevations. The entryway on the southeast corner facing the intersection at 8<sup>th</sup> Avenue and 7<sup>th</sup> Street and the entryway to the second-floor apartments and some of the 8<sup>th</sup> Avenue storefronts were completely replaced. That glass façade remained on the building when the Commission designated it in 1996.

The current owner Mongan Investments, LLC purchased the building in 2004 and applied for and received staff and Building Inspection approval for removal of the black glass panels, aluminum framework, and metal canopy, completed in 2006. The current owners have gone through design review and received approval from the Historic Preservation Commission for several projects. The Commission approved a therapy pool addition and second story window replacement on September 11, 2006, and approved balcony rail replacement for the five balconies on September 25, 2006. The therapy pool addition was constructed, and the second story windows were replaced. Several balconies were rebuilt as approved by the Commission in 2006. The Commission also approved replacement of the aggregate side panels on the corner entry and of the beltcourse cornice in 2009.

In June 2013, Mongan Investments requested permission to install stucco on the kick plates, which the Commission denied because it did not meet the criteria, standards and design

guidelines. In July 2013, the Commission approved an application to install granite tiles over the concrete aggregate kick plates because it did not affect historic fabric and was not an attempt to restore the building and therefore did not give a false sense of history. The applicant indicated at the August 25, 2014, Commission meeting that the tiles were not installed because the expansion joints of the concrete aggregate would have caused the tiles to crack with the expansion and contraction of the concrete and it would have been cost prohibitive. The Commission approved wood kickplates in October 2014 and replacement top and secondary cornices made of Expanded Polystyrene (EPS) Cement-Faced Molding, designed to match the original according to historic photos, in November 2014. In 2016, the Commission approved façade rehabilitation using polyvinyl chloride foam (PVC), urethane foam, and aluminum columns, based on historic photos.

**SITE DATA:**

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Legal Description:                | GR4800 L21 THRU L24, BLK37, City of Greeley, County of Weld, State of Colorado                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Neighborhood:                     | Downtown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Designation:                      | Individual Designation on the Greeley Historic Register                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Year Property Built:              | 1909-1911                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Architectural Style/Type:         | Twentieth Century Commercial                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Zoning:                           | C-H (Commercial High Intensity)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Dates of Significant Renovations: | <p>Historic Preservation Commission Certificate of Approval for installation of four wall signs; Date: 11/24/2014.</p> <p>Historic Preservation Commission Certificate of Approval for replacement of primary (top) and secondary cornices with Expanded Polystyrene (EPS) Cement Faced Molding; Date: 11/10/2014.</p> <p>Historic Preservation Commission Certificate of Approval for installation of wood kickplates, rehabilitation of the glass tile transom and stabilization of brick, transom and the concrete block wall; Date: 10/13/2014.</p> |



Historic Preservation Commission Certificate of Approval for installation of granite tiles over existing concrete aggregate kick plates; Date: 7/22/2013; Recorded: 8/29/2013.

Historic Preservation Commission Certificate of Approval for reconstruction of a portion of the building entrance and the belt course cornice at the property located at 615-31 8<sup>th</sup> Avenue; Date: 3/23/2009; Recorded: 5/19/2009.

Certificate of Occupancy Approval; Occupant: Natural Therapy Health Center; Date: 10/23/2007.

Certificate of Occupancy Approval; Occupant: Academy of Natural Therapy at 625 8<sup>th</sup> Avenue; Date: 2/12/2007.

Inground gunite spa; Owner: Eaton Therapeutic; Contractor: Reardon Construction Enterprises; Permit #06090172; Date: 9/26/2006.

Historic Preservation Commission Certificate of Approval: Replace balcony rails; Date: 9/25/2006; Recorded: 6/21/2007.

Tenant Finish 615 8<sup>th</sup> Avenue, Owner: Mongan Investments; Contractor: Jerry Mongan; Subcontractor: Simmons Electric; Mechanical: J&J Sheet Metal; Plumbing: Adolph Plumbing and Heating; Permit: 06090150; Date: 9/22/2006.

Historic Preservation Commission Certificate of Approval: Replace 16 second story windows with wood sash windows; Date: 9/11/2006; Recorded: 6/21/2007.

Historic Preservation Commission Certificate of Approval: construct therapy pool addition on the rear of the building; Date: 9/11/2006; Recorded: 6/21/2007.

Remodel existing space at 631 8<sup>th</sup> Avenue; Owner: Mongan Investments; Contractor: Gerald Mongan;

Subcontractor: Simmons Electric; Mechanical: J&J Sheet Metal; Plumbing: Adolph Plumbing and Heating; Permit: 06070025; Date: 7/7/2006.

Letter to James Mongan, Mongan Investments re: selective demolition of part of the existing glass cladding system from Betsy Kellums; Date: 5/11/2006.

Interior work – drywall and carpet for church at 625 8<sup>th</sup> Avenue; Owner: The Rock, Greg Miller; Contractor: Greg Miller; Permit #03040280; Date: 4/30/2003.

The Rock wall sign; Owner: The Rock; Sign Contractor/Installer: Biltrite; Permit #03030089; Date: 3/11/2003.

Certificate of Occupancy Approval; Occupant: Chili Bowl at 625 8<sup>th</sup> Avenue; Date: 11/2/2001.

Certificate of Occupancy Approval; Occupant: The Nearly New Shoppe; Date: 9/24/1998 (also 4/21/1992).

Historic Preservation Commission Certificate of Designation, 615-31 8<sup>th</sup> Avenue, Date: 9/9/1996.

Certificate of Occupancy Approval; Occupant: El Paisano Restaurant at 627 8<sup>th</sup> Avenue; 8/13/1996.

Certificate of Occupancy Approval; Occupant: Mirasol; 12/14/1995.

Remodel tenant space – restaurant addition; Owner: Charles Archibeque; Contractor: J. Douglas Lockhart; Permit #B890821; Date: 11/17/1989.

Certificate of Occupancy Approval; Occupant: Otis Brothers at 631 8<sup>th</sup> Avenue; Building Owner: Harlan Houtchens; 1/28/1988.

Rental Certificate of Occupancy Approval;  
Apartment Name: Camfield Apartments; Building

Owner: Greeley Sheltership; 3/14/1988 (also 12/20/1985).

Certificate of Occupancy Approval; Occupant: Mirasol Mexican Restaurant at 627 8<sup>th</sup> Avenue; Owner of Building: Charles and Laura Archibeque; 10/20/1987.

Remodel interior of tenant space converting from retail space to restaurant at 627 8<sup>th</sup> Avenue; Owner: Charles Archibeque; Contractor: Tom Canzona; Permit #870883; Date: 9/4/1987; Final: 10/20/1987.

Sign for Mirasol Restaurant; Owner: J.J. Kadlecek; Contractor: Biltrite Sign Service Inc.; Permit #870091; Date: 9/28/1987.

Certificate of Occupancy Approval; Occupant: Sport-About at 625 8<sup>th</sup> Avenue; 10/11/1985.

Certificate of Occupancy Approval; Occupant: Pony X-Press of Greeley at 615 8<sup>th</sup> Avenue; 5/6/1985.

Upgrade electrical service and add lights; Owner: Kadlecek Realty "Camfield Ct Bldg"; Contractor: Greeley Electric; Permit #850062; Date: 3/18/1985.

Certificate of Occupancy Approval; Occupant: Well's Music Center at 625 8<sup>th</sup> Avenue; Building Owner: John F. Wells; Date: 10/5/1983.

Electrical permit for Re-wire for Laundromat, 625½ 8<sup>th</sup> Avenue; Owner or Tenant: James Kadlecek; Contractor: Simmons Electric; Permit #820196; Date: 10/27/1982.

Certificate of Occupancy Approval; Occupant: Sudsy's (Laundromat) at 625½ 8<sup>th</sup> Avenue; Building Owner: James Kadlecek & W.H. Kahler; Permit #820426; Date: 10/26/1982.

Remodel existing business (change from appliance store to laundry) adding restroom at 625½ 8<sup>th</sup>

Avenue; Contractor: Carolin Cont. (Permit #820426); Plumbing Contractor: Richter Plumbing (Permit #820112); Electrical Contractor (Permit #820196): Simmons Electric; Date: 8/23/1982; Final: 10/26/1982.

Wall Sign for Wynbrier Smoke Shop; Contractor: Biltrite Sign Service, Inc.; Permit: 800083; Date: 11/10/1980.

Replace concrete in rear of store; Owner: Camfield Court; Contractor: George Osborne; Permit #800156; Date: 4/7/1980.

Certificate of Occupancy Approval; Occupant: Wall Décor at 627 8<sup>th</sup> Avenue; Building Owner: Bill Kahler; 3/5/1980.

Certificate of Occupancy Approval; Occupant: Greeley Organ Center at 625 8<sup>th</sup> Avenue; Building Owner: William Kahler; Date: 3/4/1980.

Sign Permit for metal and plastic sign for Otis Brothers; Sign Contractor: Greeley Neon Sign Company; Permit #649049; Date: 12/8/1969.

Install new walls for show room; Owner: Maytag Authorized Sales and Services; Contractor: Provancha & Sorensen; Permit #670477; Date: 9/21/1967.

Remodel Building Front; Owner/Contractor: Ginley-Soper Const. Co.; Permit #640718; Date: 9/23/1964; Final: 1/31/1966.

Remodel commercial bldg 1 unit; Contractor: Ginley-Soper Construction Company; Permit #640262; Date: 5/6/1964; Final: 5/12/1964.

Source: Building Permit File: 615, 623, 625, 625½, 627, 627½, and 631 8<sup>th</sup> Avenue.

## **KEY ISSUES AND ANALYSIS:**

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

### **Greeley Municipal Code, Section 24-1003j Criteria 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.

**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.

**Staff Analysis:**

*The proposed project, consisting of rehabilitation of the exterior with Exterior Insulated Finishing System (EIFS) and thin brick veneer in place of previously approved expanded polyvinyl chloride foam, 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 replacement of missing features using EIFS designed to match the original terra cotta and brick would have a positive impact on the historical and architectural character of the building, thereby improving the integrity of the building.

The replacement of the missing features will cover exposed fabric that is not supposed to be exposed and is critical for the preservation and continued use of the building. Because the EIFS and thin brick veneer would be installed to match the original design, it would also have a positive impact on the character of the building and the architectural details.

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

The proposed project meets the Secretary of the Interior's Standards for Rehabilitation. It retains, preserves, and repairs existing character-defining features and replaces missing features based on historic photos and using substitute material EIFS and thin brick veneer. The project does not make changes that create a false sense of historical development by adding features that were never on the building. The replacement of missing features and materials with a similar material, EIFS and thin brick veneer, 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. For these reasons the proposed project meets the standards.

The proposed project preserves original features and elements, repairs architectural features as needed and replaces missing features with similar material based on historic photo documentation. 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 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 August 26, 2025. On August 20, 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, with the following conditions of approval:

1. the applicant obtain all required permits,
2. if the project is not complete by December 31, 2026, a new application will be required for any remaining work, and
3. future changes to the approval will require a new application to the Commission.

**RECOMMENDED MOTION:**

A motion that, based on the application received and the preceding analysis, the Commission finds that the proposed exterior rehabilitation of the Camfield Court Building at 615-31 8<sup>th</sup> 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, with the following conditions:

4. the applicant obtain all required permits,
5. if the project is not complete by December 31, 2026, a new application will be required for any remaining work, and
6. future changes to the approval will require a new application to the Commission.

**ATTACHMENTS:**

Attachment – Application & Attachments

Attachment – Current Photos

Attachment – Existing Site Map

Attachment – Preservation Brief 16 The Use of Substitute Materials on Historic Building  
Exteriors

## Historic Preservation Design Review Major Alteration

### Signature Page

Owner Name: James Mangan  
Owner Address: 4872 F St  
Owner Phone: 970-302-7075  
Owner Email: director@NATURAL-Therapy.com

Applicant Name: "  
Applicant Address: \_\_\_\_\_  
Applicant Phone: \_\_\_\_\_  
Applicant Email: \_\_\_\_\_

Historic Property Name: Carmfield Court  
Historic Property Address: 615 8th Ave Greeley CO  
Historic Property Legal Description: \_\_\_\_\_

**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: James Mangan  
Date: 8/18/25

**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: James Mangan  
Date: 8/18/25

Mongan Investments is applying to make a small change to a historic approval 4225587 dated 8/5/2016.

Mongan Investment would like to finish the construction according to this approval with the change of using stucco in replacement of the polyvinyle Chlориade foam.



**CITY OF GREELEY  
CERTIFICATE OF APPROVAL  
ALTERATION**

The Historic Preservation Commission designated the Camfield Court Building on the Greeley Historic Register in September 1996.

At a public hearing on June 13, 2016, the Historic Preservation Commission approved the application of James Mongan for a Certificate of Approval for exterior rehabilitation of the southeast corner entrance and a portion of the 7<sup>th</sup> Street façade and the 8<sup>th</sup> Avenue façade and main 8<sup>th</sup> Avenue entrance, in accordance with Sections 16.60.100 and 16.60.110 of the Greeley Municipal Code.

Legal Description: GR4800 L21 THRU L24, BLK37, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

A Certificate of Approval for alteration is hereby granted for the following stabilization and rehabilitation projects:

- *SE corner entrance: replication of the columns, bricks and blocks and balconette*
- *Replication of the storefront bays on the east end of the south façade*
- *Replication of the kickplates between the southeast corner entrance and replication of the main 8<sup>th</sup> Avenue entrance.*
- *All designed to match the original in profile, size and design.*
- *In accordance with the attached photos (Attachment B) and drawings (Attachment D)*
- *The bricks and blocks will be replicated using expanded Polyvinyl Chloride foam and the balusters on the balconette and window profile will be replicated using urethane foam. The windows will be wood frame. The columns will be replicated using aluminum.*

In accordance with the criteria and standards in Section 16.60.110 of the Greeley Municipal Code, the reasons for the approval are included below:

*Section 16.60.110 (1) Criteria a, b, c, e, and f & Section 16.60.110 (2) Standards c and g*

Conditions:

1. *If any portion gets substantively damaged or needs to be replaced in part or in full, new approval by the Commission is required.*

2. *Paint colors for each features shall be approved by the Historic Preservation Staff prior to application.*
3. *All required permits must be obtained before work begins.*

GREELEY HISTORIC  
PRESERVATION COMMISSION:

Derek Boulton

Derek Boulton, Chair

6/16/16

Date

ATTEST:

Betsy Kellums

Betsy Kellums, Secretary

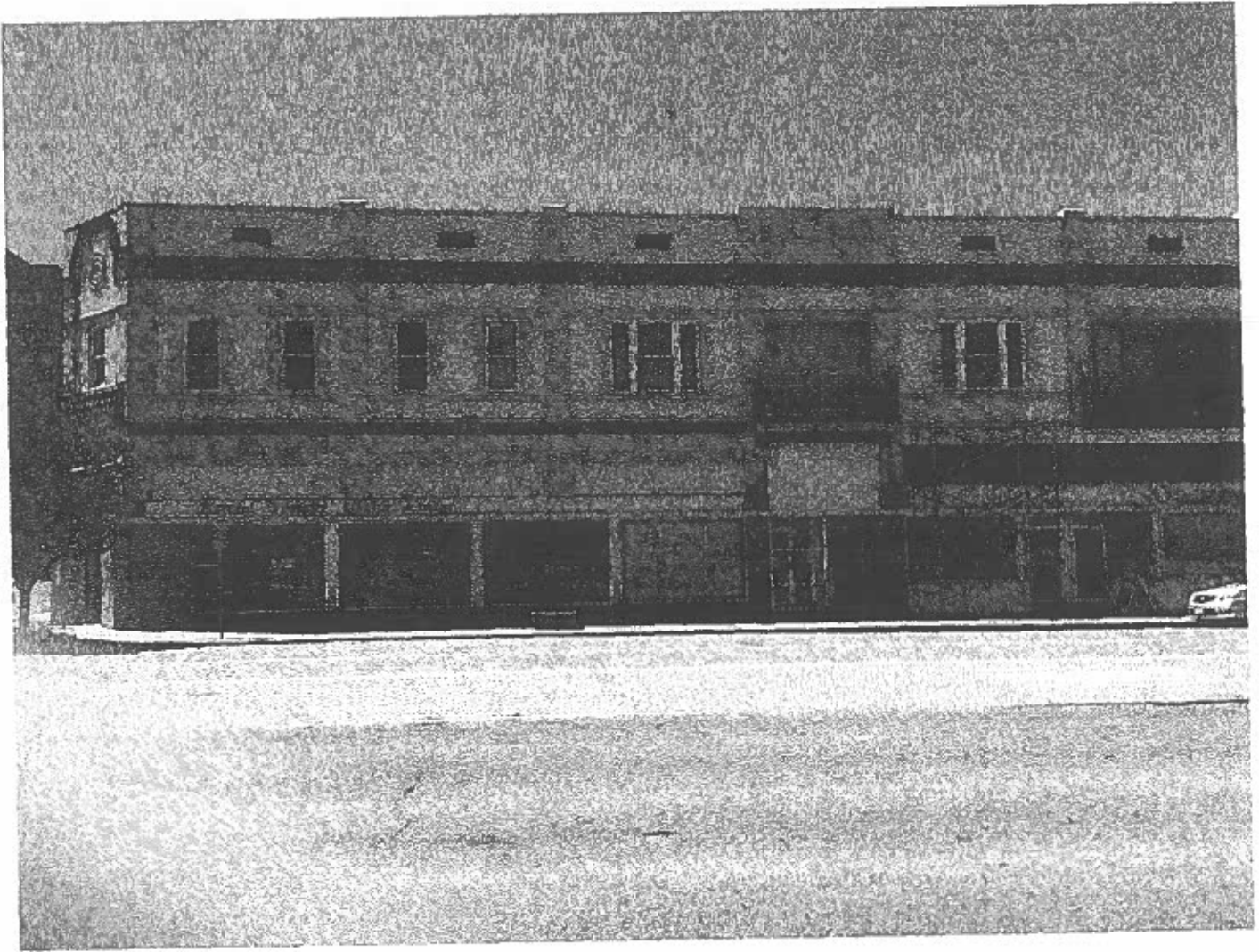
6/16/16

Date

7<sup>th</sup> Street (South) Façade

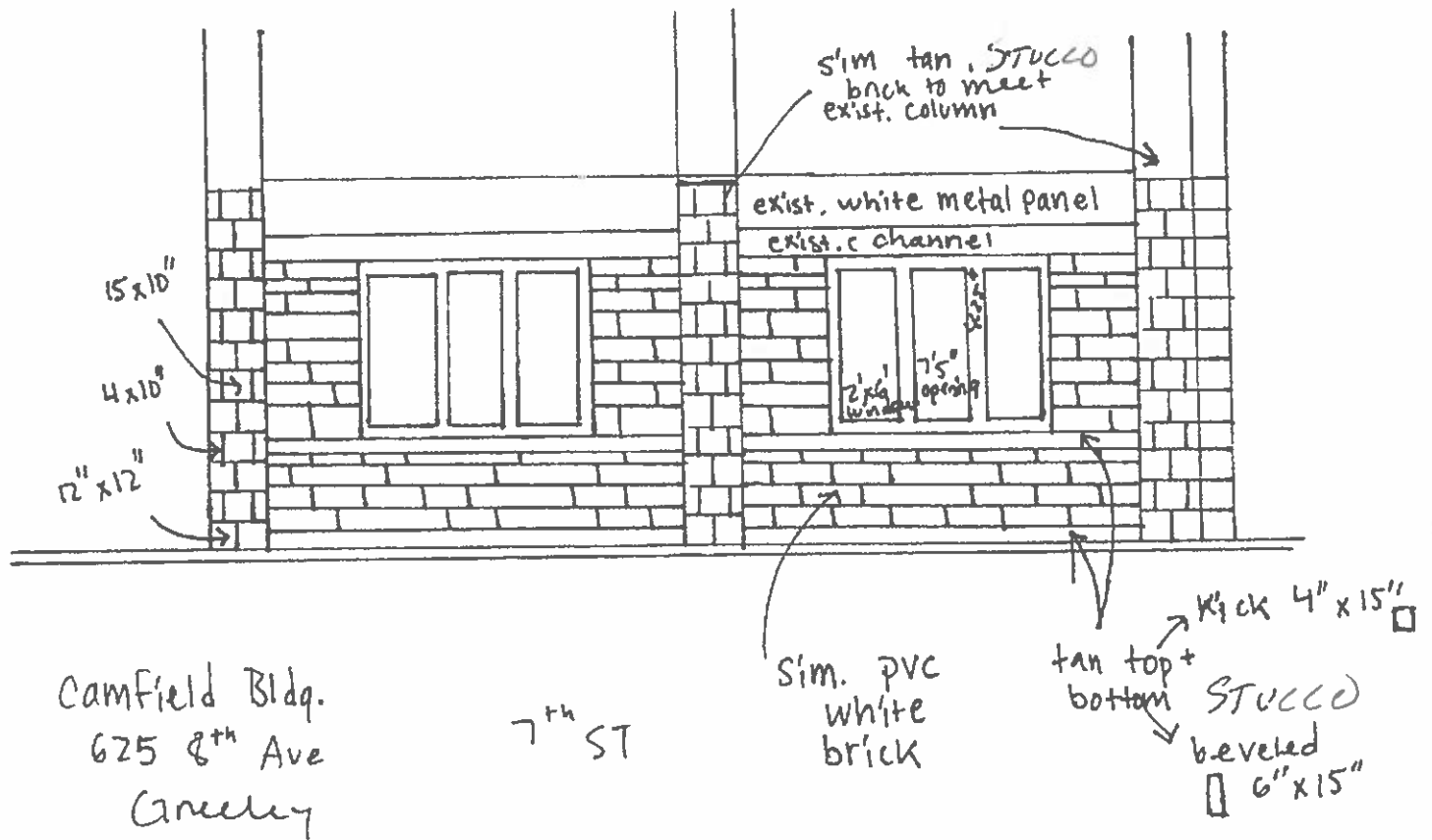


8<sup>th</sup> Avenue (East) Façade





Attachment D

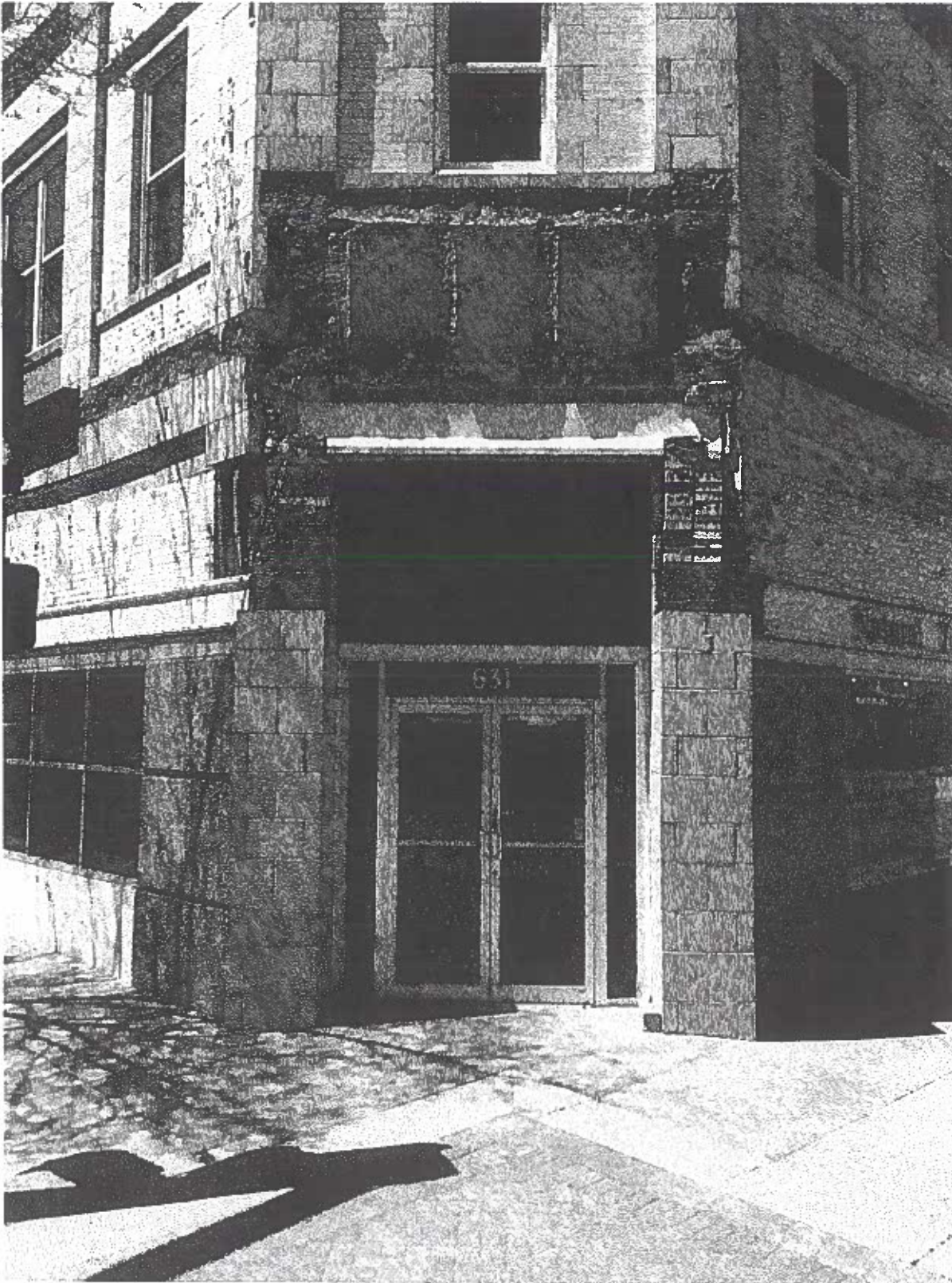




Exterior Rehabilitation Photos, May 2016

By James Mongan

Southeast Corner



Sent by Trevor Jaehn on Aug 14, 2025

Sent



815 39th St • Evans, CO 80620 • Phone: 970-690-8696

James Morgan  
Cell: +19703027075

Job Address:  
625 8th Ave  
Greeley, CO 80631

Print Date: 8-21-2025

Proposal for 625 8th Ave

Please send all email inquiries to [sean@milehighstucco.com](mailto:sean@milehighstucco.com)

Thank you for the opportunity to bid this project. Please let me know if you have any questions concerning the proposal. If you wish to move forward with the work, please sign this document in order to be added to the schedule.



020000 Repair Components

| Items            | Description                                                                                                                                                                           | Qty/Unit | Price      |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|
| Historic Rebuild | Rework center east entry way, to resemble original construction. This will be done by applying EPS foam, hot knife joints, base coat and finish to resemble precast. Paint by others. | 1 Lump   | \$4,800.00 |

020000 Repair Components Total: \$4,800.00

042200 Masonry

| Items      | Description                                                                                                                                             | Qty/Unit | Price      |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|
| Thin Brick | Install thin brick veneer above arched entry, to resemble original construction. Brick will be red in color and will need to be painted white by owner. | 1        | \$1,800.00 |

042200 Masonry Total: \$1,800.00

Total Price: \$6,600.00

Note: Manufacturer's standards for a suitable substrate are within 1/4" over 10'. Substrates that do not conform to that tolerance need to be prepared by other trades unless noted. *Pricing does not include any site work (trash enclosures, monument signs, site walls), supplemental heating, substrate preparation, or sealants unless specifically indicated in the narrative above.*

The terms of this bid are submitted in response to and in reliance upon information provided by the contractor/owner. Mile High Stucco reserves the right to reasonably modify (and contractor agrees to accept) terms regarding payment, scope, and description of work, and other applicable terms in the event of any requests of the contractor/owner that are inconsistent with prior information provided by contractor/owner to Mile High Stucco. The proposal price for this project has been calculated based on current prices for the component building materials. However, the market for said building materials is considered to be volatile and sudden price increases could occur. Mile High Stucco agrees to use their best efforts to obtain the lowest possible prices from available suppliers, but should there be an increase in the prices of these specified materials between the date of this proposal and the contract date, the general contractor/owner agrees that cost increase will increase the cost of the proposal. Mile High Stucco provided General Liability, Umbrella, and Worker's Compensation insurance for its portion of the project.

On all projects, the customer is responsible for trash removal, restroom facilities, concrete wash out area, water, and electricity. Scaffold set and/or owned by Mile High Stucco is for use by Mile High Stucco employees only. Mile High Stucco's ability to accept a contract for this project is based on schedule. This proposal may be withdrawn if not accepted within 30 days. Payment schedule is per contract or upon completion if there is no formal contract. This proposal is to become part of the contract documents. Outstanding and overdue balances shall accrue interest at the rate of 18% per annum, compounded annually. In the event of breach by contractor/owner, Mile High Stucco shall be entitled to recover all costs of collection and/or enforcement, including attorney's fees. The forum for any dispute shall be a court of competent jurisdiction in Weld County, Colorado and Colorado law shall govern.

The above prices, specifications, conditions, and payment schedule are satisfactory and are hereby accepted. Mile High Stucco is authorized to complete the work as specified. If a contract is forthcoming, this signed document serves as a letter of intent.

Financing available: [https://www.acornfinance.com/pre-qualify/?d=LXNUD&utm\\_medium=web\\_pre\\_qual\\_link#/personal](https://www.acornfinance.com/pre-qualify/?d=LXNUD&utm_medium=web_pre_qual_link#/personal)

I confirm that my action here represents my electronic signature and is binding.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

## Betsy Kellums

---

**From:** James Mongan <director@natural-therapy.com>  
**Sent:** Monday, August 25, 2025 3:13 PM  
**To:** Betsy Kellums  
**Subject:** Re: CLARIFICATION NEEDED for HPDR2025-0014

I'm sorry. Yes. We do have the columns and we will use them. They are pretty nice.

On Mon, Aug 25, 2025 at 3:11 PM Betsy Kellums <[Betsy.Kellums@greeleygov.com](mailto:Betsy.Kellums@greeleygov.com)> wrote:

So where you indicated aluminum columns on the southeast corner entrance, are you still planning to use aluminum?



### Betsy Kellums

Planner III – Historic Preservation

Community Development | Planning

[1100 10th Street](#)

[Greeley, CO 80631](#)

970-350-9222 | [betsy.kellums@greeleygov.com](mailto:betsy.kellums@greeleygov.com)

<http://greeleyco.gov/>

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**From:** James Mongan <[director@natural-therapy.com](mailto:director@natural-therapy.com)>  
**Sent:** Monday, August 25, 2025 3:09 PM  
**To:** Betsy Kellums <[Betsy.Kellums@Greeleygov.com](mailto:Betsy.Kellums@Greeleygov.com)>  
**Subject:** Re: CLARIFICATION NEEDED for HPDR2025-0014

We will use stucco instead of plastic on both entrances.

