

Historic Preservation Commission Agenda

Regular Meeting
Monday, April 6, 2026 at 4:00 PM

City Council Chambers-City Center South
1001 11th Ave, Greeley, CO 80631
Zoom Webinar Link:

<https://greeleygov.zoom.us/j/88615057798>

NOTICE:

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

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

Watch Meetings:



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

Comment in Real Time:



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

Submit Written Comments:



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

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

Meeting agendas and minutes are available on the City's meeting portal at [Greeleyco.municodemeetings.com/](https://greeleyco.municodemeetings.com/)

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



Historic Preservation Commission

April 6, 2026 at 4:00 PM

City Council Chambers - City Center South
1001 11th Avenue, Greeley, CO. 80631

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of the Agenda**
- 4. Approval of March 2, 2026 minutes**
- 5. Report from Historic Greeley Inc.**
- 6. Public Hearing to Consider a Request for Certificate of Approval for Major Alterations at 1526 9th Avenue**
- 7. Commission Member Reports**
- 8. Staff Report**
- 9. Adjournment**

Historic Preservation Public Hearing Procedure

Public Hearing to...

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



Historic Preservation Commission Meeting Minutes

March 2, 2026, at 4:00pm

1. Call to Order

Chair Podell called the meeting to order at 4:00pm.

2. Roll Call – Present

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

Absent: No absences

3. Approval of the agenda

There were no changes to the agenda.

Motion by: Commissioner Clough

He moved to approve the agenda as published.

Second: Commissioner Azari

Vote: Motion passed 7-0

4. Approval of the February 2, 2026, Meeting Minutes

There were no changes to the minutes.

Motion by: Commissioner Azari

He moved to approve the minutes as published.

Second: Commissioner Clough

Vote: Motion passed 7-0

5. Report from Historic Greeley Inc

There was no report from Historic Greeley Inc.

6. Review of Building Permit Fee Refund Request for 702 13th Street/Allnutt Funeral Home Greeley Creative Arts Center.

Betsy Kellums (Planner III – Historic Preservation) began her presentation regarding her item as published. Becky Safarik (Executive Director of the Creative District) shared more information about the center as well as pictures.

Commissioner Jaehn commended Ms. Safarik on her presentation, and he said it was especially encouraging to see how they effectively made use of the opportunity provided by the city, and it

is hoped that their efforts will serve as a strong example for others who wish to go through the process.

Chair Podell asked how the building is being used currently. Ms. Safarik shared that the center has one full-time staff member, the executive director. There is a retail shop where member artists create and sell work. The space also functions as a gallery with rotating monthly exhibits, including student artwork during Youth Arts Month and local artist showcases during First Friday events. Additionally, a large classroom hosts various art classes, such as bookbinding, stained glass, gouache, oil, and watercolor, with more classes planned in upcoming sessions. She also shared that the center offers a workshop space equipped with large tables and specialized tools, such as mat cutters, drills, framing equipment, and bookbinding presses, providing members with access to a well-equipped workspace for projects as needed.

Ms. Safarik stated that they are hoping to have a way to honor Historic Preservation Month in that gallery space in May, and show off not only the building, but also the important historic buildings that the Commission honors each year as well.

There was discussion between Commissioner Clough and Ms. Safarik regarding memberships and future studios.

Motion by: Commissioner Azari

He moved that the Commission finds the project meets the building permit fee refund program guidelines and approves the application of the Greeley Creative District for a refund of building permit fees on building permit number BCX2504-0448, for the exterior and interior alterations of 702 13th Street, based upon exterior and interior rehabilitation work that is eligible for a total refund of \$8,163.75.

Second: Commissioner DePetro

Vote: Motion passed 7-0

7. Resolution Commending Gabriel Llanas for Service on the Historic Preservation Commission.

Chair Podell presented Gabriel Llanas with a framed resolution for his service on the Historic Preservation Commission.

8. CPI Saving Places Conference Reports

Commissioner Azari shared that one standout presentation was delivered by Greeley City Museum staff members Gabe Llanas and Geoff Havens. Titled *250, 150, 60, and 50*, it highlighted major historical milestones while celebrating the 50th anniversary of the Centennial Village Museum. They shared how community partnerships, preservation efforts, and interactive programming have kept the museum relevant across the region and for new generations. Their work was praised as an excellent representation of the community, and the museum staff's contributions were recognized as highly valuable to the city.

Commissioner Azari also recognized Board Chair Dan Podell for his remarks at the closing of City Hall's round building, noting his lighthearted yet heartfelt pun about the building not being "around" much longer. He was commended for representing the community with honor and respect in marking the loss of such an iconic structure.

Commissioner Clough shared a similar sentiment regarding Friday's event, where both Chair Podell and Annette Jaehn were recognized for their remarks. Chair Podell's speech was

appreciated, and Ms. Jaehn was commended for her thoughtful representation of Historic Greeley, clearly expressing the community's shared concern for preserving its historic values. Conversation ensued between the Commission regarding a possible merger between the Museum Board and Parks and Recreation. Commissioner Azari and Ms. Kellums are going to pass along the feedback from this meeting to their respective boards.

