

General Design Review Guidelines



Camfield Court Building, built in 1911.
Northwest corner 8th Avenue and 7th Street.

City of Greeley
Historic Preservation Commission

Acknowledgments

The City of Greeley Historic Preservation Commission would like to express its appreciation to the Denver Landmark Preservation Commission for its generous contribution of ideas and content used in this document. The *Denver Design Guidelines for Landmark Structures and Districts* served as a professional and concise model for the General Design Review Guidelines contained herein. The Commission would also like to express gratitude to the City of Columbus, Ohio Historic Preservation Office, for its contribution of ideas and content from the Columbus Register of Historic Properties *Architectural Guidelines for Design, Maintenance and New Construction*. The Commission would also like to thank the City of Greeley Community Development Department for its valuable contributions.

Preface

This document is intended to guide the Historic Preservation Commission's decisions to approve or deny proposals to alter designated Greeley Historic Register properties and contributing properties in designated historic districts. The *General Design Review Guidelines* are meant to complement the Historic Preservation Ordinance, and are not meant to replace or revise any other municipal ordinances. All alterations must comply with current zoning, building and development codes.

Table of Contents

Section I: Introduction	5
Concept of Significance	5
Concept of Integrity	7
Period of Significance	7
Design Review Process	8
Section II: Secretary of the Interior’s Standards for Rehabilitation of Historic Buildings	11
Section III: Selecting a Preservation Approach	13
Planning a Preservation Project	14
Section IV: General Design Review Guidelines	15
Appropriateness of Use	15
Preservation of Original Features	15
Exterior General	16
Masonry	17
Wood	18
Roofs	19
Doors and Entrances	19
Windows	19
Site Features	20
Replacement or Substitution of Original Features	21
Mechanical Equipment	22
Existing Alterations on Historic Buildings	22
New Alterations and Additions	23
Design Guidelines Specifically Related to Residential Structures	25
Porches	25
Wood Details	25

Paint Color	26
Fences and Stone Site Walls	26
Roof Top Additions	26
Secondary Structures	27
Section V. Maintenance of Historic Buildings	29
Section VI. Architectural Styles in Greeley	30
Picturesque Era: Gothic Revival, Italianate	31
Victorian Era: Queen Anne	32
Eclectic or Historicist Period: American Foursquare, Classical Revival	33
Arts and Crafts Movement: Craftsman	34
Modern Era: Colonial Revival, Art Deco, International	35
Vernacular Forms	36
Appendix I: Glossary	37
Appendix II: General Requirements for Alteration Applications	40

Section I. INTRODUCTION

The Greeley Historic Preservation Ordinance, which was enacted in 1995, created the Historic Preservation Commission and gave the Commission the ability to designate structures and districts to the Greeley Historic Register and to review exterior alterations proposed for designated structures.

These guidelines have been adopted pursuant to authority granted this board by Chapter 16.60 of the Greeley City Code. These guidelines are to be used to interpret the standards for certificates of approval set forth in 16.60.110

The Historic Preservation Commission has adopted the *Secretary of Interior's Standards for Rehabilitation of Historic Buildings* to provide guidance in its review of proposed alterations. As the number of structures subject to design review increase and the proposed alterations become more complex and numerous, the Commission has identified a need for more detailed interpretation of these standards to guide its decision-making.

The guidelines reflect the Historic Preservation Commission's philosophy that underlies all its decisions: to encourage the preservation and careful treatment of the city's most valued structures and districts, while recognizing the need for contemporary, economic use of these structures. The guidelines can neither dictate taste nor assure good design. Rather, they are intended to be a means for balancing the historic qualities of these structures with the demands of contemporary use. The history of the Commission's design review decisions indicates a successful record of working closely with applicants to exceed this minimum standard.

Additionally, the guidelines are intended to provide guidance to owners and applicants seeking approval for proposed alterations. The guidelines address alteration of Greeley Historic Register structures with the understanding that a sound preservation approach is just as important for a simple Classic Cottage or Bungalow in a historic district as an individually designated mansion or commercial block.

All alterations to buildings and site features must be consistent and comply with zoning codes, building codes, development codes and all other municipal codes.

Several concepts, including significance, integrity and period of significance, are defined here and form the foundation of the Commission's design review philosophy.

Concept of Significance

The *concept of significance* is defined in the Historic Preservation Ordinance under "16.60.06 Criteria for Designation." To qualify for designation, a structure must meet criteria in two of three categories - **history, architecture, and geography.**

(1) Historical significance:

- a. The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the City, State or nation;
- b. Is associated with an important historical event;
- c. Is associated with an important group who contributed in a significant way to the political, social and/or cultural life to the Community.

(2) Architectural significance:

- a. The property characterizes an architectural style associated with a particular era and/or ethnic group;
- b. Is identified with a particular architect, master builder or craftsman;
- c. Is architecturally unique or innovative;
- d. Has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance;
- e. Has visual symbolic meaning or appeal for the community.

(3) Geographical significance:

- a. The property has proximity to a square, park or unique area deserving of preservation;
- b. Is a visual feature identifying an area or neighborhood or consists of utilitarian and commercial structures historically and geographically associated with an area.

A district may be designated if the Historic Preservation Commission determines that the proposed District meets the definition of an historic district pursuant to 16.60.020 (7) and meets one or more of the following criteria:

- (1) An area which exemplifies or reflects the particular cultural, political, economic or social history of the community; or
- (2) An area identified with historical personages, groups or which represents important events in national, state or local history; or
- (3) An area which embodies distinguishing characteristics of an architectural type or style inherently valuable for the study of a period, method of construction or of indigenous materials of craftsmanship; or
- (4) An area which, due to its unique location or singular characteristics, represents established and familiar visual features of the neighborhood, community or city; or
- (5) An area which is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized.

Design review is intended to protect the physical characteristics of these designated structures and districts, so that the historical, architectural, and geographical attributes of a property can continue to be recognized and valued by Greeley's residents and visitors.

Concept of Integrity

Underlying these design review policies and guidelines is the *concept of integrity*. This simply means that a building or district can be recognized as belonging to its particular time and place in Greeley's history, i.e. the historic character still exists. Elements of integrity may include the building's overall mass, form and materials, architectural details such as porches, brackets, dormers, windows and doors, and the relationship of the building to its surroundings and landscape. Additionally, historic signs can be important elements for commercial and institutional buildings.

Loss of integrity means that a building or district no longer reflects its original time and place because so many changes have occurred. In making design review decisions, the Commission carefully evaluates the effect that proposed additions and other major alterations will have to assure that the building's or district's integrity is maintained. Approval is given to those projects that retain and enhance the characteristics that give a building or district its sense of time and place, or integrity.

Period of Significance

Each designated structure has a *period of significance*, which is the time period during which the property gained its architectural, historical, or geographical importance. It is generally recognized that a certain amount of time must pass before the historical significance of a property can be evaluated. The National Register, for example, requires that a property be 50 years old or have extraordinary importance. The Historic Preservation Commission realizes that buildings and sites under 50 years old may have importance, and judges each case individually.

For districts, the period of significance may cover the time period during which the district developed. Those structures constructed and subsequent alterations made during this period contribute to the district. Conversely, those structures built or major alterations made after this period are considered noncontributing and may be considered for removal or replacement. Noncontributing alterations should not be confused with changes that have enhanced the integrity of the structure.

