



Historic Preservation Commission

December 19, 2022 at 4:00 PM

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

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the Minutes dated November 21, 2022
5. Report from Historic Greeley Inc.
6. Public Hearing to Consider a Request for Certificate of Approval for Demolition of an Accessory Building at 818 12th Street (HPDR2022-0013)
7. Commission Member Reports
8. Staff Report
9. Adjournment

Historic Preservation Public Hearing Procedure

Public Hearing to...

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

City of Greeley, Colorado
HISTORIC PRESERVATION COMMISSION PROCEEDINGS
Regular Meeting

November 21, 2022

1. Call to Order

2. Roll Call

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

The hearing clerk called the roll.

PRESENT

Chair Bob Brunswig
Commissioner Doran Azari
Commissioner Christen DePetro
Commissioner Dan Podell
Commissioner Melissa Sizemore

Commissioners Sean Jaehn and Gabriel Llanas
were excused.

3. Approval of Agenda

Elizabeth Kellums, Planner III – Historic Preservation, indicated that there were no additions or corrections to the agenda, and it was approved as presented.

4. Approval of November 7, 2022, Minutes

Ms. Kellums indicated that there were no additions or corrections to the minutes. Commissioner Azari moved to approve the minutes dated November 7, 2022. Commissioner Podell seconded the motion. Motion carried 5-0 (two Commissioners absent).

5. Report from Historic Greeley Inc.

Paul Richard, 1313 9th Ave, gave an update on Historic Greeley Inc. Mr. Richard announced that Historic Greeley Inc would be hosting their second annual Christmas Tea in December. It would be located at the Southard/Gillespie House located at 11th St and 9th Ave. Mr. Richard gave a brief description of what the event would be like.

6. Public hearing to consider a Request for a Certificate of Approval for New Construction of a Greenhouse at 515 23rd Avenue (HPDR2022-0012)

Chair Brunswig called for conflicts of interest. No Commissioners disclosed conflicts of interest. Ms. Kellums addressed the Commission and introduced the item as an application for a Certificate of Approval for new construction of a greenhouse at Houston Gardens 515 23rd Avenue. Ms. Kellums explained that the applicant requests approval for a proposed construction of a 72'x42' greenhouse constructed of 8mm twin wall clear polycarbonate walls, roof with a concrete floor, two overhead doors and access door. It would be located 135 feet southwest of the house and 33 feet 8 inches north of the south property line and 60 feet from the west property line. The area for the proposed greenhouse is currently open space. Ms. Kellums presented several photographs showing the existing condition of the property as well as photographs with narratives describing the proposed changes.

Staff reviewed the application according to the criteria and the standards in Section 24-1003(j) of the Greeley Municipal Code and recommended approval for the proposed greenhouse project contingent on getting the correct permits.

The applicant, Kelly Deitman on behalf of owner West Greeley Conservation District, 1122 9th Street Greeley, CO, addressed the Commission, thanked Ms. Kellums for her presentation and offered to answer any questions. Commissioner Podell asked how tall the greenhouse was going to be. Ms. Deitman answered stating it would be about 20 feet high. Commissioner Azari asked what the construction timeline would be. Ms. Deitman said it was scheduled to start as soon as it was approved through the Commission and building permits but due to weather it may be delayed until spring.

Chair Brunswig opened the public hearing at 4:12 p.m. There being no comment, the public hearing was closed at 4:13 p.m.

Commissioner Podell moved that, based on the application received and the preceding analysis, the Commission finds that the proposed greenhouse at Houston Gardens at 515 23rd Avenue meets (1) Criteria and Standards a, b, c, e, f, and h, including Secretary of the Interior's Standards #9, 10 of Section 24-1003(j)(1) of the Greeley Municipal Code, and therefore approves the Certificate of Approval, with the condition that all required permits be obtained. Commissioner Sizemore second the motion. The motion carried 5-0 (two Commissioners absent).

7. Commission Member Reports

No comments or updates from the commissioners.

8. Staff Report

Ms. Kellums gave a reminder about the CPI conference for 2023 has been scheduled for February 8th through the 10th in Boulder. She also mentioned she might have another public hearing on December 19th, 2022, and the meeting on December 5th meeting would be cancelled.

9. Adjournment

With no further business before the Commission, Chair Brunswig adjourned the meeting at 4:18 p.m.

Bob Brunswig, Chair

Elizabeth Kellums, Secretary

Historic Preservation Commission

Agenda Summary

December 19, 2022

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

Title:

Public Hearing to Consider a Request for Certificate of Approval for Demolition of an Accessory Building at 818 12th Street

Summary:

Property owner Jeannie Sears requests approval demolish an old, dilapidated brick accessory building at the rear of the property. It is in poor condition and has been broken into several times.