On Mon, Aug 25, 2025 at 3:05 PM Betsy Kellums <[Betsy.Kellums@greeleygov.com](mailto:Betsy.Kellums@greeleygov.com)> wrote:

Hi James,

In your application, you indicated you want to do the work with stucco instead of polyvinyl chloride foam. When the Commission approved the project in 2016, they gave approval for the following, to include the use of aluminum and urethane foam. Are you requesting approval to use only stucco, as done by Mile High Stucco, for all of the below, including the corner entrance and 7<sup>th</sup> St façade, or just the 8<sup>th</sup> Ave entrance, as indicated on the bid from Mile High Stucco? Your application narrative indicated you want to complete the construction in accordance with that 2016 approval with stucco, which suggests you are requesting approval for all of the below, not just the 8<sup>th</sup> Ave entrance. Or do you still plan to also use aluminum and urethane foam where they were originally approved. Just needing to clarify so it is clear to the Commission exactly what they are reviewing.

Summary of what was requested and approved in 2016:

*Corner Entrance:*

*Mr. Mongan proposes to replicate the corner entrance with aluminum columns, capitals and bases on each side of the door. He also proposes to replicate the blocks and bricks to the sides of the door and above the entrance with expanded PVC painted and scored to mimic the bricks, blocks and mortar joints. The balusters of the balconette above the door are proposed to be urethane foam and the remainder of those features are proposed to be expanded PVC. The existing door on the corner of 8th Avenue and 7th Street would remain.*

*7th Street (South) Façade:*

*Mr. Mongan also proposes to install expanded PVC that is designed to be similar to the existing brick and blocks on the south façade, including the kickplates and around the window openings, similar to the original design. Mr. Mongan proposes to remove the concrete aggregate panels on the south side adjacent to the corner entrance and install expanded PVC faux brick panels. Because of the existing configuration on the south side, consisting of the existing stucco wall and windows and brick infill above the metal beltcourse, all installed at various times since the 1960s, a complete restoration of the storefront based on historic photographs is not possible at this*



time. The proposed design is compatible with the size, scale and color of the building and is similar to that of the original storefront.

**8th Avenue (East) Façade:**

*Mr. Mongan proposes to remove the concrete aggregate panels on the east side adjacent to the corner entrance and install expanded PVC faux brick. He also proposes to install the expanded PVC faux brick under the picture windows on the east side north to the main 8th Avenue entrance. He also proposes to use expanded PVC faux brick and block panels to re-create the 8th avenue entrance, according to a historic photo. He proposes to install a wood glazed door that was originally in that location with wood frame sidelights and wood kickplates matching the kickplates on the east side. The proposal also includes an arched window over the door and sidelights with faux arches and muntins made of urethane foam installed on the exterior of the window to match the profile and design of the original window.*

Thank you, James, for your attention to this request for clarification.

Respectfully,

Betsy



**Betsy Kellums**

Planner III – Historic Preservation

Community Development | Planning

[1100 10th Street](#)

[Greeley, CO 80631](#)

970-350-9222 | [betsy.kellums@greeleygov.com](mailto:betsy.kellums@greeleygov.com)



<http://greeleyco.gov/>

# MILE HIGH

Stucco, Inc.

815 39<sup>th</sup> street

Evans, CO 80620

970-690-8696 (phone)

sean@milehighstucco.com

www.milehighstucco.com

This letter is to describe the means and methods for the entrance reconstruction at 625 8th Ave. Greeley CO. This historic property has seen significant renovations over the years and needs to be carefully restored to its original construction with similar aesthetic features.

Mile High stucco plans to use EIFS to recreate the cast stone look around the center east entrance. We will use historic photos to mimic these features. The texture will be smooth and will appear to be cast stone like the original building. We will apply thin brick in the areas that used to be brick, which will be painted white to match the existing brick. It will then be grouted with white mortar to replicate the lime mortar used during the original construction.

This reconstruction should closely resemble the original construction. We will work closely with the owner to ensure that the resulting appearance is what is expected.



HPDR2025-0014

615-31 8<sup>TH</sup> Avenue

Camfield Court Bldg Exterior Rehabilitation

Photos taken by Betsy Kellums, City of Greeley Historic Preservation Office, 8/26/2025



South façade; view looking north





Southeast corner, view looking northwest



East façade, view looking west





East façade, view looking west



8<sup>th</sup> Avenue entrances on east façade, view looking west

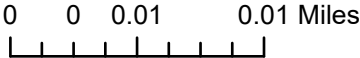




Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©  
OpenStreetMap contributors, and the GIS User Community

**Legend**

-  Greeley Parcels
-  Site





# 16 PRESERVATION BRIEFS

## The Use of Substitute Materials on Historic Building Exteriors

John Sandor, David Trayte, and Amy Elizabeth Uebel



National Park Service  
U.S. Department of the Interior  
Technical Preservation Services

The *Secretary of the Interior's Standards for Rehabilitation* generally require that deteriorated distinctive architectural features of a historic property be repaired rather than replaced. Standard 6 of the *Standards for Rehabilitation* further states that when replacement of a distinctive feature is necessary, the new feature must “match the old in composition, design, color, texture, and other visual properties, and, *where possible*, materials” (emphasis added). While the use of matching materials to replace historic ones is always preferred under the *Standards for Rehabilitation*, the Standards also purposely recognize that flexibility may sometimes be needed when it comes to new and replacement materials as part of a historic rehabilitation project. Substitute materials that closely match the visual and physical properties of historic materials can be successfully used on many rehabilitation projects in ways that are consistent with the Standards.

The flexibility inherent in the *Standards for Rehabilitation* must always be balanced with the preservation of the historic character and the historic integrity of a building, of which historic materials are an important aspect. Any replacement work reduces the historic integrity of a building to some degree, which can undermine the historic character of the property over time. With limited exceptions, replacement should only be considered when damage or deterioration is too severe to make repair feasible. When needed replacement is made with a material that matches the historic material, the impact on integrity can be minimal, especially when only a small amount of new material is needed. When a substitute material is used for the replacement, the loss in integrity can sometimes, although not always, be greater than that of a matching material. Also, whether historic or substitute material, there is a point where the amount of replacement can become excessive and the building's historic integrity is diminished to an unacceptable degree, regardless of the material used—that is, a loss of authenticity and the physical features and characteristics closely associated with the property's historic significance.

The term *substitute materials* is used to describe building materials that have the potential to match the appearance, physical properties, and related attributes of historic materials well enough to make them alternatives for use in current preservation practice when historic materials require replacement.

Compelling reasons to use a substitute material instead of the historic material include the unavailability or poor performance of the historic material, or environmental pressures or code-driven requirements that necessitate a change in material. When using a substitute material for replacement it is critical that it match the historic material in all of its visual and physical properties to preserve the historic character of the building and minimize the impact on its integrity.

Substitute materials can be cost-effective, permit the accurate visual duplication of historic materials, and provide improved durability. While the behavior of traditional, historic materials is generally well understood, the behavior of newer materials can be less established and sometimes less predictable. Substitute materials are most successful when the properties of both the original material and the substitute are thoroughly understood by all those involved in the design and construction process. The architect must be adept at the selection of substitute materials and their incorporation into architectural plans and specifications. The contractor or tradesperson in the field must also be experienced with their use.

This Preservation Brief provides general guidance on the use of substitute materials as replacement materials for distinctive features on the exterior of historic buildings. Due to the ever-evolving product market for construction materials, this Brief does not provide specifications for substitute materials. This guidance should be used in conjunction with qualified professionals who are knowledgeable in current construction and historic preservation practices.

This Brief includes a discussion of the appropriate use of substitute materials and provides a path for decision-making in their use. In considering the use of substitute materials, such issues as the deterioration or failure of the historic building component and material must be understood. The existing component's physical and visual properties, profile, surface texture, dimensions, and performance should be identified to establish the basis for evaluating a possible replacement material. The physical and visual properties of the various substitute materials available should also be assessed and compared to the original material for their physical and visual compatibility. Lastly, the suitability of a given substitute replacement material should be determined based on how well the material matches both the physical and visual properties of the existing material as well as any specific performance or application needs. The Brief's descriptions of common substitute materials are not meant to be comprehensive, and, as the performance history of newer materials continues to grow and new materials are developed, available options will change, and our understanding of current material performance will continue to evolve.

## Historical Use of Substitute Materials

The tradition of using affordable and common materials in imitation of more expensive and less available materials is a long one. At Mount Vernon, for example, George Washington used wood painted with sand-impregnated paint to imitate rusticated stone. This technique, along with scoring stucco into block patterns, was common in Colonial America to imitate stone.

Nineteenth-century technology made a variety of materials readily available and widely used that were not only able to imitate traditional materials but were also cheaper to fabricate and easier to use. Traditionally, carved stone units were individually worked. Molded or cast materials greatly increased efficiency in creating repetitive elements. Cement-based products such as cast stone could provide convincing imitations of natural stone with carefully chosen aggregates and cements and was typically a commercially manufactured product. It could be tooled like natural stone, though that could reduce much of the cost advantage. These carefully-crafted cementitious products were widely used as trim elements for masonry structures or as the face material for an entire building. At the other end of the spectrum, mail-order catalogs provided a wide variety of forms for molding concrete that were merely evocative of natural stone and did little to match its appearance. Concrete masonry units could be fabricated locally and on site, avoiding expensive quarrying and shipping costs.

Offering similar efficiencies as cast stone for reproducing repetitive and even complex decorative shapes, terra cotta could mimic the surface characteristics of stone with various textures and glazes. It was popular in the late nine-

teenth and early twentieth centuries for details on stone or brick buildings as well as for the entire skin of large and elaborately detailed buildings.

Cast iron was also used to imitate stone, often with very decorative profiles, for a variety of architectural features ranging from window hoods to columns, piers, balustrades, and even whole façades. Cast iron offered its own set of efficiencies including cost, fabrication time, and weight, but required a painted finish.

While cast stone, terra cotta, and cast iron offered efficiencies over quarried and, particularly, carved stone, they were not cheap or impermanent materials. Less costly, but also less durable, stamped or brake-formed sheet metal, typically galvanized, could also be used instead of masonry for cornices, window hoods, roofing tiles, and even entire building façades.

## Substitute Materials and Applying the Standards for Rehabilitation

The *Standards for Rehabilitation* are focused on preserving the important and distinctive character-defining features of a historic property (Standards 2 and 6), and they are to be applied in a reasonable manner, taking into account economic and technical feasibility ([36 CFR 67.7](#) and [36 CFR 68](#)). The Standards have an inherent flexibility that facilitates their application to diverse projects, historic properties, and conditions. They are to be applied on a "cumulative-effect" basis, when the overall effect of all work in the context of the specific conditions of the property and the project is consistent with the property's historic character.

The *Standards for Rehabilitation* require that the replacement of a distinctive feature match the old in physical and visual properties. While the use of matching materials is always preferred, the Standards purposely allow for the use of substitute materials when the use of original materials is not reasonably possible, such as in consideration of economic and technical feasibility or in new construction. They also provide additional flexibility in the treatment of secondary, less distinctive features that are less important in defining the historic character of the property. The *Standards for Rehabilitation* recognize that flexibility is appropriate to facilitate "a compatible use for a property ... while preserving those portions or features which convey its historical, cultural, or architectural values" (definition of "Rehabilitation," [36 CFR 67.2\(b\)](#)).



## Examples of Historical Use of Substitute Materials



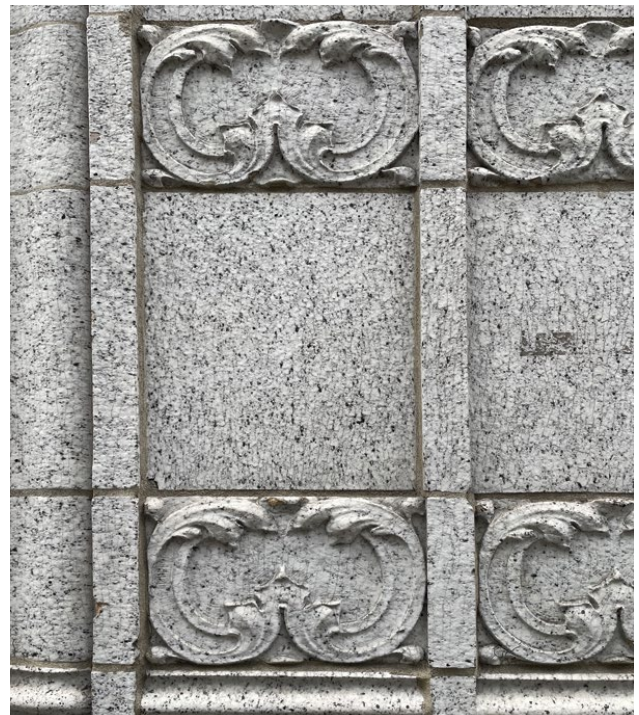
*Figure 2a: Casting concrete blocks to mimic quarried stone was a popular late 19th- to mid 20th-century technique. Concrete masonry units could be completed by local craftsman, saving time and shipping costs. Photo: John Sandor, NPS.*



*Figure 2b: The 19th century also produced a variety of metal products used to imitate other materials. Across the country, cast iron was used in storefronts to imitate stone. Photo: John Sandor, NPS.*



*Figure 2c: Stucco has been used to imitate a number of building materials for many centuries. Seen here, stucco was applied to a brick structure and scored to represent a stone façade. Photo: John Sandor, NPS.*



*Figure 2d: Terra cotta gained popularity in the late 19th century as a cheap and lightweight alternative to stone. Glazing techniques allowed the blocks to imitate a variety of natural stone materials. Photo: John Sandor, NPS.*



These examples of one material used to imitate another, more often in initial construction than for later repair and replacement purposes, are referred to as *imitative materials* in the *Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, updated in 2017, that accompany the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. These imitative materials, while evoking other materials, usually had distinctive qualities of their own and were not always a very close match in appearance to the historic material they were meant to imitate.

Many of the traditional materials discussed above are still available and used to replace damaged or missing original features, both to replace matching historic materials and sometimes as substitute materials. Because of their extensive use over time and their known physical and chemical properties, cast stone, cast iron, and terra cotta are well understood substitute materials. This continued usage and familiarity means their installation requirements and service life are well established, which in turn makes it easier to determine when and how to use these traditional materials as substitutes for a deteriorated material. However, innovation in replacement materials continues, and new products (many of them consisting of synthetic materials) are continually introduced. These non-traditional products are an increasing part of both the new construction and rehabilitation industries. Some materials, like glass fiber reinforced polymers, glass fiber reinforced concrete, or fiber cement, have been in use long enough for an accurate prediction of their service life and performance. Other newer, non-traditional materials may be too new to have established performance records, thus, understanding their material properties is critical, and their use should be approached with more caution.

## When to Consider Using Substitute Materials in Preservation Projects

According to the *Standards for Rehabilitation*, deterioration should generally be addressed through repair if in repairable condition. Repair can entail a variety of treatments that retain the unit of building material and remove and patch or replace only the damaged portion. This approach can be done with traditional methods and materials such as a dutchman, where like-kind material is precisely inserted into wood or stone, or it may employ other materials such as epoxies for wood repair or cementitious compounds for masonry. As long as the repair methods are sound and do not damage or accelerate the deterioration of the historic material, repairs are generally preferable to replacement of an entire element. More complex manufactured products, typical of more recent historic materials (as well as a lot of modern building materials generally), may be more difficult to repair, if they can be repaired at all.

There are situations, however, when the level of deterioration makes localized repairs infeasible and entire fea-



Figure 3: Incremental repair is best done using in-kind material to minimize differences in the performance characteristics that could negatively affect the overall assembly. Photo: NPS.

tures or units of historic material must be replaced. While achieving an effective match of all of the visual qualities of a material can be challenging, even when replacement is in kind, it can be even more challenging when the replacement is a substitute material. A good visual match is not the only consideration when a substitute material is to be used for incremental replacement within a larger assembly of historic material. When an individual siding board or a single block of ashlar is being replaced, it is usually best achieved with the original material. Introduction of a different material into an intact assembly requires that its inherent properties, such as expansion and contraction, moisture resistance, or permeability, be thoroughly considered relative to those of the surrounding historic materials to avoid causing damage.



Figure 4. While occasionally used to imitate other materials such as wood or slate shingle, many asbestos shingles and siding materials had their own distinct shape and profile. No longer manufactured today, alternative materials must be found to replace these materials when they are distinctive features on a historic structure. Drawing: Association for Preservation Technology, Building Technology Heritage Library.



Figure 5. (Left) Asbestos shingles were often used as a substitute for traditional slate roof shingles. The historic asbestos roof on this rehabilitation project had reached the end of its lifespan and required complete replacement. (Right) Given the limited replacement materials available to match the historic asbestos shingles, utilizing natural slate was determined to be the best visual match for the original shingles and design intent in this instance. Photos: Crosskey Architects.

Circumstances in which the use of substitute materials may generally be considered appropriate, taking into consideration technical and economic feasibility reasons, include: the unavailability of historic materials; the unavailability of skilled artisans or historic craft techniques; inadequate durability of the original materials; the replacement of a secondary feature; construction of a new addition; the reconstruction of a missing feature; code-required performance; and for enhanced resilience and sustainability:

- **Unavailability of historic material.** A common reason for using substitute materials is the difficulty in finding a good match using the historic material (particularly a problem for masonry materials where the color and texture are derived from the material itself). This may be due to the actual unavailability of the material or to protracted delivery dates, particularly if the material cannot be sourced domestically. It is not uncommon for a local quarry that is no longer in operation to have been the source of an original stone. If another quarry cannot supply a satisfactory match, a substitute material such as dry-tamp cast stone or textured precast concrete may be an appropriate alternative, if care is taken to ensure that the detail, color, and texture of the original stone are matched. Even when the color is successfully matched, the appearance of a cementitious product may diverge from that of the historic stone as the substitute material ages.

Many manufactured materials that were used historically on buildings are no longer made. Terne-plated steel, which was the material most typically used for painted standing-seam or flat-seam roofing, is no longer made. However, because it was always painted, other metals including galvanized steel or copper can generally be substituted if painted. When the historic material needing to be replaced is a manufactured product developed as an imitation of

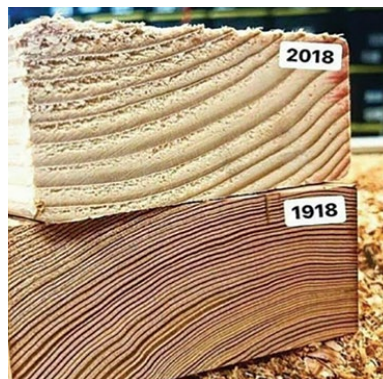
a natural material, which was the case with asbestos shingles meant to imitate slate, the natural material may now be an appropriate substitute material to consider for the manufactured one that is no longer produced.

- **Unavailability of skilled artisans or historic craft techniques.** These two issues can complicate any preservation or rehabilitation project. This is particularly true for intricate ornamental work, such as carved wood, carved stone, wrought iron, or cast iron. While skilled craftsmen may not be as difficult to find as they once were, there can still be limitations geographically, even in finding less specialized skills, and particularly if a project is small. Technical advances have allowed some stone or wood carvers to take advantage of computerized equipment, but complex designs will likely still require hand work. It may also be possible to mimic a carved element using a material that can be cast in a mold, adding significant efficiency where an historic element survives from which a mold can be made. Options for casting include aluminum, cast stone, fiberglass, glass fiber reinforced concretes, and terra cotta, but not all carved elements can be duplicated by a casting, and mold-making and casting still require skilled craftsmen.
- **Inadequate durability of the original material.** Some historic building materials were of inherently poor quality or were not durable. In other cases, one material was naturally incompatible with other materials on the building, causing staining or galvanic corrosion. Examples of poor-quality materials are very soft sandstones, which eroded quickly, and brownstone, which is vulnerable to delamination. In some cases, more durable natural stones may be visually similar enough to stand in for these soft stones but cast stone or another material may be needed to achieve an appropriate match.



The ready availability of manufactured ornamental wood features fed a nineteenth-century taste for decorative architectural details that were often used on the exterior of buildings with little concern for how they would be affected by moisture or maintained. Even old-growth wood from decay-resistant species often could not prevent features with severe exposure from eventually needing to be replaced. Today's available commercial supplies of lumber no longer provide the denser, more decay-resistant wood of old-growth forests, so even careful matching to species, which is not always possible, will not yield a replacement equal in performance to the historic material. Old-growth wood is likely to be very expensive, if it can be found, and may not be available from a sustainable, environmentally responsible source. When features with severe exposure need to be replaced or reproduced, substitute materials that are less susceptible to decay can have a longer life, and when the feature is painted, as exterior wood features generally are, the visual effect of a substitute material can be minimal.

- **Replacement of a secondary feature.** When it is necessary to replace a less distinctive, secondary feature that is less important in defining the historic character of the property, there is more flexibility in how it can be replaced. While it may be less important to find an exact match in materials when replacing



*Figure 6. The dramatic difference in the number of growth rings between old-growth wood and wood that was recently harvested from second- or third-growth forests is indicative of the diminished dimensional stability and durability of most lumber currently available. Photo: Zachary Dettmore.*

such a feature, the retention of the overall historic character should still guide selection of an appropriate replacement material. For example, replacing secondary features such as those with limited visibility (e.g., siding materials on a rear elevation) may permit replacement materials that are similar in appearance or character without having to be a perfect match.

- **Construction of a new addition.** The *Standards* require that new additions to historic buildings and related new construction be differentiated from the old as well as be compatible with the historic character of the property and its site and environment. Using materials that evoke, without matching, the historic material can be an effective means of achieving the needed balance between compatibility and



*Figure 7. A new addition replaced non-historic construction on the rear elevation of this building. Fiber cement gives the addition a compatible appearance without replicating the exposure for thickness of the historic siding. Photo: Ward Architecture + Preservation.*



differentiation for new additions and new construction. Even if differentiation is achieved through design rather than materials, there generally is no basis for requiring the use of matching historic materials for new additions and new construction as part of a rehabilitation project.

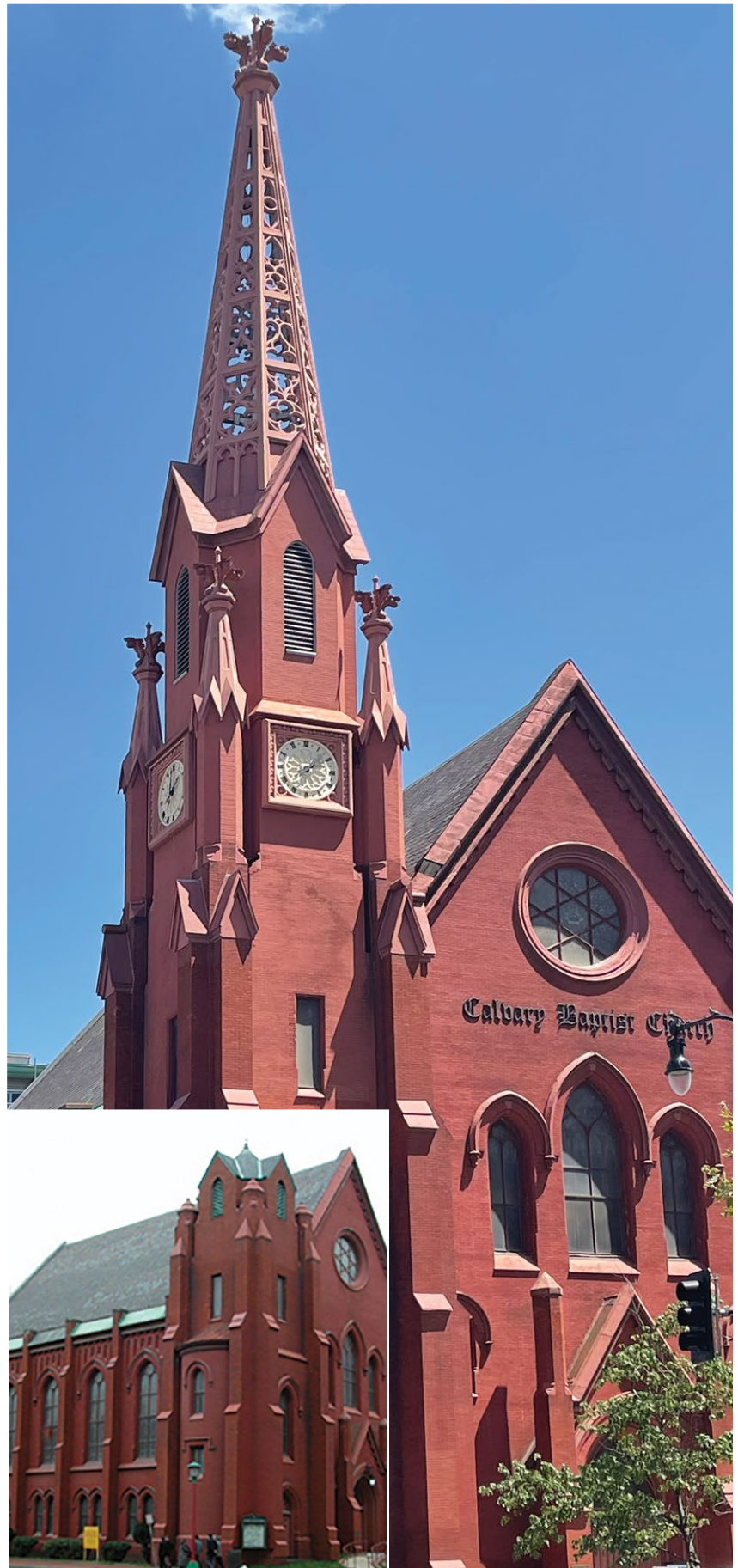
- **Reconstruction of a missing feature.**

Many buildings lose significant features over the course of their lives for reasons such as those previously discussed. When a missing feature is to be reconstructed, the importance of matching the original material may be less important to the effect replacing the missing feature may have on the overall historic character and appearance of the building. Though replacement of missing features must be substantiated by documentary, physical, or pictorial evidence, in many cases the authenticity of the material may be secondary to the overall visual qualities. The use of a more cost-effective substitute material for the construction of a missing feature can often be an important factor in the feasibility of undertaking such work.

- **Code-required performance.**

Modern building codes are regularly amended to require higher performance levels for new and existing buildings in such areas as life safety, seismic retrofits, and accessibility. Rehabilitation projects often trigger compliance with code requirements that were not in place when a building was constructed. Although building codes may often allow for the retention of historic materials and assemblies, substitute materials can offer an alternative in situations when the historic materials are non-compliant and cannot otherwise be reasonably retained. In these instances, a change in material may be appropriate to meet code requirements, while in other instances selecting the optimal code compliance method for the project may achieve code-compliant solutions that also allow for the preservation of a building's historic materials and finishes.

For example, fire codes may require increased resistance to flame spread for buildings within dense urban environments where building proximity and separation between buildings is a concern. Some substitute materials are non-combustible, have good ratings for flame spread, and can provide an alternative to help meet



*Figure 8. A long-missing cast-iron steeple was reconstructed in aluminum and fiber-reinforced polymer (FRP). Photo: John Sandor, NPS, Inset: Quinn Evans.*

fire code requirements. Depending on the building component and the material, however, a substitute material may not resist fire any better than the historic material. In addressing code issues, all feasible alternatives should be considered to minimize the impact on the historic character of the building while still meeting code requirements.

With specific provisions in building code related to issues such as seismic hazards, the choice of materials for features inherently unstable in a seismic event can be a key part of a code-compliant retrofit solution. Elements at risk of falling such as parapets, finials, and overhanging cornices may be made safe by anchoring them to new structural frames. However, for some heavy masonry features, especially where there is deterioration or the feature is difficult to effectively brace, adequately anchoring the existing feature may not prove feasible. In such cases removing and replacing these features with lighter-weight replicas that incorporate a resilient structural framework can help preserve the historic character of the building while improving life safety performance.

- **Enhanced resilience and sustainability.** Wildfires, earthquakes, floods, hurricanes, and other extreme weather events put historic buildings and their occupants at risk and may require adaptive treatments that are more invasive than might be accepted in other circumstances, including related to the use of substitute materials. In these contexts, it is still necessary to try to minimize impacts on a building's historic character as much as possible while still adapting it to be more resilient. Widespread wildfires, for example, have increased demand for fire resistant materials for the exterior building envelope. Flood events may necessitate the replacement of historic materials that have been damaged or inundated with hazardous substances in contaminated floodwaters. When undertaking repairs in such circumstances, substitute materials may offer greater resilience to anticipated future exposure to natural hazard risks.

Similarly, efforts to improve energy efficiency and performance may include the use of substitute materials as replacement components when modifications to building assemblies are required and the historic materials cannot be preserved. When evaluating substitute materials in the context of sustainability objectives, factors such as the environmental impact of production, the full life cycle of products, and the embodied carbon of the materials already in place should be carefully analyzed. There may be more sustainable choices for a replacement material, including the use of more traditional materials in place of manufactured products that may consist of non-renewable resources or hazardous materials. While some synthetic substitute materials are made from recycled materials or are otherwise sustainably produced, many are not repairable, salvageable, or recyclable themselves, and

they may have shorter lifespans to their historic material counterparts. When either greater resilience or sustainability is a factor, all feasible alternatives should be considered in finding a balanced approach that maintains historic character while meeting resilience and sustainability goals.

## Substitute Materials and Economic Feasibility

Economic feasibility is inevitably a concern when choosing a material for any part of a project, whether a historic or substitute material, but it should not be the sole determinant factor at the expense of maintaining the



*Figure 9. Previously bricked-in openings below the flood line were reopened and new aluminum windows installed with cellular PVC trim detailed to hold back moderate flood waters and survive exposure to water. Photo: John Sandor, NPS.*

historic character and historic integrity of a building. Other factors may prompt the consideration of a substitute material, such as the cost of maintaining the historic material, because it is comparatively difficult or costly to reach or access, or the frequency of required maintenance the historic material needs. Additionally, where in-kind replacement material is found to be prohibitively expensive, it may be reasonable to consider a substitute that offers an alternative and is a good physical and visual match. Not all substitute materials are, however, cost-effective replacements. Long-term durability and maintainability are other factors that should be considered in conjunction with initial cost.

Maintenance of a material, particularly where accessibility is difficult or expensive, can be an important part of a



cost evaluation. Maintenance costs should not be considered without also considering life-cycle expenses. While some substitute materials may offer reduced initial costs, they may be as or more costly than traditional materials to maintain over time. For example, many substitute materials are not readily repairable, necessitating full replacement when damaged. The cost to replace a material or assembly at the end of its lifespan may also be greater than the accumulated incremental expense to maintain the historic material, particularly if it is a more traditional, repairable material. Maintenance cost should never be the sole reason for replacing a historic material that is not deteriorated.

## Criteria for the Appropriate Use of Substitute Materials

Substitute materials must meet three basic criteria to be considered: they must be compatible with the historic materials in appearance; their physical properties must be similar to those of the historic materials, or the materials must be installed in a manner that tolerates differences; and they must meet certain basic performance expectations over an extended period of time.

- **Matching the Appearance of the Historic Material**

Any material's appearance varies depending on the nature of the material and how it is used. Some historic materials, such as wood and ferrous metals, were typically painted, making the color of the substitute unimportant, though the texture of the surface, which telegraphs through a paint layer, is still an important consideration. Texture can be a large part of distinguishing a material formed by hand from one that is machine-made. Many historic materials, such as most building stones, are used without any coating, making the color, pattern, and reflectivity, as well as surface texture, dependent on the material itself. Matching the color and surface

characteristics of a historic natural material with a man-made substitute can often be quite difficult.

