



**TOWN OF WELLINGTON
PLANNING COMMISSION
February 5, 2024
6:30 PM**

Leeper Center, 3800 Wilson Avenue, Wellington CO

REGULAR MEETING

Individuals wishing to make public comments must attend the meeting in person or may submit comments by sending an email to lundypa@wellingtoncolorado.gov. The email must be received by 3:00 p.m. Friday, February 2, 2024. After 3:00 p.m. on February 2, written public comments can not be accepted. The comments will be provided to the Commissioners at the meeting. Emailed comments will not be read during the meeting.

The Zoom information below is for online viewing and listening only.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/87524870608?pwd=ghbklVudJ4xYRMKVHhYcYNWusyy-v6w.OzXTmgUMUkktvTS>

Passcode: 896911

Webinar ID: 875 2487 0608

Or One tap mobile:

US: +17207072699,,87576162114# or +12532158782,,87576162114# Or Telephone:

US: +1 720 707 2699 or +1 253 215 8782 or +1 346 248 7799

-
1. CALL TO ORDER
 2. ROLL CALL
 3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
 4. PUBLIC FORUM
 5. CONSIDERATION OF MINUTES
 - A. Regular Meeting Minutes of January 8, 2024 and Work Session Minutes of January 8, 2024
 6. NEW BUSINESS
 - A. Amended Site Plan - 3700 Cleveland Ave.
 7. COMMUNICATIONS
 - A. 2023 Building Activity Summary
 8. ADJOURNMENT

The Town of Wellington will make reasonable accommodations for access to Town services, programs, and activities and special communication arrangements. Individuals needing special accommodation may request assistance by contacting at Town Hall or at 970-568-3381 at least 24 hours in advance.



Planning Commission Meeting

Date: February 5, 2024
Submitted By: Patty Lundy, Planning Analyst
Subject: Regular Meeting Minutes of January 8, 2024 and Work Session Minutes of January 8, 2024

EXECUTIVE SUMMARY

Two sets of minutes from the January 8, 2024 regular meeting and January 8, 2024 work session are attached. Both sets of meeting minutes may be approved in one motion.

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

Move to approve the regular meeting minutes of January 8, 2024 and the work session minutes of January 8, 2024, as presented.

ATTACHMENTS

1. Regular Meeting Minutes of January 8, 2024
2. Work Session Minutes of January 8, 2024



**TOWN OF WELLINGTON
PLANNING COMMISSION
January 8, 2024**

**MINUTES
REGULAR MEETING – 6:30 PM**

1. CALL REGULAR MEETING TO ORDER – 6:33 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on January 8, 2024, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chairperson
Lisa Chollet
Bert McCaffrey
Stephen Carman (After Item 6)
Tim Whitehouse
Linda Knaack

Absent:

Lowrey Moyer

Town Staff Present:

Cody Bird, Planning Director
Paul Whalen, Planner III
Patty Lundy, Planning Analyst

3. ADDITIONS TO OR DELECTIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

A. Meeting Minutes of December 4, 2023

Commissioner McCaffrey moved to approve the meeting minutes of December 4, 2023.
Commissioner Chollet seconded.

Yeas – McCaffrey, Whitehouse, Chollet, Knaack, Sartor

Nays – None

Motion carried

6. NEW BUSINESS

A. Election of Officers

Eric Sartor was nominated by Commissioner McCaffrey to serve as Chair, seconded by Commissioner Knaack. The nomination was accepted by Sartor.

There were no other nominations for the position of Chair.

Yeas – McCaffrey, Whitehouse, Chollet, Knaack, Sartor

Nays – None

Motion carried.

Tim Whitehouse was nominated by Chairman Sartor to serve as Vice-chair, seconded by Commissioner Chollet. The nomination was accepted by Whitehouse.

There were no other nominations for the position of Vice-chair.

Yeas – McCaffrey, Whitehouse, Chollet, Knaack, Sartor

Nays – None

Motion carried.

7. COMMUNICATIONS

A. 4th Quarter 2023 Residential Building Permit and Lot Inventory Report

Bird presented the report. Sage Meadows Second Subdivision is currently under construction and utilities are being installed and should be completed in the first quarter of 2024. Upon installation of utilities, there would be an additional 103 residential lots available.

The 2024 Planning Commission meeting schedule was provided.

Bird said for the February 5, 2024 meeting does not have any public hearings scheduled. A site plan review application will likely be ready for consideration. There will also be a work session scheduled for 5:30 PM.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 6:45 PM.

Approved this ____ day of _____, 2024

Recording Secretary



**TOWN OF WELLINGTON
PLANNING COMMISSION
January 8, 2024**

WORK SESSION MINUTES

5:30pm

WORK SESSION – STARTED 5:30pm

The Planning Commission for the Town of Wellington, Colorado, met on January 8, 2024, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 5:30 p.m. in a work session.

1. Planning Commission 101

Town staff presented excerpts from the Colorado Revised Statutes and the Town’s Municipal Code to explain the creation and formation of the Planning Commission. The creation of the Comprehensive Plan and Land Use Code was presented and discussed. Public hearing procedures and purpose was reviewed, as well as how a typical application review process works.

The Planning Commission expressed desire to hold additional work sessions to review procedures and information for specific application types, beginning with site plan reviews.

No action was taken during the work session. The work session adjourned at 6:27pm.

Approved this ____ day of _____, 2024

Recording Secretary



Planning Commission Meeting

Date: February 5, 2024
Submitted By: Paul Whalen, Planner III
Subject: Amended Site Plan - 3700 Cleveland Ave.

EXECUTIVE SUMMARY

Staff report attached.

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

Move to approve the amended site plan for 3700 Cleveland Ave., subject to staff report comments.

ATTACHMENTS

1. Staff Report
2. Project Narrative
3. Site Plan and Building Layout
4. Downtown Design Guidelines
5. Presentation Slides

Planning Commission Meeting

Date: February 5th, 2024
Submitted By: Paul Whalen, Senior Planner
Subject: Amended Site Plan Review - 3700 Cleveland Ave.

EXECUTIVE SUMMARY

General Location:

- 3700 Cleveland Ave., Wellington, CO

Applicant/Agent:

- Applicant: Ms. Tara Neckel with Old Colorado Brewing LLC

Reason for request:

- The applicant seeks consent to make improvements to her business located at 3700 Cleveland Avenue. Proposed modifications to an amended site plan exceeding ten percent shall be considered a new site plan application that requires Planning Commission approvals [Section 15-2-120(d)].

Background Information:

- o The subject site is located at the northeast corner of First Street and Cleveland Avenue, and addressed as 3700 Cleveland Avenue (see attached map).
- o An amended site plan for the BBQ Love Shack/Old Colorado Brewing Company was approved in 2021.
- o The Old Colorado Brewing Company purchased the property in 2023 when the BBQ Love Shack owners sold the property. Old Colorado Brewing Company now desires to remodel and upgrade the facility.
- o Old Colorado Brewing Company desires to remodel the existing downtown facility for alcoholic drink service and prepackaged and catered food. A narrative description of the proposed business operation is attached.
- o The existing utility service was determined to be adequate for limited food preparation and handling services. The food program may include Town-licensed food trucks bringing food to the site.
- o The existing grease control facilities do not accommodate a full-service kitchen and food preparation. If or when future business expansion is desired, additional review and licensing criteria will be required. A location for a future grease interceptor is identified and noted on the utility plan.
- o The property is zoned C-2 - Downtown Commercial. The C-2 district is identified in the zoning code as "intended to preserve the character of the original downtown and to provide for a mixture of uses that will strengthen and expand the core community".
- o Building and Fire Dept. permits will be required if the site plans are approved. Additional site

details may need to be adjusted to reflect any changes required by the Planning Commission. Staff recommends and requests that minor changes outlined and reviewed below are allowed to be made administratively.

BACKGROUND / DISCUSSION

1. **Building Setbacks and dimensional standards:** The property is within the C-2 Downtown Commercial district. Building setbacks for front and side yards at the property line may be zero feet. The existing structure meets the required building setbacks and is not proposed to change. Any proposed stage or other structures must be on the property to comply with the zero setback. Any future building or site structures shall comply with the Land Use Code as amended.
2. **Easements:** Proposed buildings and structures do not encroach into any platted easements. No new easements are anticipated or proposed.
3. **Streets and Access:** The site is situated on the northeast corner of Cleveland Avenue and First Street. Vehicle access is restricted to alley parking and food trucks on-site. Planter boxes are proposed to create a physical and visual barrier to control vehicle access at the Cleveland Avenue driveway. The First Street driveway will be converted to a gated pedestrian access via a decorative wrought iron fence. Customer parking spaces including an accessible space in the alley, along First Street and Cleveland Avenue remain unchanged and has been found generally acceptable.
4. **Pedestrian Connection:** Sidewalks along Cleveland Avenue and First Street connect the site to the downtown core public sidewalk system. A separate wrought iron perimeter fence encloses the liquor license area providing two controlled points of pedestrian access. The planter boxes are located within the Cleveland Avenue sidewalk area and serve as barricades limiting vehicular access onto the site. Staff recommends adding other site features consistent with the gabion/planter character to also limit vehicular access along First Street, and to enhance the urban plaza in lieu of the required landscaping. Egress paths through the liquor license area will also need to be evaluated with the Fire District.
5. **Parking:** Four parking spaces, including an ADA accessible parking space, are located along the alleyway to the north. Three parking spaces are also identified on-street along First Street. Within the C-2 District, the off-street parking requirement is to provide the rear 25 feet of the property for parking spaces. This requirement is generally satisfied for the proposed site plan, exclusive of existing areas encumbered by structures and the trash enclosure. The parking spaces comply with the Town minimum standard 9 ft. x 18 ft. Wheel stops are provided to create physical separation from the outdoor activity areas.
6. **Circulation Aisles:** There are no vehicle circulation aisles proposed on the site and none are required.
7. **ADA:** ADA Standards for Accessible Design require accessible parking spaces based upon the total number of parking spaces provided on site. When 1-25 parking spaces are provided, a minimum of 1 accessible parking space is required and the one space must be van accessible. The one accessible space provided is a van accessible space, meeting the minimum requirement.
 - The ADA van accessible space is 11-feet wide with a 5-foot wide access aisle. The van accessible parking space is required to have a sign with "van accessible" placard posted in front of the space. The bottom of the placard must be a minimum of 60 inches above adjacent grade.
 - Spot elevations for grading are not currently available. The applicant or their agent should evaluate existing grades to ensure all ADA slope requirements are satisfied. The applicant shall be responsible for ensuring the remodeled building entries comply with ADA accessibility requirements. This can be

further coordinated with Town staff at the time of a building permit for the building modifications.

8. Signage:

- There are no new signs currently identified on the site plans. The applicant is encouraged to consider what type of signage may be desired and consider the Downtown Architectural Design Guidelines for signs. A separate sign permit can be obtained from Town staff.

Site Lighting: Site lighting is existing, and is not anticipated for change. Because no changes to lighting are proposed, a photometric plan was not required. The applicant has been asked to demonstrate how any new lighting will be compliant with Town code, at a minimum, lighting shall be limited to flat lens, true cut-off fixtures to reduce glare and light trespass into the adjacent residences.

Landscape/Screening and Buffering: The existing site is completely hardscaped with concrete or asphalt. As an alternative to meeting the requirement for landscaping, Section 15-5-10(c)(3), the applicant provided planter boxes. The planter boxes help provide some visual aesthetic to soften the site and limit vehicular movement. Staff recommends additional planter boxes or other features to achieve some screening/enclosure of the outdoor patio area without completely obscuring views into and out of the site. Consistency of feature size, design character and water supply should all be considered when designing and installing the screening features. At the time of this report, the Cleveland Ave. corridor is being designed for reconstruction – The applicant is advised that coordination will be needed for planters and other site features that may be affected by construction activities and which may affect the right-of-way.

Drainage: The site is existing and part of the downtown drainage network. The existing stormwater drainage from the site is accommodated in the flowlines of the adjacent streets. No changes to the drainage is proposed for the minor improvements anticipated on this site.

9. Utilities:

- Town Utilities: There is existing public water and sanitary sewer infrastructure in place to serve the site.
 - Complimentary food services are proposed but limited due to the existing grease trap capacity. The applicant proposes catered food prepared and brought onto the site and has presented a plan to the Town for how to handle food services if expanded beyond the current scope and scale of service. A grease interceptor may be required in the future, and a location for a future grease interceptor is identified and noted on the plan.
 - Mobile food vendors/food trucks are largely self-contained units for cooking needs. Because there is not a grease interceptor on the site, food waste should be collected and disposed in the trash or via other means of disposal. The applicant is advised that any cooking/cleaning and food disposal should be handled in accordance with health department regulations. Any changes to utility service needs, including any changes to discharges to the Town's sanitary sewer system must be done in coordination and with direction from Town Public Works staff.
- Other Utilities: The site is existing, and operational however the applicant/owner understands they are responsible for coordinating with private companies to ensure that any utility changes are installed underground.

Fire District Review: Wellington Fire Protection District did not respond to the referral review request. A permit issued by Wellington Fire Protection District is required prior to construction. All mobile food vendors are also subject to meeting business registration requirements and mobile food vendors licenses from WFPD and health department.

10. Architectural Design Standards: The proposed remodel includes a new paint theme, a new pergola, modernized windows/store front glazing, murals-artwork, and the addition of a retractable garage door. All

exterior modifications including paint/material colors, the pergola, the wrought iron fence, the urban furniture, and retrofitted store front glazing is consistent with the Downtown Guidelines for creating an intimate urban environment complimentary to other existing structures along Cleveland Ave.

- Any changes to mechanical equipment that is located outside or on the rooftop is required to be screened from public view.
- The trash enclosure on the north side of the site with access from the alley must be consistent with the existing building theme.
- New windows and doors should be coordinated to have consistent glazing and trim that reflect the design theme of the building. Storefront design and materials are recommended on pages 11 and 12 of the Downtown Guidelines.
- Facades facing Cleveland Ave. should be painted or treated with color patterns recommended on page 10 of the Downtown Guidelines.
- Painted wall signs are only allowed on side and rear elevations [Section 15-5-80(f)(5)]. Murals or artwork are not generally considered signs; however, consideration should be given to intent of facade treatment within the Downtown.

11. Outdoor Use Areas: The amended site plan proposes uses outside of the building that are consistent with the prior approval and are proposed to remain the same in accordance with the Downtown Guidelines.

- The outdoor uses include primarily outdoor seating and related amenities. It is recommended that within the outdoor seating area, non-permanent elements be allowed to move and change without additional Planning Commission review.

12. Miscellaneous Requirements:

- The applicant has an existing licensed business on the site. All mobile food vendors or other business entities conducting business within the Town are required to obtain applicable licenses.
- A liquor license is required for serving any liquor or fermented beverages. The applicant and/or any business selling liquor is required to obtain approval from the Town Liquor Licensing Authority to establish the licensed operation on this site.
- The liquor license perimeter requirements, including any fencing or barriers and gates/openings to the premise must be coordinated with the Building Department and Fire District for egress and accessibility needs.