Likewise, a structure has a period of significance which may be the year of construction through the time that historically significant persons or events were associated with the structure. The period of significance for a structure is typically only a few years; however, in some cases a subsequent owner may be significant, thereby extending the period of significance to several decades. For example, the period of significance for the Haynes House at 1305 6th Street is from 1885-1921, the time Harry N. Haynes lived there. The historic structure plus alterations made during this period are considered significant, referred to here as "original materials and features." Subsequent alterations can be considered for removal to return the structure to its "original" appearance.

Design Review Process

As stated in the City of Greeley Historic Preservation Ordinance, the Historic Preservation Commission shall review all major exterior alterations and additions to properties listed on the Greeley Historic Register and properties within designated historic districts. Construction of new buildings within historic districts also is reviewed by the Commission.

- *How does the process begin?*

The first step in the Design Review process is a pre-application conference between the applicant and the Historic Preservation Commission staff. After a preliminary review of the applicant's proposal, the staff will classify it as a minor alteration, a major alteration or new construction. New construction and major alterations require review by the full Commission at a public hearing. Minor alterations will be reviewed by the staff. Determination of major and minor will be based on definitions in Appendix 2: General Requirements for Alteration Applications, at the end of this document. A list of materials required to accompany the applications for major and minor alterations can be found in Appendix 2 also.

- *What guidelines or standards apply for new construction?*

Proposals for new construction in designated historic districts will be reviewed according to the applicable district guidelines.

The "Architectural Styles in Greeley" are section VI of this document and will be used as a *reference* by the Historic Preservation Commission to help make decisions.

The City of Greeley Development Code also applies. Chapter 18.46 of the Code, entitled "Design Review Performance Standards," is especially relevant to historic areas.

- *What guidelines or standards apply for minor and major alterations?*

All exterior alterations to properties listed on the Greeley Historic Register and contributing properties within designated historic districts will be reviewed according to the Historic Preservation Commission's General Design Review Guidelines. These guidelines define the concepts of integrity and significance (which underlie all decisions on alterations), incorporate and elaborate upon the *Secretary of the Interior's Standards for Rehabilitation*, and examine approaches to preservation projects.

If the property is located within a historic district, that district's guidelines also apply. Noncontributing properties located within designated districts will be reviewed according to the appropriate district guidelines.

The "Architectural Styles in Greeley" are section VI of this document and will be used as a *reference* by the Historic Preservation Commission to help make decisions.

If the alteration requires a building permit, consult the City of Greeley Development Code for additional design standards. Chapter 18.46 of the Code, entitled "Design Review Performance

Standards,” is especially relevant to historic areas. An addition may require obtaining a variance if it violates setback regulations. Applications for a variance may be obtained from the City of Greeley Community Development Office. The application for a variance will be handled by the Zoning Board of Appeals/Planning Commission. Historic Preservation Commission approval of projects requiring a variance is conditional upon approval by the Zoning Board of Appeals/Planning Commission. For example, Jane Doe wants to build an addition to the rear of her 1904 Foursquare house, and the Historic Preservation Commission approved the addition, conditional upon approval by the Zoning Board of Appeals/Planning Commission. If the addition decreased the distance enough between the rear of the house with the addition and the lot line so that it violated the setback requirements, Jane Doe would have to apply for a variance, which would need to be approved before the addition was built.

In summary, the General Design Review Guidelines apply to major or minor alterations to Greeley Historic Register properties and contributing properties within designated historic districts. Major and minor alterations to noncontributing buildings within designated historic districts, as well as construction of new buildings within designated historic districts, is reviewed according to appropriate district guidelines.

- *How is a decision made to approve or deny an application for alteration or new construction?*

Once the proposal has been classified as new construction, a minor alteration or a major alteration, the applicant will formally apply for a “Certificate of Approval” and submit supporting materials as required (see Appendix 2: General Requirements for Alteration Applications). If the proposal is a minor alteration, the staff will review it according to the appropriate guidelines.

Major alterations of historic buildings and new construction within designated historic districts require public hearings. After the staff has scheduled a hearing and notified the public of that hearing, the proposal will be reviewed according to the appropriate guidelines. The Historic Preservation Commission may decide to approve or deny the application based on evidence presented and supplied by the applicant and staff. The Commission has the right to seek additional documentation, information or expert advice. Decisions of the Commission may be appealed to City Council according to the procedures stated in the Historic Preservation Ordinance, 16.60.170.

Table 1: Application of guidelines by property type

Property type	General Design Review Guidelines	District Guidelines
Indiv. Greeley Historic Register properties	yes	yes, if in district
Contributing property in district	yes	yes
Noncontributing property in district	no	yes
Construction of new building(s) in district	no	yes

Section II.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS

The Secretary of the Interior's Standards for Historic Preservation Projects were developed in 1979 to serve as the basis for the federal and state preservation program. Since that time, they have been widely accepted at the federal, state, and local level as the basis for sound treatment of historic buildings.

The Greeley Historic Preservation Commission has adopted the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings as a basis for its design review and rehabilitation guidelines. This document represents the Commission's interpretation of the ten standards, summarized here, to provide further guidance in its review of proposed alterations, additions, and new construction to Landmark structures.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of original materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated original features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to original materials shall not be used. The surface cleaning of a structure, if appropriate, shall be undertaken using the gentlest means possible.

- 8.** Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9.** New additions, exterior alterations, or related new construction shall not destroy original materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10.** New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood and environment.

Section III.

SELECTING A PRESERVATION APPROACH

Preservation projects may include a range of activities, including maintenance of existing original elements, repairs to deteriorated original elements, replacement of missing features and construction of new additions. When planning a project for a Greeley Historic Register structure or contributing structure in a designated district, consider the approaches identified and defined in this section. The Historic Preservation Commission recommends that the simplest approach - the approach that has the least effect on original materials and features - be selected. This may involve different approaches for different components of the building.

Adaptive Use. Converting a building to a new use that is different from that which its design reflects is considered to be adaptive use. For example, converting a residential structure to an office is adaptive use. Good adaptive use projects retain the historic character while accommodating the new functions. While the Commission does not review use, a compatible use is one that requires minimal alteration.

Maintenance. Some work focuses on keeping a property in good working condition by repairing features as soon as deterioration becomes apparent, using procedures that retain the original character and finish of the features. In some cases, preventive maintenance is executed prior to noticeable deterioration. Maintaining properties in good condition often assures that more aggressive (and expensive) measures of rehabilitation, restoration, or reconstruction are not needed at some future date.

Preservation. The act or process of applying measures to sustain the existing form, materials, details, and setting of a building or structure is defined as preservation. It may include initial stabilization and repair work, where necessary, as well as maintenance of the historic building materials and removal of newer covering materials. Essentially, the property is returned to good condition, and on-going maintenance retains that good condition.

Rehabilitation. Rehabilitation is the process of returning a property to a state which makes contemporary use possible while still preserving materials, features, and characteristics of the property which give it historical, architectural, and geographical significance. Rehabilitation may include several approaches, such as the adaptive reuse of the building, an addition, as well as maintenance and preservation of the historic structure.