When the color and surface characteristics of an existing material are important, cleaning the material should be the starting point for evaluating a potential matching material. In situations where there are subtle variations in color and texture within the original material, the substitute material should be similarly varied so that it is not conspicuous by its uniformity. If a material is custom fabricated, a sufficient number of samples should be supplied to permit on-site comparison of color, texture, detailing, and other critical visual qualities. For a manufactured product with preset choices of color or texture, it may be necessary to look at samples from more than one manufacturer to find the best match. Similarly, prefabricated products, such as roofing slate, may offer limited, if any, choice of unit size, which can be a critical factor for achieving a good match. A substitute material should not be used to replace distinctive, character-defining materials and features if an adequate match in design and appearance is not possible.

As all exposed materials are subject to ultraviolet degradation, samples of a new material, particularly when custom formulated, should be prepared during the early planning phases to allow for evaluation of the effects of weathering on color stability. When that is not possible, or if a prefabricated product is used, the fabricator or manufacturer may be able to identify regional locations where equivalent products have been installed long enough ago to get a better sense of how the material weathers and performs.

While a perfect match is the desired goal for replacing distinctive features, it is not always possible, even when the same matching material is chosen for the replacement. When any compromise



*Figure 10. Polymer slates offer a choice of shapes but not sizes, limiting their ability to achieve a good visual match for some historic slate. With the size of the polymer slates (right) being nearly twice that of the historic slates (left), the scale of the entire feature is incompatibly altered. The molded edges of this material, which contribute to its ability to replicate slate, would be lost if each shingle was resized by cutting. Photo: John Sandor, NPS.*



Figure 11. The thickness of the wood siding on the front (left) creates a deeper shadow line than is achieved with the fiber cement siding used on the side (right) elevation. While the exposure can be adjusted, fiber cement siding is not available in a matching thickness. Photo: John Sandor, NPS.

must be made in the precision of the match, it is wise to consider the vantage point from which the material will be seen. Sometimes what seems important at close range, such as variations in the texture of a surface, may be secondary to other aspects of the material when viewed from some distance. The closer a feature is to the viewer, the more closely the material and craftsmanship should match the original. An on-site mock-up using a sample of the proposed material can help evaluate whether it is an adequate visual match.

- **Matching the Physical Properties of the Historic Material**

Carefully chosen substitute materials can often closely match the appearance of historic materials, but their physical properties may differ greatly. These differences are most critical when incrementally replacing components of a larger assembly that retains significant historic material. The chemical composition of the material (e.g., the presence of acids, alkalis, salts, or metals) should be evaluated to ensure that the replacement materials will be compatible with the adjacent historic materials. Materials that will cause galvanic corrosion or other chemical reactions must be isolated from one another.

The thermal- and moisture-driven expansion and contraction coefficients of each adjacent material must be within narrow limits or be accommodated



Figure 12. Cellulose composite materials, like wood, expand and contract with moisture. Here it was used to reconstruct a missing storefront. Unlike solid wood that is dimensionally stable parallel to the grain, this composite moves equally in all dimensions, resulting in gaps that were not adequately anticipated in the design. Photo: John Sandor, NPS.

by carefully designed joints and fasteners. Joints can play a role both in accommodating movement of materials as well as in managing moisture, either to keep it from entering the enclosure assembly or to let it escape from the building envelope, or both. Because some synthetic materials are less permeable to moisture than more traditional materials, installations must take into account the potential to trap moisture and cause deterioration of historic and new materials. An assembly incorporating new and historic materials should be designed so that if material failures occur, the failures occur within the new material rather than the historic one.

During installation, surface preparation is critical to ensure proper attachment. Deteriorated underlying material must be removed or stabilized. Non-corrosive anchoring devices or fasteners that are designed to carry the new material and to withstand wind, rain, snow, and other destructive elements should be used. Since physical failures often result from poor anchorage or improper installation techniques, a structural engineer should be included in planning any major project. For readily available, off-the-shelf materials, manufacturers' recommendations for attachment and spacing should be followed.

Nearly all substitute materials have some properties that are different from the historic materials they may replace. Even when substitute materials are isolated from historic materials and features, it is important to understand the substitute materials' properties in order to use them successfully.

- **Performance of the Material Over Time**

When more traditional materials are used to replace damaged historic materials and features, their performance is predictable in most cases. An exception may be modern wood that has durability and other prop-



erties different than those of historic wood from old-growth forests. Many of the materials used as substitutes have been in use long enough to provide some idea of how they perform over time. Other material may only have test results from accelerated weathering. The length of manufacturer warranties may be an indicator of expected durability and lifespan. Warranties only predict a manufacturer's expectation of a product's performance and are no guarantee that the manufacturers will still be in business at the time needed to stand behind them. Just as new manufacturers emerge with new materials, others disappear. Where possible, projects involving substitute materials in similar installations and exposures should be examined before selecting a new, less-tested material. It is unrealistic to expect a substitute material, which can be quite different in composition than the historic material, not to age differently.

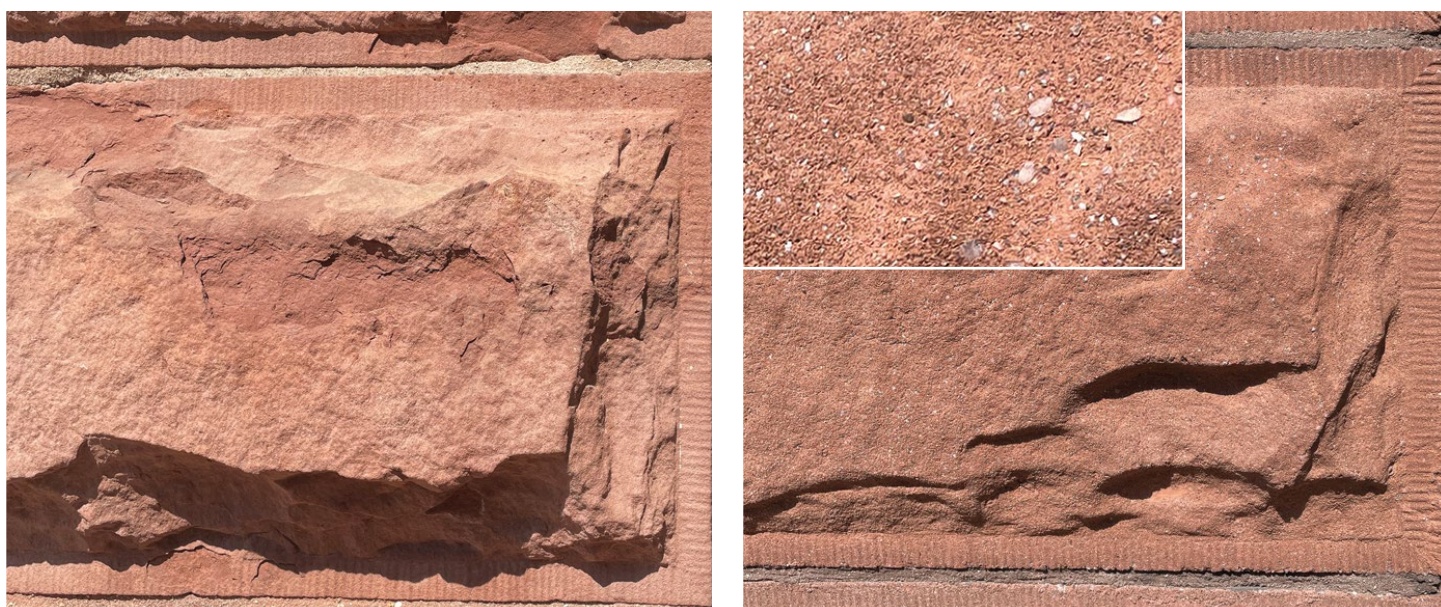
Even traditional materials will not perform well if not used or detailed appropriately, and experienced architects, engineers, fabricators, and installers rely on their professional knowledge and experience to ensure proper installation and techniques when working with familiar materials. This is just one of many reasons that using the original materials for needed replacement is usually the best choice. Some of the materials now available as substitutes have properties that differ greatly from the traditional materials they may be used to replace. It is critical to the successful performance of substitute materials that everyone involved in the selection, design, and installation fully understands the material's properties, especially how it is different than the material it is replacing, and how that will affect the surrounding materials and building systems.

Many traditional building materials can be repaired either with traditional methods and materials or with more modern conservation techniques using substances like epoxies. However, many modern substitute materials (particularly synthetic ones) are not as easily repaired, if repairable at all, as their more traditional counterparts. Confirming that a material is repairable may be important for those used, e.g., where impact or significant wear or abrasion is likely.

Finally, it is critical that the substitute materials be documented as part of the historical record of the building so that proper care and maintenance of all of the building materials continue, ensuring the continued life of the historic building.

## Choosing an Appropriate Substitute Material

Once all reasonable options for repair and replacement in kind have been considered and sufficient justification for substitute materials has been established, the choice among the variety of substitute materials currently available must be made. Rapidly developing technologies allow a wide variety of materials to choose from that are intended to mimic historic materials. Many of the materials that were historically used as substitutes for more traditional historic materials have themselves become historic, and some of these early substitutes continue to be reasonable options as substitute materials today. No substitute material will exactly match the historic material in all aspects, but many are able to adequately match the appearance and relevant physical attributes to make for a potential substitute. If a substitute material is not



*Figure 13. Cast stone was used to effectively replace individual blocks of sandstone. Both the original (left) and the substitute material (right) retain similar physical and visible properties. Having weathered for over 30 years, some erosion of the binder has revealed quartz grains of the aggregate (inset), but it is only noticeable upon close inspection. Photo: John Sandor, NPS.*

an adequate physical and visual match given the specific conditions of the building and the project, then it should not be used to replace distinctive, character-defining materials and features.

Listed below are various building components or features and the substitute materials which may, in some circumstances, be considered for use as possible replacement materials in a historic rehabilitation project consistent with the *Standards for Rehabilitation*. This list includes different substitute material options available today for these building features and poses questions that should be asked and considered when choosing between the original material and various types of substitute materials. This is followed by a list of some of the more commonly used, currently available materials that may have some applications as substitute materials and the properties of each that affect their suitability for use as substitutes. This list should not be read as an endorsement of any of these materials, generally, or their appropriateness for use as a substitute material, but it serves as a reminder that the successful use of any building material requires a careful consideration of its properties relative to where and how it will be used.

## Considering Substitute Materials

Considering the use of a substitute material should begin with the following questions about the conditions and location where it will be used:

- Will the significance or visibility of the historic feature require a very precise match?
- Is the entire feature being replaced or just a component of it?
- Are pre-existing conditions contributing to the failure of the existing material, and, if so, how will they be addressed/corrected?
- Is the need for replacement due to inherent deficiencies of the original material?
- Will the material need to resist any environmental hazards such as flooding or fire?

## Historic Features and Substitute Materials

|                                |                                     | Historic Building Features    |                                                                   |                          |                                      |                                                 |                        |
|--------------------------------|-------------------------------------|-------------------------------|-------------------------------------------------------------------|--------------------------|--------------------------------------|-------------------------------------------------|------------------------|
|                                |                                     | Masonry<br>Stone, terra cotta | Architectural Metals<br>Cast & wrought iron, steel, pressed metal | Siding<br>Wood, asbestos | Roofing<br>Wood shingle, slate, tile | Decking<br>Tongue-and-groove & square-edge wood | Molding / Trim<br>Wood |
| Potential Substitute Materials | Aluminum                            | ●                             | ●                                                                 | ●                        |                                      |                                                 | ●                      |
|                                | Cast Stone & Precast Concrete       | ●                             |                                                                   |                          | ●                                    |                                                 |                        |
|                                | Fiber Reinforced Concretes          | ●                             |                                                                   |                          |                                      |                                                 |                        |
|                                | Glass Fiber Reinforced Polymers     | ●                             | ●                                                                 |                          |                                      |                                                 |                        |
|                                | Fiber Cement                        |                               |                                                                   | ●                        | ●                                    |                                                 | ●                      |
|                                | Mineral / Polymer Composite         |                               |                                                                   | ●                        | ●                                    | ●                                               | ●                      |
|                                | Cellulose Fiber / Polymer Composite |                               |                                                                   | ●                        | ●                                    | ●                                               | ●                      |
|                                | Non-composite Polymers              |                               | ●                                                                 |                          |                                      | ●                                               | ●                      |
|                                | Cellular PVC                        |                               |                                                                   | ●                        |                                      | ●                                               | ●                      |

The above chart lists materials that are sometimes used as substitutes for replacement of historic building features. Even within a given category, all materials may not be equally suitable as a substitute replacement material for the actual historic material or feature. Any substitute material should be selected based on its specific physical and visual characteristics, conditions, and intended application consistent with the Secretary of the Interior's Standards for Rehabilitation.

# Historic Building Features: Criteria for selecting an appropriate replacement material

## Masonry

**FEATURES:** corbels, brackets, balusters, cornices, window and door surrounds, friezes, wall surfaces, horizontal surfaces, incidental ornament, columns

**HISTORIC MATERIALS:** terra cotta, cast stone, stone, concrete

**POTENTIAL SUBSTITUTES:** cast stone, pre-cast concrete, GFRC, GFRP, non-composite polymers (polyurethane), cast or stamped metal

### Questions to ask about the replacement material:

- Can it serve a structural function?
- How is the material affected by moisture?
- Can the material survive flooding and be reused?
- Can it reproduce the surface texture of the original?
- Is its shrinkage in curing low enough to allow it to be molded from existing stones?
- Can matching color be achieved without a coating and with UV stability?
- Can an adequate match of the surface (color and texture) be achieved with a coating?
- Is a coating required?
- If it is not self-supporting, is it lightweight enough to be supported by an underlying framework?
- Can multiple original units be replicated with a single replacement piece?
- Where thermal movement is different from the original material, how will joints accommodate?
- Is the material combustible?

## Architectural Metals

**FEATURES:** pilasters, door and window surrounds, cornices, incidental ornament, columns, spandrels, ceilings, sheathing, roofing

**HISTORIC MATERIALS:** cast and wrought iron, steel, bronze, lead, aluminum, and stamped steel (usually galvanized or terne-coated)

**POTENTIAL SUBSTITUTES:** GFRP, aluminum, non-composite polymer (polyurethane), GFRC, metallic/polymer composite

### Questions to ask about the replacement material:

- Will the replacement material serve a structural or cosmetic role?
- Will it expand and contract with temperature change enough to require special accommodation in its installation?
- If part of an assembly of mixed materials, how will any expansion and contraction of the dissimilar materials be accommodated?
- Will the replacement material increase deterioration of the historic or surrounding elements, for instance due to galvanic corrosion, moisture entrapment, jacking of original material, off-gassing creating a corrosive environment, or poor original design of the historic material?
- How will the replacement material mimic the surface color/patination of the original material?
- If a coating is needed, what preparation is needed, and what is its durability or service life of the finish?
- What attachment and support systems are necessary?
- If the original element is structural, but the new material is not, how can supplemental structure be introduced to support the new?





Figure 14. Surface texture is an important aspect in matching the appearance of a historic material, especially when a material is viewed at close range. As seen in these two images, many of the substitute materials produced for siding and trim have an embossed wood grain, making them incompatible for replacing historic wood that was typically planed to a smooth surface. Some substitute products are available with a smooth surface as well. Photos: John Sandor, NPS.

## Siding

**FEATURES:** clapboard, tongue-and-groove or shiplap siding, board and batten, shingles

**HISTORIC MATERIALS:** wood and asbestos

**POTENTIAL SUBSTITUTES:** cellular PVC, wood fiber/polymer composite, fiber cement, mineral/polymer composite

### Questions to ask about the replacement material:

- What are the widths, lengths, profiles, thicknesses, and textures available?
- What, if any, are the finishing requirements, and/or is it available factory-finished?
- How well does it hold paint, and can prefinished surfaces be renewed?
- What tools are needed to cut it, and can it be machined?
- Does it absorb moisture and, if so, to what effect?
- Can the material survive flooding and be reused?
- Will it expand and contract with temperature change enough to require special accommodation in its installation?
- What characteristics can affect its handling (e.g., weight, flexibility, brittleness)?
- Does it have specific fastening requirements?
- Is it susceptible to insect damage?
- What is its impact resistance?
- Does it have a flame spread rating?
- What is the expected lifespan and/or warranty?

## Roofing

**HISTORIC MATERIALS:** wood shingle, slate shingle, asbestos shingle, clay tile, concrete tile, metal

**POTENTIAL SUBSTITUTES:** fiber cement, mineral/polymer composite, wood fiber/polymer composite, pre-cast concrete, metal

### Questions to ask about the replacement material:

- What sizes and shapes are available?
- What are color choices?
- What is the color stability of the new material, and how will it age/weather?
- What is the impact resistance?
- What is its flame spread rating?
- What are the installation requirements of the new material?
- Can the feature being replaced be custom-produced if ready-made ones of the new material are not an accurate match?
- What is the expected lifespan and/or warranty?



## Decking

**FEATURES:** tongue-and-groove, square-edge flooring

**HISTORIC MATERIALS:** wood

**POTENTIAL SUBSTITUTES:** cellular PVC, wood fiber/polymer composite, mineral/polymer composite, non-composite polymers (solid PVC)

### Questions to ask about the replacement material:

- What are the widths, lengths, and textures available?
- Is it site painted or prefinished?
- How well does it hold paint, and can prefinished surfaces be renewed?
- What tools are needed to cut it, and can it be machined?
- What dimensional span does its strength allow?
- Does it absorb water, and if so, to what effect?
- Can the material survive flooding and be reused?
- Does it require a drainage plane, or can it be installed atop a membrane?
- Will it expand and contract with temperature change enough to require special accommodation in its installation?
- Is it susceptible to insect damage?
- Is it impact resistant?
- Does it have a flame spread rating?
- What is the expected lifespan and/or warranty?

## Molding / Trim

**FEATURES:** run moldings, flat boards, casings, cornice, frieze, railings, balustrade, columns

**HISTORIC MATERIALS:** wood, metal

**POTENTIAL SUBSTITUTES:** cellular PVC, wood fiber/polymer composite, mineral/polymer composite, non-composite polymer (polyurethane), GFRP, sheet metal

### Questions to ask about the replacement material:

- What are the widths, lengths, and textures available?
- What, if any, are the finishing requirements and/or is it available factory-finished?
- How well does it hold paint, and can prefinished surfaces be renewed?
- What tools are needed to cut it, and can it be machined?
- Does it absorb moisture, and if so, to what effect?
- Can the material survive flooding and be reused?
- Will it expand and contract with temperature change enough to require special accommodation in its installation?
- What characteristics can affect its handling (e.g., weight, flexibility, brittleness)?
- Does it have specific fastening requirements?
- Is it susceptible to insect damage?
- What is its impact resistance?
- Does it have a flame spread rating?
- What is the expected lifespan and/or warranty?



*Figure 15. Tongue-and-groove porch flooring is manufactured in several different substitute materials. Each type has different properties, though most are more moisture-resistant than wood. The prefinished product shown can be painted when worn, but repainting is not recommended for some product choices. Photo: Oak Alley Foundation.*

# Potential Substitute Materials: Matching properties and performance needs

## Physical Composition and Properties

After assessing different material options based on the intended application, the appropriateness of a substitute material should also be considered in context of the material's physical composition, associated properties, and necessary visual match.

### Aluminum

**MATERIAL:** Aluminum is a highly corrosion-resistant alloy that can be cast, wrought, or extruded. Molten aluminum is cast into permanent (metal) molds or one-time sand molds forming cast aluminum. Extruded aluminum is formed by passing heated aluminum through a die which produces the desired form. Wrought aluminum is worked using the heated metal and then bending, stamping, and otherwise shaping the metal. If not self-supporting, aluminum elements are generally screwed or bolted to a structural frame. Aluminum can be welded, but more often sections, particularly extruded ones, are mechanically connected.

**PROPERTIES:**

- Isotropic
- Lightweight
- Thermal movement greater than cast iron or wood
- Corrosion-resistant, but direct contact with other metals may trigger galvanic corrosion
- Lower structural strength than iron or steel
- Ductile - less brittle than cast iron
- Non-combustible
- Retains high definition through molding process and produces crisp profiles through extrusion
- Can be given a durable metallic finish through anodization. Surface etching required for paint adhesion
- Can be machined into a large variety of shapes/ dimensions



*Figure 16. Aluminum is a highly corrosion-resistant metal that is commonly used as a substitute material for cast iron. Aluminum can be a more affordable and lightweight alternative to cast iron that retains a similar texture, shape, and maintenance cycle. Photo: NPS.*



*Figure 17. The balustrade consists of multiple prior campaigns of using cast stone to replace the natural stone. The effective match for the surface texture and color of the original stone allowed individual elements to be incrementally replaced only when they had failed, thus retaining the maximum amount of original material as long as possible. Photo: EverGreene Architectural Arts.*

## Cast Stone & Precast Concrete

**MATERIAL:** A cement lime and aggregate mixture that is dry-tamped into a mold is generally referred to as cast stone. Cast stone is one of the original substitute materials. Its longevity has proved that the material ages compatibly with stone. A wet mix of cement and aggregate poured into molds also has a long history of being used to produce concrete masonry units mimicking stone and roofing tiles mimicking clay tile. Both methods have minimal shrinkage during curing, though they employ different curing and finishing techniques. Both can include reinforcing bars and anchorage devices installed during fabrication. The dry-tamp fabrication method is especially effective at producing an outer surface with the appearance of stone.

### PROPERTIES:

- Isotropic
- Weight equivalent to stone
- Expansion/contraction similar to stone
- Water absorption may differ from that of any particular stone
- Can be structural
- Non-combustible
- Vapor-permeable
- May achieve a wide range of color and surface textures by varying mix, but use of pigments may reduce UV stability
- Can be coated
- May be tooled to match the appearance of tooled stone
- Repairs similarly to stone





*Figure 18. Missing historic terra cotta spandrel panels on all floor levels were recreated utilizing glass fiber reinforced concrete (GFRC) replacements. New spandrels were fabricated as individual components and attached with metal clips between historic terra cotta piers. Photo: Kris Frail, Dewberry.*

## Fiber Reinforced Concretes (GFRC, CFRC)

**MATERIAL:** Fiber reinforced concretes are lightweight concrete compounds modified with additives and reinforced with alkaline resistant glass fibers (GFRC), or less frequently carbon fibers (CFRC). They are generally fabricated as thin-shelled panels and applied to a separate structural frame or anchorage system. GFRC is typically sprayed into forms, although it can be poured, and anchoring devices are included in the fabrication. The color is derived from the natural aggregates and, if necessary, a small percentage of added pigments. Because of its low shrinkage in curing, it can be produced using molds taken directly from the building.

### PROPERTIES:

- Isotropic
- Lighter weight than solid masonry
- Expansion/contraction similar to stone
- No load bearing capacity, so underlying framework must be used to accommodate any loads
- Material can be fire-rated
- Vapor-permeable
- Can be produced in larger sections efficiently reproducing repetitive elements or features that were originally made up of small individual units
- Large range of colors achievable by varying aggregates, but when pigments are needed UV stability may be reduced
- May be left uncoated or may be painted



Figure 19. A new, lightweight fiber reinforced polymer is attached to a new metal armature to replicate damaged and missing elements of a terra cotta cornice. Photo: Quinn Evans.

## Glass Fiber Reinforced Polymers (FRP, Fiberglass)

**MATERIAL:** Fiberglass is the most well-known of the FRP products generally produced as a thin, rigid, laminate shell formed by pouring a polyester or epoxy resin gelcoat into a mold. When tack-free, layers of chopped glass or glass fabric are added along with additional resins. The surface gel coat can be pigmented or painted. Reinforcing rods and attachment devices can be added when necessary. Because of its low shrinkage in curing, it can be produced using molds taken directly from the building. Rather than being produced as standard components, FRP is custom fabricated for individual applications.

### PROPERTIES

- Isotropic
- Lighter weight than masonry, similar to sheet metal
- More thermally driven expansion than masonry or metals
- No load bearing capacity, so underlying framework must be used to accommodate any loads
- High strength to weight ratio
- Flammable
- Not vapor-permeable
- Can be produced in larger sections efficiently reproducing repetitive elements or features that were originally made up of small individual units
- May be difficult to match false joints in multi-unit assemblies to actual joints that need to accommodate movement
- Color can be incorporated into the surface gel-coat, or the surface may be coated





Figure 20. Cement board was used to replace a non-historic infill and mimics the configuration of a typical vehicular door of the period.  
Photos: Historic Augusta.

## Fiber Cement

**MATERIAL:** Fiber cement products are made from fiber, sand that is ground to a powder, cement, and proprietary additives to reduce moisture absorption. The fiber used in roof products is glass fiber alone, whereas siding and trim board products are primarily wood fiber. The material is formed with a smooth or textured surface, cut to standard sizes of panels, boards, or shingles, and cured in an autoclave. Roofing material has integral color, but board and siding products are produced with a primer, if not fully factory finished. Most siding and trim boards are embossed with a wood grain on one surface and are smooth on the other, the smooth side being the appropriate surface to imitate planed wood.

### PROPERTIES:

- Products are minimally orthotropic
- Heavier and more brittle than wood, limiting available lengths
- Very little thermal- and no moisture-driven movement
- Low water absorption, but not recommended for ground or roof contact
- Class A flame spread
- Resists insect damage
- Available in limited thicknesses and widths
- Not machinable, but may be cut with special carbide blades; cutting requires dust collection and personal protective equipment
- Cut edges require sealing
- Available unfinished, primed, or prefinished, and must be painted (with latex paint)
- 15-year limited warranty typical



*Figure 21. A mineral polymer composite siding was available in the profile very similar to the historic siding. The replacement siding was used where the original material was almost completely missing beneath a more modern covering. Areas where the original wood was largely intact were replaced with matching wood to sustain more of the material integrity of the building. Photo: Belk Architecture.*

## Mineral / Polymer Composite

**MATERIAL:** Calcium carbonate or fly ash are mineral ingredients held in a matrix of various polymers to produce materials formed or molded into a number of building products. Additives found in some of the roofing products include pigments and UV stabilizers. Some use a substantial portion of recycled material. Different combinations yield products with different properties, each formulated for a specific building component. When the material is fly ash with some glass fibers bound in a matrix of polyurethane, it is identified as polyash. Siding, trim, bead board, and deck products are primed or prefinished, whereas roof products have integral color.

### PROPERTIES:

#### Fly ash (siding and trim)

- Isotropic
- Heavier and more brittle than wood, and lacking structural capacity
- Little thermal or moisture-driven movement
- Sufficiently low water absorption to permit ground contact
- Class C flame spread
- Resists insect damage
- Available in limited thicknesses and widths
- Machinable with carbide tools blades; requires dust collection
- Cut edges do not require sealing

- Must be painted
- 30-year limited warranty typical

#### Calcium carbonate or recycled rubber (roofing)

- Isotropic
- More thermally-driven movement than slate or wood
- Little to no moisture absorption
- As shingles: lighter and more flexible than slate
- As tongue-and-groove decking: heavier and harder than wood
- Not vulnerable to insect damage
- Available in limited dimensions
- As shingles: Class 4 impact resistance, and flame spread ratings ranging from Class A to Class C depending on the specific product
- As shingles: integral color, that may be subject to fading
- As tongue-and-groove decking: prefinished with non-renewable finish, and can be cut with woodworking tools
- 50-year limited warranties on roofing products typical



## Cellulose Fiber / Polymer Composite

**MATERIAL:** Wood strands or fibers are coated with resin for moisture resistance and zinc-borate for insect and fungal-decay resistance, then consolidated under heated pressure. Solid composite core boards are cut from sheets of material, then factory-primed or finished. Resulting siding and trim board products can be referred to as engineered wood, fiber board, or hardboard. Products may be embossed with a wood grain or have a smooth finish, the smooth side being the appropriate surface to imitate planed wood. Siding, trim, and tongue-and-groove decking with a slightly different properties are produced by extruding polyvinyl chloride (PVC) combined with non-wood cellulose. Roofing shingles are molded from fine wood fibers, color additives, and UV stabilizers bound with polypropylene or polyethylene (thermoplastics).

### PROPERTIES:

#### Predominantly Cellulose (siding, trim and decking)

- Minimal thermal movement
- Resistant to moisture-driven movement
- Lighter and more flexible than solid wood, but lacks structural capacity
- Rice hull cellulose: can span typical floor-framing spacing as decking
- Low water absorption (for wood, no ground or roof contact)
- Class A or Class C flame spread
- Resists insect damage
- Available in limited dimensions
- Machinable with woodworking tools
- Wood cellulose: Cut edges must be sealed and may need additional surface prep for finish; must be painted if unfinished or primed, also available prefinished
- Rice hull cellulose: Accepts stain/paint, but no finish required
- 30–50 year limited warranty, depending on manufacturer

#### Predominantly Polymer (roofing)

- Minimal thermal movement
- Little to no moisture absorption
- Lighter and more flexible than slate
- Class 4 impact-resistance
- Class A flame spread
- Available in limited shingle size
- 50-year limited warranty typical



*Figure 22. A porch was reconstructed using posts fabricated on site from a smooth-surface cellulose/polymer composite material. Though the face of the posts are painted, the lack of paint on the bottom at the cut ends is not consistent with manufacturers' recommendations. This treatment will allow moisture to be absorbed, shortening the life of the new replacement feature. Photo: John Sandor, NPS.*



Figure 23. 3-D printing using various polymers is occasionally used to replicate missing metal or wood features. This new application is continually being refined, but the application can be successful when a painted, lightweight feature needs to be replicated. Photo: NPS.

## Non-composite Polymers

**MATERIALS:** The main two polymer materials used without significant other components are polyurethane and polyvinyl chloride (PVC). Polyurethane millwork is constructed of urethane foam created by mixing isocyanate and resin. The polyurethane mixture is kept under pressure in a mold as it expands to any desired shape. These molded products have a closed-cell, foamed core with a denser surface skin. Polyurethane products can have exterior applications but are more often used for interior features. Polyvinyl chloride (PVC) in a solid extruded form is another polymer that can have architectural application as tongue-and-groove decking. Various polymers formed using 3-D printing are also being explored as replacements for painted metal or wood ornamental features.

**PROPERTIES:** Each of the two groupings has distinct physical properties

### Urethane Foam (moldings and decorative elements)

- Lightweight and flexible, but lacking structural capacity
- More thermally-driven movement than wood or stone, but less than cellular PVC
- Does not absorb water
- Flammable
- Resists insect damage
- Can be cut with standard woodworking tools
- Adhesive and mechanical fasteners both recommended for installation

- Supplied primed and must be painted (latex paint)
- Lifetime limited warranty typical

### Solid PVC (flooring)

- Isotropic
- Heavier and less flexible than wood
- Minimal thermal movement
- Does not absorb water
- Strength to span typical floor-framing spacing
- Impact-resistance greater than wood
- Class A flame spread
- No insect susceptibility
- Good paint adhesion, but also available prefinished
- 20-year warranty typical



## Cellular Polyvinyl Chloride (PVC)

**MATERIAL:** Varying amounts of calcium carbonate and a foaming agent are added to melted PVC before passing through an injection die and then a calibrator to produce the shape and size of the finished product. Cellular PVC is produced as sheets, boards, and moldings. Differences in the specifics of the equipment and the rate of cooling create two varieties of product, with distinct properties. One is known as free-foam, having a fairly consistent structure throughout its section, and the other is identified as Celuka, having a skin that is denser than its core. This primarily affects the ease with which the product can be milled and shaped. The material is white and needs no applied finish. When produced for decking the material has a colored and textured wear layer over the PVC core.