Recommended Action:

Staff recommends approval conditional upon the applicant obtaining all required permits.

Attachments:

Staff Report

Attachment A – Application and Narrative for Certificate of Approval

Attachment B – Site Photos

Attachment C – Existing Site Map

HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Certificate of Approval

CASE NUMBER: HPDR2022-0013

PROJECT: Demolition – Brick Accessory Building

LOCATION: 818 12th Street

APPLICANT: Jeannie Sears

CASE HISTORIC PRESERVATIONIST: Elizabeth Kellums

HISTORIC PRESERVATION COMMISSION HEARING DATE: December 19, 2022

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 November 23, 2022, owner Jeannie Sears submitted a complete application for a Certificate of Approval for demolition of a brick accessory building at 818 12th Street to the Historic Preservation Office. The applicant proposes to demolish a small brick building at the back of the property. The building is in poor condition and is falling down in places.

Please see the Application and Narrative for a Certificate of Approval (Attachment A), Site Photos (Attachment B) and the Existing Site Map (Attachment C).

Existing Conditions

The site has a historic house and a small brick building that is in poor condition. The building has been broken into several times and is currently boarded up. It poses a potential threat if broken into or used in the future.

Background

The Historic Preservation Commission designated the Sterling House at 818 12th Street on the Greeley Historic Register in August 2014 for historical, architectural and geographical significance. The Sterling House is also a contributing property in the Monroe Avenue Historic District, designated on the Greeley Historic Register in December 1999, upheld by Council in February 2000. The site is subject to review by the Historic Preservation Commission for major

alterations and is subject to the Historic Preservation General Design Review Guidelines and the District Designation Plan for the Monroe Avenue Historic District.

SITE DATA:

Legal Description:	GR5459 E90' L2 BLK97, City of Greeley, County of Weld, State of Colorado
Neighborhood:	Monroe Avenue Historic District
Designation:	Individually designated on the Greeley Historic Register and contributing property in the Monroe Avenue Historic District
Year Property Built:	1886-87 (Source: Greeley Tribune, January 1887)
Architectural Style/Type:	Queen Anne
Zoning:	Commercial – High (C-H)
Dates of Significant Renovations:	<p>Certificate of Approval: Install Heritage Architectural Shingles and approval of copper shingles to remain on the house but requirement for oxidizing solution to be painted on the shingles to speed oxidation process; Owner: St. Peter's Catholic Church; Date of COA: 5/22/2000; Recording date: 4/18/2007.</p> <p>Architectural Drawing – St. Peter's Catholic Church Rectory Garage Addition (two pages); Keith J. Ames, Architect; Date: 10/16/1998.</p> <p>Architectural drawing – Kitchen Remodel for St. Peter's Catholic Church Residence; Keith J. Ames, Architect; Permit #98030143; Date: 3/6/1998.</p> <p>Certificate of Occupancy Approval for 818 12th Street; Owner: Lillian Peeples; Occupant: Sterling House (bed and breakfast); Permit: 870782; Date: 1/22/1988.</p> <p>Remodel 818 12th Street for bed and breakfast Concept; Owner and Contractor: Lillian Peeples; Plumbing contractor: Adolph; Electrical: All Electric; Permit: 870782; Date: 8/10/1987; Final date: 1/22/1988; note by T. McKellar, 6/22/1987:</p>

on back of permit that the bed and breakfast use is permissible, sufficient parking onsite and it meets all zoning code requirements.

Remodel upstairs; Owner: Olive Moore; Contractor: Debra Sich; Permit: 850452; Date: 6/18/1985.

Certificate of Final Approval: To Sears Investment Co., Compliance with Applicable Provision of Housing Code; Date: 2/21/1973.

Adding low water cutoff and aquastat (correction from correction notice); Owner: Sears Investment Co; Contractor: Stone & Stone Plumbing; Mechanical Permit: 733052; Date: 2/7/1973.

Correction Notice indicating permit required for corrective work; Date: 1/18/1973.

Remodel for office use; Owner: Sears Investment; Contractor: Fletcher (?) Electric; Wiring Permit: 731023; Date: 1/18/1973.

Housing Inspection Report Form: 818 12th Street, Rental Unit; Owner: Doug Sears; Correction required by completion of remodeling: rewire the building due to hazardous brittle wiring; Date: 12/24/1972.

