

Rec'd 11/23/22



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

APPLICATION FORM FOR CERTIFICATE OF APPROVAL DEMOLITION

The City of Greeley's Historic Preservation Ordinance, Section 24-1003 of the Municipal Code, requires that no demolition is permitted of any designated historic property or property within a designated historic district without a Certificate of Approval issued by the Historic Preservation Commission.

PROPERTY OWNER(S)

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

APPLICANT (if different From property owner)

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

HISTORIC PROPERTY

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

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

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

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

Owner (Print): _____ Telephone: _____

Signature: _____ Date: _____

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

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

Is the Applicant/Representative the owner? OWNER

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

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

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

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

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

Staff Contact information:

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

DEMOLITION CERTIFICATE OF APPROVAL SUBMITTAL CHECKLIST

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

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

DEMOLITION

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

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

Not used falling down

b. Time constraints on the project/Project urgency?

soon

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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