9. Commission Member Report

Notate any member reports and names.

10. Staff Report

Ms. Kellums shared that she attended all three days of the CPI conference, participating in multiple sessions and finding it highly valuable. The session on Centennial Village inspired potential plans for a future walking tour tied to its 50th anniversary.

Ms. Kellums attended "building small," which promotes adaptive reuse and small-scale development to preserve community character and address missing middle housing.

Ms. Kellums enjoyed a presentation by Jeremy Wells that challenged traditional ideas of building integrity. She noted that the National Park Service defines seven aspects of integrity, with five tangible and two abstract, feeling and association, which are harder to evaluate and usually insufficient on their own for designation. She commended the commission for thinking creatively in their designations, noting that strictly adhering to established examples could have led to missed opportunities.

Ms. Kellums participated in a presentation alongside Wade Broadhead, a Director in Fountain, a preservation commissioner from Saguache, and Lindsey from History Colorado, the state GLC coordinator. The session highlighted strong community engagement in smaller towns, offering useful ideas despite differing challenges.

Ms. Kellums shared a key takeaway was the importance of prioritizing community input alongside, or even above, expert perspectives. While experts may find insufficient integrity, the preferences of residents should be considered equally or even prioritized in decision-making. Ms. Kellums strongly suggested that the Commissioners attend these conferences if able.

Conversation ensued regarding the Historic Preservation Month event being held at the Macy Allnutt building. Commissioner DePetro shared an idea of a souvenir that can be passed out at that event.

11. Adjournment

Chair Podell adjourned the meeting at 4:55pm.

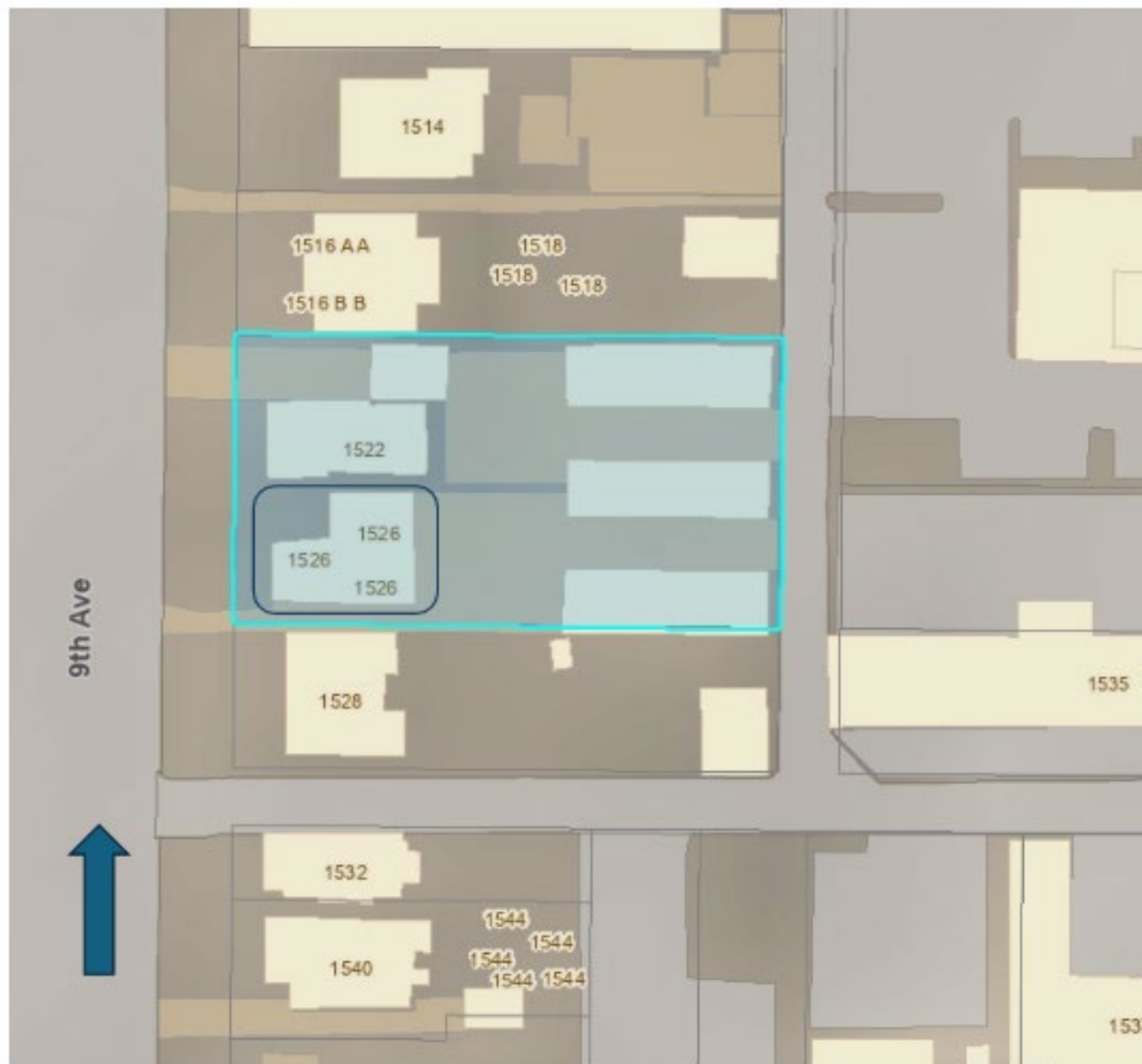
Dan Podell – Chair

Betsy Kellums – Secretary



**Siding Replacement
1526 9th Avenue
HPDR2026-0004**

**Historic Preservation Commission
April 6, 2026**



Blue arrow - north

Site Map



Proposed Project

- Replace existing hail-damaged vinyl siding with new vinyl siding



Photos



Photos

L: 5" vinyl siding
(existing)