Renovation. Renovation means to improve by repair, to revive, and thereby enhance the usefulness and appearance of the building. The basic character and significant details are respected and preserved, but some sympathetic alterations may also occur. Alterations that are made are generally reversible, should future owners wish to restore the building to its original design. The words rehabilitation and renovation are often used interchangeably.

Restoration. Restoration reproduces the appearance of a building exactly as it looked at a

particular moment in time, as documented by historical materials such as photographs, drawings, descriptions, or physical evidence. For most projects, restoration is used selectively for missing details or features when the elements are determined to be particularly significant to the character of the structure.

Remodeling. Remodeling means to remake or to make over the design image of a building. The appearance is changed by removing original detail and by adding new features that are out of character with the original. Remodeling is an inappropriate preservation approach.

Many projects combine approaches: maintenance and preservation may be needed for the building form and material; restoration may be needed for deteriorated materials or incomplete elements; and an addition may be needed to adapt the structure to contemporary use. For example, a house may be adapted to use as a restaurant, and in the process missing porch brackets may be replicated in order to restore the original appearance, original dormers may be preserved, and a kitchen may be added to the rear.

Planning a Preservation Project

The first step in planning a preservation project is identification of all the significant features and materials, evaluation of their condition, and selection of the appropriate treatment. The Historic Preservation Specialist will provide guidance in identifying significant elements. In making the selection follow this sequence:

1. If a feature is intact and in good condition, maintain it as such.
2. If the feature is deteriorated or damaged, repair it to its original condition.
3. If it is not feasible to repair the feature, then replace it with one that is the same or similar in character (materials, detail, finish) to the original one. Replace only that which is beyond repair.
4. If the feature is missing entirely, reconstruct it from appropriate evidence.
5. If new features or additions are necessary, design them in such a way as to minimize the impact on original features.
6. Seek historic photographs, written documentation and oral histories of former occupants or neighbors to determine the structure's original appearance as well as changes over time.

Section IV.
GENERAL DESIGN GUIDELINES
FOR GREELEY HISTORIC REGISTER PROPERTIES

The guidelines in this section apply to **all** preservation projects requiring design review by the Historic Preservation Commission. This review is conducted for exterior alterations to individually designated properties and structures in designated districts.

Appropriateness of Use

While the Commission does not review use, selecting a use similar to that for which a building was designed minimizes the need for substantial modification.

1. Seek uses that are compatible with the historic character of the building.

In many cases, the historic use will be allowed by current zoning. Always check for allowable uses under current zoning codes. Additionally, retaining the current use provides greater flexibility in meeting building and safety codes.

2. Select new uses that require minimal change to the existing structure.

- a. When a more radical change in use is necessary to keep the building in active service, then those uses that require the least alteration to significant elements are preferred.
- b. Radical alteration for a new use must be carefully evaluated because the adaptation may prove to be too costly or destroy too many significant features. Experience has shown, however, that in most cases designs can be developed that respect the historic integrity of the building while also accommodating new functions.

Preservation of Original Features

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

3. Respect the historic design character of the building.

Do not try to change its style or make it look older or more ornate than it really is. An honest approach enhances the significance of the structure.

4. Protect and maintain significant features and stylistic elements.

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

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

features.

- a. Preserve original wall and roof materials.
 - b. Preserve original doors, windows, porches, and other architectural features.
 - c. Preserve original site features such as set-back, steps, walls, fences, landscaping, and walkways.
 - d. Avoid removing or altering original materials and features.
 - e. If weatherization is necessary to maintain energy efficiency, do not remove original doors or windows. Select storm windows and doors that do not diminish the integrity of the original doors and windows.
- 6. Repair deteriorated historic features to the extent possible, and replace only those elements that cannot be repaired.**
- a. Patch, piece-in, splice, consolidate, or otherwise upgrade the existing material, using recognized preservation methods whenever possible, rather than remove the element.
 - b. If disassembly of an original element is necessary for its repair or restoration, use methods that minimize damage to the original materials and replace the disassembled components in their original configuration.

Exterior General

Original materials should be repaired rather than replaced. Brick is a common material for historic buildings in Greeley; however, stone, wood, concrete, and other materials were also used. Greater flexibility in materials may be considered for additions and new construction.

- 7. 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.
- 8. 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.
- 9. 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.

10. 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 should be avoided. 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.

Masonry

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

11. Preserve the original masonry when feasible.

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

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

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

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

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

Wood

“Because it can be easily shaped by sawing, planing, carving, and gouging, wood is the most commonly used material for architectural features such as clapboards, cornices, brackets, entablatures, shutters, columns and balustrades. These wooden features - both functional and decorative - may be important in defining the historic character of the building and thus their retention, protection, and repair are of particular importance in rehabilitation projects.”
(Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, National Park Service, p. 16)

Wood siding is an exterior wall covering consisting of wood boards fastened to the structural frame of a building. The wood siding in Greeley falls into one of the following categories: lap, board and batten, drop, shiplap or shingle siding.

Because excessive moisture damages the paint bond, areas where paint is blistering, cracking, flaking, and peeling usually indicate water penetration, moisture saturation, and potential deterioration. Failure of the paint, however, is not a sign that the wood is in poor condition and therefore not able to be repainted. Wood beneath peeling paint is frequently in sound physical condition.

14. Preserve the original wood siding.

- a. Repair all sources of moisture problems as soon as possible. Replace individual warped and split boards or shingles with new boards or shingles of the same size and shape and material.
- b. Restore the building’s original wood siding after removing non-original wood shakes or asphalt or asbestos shingles, that were not part of the original siding.
- c. Match the existing original siding in material, size and appearance when repairing, splicing in or replacing wood siding.
- d. Keep wood siding stained or painted. Bare, weathered wood siding deteriorates and is not historically accurate.
- e. Do not use diagonal or vertical siding unless historical documentation (photographs or visual evidence on the building) shows it was original to the structure.
- f. Do not use any type of artificial siding to cover original siding.

Sources for section on Wood:

Columbus Register of Historic Places Architectural Guidelines, City of Columbus, Historic Preservation Office, copyright: 1997

Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, National Park Service, p. 16

Roofs

Typical roof shapes for historic buildings in Greeley are gabled, and hipped, as well as flat for commercial buildings and Modernist houses. In some cases, roofs are complex and may include several of these roof types plus dormers. Most historic roofs broadly overhang, creating deep shadows. These broad eaves are also a location for important detailing such as brackets, cornices, and bargeboards.

15. Preserve the original roof form.

- a. Avoid altering the angle of the roof.
- b. Maintain the perceived line and orientation of the roof from the street.
- c. Retain and repair roof detailing such as brackets, cornices, parapets, bargeboards, and gable-end shingles.
- d. New skylights should not be installed on front portions of a roof. Flat skylights mounted flush with the roof may be considered on other, less visible sides. Bubbled or domed skylights are not appropriate.

16. Preserve original roof materials when feasible.

If replacement is necessary, carefully select new materials. Some historic materials are very durable and may not need replacement.

- a. Avoid removing roof material that is in good condition.
- b. Where replacement is necessary, use materials similar to the original. Low profile asphalt shingles, for example, are appropriate replacements for wood shingles.
- c. Maintain a similar color. Gray and brown are typical of many historic roof materials. Some historic houses featured more colorful roofs through the use of clay tiles. Also consider the neighborhood context for color.
- d. Specialty materials such as tile or slate should be replaced with a matching material whenever feasible.