Housing Code Enforcement Master File Control Card; Frame construction; B-1 Zoning, 2 occupants, 1 dwelling unit; Condition: standard; No further action as dwelling will be converted into office space; Date of Initial Inspection: 12/23/1972.

The existing front porch was added to the house between July 1906 and October 1909. The July 1906 Sanborn map shows the property as originally constructed without the porch, and the October 1909 map shows the house with the existing front porch. Historic photos show the house without the porch, but a 5/7/1936 photo shows the house with the porch.

Source: Building Permit File, 818 12th Street; Greeley Historic Register property file for 818 12th

Street; historic photos from photo files at the Hazel E. Johnson Research Center at the Greeley History Museum; Sanborn Fire Insurance Maps, CU Boulder online library website.

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 and Standards for Certificate of Approval

3. Demolition. Criteria for demolition of a designated property or contributing property in a district. A permit for demolition shall be issued if the applicant can clearly demonstrate that the designated property meets the criteria for demolition as set forth under this section by balancing the criteria of subsections (a) through (d) below versus (e). Not all of the criteria must be met for the Commission to recommend demolition. Appeals of the decision shall be made under section 24-1003.g.

(a) The structure must be demolished because it presents an imminent hazard.

(b) The structure proposed for demolition is not structurally sound despite evidence of the owner's efforts to properly maintain the structure.

(c) The structure cannot be rehabilitated or reused on site to provide for any reasonable beneficial use of the property.

(d) The structure cannot be moved to another site because it is physically or economically impractical.

(e) The applicant demonstrates that the proposal mitigates to the greatest extent practicable the following:

(1) Significant impacts that negatively alter the visual character of the neighborhood where demolition is proposed to occur.

(2) Significant impact on the historical importance of other structures located on the property and adjacent properties.

(3) Significant impact to the architectural integrity of other structures located on the property and adjacent properties.

(f) If partial demolition is approved by the Commission and is required for the renovation, restoration or rehabilitation of the structure, the owner should mitigate, to the greatest extent possible:

(1) Impacts on the historical importance of the structure or structures located on the property.

(2) *Impacts on the architectural integrity of the structure or structures located on the property.*

Applicable Guidelines from the General Design Review Guidelines (#60) & Monroe Avenue Historic District Designation Plan (#41)

Secondary Structures

Secondary structures, including carriage houses, garages, and sheds, are important elements of residential sites. They help establish a sense of scale and define yards. Their presence helps interpret how an entire site was used historically.

41/60. Preserve original secondary structures when feasible.

Use the same guidelines as for primary structures.

Staff Analysis:

The proposed demolition of the brick accessory building at the rear of the property complies with the applicable criteria and standards for the following reasons:

The dilapidated brick accessory building has been broken into by homeless people several times and the building is in poor condition. Portions of the north wall have fallen down. For these reasons, the building presents an imminent hazard and is not structurally sound. Rehabilitation of the building would cost more than its value and would not likely be reasonably possible without extensive changes and expense, making it an unreasonable option. Rehabilitation would likely require deconstruction and then rebuilding. The building cannot be moved to another site to be reused, as it would not structurally withstand a move and moving it would be economically impractical, as it would still require extensive rehabilitation that would cost far more than the value of the structure. It is located at the rear of the property and is not visible from 12th Street.

It is not practically feasible to preserve this accessory building.

In summary, for these reasons, the proposed demolition of the brick accessory building meets the Criteria and Standards in Section 24-1003(j)(3) of the Greeley Municipal Code.

Section 24-1003(j) (3) Criteria and Standards Addressed: a, b, c, d, e

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 November 30, 2022. On November 23, Staff emailed a letter of notification to the applicant with the date, time and location of the public hearing. No inquiries have been received as of December 14, 2022.

STAFF RECOMMENDATION:

Approval, with the condition that all required permits be obtained.

RECOMMENDED MOTION:

A motion that, based on the application received and the preceding analysis, the Commission finds that the proposed demolition of the brick accessory building at the Sterling House at 818 12th Street meets (3) Demolition criteria a, b, c, d, and e of Section 24-1003(j)(3) of the Greeley Municipal Code, and therefore approves the Certificate of Approval for demolition, with the condition that all required permits be obtained.

ATTACHMENTS:

Attachment A – Application & Narrative for Certificate of Approval

Attachment B – Site Photos

Attachment C – Existing Site Map

Rec'd 11/23/22



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

APPLICATION FORM FOR CERTIFICATE OF APPROVAL DEMOLITION

The City of Greeley's Historic Preservation Ordinance, Section 24-1003 of the Municipal Code, requires that no demolition 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.