13. Corrected Plans: If the Planning Commission approves this site plan, the applicant will need to revise the site plan documents to incorporate any corrections or comments and submit revised copies to the Town. Changes on the site plan sheets shall be clouded, and a list of all changes shall be provided, noting which comment each is addressing.

STAFF RECOMMENDATION

Move to approve the amended site plan for 3700 Cleveland Ave, subject to staff comments.

ATTACHMENTS

1. Location Map
2. Project Narrative
3. Site Plan and Building Layout
4. Downtown Design Guidelines

Location Map

3700 Cleveland Ave., Wellington,
CO



September 22, 2023

Town Of Wellington
8129 3rd Street
Wellington, CO 80549

RE: Amended Site Plan Review for Old Colorado Brewing Company

Dear Site Plan Review Team:

Old Colorado Brewing Company ("OCB") operates a taproom at 3700 Cleveland Avenue in Wellington, Colorado. OCB currently operations a public taproom with beverage service of alcoholic and non-alcoholic beverages, appetizers, snacks, and merchandise. Occasionally, OCB will host mobile food vendors for indoor/outdoor dining.

OCB is in the process of expanding its current beverage menu to include craft wines and select spirits. OCB has filed the necessary documentation with the state of Colorado and the Town of Wellington to apply for a Tavern Liquor license. Hours of operation are not expected to change but may expand slightly to meet community demand.

Currently, OCB's appetizer menu includes heating frozen prepared appetizers and dips. The menu may expand to include similar foods but the process of food from freezer to oven to customer will not change. Should OCB wish to expand its process to include the preparation of foods in the future, it will submit the appropriate Change of Use and Site Plan Application at that time.

OCB requests to amend the current site plan at the Property, allowing for interior and exterior improvements to align with its vision of rebranding as a Craft Tasting Room. To support this change, OCB wishes to remodel the existing space to better serve its patrons and improve the atmosphere. This transformation includes the following:

- New windows and storefront entry door replacement for improved energy efficiency;
- Replace select windows with new energy efficient glass garage doors to maximize space, improve the atmosphere, and enjoy those beautiful Colorado days and nights;
- Move the existing bar top and tap system to the north side of the space to allow for more taps and more bar seating;
- Installation of a wall to separate the kitchen and dry storage area from the tasting room;
- New drywall, paint, laminate floors, and exchanging light fixtures to improve the overall appearance of the interior;
- Installation of a detached shade structure to improve patio seating comfort;
- New exterior paint;
- Privacy fence to block the view of alley parking, trash bins, and shed; and
- Wrought iron fence surrounding the patio to contain the alcohol consumption area.

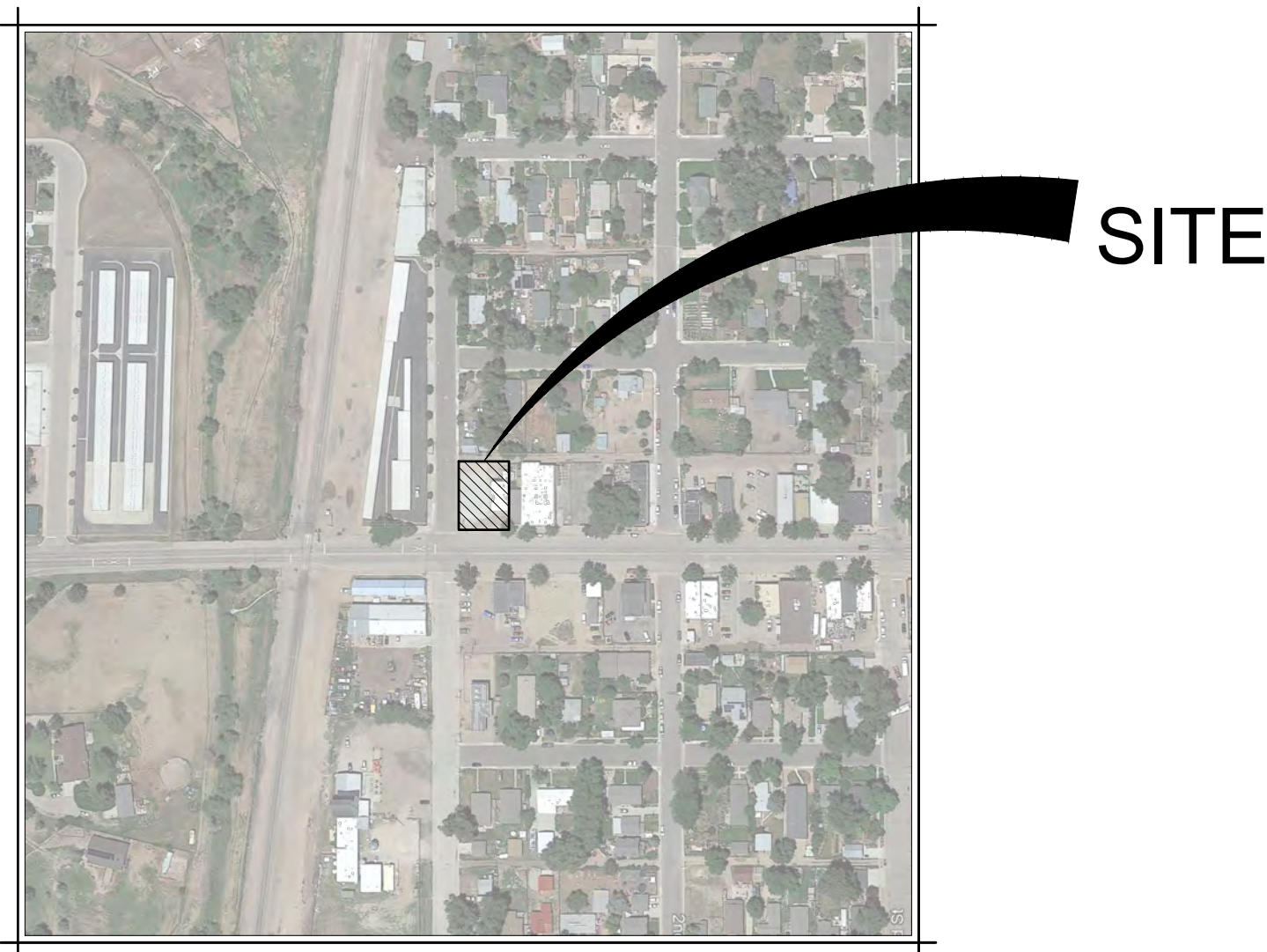
We appreciate the opportunity to discuss our plans and are excited to continue serving the Wellington community.

Sincerely,



Tara Neckel,
Co-owner
Old Colorado Brewing Company

3700 CLEVELAND AVENUE
LOTS 7-9, BLOCK 5, TOWN OF WELLINGTON SUBDIVISION
NE CORNER OF CLEVELAND AVENUE AND FIRST STREET
WELLINGTON, COLORADO 80549
JANUARY 2, 2024
(SITE PLAN AMENDMENT)

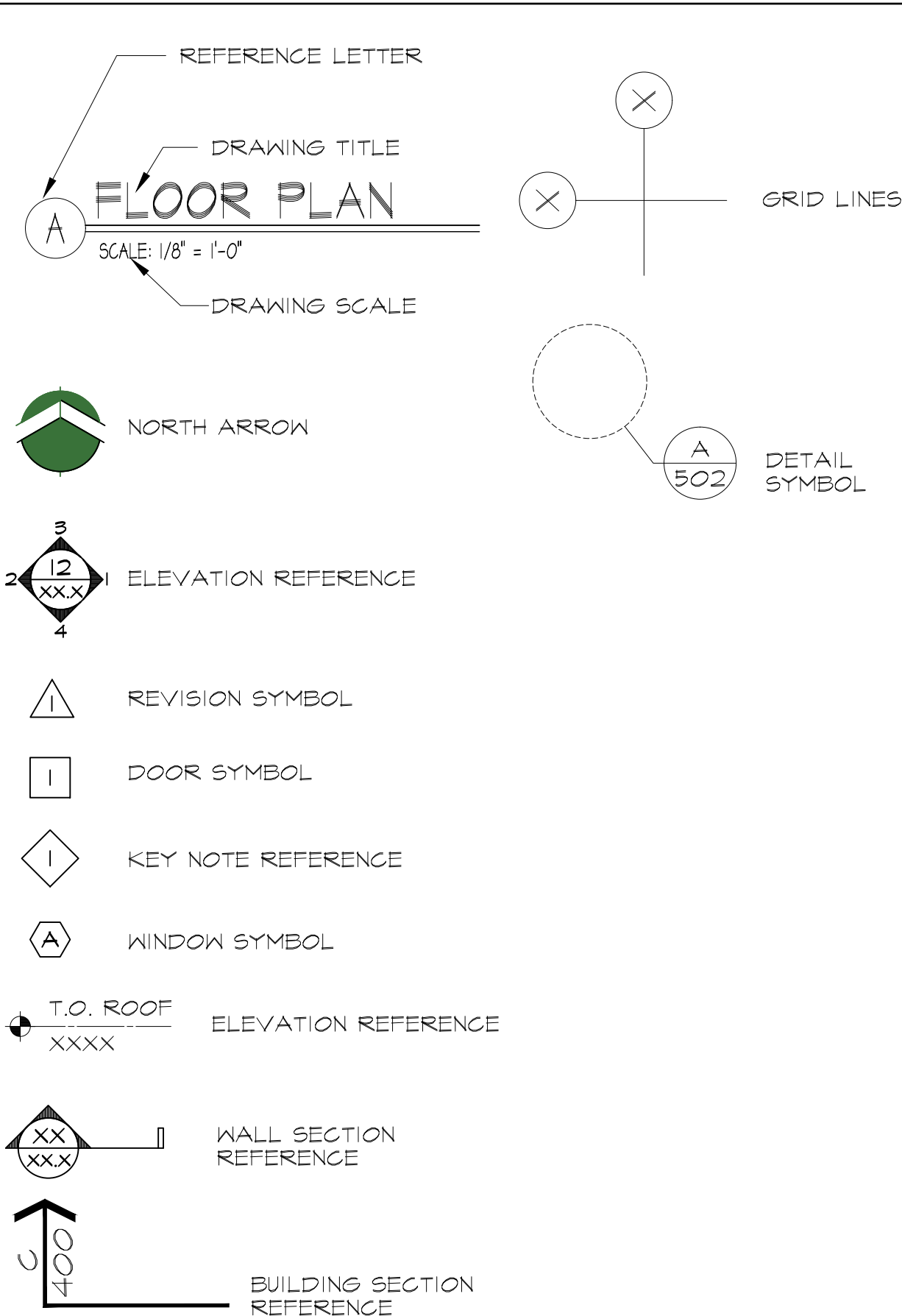


VICINITY MAP
N.T.S.