R: 4.5" wood lap siding
under the vinyl





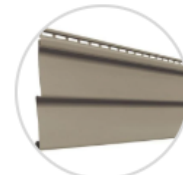
Progressions

Lap Siding • .042" Thickness

An affordable option, Progressions® vinyl siding combines the impression of freshly-painted wood with durability and easy maintenance. Choose from an array of colors and styles to create your favorite look all while increasing your home's value and curb appeal.



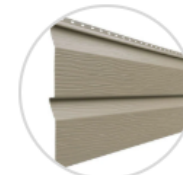
Double 4.5" Dutch Lap



Double 4"



Double 5"



Double 5" Dutch Lap

LIGHT SIDING COLORS



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 (#2,3,4,5,6,9,10)



h – Monroe Avenue Historic District Designation Plan

Public Notice

- Email notice to owner/applicant – March 12, 2026
- Posted at property by applicant – March 19, 2026

Recommendation

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

Public hearing Procedure

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

Recommended Motion

A motion that, based on the application received and the preceding analysis, the Commission finds that the proposed siding replacement at 1526 9th 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.

Thank you



HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Certificate of Approval for Major Alteration

CASE NUMBER: HPDR2026-0004

PROJECT: Siding Replacement

LOCATION: 1526 9th Avenue

APPLICANT: Cathy and Dennis Schulte

CASE PLANNER: Betsy Kellums, Planner III – Historic Preservation

HISTORIC PRESERVATION COMMISSION HEARING DATE: April 6, 2026

HISTORIC PRESERVATION COMMISSION FUNCTION:

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

PROJECT OVERVIEW AND BACKGROUND:

Proposed Project

On March 11, 2026 property owners Dennis and Cathy Schulte submitted an application for a Certificate of Approval to the Historic Preservation Office for siding replacement at 1526 9th Avenue. Staff determined the application to be complete on March 12, 2026.

The applicant requests approval to replace the existing vinyl siding with new vinyl siding.

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

Background

The Historic Preservation Commission designated the Monroe Avenue Historic District in December 1999 on the Greeley Historic Register. The house at 1526 9th Avenue is a contributing property in the historic district and is subject to review for alterations. The Monroe Avenue Historic District Designation Plan and Secretary of the Interior’s Standards apply to this property.

SITE DATA:

Legal Description: GR 3289 L35 THRU 38 BLK164 WEST & THAYERS, City of Greeley, County of Weld, State of Colorado

Neighborhood: Monroe Avenue

Designation: Contributing to the Monroe Avenue Historic District designated on the Greeley Historic Register

Year Property Built: 1890

Architectural Style/Type: vernacular

Zoning: C-H (Commercial High Intensity)

Dates of Significant Renovations: Permit ROOF1910-0098 permit to reroof three sheds at east end of property; Owner: Dennis Schulte; Contractor: A & M Roofing; Finaled: 10/4/2019.

Permit ROOF1812-0389 permit to replace roof with Owens Corning Duration Storm shingles; Owner: Dennis Schulte; Contractor: Independent Roofing; Finaled: 1/4/2019.

Permit A-011666 to install vinyl siding, soffit, and fascia on 4 unit apartment house at 1526 9th Ave; Contractor: CNW Siding; Date: 12/2/1991.

Permit 770377 to remodel 4 unit apartment; Owner: Drew Masters; Contractor: John Anderson Construction; Date issued: 8/25/1977.

Permit 67257 for Cement Block Garage 14’x20’; Owner: Mrs. John Burns; Contractor: Jake Warmer; date issued: 11/16/1967.

Permit 670538 to demolish garage; Owner: Mrs. John Burns; Contractor: Jake Warmer; date issued: 11/15/1967final inspection date: 11/16/1967 approved by Ray Lovely.

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.*

District Designation Plan
General Exterior

Original materials should be repaired rather than replaced. Wood is a common material for historic buildings in Greeley; however, stone, brick, concrete, and other materials were also used. Greater flexibility in materials may be considered for additions and new construction within the Monroe Avenue Historic District.

16. Use the gentlest possible procedures for cleaning, refinishing, and repairing original materials.

a. Perform a test patch. Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character. For example, harsh paint removal methods can damage the protective finish of the material.

b. Obtain product literature and information on appropriate techniques and new technologies.

17. Remove later covering materials that have not achieved historic significance; examples include vinyl, aluminum, asbestos, or asphalt siding, stucco, or permastone.

a. Once the siding is removed, the original material should be repaired.

b. Removal of other materials such as stucco or permastone must be tested to assure that the original material will not be damaged.