Doors and Entrances

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

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

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

Windows

Windows, the elements that surround them, and their relationship to one another are among the

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

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

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

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

20. Maintain original window proportions.

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

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

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

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

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

Site Features

Existing original site features include building setbacks, walkways, fences, retaining walls, landscaping, gardens, planted medians and tree-lawns, and monuments. These features are important elements that create a context and setting for a historic building and often contribute to its significance. In a designated historic district, site features can be significant character-defining elements.

23. **Preserve original landscape features, such as walkways, fences, site walls, street trees, special plantings and other ornamental site features, when feasible.**
Respect existing original site features in planning other alterations.
24. **Repair deteriorated site features; if necessary replace them with similar features.**
25. **Select replacement or new materials and features that are compatible with the existing character of the site.**
 - a. Replace original landscape features such as street trees whenever possible.
 - b. Maintain the location and proportion of other features that must be replaced.
26. **Maintain the historic relationship of the structure to its site and street when adding new building elements or landscape features.**
 - a. New site features should be compatible with historic site features in material and design. In a district, site features may be based upon those of other similar structures.
 - b. Avoid destroying the perception and definition of public and private space, such as a landscaped tree-lawn, front yard edge, and front yard.

Replacement or Substitution of Original Features

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

27. **Replace missing original features with accurate replications where feasible.**
 - a. Replace only those portions that are beyond repair.
 - b. Use the same kind of material as the original when feasible. A substitute material is acceptable if the form and design of the substitute itself conveys the visual appearance of the original material. For example, a metal window frame may be considered if it accurately conveys the dimension and profile of the original wood window.
 - c. A high percentage of the materials and features of the property must be original in order to retain historic integrity. While no exact percentage should be used, the building must be able to convey a sense of its period of significance.
28. **Replace missing architectural elements using accurate information about original features.**
 - a. The design should be substantiated by physical or pictorial evidence to avoid misrepresentation of the building's genuine heritage.
 - b. Historic photographs of buildings and neighborhoods may document the historic appearance of a particular structure. The City of Greeley Municipal Archives, Michener Archives, the Western History Department of the Denver Public Library and the Colorado Historical Society Library are the major repositories for historical photographs.
29. **Develop a new design that is a simplified interpretation of a similar feature when**

the original is missing and cannot be documented.

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

Mechanical Equipment

Introducing a new heating, ventilating, air-conditioning and other systems into a historic building should be planned such that original materials are not damaged or obscured. These systems also should not alter the perceived character of a historic building or its site.

30. Minimize the visual impacts of new mechanical systems and service equipment.

- a. Visually screen service equipment, including transformers, solar collectors and satellite dishes, or locate them out of public view (out of view of the streets and sidewalks). Use screen designs that are in character with the property.
- b. Avoid placing mechanical, electrical, telecommunications equipment, and solar panels on the exterior of primary, character defining facades.
- c. Avoid damaging original materials when installing new mechanical, electrical, and safety systems.

Existing Alterations on Historic Buildings

Many alterations and additions to buildings that have taken place in the course of time are themselves evidence of the history of the building and its neighborhood and therefore may merit preservation along with the original structure. More recent alterations and additions may be removed. As a rule of thumb, those alterations that are more than 30 years old may have gained significance. Alterations need not be removed if they are in good condition and do not obscure original materials and features; however, removing such alterations from individually designated properties is encouraged.

31. Preserve alterations that have achieved historic significance in their own right. These alterations should be treated in the same manner as original materials and features.

32. Consider removing more recent alterations that are not historically significant. Minimize and repair damage to original features and materials in the process of removing alterations.

New Alterations and Additions

When planning new alterations and additions, consider the effect on significant historic materials and features of the property. Loss of historic building fabric should be minimized. The addition should not affect the ability to perceive the historic character of the building, especially from public ways, such as streets, alleys, and parks. Contemporary interpretation of the original structure is an appropriate alternative to a more replicative design. It needs to be compatible with the overall architecture but simplified in style and detailing and must appear newer.

33. Minimize negative effects on original materials and features when planning additions and alterations to a historic building.

Avoid obscuring or removing significant features to accommodate new additions and alterations.

34. Minimize negative technical effects upon original features.

- a. Consider the technical impacts of new construction on a historic structure. For example, a construction process may cause vibration that results in cracks in a historic masonry wall.
- b. New alterations should be accomplished in such a way that they can be removed without destroying original materials or features.

35. Design additions to historic buildings so that original materials or features will not be destroyed or obscured.

36. Place additions at the rear of a building or set them back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.

- a. Alternatively, an addition can be set apart from the original building and connected with a small, simple link. Zoning code requires a 20% point of attachment and architectural compatibility.
- b. Locating an addition at the front of the structure is inappropriate.

37. Design additions and alterations to be compatible in size, scale, and appearance with the main building.

- a. An addition or alteration should be visually subordinate to the main building.
- b. An addition or alteration should be simpler than the original structure. For example, incorporate simplified versions of character defining elements of the original structure.
- c. Use roof forms that are compatible with the original structure. The shape, pitch, and

- d. material should be similar to the original structure.
- d. Maintain the solid-to-void (wall to opening) ratio of the original structure.

38. Use materials that are compatible with the primary structure.

In a district, materials similar to those of adjacent structures may also be considered.

39. Design additions and alterations to be recognized as products of their own time.

Avoid new additions and alterations that hinder the ability to interpret the historic character of the building.

- a. An addition or alteration should be both compatible in appearance with the original building and distinguishable as dating to a different time.
- b. A change in setback of the addition from the main building, a subtle change in material, a differentiation between historic and more current style, or a date plaque are all techniques that maybe considered to help differentiate old and new construction.
- c. Use of nominal dimension lumber instead of full dimension lumber would be acceptable and appropriate for structures predating the use of nominal dimension lumber.
- d. An addition or alteration that creates an appearance inconsistent with the historic character of the building is inappropriate.
- e. An addition or alteration that implies an earlier period or more ornate style than that of the original building is inappropriate.

40. Respect historic alignments when planning additions or alterations to buildings.

Avoid placing an addition in a location where relationships of a structure to its site or adjacent structures is altered or obscured. For example, some roof lines and porch eaves may align at approximately the same height, and an addition should not hinder the ability to perceive this alignment.

41. Respect traditional entrance patterns when planning additions to buildings.

- a. Retain the appearance of primary entrances when planning new additions or entrances.
- b. Avoid obscuring original entrances.

42. Preserve original site features.

Avoid destroying original site features when planning new construction or landscaping.

43. Consider retaining original open space at the sides and rear of the structure.

Large additions that eliminate existing open space are discouraged.

44. Design handicap access so as to minimize its visual impact on the building.

- a. Handicap access should be designed in such a way that it does not destroy the essential character of the building
- b. Use removable or portable ramps to provide access whenever possible.

DESIGN GUIDELINES SPECIFICALLY RELATED TO RESIDENTIAL STRUCTURES

This set of guidelines applies to the alteration of residential properties. They supplement the General Guidelines presented in the previous section by addressing issues specifically related to this building type.

Residential structures include single family houses, duplexes, terraces, and apartment buildings. Institutional buildings such as churches and schools in residential neighborhoods also have some of the same features. Secondary structures such as garages, carriage houses, and sheds are also included, as are site features such as sidewalks, fences and retaining walls.