### PROPERTIES

- Isotropic
- Lighter and more flexible than wood
- Less strong than wood (in tension and shear), but can span typical floor- framing spacing as decking
- More impact-resistance than wood
- Negligible water absorption; no moisture-driven movement, unlike wood
- Subject to thermal expansion and contraction significantly greater than wood, though the thermal movement is less for the same dimension than the cross-grain moisture-driven movement of wood
- For longer pieces, thermal movement requires manufacturer's specifications to be followed for attachment, and inclusion of expansion joints when installed at low temperature (joints should be glued)
- Class A flame spread
- Resists insect damage
- Machinable with woodworking tools, though cut edges may need additional surface prep for finish
- Good paint adhesion; if painted, high light reflectance (HLV) is recommended to minimize heat driven expansion
- 25–30-year limited warranty, depending on manufacturer



*Figure 24. Cellular PVC when painted can be used to replace deteriorated wood features. This beadboard set in a wood frame was not historically designed to shed water effectively and had deteriorated. Cellular PVC was able to match the appearance of the wood details, while its properties were well matched to the shady location, painted finish, and limited size and configuration within the overall assembly; thus, it should provide a long-lasting solution for this application. Photo: Jennifer Balson Alvarez, NPS.*

## Acknowledgements

John Sandor, Architectural Historian, David Trayte, Historical Architect, and Amy Elizabeth Uebel, Architectural Historian, Technical Preservation Services, National Park Service, revised *Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors*, originally written by Sharon C. Park, FAIA, FAPT, and published in 1988. The revised Brief contains expanded and updated information as well as new color photographs describing the general issues and application of substitute materials on historic buildings.

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This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. This publication is available from the Technical Preservation Services website at <http://www.nps.gov/tps/> or hard copies may be purchased from the Government Printing Offices at the U.S. Government Bookstore at <https://bookstore.gpo.gov/>. Comments about this publication should be addressed to Technical Preservation Services, National Park Service, 1849 C Street, NW, Mail Stop 7243, Washington, DC 20240, or by email to [NPS\\_TPS@nps.gov](mailto:NPS_TPS@nps.gov).

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# **Exterior Rehabilitation 625 8<sup>th</sup> Avenue HPDR2025-0014**

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**Historic Preservation Commission  
September 15, 2025**



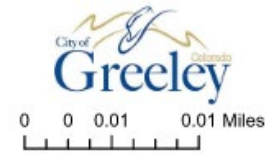
# Site Map



## Legend

-  Greeley Parcels
-  Site

76



# Proposed Project

Rehabilitate the façade using smooth finish stucco, designed to match the original brick and terra cotta.





# Photos

8<sup>th</sup> Avenue façade,  
August 2025





# Photos

8<sup>th</sup> Avenue façade,  
August 2025





# Photos

SE corner entrance, August 2025





# Photos

7<sup>th</sup> Street façade,  
August 2025



# 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
- h – General Historic Preservation Design Guidelines



# Public Notice

- Email notice to owner/applicant – August 20, 2025
- Posted at property by applicant – August 26, 2025

# Recommendation

Staff recommends approval of the exterior rehabilitation, with the following conditions of approval:

- the applicant obtain all required permits,
- if the project is not complete by December 31, 2026, a new application will be required for any remaining work, and
- future changes to the approval will require a new application to the Commission.

# 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 Camfield Court Building at 615-31 8<sup>th</sup> 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, with the following conditions:
  - the applicant obtain all required permits,
  - if the project is not complete by December 31, 2026, a new application will be required for any remaining work, and
  - future changes to the approval will require a new application to the Commission.



# Thank you

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## HISTORIC PRESERVATION COMMISSION SUMMARY

**ITEM:** Certificate of Approval for Major Alteration

**CASE NUMBER:** HPDR2025-0015

**PROJECT:** Exterior Rehabilitation of Salzman’s Shoe Repair Building

**LOCATION:** 911 8<sup>th</sup> Avenue

**APPLICANT:** Nate Frary, on behalf of property owner, Salta Aridni, LLC

**CASE PLANNER:** Betsy Kellums, Planner III – Historic Preservation

**HISTORIC PRESERVATION COMMISSION HEARING DATE:** September 15, 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.

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**PROJECT OVERVIEW AND BACKGROUND:**

**Proposed Project**

On August 22, 2025, Nate Frary, on behalf of owner Salta Aridni LLC, submitted an application for a Certificate of Approval to the Historic Preservation Office for exterior rehabilitation of the Salzman’s Shoe Repair Building at 911 8<sup>th</sup> Avenue. Staff determined the application to be complete on August 25, 2025.

The applicant requests approval to replace the storefront windows and doors, alter the entrances, install wood panel siding, remove existing paint and repaint the brick, remove the existing projecting sign to display indoors, install windows in the rear window openings that are currently closed up, and replace the door on the south façade.

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

**Background**

The Historic Preservation Commission designated the Downtown Greeley Historic District in November 2002 on the Greeley Historic Register. The Salzman’s Shoe Repair Building at 909 ½ - 915 8<sup>th</sup> Avenue is a contributing building in the historic district and is subject to review for alterations. The Downtown Greeley Design Guidelines and Secretary of the Interior’s Standards apply to this property.

**SITE DATA:**

Legal Description: GR WD-E UNIT E WELDORADO COND L1  
BLK64, City of Greeley, County of Weld, State of  
Colorado

Neighborhood: Downtown

Designation: Contributing to the Downtown Greeley Historic  
District designated on the Greeley Historic Register

Year Property Built: 1906, 1909-18

Architectural Style/Type: Twentieth Century Commercial

Zoning: C-H (Commercial High Intensity)

Dates of Significant Renovations: Permit #A-900882 to install furnace, Owner:  
Salzman Shoe Store; Contractor: A-1 Heating;  
Date: 12/17/1990.

Permit #880081 for New 100 Amp Main Breaker  
panel at north end of shop and Misc., other work to  
satisfy insurance company; Owner: Salzman Shoes;  
Contractor: CDS Electric; Date: 8/11/1988.

Permit #830895 for refoof w/ built up; Owner:  
George Salzman; Contractor: Independent Roofing;  
Date: 6/28/1983; Final: 7/15/1983.

Permit to install #50-341 Bryant Unit Heater;  
Owner: Salzman Shoe Repair; Contractor: Greeley  
Gas Company; Date: 12/11/1970.

Plumbing Permit for lavatory; Owner: Salzman  
Shoe Shop; Contractor: Greeley Plumbing and  
Heating Co; Date: 4/1/1969.

Permit #680029 to install suspended ceiling; Owner:  
Salzman; Contractor: Harold Bauming; Date:  
2/16/1968; Final: 3/20/1968.

Wiring Permit #681074 to add to existing wiring;  
Contractor: Bauming Electric; Date: 3/27/1968.

Wiring Permit to install hanging unit; Owner: Salzman's; Contractor: Abbett Elec Co; Date: 11/14/1967.

Permit #673267 to Install Unit Heater; Owner: Salzman's Shoe Repair; Contractor: Greeley Gas Co.; Date: Nov 1967.

Note for Permit #630029 to install balcony; Contractor: Charles Crawford; Date: 1/28/1963; Note: "Inactive but not final 4/4/66".

Source: Building Permit File: 911 8<sup>th</sup> Avenue.

### **KEY ISSUES AND ANALYSIS:**

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

#### **Greeley Municipal Code, Section 24-1003j Criteria 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 Downtown Greeley Design Guidelines**

### ***Storefronts***

- A. *Preserve all remaining elements of historic storefronts.*
- B. *The rehabilitation of storefronts that have been altered is encouraged. Historic photographs of downtown may provide documentation for restoration. Without such documentation, re-establishing the basic storefront elements in a simplified design would be most appropriate.*
- C. *The design and construction of storefronts is light and airy in character. Cast metal was used for important buildings, but most frequently they were constructed of wood. The use of brick or stone will generally only be appropriate if there is evidence that this was the material used for the original storefront.*
- D. *Metal used in storefronts should be finished, not left shiny.*
- E. *Awnings at the storefront can add interest and color to the building and can be a good location for a business sign. Awnings should be made of durable fabric, rather than metal or plastic. The triangular form, rather than round, is most appropriate. Awnings should hang from below the sign band of the storefronts, or from a similar location if the storefront has been altered. Flat awnings are generally not appropriate for downtown Greeley but were sometimes used on buildings from the 1920s and 1930s and could be considered for a building of that time period.*

### ***Windows and Doors***

- A. *Preserve all original window and door openings. Openings should not be closed up, made smaller or enlarged.*
- B. *Preserve all original windows and doors. Repair deteriorated jambs, sashes, glazing and frames.*
- C. *If original windows and doors are too deteriorated to be repaired and must be replaced, match the original size, type and design with contemporary products. Use of the same material used for the original windows and doors will be most appropriate for replacements.*
- D. *Consider interior treatments to increase thermal efficiency and or security rather than replacing original windows and doors.*
- E. *Restoring original window and door openings, replacing inappropriate windows and doors with appropriate ones, and repairing original windows and doors will have a significant positive impact on the historic character of downtown Greeley and should be encouraged in any proposed project.*

### ***Building Materials***

- A. *Preserve original building materials when altering historic buildings.*
- B. *Carefully match historic materials when altering historic buildings.*
- C. *Using simplified designs and historic construction techniques will help make modern alterations of historic buildings fit the historic character of downtown Greeley.*
- D. *Stone, wood and metal were not common historic building materials in Greeley, and should be used sparingly on downtown buildings.*
- E. *Except in exceptional cases of deterioration, unpainted masonry should be left unpainted. Sealing the surface with paint, or other sealants, can cause spalling of the*

- masonry face; however, if the surface is already painted, removing the paint may damage the masonry more than repainting. Consulting a preservation expert would be helpful in this situation.*
- F. Wood will generally be inappropriate as the predominant material for downtown buildings, and should be limited to storefront framing, and windows and doors. An exception to this is detailing of historic residential buildings. Wood should be finished with paint or opaque stain.*
  - G. Stucco is generally not an appropriate material for use on downtown buildings; however use for certain details may be appropriate on a case-by-case basis.*

### ***Architectural Details***

- A. Carefully preserve historic architectural details in alterations of downtown buildings of any type.*
- B. Simple architectural details will be most appropriate for alterations to most historic downtown Greeley buildings. Save elaborate detailing for alterations to buildings that have a significant location, such as an important corner, or significant use, such as a civic building.*
- C. Consider restoring details that have been covered or removed in earlier alterations when renovating historic buildings. If such alterations have damaged or destroyed historic details, seek historic photographs for documentation to use for restoring them. If there is no photographic evidence, consider recreating the detail in a simple design.*
- D. Some alterations to historic buildings have become historically and/or architecturally significant over time. To determine if this is the case for a specific building, consult the Greeley Historic Preservation Specialist.*

### ***Painted Masonry***

*Methods for cleaning paint from brick can damage the masonry face and cause accelerated deterioration, which may be impossible remedy. If stripping paint from masonry is considered, do the following:*

- A. Consult the most recent historic preservation literature and experts for cleaning methods and products. The Greeley Historic Preservation Specialist can help with this.*
- B. Test various methods and products on small areas of the building wall that are not visible. If the test areas show damage, the building painted.*
- C. Do not use harsh blasting methods to clean dirt and paint from masonry. It will damage the masonry.*
- D. Use the services of a contractor with experience cleaning historic buildings.*

### **Staff Analysis:**

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

Portions of the proposed project would have a positive impact on the historic and architectural character of the property and features, on the protection, enhancement, perpetuation and use of the property and district and complies with the Secretary of the Interior's Standards and

Historic Preservation Commission

HPDR2025-0015, Exterior Rehab

911 8<sup>th</sup> Ave

15 September 2025

downtown design guidelines. The rehabilitation of the storefront, retaining significant character defining features including the corbelled brick cornice, the rosettes above the transoms, the combined opening of the storefront windows and transoms (storefront height), and the brick kickplates, would have a positive impact on the property and historic district.

Because no photos are available of the original storefront, a simplified design maintaining the basic storefront elements is the most appropriate treatment. The proposed entrance alterations, the window and door replacements, removing the sign into the interior, and replacing missing and damaged brick would meet the criteria, standards, and guidelines. The proposed installation of wood paneling would not meet the criteria, standards, and guidelines.

The proposal to recess and widen the north entrance to meet ADA requirements meets the applicable criteria and standards and design guidelines. Recessing the door is a historically appropriate treatment for commercial buildings from the early- to mid-20<sup>th</sup> century. Adding a sidelight to the widened entrance increases the transparency, which is historically appropriate since storefronts historically were very transparent, light and airy according to the design guidelines, to allow for the most possible natural light.

The proposal to close in the southern entrance on the east façade and create a new door opening further to the south on the east façade where there is an existing threshold would not significantly decrease the architectural and historical integrity of the building. Because there is an existing threshold in the proposed location for the southern entrance, it indicates a door had been located there in the past. For this reason, the change in door location would have a neutral or potentially positive impact on the character of the property. Replacing the existing south door that is in the middle of the front façade with a storefront window with brick kickplates below would not significantly impact the transparency on the front of the building. Replacing deteriorated and/or missing brick with new matching brick in the kickplates below the storefront windows that matches the size and texture of the existing bricks is an appropriate treatment and meets the criteria, standards and guidelines.

The use of vertical panel siding in portions of the storefront is not a historically appropriate treatment and does not meet the criteria, standards, and guidelines. The proposed use of wood decreases the transparency, taking away from the light and airy nature of storefronts. It would generally decrease the size of openings, which does not meet the guidelines or standards. The use of wood in storefronts is found as complete storefront systems with kickplates and wood framing around the windows, transoms and glazed doors, all of wood. Wood paneling around doors but with brick kickplates is not a design historically used in storefronts in downtown Greeley. The removal of some of the narrow metal framing and the addition of wood framing that was never there would create a false sense of historical development, violating Secretary's Standard #3.

Retaining the narrow metal window frames with slightly larger frames around the doors would be a more appropriate treatment to the storefront. Because the existing metal window frames are very deteriorated and are rusting, and, in some cases, have been replaced with wood, the proposed replacement with the metal frames with a similar profile meets the criteria, Secretary of the Interior's Standards, and design guidelines. It would have a positive impact on the historical



and architectural character of the property and on the details of the building. The windows and frames are in poor condition, and the replacement would have a positive effect on the protection, enhancement, perpetuation, and use of the building because the windows need to be replaced for the building to be useable. The metal frames of the windows have a Greek key design, which is a significant and unique feature on the storefronts. With the change in proportions of the storefront windows and transoms, the use of metal frames without the Greek key is appropriate, as it would be considered a simplified and compatible design. For these reasons, the project meets Secretary's Standards #2 and 3.

Replacing missing windows in the existing openings on the rear of the building and a glazed metal door on the entrance on the south side would have a positive impact on the building and would be historically appropriate as they would make the building more useable.

Removal of paint from the existing brick on all sides must be done in a way to not damage the brick, in accordance with Secretary of the Interior guidelines for Masonry buildings. Removing paint using high pressure water would potentially damage the historic brick and mortar joints. The appropriate method would be by the gentlest possible means, such as hand-scraping or low-pressure water. Paint should not be removed unless deemed necessary for the preservation of the brick and building. Painting over the existing paint after property preparing it would be the appropriate treatment, since the brick is already painted. Please see the attached excerpt of the Secretary of the Interiors Guidelines for Rehabilitation for more information on proper treatment of cleaning and paint removal from masonry.

In summary, for these reasons, all aspects of the proposed project except the use of wood paneling and power washing to remove the paint 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 Downtown Design Review Guidelines.

**Section 24-1003(j) (1) Criteria and Standards Addressed:** a, c, e, f, and h (Secretary's Standards and the Downtown Design Review 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 August 26, 2025. On August 25, 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 project except the use of wood panel siding and paint removal by power washing.

**RECOMMENDED MOTION:**

A motion that, based on the application received and the preceding analysis, the Commission finds that the proposed exterior rehabilitation of the Salzman's Shoe Repair Building at 911 8<sup>th</sup> Avenue meets (1) Criteria and Standards a, c, e, f, and h of Section 24-1003(j)(1) of the Greeley Municipal Code, with exception of the wood paneling and paint removal by power washing, and therefore approves the request for a Certificate of Approval.

**ATTACHMENTS:**

Attachment – Application & Attachments

Attachment – Existing Site Map

Attachment – Excerpt of Secretary of the Interior's Guidelines for Rehabilitation



## Historic Preservation Design Review Major Alterations

The City of Greeley's Historic Preservation Code, [Section 24-1003](#) of the Greeley Municipal Code, requires a Certificate of Approval for Major alterations, issued by the Historic Preservation Commission for any designated historic property or property within a designated historic district. See subsection 24-1003(j) linked above for review criteria.

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

### Instructions and Details

Include all pertinent information identified on the following page(s), as well as special information requested by Historic Preservation Staff. The need for additional documents, as listed below, will be determined in consultation with Historic Preservation Staff and may include:

1. Application form signed by applicant and owner, if different.
2. Detailed narrative explaining the proposed project. Include detailed information about materials, design, measurements, location on the building or property, etc. Please explain time constraints or urgency of the project and how the proposed project meets the design guidelines. Please provide justification if the proposed project does not meet the guidelines. Contact the Historic Preservation Office for questions about the guidelines.

**Scope:** Edison's Ice Cream is renovating the Salzman building, located at 911 8<sup>th</sup> Ave. Our aim is to preserve the historic charm of the building and play into a 1920s/1940s design style, which nods to when this building was in its prime. We plan on incorporating a section inside the building that highlights the history of

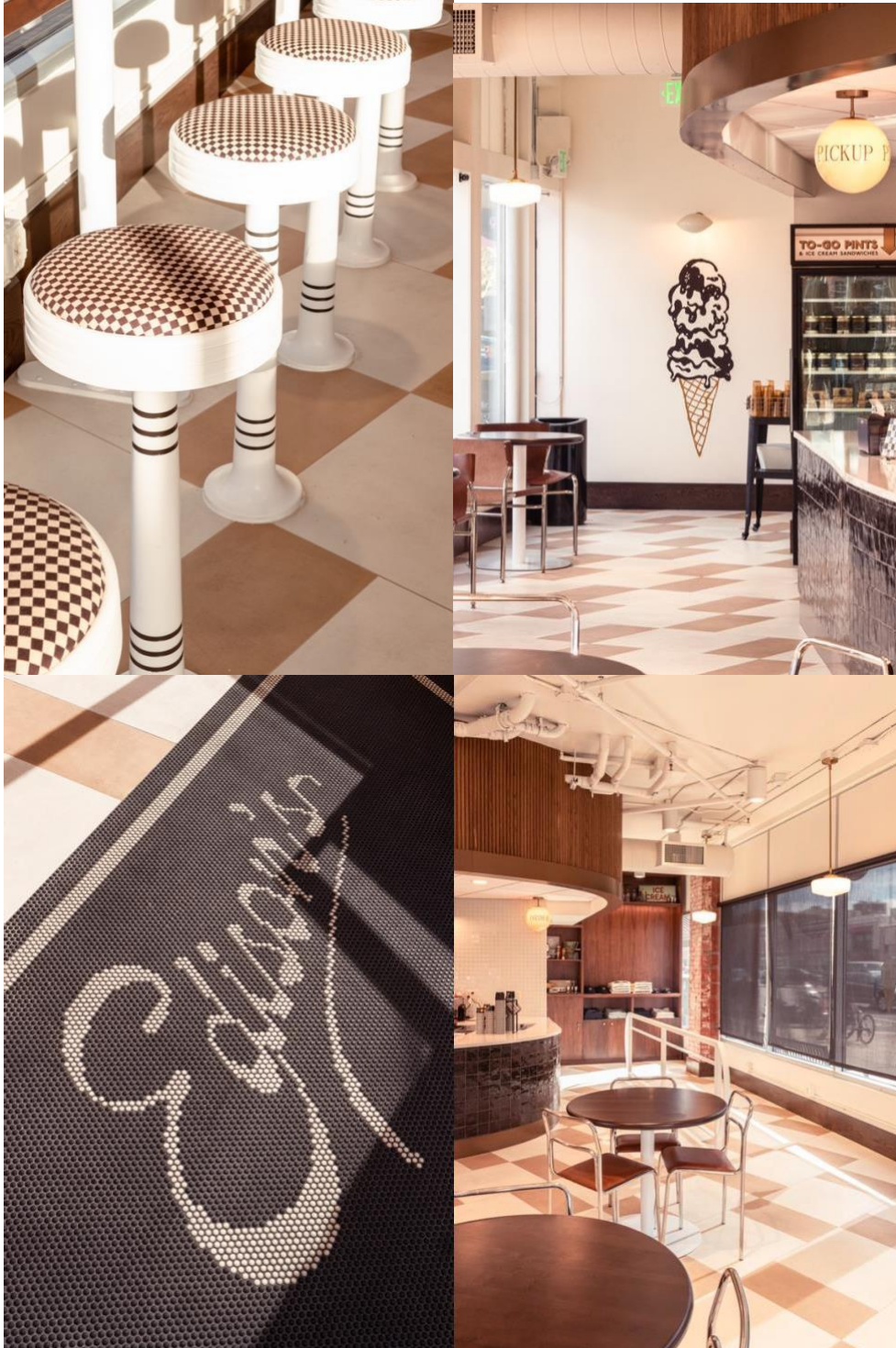
the space, with historic items such as the Salzman sign and newspaper clippings about the business and its long, well-known history in the Greeley community. The scope of the project includes:

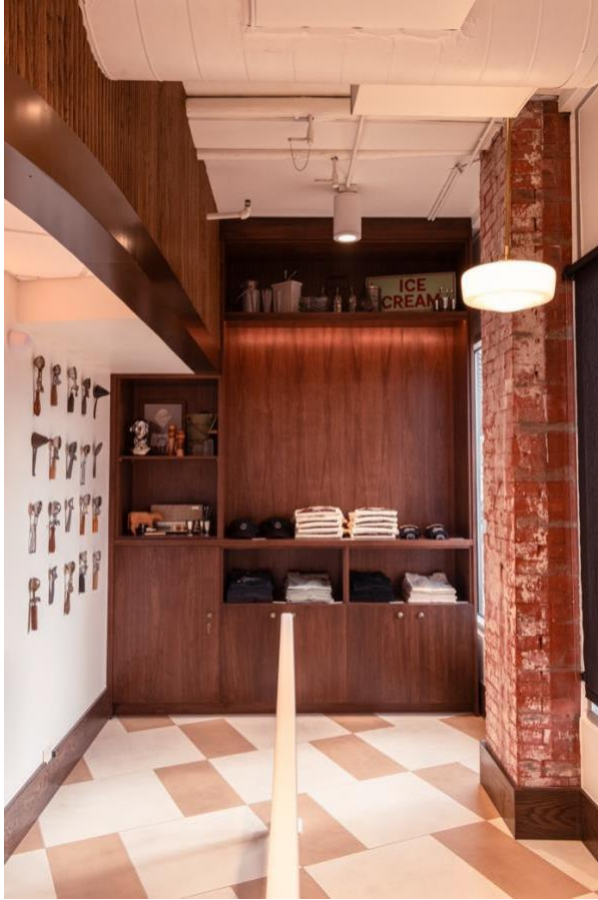
- Replacing all windows: existing windows have deteriorated and are structurally unsafe, and must be replaced for health and environmental safety. Bottom windows will be replaced with storefront glass, top windows will be reeded glass.
  - Storefront window replacements will be 10'-5 3/8" high
  - Reeded glass will be 4'-1 3/8"
  - See attached product specs for reeded glass info.
- New siding: we will add new commercial, outdoor-rated wood composite siding on the exterior between windows on the east side of the building.
  - Approx. 136.8' sq. ft. of siding material
  - See attached product specs for full siding material info.
- Modifying the primary entrance to comply with ADA: primary entrance on NE side of building will be inset, widened, and door to be replaced to meet ADA.
  - Entrance will be inset 5'-7 3/8" from the building face.
- New entrance on SE face of building: there is already an existing threshold from past remodels of the building slightly south of the existing main entrance door that will be utilized as a secondary entry/exit for the building. The current main entrance (located in the center of the building on the east face) will be closed off.
- Brick painting/replacement: the brick on the top portion of the building will just be repainted (currently it's painted white but the paint is not in good shape) and much of the brick on the bottom portion of the building is broken or decayed and will need to be replaced with a brick that mimics the texture of the original brick and will be painted the same cream color as the top section of brick.
  - See included paint swatches for color sample
  - Benjamin Moore 2152-70 (Mayonnaise) Eggshell finish
- Interior remodel: the inside of the shop will be similar in design style to our existing shop in Old Town Fort Collins with a 1920s/1940s aesthetic that nods to the era of the building as well as having a section that specifically pays tribute to the history of the Salzman



building (including displaying the old Salzman sign that is currently on the building's exterior inside as an art piece).

- See photos below of Edison's Fort Collins interior as example of general style





- New exterior signage: Includes one lit vertical sign on SE corner of building, one lit logo sign on upper east face of building, and one unlit logo mark above main entrance door.
  - See signage mockups below



Mockup of vertical sign to go on SE corner of building (lit).



centered on east face of building (lit).

Mockup of primary sign to go



main entrance door (unlit).

Mockup of logo mark to go above

- Painted flower medallions and Greek key design: the original decorative flowers on the upper east face of the building will be repainted and a replacement Greek key molding (made of precast



concrete) will be added running horizontally along the building below the windows. Both will be painted a mint green color to draw attention to the original charm of the building.

- Note: the Greek key molding is planned to be added as a substitute for the current window frames with a similar pattern. The current window frames are unsalvageable and many are missing.
- Benjamin Moore 694 (Colony Green) Eggshell finish
- See included paint swatches for color sample
- Mural: there is currently a mural on the brick wall on the south side of the building. We will work with a local artist to paint a new mural that is ice cream and Greeley-related, but not specifically branded to Edison's.
  - Approx. 10' x 10' size

**Timeline:** We aim to have construction completed and be open to the public by April of 2026. This is the latest that our rent can commence per our lease agreement. In order to accomplish this, we need to have construction started by late November/early December 2025.

3. 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.

*All photos below were taken by Edison's Ice Cream owner, Nate Frary, on Friday, August 22, 2025.*



Existing north entrance on east side of building – this is the entrance that will be inset and widened to accommodate ACA.



Existing south entrance on east side of building – this entrance will be closed off.





Salzman Shoe sign that is currently hanging on the exterior of the building. The sign will be brought inside to use as an art installation. (*View of photo is looking south*)





View of Salzman Shoe sign looking north.



SE corner of the building. This photo shows the existing concrete flower design that will be repainted as well as the upper windows that are currently painted white but will be replaced with reeded glass to allow in more light. (*View of photo is facing west*)





Another view showing the upper painted windows, flower design, and roofline. The awning on the right side of the photo will be removed, as it is unsalvageable. (*View of photo is facing west*)



This photo shows an example of the remnants of the Greek key design that currently surrounds the window panes. The metal design is corroded and missing in many spots and the paint is weather-worn and chipped. You can also see in this photo that the windows themselves are not sealed and are coming away from the building face. (*This is on the east side of the building, view of photo is facing west*)





Another view of the Greek key design and current windows. (*View of photo is facing west*)



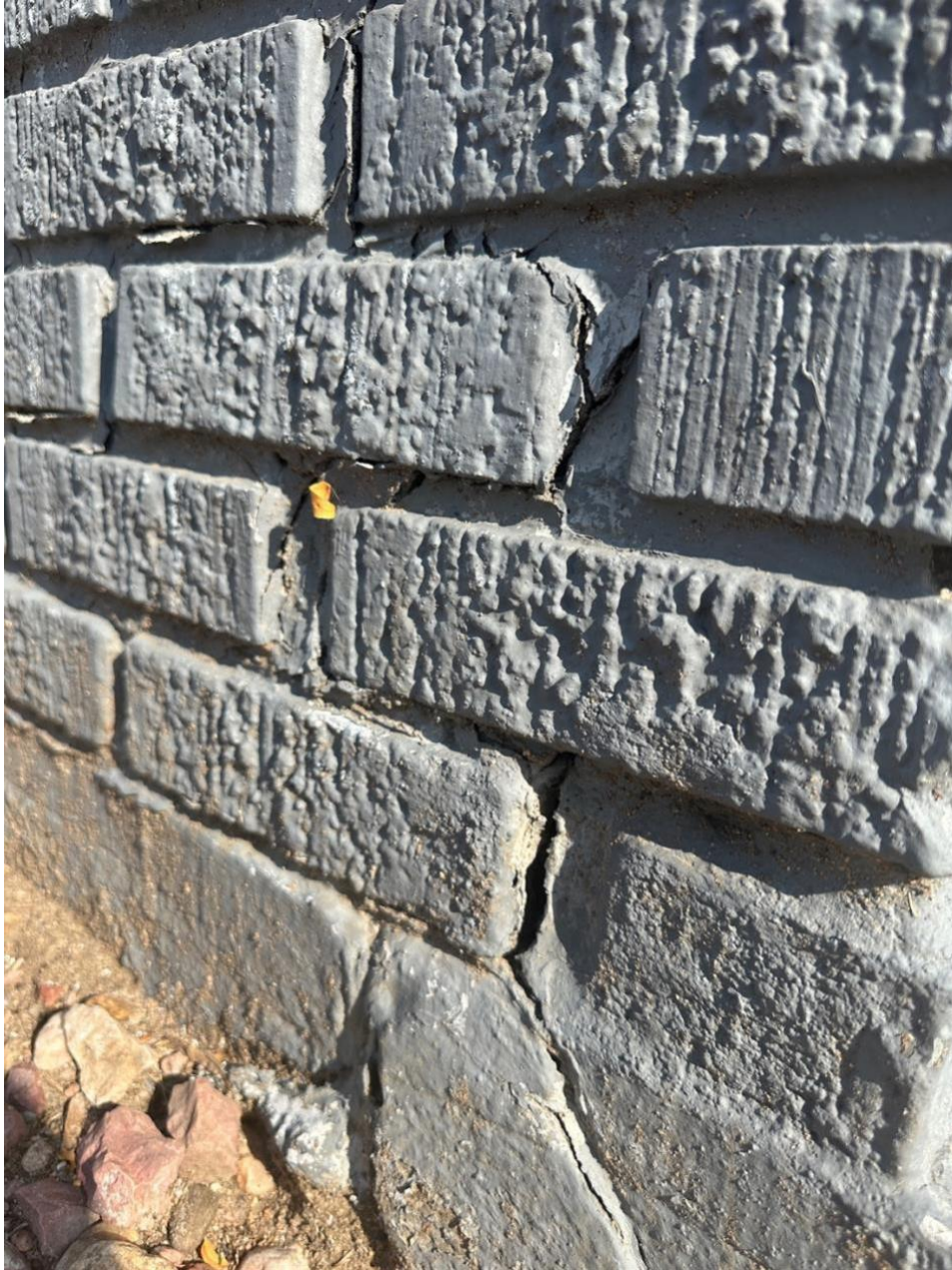
This is the south side of the building and the proposed mural location. Currently it is painted brick. (*View of photo is facing north*)





Close up photo of existing painted brick on the lower SE corner of the building. Much of the paint is bubbled from weather, but we will match the texture of the existing brick for any brick that needs to be replaced. Any brick that is still in good condition will be repainted the “Mayonnaise” color from our color swatches. (*View of photo is facing north*)





Another close-up of the existing brick on the lower south face of the building. Any cracked masonry will be evaluated for replacement with a similar brick to ensure structural integrity. (*View of photo is facing north*)





Photo shows the bottom section of the east face of the building, where the windows/decorative Greek key trim are coming away from the building. This also shows a transition in brick texture, where it appears the brick was replaced in a past remodel. (*View of photo is facing west*)



Close-up photo of the window base on the SE corner of the building. Many layers of paint are decaying on the existing Greek key design and the window itself has come away from the building. (*View of photo is facing NW*)





View of the SE corner of the building (view of photo is facing NW).