18. Use materials that appear similar in character to those used historically, if replacement is necessary.

a. Materials similar to those employed historically are preferred.

b. Substitute materials may be used for replacing individual building elements, but not the primary building material.

c. Application of sidings such as vinyl, aluminum, and plastic may not be used.

19. Preserve the appearance of original materials.

a. Avoid covering original materials with new materials. If such covering is necessary, install in such a way as to avoid damaging original materials when the covering is removed.

b. Aluminum or vinyl siding may not be used. Such materials can cause the original siding to deteriorate more rapidly.

c. Original materials should not be covered with stucco, permastone, or other masonry-like materials.

Staff Analysis:

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

The existing vinyl siding was installed in approximately 1991 and has significant damage from hail. For the preservation of the house, the existing siding needs to be removed. The applicant requests to install new vinyl siding, as the condition of the siding under the vinyl is unknown.

Because the new siding is the same material as the existing, the project would not impact the historical or architectural character of the property or district or architectural style, arrangement, texture, and material and the property's relationship to other buildings and the district as a whole.

The proposed work would not change or destroy exterior architectural features of the house. The siding replacement would protect the house and allow for the continued use of it because the existing damaged siding allows moisture and possibly pest infiltration that would potentially cause damage to the structure.

The proposed replacement of damaged vinyl siding with new vinyl siding meets Secretary of the Interior's Standards, including #2, 3, 4, 5, 6, 9, and 10. The existing historic character would be retained with the replacement of the vinyl siding since the existing material is vinyl. The vinyl siding is not a conjectural feature, has not gained significance in its own right nor does it characterize the property. Historic materials would not be replaced. It would not cause more damage to the historic materials than the existing vinyl has caused, and, if removed in the future, the essential form and integrity of the house would remain.

The proposed project also meets the intent of the guidelines in the district designation plan (DDP). While the DDP guidelines indicate vinyl may not be used and the original siding under the existing vinyl should be restored, the condition of the existing vinyl is unknown. The property owners explored restoring the wood siding but were not able to get an estimate because that type of wood siding is not widely available. Without removing the vinyl, they could not reasonably determine the condition of the original wood siding and feasibility of repairing and restoring it.

Replacement of the existing vinyl siding does not significantly impact the integrity or character of the house or historic district, and while restoration of the original would be the most appropriate treatment, re-covering the original with the same as the existing vinyl meets the intent of the design guidelines.

In summary, for these reasons, the proposed project to replace the existing vinyl siding with new vinyl siding meets the criteria and standards in Section 24-1003(j) of the Greeley Municipal Code, including the Secretary of the Interior's Standards and the Monroe Avenue District Designation Plan.

Section 24-1003(j) (1) Criteria and Standards Addressed: a, c, e, f, and h (Secretary's Standards and the Monroe Avenue District Designation Plan).

PUBLIC NOTICE:

Greeley Municipal Code Section 24-1003(f) specifies public notification requirements for Certificate of Approval applications, specifically posting a sign at the property, readily visible by adjacent property owners and from the public right-of-way, no less than 14 days prior to the public hearing. The applicant posted notice at this property on March 19, 2026. On March 12, 2026, Staff emailed a letter of notification to the applicant and property owner with the date, time and location of the public hearing.

STAFF RECOMMENDATION:

Staff recommends approval of the project.

RECOMMENDED MOTION:

A motion that, based on the application received and the preceding analysis, the Commission finds that the proposed siding replacement at 1526 9th Avenue meets (1) Criteria and Standards a, c, e, f, and h of Section 24-1003(j)(1) of the Greeley Municipal Code and therefore approves the request for a Certificate of Approval.

ATTACHMENTS:

Attachment A – Application & Attachments

Attachment B – Photos

Attachment C – Product Information

Attachment D – Existing Site Map

Greeley Historic Preservation Design Review Major Alterations Application

Proposed Project: 1526 9th Ave Residing

Please Note: 1526 9th Ave and 1522 9th Ave are located on the same parcel (#096108226033) along with three storage units in the back. When searching the Weld portal the 1522 9th Ave address should be used. The zoning is Commercial. Legal: GR 3289 L35 THRU 38 BLK164 WEST & THAYERS.

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

This 3-story, 2,224 sf home sustained significant hail damage to the existing vinyl siding in the May 2024 storm, as the attached photos show. I would like to get this damaged siding replaced. I took these photos on 3/10/26 and below are details for each photo:

1526-1: Back lower center of the home

1526-2: Back lower left of the home

1526-3: Back upper left of the home

1526-4: Back upper center of the home

1526-5: Back upper right of the home

1526-6: Back left side of the home

1526-7: Front left side of the home

1526-8: Front left side of the home

1526-9: Back right corner where vinyl pulled away to show 4" original wood siding

1526-10: Right side showing existing 5" vinyl siding

1526-11: Adjacent home on the left showing from a distance the existing wood siding that we expect is under the vinyl on 1526

1526-12: Adjacent home showing existing 4" wood siding

Over the last year I've talked with several local contractors who routinely work in the area, are familiar with homes in the area and historic district requirements. All agreed that the underlying material is likely 4" solid wood lap siding like the house adjacent to the property on the left (see pic 1526 11 & 12). None of these contractors would provide an estimate as they have no confidence that they would be able to readily get the same or similar underlying wood material, as wood lap siding is no longer broadly manufactured or available. In addition, removing or pulling back the vinyl in a few places did not give them enough information to reasonably determine the feasibility of repairing all the existing wood siding. However, all felt it was likely in extremely poor condition, or it would not have been overlaid with vinyl. Therefore, they were unable to determine material/labor costs to either replace or repair the existing wood siding, making a meaningful project estimate impossible and therefore pointless to provide.

