

HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Certificate of Approval

PROJECT: Glass Enclosure

LOCATION: 826 9th Street, Bijou Theater Building

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

HISTORIC PRESERVATION COMMISSION HEARING DATE: February 14, 2022

HISTORIC PRESERVATION COMMISSION FUNCTION:

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

PROJECT OVERVIEW AND BACKGROUND:

Proposed Project

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

Existing Conditions

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

Background

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

Building History

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

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

Architectural Description

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

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

SITE DATA:

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

Year Built: 1906-07

Architectural Style/Type: Twentieth Century Commercial

Zoning: C-H (Commercial High Intensity)

Dates of Significant Renovations:

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

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

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

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

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

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

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

Source: Building Permit File for 826 9th Street.

KEY ISSUES AND ANALYSIS:

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

City of Greeley Code, Section 24-1003(j) 1. Alterations. Criteria and Standards for Alterations to a designated property or a property in a historic district are as follows:

- a. The effect of the alteration or construction upon the general historical or architectural character of the designated property.*
- b. The architectural style, arrangement, texture and materials of existing and proposed construction, and their relationship to other buildings.*

- c. *The effects of the proposed work in creating, changing or destroying the exterior architectural features and details of the structure upon which the work shall be done.*
- e. *The effect of the proposed work upon the protection, enhancement, perpetuation and use of the landmark or landmark district.*
- f. *Compliance with the Secretary of the Interior's current standards for rehabilitation of historic properties as defined in Section 24-1003(m).*
- h. *Other requirements for alterations of a designated property or contributing property in a district as are required by the procedures and bylaws established by the Commission.*

Secretary of the Interior's Standards for Rehabilitation

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing.

Standard #10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Applicable Guidelines from the Historic Preservation Design Review Guidelines for Downtown Greeley

Storefronts

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

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

Other downtown building types do not have storefronts.

Guidelines

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

Staff Analysis:

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

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

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

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

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

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

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

NOTICE:

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

STAFF RECOMMENDATION:

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

RECOMMENDED MOTION:

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

ATTACHMENTS:

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