

# Historic Preservation Commission

## Special Meeting

City Council Chambers – City Center South  
1001 11<sup>th</sup> Avenue – Greeley, Colorado  
February 14, 2022 – 4:00 p.m.



Regular meetings of the Historic Preservation Commission are held **in person** on the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of each month in the City Council Chambers, 1001 11<sup>th</sup> Avenue, Greeley, Colorado.



Members of the public may attend and provide comment during public hearings.



Written comments may be submitted by US mail or dropped off at the Planning office located at 1100 10<sup>th</sup> Street, Greeley, CO 80631 or emailed to



[cd\\_admin\\_team@greeleygov.com](mailto:cd_admin_team@greeleygov.com). All written comments must be received by 10:00 a.m. on the date of the meeting.

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

## IMPORTANT – PLEASE NOTE

This meeting is scheduled as an **in-person session only**. If COVID, weather, or other conditions beyond the control of the City dictate, the meeting will be conducted virtually and notice will be posted on the City's MuniCode meeting portal by 10:00 a.m. on the date of the meeting (<https://greeley-co.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](mailto:cd_admin_team@greeleygov.com).





# Historic Preservation Commission - Special Meeting

**February 14, 2022 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 Minutes dated January 31, 2022
5. Report from Historic Greeley Inc.
6. A public hearing to consider a Certificate of Approval for exterior alterations at 825 12th Street, a contributing property in the Monroe Avenue Historic District (HPDR2022-0001)
7. A public hearing to consider a Certificate of Approval for a glass wall and door at 826 9th Street, a contributing property in the Downtown Greeley Historic District (HPDR2022-0002)
8. Appointment of Historic Preservation Low Interest Loan Committee
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

City of Greeley, Colorado  
**HISTORIC PRESRVATION COMMISSION PROCEEDINGS**  
**Special Meeting**

January 31, 2021

**1. Call to Order**

**2. Roll Call**

Chair Brunswick called the remote meeting to order at 4:00 p.m. via the City's Zoom platform.

The hearing clerk called the roll.

**PRESENT**

Chair Bob Brunswick  
Commissioner Doran Azari  
Commissioner Christen DePetro  
Commissioner Dan Podell

**ABSENT**

Commissioner Sean Jaehn  
Commissioner Jacob Melish

One vacancy exists

**3. Approval of Agenda**

Elizabeth Kellums indicated that there were no additions or corrections to the agenda and the agenda was approved as presented.

**4. Approval of December 6, 2021 Minutes**

Commissioner Podell moved to approve the minutes dated December 6, 2021. Commissioner Azari seconded the motion. Motion carried 4-0. Commissioners Jaehn and Melish were absent. One vacancy exists.

**5. A public hearing to consider a Certificate of Approval for exterior alterations at 825 12<sup>th</sup> Street, a contributing property in the Monroe Avenue Historic District (HPDR2022-0001)**

Ms. Kellums addressed the Commission and requested a continuance of the matter until February 14, 2022, adding that the date was previously set aside for a potential special meeting. Commissioner DePetro moved to continue the agenda item, Public Hearing for Alterations at 825 12<sup>th</sup> Street, Project Number HPDR2022-0001, to February 14, 2022. Commissioner Podell seconded the motion. Motion carried 4-0. Commissioners Jaehn and Melish were absent. One vacancy exists.



## **6. Designation of Meeting Date, Time and Location**

Commissioner Azari moved that the Historic Preservation Commission meetings during 2022 be held on the first and third Mondays of the month at 4:00 p.m. at the City Council Chambers, City Center South, 1001 11<sup>th</sup> Avenue, Greeley, Colorado, except in the event of cancellation due to holidays, attendance at conferences, and/or having no agenda items. If in-person meetings are prohibited due to circumstances beyond the control of the City, the meetings will be held virtually on Zoom. Commissioner DePetro seconded the motion. Motion carried 4-0. Commissioners Jaehn and Melish were absent. One vacancy exists.