On some of our other non-historically designated homes where the wood siding still exists, we also could not find wood lap siding to purchase. So, for the very limited patchwork we've had to do, the material was handmade by us, which would be extremely costly in material and labor for the amount needed here – probably the reason it's no longer used. So, I understand why the contractors are unable to provide a quote.

Following numerous exchanges, our insurance company has confirmed that since Colorado is a non-matching state, they're only required to fully replace the two significantly damaged sides with like kind material to what is currently there and directs the use of salvage vinyl siding to patch the less damaged side. And that is all they intend to pay for leaving any additional costs to me.

So, to get the damaged vinyl siding replaced with wood lap siding or to repair the original wood siding underneath, I basically need to be prepared to provide a blank check, which from a business point of view makes no sense and I'm not willing to do.

Therefore, I am requesting a material variance to replace the existing damaged vinyl siding with a double 4 or 5" lap vinyl siding product in Stone Grey called Progressions (see pic 1526-13) which is made by PlyGem and can be further reviewed here: <https://www.plygem.com/siding/collections/progressions/>. My preference is to reside the entire home, which would look much better, but depends upon the flexibility of the historic district in allowing the use of this much more cost-effective material. Like many products, vinyl siding has greatly improved over the last 20 years due to advanced manufacturing/material techniques that make the product appear more similar to wood especially from walking distance.

b. Time constraints on the project/Project Urgency?

I would like to get this home siding repair completed this year.

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

Related Guideline – General Exterior. Per Betsey, the District Designation Plan calls for removal of the vinyl siding and then repair of the original material or replacement of the original material with something that appears similar, but not vinyl.

I believe my material variance request is justified because the existing vinyl siding was on the home when it was originally designated as a contributing property. Because it received this designation, I assume the review at the time determined that this home, with existing vinyl siding, did not detract from the essential character of the historic district and added to the area's historical and architectural significance primarily due to the architectural style and age of the home. I submit that new vinyl siding changes nothing regarding the exterior architectural characteristics that were in place when the home was originally approved as a contributing property and doesn't change the age or overall architectural style of the home. I also suggest that repairing hail damage is home maintenance, which should not be considered a major alteration.

It's my understanding that the city does not offer grant dollars to help pay additional costs associated with material/labor requirements of the district and I'm not interested in a loan. So, should my request be denied and no other cost-effective solution be found the only other feasible option I have is to do nothing, which will result in further deterioration of the home specifically and the area in general, which no one wants, including me. There is too much of this happening already, at least partially because homeowners can't justify the additional material cost required by district guidelines and there's no meaningful financial assistance.

I've been doing business in the college area for over 20 years and have worked very hard to keep our properties in above average condition, which is beneficial to the tenants, myself and I believe an asset to the city. I strongly believe replacing all the siding on this home with this high-quality new vinyl lap siding is the most reasonable, cost-effective approach and will ultimately have a positive impact on the district.

Thank you for your consideration.

Dennis Schulte

Historic Preservation Design Review Major Alteration


Signature Page

Owner Name: Dennis & Cathy Schulte
Owner Address: 38251 CR 29, Eaton, CO 80615
Owner Phone: 970-371-8858
Owner Email: schultedennis45@gmail.com


Applicant Name: Dennis Schulte
Applicant Address: 38251 CR 29, Eaton, CO 80615
Applicant Phone: 970-371-8858
Applicant Email: schultedennis45@gmail.com

Historic Property Name: 1526 9th Avenue
Historic Property Address: 1526 9th Avenue
Historic Property Legal Description: L 35-36, BIK 1164
West & Trayers

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: Dennis Schulte
Date: 3/11/2026

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: Dennis Schulte & Cathy L. Schulte
Date: 3/11/2026

From: [Dennis Schulte](#)
To: [Betsy Kellums](#)
Subject: RE: HPDR2026-0004 Historic Preservation Commission Hearing notification
Date: Friday, March 13, 2026 6:56:24 PM
Attachments: [image001.png](#)

Hi Betsey,

Thanks for the information and quick turnaround – it's appreciated!

Is there any chance you could add the below paragraph to our project narrative? I went back on-line and couldn't figure out how to do it.

Logistically, replacing vinyl siding is typically much faster and much less disruptive than wood siding repair/replacement where there are many uncontrollable variables. The underlying wood condition, which can easily change from one side of the home or area to another, may dictate repair in some places requiring extensive sanding/making patches, etc. to extensively damaged areas that require complete removal of the wood down to the studs, which may even require re-insulation. Even with new paint, trying to get everything to match and look professional is virtually impossible. Not to mention the noise, mess and general workman activity that can be very disruptive to tenants and in very large homes like 1526, the work may even displace tenants due to the additional time needed to get it completed.