In residential districts, retaining common elements of urban form such as set backs, roof lines, height, porch proportions, site features, and the spacing between structures is as important as the architectural elements of individual structures.

Porches

Porches are a uniquely residential feature. A porch is often one of the most important character-defining elements of the primary facade of a historic house. While preservation of all existing original porches is recommended, it is particularly important that front porches be preserved.

45. Preserve the original porch where feasible.

- a. Replace missing posts and railings when necessary.
- b. Match the original proportions and spacing patterns of balusters.
- c. Avoid using wrought iron, metal pipe posts and railings, or unpainted lumber to replace historic features, unless it is historically appropriate.
- d. Although locating an addition to the rear is often a preferred alternative, it may involve the demolition of an original rear porch, which contributes to the character of the property. Consider other options, if feasible.

46. If reconstruction is necessary, reconstruct a replacement porch to match the original in form and detail, if documentary evidence exists.

- a. Use materials similar to the original wherever feasible.
- b. ONLY replace a porch if documentary evidence exists.

47. Preserve the open character of a porch.

- a. Avoid enclosing historic porches that were not originally enclosed.

Wood Details

Wood trim and details are often found on historic houses in Greeley. It is important to maintain a painted or weather-protective surface to protect the wood.

48. Preserve original ornamental details.

- a. If original details are presently covered, expose them and repair as necessary.
- b. Avoid removal of original materials.
- c. Avoid adding elements not original to the structure. For example, decorative shingles are most appropriate in gables and on dormers.

Paint Color

The Historic Preservation Commission does not review or specify paint colors for buildings; however, the selection of color schemes and maintenance of painted surfaces has much to do with how the property is perceived.

49. Develop a color scheme that coordinates all the building elements.

- a. Muted colors are preferred for the background color of most buildings.
- b. Use bright colors for accents such as ornamental details, window sashes, and entrances.
- c. Retain the intrinsic color of unpainted surfaces, such as masonry walls.

Fences and Stone Site Walls

Historically, fences and site walls, and related features such as gates, pillars, and lighting, provided definition of private yards without obscuring the view of the property. The most common materials were wrought iron, stone, and occasionally wood picket fences; hedges and other shrubs were also used to obtain the same effect. Often the site walls are at the front of the property to retain a steep slope. The character of original fences and walls should be retained, and when present, they should be repaired rather than replaced.

50. Low walls, fences or hedges may be used to define front yards. A maximum height of 42 inches is recommended

Taller fences and walls may be used at the rear of the property.

51. Preserve and repair original fences and walls, replacing only those portions that are deteriorated.

52. Use materials similar to the original for new or replacement fences and walls.

53. Preserve original masonry walls.

- a. Patch and repair deteriorated walls such that their original character is retained.
- b. When repainting, preserve the character of the original mortar joints.

Roof-Top (Pop-Top) Additions

In some instances, small lot size dictates that an addition must go up rather than to the preferred location at the rear or side. These roof-top additions are more likely to be necessary for small

houses such as Bungalows and Classic Cottages, as well as conversions of small commercial structures to new uses.

In addition to the guidelines for additions presented in the previous section, roof-top additions must take the following guidelines into account. Typically, these additions are more visible from the public way, so the relationship of the entire addition and its details to the original structure and face block of the district must be carefully considered.

54. Subordinate the mass and scale of a roof-top addition.

- a. An addition should not overhang the lower floors of the historic building.
- b. Additions should have simpler details than the original structure.

55. Respect the established orientation of the original building and its surroundings.

Respect and retain historic characteristics such as the relationship of the roof ridge to the street, vertical proportions of the front facade, or symmetrical placement of openings.

56. Set a roof-top addition back from the existing building front to help preserve the original profile of the historic building form as seen from the street.

57. Use materials compatible with the primary structure and similar to those of other upper stories in the neighborhood.

58. Use windows similar in character to those of the historic structure.

For example, if double hung windows are the primary type in the existing house, double hung windows should also be used for the addition.

59. Keep the roof form in character with the original structure.

- a. The slope, symmetry, and orientation must be in keeping with that of the historic structure.
- b. Eave lines on the addition must be similar to those of the historic building.
- c. Dormers must be subordinate and in scale with the original structure.
- d. The addition should not create a complex roof form if the original roof is simple.

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.

60. Preserve original secondary structures when feasible.

Use the same guidelines as for primary structures.

61. Locate new secondary structures to reinforce historical development patterns.

Use guidelines for additions as a basis for design.

- a. Place a garage or other secondary structure at the rear of the property.
- b. Reinforce historical patterns by using an alley to access a garage.
- c. Avoid making new curb cuts for driveways.

Section V.
MAINTENANCE OF HISTORIC BUILDINGS

The City of Greeley Historic Preservation Ordinance states that maintenance shall be required by the owner of an historic property (City of Greeley Ordinance 16.60.10). Maintenance means that owners:

- (1) shall not permit a structure to deteriorate so badly as to produce a detrimental effect on an historic property; and
- (2) shall reasonably maintain the surrounding environment, e.g. fences, gates, sidewalks, steps, signs, accessory structures and landscaping.

Regular and periodic maintenance of a historic building assures that more expensive preservation and restoration measures will not be needed at a future date. Historic buildings typically were very well built and were meant to last decades and centuries into the future. Preventive maintenance is intended to keep moisture from remaining in and around the structure.

Keep roofs in good repair. When replacement is necessary, consider using similar materials to the original.

Maintain down spouts and gutters in good condition. When replacement is necessary, avoid obscuring original features and consider using gutters and down spouts of the same size and profile.

Repair masonry walls. Tuck point with a historically accurate mortar to avoid deterioration of the masonry itself.

Protect wood with paint, varnish or other protective finishes. When repainting a historic building, consider returning to the original color scheme, which can be discovered by carefully cutting back paint layers. To accurately determine the original color scheme requires professional help, but you can get a general idea of the colors that were used by scraping back paint layers with a pen knife. Since the paint will be faded, moisten it slightly to get a better idea of the original hue. It is not necessary to use the original color schemes of the building. An alternative is to use colors in ways that were typical of the period to create a new color scheme. When in doubt it is best to assume a low profile in color scheme design. Use of bright colors on large surfaces is discouraged.

Do not replace older windows only to improve energy efficiency. Replacing single pane glass with double pane glass does not achieve a significant increase in energy efficiency. The most significant energy savings come from eliminating gaps in existing windows that allow cold air to move through the window assembly. Re-glazing, caulking, adding weather stripping, and installing storm windows will significantly improve energy conservation.

Section VI. ARCHITECTURAL STYLES IN GREELEY

The purpose of this section is to help property owners and the Historic Preservation Commission make informed decisions which will maintain the integrity of every structure designated to the Greeley Historic Register with respect to style or design. All proposed projects affecting designated properties are subject to the *Secretary of the Interior's Standards for Rehabilitation* as explained in the "General Design Review Guidelines," and the Design Review Performance Standards found in the City of Greeley Development Code. Other design review guidelines may apply if the structure is located within a designated historic district.

The most important concept to remember when categorizing buildings is historic context. Every structure is an artifact of its period of significance. Styles are reflections of larger historical currents, and not simply fashionable architectural trends. The historic preservation profession seeks to protect and understand what a structure represents, and not merely to protect and enhance its physical beauty.