PROPERTY OWNER(S)

Name: Jeannette Sears
 Address: 1990 - 23 Ave
Greeley, CO 80634
 Phone: 970-352-1299
 Cell phone: 970-302-3227
 Email: jeannies10@yahoo.com

APPLICANT (if different From property owner)

Name: _____
 Address: _____
 Phone: _____
 Cell phone: _____
 Email: _____

HISTORIC PROPERTY

Name: The Sterling House (out building)
 Address: 818 - 12 ST
 Historic District (if applicable): Greeley, CO 80631
 Legal Description: GR 5459 E 90' L 2 BLK 97 EXC W 22'

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

Applicant (Print): Jeannette Sears Telephone: 970-352-1299
 Signature: Jeannette Sears Date: 11.23.2022

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

Owner (Print): _____ Telephone: _____

Signature: _____ Date: _____

**CITY OF GREELEY HISTORIC PRESERVATION OFFICE
PRE-APPLICATION CONFERENCE INFORMATION SHEET**

Date: 11-23-2022 GHR Property Address: 818-12 St.
Greeley, CO 80631
Applicant/Representative(s): Jeannette SEARS

Is the Applicant/Representative the owner? OWNER

Proposed Project
Description: Demo brick shack
18 x 20 foot 10' high brick shack

Location/Address of Proposed
Project: 818-12 ST.
Greeley, CO 80631

Comments: has no use - no water no electricity
falling down. Homeless breaking into -

The following offices might be required to review the application or have an interest in the project. The Historic Preservation Specialist will indicate the offices that are relevant for the proposal.

- ☐ Planning
- ☐ Natural Resources Planning
- ☐ Code Compliance
- ☐ Neighborhood Planning
- ☐ Building Inspection (Building Permits)

Staff Contact information:

Betsy Kellums, Planner III – Historic Preservation
1100 10th Street
Greeley, CO 80631
(P) 970.350.9222; (F) 970.350.9895
elizabeth.kellums@greeleygov.com
www.greeleygov.com/services/historic-preservation

DEMOLITION CERTIFICATE OF APPROVAL SUBMITTAL CHECKLIST

Include at a minimum, all pertinent information identified on the following page(s), as well as special information requested by Historic Preservation Staff. Additional copies may be requested by Staff, if required for use by persons or groups providing advisory assistance.

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

DEMOLITION

- ☒ Signed application form
- ☒ Digital photos accurately representing existing materials, colors, and textures of each side of the building, site or structure to be affected. Date the photographs.
- ☐ Narrative of the proposed project (please type or print legibly or on a separate page) Please include responses to the following (use another sheet as needed to completely answer the questions). Please ensure location information is included:

a. Explain why demolition is necessary and show that rehabilitation and/or moving are not reasonable options.

Not used falling down

b. Time constraints on the project/Project urgency?

soon

c. How does the demolition of the structure meet the criteria set forth below? (Use another sheet or more if necessary)

24-1003(j)(3) Criteria for demolition of a designated property or contributing properties in a district.

A permit for demolition shall be issued if the applicant can clearly demonstrate that the designated property meets the criteria for demolition as set forth under this section by balancing the criteria of subsections (a) through (d) below versus subsection (e) below. Not all of the criteria must be met for the Commission to recommend demolition. Appeals of the decision shall be made under Section 24-1003(6).

(a) The structure must be demolished because it presents an imminent hazard. *falling down*

(b) The structure proposed for demolition is not structurally sound despite evidence of the owner's efforts to properly maintain the structure. *falling down*

(c) The structure cannot be rehabilitated or reused on site to provide for any reasonable beneficial use of the property.

(d) The structure cannot be ^{beyond repair} moved to another site because it is physically or economically impractical.

(e) The applicant demonstrates that the proposal mitigates to the greatest extent practical the following: ^{Can not be insured broken}

1. Significant impacts that negatively alter the visual character of the neighborhood where demolition is proposed to occur.

2. Significant impact on the historic importance of other structures located on the property and adjacent properties.

3. Significant impact to the architectural integrity of other structures located on the property and adjacent properties.

(f) If partial demolition is approved by the Commission and is required for the renovation, restoration or rehabilitation of the structure, the owner should mitigate, to the greatest extent possible:

1. Impacts on the historic importance of the structure or structures located on the property.

2. Impacts on the architectural integrity of the structure or structures located on the property. (Ord. 34, 2006 §1; Ord. 29, 2002 §1; Ord. 14, 2000 §1(part); Ord. 27, 1999 §1(part); Ord. 33, 1995 §1(part))

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

This old shake is falling down.
Homeless have broken in twice.
It must be removed.
The building can not convey
sufficient because in poor condition.
Removal will enhance the property.