Cathy

Cathy Schulte

970-396-4221

schultedennis45@gmail.com

From: Betsy Kellums <Betsy.Kellums@Greeleygov.com>
Sent: Thursday, March 12, 2026 3:24 PM
To: schultedennis45@gmail.com
Subject: HPDR2026-0004 Historic Preservation Commission Hearing notification

March 12, 2026

Dennis and Cathy Schulte

Via email: schultedennis45@gmail.com

Dear Dennis and Cathy,

This letter is to notify you that your application for a Certificate of Approval for the vinyl siding replacement on the house at 1526 9th Avenue, project #HPDR2026-0004, will be heard by the Historic Preservation Commission in a public hearing at the Historic Preservation Commission meeting on Monday, April 6th at 4:00 p.m. in the City Council Chambers at 1001 11th Avenue, City Center South. I recommend that a representative of the owner/applicant should attend the meeting to answer questions as necessary. The Commission will make a decision based on the information they have before them at the meeting.

As the applicant you will need to pick up the public hearing sign and post it at the property by Friday, March 20th. Please pay the \$20 fee for the sign stickers on the online eTRAKiT portal for project HPDR2026-0004 or call the planning admin staff at 970-350-9780 and pay over the phone (give them the project number; don't call me, as I can't take payment over the phone). You will then need to pick up the sign kit, including the sign and stickers and a certification form that you will sign certifying that you posted the sign by the March 20th deadline. Finally, you will need to upload that form and a photo of the sign into the project in eTRAKiT. Please email me the form and photos also, as sometimes the attachments don't work.

Please call me at 970.350.9222 or via email elizabeth.kellums@greeleygov.com if you have any questions.

Sincerely,



Elizabeth Kellums

Planner III – Historic Preservation



Betsy Kellums

Planner III – Historic Preservation

Community Development | Planning

1100 10th Street

Greeley, CO 80631

970-350-9222 | betsy.kellums@greeleygov.com

<http://greeleyco.gov/>

1526 9th Avenue, HPDR2026-0004

Photos by Dennis and Cathy Schulte, March 2026













← Lap Siding



Progressions

Lap Siding • .042" Thickness

An affordable option, Progressions® vinyl siding combines the impression of freshly-painted wood with durability and easy maintenance. Choose from an array of colors and styles to create your favorite look all while increasing your home's value and curb appeal.



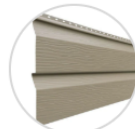
Double 4.5" Dutch Lap



Double 4"



Double 5"



Double 5" Dutch Lap

LIGHT SIDING COLORS





Progressions[®]



Enjoy the beauty of wood siding without the work and maintenance, while increasing the value and curb appeal of your home.

- .042" thickness adds impact resistance
- ½" profile height creates realistic shadow lines
- Full-size top lock and return leg ensure a stronger, more secure installation
- Fine-grained design looks like freshly-painted wood
- Available in four profiles: Double 4" Traditional Lap, Double 5" Traditional Lap, and Double 4½" Dutch Lap and Double 5" Dutch Lap
- Limited Lifetime Warranty