## **7. Designation of Location for Posting Notices**

Commissioner Podell moved to designate the City of Greeley meeting portal, [greeley-co.municodemeetings.com](http://greeley-co.municodemeetings.com), as the official posting site for meeting notices of the Historic Preservation Commission, and the public lobby of City Center North, 1100 10<sup>th</sup> Street, Greeley, Colorado, as the back-up location for such postings. Commissioner Azari seconded the motion. Motion carried 4-0. Commissioners Jaehn and Melish were absent. One vacancy exists.

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

None.

## **9. Commission Member Reports**

Commissioner Azari stated that he was looking forward to attending the CPI Savings Places conference in February. Chair Brunswig agreed and was pleased to have been invited to attend the opening breakfast for the Endangered Places program.

## **10. Staff Report**

Ms. Kellums asked the commissioners to be thinking about events or activities to celebrate Historic Preservation Month in May. She advised that staff is currently revising a Historic Preservation loan application and provided a brief explanation of the review committee and process. Ms. Kellums expressed that the loan committee consists of a historian, real estate professional, contractor or construction professional and Commission member. She hoped that Chair Brunswig could serve as historian and that Commissioner DePetro could serve as real estate professional. She asked whether any other commissioners would be able to serve. Dan Podell agreed to serve on the loan committee.

Chair Brunswig suggested that staff and the commissioners review the recent historic survey that contained several recommendations about moving forward with historic preservation in Greeley.

## 11. Adjournment

With no further business before the Commission, Chair Brunswig adjourned the meeting at 4:20 p.m.

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Bob Brunswig, Chair

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Elizabeth Kellums, Secretary

DRAFT



# Community Development Department MEMORANDUM

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TO: Historic Preservation Commission  
RE: Request to withdraw application, HPDR2022-0001, 825 12<sup>th</sup> Street  
FROM: Betsy Kellums, Planner III – Historic Preservation  
DATE: February 8, 2022

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The Commission continued this hearing item from the January 31, 2022 meeting. On February 8, 2022, the applicant formally requested to withdraw the application. Future applications for this property will be reviewed in accordance with the Greeley Municipal Code, Section 24-1003, Historic Preservation, and brought to the Commission as applicable.

# Historic Preservation Commission Agenda Summary

February 14, 2022

Key Staff Contact: Elizabeth Kellums, Planner III, 970-350-9222

**Title:**

A public hearing to consider a Certificate of Approval for a glass wall and door on the front façade at 826 9<sup>th</sup> Street, a contributing property in the Downtown Greeley Historic District

**Summary:**

Property owner requests approval for to install a glass wall and door at the front of the recessed area to provide extra security and enclose the non-historic recessed area. The Historic Preservation Commission reviews the project for compliance with the Greeley Municipal Code requirements.

**Recommended Action:**

Approval.

**Attachments:**

Staff Report  
Attachment A – Application and Narrative  
Attachment B – Current Photograph  
Attachment C – Proposed Changes Rendering  
Attachment D – Site Map

## HISTORIC PRESERVATION COMMISSION SUMMARY

**ITEM:** Certificate of Approval

**PROJECT:** Glass Enclosure

**LOCATION:** 826 9<sup>th</sup> Street, Bijou Theater Building

**APPLICANT:** Bill Andrews, on behalf of owner First Church of Christ, Scientist

**HISTORIC PRESERVATION COMMISSION HEARING DATE:** February 14, 2022

### **HISTORIC PRESERVATION COMMISSION FUNCTION:**

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

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### **PROJECT OVERVIEW AND BACKGROUND:**

#### **Proposed Project**

On January 20, 2022, applicant Bill Andrews on behalf of property owner First Church of Christ, Scientist submitted an application for a Certificate of Approval for a glass wall and door on the north side to enclose the recessed area at the property at 826 9<sup>th</sup> Street. Please see Attachments A (Application), B (Current Photograph), C (Mockup), D (Existing Site Map) for more information about the proposal.

#### Existing Conditions

The building currently has a large recessed entrance that measures approximately 10 feet wide by 10 feet deep. The east wall of the recessed area is wood and outdoor carpet covers decorative tile floor. A recent fire slightly damaged the east wall of the recessed area. The applicant and building owner want to provide more security for the tenants and protect the building from potential damage in the future.