View of the east side of the entire building. The brick on the bottom of the building is currently painted grey, while the brick at the top of the building is painted white. (*View of photo is facing west*).





Close-up of existing Greek key design that surrounds the windows. It has many layers of paint that are cracking in the sections of the material that still remain. (*View of photo is facing west*)



View of the entire south side of the building that faces the parking lot entrance. This is the proposed mural location. (*View of photo is facing north*)





Close-up of existing painted brick on SE corner of building. Brick will be repainted. (*View of photo is facing NW*)



View of existing painted brick on west side of building. Paint is chipped and will be repainted. (*View of photo is facing east*)





View of entire west face of the building, which faces the parking lot. Existing windows are boarded up but will be replaced. (*View of photo is facing east*)



This is the interior of the building below the storefront windows. (*View of photo is facing east*)





This is the interior of the SE corner of the building, showing the currently boarded up window that will be replaced and interior side of the brick. (*View of photo is facing south*)

4. For projects involving architectural drawings, one digital 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).
  - Architectural drawings are attached.
5. 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.
  - We are currently waiting on estimates for replacements from our general contractor, C & C Contractors.
6. Product literature, if applicable, such as for window, roof projects, etc.
  - Product information is attached.
7. Mock-Up of signs or awnings, as needed.
  - Signage mockups are included in section 2 above.
8. Other items as requested.

Submit the application through eTRAKiT: <https://trakit.greeleygov.com/etrakit/>.

The Historic Preservation Commission will hold a public hearing at a regularly scheduled meeting. City staff will send a hearing notification email to the email address provided on the application for the applicant and owner. The applicant will be responsible for posting a hearing notice sign provided by the city at the property. Payment for the sign will be required prior to the sign being issued. The sign will need to be returned to the city within two weeks of the hearing date.

If the Application is approved, alteration may not commence until the Certificate of Approval has been filed with the Weld County Clerk and Recorder and all required permits have been issued. The City will get the Certificate of Approval by the Clerk and Recorder.

If approved, work shall be completed within twelve (12) months of the date of Commission approval, with the option for two (2) six-month extensions, as approved by the Community Development Director.

The applicant is responsible for paying all required recording fees. Historic Preservation Staff will inform the applicant of the cost of recording with payment instructions. Recording fees are a flat \$45 fee and must be paid after the project is approved and prior to work being started. Please contact the Historic Preservation Staff at 970.350.9222 with questions.



# Historic Preservation Design Review Major Alteration

## Signature Page

Owner Name: Brian Seifried

Owner Address: 912 9th Ave Greeley, CO

Owner Phone: 720.244.6107

Owner Email: Brian@eatCHG.com

Applicant Name: Nate Frary

Applicant Address: 2026 Bear Mountain dr unit#102 Fort Collins, CO

Applicant Phone: (509)-366-2884

Applicant Email: natefrary1@gmail.com

Historic Property Name: Salzman Shoe building

Historic Property Address: 911 8th Ave.

Historic Property Legal Description: \_\_\_\_\_

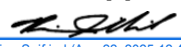
**Certification: I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.**

Applicant Signature:  Nate Frary (Aug 22, 2025 11:51:25 MDT)

Applicant Printed Name: Nate Frary

Date: 22/08/25

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

Owner Signature:  Brian Seifried (Aug 22, 2025 12:41:29 MDT)

Owner Printed Name: Brian Seifried

Date: 22/08/25

# Historic Society Application

Final Audit Report

2025-08-22

|                 |                                                |
|-----------------|------------------------------------------------|
| Created:        | 2025-08-22                                     |
| By:             | Julianna Follon (julianna@edisonsicecream.com) |
| Status:         | Signed                                         |
| Transaction ID: | CBJCHBCAABAAIPMoNZKjY8WFvD_J9pax2OCKfDvbsXKg   |

## "Historic Society Application" History

-  Document created by Julianna Follon (julianna@edisonsicecream.com)  
2025-08-22 - 5:47:48 PM GMT
-  Document emailed to Nate Frary (nate@edisonsicecream.com) for signature  
2025-08-22 - 5:48:00 PM GMT
-  Email viewed by Nate Frary (nate@edisonsicecream.com)  
2025-08-22 - 5:49:24 PM GMT
-  Document e-signed by Nate Frary (nate@edisonsicecream.com)  
Signature Date: 2025-08-22 - 5:51:25 PM GMT - Time Source: server
-  Document emailed to Brian Seifried (brian@eatchg.com) for signature  
2025-08-22 - 5:51:29 PM GMT
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-  Document e-signed by Brian Seifried (brian@eatchg.com)  
Signature Date: 2025-08-22 - 6:41:29 PM GMT - Time Source: server
-  Agreement completed.  
2025-08-22 - 6:41:29 PM GMT

**PROPOSAL :** Renovation  
**BUSINESS :** Edison's Ice Cream

Notes for Edison's Conceptual Design consideration based on Greeley Historical Renovation Guidelines

**Build Date :** 1906 / Early 20<sup>th</sup> century

**Location :** Greeley, Colorado

This building features an atypical building shape for the early 1900's. Most at that time were narrow and deep, whereas, the known Salzman building is more utilitarian and simple in design yet maintains some of the architectural details such as the repetition of large windows, dental pattern and rosettes, notable for that period . Light colored façade was also notable for that time.



This image taken from the Greeley paper dated around 2022.

**Concept Design :**

Features on the concept design are inspired by the history of the building, improving the aesthetic and structural integrity of the building, and serving the best ice cream in Colorado and beyond. The goal is to combine an unparalleled ice cream quality and a 1920's/30's design aesthetic that will attract folks that stretch beyond Greeley to it's 8<sup>th</sup> Ave location.

**Highlights from the City of Greeley Design Guidelines for Historical Renovation**

1. These highlights currently meet the current design aesthetic guidelines proposed and will be unchanged
  - a. PROPORTION of Existing Height and Width of Building
  - b. STRONG REPETATIVE PATTERN of Windows
  - c. FLAT ROOF
  - d. DECORATIVE TRIM shall remain narrow (per the 2-3") standard from period and represented on window framing and the "light green Greek key" detail towards the kickplate area of the building
  - e. METAL SKIRT above window will remain in addition to the rosette details
  - f. PALE BRICK COLOR – brick was painted on building and shall remain light color with refresh of paint applied.
  - g. BUILDING HEIGHT is staying the same
  - h. SET BACK – not changing
  - i. ENTRY – will be brought up to code
  - j. HORIZONTAL BUILDING ELEMENTS – gives strong visual character in new concept while honoring and complimenting the history of the building
  - k. WIDTH OF BUILDING FACE
  - l. STORE FRONT – will be made more structurally sound and will again, give strong yet modest visual character.
2. In general these details remain in compliance with the design guidelines. In addition to items listed above :
  - a. BRANDING COLORS applied to the building in their simplest form keeping in compliance with the " minimal and modest design" of Greeley buildings in the early 1900's.
  - b. More significant buildings were more ornamental in that era but the Salzman building is simple in form with the strong horizontal presentation.



- c. Practical and modest ornamentation proposed with the addition reeded glass transom window above the large picture windows.
  - i. Reeded glass is relevant to the early 20<sup>th</sup> century era of design and gained popularity in the 1920's.
  - ii. Reeded /decorative glass is a fitting design element for an ice cream shop.
  - iii. Branding colors used modestly and in accented decoration relevant to the era and the “fun” and “lightness” of an ice cream shop

### 3. Significant Features

- a. What's in good condition to maintain has been considered
- b. Repair of damages has been considered
- c. Replace only what is beyond repair (front façade structural support / windows) per the architect
- d. NEW FEATURES should be COMPATIBLE with the original Ex) reeded glass, new windows, framing, colors, etc...
- e. Salzman Signage will be honored and reused in the design of the ice cream.

### 4. Downtown Greeley Incentives

1906 marked a transitional style of architecture from more ornate to a more functional and simplified approach to design. The Salzman building was representation of this as the era of Art Deco was also taking shape in the architectural industry. Edison's Ice Cream Shop will bring back an era of design and ice cream that incentives locals and visitors of all ages to visit the historic 8<sup>th</sup> Ave area of Greeley.

OTHER EXAMPLES OF SIMILAR FAÇADE :

## Early Twentieth-Century Commercial



An example of the early twentieth-century commercial special use types on E Avenue in Limon.

Early Twentieth-Century Commercial structures are generally one to five stories, with flat or slightly pitched roofs. Often constructed of blond or light colored brick, these buildings have very little ornamentation other than some decorative brickwork along the cornice or parapet. In some of the smaller towns, 20th century commercial structures retain some elements of **19th century commercial** structures.

The clear glass transoms of the nineteenth century has largely been replaced by translucent prismatic glass. Some storefront entrances of this period are flush with the façade. Others, particularly in retail establishments, feature deep, nearly façade-wide recesses that allow shoppers to examine window displays out of the sidewalk traffic.

COMMON ELEMENTS:

Common elements:

- recessed or flush entrance
- translucent window transom
- door transom
- corbelled cornice
- decorative brickwork
- parapet

**<< Colorado's Historic Architecture & Engineering Guide**

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Burlington examples of the early twentieth-century commercial special use types on 14th Street.

EDISON'S ICE CREAM

PROPOSAL : Historic Renovation Exterior Materials

LOCATION : Greeley, CO

BUSINESS : Edison's Ice Cream



BRANDING COLORS : BENJAMIN MOORE PAINT

**Mayonnaise**

2152-70

Main Body Exterior (Painted Brick)

**Midnight**

2131-20

Window Frames

**Colony Green**

694

Accent color : Rosette and Greek Key accent at kick plate area

**Medieval Gold**

2152-10

Accent Color : Branding / Marketing / Signage

**Night Horizon**

2134-10

Accent Color : Branding / Marketing / Signage

GLAZING : NEW MATERIAL

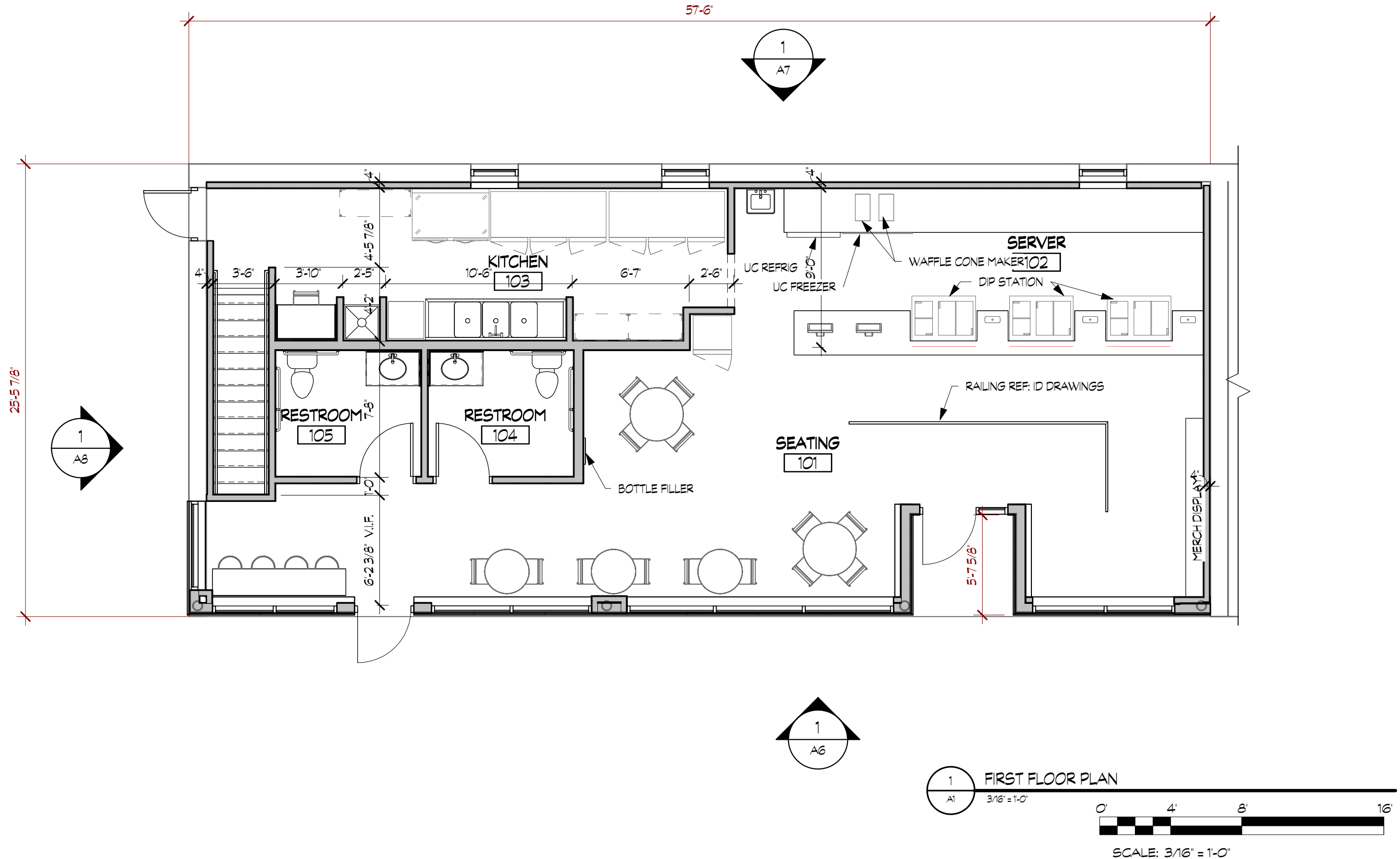


1/4" Annealed Reeded Glass : Transom window

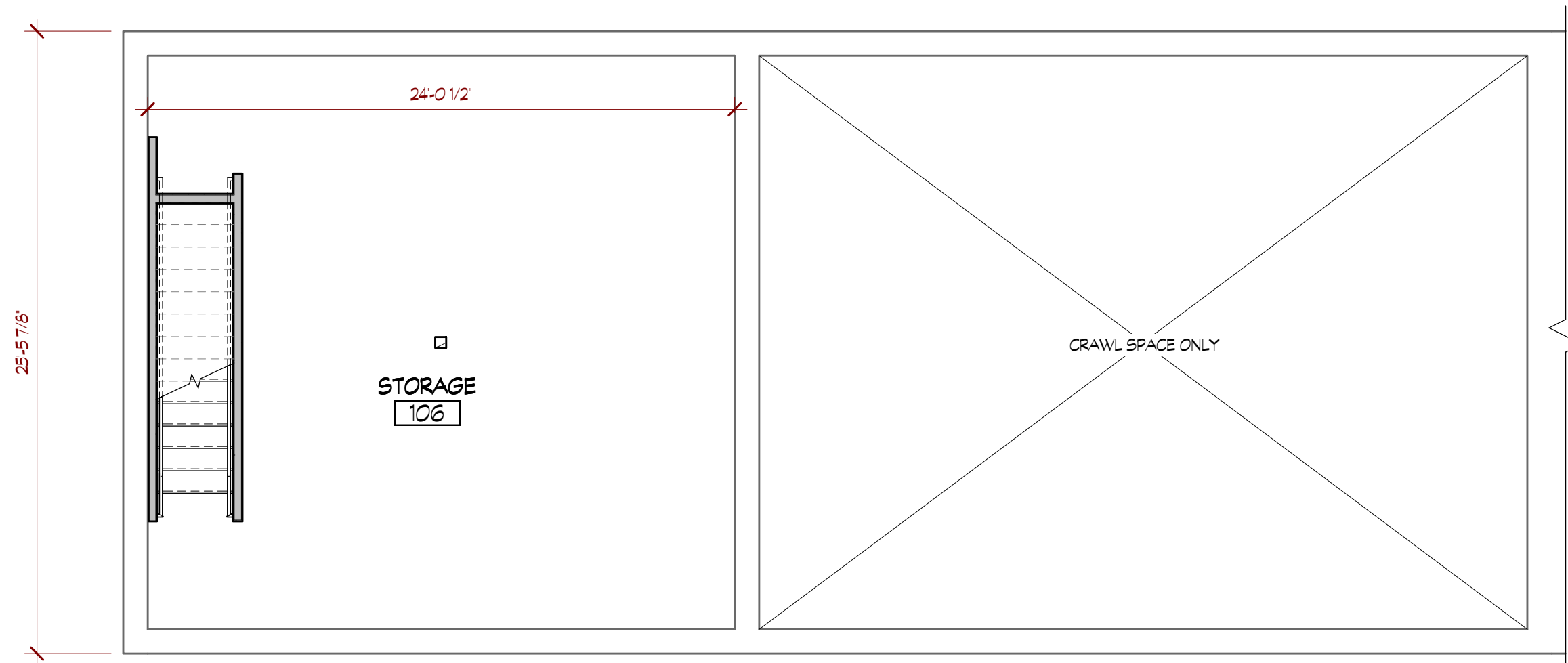
SIDING : NEW MATERIAL SIDING



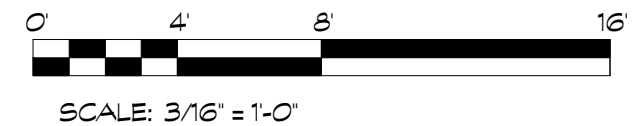
Painted : Benjamin Moore Night Horizon (aka  
espresso finish)

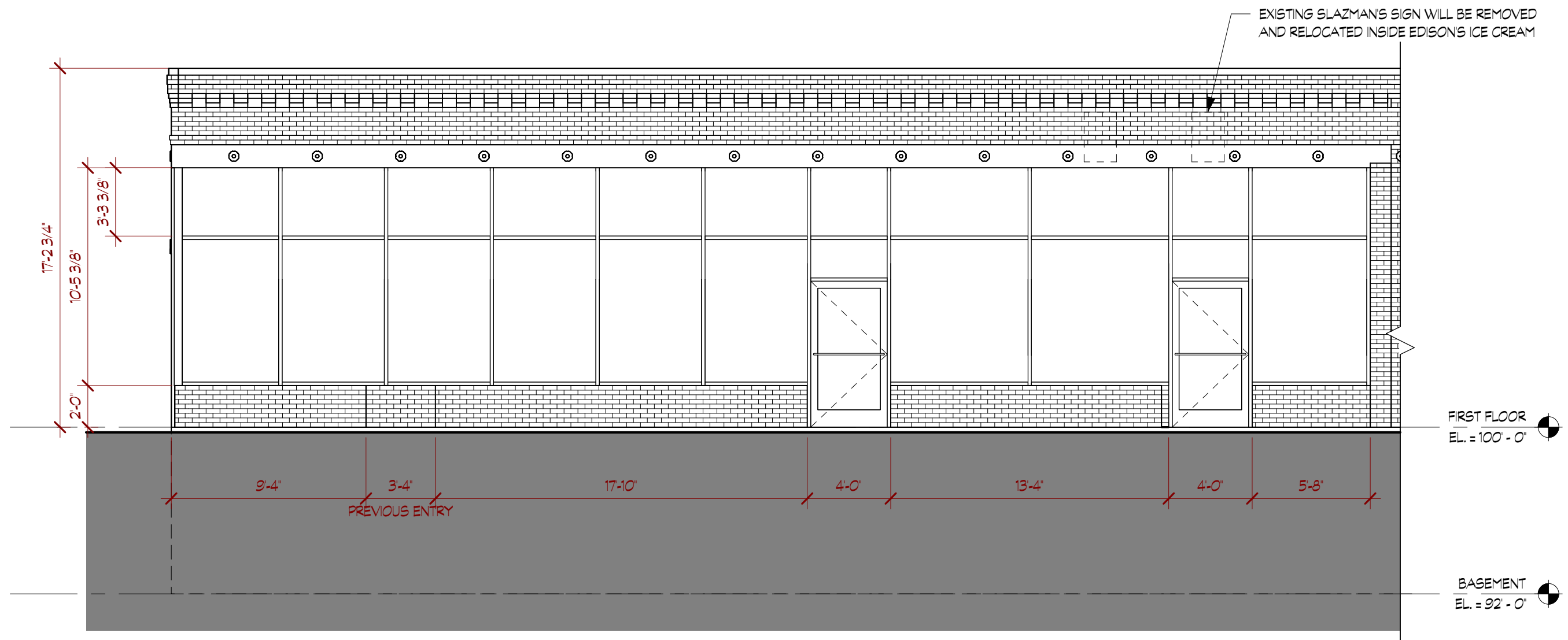




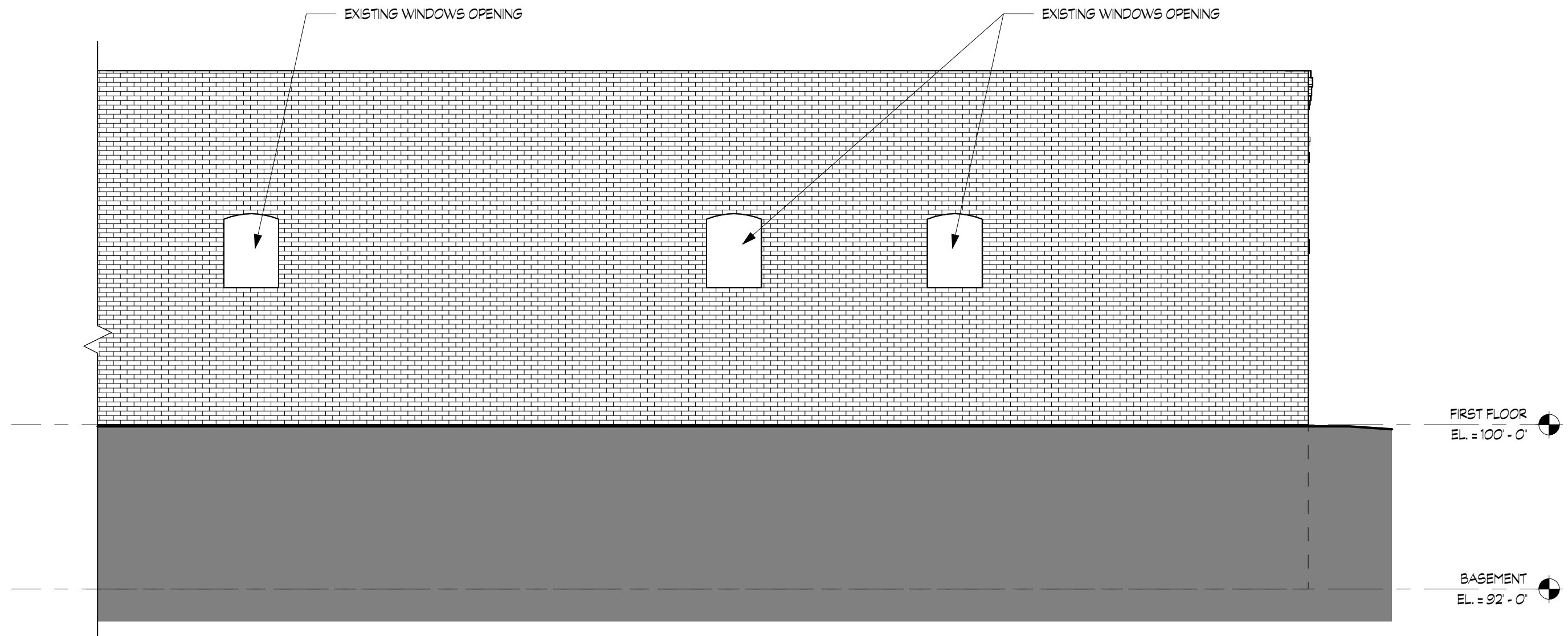


1 BASEMENT FLOOR PLAN  
A2 3/16" = 1'-0"





1 EXISTING EAST BUILDING ELEVATION  
A3 3/16" = 1'-0"



1  
A4  
EXISTING WEST BUILDING ELEVATION  
3/16" = 1'-0"



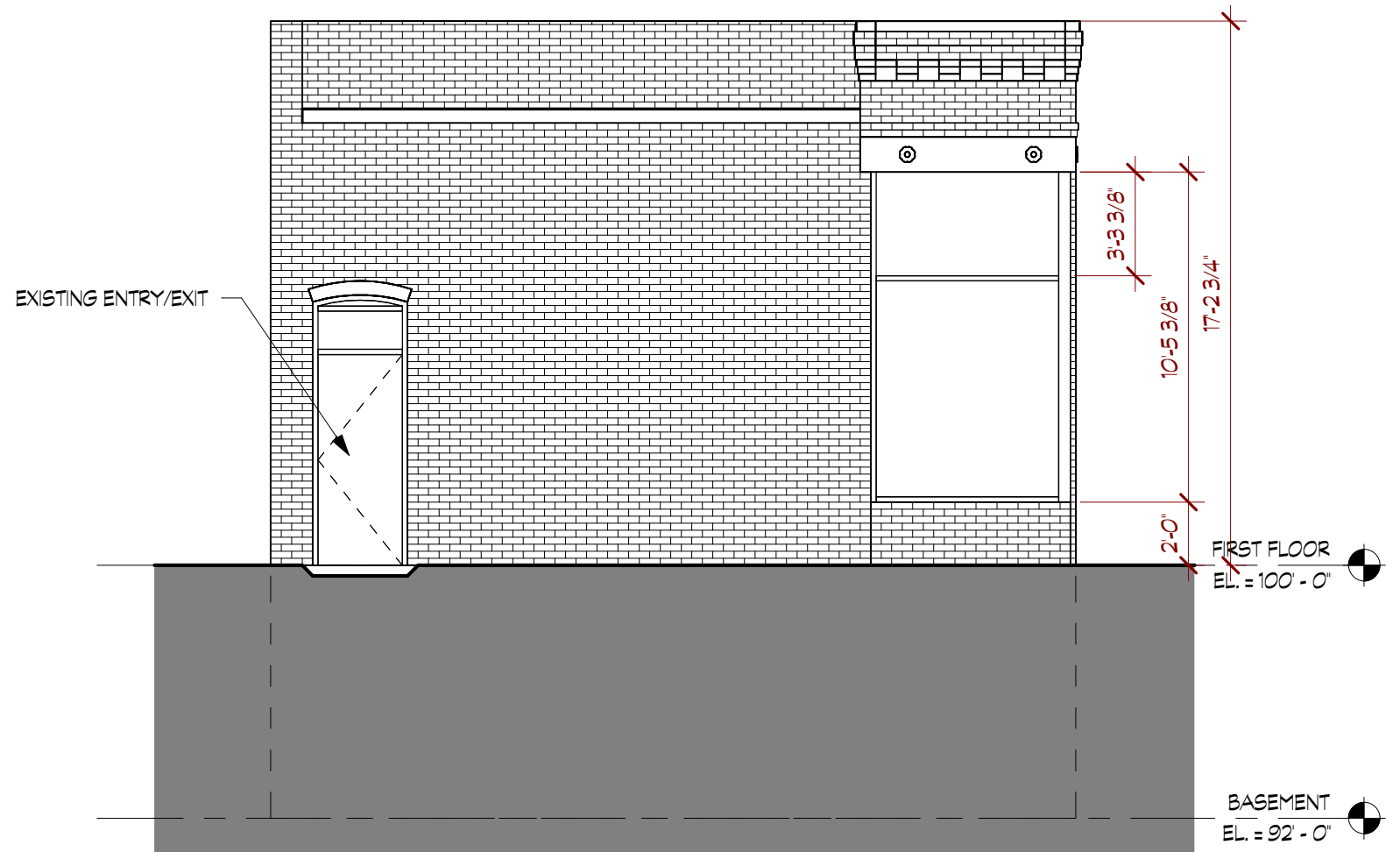
2 EXISTING EAST BUILDING IMAGE  
A5 N.T.S.



3 EXISTING WEST BUILDING IMAGE  
A5 N.T.S.



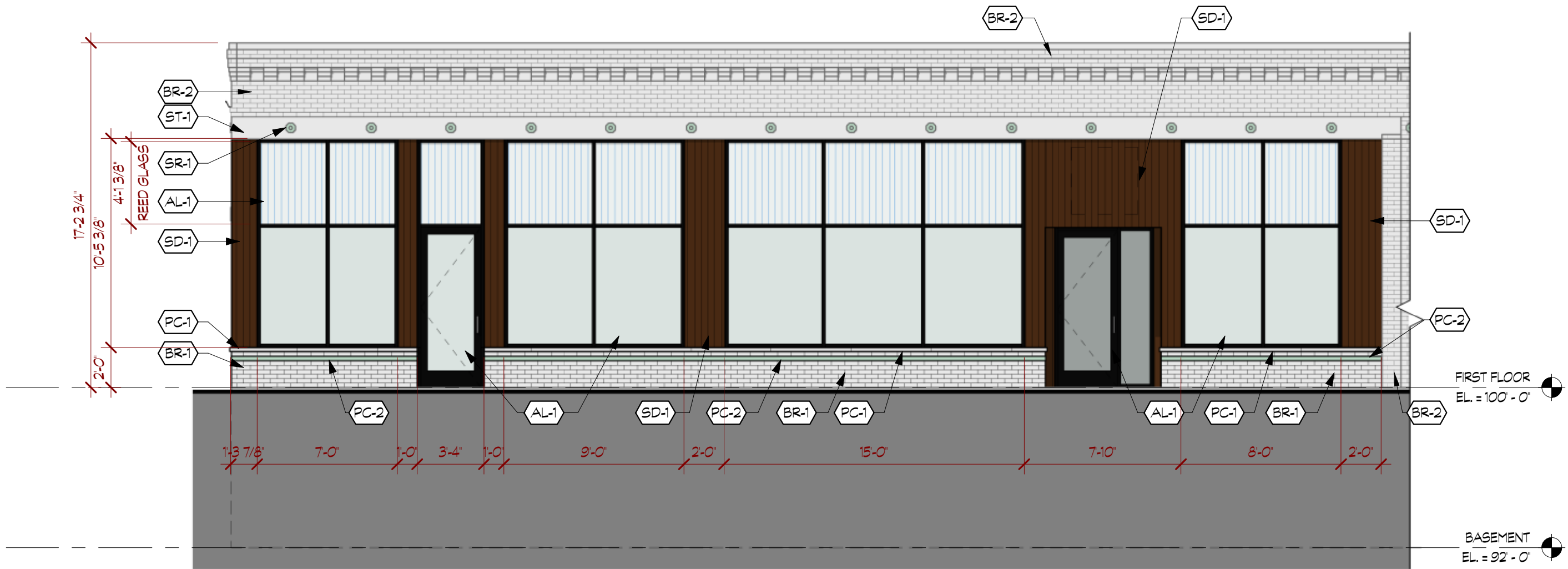
4 EXISTING SOUTH BUILDING IMAGE  
A5 N.T.S.