**PG40
DOUBLE 4"**

**PG50
DOUBLE 5"**

**PGD45
DOUBLE 4½"
DUTCH LAP**

**PGD50
DOUBLE 5"
DUTCH LAP**

Progressions®

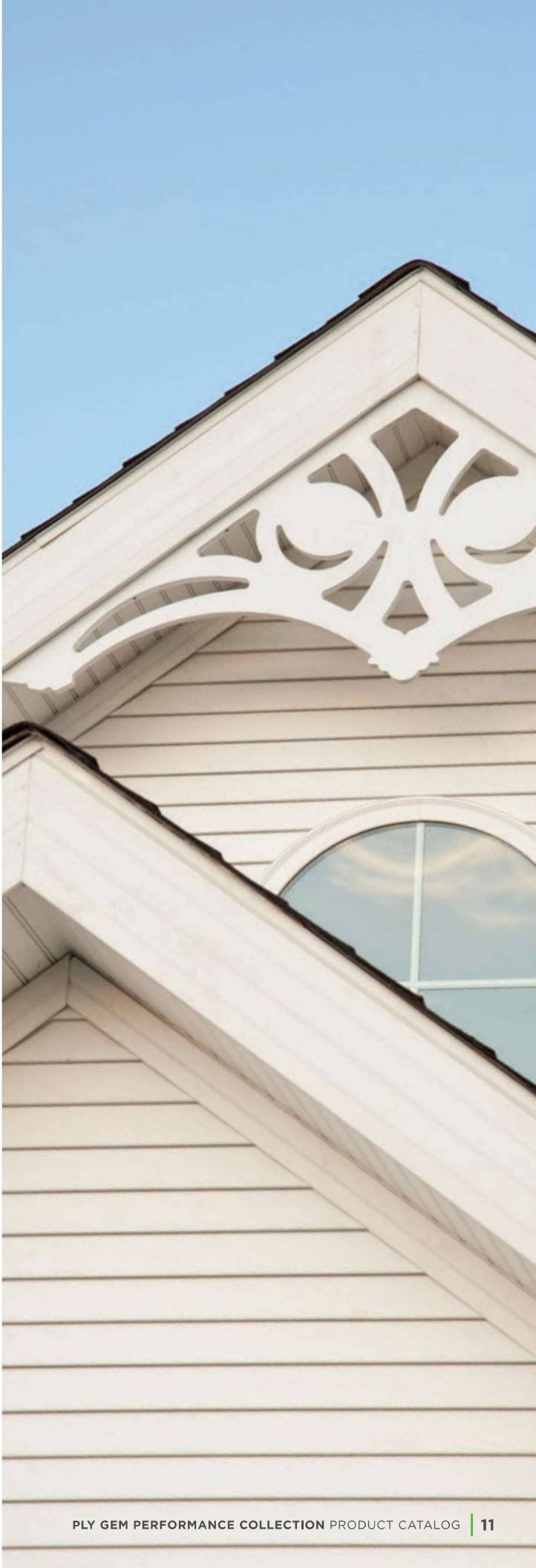
LIGHT & CLASSIC COLORS

White	Almond	Ivory	Olive
Pewter	Sand	Stone Grey	Sunrise Yellow
Wicker	Khaki	Nantucket Gray	Slate Blue
Thistle			

DEEP COLORS*

Canyon	Dublin	Granite	Montana Suede
Shadow	Wedgewood	Willow	

* Deep Colors only available in D4; and D4.5 DL.



Progressions® Double 4"

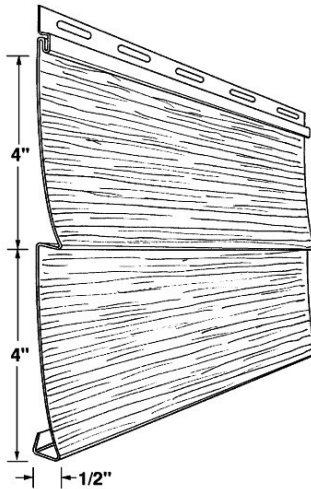
PG40

Description

- Nominal Thickness: .042
- Length: 12' 6"

Package

- 24 Pcs./Ctn.
- 2 Sqs./Ctn.
- 95 Lbs./Ctn.



Color Availability

WHITE

04 White

LIGHT

53 Almond

N3 Ivory

511 Olive

NP Pewter

M4 Sand

NS Stone Gray

IQ Sunrise

Yellow

A7 Wicker

CLASSIC

N4 Khaki

N8 Nantucket

Gray

N1 Slate Blue

510 Thistle

DEEP

100 Canyon

813 Dublin

090 Granite

IF Montana

Suede

144 Shadow

390 Wedgewood

170 Willow

Progressions® Double 5"

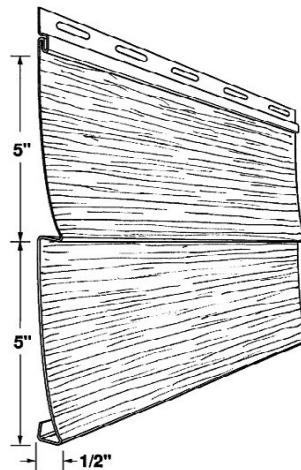
PG50

Description

- Nominal Thickness: .042
- Length: 12'

Package

- 20 Pcs./Ctn.
- 2 Sqs./Ctn.
- 89 Lbs./Ctn.



WHITE

04 White

LIGHT

53 Almond

N3 Ivory

511 Olive

NP Pewter

M4 Sand

NS Stone Gray

IQ Sunrise

Yellow

A7 Wicker

CLASSIC

N4 Khaki

N8 Nantucket

Gray

N1 Slate Blue

510 Thistle

Progressions® Double 4-1/2" Dutch Lap

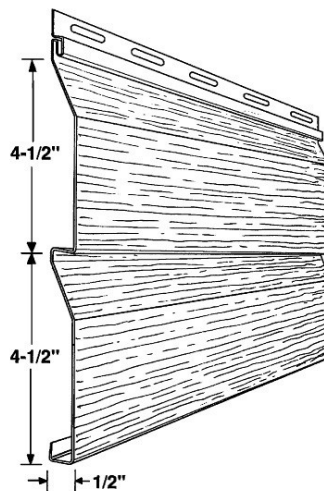
PGD45

Description

- Nominal Thickness: .042
- Exposure: 12' 1"

Package

- 22 Pcs./Ctn.
- 2 Sqs./Ctn.
- 92 Lbs./Ctn.