#### **Background**

The Bijou Theater Building at 826 9<sup>th</sup> Street is a contributing building in the Greeley Historic Register designated Downtown Greeley Historic District, which the Commission designated in 2002. The following historical information and architectural description are taken from the Architectural Inventory Form completed by Front Range Research Associates in 2001 and the Downtown Greeley Historic District National Register nomination which are available for review in the Historic Preservation Office.

## Building History

The Bijou Theater Building, costing \$4,000, is present on the 1906 Sanborn fire insurance map and is listed in the summary of construction printed in the *Tribune* in October 1907. The 1907 city directory indicates that a restaurant was operating here. In 1908-09 this was the site of the Bijou Theater. By 1910, the O.T. Wilson Pool Hall occupied this building, with rooms offered above. During 1913-17 Woolworth's was located here. The Sherman Grocery was housed in this building in 1918. During 1922 through the 1940s a variety of shops and a tailor did business here. In 1950 the tailor and shops were listed, with the U.S. Department of Agriculture Soil Conservation Service occupying the upper story. In 1960 Bertlesen's Jewelry was operating in this building, and Fishback Film Shops was here in 1970.

Historical Background Sources from Architectural Inventory Form: Weld County Assessor records; Greeley City Directories, 1903-1970; Sanborn maps, 1886-1968; City of Greeley Museums, information on Bijou Theater and building permits; *Greeley Tribune*, 31 October 1907 and 24 May 1957.

## Architectural Description

### Late 19th and Early 20th Century American Movements/Commercial Style

This 1906 two-story, rectangular tan brick building has a flat roof with stone coping, molded brick topping a band of dogtooth brick, and a decorative course of raised brickwork below. Three circular vents with grilles are spaced evenly above the second story windows. The second story has four 1/1 double hung windows with tooled sandstone lintels and sill course. The first story façade (north) has an inset central area with segmental arched opening that leads to a metal frame glazed door facing west. Two narrow windows with arched transoms are located on the east end of the façade. The west arched window encloses a light well that was previously open and exposed and has a wrought iron balustrade. The entrance area has a mosaic tile floor and narrow fixed windows surrounding the door. The east and west walls are not visible because they touch the adjoining buildings. On the rear, a brick one-story flat roof extension contains an off-center entrance with segmental arched lintel and transom as well as a glazed metal frame door with sidelight toward the east end of the building. A covered up segmental arched window exists toward the west end. The rear of the second story opens onto a patio atop the roof of the first story section. It has a row of windows, a door, and a wood railing.

## SITE DATA:

Legal Description:	GR L14 BLK 64 EXC W9 INCH OF N35' ALSO EXC S30' AND INC W2.75' OF N33.50' L13 CITY OF GREELEY, COUNTY OF WELD
Historic District:	Greeley Historic Register & National Register Downtown Greeley Historic Districts
Designation:	Contributing to the Greeley Historic Register downtown historic district & contributing to the National Register Historic District

Year Built: 1906-07

Architectural Style/Type: Twentieth Century Commercial

Zoning: C-H (Commercial High Intensity)

Dates of Significant Renovations:

- Sign permit for First Church of Christ Scientist, approved; Permit #14120239; Date: 12/22/14.
- Certificate of Approval for projecting sign for First Church of Christ Scientist. Owner: First Church of Christ Scientist; HPC approval: 12/22/14.
- Replace furnace and A/C; Owner: First Church of Christ, Scientist; Contractor: Air X-treme; Permit #13040128; Date: 4/11/2013.
- Certificate of Occupancy Approval for 826 9<sup>th</sup> Street; Occupant: STOP; Permit #10100249; Date: 12/2/2010.
- Certificate of Occupancy Approval for 826 9<sup>th</sup> Street; Occupant and Owner: First Church of Christ, Scientist; Permit #09070025; Date: 9/4/2009.
- Certificate of Approval for addition of two windows to the west half of the storefront and adding a landing to the area encompassed by the windows and existing metal rail; Applicant: Jesse Alfaro; Historic Preservation Commission approval; Date: 8/10/2009; Recording Date: 9/8/2009; Reception number: 3647271.
- Interior work – wall demo, enlarge bathrooms, frame in four walls, plumbing, electrical and HVAC to code; Owner: First Church of Christ Scientist; Contractor: Jesse Alfaro – One-Stop Construction; Electrical: Erbacher Electric; Mechanical: McCormick Heating & Air; Plumbing: Mateo's Plumbing; Permit #09070025; Date: 7/6/2009.
- Certificate of Occupancy Approval; Occupant: Greeley Hat Works; Date: 4/18/1995.