Defining architectural styles, especially in smaller communities, is not an exact science. In Greeley, few examples of high style structures exist. More often, structures may be characterized as vernacular versions of identifiable styles. "Folk" houses, or those that cannot be styled, may be defined by form. Form refers to the shape of a building, including the floor plan and elevations. An example of form is a two-story massed plan with a side-gable roof.

The following list includes the dominant architectural styles found in Greeley, as well as a brief overview of common vernacular forms. Please note that while this list is comprehensive, it is not exhaustive. For further information regarding style, consult the Colorado Historical Society's *A Guide to Colorado Architecture*, or Virginia and Lee McAlester's *A Field Guide to American Houses* (available in the Greeley Historic Preservation Office). The Historic Preservation Commission will review applications affecting styles or forms according to the General Design Review Guidelines. This section is for reference only.

This list is meant to be used as a guide for the restoration and rehabilitation of buildings which have been designated to the Greeley Historic Register. However, it should be noted that each structure is a unique reflection of its period of significance. Therefore, each proposed alteration, restoration or rehabilitation of a Greeley Historic Register structure will be reviewed by the Historic Preservation Commission or its staff according to its own unique architectural characteristics in addition to the general characteristics of its style or form.

PERIODS AND STYLES

The following text is divided into historical eras or periods in order to provide appropriate context. Each period contains a number of architectural styles, defined and explained in detail. Additionally, each style and form contains a bulleted overview for ease of identification.

Romantic Era, or Picturesque Era

Although this era almost completely precedes the formation of the Union Colony, it still influenced construction in Greeley's early years. As America changed economically and culturally with the dawn of the Industrial Age, many sought comfort in architectural allusions to religion, nature and the medieval past. Inspired by the novels of Sir Walter Scott, and the designs of Alexander Jackson Davis, architects, builders and owners began to reject the philosophy behind Classicism with its emphasis on the "New World democrat" as guardian of the American republic.

Gothic Revival, 1830-1890 nationally, 1870s in Greeley

At a glance:

- steep gables
- pointed arches
- elaborate scroll-sawn bargeboards
- drip moldings on windows
- board and batten siding (sometimes)

Influenced by the Romantic movement of the late 1700s and early 1800s, Gothic Revival was a picturesque movement popular throughout America and Europe. Although residences of this style feature many of the characteristics listed above, they were not high style versions of original English, French or German Gothic structures built during the High Middle Ages. This application of Gothic motifs was sometimes referred to as Carpenter Gothic. Churches tend to adhere more to the original style.

In Greeley, Gothic Revival influenced construction in the 1870s and 1880s. Although few high style examples exist, many homes exhibit the steep gables and elaborate bargeboards. The Joseph A. Woodbury House, located at 1124 7th Street, is a rare local example of Carpenter Gothic. The style persisted beyond its residential popularity in the designs of many Catholic churches, as exemplified by the St. Peter's Catholic Church located at 9th Avenue and 12th Street.

Italianate, 1830-1880 nationally, 1870-1880s in Greeley

At a glance:

- vertical emphasis
- low pitched hip roof
- bracketed cornice

- wide overhanging eaves
- tall, thin double-hung windows with hood moldings
- rounded arches

Inspired by the appeal of the Italian country house, this style enjoyed immense popularity in America. It is especially prevalent in towns expanding during the 1850s through the 1880s. However, the style persisted in Colorado until the turn of the century. Italianate homes are readily identifiable by their vertical emphasis carried out in tall, thin windows, and prominent bracketed cornice. Italianate influences may also be detected in commercial and industrial architecture of the period.

In Greeley, Italianate designs influenced building long after the style's popularity declined in larger urban areas. E. S. Nettleton's home on 9th Avenue and 13th Street is the finest example of the style in Greeley. A simple, gabled-roof vernacular variation of the style may be found in the North Downtown neighborhood between 11th and 8th Avenues, primarily on 5th Street.

Victorian Era

This era coincides roughly with the reign of Queen Victoria in Great Britain, but is associated in America with the wholesale transformation of the economy after the Civil War. Although industrialization began much earlier, the change altered most of the nation by the 1890s. Therefore, structures built during this period may be viewed as artifacts of the Industrial Revolution. Most structures feature balloon framing, and prefabricated components such as windows, doors and porch posts shipped by railroad. This era also witnessed the fruition of the pattern-book industry, as evidenced by the proliferation of homes built from plans ordered from the catalogues of George and Charles Palliser and others. General design trends include *ad-hoc* (historicist) allusions to past styles, variety in texture and color, asymmetrical facades and steeply-pitched roofs.

***Queen Anne*, 1880s-1910**

At a glance:

- complex roof-lines
- asymmetrical
- gable-end decoration (diamond or fish-scale shingles, bargeboards or "gingerbread")
- porches featuring turned spindles (Tuscan columns in later years)
- highly textured surfaces

This eclectic style of domestic architecture was based vaguely on medieval English cottages or country houses. Vast networks of railroads and mass produced plans and building components brought this style to large and small towns throughout America. Therefore, it was truly a national style, and not confined to specific regions. It is characterized by an asymmetrical form with complex, steeply pitched roofs, made possible by balloon framing. Known for elaboration and highly textured surfaces, Queen Anne homes usually featured a central hip roof with cross gables, single-story porches with turned spindles and lacy "gingerbread," and gable-end

decoration including scroll-sawn bargeboard and fishscale or diamond-shaped shingles. Sash windows with leaded or stained glass in the upper portion were also common. Classical features are found in later examples.

The Queen Anne style's popularity coincided with a period of urban development in the West. Therefore, the style makes up a large portion of older homes found in Colorado and Greeley in particular. Vernacular adaptations are common throughout Greeley's older neighborhoods. The most common type is a front-gabled one and a half story home with a full length front porch, minimal gable-end ornamentation, and a dormer located on one or both sides. Most of the high style homes in the area, including the Haynes House (1305 6th Street) and the Lemmon House (1203 9th Avenue), are Queen Anne.

Eclectic, or Historicist Period

These styles sought inspiration from the past, but did not attempt to replicate it. They represent an uncertain transformation from a rural, farm-based society to an urban-industrial society characterized by the rise of the middle-class. In Greeley, this era coincides with influence of the Great Western Sugar factory on the regional economy.

***American Foursquare*, 1900-1920s**

At a glance:

- square plan
- two-story
- hip roof w/ central dormer
- front porch
- broad overhanging eaves
- minimal decoration

One of the most ubiquitous styles in domestic architecture in Colorado after 1900, the Foursquare is characterized by a two-story square plan featuring four rooms over four rooms (hence the term "four-square"). Sometimes known as the "Prairie Box," the Foursquare may be associated with vernacular Prairie School homes or Colonial Revival homes, depending on the defining elements.

Like Queen Annes, Foursquares and Foursquare variations are common in most of Greeley's older neighborhoods, particularly along 10th and 11th Avenues south of 13th Street. Significantly, Greeley's first female architect, Bessie Smith, designed homes during this style's zenith. She is credited with the Classically-inspired Southard House (1103 9th Avenue), an elaborate example.