SITE

DRAWING SYMBOLS



ABBREVIATIONS

(E)	EXISTING	ENAM	ENAMEL	MATL	MATERIAL(S)	SCHED	SCHEDULE
(N)	NEX	EQ	EQUAL	MAX	MAXIMUM	S/G CONC	SEALED/COLORED CONCRETE
AB.	ANCHOR BOLT	EQT	EQUIPMENT	MECH	MACHINE BOLT	SD	STORM DRAIN, SOAP DISPENSER, SMOKE DETECTOR
AC.	ASPHALTIC CONCRETE	EXP	EACH WAY	MED	MECHANICAL	SEC	SECTION
ACOUS	ACOUSTICAL	EXT	EXTERIOR	MFR	MANUFACTURE(R), (D)	SHT	SHEET
AD.	AREA DRAIN	F.A.	FIRE ALARM	MH	MANHOLE	SHTG	SHEATHING
ADD	ADDENDUM	F.B.O.	FURNISHED BY OWNER	MN	MINIMUM, MINUTE	SIM	SIMILAR
ADJ.	ADJUSTABLE, ADJACENT	F.D.	FLOOR DRAIN	MIR	MIRROR	SJNT	SEALANT
A.F.F.	ABOVE FINISHED FLOOR	F.E.	FIRE EXTINGUISHER	MISC.	MISCELLANEOUS	SPEC	SPECIFICATIONS
AGG	AGGREGATE	F.F.	FIRE EXTINGUISHER CABINET	MT	MTL FACED S.A.T.	SQ	SQUARE
ALT	ALTERNATE	FF	FINISHED FLOOR	NAT	NATURAL	S.S.	STAINLESS STEEL
AND	AND/OTHER	F.G.	FINISH GRADE	NLL	MULLION	S.S.D.	SANITARY SINK
APPROX	APPROXIMATE	FIN	FINISHED	NOM	NORTH	STD.	SEE STRUCTURAL DRAWINGS
ARCH	ARCHITECTURAL	FL GOV	FLASHED GOVE	N.T.S.	NOT IN CONTRACT	ST. FT.	STANDARD
BD	BOARD	FLX	FLEXIBLE	O.A.	OVERALL	ST.	STORE FRONT
BLDG	BUILDING	FLR	FLOORING	O.C.	ON CENTER(S)	STUCT	STRUCTURAL
BLK	BLOCK	FLUR	FLUORESCENT	O.D.	OVERSIDE DIAMETER	SUSP	SUSPENDED
BM	BEAM BENCH MARK	FNR	FEMININE NAPKIN RECEPTACLE	O.H.	OVERHEAD	T	TREAD
BOT	BOTTOM	F.O.C.	FACE OF CONCRETE	OPNG	OPENING	T&G	TONGUE AND GROOVE
BRG	BEARING	CABNET	CABINET	OPP	OPPOSITE	T.B.	TOP OF BLOCK
B.S.	BOTH SIDES	F.O.M.	FACE OF MASONRY	P.D.	POWER DRIVEN	T.C.	TOP OF CURB
B.U.R.	BUILT-UP ROOFING	F.O.S.	FACE OF STUD	P.F.	PERFORATED	TEL	TELEPHONE
CAB	CABINET	F.R.	FIRE RESISTANT	PERF	PERFORATED	THRESH	THRESHOLD
C.B.	CATCH BASIN	F.R.P.	FIBERGLASS REINFORCED	PL	PLATE	T.O.S.	TOP OF SHEATHING/STEEL
CEM	CEMENT	FRMG	FRAMING	PLAM	PLASTIC LAMINATE	T.O.P.	TOP OF PAVING
CF	CERAMIC	FT	FOOT, FEET	PLAS	PLASTER	TPD	TOILET PAPER DISPENSER
CFL	COUNTERFLASHING	FTG	FOOTING	PLY	PLYWOOD	T.P.A.	TOP OF WALL
CHAM	CHAMFER	GA	GAGE, GAUGE	PNL	PANEL	T.R.F.	TARED AND READY TO PAINT
CL	CIRCLE	GB	GRAB BAR	PNT	POINT	2x2 RE	2x2 REGRESSED S.A.T.
C.J.	CONTROL JOINT	GC	GENERAL CONTRACTOR	PNT	POINT	UNFIN	UNFINISHED
CLG	CEILING	GLAZ	GLAZED CONCRETE	PTD	PAINTED/ FLAT LATEX	U.N.O.	UNLESS NOTED OTHERWISE
CLKG	CAULKING	SLB	GLASS GLAZING	FTD/R	COMBINATION PAPER TONEL DISPENSER/ RECEPTACLE	VERT	VERTICAL
CMU	CONCRETE MASONRY UNIT	SL. CHU	GLASS GLAZING	PTL. BD	PARTIAL BOARD	VINYL	SHEET VINYL
COL	COLUMN	GR	GRADE	P.V.C.	POLY VINYL CHLORIDE	V.V.G.	VINYL WALL COVERING
COMB	COMBINATION	GYP	GYPSUM BOARD	P.V.T.	PAVEMENT	W	WEST, WATER LINE
CONN	CONNECTION	H.C.	HOLLOW CORE	Q. EPOX	QUARTZITE EPOXY	W/O	WITHOUT
CONST	CONSTRUCTION	H.C.	HOLLOW CORE	Q.T.	QUARTZITE	W/P	WEATHERSTRIPPING
CONT	CONTINUOUS	H.C.	HOLLOW CORE	R	RADIUS, RISER	W.D	WOOD
CONTR	CONTRACTOR	H.C.	HOLLOW CORE	R.D.	ROOF DRAIN	W. LAT	WASHABLE LATEX
CFT	CASEMENT	H.C.	HOLLOW CORE	REF	REFERENCE	W. H	WATER HEATER
CT	CERAMIC TILE	H.C.	HOLLOW CORE	REF	REFERENCE	W. IN	WINDON
CTSK	CENTER COUNTER	H.C.	HOLLOW CORE	REF	REFERENCE	W. IN	WINDON
DBL	DOUBLE	H.C.	HOLLOW CORE	REF	REFERENCE	W. IN	WINDON
DEPT	DEPARTMENT	H.C.	HOLLOW CORE	REF	REFERENCE	W. IN	WINDON
DET	DETAIL	H.C.	HOLLOW CORE	REF	REFERENCE	W. IN	WINDON
DIA	DIAMETER	H.C.	HOLLOW CORE	REF	REFERENCE	W. IN	WINDON
DIAG	DIAGONAL	H.C.	HOLLOW CORE	REF	REFERENCE	W. IN	WINDON
DM	DIMENSION	H.C.	HOLLOW CORE	REF	REFERENCE	W. IN	WINDON
DIV	DIVISION	H.C.	HOLLOW CORE	REF	REFERENCE	W. IN	WINDON
DN	DOWN	H.C.	HOLLOW CORE	REF	REFERENCE	W. IN	WINDON
DR	DOOR	H.C.	HOLLOW CORE	REF	REFERENCE	W. IN	WINDON
DWG	DRAWING	H.C.	HOLLOW CORE	REF	REFERENCE	W. IN	WINDON
E	EACH	H.C.	HOLLOW CORE	REF	REFERENCE	W. IN	WINDON
E.A.	EAST, ELECTRICAL LINE	H.C.	HOLLOW CORE	REF	REFERENCE	W. IN	WINDON
E.F.	EXHAUST FAN, EACH FACE	H.C.	HOLLOW CORE	REF	REFERENCE	W. IN	WINDON
E.J.	EXPANSION JOINT	H.C.	HOLLOW CORE	REF	REFERENCE	W. IN	WINDON
E.I.F.	EXTERIOR INSULATION	H.C.	HOLLOW CORE	REF	REFERENCE	W. IN	WINDON
ELEV	ELEVATION	H.C.	HOLLOW CORE	REF	REFERENCE	W. IN	WINDON
ELEG	ELECTRIC	H.C.	HOLLOW CORE	REF	REFERENCE	W. IN	WINDON

CODE INFORMATION

PROJECT DESCRIPTION

TASTING ROOM

GOVERNING CODES

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2020 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE

BUILDING INFORMATION

OCCUPANCY TYPE:
TASTING ROOM
WAREHOUSE

GROUP "B" BUSINESS
GROUP "S1" MODERATE HAZARD STORAGE

AREA:

TASTING ROOM
STORAGE AREA
BATHROOM AREA
TOTAL

730 SF
530 SF
160 SF
1,420 SF

TYPE OF CONSTRUCTION

V-B (NON-SPRINKLED)

OCCUPANT LOADS:

MAIN FLOOR

TASTING ROOM
STORAGE AREA
OUTDOOR SEATING

730 SF. # 15 SF/OCC. = 48.6 OCC.
530 SF. # 500 SF/OCC. = 1.2 OCC.
1500 SF. # 15 SF/OCC. = 100 OCC.

TOTAL OCCUPANCY LOAD = 150 OCCUPANTS

PLUMBING FIXTURES:

OCCUPANCY	REQUIRED WATER CLOSET	REQUIRED LAVATORY
ASSEMBLY (A-2)	1 PER 15 PER SEX	1 PER 200
FIXTURES PROVIDED	1 WOMEN / 1 MEN	1 WOMEN / 1 MEN

EXIT WIDTHS AND MAX DISTANCES

1-12" wide openings w/ max travel distance of 75'-0".

GENERAL REQUIREMENTS

It is the contractors/owners responsibility to verify and coordinate all dimensions prior to construction. Any discrepancies or changes should be brought to the attention of the designer.

DIRECTORY

OWNER
OLD COLORADO BREWING
TARA NECKEL
3700 CLEVELAND AVENUE
WELLINGTON, COLORADO 80549
970-222-5035
DESIGNER
PRECISION DRAFTING LLC
WYATT M. KNUTSON
3376 MAMMOTH COURT
WELLINGTON, COLORADO 80549
970-391-1719

INDEX

CS COVER SHEET

ARCHITECTURAL

01 SITE PLAN
1.0 SITE PLAN
2.0 UTILITY PLAN
3.0 DRAINAGE PLAN
4.0 MAIN FLOOR PLAN
5.0 EXTERIOR ELEVATIONS

SITE DATA

ZONING

C2-DOWNTOWN COMMERCIAL
C2-DOWNTOWN COMMERCIAL
R4-DOWNTOWN NEIGHBORHOODS

ADJACENT USES

LI-LIGHT INDUSTRIAL

SITE AREA

7,500 SF/0.17 ACRES

BUILDING DATA

TOTAL BUILDING AREA 1,484 SF
BUILDING HEIGHT MAX 15'
NUMBER OF STORIES 1 STORY

LAND USE DATA

BUILDING FOOTPRINT 1,484 SF 20%
IMPERVIOUS SURFACES 6,016 SF 80%
PERVIOUS SURFACES 0 SF 0%
LANDSCAPE AREA 0 SF 0%
TOTAL AREA 7,500 SF 100%

PARKING DATA

BUILDING AREA 1,484 SF
PARKING SPOTS REQUIRED 2 (1 SPACE/1000 sf)
PARKING SPOTS PROVIDED 4
ADA SPACES REQUIRED 1

PROJECT TITLE:

OLD COLORADO BREWING

BUILDER:

PRECISION DRAFTING LLC
3376 MAMMOTH COURT, WELLINGTON, COLORADO, 80549
PHONE: (970) 391-1719
EMAIL: predes@hotmail.com

SCALE:

1/4" = 1'-0"

Drawn: WMK

DATE:

JUNE, 2023

FILE NAME:

3700CLEVELAND

PROJECT NUMBER:

1340-01-22

SHEET NO.

CS



3' Fence Example



6' Fence Example



Paint Sample



Mural Example

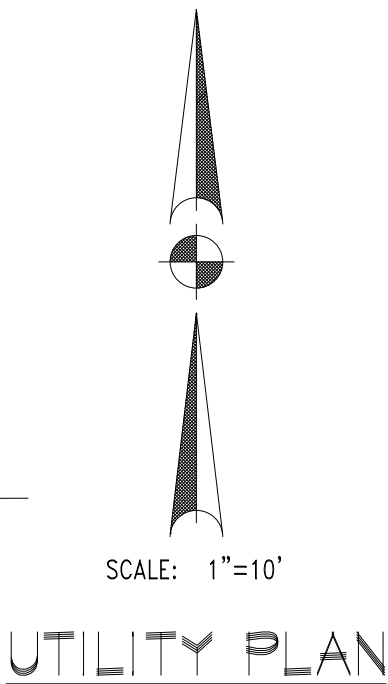


Awning Example



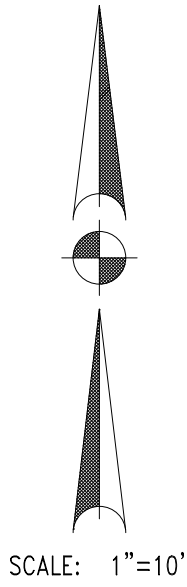
Pergola Example

PROJECT TITLE:	3700 CLEVELAND AVENUE WELLINGTON, COLORADO
BUILDER:	OLD COLORADO BREWING
DESIGNER:	PRECISION DRAFTING LLC 3376 MAMMOTH COURT, WELLINGTON, COLORADO, 80549 PHONE: (970) 391-1719 EMAIL: predes@hotmail.com
SCALE:	1/4" = 1'-0"
Drawn	WMK
DATE:	JUNE, 2023
FILE NAME:	3700CLEVELAND
PROJECT NUMBER:	1340-01-22
SHEET NO.	0.1



UTILITY NOTES:
1. - AVERAGE WATER USAGE IS APPROXIMATELY 5000 GALLONS/MONTH.
2. - EXISTING GREASE TRAP IS A 10 POUND CAPACITY

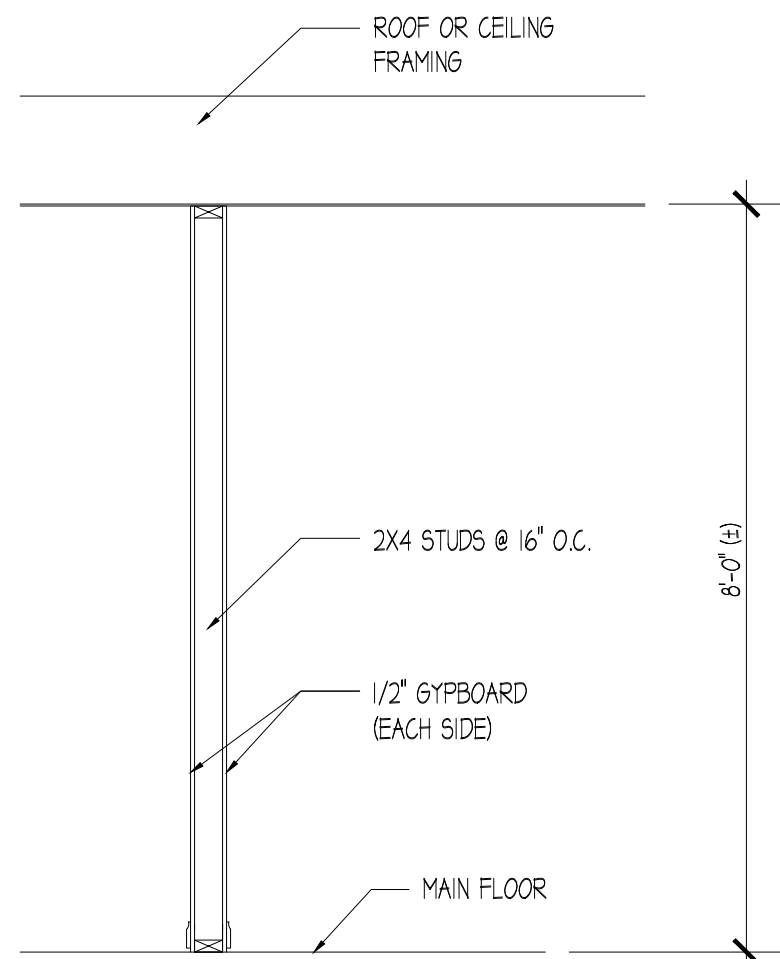
DESIGNER: PRECISION DRAFTING LLC 3376 MAMMOTH COURT, WELLINGTON, COLORADO, 80549 PHONE: (970) 391-1719 EMAIL: predes@hotmail.com	BUILDER: OLD COLORADO BREWING	PROJECT TITLE: 3700 CLEVELAND AVENUE WELLINGTON, COLORADO
SCALE: 1/8" = 1'-0"	DATE: JUNE, 2023	PROJECT NUMBER: 1340-01-22
Drawn _WMK	FILE NAME: 3700CLEVELAND	SHEET NO. 2.0



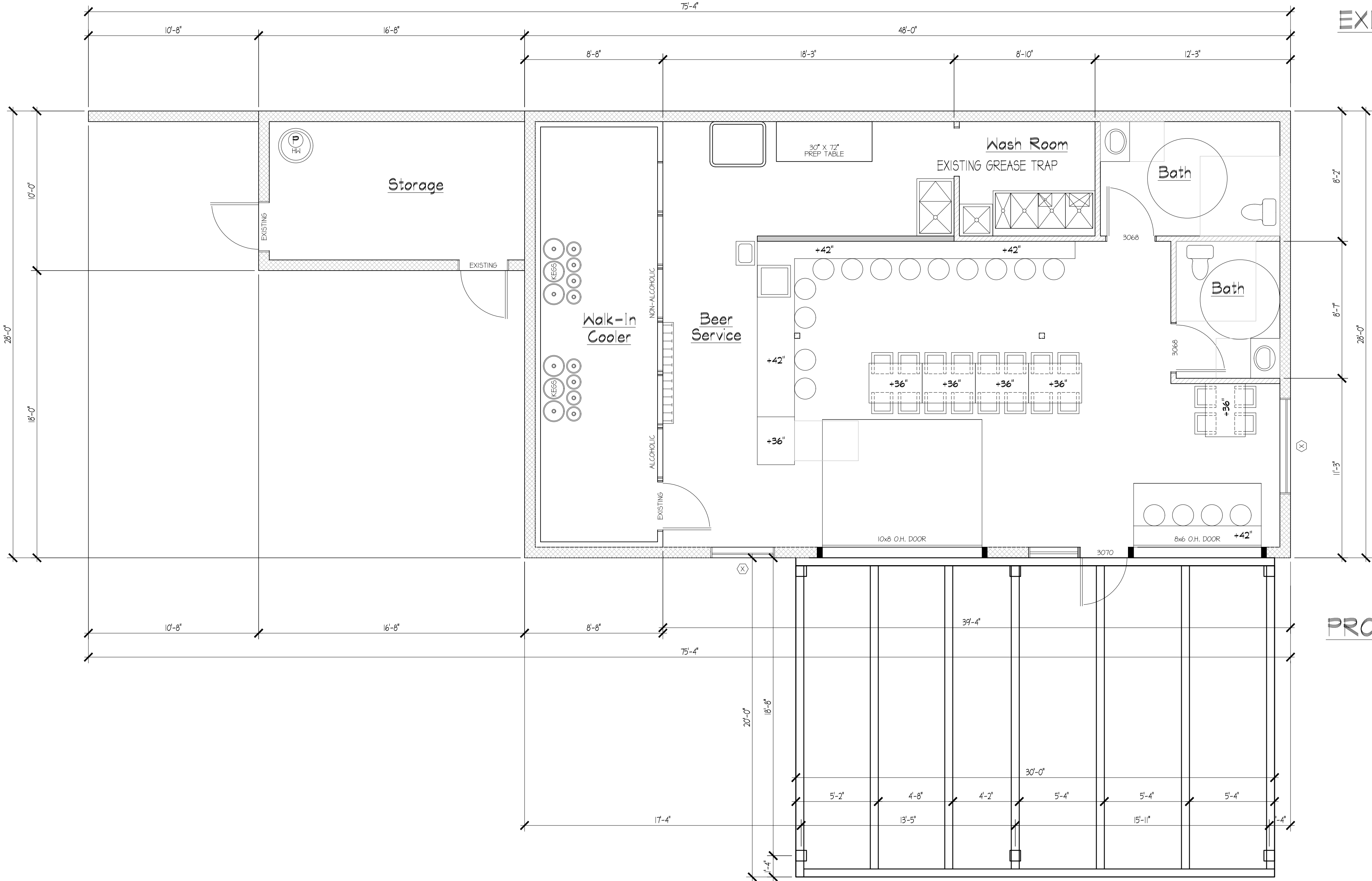
DRAINAGE PLAN

DRAINAGE NOTE:
EXISTING LOT IS 100% IMPERVIOUS PAVEMENT THAT DRAINS TO THE ADJACENT ALLEY AND STREETS. NO PAVEMENT MODIFICATION AT THIS TIME.