Certificate of Occupancy Approval: Occupant: Mentor Enterprises, Inc.; Date: 12/6/1991.

Finish remodel of interior of existing building into office space; Owner: Cowan-Richter; Applicant: Marian Richter; Contractor: Cowan-Richter; Plumbing & Heating: Richter; Electrical: Heritage; Permit Application #: A-900031; Date: 7/6/1990.

Remodel interior of existing building; Owner: Cowan, Richter and Graff; General Contractor: Master Builders; Plumbing & Heating: Richter Plumbing and Heating; Electrical: Frontrange Electric; Valuation of work: \$80,000; Permit #850671; Date: 8/29/1985.

Sign Permit; Contractor: Excellart Adv Corp; Steel, aluminum and plex sign; permit #664028; Date: 7/22/1966; Final inspection: 10/18/1966.

The storefront has been significantly modified, but no exact documentation is available, although a remodel and framing project was completed and approved in October 1966.

Reroof and map roof; Contractor: Superior Roofing; Permit #660277; Date: 6/10/1966.

Source: Building Permit File for 826 9<sup>th</sup> Street.

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

The proposed work is evaluated according to the relevant criteria for alteration of designated properties, defined in Section 24-1003(j), as follows in the staff analysis. The applicable criteria are listed.

***City of Greeley Code, Section 24-1003(j) 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.*
- e. *The effect of the proposed work upon the protection, enhancement, perpetuation and use of the landmark or landmark district.*
- f. *Compliance with the Secretary of the Interior's current standards for rehabilitation of historic properties as defined in Section 24-1003(m).*
- h. *Other requirements for alterations of a designated property or contributing property in a district as are required by the procedures and bylaws established by the Commission.*

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

*Standard #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.*

*Standard #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 Review Guidelines for Downtown Greeley**

**Storefronts**

*Storefronts are the first floor architectural element of historic commercial buildings. They have a standard design and can be made of cast metal or wood and extend across the entire building façade. A storefront is the height of the first floor, usually about fifteen feet. The entry is usually recessed, and frequently at the center of the storefront. Large glass windows provide for the display of goods, and allow light to the rear of the narrow deep buildings. The display windows have a base known as a kick plate that is usually 18 inches to 24 inches high. There is frequently a band of glazed windows above the display windows, known as a transom, that also helps to illuminate the interior. The sign band stretches across the top of the storefront, and an awning is usually mounted just below the sign band.*

*Storefronts are one of the most important visual characteristics of historic downtowns. The storefronts of many of Greeley's downtown buildings have been altered, and the storefronts are not as visually important today. Maintaining the elements of a storefront that still exist and re-establishing the elements that have been altered will be important to enhancing the historic character of the downtown, and can greatly improve its pedestrian environment. The most important aspects to protect or re-establish are the typical storefront height, and the transparent band of display windows across the façade.*

*Other downtown building types do not have storefronts.*

***Guidelines***

- A. Preserve all remaining elements of historic storefronts.*
- B. The rehabilitation of storefronts that have been altered is encouraged. Historic photographs of the downtown may provide documentation for a restoration. Without such documentation, re-establishing of 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.*

**Staff Analysis:**

*The proposed glass wall complies with the applicable criteria and standards for the following reasons:*

The proposed glass wall and door would have a neutral effect on the general historical and architectural character of the building. The existing storefront has been significantly changed and retains very little integrity. Enclosing the recessed area with glass would add security for the building occupants and customers and would prevent homeless people from camping in the area and starting fires and damaging the building, as happened at the end of December 2021. The proposed glass enclosure would have little to no impact on the exterior architectural features and details of the building, as it would only minimally change the appearance and would not impact historic fabric or features of the building since the storefront is not historic. For these reasons, it would also have a positive impact on the protection, enhancement, perpetuation and use of the building and district.