***Classical Revival*, 1895-1920**

At a glance:

- full-height porch or portico w/ classical (usually Ionic order) columns
- symmetrical facade w/ central door and balanced windows

- doorways feature elaborate surrounds (pilasters, broken pediment, etc.)
- monumental size for public buildings

Inspired by the World’s Columbian Exposition in Chicago, 1893, this 20th century phase of the Classical Revival style was employed widely in public and commercial buildings. Called by some a “later, more refined” version of Beaux Arts structures, Neoclassical buildings feature the same monumental size and borrow from Greek, Roman or Renaissance models. However, Classical Revival buildings are generally less decorative.

The Classical Revival style influenced many of Greeley’s finest buildings. The Weld County Court House (9th Street and 9th Avenue), listed in the National Register of Historic Places, is unquestionably the best representation of the style in northern Colorado. The west addition to the Greeley High School (8th Street and 11th Avenue) and the First Baptist Church (10th Avenue and 11th Street), both listed in the National Register, are also excellent examples.

Arts and Crafts Movement

The Arts and Crafts Movement began in England as a socialist reaction to industrial society. In America, the Movement may be viewed as an aesthetic response to artificial, mass-produced buildings and decoration. Adherents to the movement believed true beauty came from authenticity. Styles associated with the Arts and Crafts Movement stressed simplicity, durability, efficiency, and harmony with natural surroundings.

***Craftsman*, 1900-1930**

At a glance:

- 1-2 stories
- open floor-plan
- low-pitched gable roof with shed dormer
- exposed rafter tails
- materials reflective of natural surroundings
- front porch with square or battered posts

According to an article published in the *Old House Journal*, Craftsman style bungalows “hit the American market suddenly and sweepingly.” In fact, Craftsman bungalows were the most frequently built house type in the country from 1909 through 1913. Although the term “bungalow” is a vague term used for a variety of house types, it may be characterized generally as an informal house with a horizontal emphasis, gable-roof, large front porch, wide overhanging eaves (often with exposed rafter tails), and natural-looking, local materials. Other ubiquitous features include front dormers and square or battered porch posts. Although usually associated with the Arts and Crafts movement, the Bungalow was also influenced by the Prairie School, Spanish or Mission-style arches and stuccoed walls, and various Colonial Revival elements.

Craftsman style bungalows were popular in Greeley from 1900 to 1930. Many of these homes are located in the pre-World War II neighborhoods south of 13th Street and east of 8th Avenue,

although they may be found scattered throughout other older areas as well.

Modern Era

Modern structures were influenced by principles of efficiency and technology. Their designs resulted from the application of rational, scientific principles such as a concern for sanitation, the elimination of wasted resources and activity, and fire-safety, developed in the construction of modern factories.

***Colonial Revival*, 1915-1950s**

At a glance:

- pediment, sometimes broken
- columns
- multi-pane windows
- central entry with pilasters
- symmetrical facades

Although Colonial Revival architecture was popular from the late 19th century to the mid-20th century (and even persists today), this description relates primarily to vernacular homes built from approximately 1915 through the 1950s. From 1915-1930s, the “free-classic” Queen Anne structures with Classical details gave way to more authentic Colonial Revival forms based primarily on English Colonial designs (Dutch and Spanish Colonial Revival were also popular, but were characterized by different elements). However, it is important to remember that these structures were heavily influenced by the social changes brought about by the development of a professional middle-class benefitting from large-scale corporate capitalism. Therefore, the homes were Colonial in their exterior appearance only. In structure, materials, and floor-plans they were thoroughly modern.

In Greeley, simple rectilinear side-gabled houses with porch pediments and small columns or pilasters, non-operable shutters, and multi-pane windows are common in neighborhoods developed during the 1930s, up to and after World War II.

Art Deco, 1925 -1940

At a glance:

- usually found on buildings associated with modern (contemporary) industry
- floral or geometric motifs in decoration on and around entrances, doors, windows
- vertical emphasis
- creative use of negative space or voids
- ornament in contrary colors
- terra cotta and glass accents

Taking its name from the *Exposition Internationale des Arts Decoratifs et Industriels Modernes*, held in Paris in 1925, this style was not inspired by the past. Rather, Art Deco was a statement of

modernity, expressed in decoration applied to furnishings, clothing, and buildings. Variations of the style include, “Moderne,” “Aztec,” and “Streamline.”

In Colorado, the style was popular primarily during the 1930s and 1940s. In Greeley, the best example of the Art Deco style is the historic Greeley Junior High School Building at 811 15th Street.

International, 1925-present

At a glance:

- flat roof with no projections (no cornice)
- smooth surfaces
- lack of ornamentation
- concrete, glass and steel materials
- horizontal emphasis
- windows set flush with walls

Seen primarily in commercial and public buildings, this style rejected the ornamentation of the past. Architects used modern building materials and design principles to create functional forms without ostentation. Simplicity and an “honest” representation of structure were hallmarks of the style.

In Greeley, early examples of the style are rare, although many late 20th century bank buildings exhibit International characteristics.

Vernacular Forms

Forms at a glance:

- Major roof styles include: gable (either side or front gable depending on the orientation to the street), hip, mansard, and gambrel. Sometimes a roof exhibits two or more roof styles.
- Major shapes include: “L”, “T”, rectilinear, square or box, cross, or asymmetrical.
- Examples of forms include: side-gabled L, hipped box, front-gabled T

According to the *Landmark Yellow Pages*, vernacular structures result from the following commonly agreed upon forms and elements passed among generations; community or group tastes rather than those of the individual architects, and the use of local building materials. Therefore, vernacular structures may borrow from many styles or no styles at all. Individually, they are simple representations of commonly accepted building variations. Collectively, they are a complex reflection of society. In Greeley, most structures are either purely vernacular, or vernacular adaptations of accepted styles. Hence, many buildings may be described as a “vernacular Queen Anne” or a “vernacular Italianate.” Other buildings which do not exhibit elements of a particular style may be described by form. As noted above, form refers to a building’s shape. For example, a home’s shape is usually described using the roof type and shape of its floor plan.

Appendix 1: GLOSSARY

Addition. A portion of a structure built after the original structure was completed.

Alignment. The linear relationship of structures or parts of structures to each other.

Alteration. Change made to the original fabric of a structure, site or object; most buildings have some changes made to the exterior, which either detract or add to the historic character.

Articulation. The manner in which various features are arranged on a building elevation.

Bargeboard. An ornamental board hanging from a projecting roof; also called a vergeboard.

Board and batten siding. Vertical boards with battens (narrow vertical strips) placed over the joints between boards.

Bracket. A projecting support placed under an architectural overhang such as a cornice or eave.

Casing. The exposed trim around a window or door opening; also called a window or door frame.

Clapboard. Narrow, horizontal strips of wood are slightly thicker at the bottom and overlap; also called beveled board, lap siding.

Cornice. A projecting element that tops a wall.

Dormer. A roofed structure that contains one or more windows and projects from a sloped roof.

Drop siding. Overlapping boards with the upper portion of each board curved inward (usually). Also known as novelty siding, rustic siding.

Elevation. The straight-on view of a building wall.

Facade. The exterior front wall of a building, usually the most ornate or articulated elevation.

Face block. A series of structures placed parallel to a street along one side of a city block.

Gable. A triangular shape roof formed by two intersecting roof planes; also the triangular shape wall at the end of the roof.

Glazing. Window glass.

Head. Upper horizontal framing member of a window or door.

Hip. A roof with four planes all sloping toward the center of the structure.