1 EXISTING SOUTH BUILDING ELEVATION  
A5 3/16" = 1'-0"

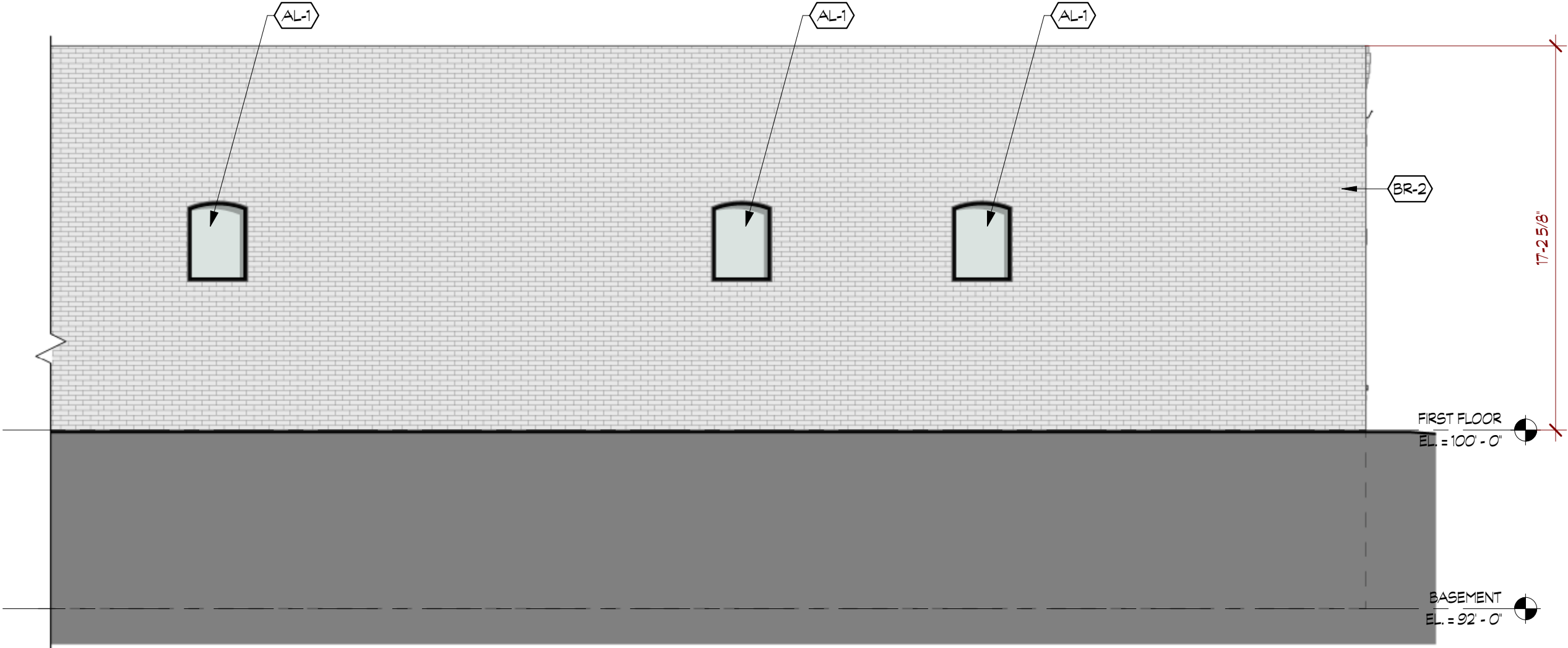


| EXTERIOR MATERIALS |                             |                |                |                                              |                                                                       |
|--------------------|-----------------------------|----------------|----------------|----------------------------------------------|-----------------------------------------------------------------------|
| KEYNOTE            | MATERIAL                    | MANUFACTURER   | PRODUCT NAME   | COLOR NAME                                   | REMARKS                                                               |
| AL-1               | ALUMINUM                    | MANKO          | 2450 FS        | BLACK                                        | PATTERNED REED GLASS IN UPPER PANELS                                  |
| BR-1               | BRICK                       | SUMMIT BRICK   | BONFIRE        | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) | RUNNING BOND                                                          |
| BR-2               | EXISTING BRICK              | EXISTING BRICK | EXISTING BRICK | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) | POWER WASH BUILDING TO REMOVE AND LOOSE PAINT AND PREP FOR NEW FINISH |
| HM-1               | HOLLOW METAL                | TBD            | TBD            | COLOR TO MATCH ADJACENT                      |                                                                       |
| PC-1               | PRECAST CONCRETE            | TBD            | TBD            | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) | WINDOW SILL                                                           |
| PC-2               | PRECAST CONCRETE            | TBD            | TBD            | PAINTED, BENJAMIN MOORE 694 (COLONY GREEN)   | GREEK KEY PATTERN                                                     |
| SD-1               | VERTICAL SIDING             | NICHIHA        | ROUGHSAW       | ESPRESSO                                     | BASIS OF DESIGN                                                       |
| SR-1               | EXISTING DECORATIVE ROSETTE | NA             | NA             | PAINTED, BENJAMIN MOORE 694 (COLONY GREEN)   |                                                                       |
| ST-1               | EXISTING STEEL              | NA             | NA             | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) |                                                                       |



1 EAST BUILDING ELEVATION  
A6 3/16" = 1'-0"

| EXTERIOR MATERIALS |                             |                |                |                                              |                                                                       |
|--------------------|-----------------------------|----------------|----------------|----------------------------------------------|-----------------------------------------------------------------------|
| KEYNOTE            | MATERIAL                    | MANUFACTURER   | PRODUCT NAME   | COLOR NAME                                   | REMARKS                                                               |
| AL-1               | ALUMINUM                    | MANKO          | 2450 FS        | BLACK                                        | PATTERNED REED GLASS IN UPPER PANELS                                  |
| BR-1               | BRICK                       | SUMMIT BRICK   | BONFIRE        | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) | RUNNING BOND                                                          |
| BR-2               | EXISTING BRICK              | EXISTING BRICK | EXISTING BRICK | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) | POWER WASH BUILDING TO REMOVE AND LOOSE PAINT AND PREP FOR NEW FINISH |
| HM-1               | HOLLOW METAL                | TBD            | TBD            | COLOR TO MATCH ADJACENT                      |                                                                       |
| PC-1               | PRECAST CONCRETE            | TBD            | TBD            | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) | WINDOW SILL                                                           |
| PC-2               | PRECAST CONCRETE            | TBD            | TBD            | PAINTED, BENJAMIN MOORE 694 (COLONY GREEN)   | GREEK KEY PATTERN                                                     |
| SD-1               | VERTICAL SIDING             | NICHIHA        | ROUGHSAW       | ESPRESSO                                     | BASIS OF DESIGN                                                       |
| SR-1               | EXISTING DECORATIVE ROSETTE | NA             | NA             | PAINTED, BENJAMIN MOORE 694 (COLONY GREEN)   |                                                                       |
| ST-1               | EXISTING STEEL              | NA             | NA             | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) |                                                                       |



1 WEST BUILDING ELEVATION  
A7 3/16" = 1'-0"

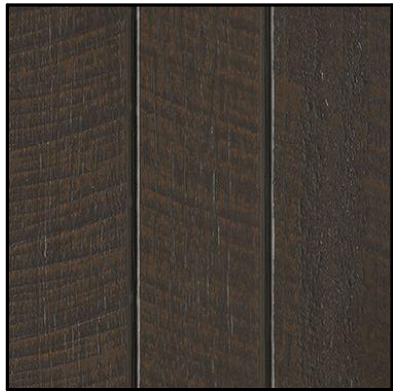
| EXTERIOR MATERIALS |                             |                |                |                                              |                                                                       |
|--------------------|-----------------------------|----------------|----------------|----------------------------------------------|-----------------------------------------------------------------------|
| KEYNOTE            | MATERIAL                    | MANUFACTURER   | PRODUCT NAME   | COLOR NAME                                   | REMARKS                                                               |
| AL-1               | ALUMINUM                    | MANKO          | 2450 FS        | BLACK                                        | PATTERNED REED GLASS IN UPPER PANELS                                  |
| BR-1               | BRICK                       | SUMMIT BRICK   | BONFIRE        | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) | RUNNING BOND                                                          |
| BR-2               | EXISTING BRICK              | EXISTING BRICK | EXISTING BRICK | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) | POWER WASH BUILDING TO REMOVE AND LOOSE PAINT AND PREP FOR NEW FINISH |
| HM-1               | HOLLOW METAL                | TBD            | TBD            | COLOR TO MATCH ADJACENT                      |                                                                       |
| PC-1               | PRECAST CONCRETE            | TBD            | TBD            | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) | WINDOW SILL                                                           |
| PC-2               | PRECAST CONCRETE            | TBD            | TBD            | PAINTED, BENJAMIN MOORE 694 (COLONY GREEN)   | GREEK KEY PATTERN                                                     |
| SD-1               | VERTICAL SIDING             | NICHIHA        | ROUGHSAW       | ESPRESSO                                     | BASIS OF DESIGN                                                       |
| SR-1               | EXISTING DECORATIVE ROSETTE | NA             | NA             | PAINTED, BENJAMIN MOORE 694 (COLONY GREEN)   |                                                                       |
| ST-1               | EXISTING STEEL              | NA             | NA             | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) |                                                                       |



PERSPECTIVE - SOUTHEAST



PAINTED BRICK  
(COLORS ARE APPROXIMATION ONLY)



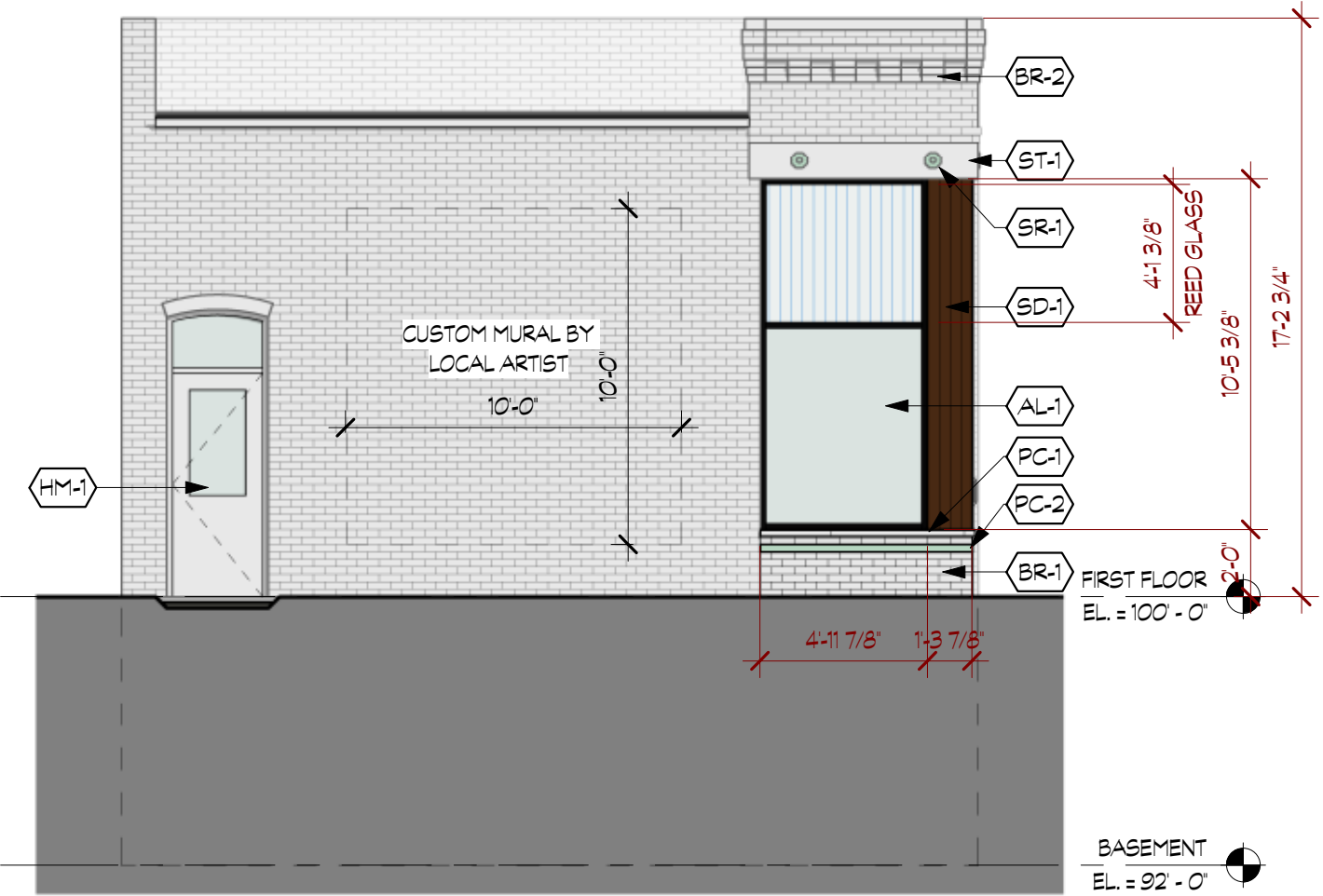
VERTICAL PANEL SIDING  
(COLORS ARE APPROXIMATION ONLY)



STOREFRONT WINDOWS  
(COLORS ARE APPROXIMATION ONLY)

EXTERIOR MATERIALS

1/2" = 1'-0"



1 SOUTH BUILDING ELEVATION  
3/16" = 1'-0"

## Product Description

Patterned glass comes in a wide array of clear and low-iron textures, designs and opacities—ideal for sharing light between spaces while offering the level of privacy needed for each unique application. Patterned glass can be used monolithically, or a part of an insulating glass unit and is the perfect solution for doors, office partitions, cabinets, furniture, shower enclosures and more.

## Features & Benefits

- Clear and low-iron patterns
- Broad range of sizes and thicknesses
- Nature-inspired and geometric designs
- Varying levels of opacity
- Light diffusing with high visible light transmission
- Can be used monolithically, or insulated
- Easy to cut and further process

## Technical Specification

GGI patterned glass meets or exceeds ASTM C1036 Type II, Class I, Q5 Storage Glass should be stored vertically in a cool, dry and well ventilated area. If moisture or humidity is detected, separate sheets and dry immediately.

## Resources

CSI 3-Part Specifications available on GGI website, RIB (BSD SpecLink), and ARCAT.com. Contact sales representative to discuss custom fabrication capabilities.



## Applications

- Doors and windows
- Cabinetry
- Furniture
- Light fixtures
- Partitions
- Shower enclosures
- Table and counter tops

## Processing Options

|                                 |                                                        |
|---------------------------------|--------------------------------------------------------|
| <b>Cutting</b>                  | Yes                                                    |
| <b>Polishing</b>                | Yes                                                    |
| <b>Drilling and notching</b>    | Yes                                                    |
| <b>Beveling</b>                 | Yes                                                    |
| <b>Bending</b>                  | Yes                                                    |
| <b>Tempering</b>                | Yes - Except for 1/8" Antique, Seedy, Seedy Marine     |
| <b>Laminating</b>               | Yes - Smooth side, special interlayers may be required |
| <b>Back painting</b>            | Yes - Smooth side                                      |
| <b>Digital Ceramic Printing</b> | No                                                     |
| <b>Product Availability</b>     | Custom fabrication and full case quantities            |





# Product Information

| Pattern            | Privacy Level | Thickness | Visible Light Transmission % | Solar Transmission % |
|--------------------|---------------|-----------|------------------------------|----------------------|
| Altdeutsch K       | Low           | 5/32"     | 90%                          | 87%                  |
| Antique            | Medium        | 1/8"      | NPD                          | NPD                  |
| Antique            | Medium        | 1/4"      | 91%                          | 91%                  |
| Artico             | Medium        | 1/8"      | NPD                          | NPD                  |
| Autumn             | High          | 5/32"     | 90%                          | 86%                  |
| Autumn             | High          | 1/4"      | 88%                          | 77%                  |
| Autumn             | High          | 3/8"      | 86%                          | 70%                  |
| Aqualite           | High          | 3/16"     | 86%                          | 82%                  |
| Aqualite           | High          | 1/4"      | 85%                          | 81%                  |
| Aqualite           | High          | 3/8"      | 82%                          | 76%                  |
| Bamboo             | High          | 3/16"     | 87%                          | 77%                  |
| Bubbles            | High          | 1/4"      | 88%                          | 79%                  |
| Bubbles            | High          | 3/8"      | 85%                          | 72%                  |
| Cast               | Medium        | 1/4"      | 86%                          | 76%                  |
| Cast               | Medium        | 3/8"      | 84%                          | 67%                  |
| Chinchilla         | High          | 5/32"     | NPD                          | NPD                  |
| Costwold           | High          | 5/32"     | 90%                          | 86%                  |
| Cross Reeded Small | High          | 5/32"     | NPD                          | NPD                  |
| Delta Frost        | High          | 5/32"     | NPD                          | NPD                  |
| Everglade          | High          | 5/32"     | 90%                          | 86%                  |
| Everglade          | High          | 1/4"      | 88%                          | 77%                  |
| Flemish            | Low           | 5/32"     | 90%                          | 86%                  |
| Flemish            | Low           | 1/4"      | 88%                          | 77%                  |
| Glue Chip (Double) | High          | 1/8"      | NPD                          | NPD                  |
| Glue Chip (Double) | High          | 3/16"     | NPD                          | NPD                  |
| Glue Chip (Double) | High          | 1/4"      | NPD                          | NPD                  |
| Glue Chip (Single) | Medium        | 1/8"      | NPD                          | NPD                  |
| Glue Chip (Single) | Medium        | 3/16"     | NPD                          | NPD                  |
| Glue Chip (Single) | Medium        | 3/8"      | NPD                          | NPD                  |
| Master Carre       | Medium        | 5/32"     | 89%                          | 85%                  |
| Master Carre       | Medium        | 1/4"      | 89%                          | 85%                  |
| Master Carre       | Medium        | 3/8"      | 89%                          | 85%                  |
| Master Ligne       | Medium        | 5/32"     | 89%                          | 85%                  |
| Master Ligne       | Medium        | 1/4"      | 88%                          | 83%                  |
| Master Point       | Medium        | 5/32"     | 89%                          | 83%                  |
| Master Point       | Medium        | 1/4"      | 85%                          | 81%                  |
| Master Ray         | Medium        | 5/32"     | 85%                          | 81%                  |
| Master Ray         | Medium        | 1/4"      | 85%                          | 81%                  |
| Monumental         | High          | 5/32"     | 89%                          | 85%                  |
| Monumental         | High          | 3/8"      | NPD                          | NPD                  |

Consult GGI's Standard Inventory list for available thicknesses.  
NPD - no performance data

Indicative values only. Light will be scattered and diffused due to the pattern on the glass. The values vary based on glass positioning and application. Actual values may vary due to the production process and manufacturing tolerances.



# Product Information

## Limited Warranty

GGI warrants to its customers, who shall in turn be able to pass on said warranty to its customers, clients or purchasers that the products supplied shall meet or exceed ASTM standards and be free from workmanship defects for a period of five (5) years from the date of shipment provided that the materials have been stored, handled, installed and maintained according to GGI's instructions and recommendations. For complete warranty please contact GGI.



| Pattern                | Privacy Level | Thickness | Visible Light Transmission % | Solar Transmission % |
|------------------------|---------------|-----------|------------------------------|----------------------|
| <b>Morisco</b>         | High          | 5/32"     | NPD                          | NPD                  |
| <b>Rain (Niagra)</b>   | High          | 1/8"      | NPD                          | NPD                  |
| <b>Rain (Niagra)</b>   | High          | 5/32"     | NPD                          | NPD                  |
| <b>Rain (Niagra)</b>   | High          | 3/16"     | NPD                          | NPD                  |
| <b>Rain (Niagra)</b>   | High          | 1/4"      | 85%                          | 81%                  |
| <b>Rain (Niagra)</b>   | High          | 3/8"      | 84%                          | 68%                  |
| <b>Reeded</b>          | Medium        | 5/32"     | NPD                          | NPD                  |
| <b>Reeded</b>          | Medium        | 1/4"      | 86%                          | 82%                  |
| <b>Reeded</b>          | Medium        | 3/8"      | 86%                          | 71%                  |
| <b>Reeded Low-Iron</b> | Medium        | 5/32"     | NPD                          | NPD                  |
| <b>Reeded Low-Iron</b> | Medium        | 3/16"     | NPD                          | NPD                  |
| <b>Reeded Low-Iron</b> | Medium        | 3/8"      | NPD                          | NPD                  |
| <b>Seedy</b>           | Low           | 1/8"      | NPD                          | NPD                  |
| <b>Seedy Marine</b>    | Low           | 1/8"      | NPD                          | NPD                  |
| <b>Soft Hammered</b>   | Medium        | 3/8"      | NPD                          | NPD                  |
| <b>Stipolite</b>       | High          | 3/32"     | NPD                          | NPD                  |
| <b>Stipolite</b>       | High          | 1/8"      | 89%                          | 85%                  |
| <b>Stipolite</b>       | High          | 5/32"     | NPD                          | NPD                  |
| <b>Stipolite</b>       | High          | 3/16"     | 87%                          | 83%                  |
| <b>Stipolite</b>       | High          | 1/4"      | NPD                          | NPD                  |
| <b>Stipolite</b>       | High          | 3/8"      | 83%                          | 69%                  |
| <b>Taffeta</b>         | Medium        | 5/32"     | 90%                          | 77%                  |
| <b>Textured Flutes</b> | High          | 3/8"      | NPD                          | NPD                  |
| <b>Thin Ribbed</b>     | High          | 5/32"     | NPD                          | NPD                  |
| <b>Thin Ribbed</b>     | High          | 1/4"      | NPD                          | NPD                  |
| <b>Water Wave</b>      | Low           | 1/8"      | NPD                          | NPD                  |

## Contact us to learn more.

800-431-2042 | [sales@generalglass.com](mailto:sales@generalglass.com) | [www.generalglass.com](http://www.generalglass.com)

SEE WHAT  
**GLASS**  
CAN DO





RIFTSAWN Chestnut

# Rustic has never been so sophisticated.

With its earthy appeal and rich texture, RiftSawn and RoughSawn add rustic flair to a project. They showcase the ridges, grooves, and textures of natural wood while maintaining a consistent length that is easy to work with. RiftSawn is unique in the Wood Series with its full panel design, which incorporates a darker edge to create the look of a reveal.

## ROUGHSAWN



ESPRESSO



TOBACCO



SMOKE

### ROUGHSAWN SPECS

#### AWP 3030

|                                      |                                                 |
|--------------------------------------|-------------------------------------------------|
| DIMENSIONS (ACTUAL MM)               | 17-7/8" H x 119-5/16" L<br>(455MM H x 3030MM L) |
| THICKNESS (ACTUAL MM)                | 5/8" (16MM)                                     |
| WEIGHT (LBS. PER PANEL)              | 57.3                                            |
| WEIGHT (LBS. PER SQ. FT.)            | 3.8                                             |
| EXPOSED COVERAGE (SQ. FT. PER PANEL) | 14.81 SQ. FT.                                   |
| PACKAGING (PIECES PER PACK)          | 2 [29.62 SQ. FT.]                               |



AWP 3030 CAN BE INSTALLED HORIZONTALLY OR VERTICALLY.

## RIFTSAWN



PECAN



CHESTNUT

### RIFTSAWN SPECS

#### AWP 1818

|                                      |                                                |
|--------------------------------------|------------------------------------------------|
| DIMENSIONS (ACTUAL MM)               | 17-7/8" H x 71-9/16" L<br>(455MM H x 1818MM L) |
| THICKNESS (ACTUAL MM)                | 3/4" (18MM)                                    |
| WEIGHT (LBS. PER PANEL)              | 41.6                                           |
| WEIGHT (LBS. PER SQ. FT.)            | 4.7                                            |
| EXPOSED COVERAGE (SQ. FT. PER PANEL) | 8.88 SQ. FT.                                   |
| PACKAGING (PIECES PER PACK)          | 2 [17.76 SQ. FT.]                              |



AWP 1818 CAN ONLY BE INSTALLED HORIZONTALLY.



ROUGHSAWN Smoke | ILLUMINATION Custom Color



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**Legend**

-  Greeley Parcels
-  Site





The Secretary  
of the Interior's  
Standards for  
Rehabilitation &

# Illustrated Guidelines for Rehabilitating Historic Buildings



*The Secretary of the Interior's Standards for Historic Preservation Projects with Guidelines for Applying the Standards* were written in 1976 by W. Brown Morton III and Gary L. Hume (the ten Standards for Rehabilitation and their guidelines have been the most-used component of this larger document which also contains standards and guidelines for acquisition, protection, stabilization, preservation, restoration, and reconstruction). The guidelines to the rehabilitation standards were revised and expanded in 1983 by Gary L. Hume and Kay D. Weeks and issued together with the 1976 standards as a separate book entitled *The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Applying the Standards*. The 1976 Standards for Rehabilitation were revised in 1990 by Gary L. Hume, H. Ward Jandl, and Kay D. Weeks following a public commenting period.

*The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings* / W. Brown Morton III ... [et al.] ; Anne E. Grimmer and Kay D. Weeks, project directors.

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The Secretary of the Interior's  
Standards for Rehabilitation &  
*Illustrated Guidelines for  
Rehabilitating Historic Buildings*

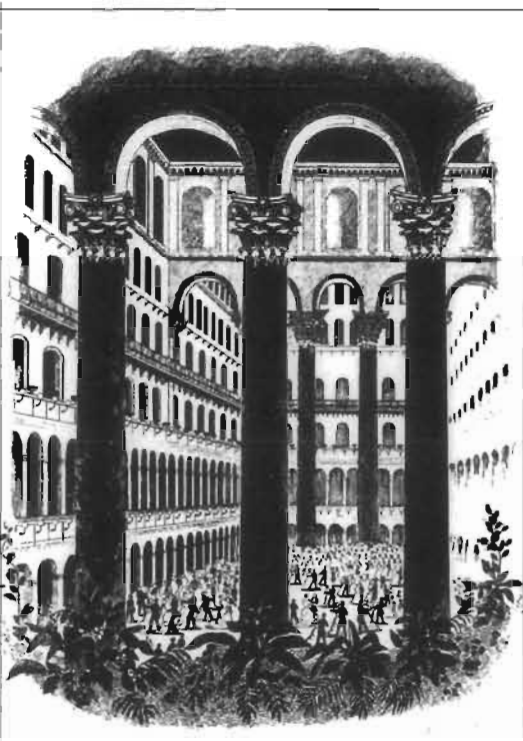
W. BROWN MORTON III • GARY L. HUME • KAY D. WEEKS • H. WARD JANDL

ANNE E. GRIMMER AND KAY D. WEEKS

*Project Directors*

U.S. Department of the Interior  
National Park Service  
Heritage Preservation Services

Washington, D.C.  
Reprinted 1997



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*New Additions to Historic Buildings.* Rodney Gary.

*Accessibility Considerations.* Department of Cultural  
Resources, Raleigh, North Carolina.

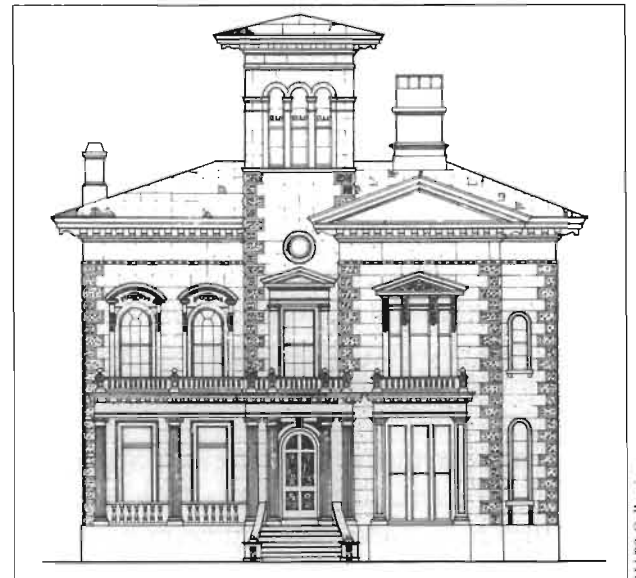
*Health and Safety Considerations.*  
National Park Service Files.



# Acknowledgements

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All photographs and drawings included in this publication not individually credited have been selected from National Park Service Files.



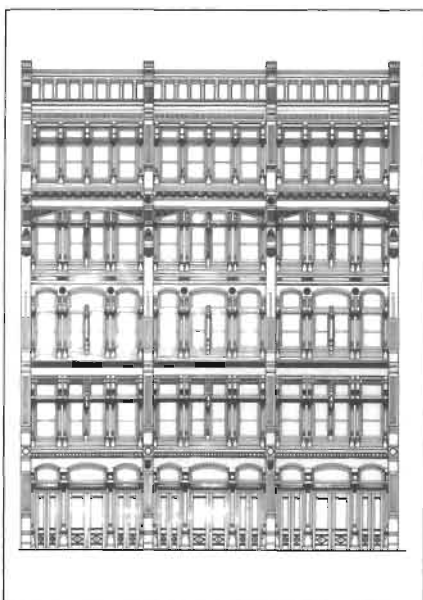
# Foreword

A banner year, 1991 marks the 75th anniversary of the National Park Service as well as 25 years of preservation achievements resulting from passage of the National Historic Preservation Act of 1966. Publication of the *illustrated* Guidelines for Rehabilitating Historic Buildings fittingly coincides with the celebration of this important Act that created our National Register programs and established a solid Federal/State partnership nationwide. Since 1966, over 800,000 properties have been placed in the National Register of Historic Places through the joint efforts of State Historic Preservation Offices, Federal agencies, Certified Local Governments, and the private sector. Over the past quarter century, historic preservation grants to the States for survey, planning and rehabilitation have amounted to nearly \$600 million, an investment totaling close to \$1.2 billion with the inclusion of matching non-Federal funds. Additionally, the Preservation Tax Incentives, now in their 14th year, have contributed to the rehabilitation of nearly 22,000 historic properties, representing an investment of almost \$15 billion in private funds.