WHITE

04 White

LIGHT

53 Almond

N3 Ivory

511 Olive

NP Pewter

M4 Sand

NS Stone Gray

IQ Sunrise

Yellow

A7 Wicker

CLASSIC

N4 Khaki

N8 Nantucket

Gray

N1 Slate Blue

510 Thistle

DEEP

100 Canyon

813 Dublin

090 Granite

IF Montana

Suede

144 Shadow

390 Wedgewood

170 Willow

Progressions® Double 5" Dutch Lap

PGD50

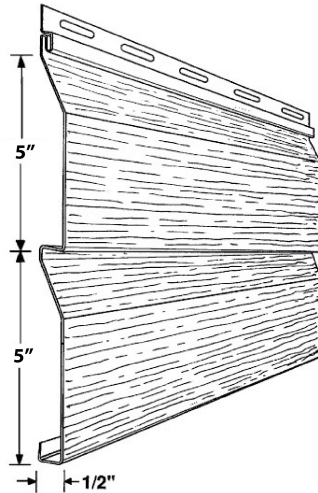
Color Availability

Description

- Nominal Thickness: .042
- Length: 12'

Package

- 20 Pcs./Ctn.
- 2 Sqs./Ctn.
- 85 Lbs./Ctn.



WHITE

04 White

LIGHT

53 Almond
N3 Ivory
511 Olive
NP Pewter
M4 Sand
NS Stone Gray
IQ Sunrise
Yellow
A7 Wicker

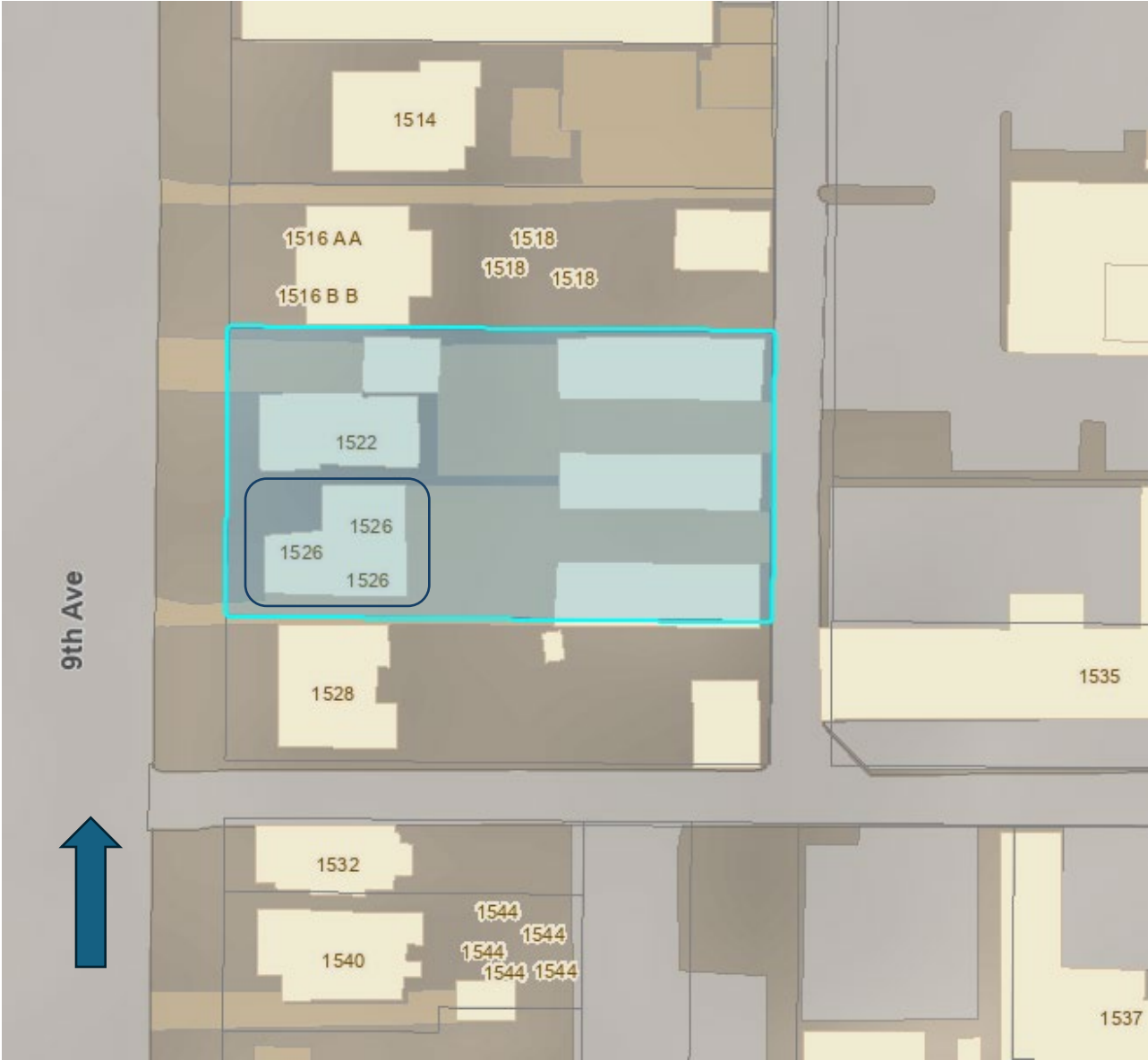
CLASSIC

N4 Khaki
N8 Nantucket
Gray
N1 Slate Blue
510 Thistle



[Vinyl siding profile options](#)

Site Map - 1526 9TH Avenue, HPDR2026-0004



Blue arrow - north