The proposed glass wall would be reversible and complies with Secretary of the Interior's Standards #9 and #10 and Section 24-1003(j)(1)(h). It would not destroy original materials, would be differentiated from the original building and would be compatible with the massing,

size, scale and features of the building. It would not affect the transparency of the storefront and if removed in the future, it would have no impact on the building, other than leaving a few small holes from the mounting, which would need to be repaired.

The proposed glass wall and door meets the Downtown Design Review Guidelines for storefronts. The storefront has been altered significantly in the past and does not retain historic fabric. The installation of glass with metal frame that matches the metal frames of the existing storefront windows would retain transparency while serving the goal of adding security. The metal would be dark matte finish, like the windows, and not left shiny. For these reasons, the proposed project meets the storefront guidelines in the Downtown Design Guidelines.

In summary, for these reasons, the proposed glass wall and door would have a neutral effect on the building and downtown, and on the building integrity. The proposed project meets the standards in Section 24-1003(j) of the Greeley Municipal Code, and the Secretary of the Interior's Standards and the Historic Preservation Design Guidelines for Downtown Greeley.

**Section 24-1003(j) Criteria and Standards Addressed: a, b, c, e, f and h (Secretary's Stds #9, 10) and Design Guidelines for Downtown Greeley (Storefronts)**

**NOTICE:**

Staff emailed a notification letter to the applicant on January 25, 2022. Staff posted a notification sign at the site on Tuesday, January 25, 2022.

**STAFF RECOMMENDATION:**

Approval, with the condition that all required permits must be obtained prior to commencement of work.

**RECOMMENDED MOTION:**

A motion that based on the application received and the preceding analysis, the Commission finds that the proposed glass wall and door at 826 9<sup>th</sup> Street meets of Section 24-1003(j) of the Greeley Municipal Code. Based on these findings, the Commission approves the Certificate of Approval with the condition that all required permits be obtained prior to commencement of work.

**ATTACHMENTS:**

Attachment A – Application & Narrative for Certificate of Approval  
Attachment B – Current Photographs  
Attachment C – Glass Wall Mockup  
Attachment D – Existing Site Map

GTHPO rec'd  
12/17/21



City of Greeley Community Development Department, Historic Preservation Office, 1100 10<sup>th</sup> Street, Greeley, CO 80631 970.350.9222  
[www.greeleygov.com/hp](http://www.greeleygov.com/hp)

APPLICATION FORM FOR CERTIFICATE OF APPROVAL  
**MAJOR ALTERATIONS**

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

**PROPERTY OWNER(S)**

Name: First Church of Christ Scientist  
Address: 826 9th St., Ste 100  
Phone: 970-352-0109  
Cell phone: \_\_\_\_\_  
Email: andrewsbnt@q.com

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

Name: William Andrews  
Address: 2503 29th Ave.  
Greeley, CO, 80634  
Phone: 970-330-6322  
Cell phone: \_\_\_\_\_  
Email: andrewsbnt @q.com

**HISTORIC PROPERTY**

Name: ?  
Address: \_\_\_\_\_

**Historic District (if applicable):**

Legal Description: GRL 14 BLK 64 EXC W 9 INCH OF N 35' ALSO EXC S 30'  
AND INC W 2.75' OF N 33.50' L 13 City of Greeley, County of  
Weld, State of Colorado