PROJECT TITLE:	3700 CLEVELAND AVENUE WELLINGTON, COLORADO
BUILDER:	OLD COLORADO BREWING
DESIGNER:	PRECISION DRAFTING LLC 3376 MAMMOTH COURT, WELLINGTON, COLORADO, 80549 PHONE: (970) 391-1719 EMAIL: predes@hotmail.com
SCALE:	1/8" = 1'-0"
Drawn	WMK
DATE:	JUNE, 2023
FILE NAME:	3700CLEVELAND
PROJECT NUMBER:	1340-01-22
SHEET NO.	3.0



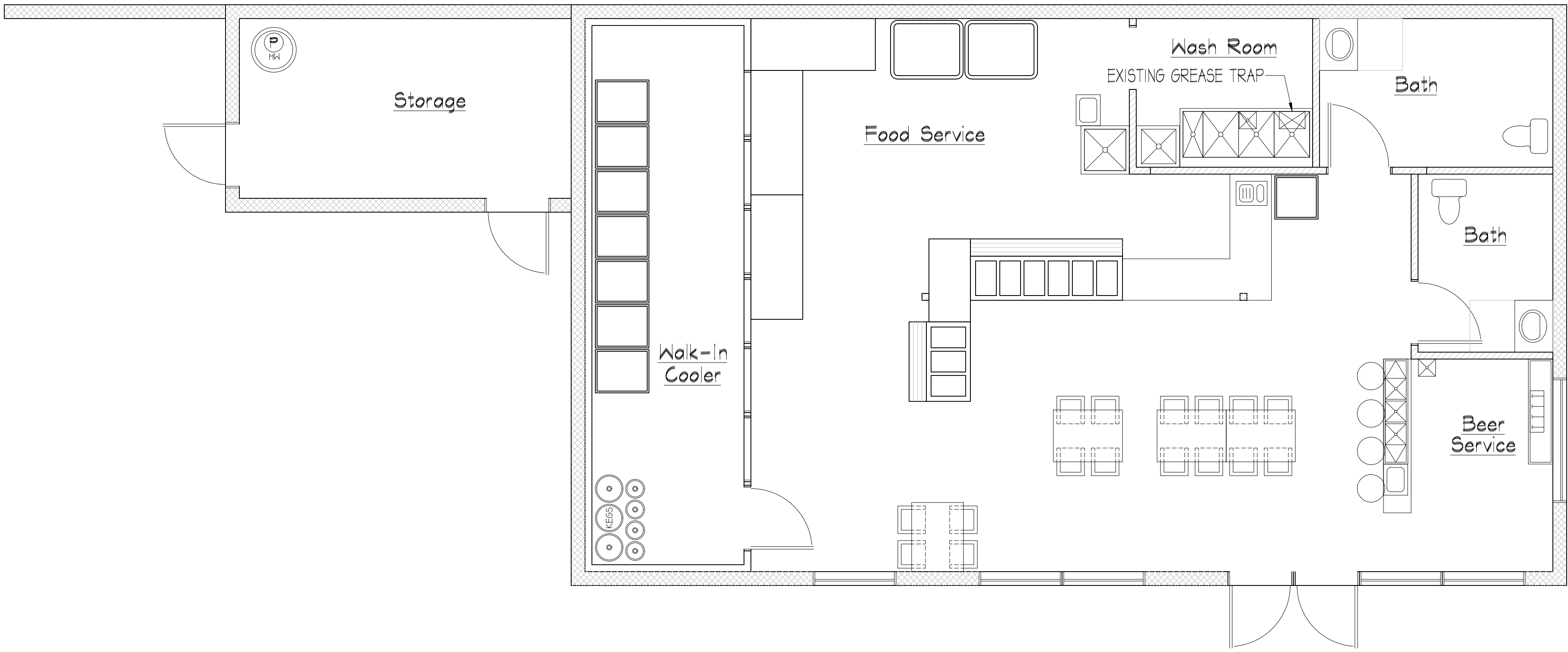
TYP. INTERIOR WALL SECTION
1/2" = 1'-0"



Wall Schedule	
Symbol	Type
	Existing Interior Wall
	Existing Exterior Wall
	New Wall

PROPOSED MAIN FLOOR PLAN

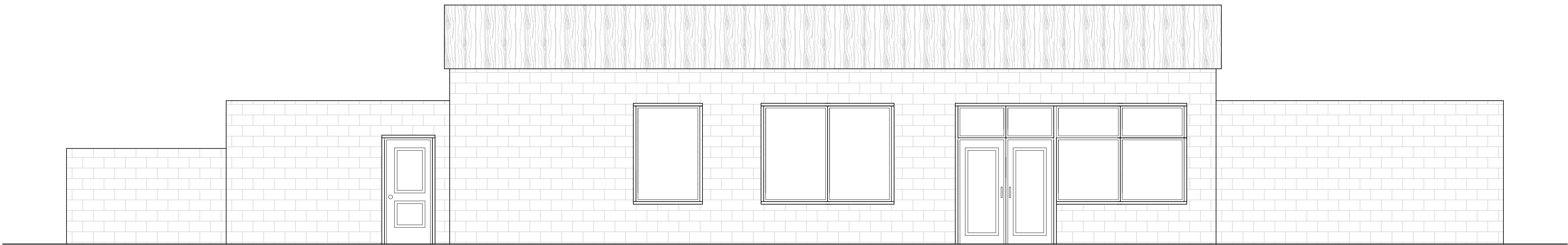
TASTING AREA 730 SQFT (49 OCC)
STORAGE AREA 590 SQFT (1 OCC)
RESTROOM AREA 160 SQFT (0 OCC)
TOTAL AREA 1484 SQFT (50 OCC)



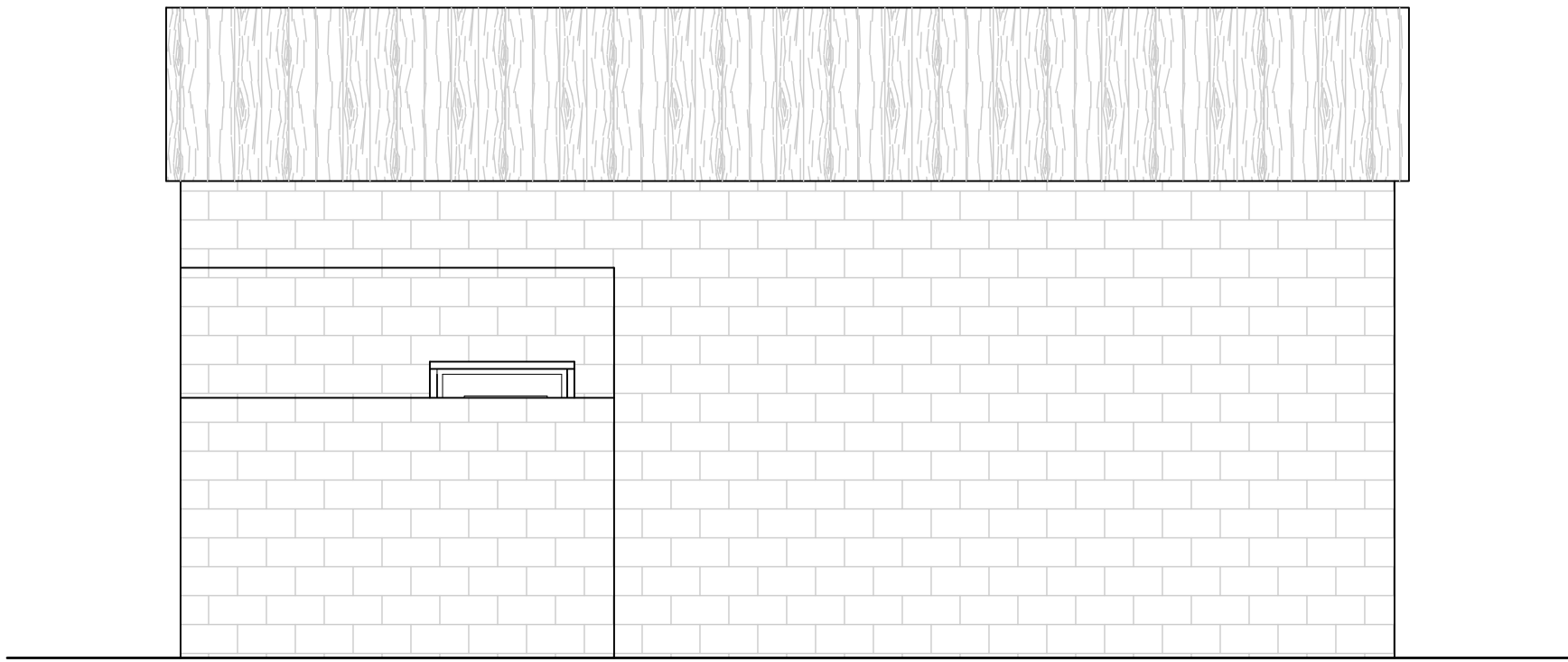
EXISTING MAIN FLOOR PLAN

MAIN FLOOR AREA 1484 SQFT

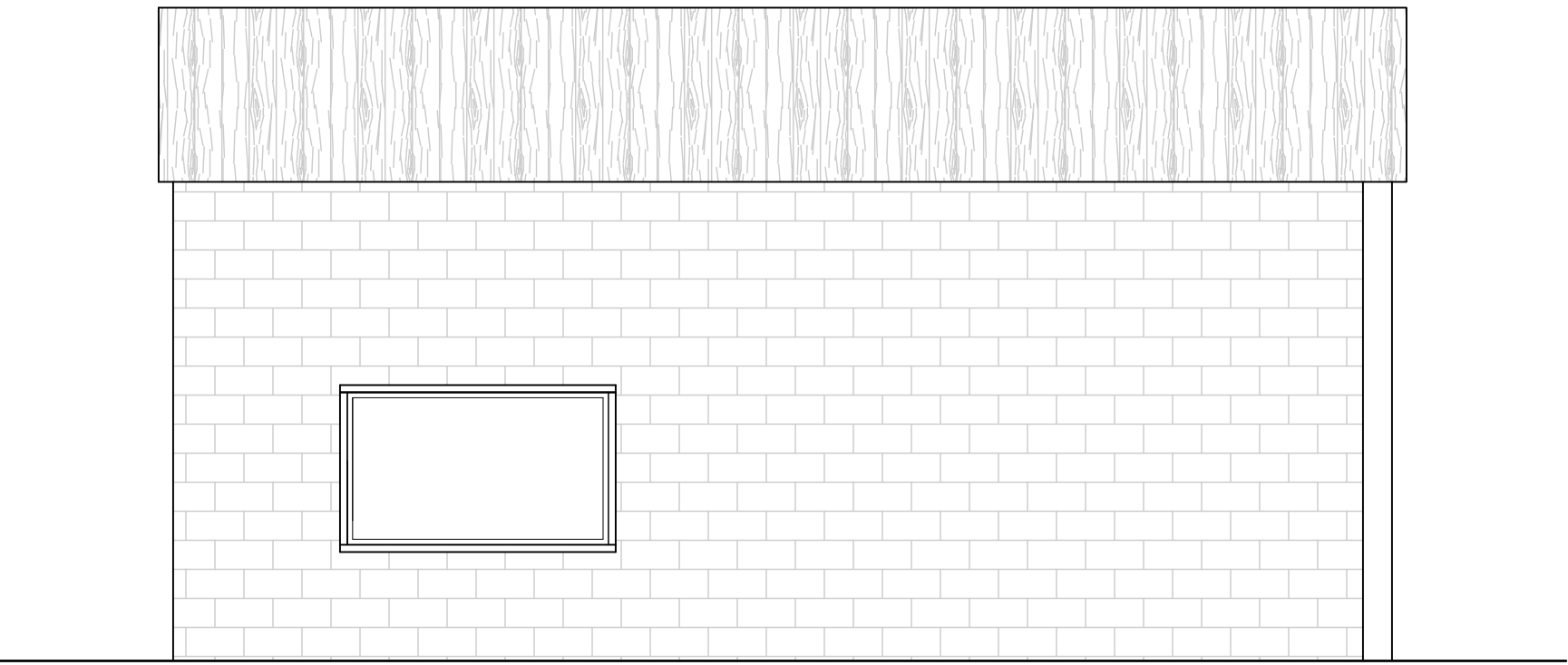
PROJECT TITLE:	OLD COLORADO BREWING	3700 CLEVELAND AVENUE WELLINGTON, COLORADO
BUILDER:	PRECISION DRAFTING LLC	3376 MAMMOTH COURT, WELLINGTON, COLORADO, 80549 PHONE: (970) 391-1719 EMAIL: predes@hotmail.com
DESIGNER:		
SCALE:	1/4" = 1'-0"	
Drawn	WMK	
DATE:	JUNE, 2023	
FILE NAME:	3700CLEVELAND	
PROJECT NUMBER:	1340-01-22	
SHEET NO.	4.0	