The Secretary of the Interior's Standards are of particular relevance here because they have been used to determine the

appropriateness of work treatments for every grant-in-aid and Tax Act project over a 25-year period. By emphasizing repair over replacement, and limited rather than wholesale change to accommodate new uses, the Standards and their accompanying Guidelines seek to ensure the preservation of those qualities for which each property was listed in the National Register.

Finally, this illustrated version of the Guidelines for Rehabilitating Historic Buildings has been designed to enhance overall understanding of basic preservation principles. Showing specific examples of appropriate treatments as well as the consequences of inappropriate treatments is just another aspect of a sustained effort to encourage the most respectful approaches possible in rehabilitating our nation's irreplaceable historic properties.



HABS Collection

## *The Secretary of the Interior's Standards for Rehabilitation*

### *Introduction to the Standards*

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's Standards for Historic Preservation Projects have been developed to guide work undertaken on historic buildings; there are separate standards for acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction. **The Standards for Rehabilitation** (codified in 36 CFR 67) comprise that section of the overall preservation project standards and addresses the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

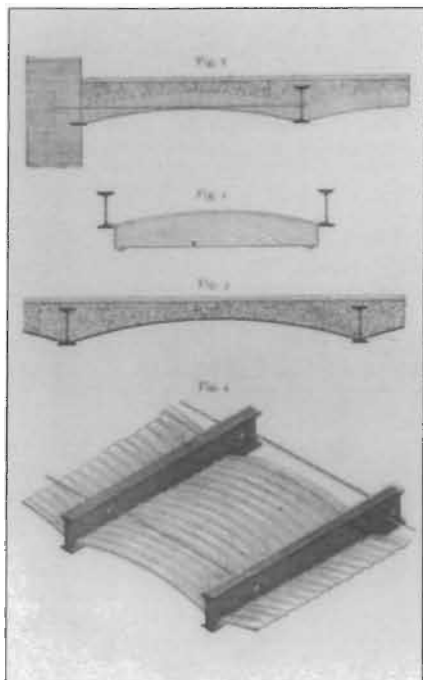
Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used

over the years — particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal purposes. In addition, the Standards have guided



Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing





both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments — if improperly applied — may cause or accelerate physical deterioration

of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

### The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.



## *Guidelines for Rehabilitating Historic Buildings*

### *Introduction to the Guidelines*

The Guidelines for Rehabilitating Historic Buildings were initially developed in 1977 to help property owners, developers, and Federal managers apply the Secretary of the Interior's "Standards for Rehabilitation" during the project planning stage by providing general design and technical recommendations. Unlike the Standards, the Guidelines are *not* codified as program

cannot tell owners or developers which features of their own historic building are important in defining the historic character and must be preserved — although examples are provided in each section — or which features could be altered, if necessary, for the new use. This kind of careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties.

The Guidelines pertain to historic buildings of all sizes, materials, occupancy, and construction types; and apply to interior and exterior work as well as new exterior additions. Those approaches, treatments, and techniques that are consistent with the Secretary of the Interior's "Standards for Rehabilitation" are listed in the "**Recommended**" column on the left; those approaches, treatments, and techniques which could adversely affect a building's historic character are listed in the "**Not Recommended**" column on the right.



Drawing: Nicholas Satterlee

requirements. Together with the "Standards for Rehabilitation," they provide a model process for owners, developers, and Federal agency managers to follow.

The Guidelines are intended to assist in applying the Standards to projects generally; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they

To provide clear and consistent guidance for owners, developers, and Federal agency managers to follow, the “Recommended” courses of action in each section are listed in order of historic preservation concerns so that a rehabilitation project may be successfully planned and completed—one that, first, assures the preservation of a building’s important or “character-defining” architectural materials and features and, second, makes possible an efficient contemporary use. Rehabilitation guidance in each section begins with protection and maintenance, that work which should be maximized in every project to enhance overall preservation goals. Next, where some deterioration is present, repair of the building’s historic materials and features is recommended. Finally, when deterioration is so extensive that repair is not possible, the most problematic area of work is considered: replacement of historic materials and features with new materials.

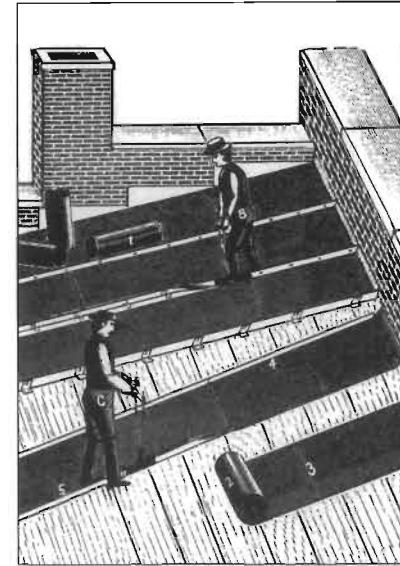
To further guide the owner and developer in planning a successful rehabilitation project, those complex design issues dealing with new use requirements such as alterations and additions are highlighted at the end of each section to underscore the need for particular sensitivity in these areas.

### *Identify, Retain, and Preserve*

The guidance that is basic to the treatment of all historic buildings—*identifying, retaining, and preserving* the form and detailing of those architectural materials and features that are important in *defining the historic character*—is always listed first in the “Recommended” column. The parallel “Not Recommended” column lists the types of actions that are most apt to cause the diminution or even loss of the building’s historic character. It should be remembered, however, that such loss of character is just as often caused by the cumulative effect of a series of actions that would seem to be minor interventions. Thus, the guidance in *all* of the “Not Recommended” columns must be viewed in that larger context, e.g., for the total impact on a historic building.

### *Protect and Maintain*

After identifying those materials and features that are important and must be retained in the process of rehabilitation work, then *protecting and maintaining* them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treat-





ments such as rust removal, caulking, limited paint removal, and re-application of protective coating; the cyclical cleaning of roof gutter systems; or installation of fencing, protective plywood, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

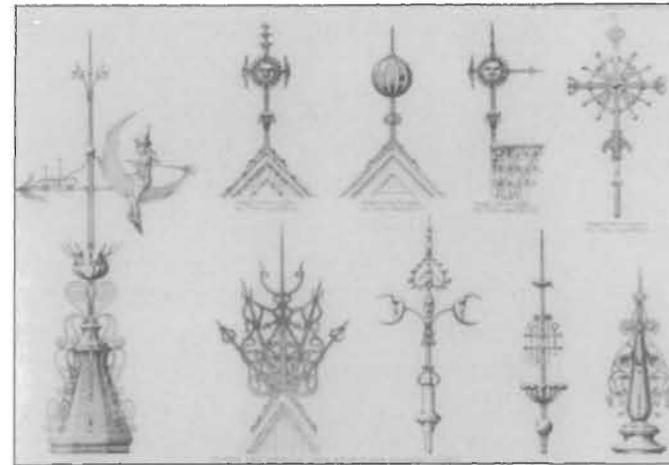
### *Repair*

Next, when the physical condition of character-defining materials and features warrants additional work *repairing* is recommended. Guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind—or with compatible substitute material—of extensively deteriorated or missing *parts* of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material

itself convey the visual appearance of the remaining parts of the feature and finish.

### *Replace*

Following repair in the hierarchy, guidance is provided for *replacing* an entire



character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the

same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material.

It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature under certain well-defined circumstances, they *never* recommend removal and replacement with new material of a feature that—although damaged or deteriorated—could reasonably be repaired and thus preserved.

#### *Design for Missing Historic Features*

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Where an important architectural feature is missing, its recovery is always recommended in the guidelines as the *first* or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a

new feature based on such information is appropriate. However, a *second* acceptable option for the replacement feature is a



new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

### *Alterations/Additions to Historic Buildings*

Some exterior and interior alterations to historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character.

The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the guidelines that such new additions should be avoided, if possible, and considered *only* after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic

building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

Additions to historic buildings are referenced within specific sections of the guidelines such as Site, Roof, Structural Systems, etc., but are also considered in more detail in a separate section, New Additions to Historic Buildings.

### *Energy Conservation/Accessibility Considerations/Health and Safety Code Considerations*

These sections of the rehabilitation guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to conserve energy. Although this work is quite often an important aspect of rehabilitation projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of undertaking work to meet various code requirements.



# Building Exterior

## *Masonry*

BRICK

STONE

TERRA COTTA

CONCRETE

ADOBE

STUCCO

MORTAR



# Building Exterior *Masonry*

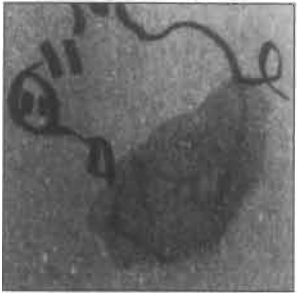
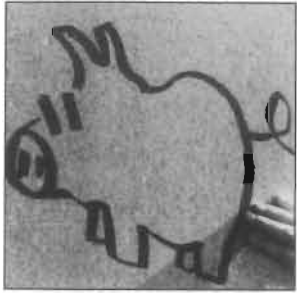
The longevity and appearance of a masonry wall is dependent upon the size of the individual units and the mortar.

Stone is one of the more lasting of masonry building materials and has been used throughout the history of American building construction. The kinds of stone most commonly encountered on historic buildings in the U.S. include various types of sandstone, limestone, marble, granite, slate and fieldstone. Brick varied considerably in size and quality. Before 1870, brick clays were pressed into molds and were often unevenly fired. The quality of brick depended on the type of clay available and the brick-making techniques; by the 1870s—with the perfection of an extrusion process—bricks became more uniform and durable. Terra cotta is also a kiln-dried clay product popular from the late 19th century until the 1930s. The development of the steel-frame office buildings in the early 20th century contributed to the widespread use of architectural terra cotta. Adobe, which consists of sun-dried earthen bricks, was one of the earliest permanent building materials used in the U.S., primarily in the Southwest where it is still popular.

Mortar is used to bond together masonry units. Historic mortar was generally quite soft, consisting primarily of lime and sand with other additives. After 1880, portland cement was usually added resulting in a more rigid and non-absorbing mortar. Like historic mortar, early stucco coatings were also heavily lime-based, increasing in hardness with the addition of portland cement in the late 19th century. Concrete has a long history, being variously made of tabby, volcanic ash and, later, of natural hydraulic cements, before the introduction of portland cement in the 1870s. Since then, concrete has also been used in its precast form.

While masonry is among the most durable of historic building materials, it is also very susceptible to damage by improper maintenance or repair techniques and harsh or abrasive cleaning methods.





*Graffiti applied with a felt-tipped marker to polished granite is being removed with a mixture of solvents. The slight ghost outline was successfully eliminated using the same solvent mixture in a clay poultice, followed by a thorough detergent and water rinse.*

## Recommended

### *Identify, retain, and preserve*

Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns and details such as tooling and bonding patterns, coatings, and color.

### *Protect and maintain*

Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

---

Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.

---

Carrying out masonry surface cleaning tests after it has been determined that such cleaning is appropriate. Tests should be observed over a sufficient period of time so that both the immediate and the long range effects are known to enable selection of the gentlest method possible.

## Not Recommended

Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.

Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

Removing paint from historically painted masonry.

Radically changing the type of paint or coating or its color.

Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure.

Cleaning masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials.

Cleaning masonry surfaces without testing or without sufficient time for the testing results to be of value.



*Too hard and inflexible a mortar has caused this soft, 18th century brick to spall.*

## Recommended

Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.

Inspecting painted masonry surfaces to determine whether repainting is necessary.

Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., handscraping) prior to repainting.

Applying compatible paint coating systems following proper surface preparation.

Repainting with colors that are historically appropriate to the building and district.

## Not Recommended

Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.

Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.

Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces.

Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.

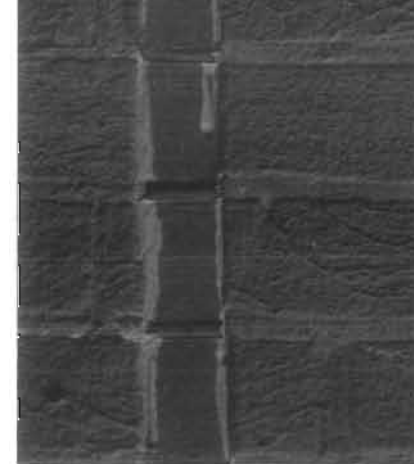
Removing paint that is firmly adhering to, and thus protecting, masonry surfaces.

Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure waterblasting.

Failing to follow manufacturers' product and application instructions when repainting masonry.

Using new paint colors that are inappropriate to the historic building and district.

*When this brick wall was sandblasted, a downspout (since removed) protected the original smooth surface of the center strip from damage.*



### Recommended

Evaluating the overall condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to the masonry features will be necessary.

### *Repair*

Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.

### Not Recommended

Failing to undertake adequate measures to assure the protection of masonry features.

Removing nondeteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.



*Composite patching with a cementitious mixture is being used to repair eroded areas of this sandstone facade.*





*Excessive moisture has damaged not only the stuccoed wall surface, but also the brick substrate.*

#### Recommended

Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.

Duplicating old mortar in strength, composition, color, and texture.

Duplicating old mortar joints in width and in joint profile.

Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.

Using mud plaster as a surface coating over unfired, unstabilized adobe because the mud plaster will bond to the adobe.

*Moisture from a faulty roof and drainage system has been trapped inside this limestone cornice by a waterproof coating, causing severe damage to the stone.*



Photo: Jack E. Boucher, HABs

#### Not Recommended

Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.

Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with a synthetic caulking compound.

Using a "scrub" coating technique to repoint instead of traditional repointing methods.

Changing the width or joint profile when repointing.

Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.

Applying cement stucco to unfired, unstabilized adobe. Because the cement stucco will not bond properly, moisture can become entrapped between materials, resulting in accelerated deterioration of the adobe.

### Recommended

Cutting damaged concrete back to remove the source of deterioration (often corrosion on metal reinforcement bars). The new patch must be applied carefully so it will bond satisfactorily with, and match, the historic concrete.

Repairing masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terra-cotta brackets or stone balusters.

Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.

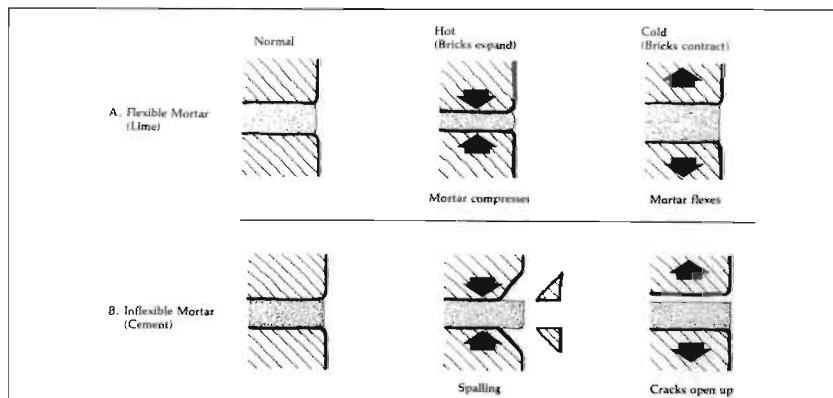
### Not Recommended

Patching concrete without removing the source of deterioration.

Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the masonry feature or that is physically or chemically incompatible.

Applying waterproof, water repellent, or non-historic coating such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.



*Flexible mortar expands and contracts with temperature changes. Bricks bonded by inflexible mortar tend to spall at the edges in hot weather and separate from the mortar when it is cold. Temperature fluctuations result in cracks which permit water to enter, causing additional deterioration.*

#### Recommended

##### ***Replace***

Replacing in kind an entire masonry feature that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

#### Not Recommended

Removing a masonry feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

##### ***Design for Missing Historic Features***

*The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.*

#### Recommended

Designing and installing a new masonry feature such as steps or a door pediment when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

#### Not Recommended

Creating a false historical appearance because the replaced masonry feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new masonry feature that is incompatible in size, scale, material and color.



*Coving—the hollowing out of an adobe wall just above grade—may be caused by standing rainwater, rainwater splash-up from the ground, or by salts deposited in the adobe by moisture evaporation. This adobe wall is being patched in the traditional manner with adobe mud.*



# **Exterior Rehabilitation 911 8<sup>th</sup> Avenue HPDR2025-0015**

---

**Historic Preservation Commission  
September 15, 2025**





**Legend**

-  Greeley Parcels
-  Site

175



# Site Map



# Proposed Project

- Replace the storefront windows and doors & replace door on south facade
- Alter the entrances
- Install wood panel siding
- Remove existing paint and repaint the brick
- Remove the existing projecting sign to display indoors
- Install windows in the rear window openings that are currently closed up





# Photos





# Photos





# Photos





# Photos





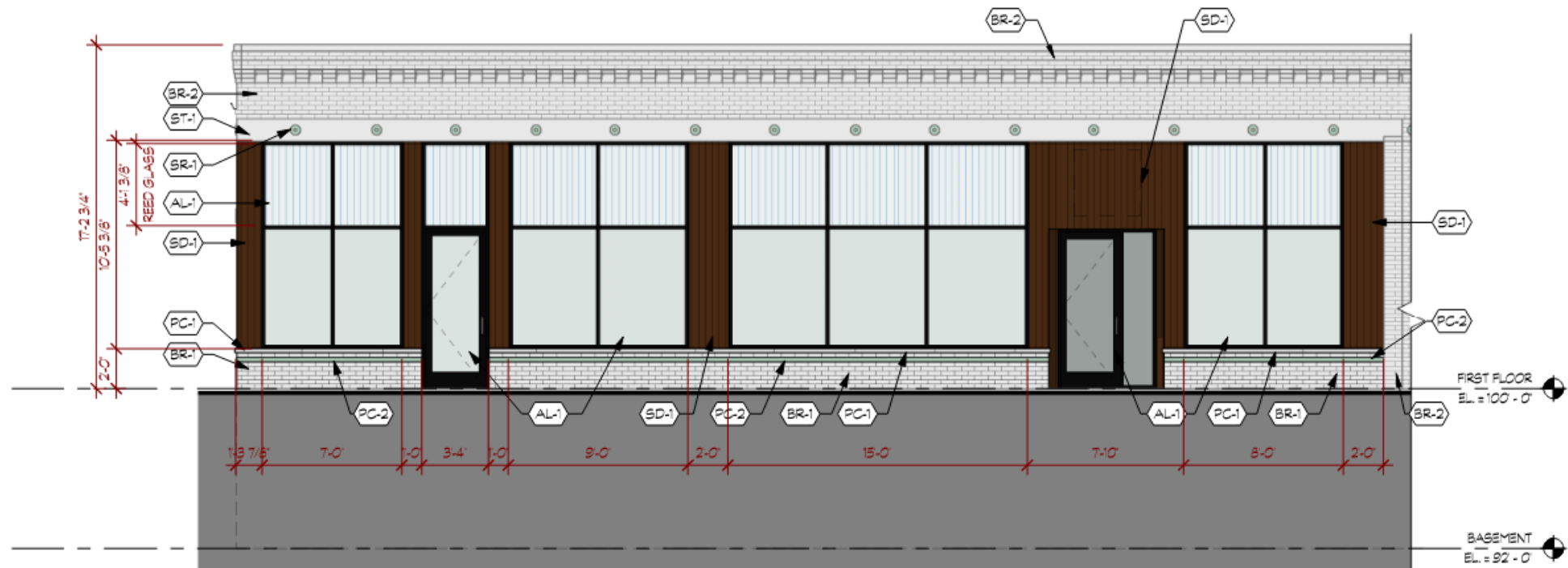
# Photos





# Architectural Drawings

| EXTERIOR MATERIALS |                             |                |                |                                              |                                                                       |
|--------------------|-----------------------------|----------------|----------------|----------------------------------------------|-----------------------------------------------------------------------|
| KEYNOTE            | MATERIAL                    | MANUFACTURER   | PRODUCT NAME   | COLOR NAME                                   | REMARKS                                                               |
| AL-1               | ALUMINUM                    | MANKO          | 2450 FS        | BLACK                                        | PATTERNED REED GLASS IN UPPER PANELS                                  |
| BR-1               | BRICK                       | SUMMIT BRICK   | BONFIRE        | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) | RUNNING BOND                                                          |
| BR-2               | EXISTING BRICK              | EXISTING BRICK | EXISTING BRICK | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) | POWER WASH BUILDING TO REMOVE AND LOOSE PAINT AND PREP FOR NEW FINISH |
| HM-1               | HOLLOW METAL                | TBD            | TBD            | COLOR TO MATCH ADJACENT                      |                                                                       |
| PC-1               | PRECAST CONCRETE            | TBD            | TBD            | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) | WINDOW SILL                                                           |
| PC-2               | PRECAST CONCRETE            | TBD            | TBD            | PAINTED, BENJAMIN MOORE 694 (COLONY GREEN)   | GREEK KEY PATTERN                                                     |
| SD-1               | VERTICAL SIDING             | NICHIHA        | ROUGHSAW       | ESPRESSO                                     | BASIS OF DESIGN                                                       |
| SR-1               | EXISTING DECORATIVE ROSETTE | NA             | NA             | PAINTED, BENJAMIN MOORE 694 (COLONY GREEN)   |                                                                       |
| ST-1               | EXISTING STEEL              | NA             | NA             | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) |                                                                       |



1 EAST BUILDING ELEVATION  
AS 3/16" = 1'-0"



# Architectural Drawings

| EXTERIOR MATERIALS |                             |                |                |                                              |                                                                       |
|--------------------|-----------------------------|----------------|----------------|----------------------------------------------|-----------------------------------------------------------------------|
| KEYNOTE            | MATERIAL                    | MANUFACTURER   | PRODUCT NAME   | COLOR NAME                                   | REMARKS                                                               |
| AL-1               | ALUMINUM                    | MANKO          | 2450 FS        | BLACK                                        | PATTERNED REED GLASS IN UPPER PANELS                                  |
| BR-1               | BRICK                       | SUMMIT BRICK   | BONFIRE        | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) | RUNNING BOND                                                          |
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| PC-1               | PRECAST CONCRETE            | TBD            | TBD            | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) | WINDOW SILL                                                           |
| PC-2               | PRECAST CONCRETE            | TBD            | TBD            | PAINTED, BENJAMIN MOORE 684 (COLONY GREEN)   | GREEK KEY PATTERN                                                     |
| SD-1               | VERTICAL SIDING             | NICHHA         | ROUGHSAW       | ESPRESSO                                     | BASIS OF DESIGN                                                       |
| SR-1               | EXISTING DECORATIVE ROSETTE | NA             | NA             | PAINTED, BENJAMIN MOORE 684 (COLONY GREEN)   |                                                                       |
| ST-1               | EXISTING STEEL              | NA             | NA             | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) |                                                                       |



PERSPECTIVE - SOUTHEAST



PAINTED BRICK  
(COLORS ARE APPROXIMATION ONLY)



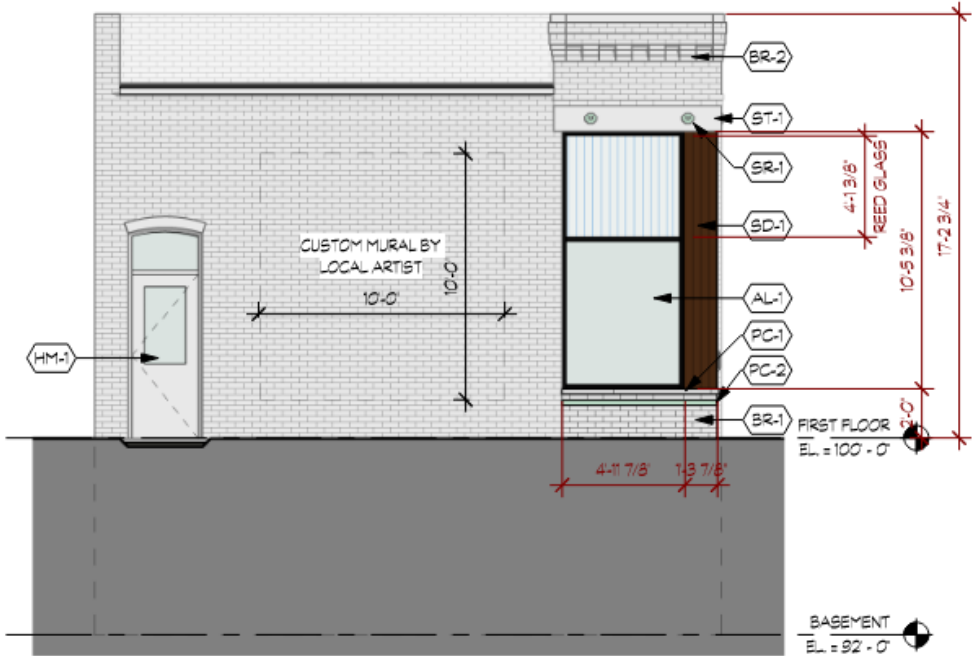
VERTICAL PANEL SIDING  
(COLORS ARE APPROXIMATION ONLY)



STOREFRONT WINDOWS  
(COLORS ARE APPROXIMATION ONLY)

EXTERIOR MATERIALS

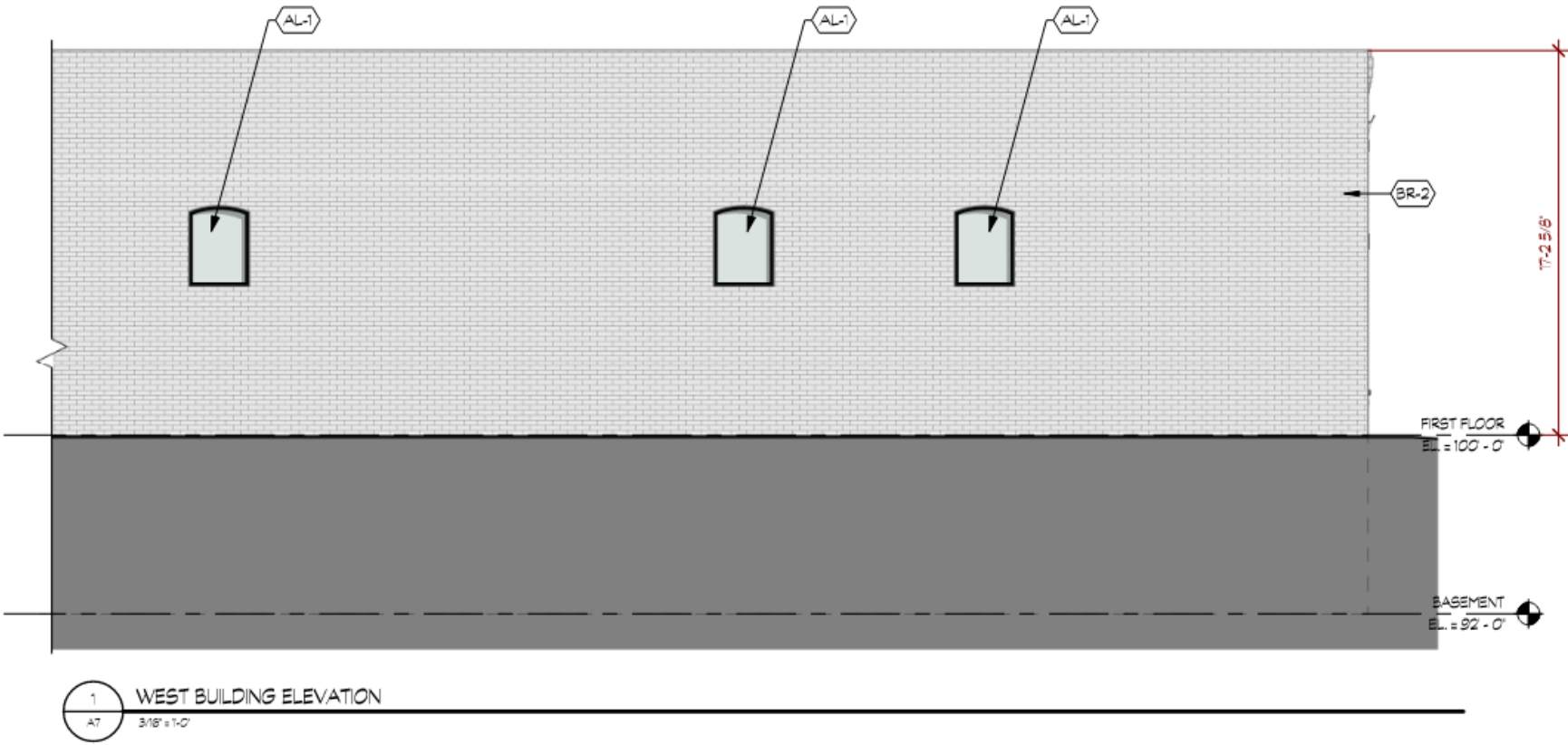
12' ± 1'-0"



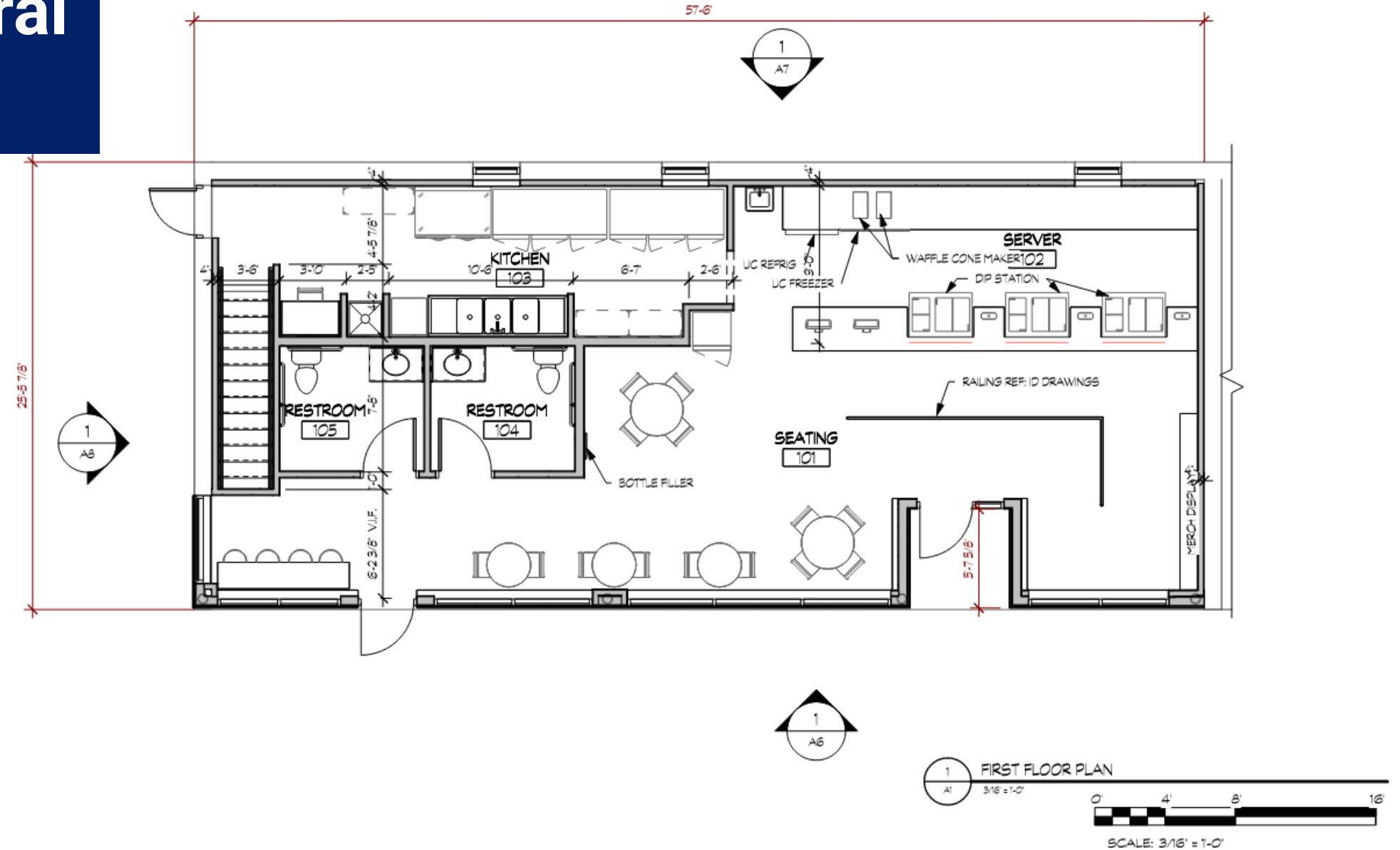
1 SOUTH BUILDING ELEVATION  
A8 3/16" ± 1'-0"

# Architectural Drawings

| EXTERIOR MATERIALS |                             |                |                |                                              |                                                                       |
|--------------------|-----------------------------|----------------|----------------|----------------------------------------------|-----------------------------------------------------------------------|
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| BR-1               | BRICK                       | SUMMIT BRICK   | BONFIRE        | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) | RUNNING BOND                                                          |
| BR-2               | EXISTING BRICK              | EXISTING BRICK | EXISTING BRICK | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) | POWER WASH BUILDING TO REMOVE AND LOOSE PAINT AND PREP FOR NEW FINISH |
| HM-1               | HOLLOW METAL                | TBO            | TBO            | COLOR TO MATCH ADJACENT                      |                                                                       |
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| PC-2               | PRECAST CONCRETE            | TBO            | TBO            | PAINTED, BENJAMIN MOORE 694 (COLONY GREEN)   | GREEK KEY PATTERN                                                     |
| SD-1               | VERTICAL SIDING             | NCHHA          | ROUGHSAW       | ESPRESSO                                     | BASIS OF DESIGN                                                       |
| SR-1               | EXISTING DECORATIVE ROSETTE | NA             | NA             | PAINTED, BENJAMIN MOORE 694 (COLONY GREEN)   |                                                                       |
| ST-1               | EXISTING STEEL              | NA             | NA             | PAINTED, BENJAMIN MOORE 2152-70 (MAYONNAISE) |                                                                       |



# Architectural Drawings

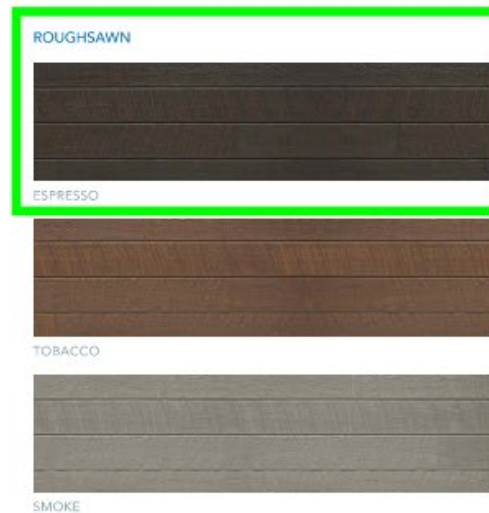


# Wood Siding Specs



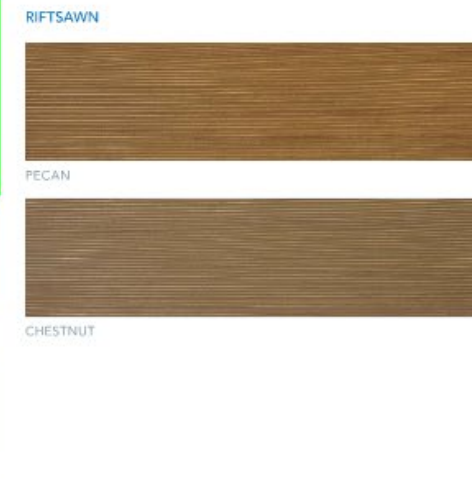
## Rustic has never been so sophisticated.