Interpretation. Examination of available evidence to determine the accurate history of a building, structure, site or object.

Jamb. The side framing member of a door or window.

Masonry. Construction of brick, stone, or other material requiring mortar.

Massing. Size and height of a building or structure.

Molding or moulding. A construction or decorative element that has a variety of contours or outlines.

Mullion. A vertical element separating windows, doors, or panels set in a series.

Muntin. A slender element separating panes of glass in a window sash.

Original feature. An element of a building installed at the time of construction or other time during the period of significance.

Original material. A material used at the time of construction or other time during the period of significance.

Parapet. A low wall at the edge of a roof, balcony, or deck.

Pitch. Slope of roof.

Porch. A structure attached to a building to shelter an entrance.

Primary structure. The main structure on a property.

Sash. The movable framework holding the glass in a window.

Secondary structure. A smaller or lesser structure associated with a primary structure on a property.

Setback. The distance a structure is located from the street, other public way, or property line.

Shed roof. A pitched roof with a single plane.

Shingle siding. Overlapping wood shingles used as an accent or as a primary siding material; comes in various shapes, including square, fishscale, diamond, etc.

Shiplap. Narrow strips of wood pieced together to appear as a flat wall with horizontal lines

Sill. The horizontal lower member of a window.

Site feature. A component of the property surrounding the structure, including retaining walls, fences, walkways, landscaping, gardens, planted medians, tree-lawns and monuments.

Site wall. A low wall along the edge of a property; may also serve as a retaining wall.

Streetscape. The relationship of the street, landscaping, and buildings as seen by the eye in one view.

Tree-lawn. The landscaped area between the street and sidewalk.

Appendix 2: GENERAL REQUIREMENTS FOR ALTERATION APPLICATIONS

This form explains what information you will need to provide to the Greeley Historic Preservation Commission when you are submitting an application to alter, move, or demolish a property on the local register. You will submit the following to the Commission:

1. Sign or have a designated representative sign the application form.
2. Submit at least one current colored photograph (8" x 10") accurately representing existing materials, colors, and textures of each elevation to be affected. Date the photograph, label it to indicate direction of view, and mount it on a heavy artist's display board. Clearly display the name of the landmark and the applicant.
3. Submit one copy of all drawings and relating materials as required. Use 24" x 36" drawings and fold them to 9" x 12". Include the following basic information on each sheet:
 - a. Name and address of project;
 - b. Name, address and telephone number of owner;
 - c. Name, address and telephone number of designer;
 - d. North arrow, engineer's scale and graphic scale;
 - e. 1" equals 20' minimum scale for site plans; 1/4" equals 1'0" for floor plans and elevations; 3/4" equals 1'0" for details;
 - f. Date of drawings, and date of revisions (if any);
 - g. Drawings of proposed demolition/repair must show all materials, areas, or features to be removed or repaired.

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

MAJOR ALTERATIONS

Major alterations are defined in the Greeley Historic Preservation Commission's rules of procedure as follows:

1. New structures on a designated site, as well as structural additions or deletions to a designated property or to any building in a designated district;
2. Any exterior changes involving significant additions, deletions or changes to any facade or a designated property or its site, or to any building or site in a designated district;
3. The removal, addition or modification of signs and/or billboards on any designated property or its site, or to any building or site in a designated district;
4. Demolition of a designated property;

As part of item 3 in the general provisions, materials and drawings for major alterations shall include, at a minimum, the following:

1. New structures on a designated site, as well as structural additions or deletions to a designated property or to any building in a designated district.
 - a. An appropriate scale site plan of the property showing all setbacks and streets, existing and proposed structures, signs, drives, parking, and principal landscaping, as well as structure edges, drives, and principal landscaping for bordering sites.
 - b. Appropriate scale elevations of all sides for new construction and all sides of existing building(s) where structural alterations are proposed, with all new materials and appurtenances clearly identified. Elevation must show all existing and proposed visible exterior features, equipment, and appurtenances located on the roof, on the walls, and/or on the ground.
 - c. Building sections where necessary to illustrate special conditions.
 - d. Color chip samples adequately keyed to elevation.
 - e. Samples or appropriate manufacturer's product literature as may be necessary to determine color, finish, texture, shape and/or size of materials and/or equipment to be used on the landmark, adequately keyed to the elevations.
2. Any exterior changes involving significant additions, deletions, or changes to any facade of a designated property or to any building in a designated district.
 - a. Appropriate scale elevations of all sides of the building(s) where facade alterations are proposed with all proposed changes clearly identified. Elevations must show all existing and proposed visible exterior features, equipment and appurtenances located on the roof, on the walls, and/or on the ground.

- b. Color chip samples adequately keyed to elevations.
 - c. Samples of appropriate manufacturer's product literature as may be necessary to determine color, finish, texture, shape, and/or size of materials and/or equipment to be used on the landmark, adequately keyed to elevations.
3. The removal, addition or modification of signs and/or billboards on any designated landmark or to its site or to any building or site in a designated district.

MINOR ALTERATIONS

Minor alterations are defined in the Greeley Historic Preservation Commission's rules of procedure as follows:

1. Maintenance, construction or reconstruction where all surface materials and other visible elements are to be replaced with identical materials and where such replacement will be in the original configuration;
2. New construction of a minor nature which, although involving some visible alteration, in the judgment of the Staff Liaison introduces non-significant change to the existing architectural character.

As part of item 3 in the general provisions, materials and drawings for minor alterations shall include at a minimum the following:

1. Sign or have a designated representative sign the application form.
2. Submit at least one current color photograph (8" x 10") accurately representing existing materials, colors, textures of each area to be affected. Date the photograph. Write the name of the historic property and the applicant on back.
3. Provide the following information:
 - a. Name and address of project.
 - b. Name, address and telephone number of owner.
 - c. Written narrative of minor alteration to take place.

GENERAL REQUIREMENTS FOR MOVING

1. Sign or have a designated representative sign the application form.
2. Submit at least one current color photograph (8" x 10") accurately representing the structure and its location to the neighboring structures. Date the photograph, write the name of the historic property and the applicant on back.
3. Provide the following information:
 - a. Name and address of project.
 - b. Proposed address for project.
 - c. Name, address and telephone number of owner.
 - d. Name, address and telephone number of structural engineer>
 - e. Drawings of proposed site.
 - f. Narrative on why structure cannot be rehabilitated or reused on original site. Information concerning moving the structure without significant damage to its physical integrity and show the relocation activity is the best preservation method for character and integrity of the structure. Report from the structural engineer demonstrating the soundness of the structure proposed for relocation; also, information concerning the compatibility with the proposed site and properties and whether the structure's architectural integrity is consistent with tea character of the neighborhood. An analysis of the proposed relocation is in compliance with all city ordinances.

GENERAL REQUIREMENTS FOR SUBMITTAL FOR DEMOLITION

1. Sign or have a designated representative sign the application form.
2. Submit at least one current color photograph (8" x 10") accurately representing the structure in its current condition. Date and label the photograph.
3. Submit the following information:
 - a. Name and address of project.
 - b. Name, address and telephone number of owner.
 - c. Name, address and telephone number of structural engineer.
 - d. Narrative demonstrating that the historic property meets all of the criteria set forth in Chapter 16.60.13 of the Historic Preservation Ordinance.