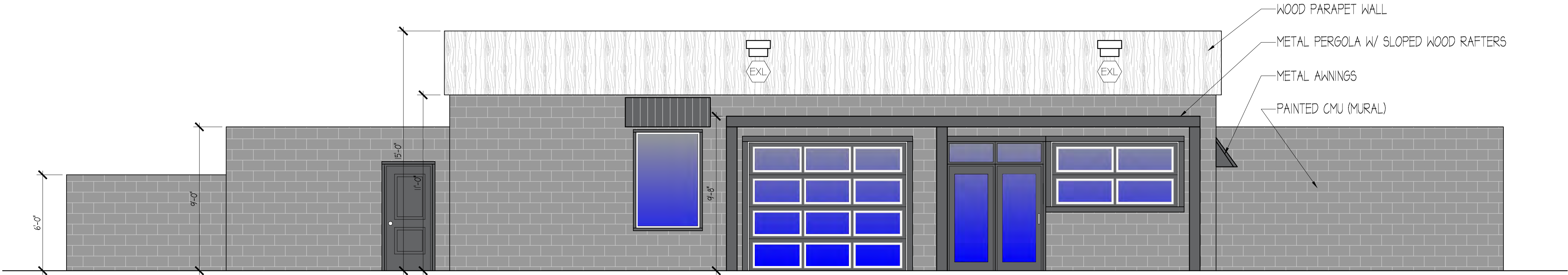
(Existing) WEST ELEVATION



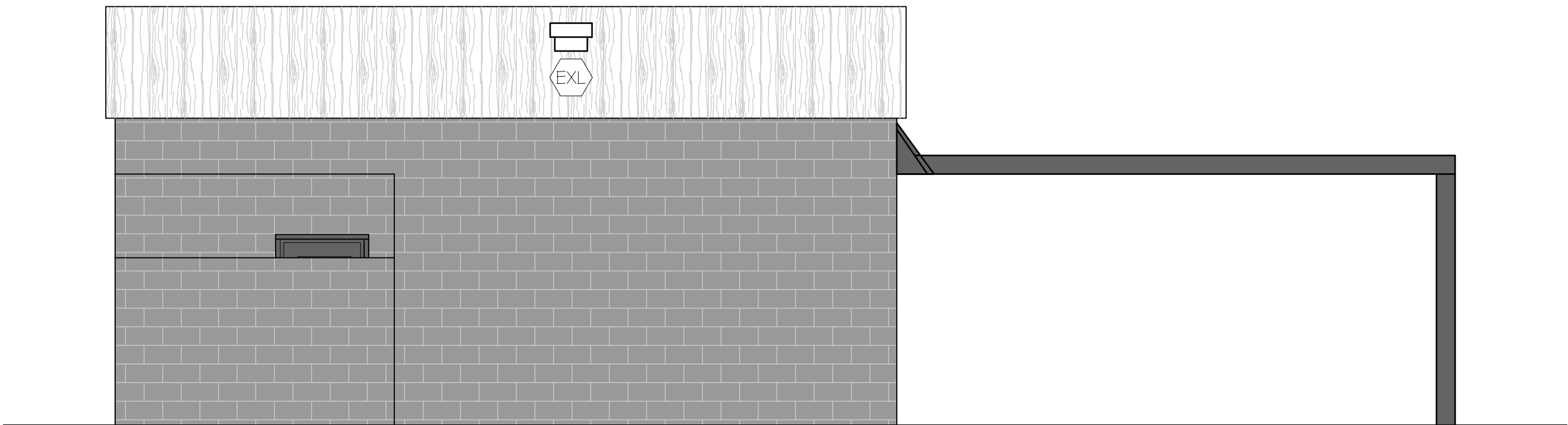
(Existing) NORTH ELEVATION



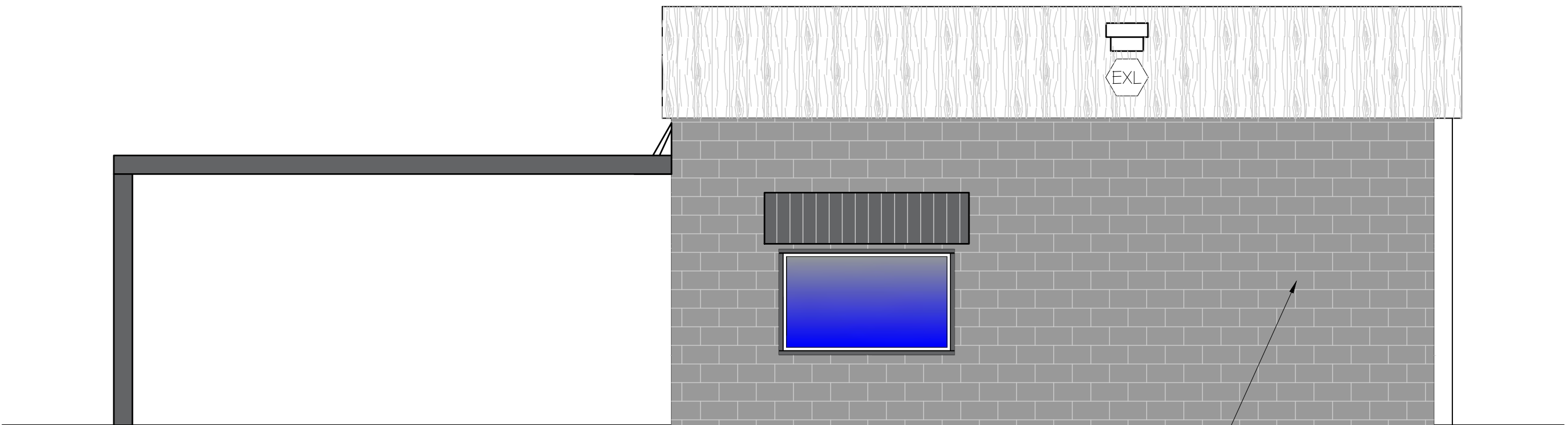
(Existing) SOUTH ELEVATION



(Proposed) WEST ELEVATION



(Proposed) NORTH ELEVATION



(Proposed) SOUTH ELEVATION

TOWN OF WELLINGTON COLORADO

Appendix page 1 of 18

Subject:

Cleveland Avenue: Recommendations for design considerations pertaining to renovations and new construction of all commercial buildings on Cleveland Avenue between First and Sixth Street.

Prepared by Committee: As requested by the Wellington Area Chamber of Commerce

William Schneider, Chairman

Blake Larsen, P.E., Larsen Structural Design

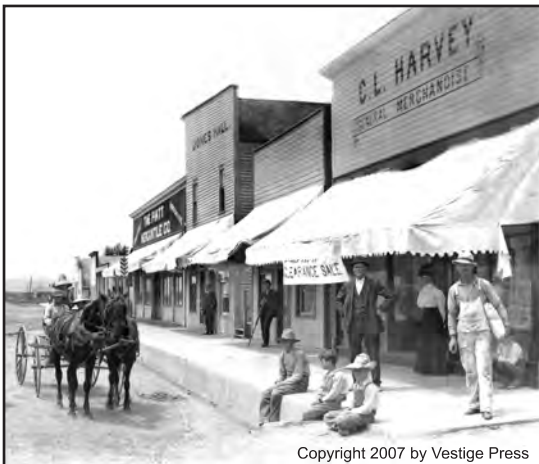
Charles Mayhugh, Architect, CRM Architects

Sandee Miller, P.E., J R Engineering

History:

The first commercial buildings in the area of Wellington were constructed between 1893 and 1901. These buildings were of the False Front design, single and two story and mixed use.

The following street scenes are from photographs taken on Cleveland Avenue in 1909, looking west.



Construction and renovations continued primarily to 1938. And today there are vacant lots and buildings in various states of repair or development. With the current growth in the Town of Wellington it is now important to provide recommendations for the future look and preservation of Cleveland Avenue.

The attached pages provide details concerning the look, design and suggestions for the preservation as well as the renovations and construction of all new and existing commercial buildings on Cleveland Avenue.

Example of Renovation 2004/2005, 3740 Cleveland Avenue:

The following photographs show the historic renovations of the current Vestige Press office and museum. This renovation preserved the hidden details and color schemes of the building built in 1898 as the first land office. Renovations to the building in 1934 hid all the details of the original building and living quarters till a major renovation in 2005 brought the building back to the original definition and mixed use of 1898.



3740 Cleveland Avenue before renovation - 2004

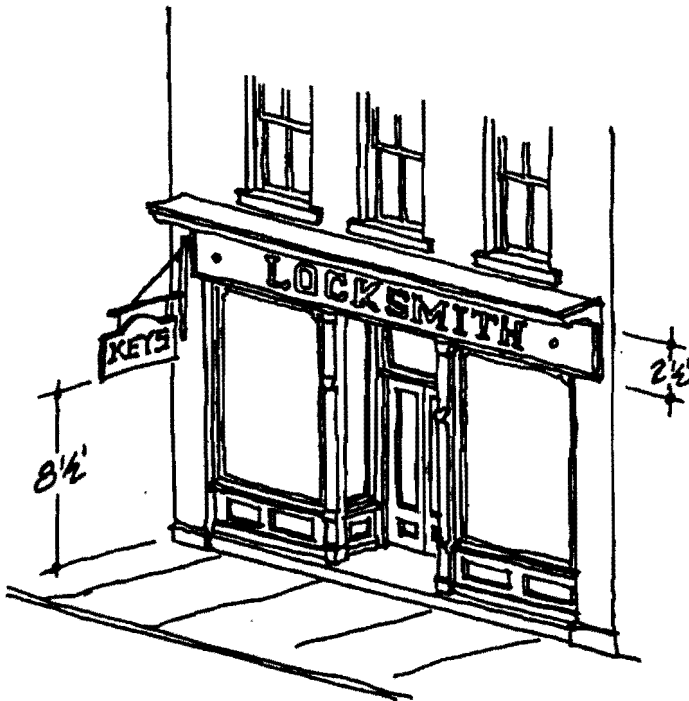


3740 Cleveland Avenue after renovation - 2005

SIGNS

Signs are a vital part of any Main Street. With a sign, you call attention to your business and create an individual image for your store. But it is often forgotten that signs contribute to an overall image as well. Merchants try to out-shout one another with large, flashy signs. A successful sign can reinforce the image of the downtown as well as serve the needs of the business. Consider the following guidelines:

- A sign should express an easy to read, direct message: Keep it simple.
- A storefront should not have more than two signs—one primary and one secondary.
- A flush-mounted sign board may extend the width of the storefront but should not be more than 2½ feet high. The sign should be mounted somewhere above the storefront display windows and below the second-story window sills. Generally, lettering should be 8 to 18 inches high and occupy only about 65 percent of the sign board.



- A hanging sign should be mounted at least 8½ feet above the sidewalk and should project no more than 5 feet. The size and location of a hanging sign should be carefully considered so that it does not interfere with neighboring signs.
- Window signs should not obscure the display area. The color of the letters should contrast with the display background. Light colored letters or gold leafed letters with dark borders are effective.

- Awnings can also serve as signs with contrasting letters painted or sewn onto the valance. Usually, 6 to 8-inch letters are sufficient.
- There are hundreds of letter styles available. A letter style should be chosen that is easy to read and that reflects the image of the business it represents.

Helvetica Palatino

Benguiat Korinna

Arnold Franklin

Clarendon Goudy

Bookman Souvenir

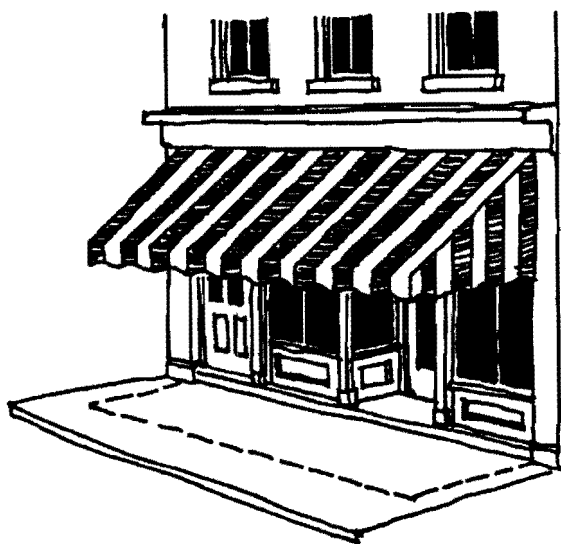
Broadway

- Letters can be painted or mounted directly on a sign board, storefront or wall. Three dimensional letters are available from sign makers in wood, marine plywood, metal and plastic. Remember, letters should not be too large.
- Sign colors should complement the colors of the building. Light colored letters on a dark background are easier to read.
- Illuminated signs can be appropriate downtown if they respect the proportions of the storefront and the guidelines outlined above. Painted signs can be directly illuminated with florescent or incandescent lights. Internally lit signs are most effective with light letters on a dark opaque background. Exposed neon letters can also be effective, adding color and vitality to the street.
- Choose a sign maker carefully. Quality of workmanship and construction is as vital as any of the considerations just discussed. Ask where you can see examples of previous work.

AWNINGS

The canvas awning was an important design element in the traditional storefront. It provided cover, added color and served as a transition between the storefront and the upper facade. Most buildings that face the sun had awnings. Look at old pictures of your building to see how awnings were used.

A standard street-level awning should be mounted so that the valance is about 7 feet above the sidewalk and projects out between 4 and 7 feet from the building. A 12-inch valance flap is usually attached at the awning bar and can serve as a sign panel.



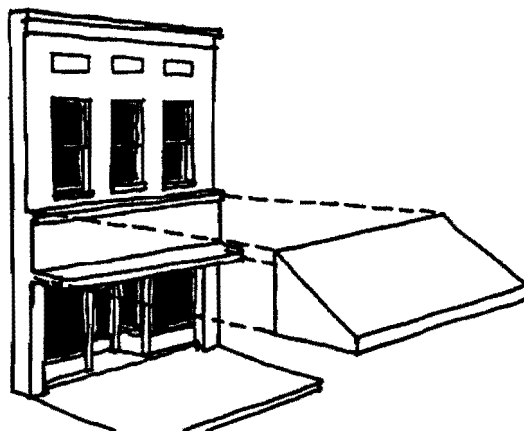
An awning can be attached above the display windows and below the cornice or sign panel. Sometimes it is mounted between the transom and the display windows, allowing light into the store while shading the merchandise and pedestrians from the sun.



An awning should reinforce the frame of the storefront and should not cover the piers or the space between the second-story window sills and the storefront cornice.



Inappropriate storefront alterations can be effectively disguised by mounting an awning over the alterations while maintaining the proportions of a traditional storefront.



Aluminum awnings or canopies generally detract from the historic character and should not be erected. If a flat canopy exists, it can be dressed up with a 12- to 24-inch awning valance.