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

Applicant (Print): William Andrews Telephone: 970-330-6322

Signature: William Andrews Date: 12/9/2021

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

Owner (Print): First Church of Christ Scientist Telephone: 970-352-0109

Signature: W.A. (doing business for church) Date: 12/9/2021

Certificate of Approval Major Alterations  
Greeley Historic Register

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## MAJOR ALTERATIONS CERTIFICATE OF APPROVAL SUBMITTAL CHECKLIST

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

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

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

### ALTERATIONS

- ☐ Pre-application Conference (in person or phone) (not required) \_\_\_\_\_  
Date
- ☒ Application Form signed by applicant and owner (if different)
- ☒ For projects involving architectural drawings, one set 11"x17" (and larger if requested) scaled project drawing(s), including name, date, project address, north arrow, graphic scale, date of drawings, and name, address & phone of owner and designer (if drawings are needed); or
- ☐ Mock-Up of signs or awnings, as needed
- ☐ Product literature, if applicable, such as for window, roof projects, etc.
- ☐ If the proposal is for replacement of historic material, such as windows or siding, provide estimates from qualified contractors for repair and restoration and for replacement.
- ☒ Digital photos accurately representing existing materials, colors, and textures of each side of the building, site or structure to be affected. Date the photographs. Provide information about the view (such as view looking to the north), name of the photographer and about the subject of the photo.
- ☒ Narrative of the proposed project (please type or print legibly on a separate page) Please include responses to the following:
  - a. What is the proposed project? Include detailed information about materials, design, measurements, location on the building or property.

Security gate for church entrance into the vestibule to keep out homeless who sleep there and urinate on our entrance rug. The gate will be a wrought-iron fence the full width of the entrance (10' wide with a 5' double swinging, lockable gate, and be 7' tall. It will have ventricle bars approximately 6" apart, and be mounted to the brick walls on either side.

An alternative proposal is to enclose the vestibule with a glass front with a glass door as depicted in the second photo of the front of our church. This would allow full vision into the vestibule and keep out campers, and trash, snow, urine, vomit, and leaves which are difficult to remove from the rug, and make it safer for our members and second-floor tenants to enter and leave the building, especially at night.

The cost of the two proposals is a determining factor as to which one we use.

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

We have had the homeless sleeping and urinating problem for about 3 months and the smell is noticeable. The tenants upstairs have witnessed shouting (almost a fight) and four sleeping and blocking the front door with clients not being able to leave. Police have been called twice. The safety of our church members and second floor tenants and clients is at risk. Some members will not enter.



