Accessory Structure at 818 12th Street

HPDR2022-0013

Photos taken 4/27/22 by Betsy Kellums



S&E sides



S&W sides



West side



North side



North side

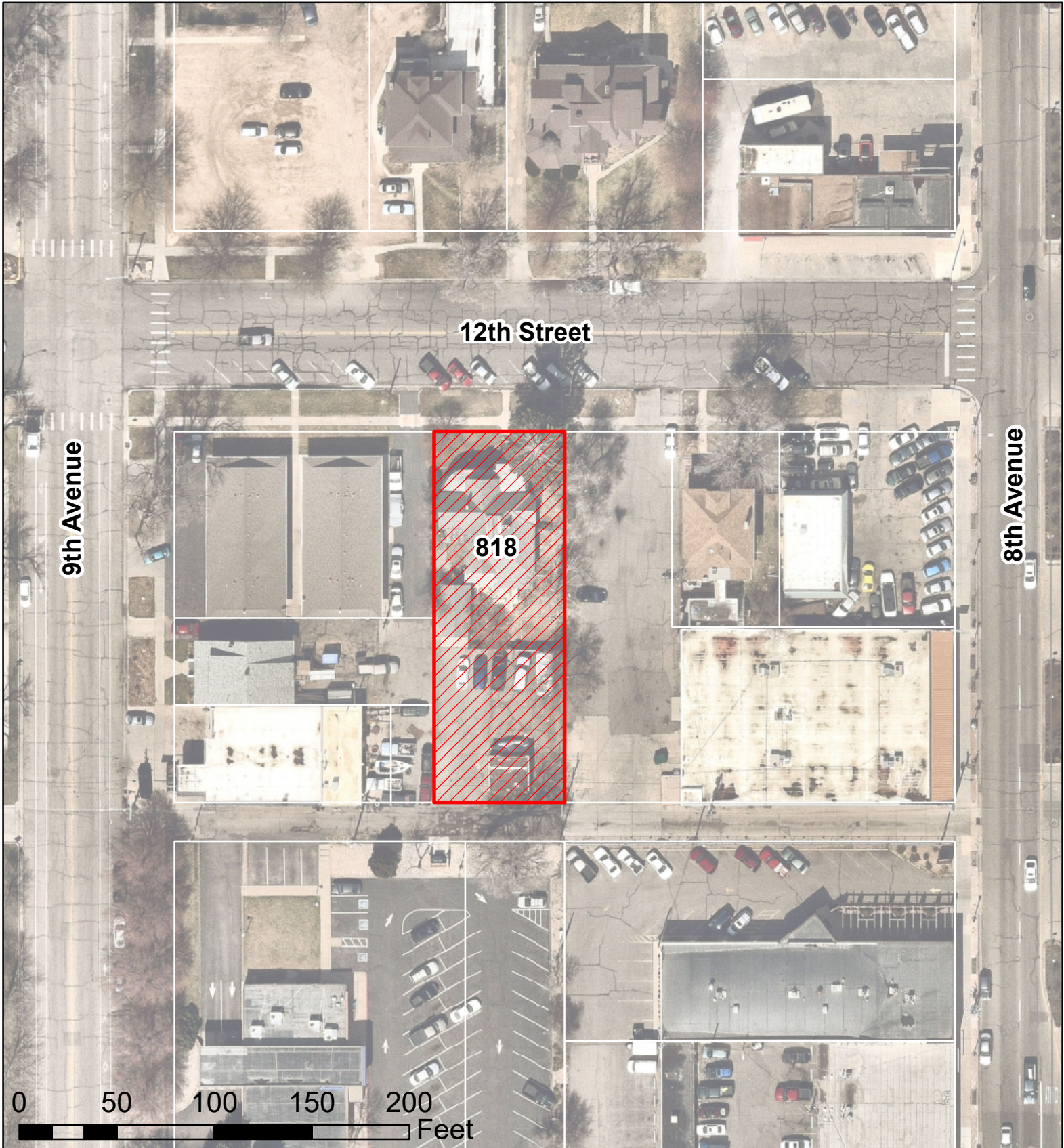
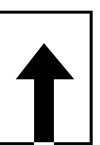


North side



Interior

818 12th Street Vicinity Map



818 12th St.



Greeley Parcels

C-H (Commercial High Density) Zoning



COMMUNITY DEVELOPMENT