Various awning materials offer different colors and patterns. There are several to choose from: canvas, vinyl-coated canvas and acrilan, a synthetic material. Each varies in cost and relative durability.

COLOR

Painting can be one of the most dramatic improvements you make to your building. Choosing the right combination of colors can unify the building elements within the facade as well as relate the building to others on the street. Three colors are sufficient to highlight any facade.



The base color appears on the upper wall and piers flanking the storefront. Often this color will be natural brick and will not require paint. If the building has been painted, a color should be selected that relates to the surrounding buildings.

The major trim color defines the decorative elements of the building, tying together the upper facade trim and the storefront. The trim color should complement the base color. If there is a natural stone or terra-cotta trim on the facade, it should serve as a trim color. Major trim elements include the building cornice; storefront cornice; window frames, sills and hoods; and storefront frame, columns and bulkheads (including aluminum framing).

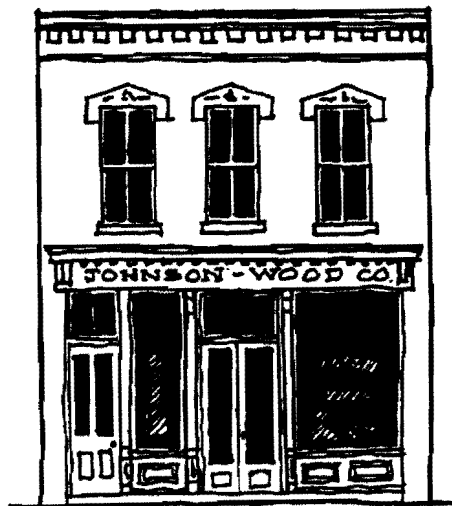
The minor trim color should enhance the color scheme established by the base and major trim. Often a darker shade of the major trim can be used to highlight the window sashes, doors and selective cornice and bulkhead details. Care should be taken not to over decorate the facade.

Color can also be used to minimize facade problems visually. A poorly patched and repointed wall is not as noticeable when it is painted; a missing upper cornice can be re-created with a one dimensional paint scheme; and inappropriate materials can be made more compatible with paint color.

Historic color schemes varied by availability of pigments, the stylistic preferences of a particular period and by regional differences dictated by climate. To get an idea of which colors were appropriate to your building, use a sharp pen knife carefully to scrape away the layers of paint from small areas where the base color and trim colors may have been. Lightly sand the scraped area and wet the surface. These colors can serve as a guide when choosing new colors.

MINOR TRIM

- WINDOW SASH
- DOORS
- STOREFRONT FRAME
- SMALL DETAILS ON CORNICES, WINDOW HOODS AND BULKHEADS



MAJOR TRIM

- CORNICE
- WINDOW CAPS
- WINDOW FRAMES
- STOREFRONT CORNICE
- STOREFRONT COLUMNS
- BULKHEADS

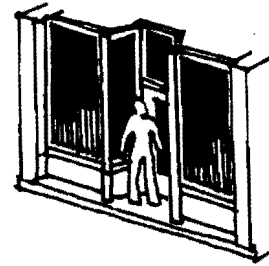
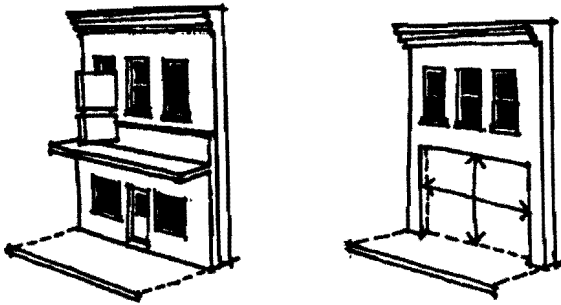
BASE COLOR

- WALL SURFACES
- STOREFRONT PIERS

STOREFRONT DESIGN

Every traditional Main Street facade has a well-defined opening that the original storefront filled. The area is bounded by a pier on either side, the sidewalk on the bottom, and the lower edge of the upper facade on top.

Many problems with facades today are a result of this fact: The storefront has been allowed to stray out of its natural place within the facade. It no longer looks contained; instead it appears pasted on.



● *Make It Transparent*

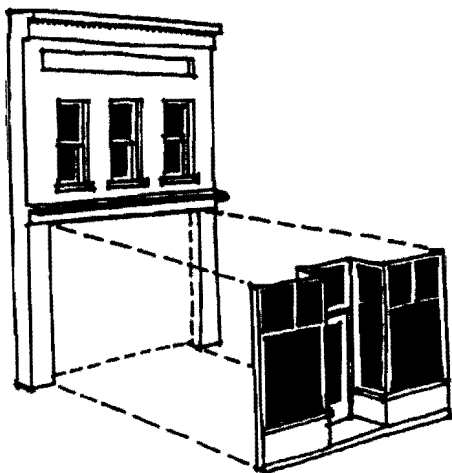
The traditional storefront was composed almost entirely of windows, providing maximum light and display. This large glass area creates a visual openness that is part of the overall proportional system of the facade and is as valid today as it was in the past.

Whether you are considering a restoration or more contemporary treatment, the storefront should be based on a traditional storefront design. The basic configuration can often be derived from old photographs of the building.

The following ideas suggest ways to think about a change in your storefront. Each is founded in the design of the traditional storefront; however, these ideas are not historical in nature. They are functional and make the storefront more attractive and accessible to shoppers.

● *Contain the Storefront*

A general rule for future remodeling can be stated as follows: A storefront should be designed to fit inside the original opening and not extend beyond it.



With the storefront closed in, the building on the right looks disjointed. The storefront does not relate to the facade; it is pasted on. As a result the building is not as inviting.

The traditional ratio of window to wall area is significantly less than it should be. Generally there should be more glass and less wall at the storefront level, balanced by more wall and less glass on the upper facade.

● Storefront Materials

The color and texture of the storefront materials should be simple and unobtrusive: (1) The storefront frame can be wood, cast iron or anodized aluminum; (2) the display windows should be clear glass; (3) transom windows can be clear, tinted or stained glass; (4) the entrance door should have a large glass panel and can be made of wood, steel or aluminum; (5) the bulkheads can be wood panels, polished stone, glass, tile or aluminum-clad plywood panels; (6) the storefront cornice can be made of wood, cast iron or sheet metal or sometimes the horizontal supporting beam can serve as the storefront cap; (7) the side piers should be the same material as the upper facade, or stuccoed and painted to look the same.

Certain materials and design elements should never be used on a traditional commercial building. A mansard roof with wooden shingles, rough textured wood siding, fake bricks or stone and gravel aggregate materials are not appropriate.

Inappropriate historical themes should be avoided. Small window panes, a colonial door and storefront shutters are 18th-century elements that do not belong on most 19th or 20th-century facades.



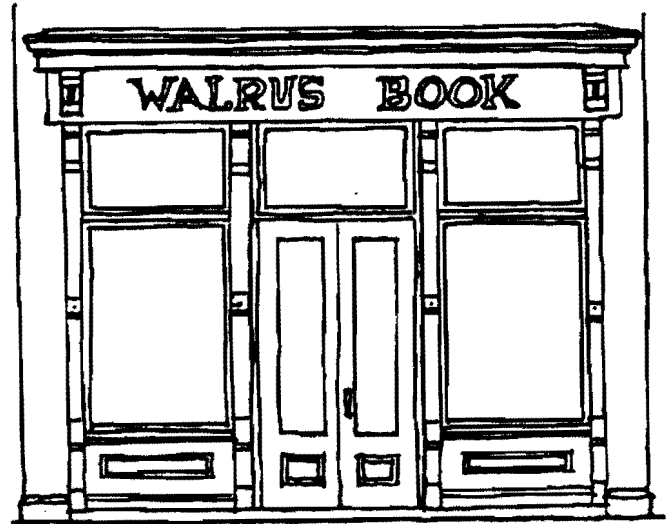
INAPPROPRIATE HISTORICAL THEME

● Keep It Simple

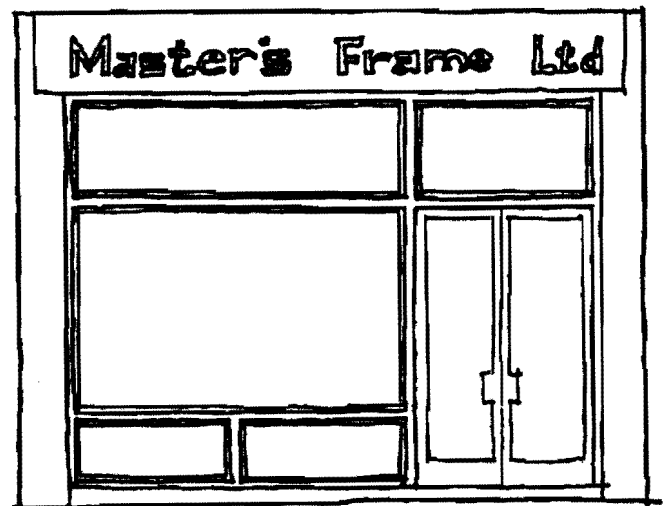
When designing a new storefront or renovating an existing storefront, remember the emphasis should be on transparency. The basic storefront design should include large display windows with thin framing, a recessed entrance, a cornice or a horizontal sign panel at the top of the storefront to separate it from the upper facade and

low bulkheads at the base to protect the windows and define the entrance.

This basic configuration can be constructed from traditional or contemporary materials, achieving the same result.



TRADITIONAL STOREFRONT

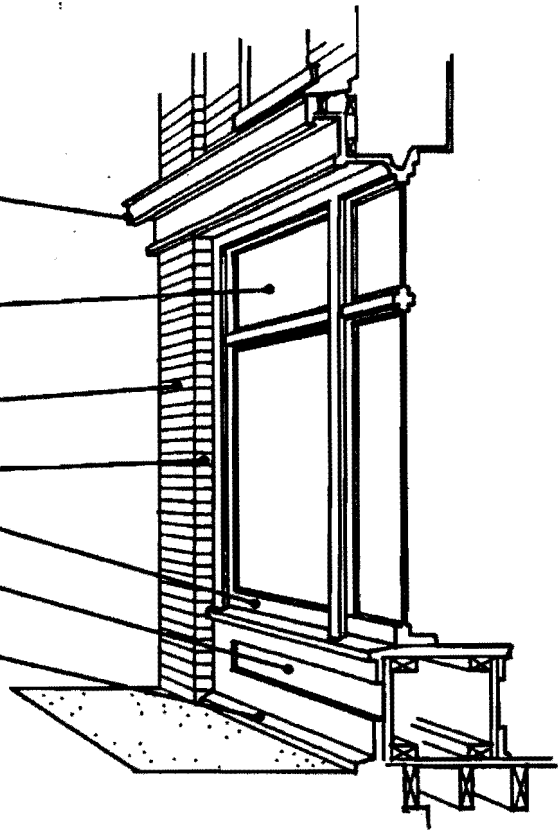


CONTEMPORARY STOREFRONT

The following page illustrates the construction techniques for a traditional wooden-framed storefront and for a more contemporary aluminum-framed storefront.

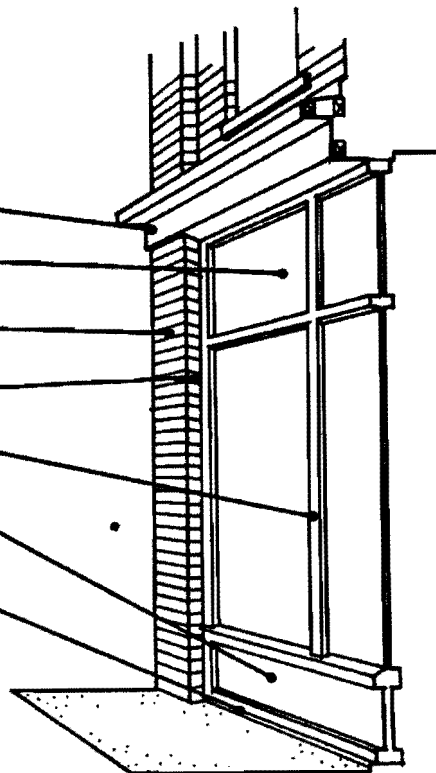
STOREFRONT WITH TRADITIONAL MATERIALS

- A cornice can be constructed with wood framing, plywood and moldings with a sloping sheet metal cap to shed water. The cornice spans the top of the storefront, often covering a structural beam or unfinished brick.
- Transoms are optional design elements that help to break up the massive effect of very large sheets of glass. Transom windows can be clear, tinted or stained glass.
- Masonry piers are uncovered and match the upper facade.
- The storefront is recessed 6 inches into the opening.
- The storefront and windows are framed in wood. The sill slopes forward for drainage.
- The bulkheads are constructed with wood framing and a plywood back with trim applied to it.
- The storefront rests on a masonry or concrete base to prevent water damage.

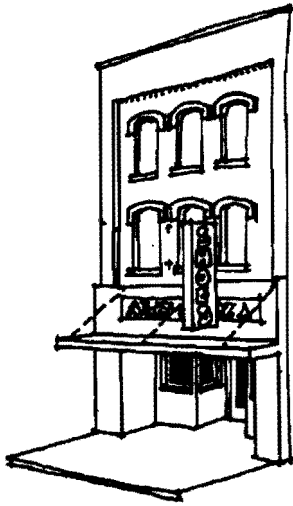


STOREFRONT WITH CONTEMPORARY MATERIALS

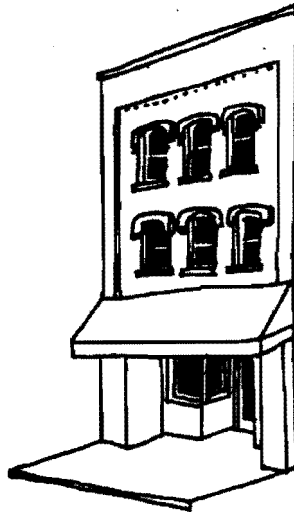
- A cornice is made with sheet metal over a wooden frame.
- Optional transoms can be stained glass, clear glass or opaque.
- Masonry piers are uncovered and match the upper facade.
- The storefront is recessed 6 inches into the opening.
- The storefront and windows are framed with dark anodized aluminum or painted aluminum.
- Bulkheads are constructed of aluminum framing and a plywood panel clad with aluminum.
- The storefront rests on a masonry or concrete base.