With its earthy appeal and rich texture, RiftSawn and RoughSawn add rustic flair to a project. They showcase the ridges, grooves, and textures of natural wood while maintaining a consistent length that is easy to work with. RiftSawn is unique in the Wood Series with its full panel design, which incorporates a darker edge to create the look of a reveal.



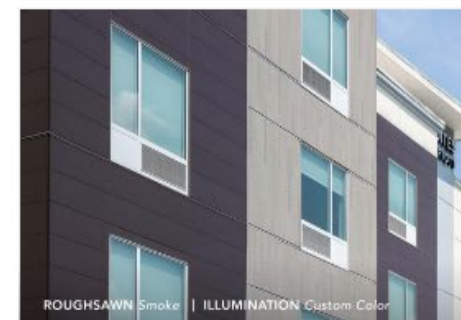
| ROUGHSAWN SPECS                      | AWP 3030                                        |
|--------------------------------------|-------------------------------------------------|
| DIMENSIONS (ACTUAL MM)               | 17-7/8" H x 119-5/16" L<br>(455MM H x 3030MM L) |
| THICKNESS (ACTUAL MM)                | 5/8" (16MM)                                     |
| WEIGHT (LBS. PER PANEL)              | 57.3                                            |
| WEIGHT (LBS. PER SQ. FT.)            | 3.8                                             |
| EXPOSED COVERAGE (SQ. FT. PER PANEL) | 14.81 SQ. FT.                                   |
| PACKAGING (PIECES PER PACK)          | 2 [29.62 SQ. FT.]                               |

 AWP 3030 CAN BE INSTALLED HORIZONTALLY OR VERTICALLY.



| RIFSAWN SPECS                        | AWP 1818                                       |
|--------------------------------------|------------------------------------------------|
| DIMENSIONS (ACTUAL MM)               | 17-7/8" H x 71-9/16" L<br>(455MM H x 1818MM L) |
| THICKNESS (ACTUAL MM)                | 3/4" (18MM)                                    |
| WEIGHT (LBS. PER PANEL)              | 41.6                                           |
| WEIGHT (LBS. PER SQ. FT.)            | 4.7                                            |
| EXPOSED COVERAGE (SQ. FT. PER PANEL) | 8.88 SQ. FT.                                   |
| PACKAGING (PIECES PER PACK)          | 2 [17.76 SQ. FT.]                              |

 AWP 1818 CAN ONLY BE INSTALLED HORIZONTALLY.





# 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 – Downtown Design Guidelines

# Public Notice

- Email notice to owner/applicant – August 25, 2025
- Posted at property by applicant – August 26, 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, with the exception of the use of wood panel siding and paint removal by power washing.
- Approval except for the wood panel siding and paint removal by power washing.

# 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 Salzman's Shoe Repair Building at 911 8<sup>th</sup> Avenue meets (1) Criteria and Standards a, c, e, f, and h of Section 24-1003(j)(1) of the Greeley Municipal Code, with exception of the wood paneling and paint removal by power washing, and therefore approves the request for a Certificate of Approval.

# Thank you

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# City of Greeley Insights

## Connecting Civic Groups

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### Greeley Historic Preservation Commission

9.15.25



# Downtown Greeley Reimagined







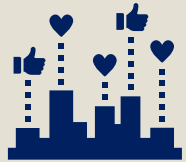
# Downtown Civic Campus

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# Downtown/Civic Campus



**Reimagining the downtown area – creating a vibrant campus**



**This initiative aims to:**

- **Enhance downtown vitality**
- **Positively impact economic revitalization of downtown**
- **Transform much of the downtown core into a vibrant, mixed gathering place**
- **Generate economic, social, and cultural value through development and park activation**

# A Strategic, Coordinated Approach



**City of Greeley**



**Weld County**



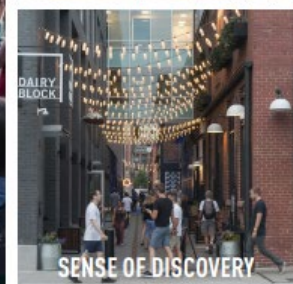
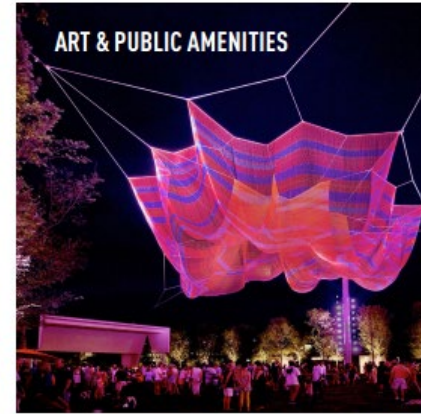
**Greeley-Evans School District 6**



**Private Developers**

# The Heart of Downtown – Civic Campus

- Establish a Centralized Civic Campus
- Drive Economic Development and Private Investment
- Maximize Use of Downtown Property
- Activate Land and Public Spaces
- Advance Greeley's Long-Term Vision and Identity
- Design a Welcoming, Inclusive, and Connected District





# Project Status and What's Next



## Predevelopment \$10.7M

(9-14 months)

Site Planning

Property Transactions

Construction Timelines

Architectural Design Concepts

Feasibility Planning

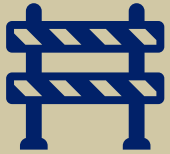
## Next Steps:

Plan for Stakeholder and Public Outreach

Development Agreement



# 16<sup>th</sup> Street Enhancement Project



**Broke Ground November 2024**



**Phase 2: Began end of May 2025  
Westbound lanes are now open**



**Construction has shifted to south  
side (eastbound) of street.**



**Connects UNC with historic  
downtown**

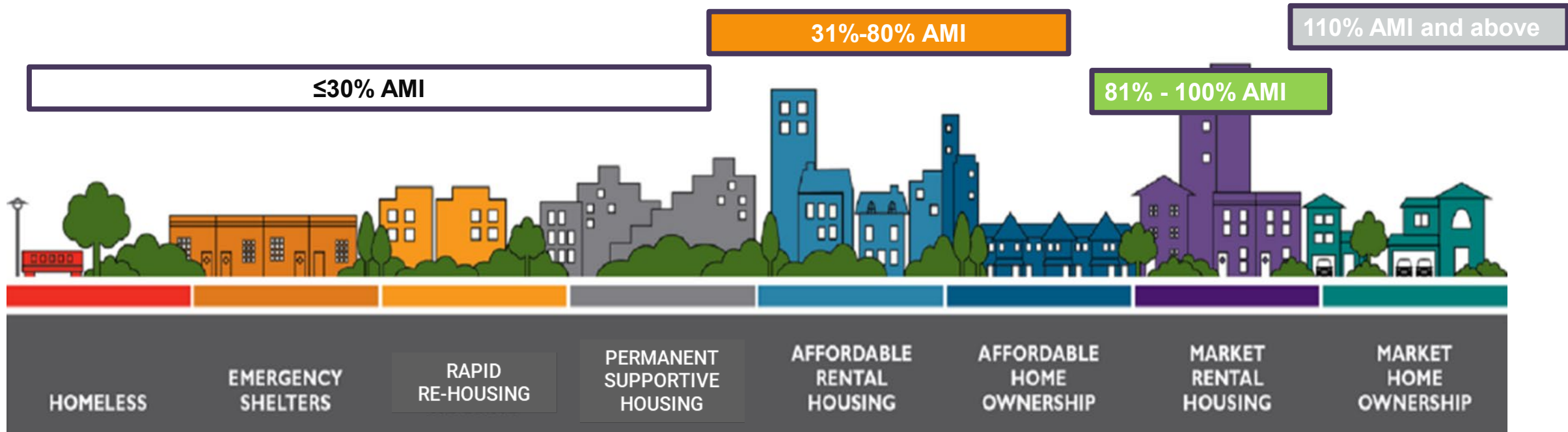




# Housing For All

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# Housing For All: Affordability Fundamentals



Executive Housing →

Build to Rent



# Mixed Income Development Model



## Entry Level (Affordable)

- ≤80% AMI
- Household Income \$90,880\*
- Price Max
- Attached \$256,438
- Detached \$316,202

## Skilled Workforce (Attainable)

- 81%-100% AMI
- Household Income \$90,881 to \$113,600\*
- Price Max
- Attached \$322,991
- Detached \$398,165

## Market

- 101%-180% AMI
- Household Income \$113,601 to \$204,480\*
- Max Price
- Attached \$588,799
- Detached \$726,019

203

## High End Market

- 181%-280% AMI
- Household Income \$204,481 to \$318,080\*
- Max Price
- Attached \$921,159
- Detached \$1,135,837

## Executive

- 281% + AMI
- Household Income \$318,081\* +
- Max Price
- Attached \$921,160
- Detached \$1,135,838+

# What Is “Mixed Income Development”?

- Master plan includes multiple income level housing options
- Can be rental or for-sale

Beeler park



\$220,000

2 bd 1 full, 1 partial ba 800 sqft



\$575,000 ↓ 4.2% from \$600k

2 bd 2 full, 1 half ba 1,392 sqft

204

1

2



\$1,999,000 ↓ 7% from \$2.15m

6 bd 5 full, 1 half ba 6,040 sqft



# MERGE Project

---



# MERGE Project – US 34 Interchanges at 35<sup>th</sup> & 47<sup>th</sup> Avenues



Improve Traffic Flow

Enhancing Safety for All Modes of Transport

Better Connections Between North and South  
Sides of the City



# Mobility Hub for Regional Connectivity

Expanding Access to Public Transportation  
Options

Enhancing Safety for All Modes of Transport





# What is the Tangible Impact

## Mobility Hub

Benefiting public transportation users

## Safer & Efficient Roadways

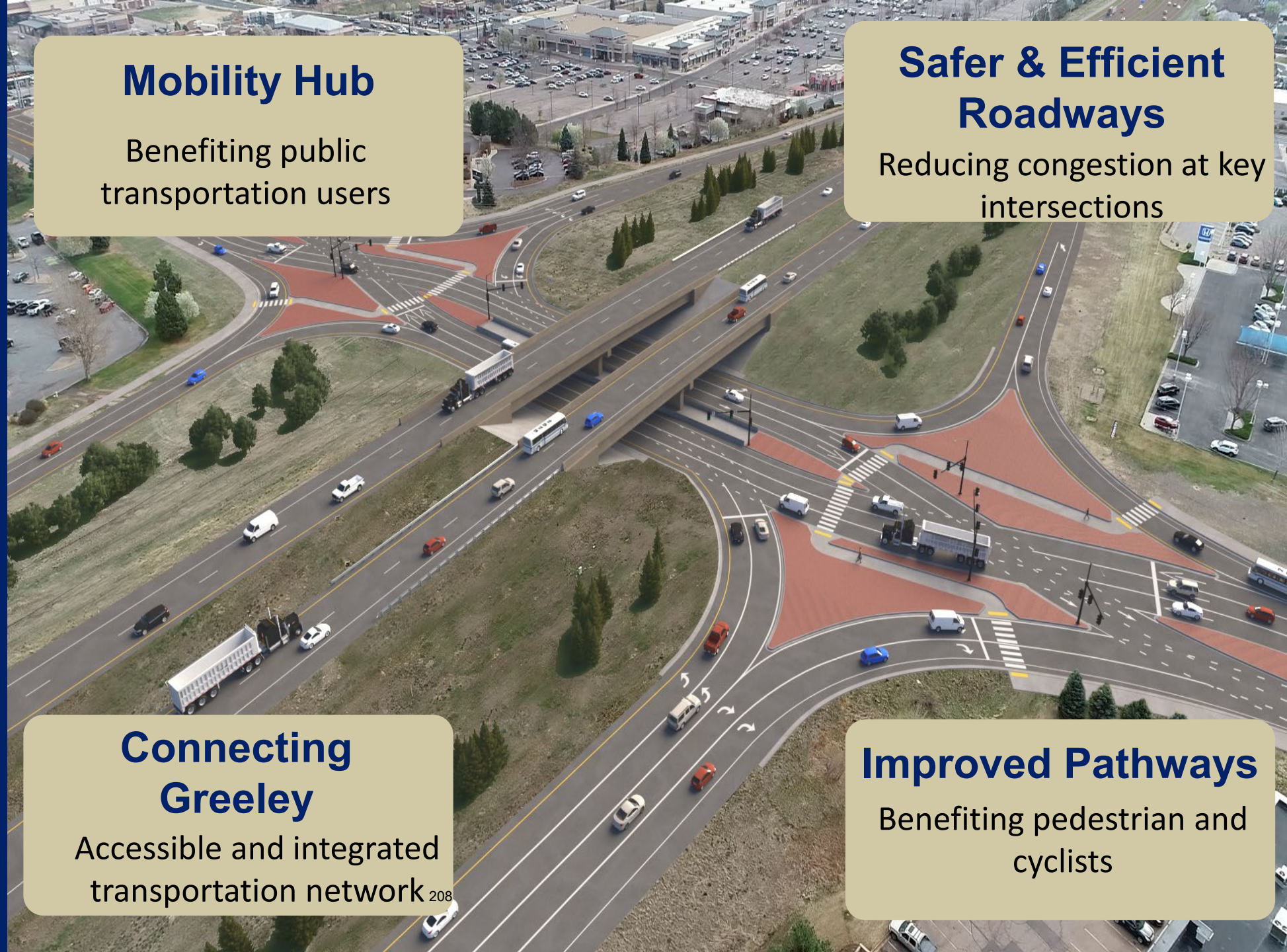
Reducing congestion at key intersections

## Connecting Greeley

Accessible and integrated transportation network

## Improved Pathways

Benefiting pedestrian and cyclists



# Now and Next

## NOW

- SPEAK UP Greeley Project Page Launched
- Design Consultant Team Selected
- Colorado Department of Transportation (CDOT) and Federal Highway Administration (FHWA) Coordination

## NEXT

- Complete contract process with Consultant Team with concurrence from FHWA
- Initiate Public Outreach
  - CTAB and CBAC
  - Stakeholders committee (Business, District 6, UNC, AIMS, UC Health, Banner)
  - Project Office (TBD)
- Environmental Clearances and Preliminary Design
- Transportation Debt discussions with FHWA
- Procure Construction Manager/General Contractor (CMGC)
- Initial neighborhood improvements construction in 2026/2027

# Public Works – GXY Airport Expansion

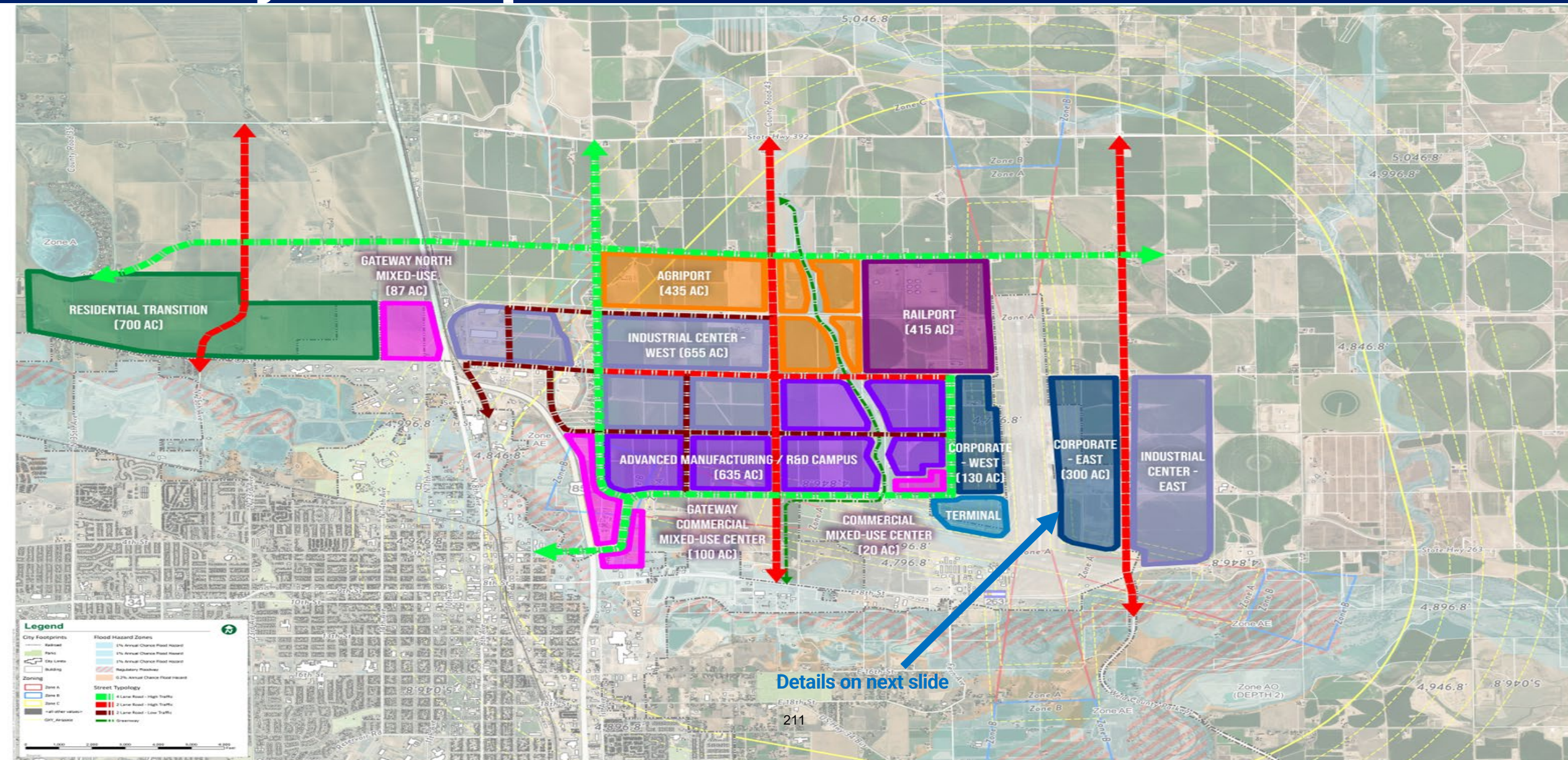
New Terminal & Air Traffic Control Tower

Additional Hangars & Parking





# 20-year Airport Business Plan





**PROPOSED NORTHEAST COMPLEX DEVELOPMENT**

**BOLTON & MENK**  
Real People. Real Solutions.  
Additions dated 1/30/2025

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**LEGEND**

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- HANGAR 230' X 180'
- HANGAR 200' X 200'
- HANGAR 200' X 150'
- HANGAR 150' X 150'
- HANGAR 120' X 120'
- HANGAR 80' X 80'
- CLEAR SPAN HANGAR (BC 48)
- T-HANGAR (LK 48)
- TSA TAXIWAY SAFETY AREA
- TOFA TAXIWAY OBJECT FREE AREA
- TLOFA TAXILANE OBJECT FREE AREA
- RSA RUNWAY SAFETY AREA
- ROFA RUNWAY OBJECT FREE AREA
- PROPOSED DITCH GRADING
- EXISTING DITCH
- EXISTING ROAD
- PL PROPERTY LINE
- EXISTING FENCE
- SCOPE OF WORK AREA FOR BIDDING
- BOLTON & MENK SCOPE OF WORK AREA

**30% Design this area of Wing Way**

**Phase II Area**

**PROPOSED GRAVEL ROAD RELOCATION**

**WING WAY ROAD 24.00' (TYP.)**

**PROPOSED STORM WATER DETENTION POND**

**PROPOSED RCP**

**TW B1**

**TW WIDTH: 35.00'**

**575.00'**

**580.00'**

**TW WIDTH: 35.00'**

**TW WIDTH: 10.29'**

**PROPOSED RCP**

**ILS CRITICAL AREA**

**212**

**TAXIWAY C**

**TAXIWAY D**

**TAXIWAY A**

**RUNWAY 17-35**

**RUNWAY 10-28**

**TAXIWAY B**

**M-1 120x120' 67,615 sf**

**M-2 180x220' 115,500 sf**

**TENANT A**

**TENANT B**

**TAXILANE F2**

**TAXILANE F3 OEA**

**TAXIWAY E**

**TAXIWAY F1**

**E8TH STREET**

**COUNTY ROAD 82**

**COUNTY ROAD 47**

**REVISIONS:**

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |

**NORTH EAST DEVELOPMENT**

**GREELEY-WELD COUNTY AIRPORT**  
GREELEY, COLORADO

**NORTHEAST DEVELOPMENT COMPLEX - PROPOS CONDITIONS**

JOB NO.:  
DATE: NOV. 2024  
DESIGNED BY:  
DRAWN BY: RCN

IF NOT ONE INCH ON THIS SHEET, SEE AS APPLICABLE TO ORIGINAL DRAWING

DRAWING NUMBER  
**EXB**

SHEET NUMBER  
**1**





# Poudre River Restoration Initiative



**Reduce Flooding, Erosion  
and Habitat Loss**



**Improve the River's Health  
and Connect Community with  
Nature**



**Creates Spaces for Wildlife &  
Recreation**

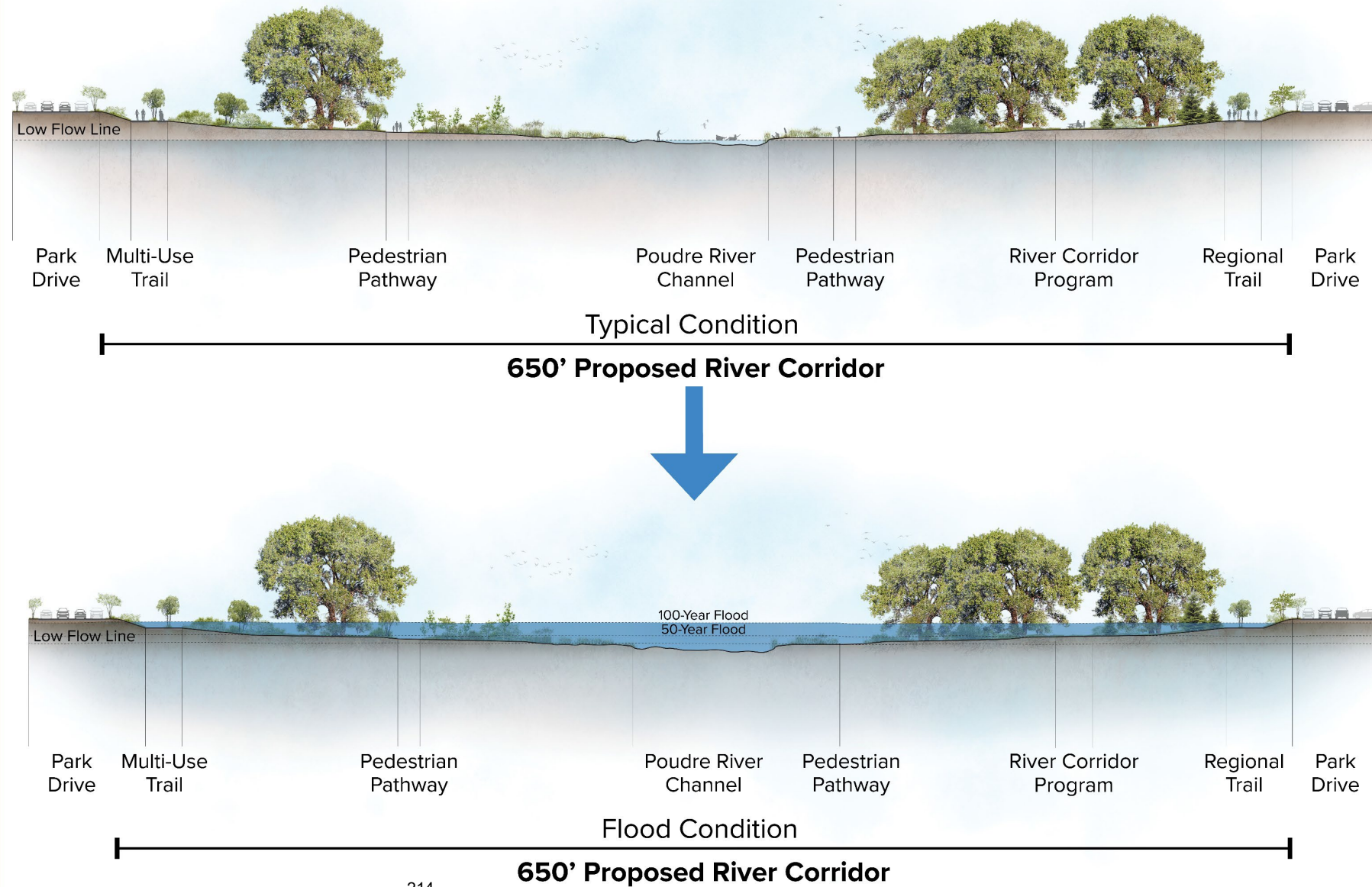


**Make River Community  
Anchor and Key Part of our  
Local Economy**



2,000'-4,000'  
Average Width of  
100-Year Flood Today

# Proposed River Corridor







# Updated Vision 2045





## River Corridor Program





# Greeley West Update

---

## Catalyst and Cascadia



# The Vision for West Greeley





# West Greeley – Cascadia + Catalyst

A new regional destination and economic engine for Northern Colorado, blending housing, job creation and entertainment.

- 300 acres of redevelopment on Greeley's west side
- Catalyst Entertainment District anchored by:
  - 8,600-seat arena for the Colorado Eagles
  - Indoor waterpark, 351-room hotel, spa & conference center
  - Youth hockey rinks, amphitheater, central plaza
- Cascadia mixed-use development:
  - 11,248 single-family units
  - 4,980 multifamily units
  - 1.65M sq. ft. retail | 8.9M sq. ft. commercial



# Benefits of Catalyst and Cascadia

01

## **Driving Economic Growth**

This project will attract new investment, support small businesses, create over 4,800 construction jobs, and generate tax revenue, benefiting the entire northern region.

02

## **Enhancing Quality of Life**

A dynamic mix of amenities will create vibrant spaces to live, work, and play—meeting the needs of our growing community.

03

## **Improving Connectivity**

Upgraded infrastructure will improve transportation options and strengthen connections within and across Greeley.

04

## **Enhances Greeley's Regional Influence**

Transforming how investors and developers perceive the city – ultimately positioning Greeley as a central hub for commerce and entertainment in Northern Colorado.



# Engage with Us

❖ **Visit:** [SpeakUpGreeley.com](https://SpeakUpGreeley.com) || **New Website:** [Greeleyco.gov](https://Greeleyco.gov)

❖ **Follow:** City of Greeley Social Media Channels

❖ **Attend:** Community & Council Meetings

❖ **Subscribe:** To City Scoop Newsletter





# Thank you!