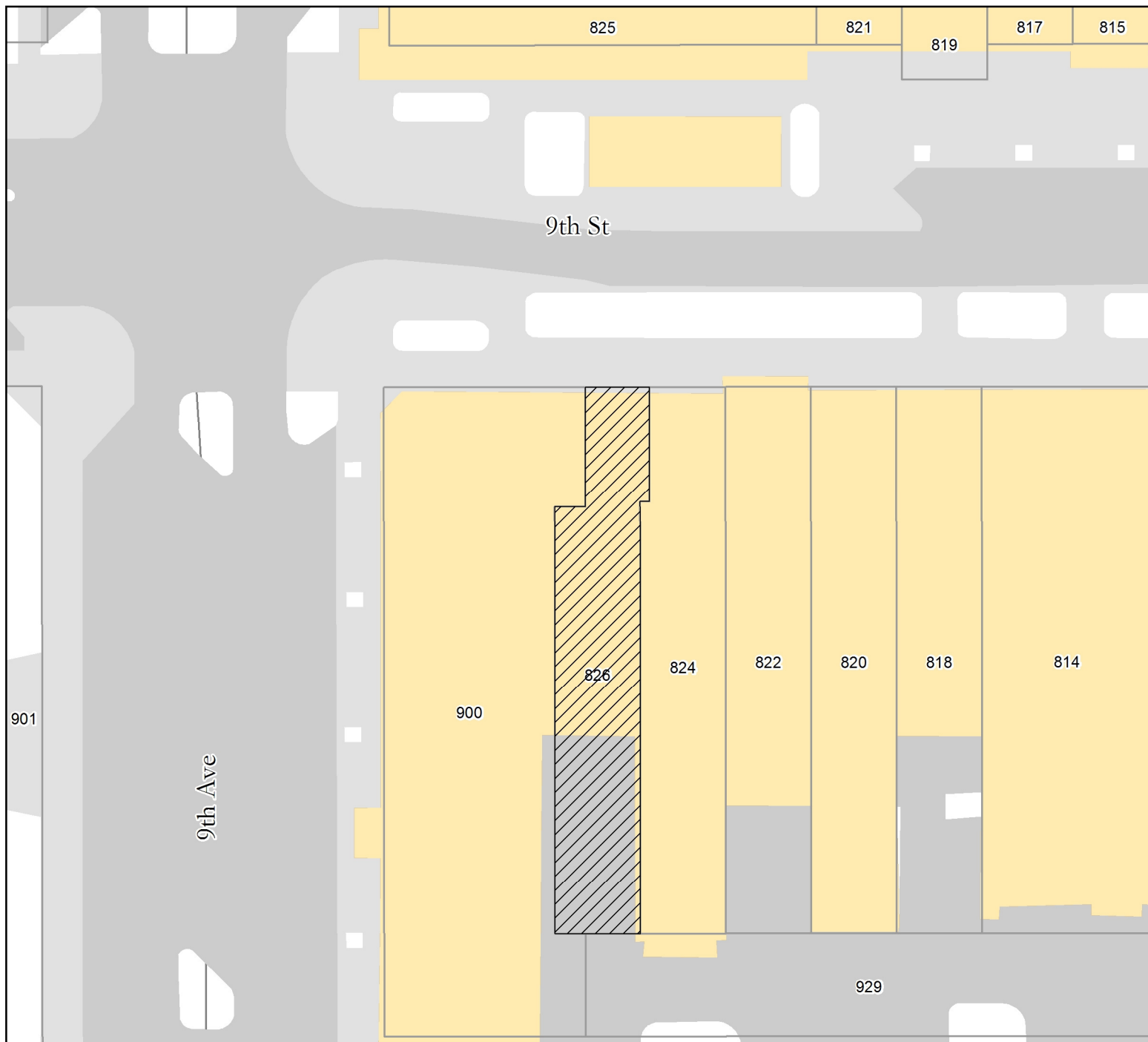






# Site Map - 826 9th Street

Attachment D



Created: December 4, 2014  
By: COG Planning, Hist Pres, GIS

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

## Legend



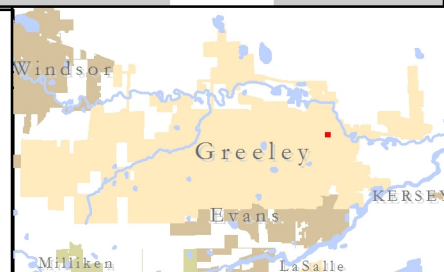
826 9th Street



Parcels



Structure



### Notes:

All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, and 2005. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

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



# Community Development Department MEMORANDUM

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TO: Historic Preservation Commission  
RE: Appointment of the Historic Preservation Low Interest Loan Committee  
FROM: Elizabeth Kellums, Planner III – Historic Preservation  
DATE: February 14, 2022

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The Historic Preservation Low Interest Loan program, established by ordinance, provides funding for owners of Greeley Historic Register properties, including individually designated properties and contributing properties in historic districts, as well as properties listed in the State and National Registers. Section 24-1003(1) of the Greeley Municipal Code sets forth the makeup of the Historic Preservation Loan Committee, which is appointed by the Historic Preservation Commission. The Committee consists of a historian, construction/design professional, a real estate professional, a HPC member, the Historic Preservation Staff, the Community Development Director and the Assistant City Manager. Ex officio members include representatives from the Finance Department, the City Attorney's Office and the City Council. Terms on the loan committee are 3 year terms, although the Committee only meets as needed when loan applications are submitted.

The City received the final components of a historic preservation low interest loan application, deeming it complete in January 2022. The Historic Preservation Commission role is to appoint the members to the Loan Committee. Staff recommends the following appointees for Commission consideration:

Historian – Bob Brunswig  
Real Estate Professional – Christen DePetro  
Construction Professional – Sean Jaehn  
HPC member – Dan Podell  
Community Development Director – Becky Safarik

Assistant City Manager – Becky Safarik (there is currently a vacant Deputy City Manager position and no longer an Assistant City Manager; Becky is serving as interim for Deputy City Manager and Community Development Director)

Historic Preservation Staff – Betsy Kellums

Ex-officio members

City Councilmember – Deb DeBoutez

Finance Dept Representative – Kalen Myers

City Attorney’s Office Representative – Michael Axelrad

#### Recommended Motion

Motion to approve the recommended appointees to serve on the Historic Preservation Low Interest Loan Committee for three year terms or the duration of the term on the Historic Preservation Commission or employment with the City or term on the City Council, as applicable and whichever is shorter.