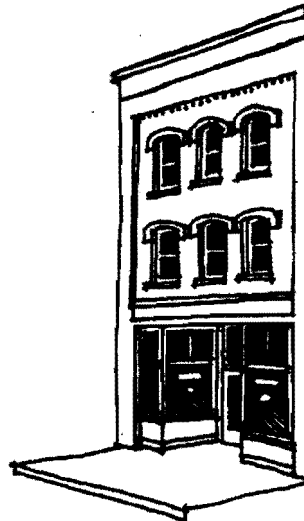
FACADE IMPROVEMENTS



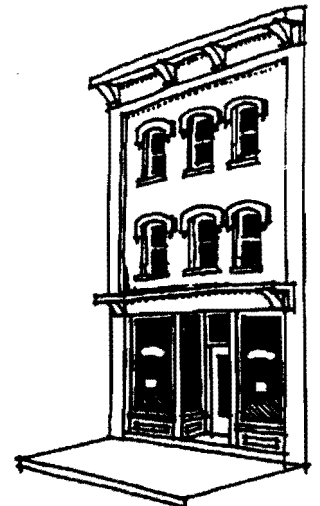
EXISTING FACADE



MINIMAL
REHABILITATION
\$3-5,000



MAJOR RENOVATION
\$8-15,000



RESTORATION
\$10-20,000

What to Do?

If you wish to improve your storefront, a good place to start is by finding old photographs of the building and studying how it originally looked. Determine what changes have been made and how they have affected the appearance of the facade. Investigate to see if the original storefront and facade elements have been covered over or removed. (Sometimes parts may have been removed and stored in the basement or on the upper floors.)

Depending on the condition of the building and the amount of money you have budgeted, there are three basic approaches you may want to consider.

Minimal Rehabilitation

This preservation approach to rehabilitation requires basic maintenance, necessary replacement (missing windows), removal of extraneous materials (over-sized signs, and tacked-on storefront coverings) and simple design improvements (properly proportioned sign, new paint scheme and new awning). Cosmetic treatments can help to unify the building by covering over a blocked down storefront with an awning or painting a contemporary storefront a dark receding color to minimize its effect.

Major Renovation

This approach retains the existing original elements of the facade while using contemporary as well as traditional design and materials for replacement of inappropriate elements. For instance, when installing a new storefront any of these three alternatives would be appropriate: (1) a contemporary design constructed in wood or anodized aluminum; (2) a simplified version of a traditional storefront in wood or aluminum; or (3) a traditional period storefront constructed in wood. In all major renovations, care must be exercised to insure that the design of any improvement is understated so as not to compete with the overall character of the facade.

Restoration

This approach requires that the facade be brought back to its original condition. It involves the exact duplication of the original storefront, detailing, color schemes and sign placement. If a building has undergone only minor alterations, restoration may be inexpensive and desirable.

In considering each of the above approaches, always remember to retain as much of the original facade as possible and to analyze carefully the effects of any improvement both to your building and to the streetscape.

INFILL CONSTRUCTION

The construction of new buildings on vacant lots in downtown should be encouraged. The design of a new infill building, particularly its front facade, is a special problem. The new facade should be designed to look appropriate and compatible in the midst of the surrounding buildings.

What is good infill design? There is no absolute answer; a good design will vary according to its setting. Because an infill building is new, it should look new. However, its appearance must always be sensitive to the character of its neighbors without mimicking them.

There are several ideas that should govern the visual relationship between an infill building and its neighbors.

• Proportions of the Facade

The average height and width of the surrounding buildings determines a general set of proportions for an infill structure or the bays of a larger structure.



The infill building should fill the entire space and reflect the characteristic rhythm of facades along the street.

If the site is large, the mass of the facade can be broken into a number of smaller bays, to maintain a rhythm similar to the surrounding buildings.

• Composition

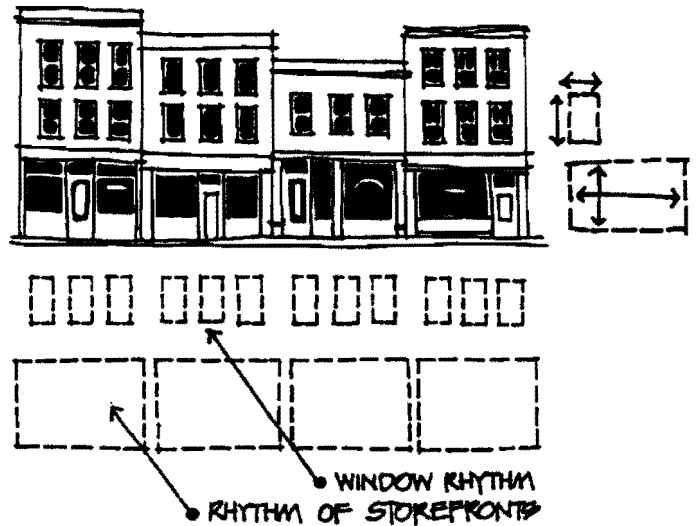
The composition of the infill facade (that is, the organization of its parts) should be similar to that of surrounding facades.

Rhythms that carry throughout the block (such as window spacing) should be incorporated into the new facade.

• Proportions of the Openings

The size and proportion of window and door openings of an infill building should be similar to those on surrounding facades.

The same applies to the ratio of window area to solid wall for the facade as a whole.



• Detailing

Infill architecture should reflect some of the detailing of surrounding buildings in window shapes, cornice lines and brick work.

• Materials

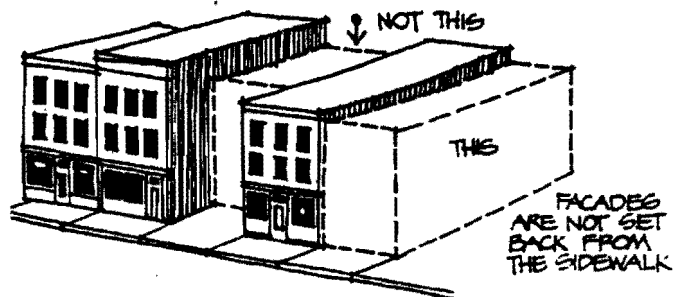
An infill facade should be composed of materials similar to the adjacent facades. The new building should not stand out against the others.

• Color

The colors chosen for an infill facade should relate to the building's neighbors.

• Building Setback

The new facade should be flush to its neighbors.



REAR ENTRANCES

As parking areas are developed behind stores, the backs of buildings are becoming more visually important. By improving the appearances and developing rear entrances, this back facade can serve for more than just deliveries. A rear entrance can provide direct customer access to your store from parking areas as well as improve circulation between the parking lots and the street.

In considering a rear entrance, think about some of these ideas:



- You may have to rearrange your display and storage area to handle the change in circulation.
- The rear facade should be clean and well-maintained. It should welcome customers, not threaten them.
- A small sign at the rear door should identify the store.

- An awning can be added for visual identification and convenience.
- Back windows can serve as secondary display windows.
- If there is enough sun, planter boxes might be added.
- Refuse containers should be hidden with a fence or simple enclosure.

KEEPING UP APPEARANCES

These guidelines are not restoration guidelines. They are based on simplicity and quality of design, they are intended to help you make improvements that are appropriate to older commercial districts and can apply to most commercial buildings, both old and new.

You should consult your state historic preservation office and *The Secretary of the Interior's Standards for Rehabilitation* when considering a restoration or a project in which you intend to take the 25 percent investment tax credit for rehabilitating a certified historic structure.

These guidelines were prepared by B. Clarkson Schoettle, at the National Main Street Center, National Trust for Historic Preservation. This publication was made possible by a grant from the National Endowment for the Arts.

The guidelines were developed from the *Galesburg Building Improvement File*, by Preservation Urban Design Incorporated, published by the National Trust in 1978. The drawings and some of the text are by Preservation Urban Design Incorporated.

The opinions expressed in this publication are not necessarily those of the National Trust.

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MAIN STREET

A Publication of the National Trust for Historic Preservation

Keeping Up Appearances *Storefront Guidelines*

What makes for a successful Main Street business? It can't be measured exactly; there is no single success formula. Product, price, display, service, location and market all play a part. So too does the appearance of the store, the outside image of the business.

Many store owners seem to regard appearance as secondary to the more immediate concerns of running a business. Too often, the building is neglected or mishandled.

Yet experience shows, time and again, that appearance is important to a healthy business downtown. With merchants working together to create an attractive image, downtown as a whole can benefit.

The 20th century brought changes for Main Street. The automobile brought new competition from commercial strips and shopping centers. Downtown merchants turned their attention to passing cars, erecting shiny new storefronts and eye-catching signs. Main Street stores tried to imitate their modern competitors.

In many ways, the result has been a sorry one. Down-

town now appears as a curious cross between neglected old buildings and a commercial strip. It presents a confused image to the shopping public.

The idea of visual relatedness is crucial to the goal of an integrated Main Street. Historically, Main Street facades complemented and reinforced one another. Compare the drawings on this page. Notice how the remodeling of the old facades has destroyed their continuity. They are no longer visually tied together. Each facade is unrelated to the next, and the character of the building group as a whole suffers.

With its buildings, history, setting and place within the community, downtown is unique and special. It makes sense to acknowledge these resources and take full advantage of them—to develop the qualities that are already present downtown.

What improvements can make your building work better for you? How can you make it more attractive to shoppers? The following pages present suggestions for improving appearances as well as ideas for prolonging the life of old buildings.



The traditional commercial storefront can be considered the cornerstone of Main Street. Dating from the 19th and early 20th centuries, these buildings share a remarkable similarity—a consistency that creates a strong visual image for the downtown.

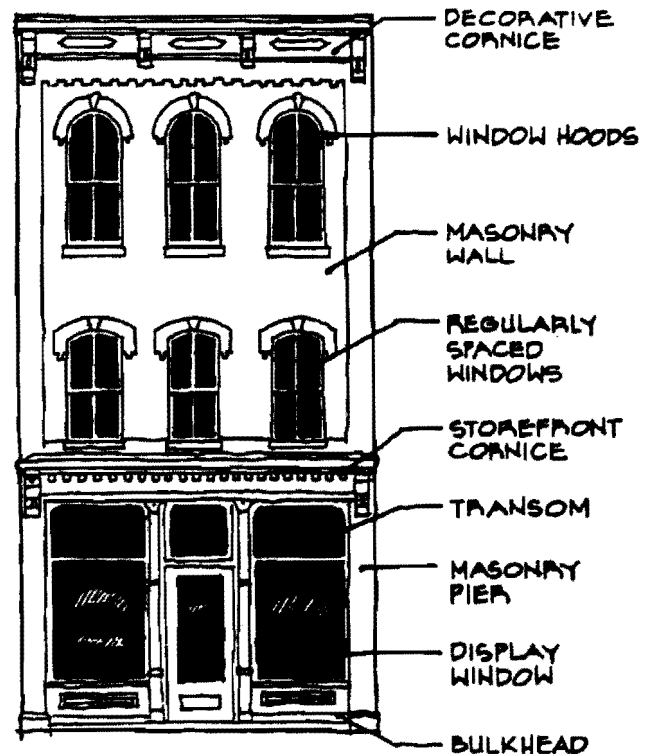
Because they were composed of similar parts, the blocks have a consistent, organized and coordinated appearance. Any one facade is visually related to its neighbors.

The parts of the facade were often compatible enough to be interchangeable. A commercial building from the mid 1800s could be easily modernized by inserting a new 1900s storefront. Although the styles and details changed, the proportions remained the same.

Technological developments, coupled with changing tenants and merchandising trends, encouraged frequent storefront changes, while the upper facade stayed the same, deteriorated or was covered over.

The storefront became increasingly transparent, but it still fit into the framed opening provided by the original building.

When a storefront is not contained within this frame, it looks out of proportion with the upper facade. The basic commercial facade consists of three parts: the storefront with an entrance and display windows, the upper facade usually with regularly spaced windows and the cornice that caps the building. These components appear in many shapes, sizes and styles but result in essentially the same facade.



TYPICAL UPPER FACADES



Early to Mid 1800s

- SIMPLE CORNICE
- LINTELS OVER WINDOWS
- SMALL WINDOW PANES



Mid to Late 1800s

- BOLDLY DECORATED CORNICE
- WINDOW HOODS
- 2 OVER 2 WINDOWS



Late 1800s to Early 1900s

- CORBELLED BRICK CORNICE
- LARGE, ARCHED WINDOWS



Early 1900s to 1930s

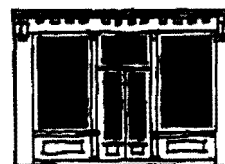
- SIMPLE BRICK CORNICE
- LARGE WINDOW OPENINGS WITH MULTIPLE UNITS

TYPICAL STOREFRONTS



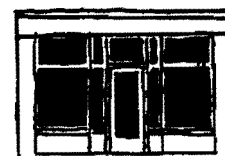
Early to Mid 1800s

- POST AND BEAM FRAME
- DIVIDED DISPLAY WINDOWS
- SIMPLE DECORATION



Mid to Late 1800s

- BOLDLY DECORATED CORNICE
- CAST IRON COLUMNS
- LARGE DISPLAY WINDOWS



Late 1800s to Early 1900s

- SIMPLE CORNICE
- TRANSOM WINDOWS
- RECESSED ENTRANCE



Early 1900s to 1930s

- METAL WINDOW FRAMES
- STRUCTURAL GLASS
- RECESSED ENTRANCE

The appearance of downtown is the result of an evolutionary process in which buildings either stay the same, are altered or are completely replaced. This process is continuous and inevitable. But its success or failure depends on how sensitive these changes are to the existing framework of buildings.

The typical Main Street facade inherently exhibits some basic qualities resulting from its architectural style, construction materials and composition.

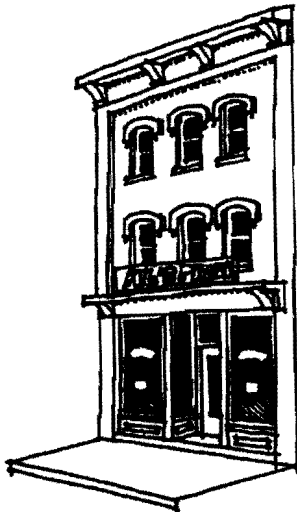
Sensitive change accepts these facade qualities and builds on them. The result is a harmonious blending of

new design elements within the existing facade. Insensitive change, on the other hand, ignores and often eliminates the design qualities of the original building and creates an unnecessary clash between new and old.

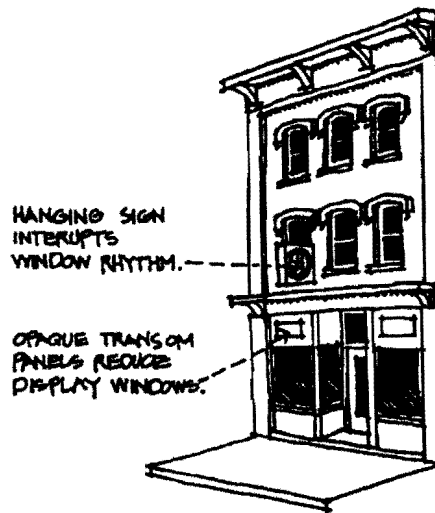
The series of drawings below shows how a typical facade might have changed over time.

Changes happen gradually and have a cumulative effect on a building's appearance. While some alterations are hardly noticeable, change upon change over the years can completely ignore the original facade.

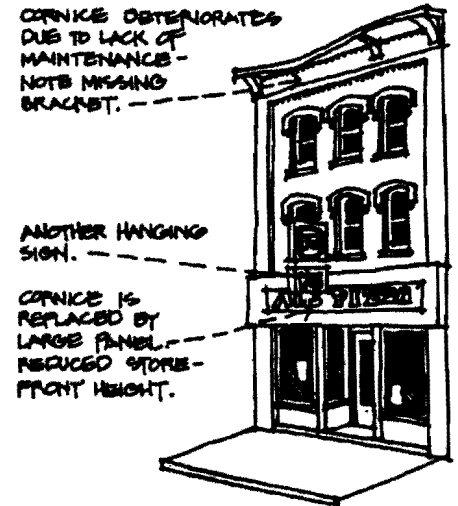
1. THE ORIGINAL FACADE—
THE VISUAL RESOURCE



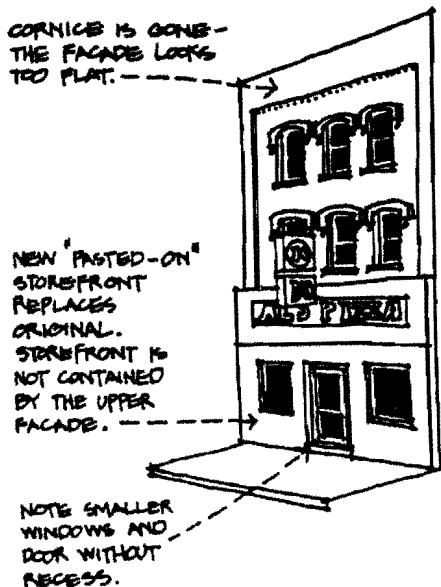
2. MINOR FACADE CHANGE



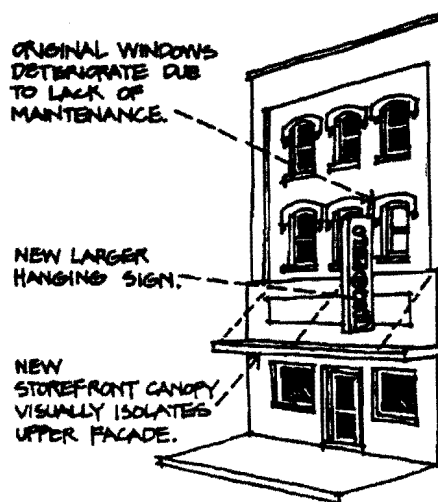
3. MORE MINOR FACADE
CHANGE



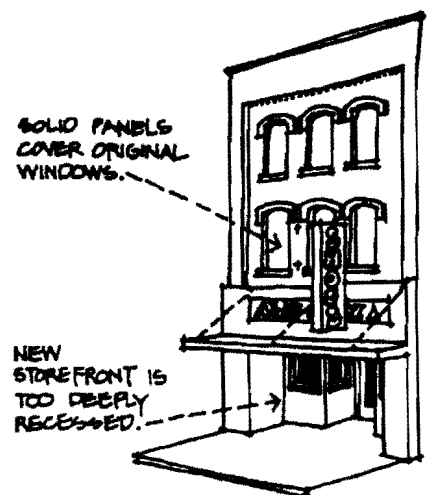
4. STOREFRONT
REMODELING—
THE FACADE LOOKS
CUT IN HALF.



5. MORE STOREFRONT
CHANGE



6. ANOTHER STOREFRONT
REMODELING



MAINTENANCE

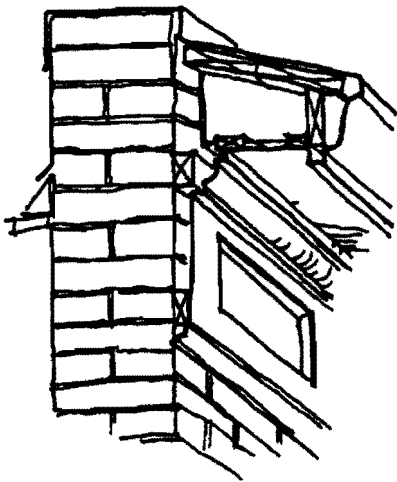
Improper maintenance often results in an insensitive change. Broken windows are boarded over; deteriorated cornices are removed rather than repaired; and walls with peeling paint are covered with aluminum. Proper maintenance is better than any quick-fix approach. It prolongs the life of the building while relying on the quality of the original materials and intended design.

A typical commercial building is composed of a number of materials, each with its own characteristics and problems.

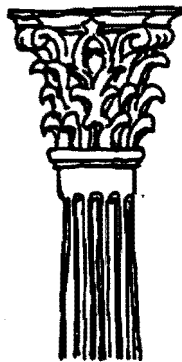
CAST IRON AND SHEET METAL

Cast-iron and sheet metal decorations were often applied to a brick facade; sometimes entire facades were made of a combination of the two.

Cast iron is quite permanent and has been used extensively for storefront columns and window lintels. Regular painting will prevent corrosion. A chemical paint remover or low pressure dry grit blasting (80–100 psi) can be effective for removing built up paint and rust. Missing parts can be recast in aluminum or fiberglass from existing pieces or substituted by wooden pieces.



SHEET METAL
CORNICE



CAST IRON
COLUMN

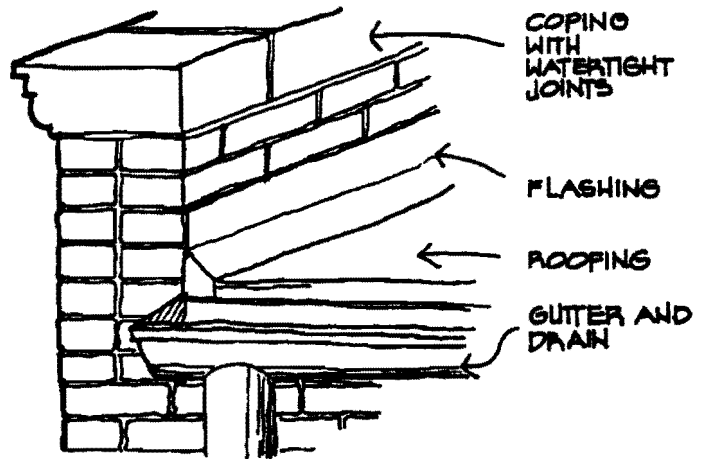
Stamped metal is much lighter and bends easily. Elaborate cornices are often made of stamped metal nailed to a wooden framework attached to the building. Stamped metal usually is coated with zinc to retard rusting although it is very susceptible to rust if the surface is scratched or left exposed. It must always be painted. If stamped metal must be cleaned, use a chemical paint remover. Never use dry grit blasting.

Missing parts can be duplicated by a sheet metal shop.

MASONRY SURFACES

Brick or stone walls can be very durable although they are susceptible to moisture, pollution and age. The most frequent problems to look for are deeply recessed mortar joints and crumbling masonry units.

Moisture. The appearance of mold or discoloration of a masonry surface may indicate a moisture problem. Moisture commonly enters through the top of a wall or where the wall meets the roof. Damage can also be caused by moisture from a clogged drain spout, a broken gutter or from water splashing up from the pavement. The roof, flashing, wall coping and drainage system should be periodically checked for water tightness.



Repointing. Mortar disintegrates with age and weathering. When the mortar joints are loose or crumbling, or have recessed more than a half inch, they should be repointed with new mortar to keep out water and continue to hold the masonry units in place. Repointing deteriorated sections should be done with care; new mortar joints should match the style, size, composition and color of the originals. Typical mortar for older buildings contains one part Portland cement to two parts lime to nine parts sand. Never allow a high content of Portland cement to be used. It is very hard and can crack older brick, which is softer. Pick a reputable masonry contractor and examine other repointing jobs the contractor has completed.



SOUND MORTAR

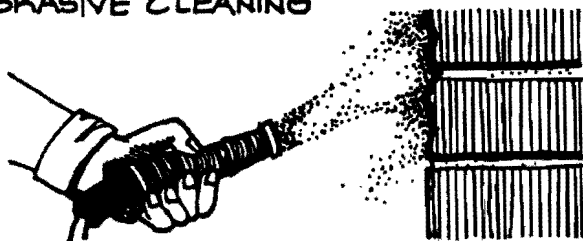
DETERIORATED
MORTAR JOINT

REPOINTED MORTAR
MATCHING ORIGINAL
STYLE, SIZE, COLOR
AND COMPOSITION

Cleaning Masonry. High pressure water or steam cleaning should be considered for unpainted masonry buildings. Masonry cleaning can give the surface of a building new life by removing pollutants and restoring the natural qualities of the brick or stone.

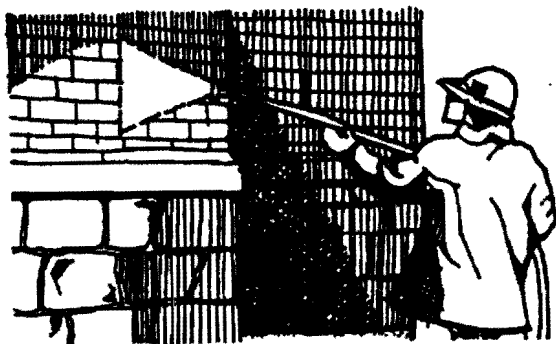
Improper cleaning can result in further deterioration of masonry. Sandblasting or other abrasive cleaning methods should never be used. They erode the surface of the masonry material and can permanently damage the building. Once the outside skin of the brick has been removed, water can saturate the surface and deteriorate the brick. Sealants can not effectively replace this outer surface.

ABRASIVE CLEANING



Low pressure water cleaning (not more than 600 psi), scrubbing with a bristle brush and the use of gentle detergents is usually sufficient to clean dirt and grime from a masonry surface. Be sure to use only natural bristle brushes, not metal. Metal can disturb the mortar and damage masonry.

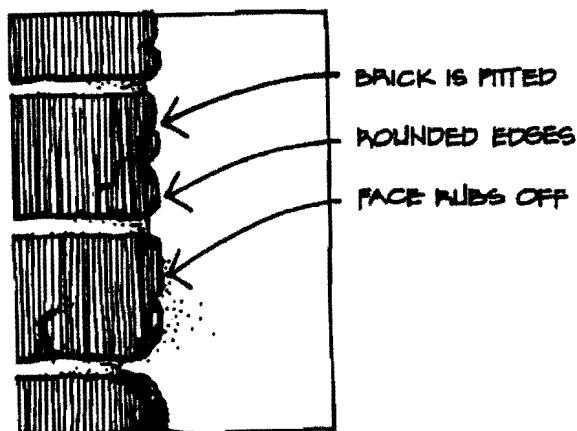
HIGH PRESSURE WATER CLEANING



In some instances, a chemical cleaner is required if paint or heavy grime must be removed. The masonry is usually prewet to soften any dirt. Then a chemical paint remover is applied and allowed to remain on the building surface. Finally, the chemical is rinsed off, usually with water. This process may be repeated several times to remove built up paint.

Finding the right chemical for the job is the biggest challenge. Every company seems to have its own solution. One thing to remember is that chemical cleaners can be either alkaline or acidic. Be sure the right chemical is chosen for your building. Acidic products should never be used on limestone or marble.

Cleaning should only be undertaken by experienced professionals. It may be necessary to look outside of your town for the right company. Check the Yellow Pages under "Building Cleaning—Exterior." After identifying potential contractors, investigate examples of their work and ask for a test patch on your building in advance to see how effective the cleaning method will be. Look for possible damage to the mortar joints and any residue on the wall surface caused by the cleaning process. Also look for any damage to the masonry units. Are the edges more rounded? Does the face rub off? Some masonry surfaces may be too soft to be cleaned.



Remember never to clean a building if there is any possibility of frost because the moisture may crack the masonry if it freezes.



Painting. Unless it is necessary to protect the surface, exposed masonry should be left unpainted. A previously painted surface should be repainted rather than chemically cleaned.

Before painting a masonry surface, the mortar should be checked and repointed as needed. Loose paint should be scraped off. The building may be cleaned with a low pressure water wash. Then a masonry primer should be applied to the entire area and one or two final coats of semigloss or flat latex paint applied to the wall surface.

UPPER-STORY WINDOWS

The visual importance of upper-story windows is evident in their steady march down Main Street. They give buildings an appearance of vitality and use, even if the upper floors are vacant. They create a repeated pattern that helps tie together the facades.

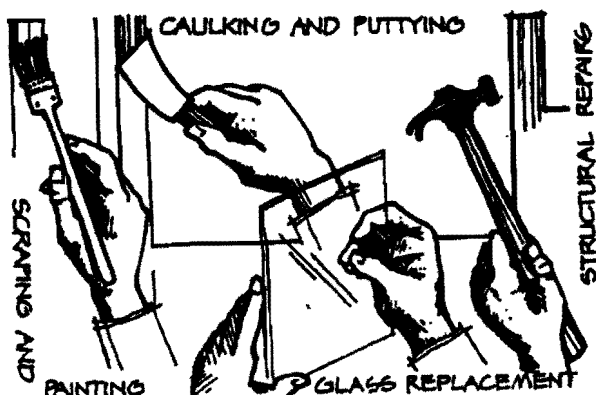
Often, deteriorated upper-story windows have been inappropriately replaced or boarded up. This treatment cheapens not only the character of the building but the streetscape as well—a negative image that can be avoided through proper maintenance.

Window Maintenance Checklist

- Check the wood parts of the window. Are there portions that are soft, cracked or split? Pay particular attention to the window sills and bottom of the window sashes where water has collected. If sashes or frames are deteriorated, window glass can fall out and endanger pedestrians below.



- To maintain the windows properly, all deteriorated wood should be replaced with new pieces and the old paint scraped off. All cracks should be filled with caulk or wood putty and the surfaces sanded. Loose glazing put-

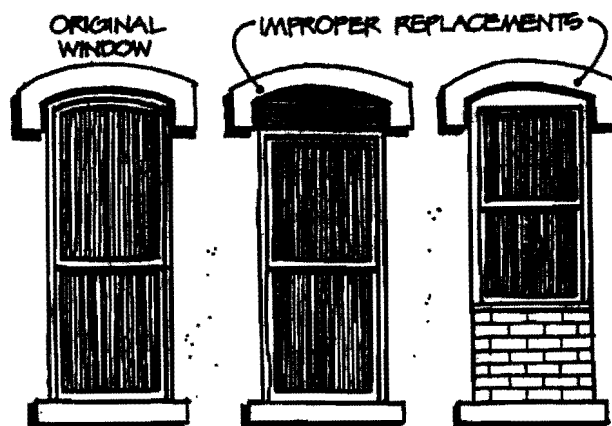


ty should be replaced and the frames primed with a good quality oil-based primer and painted with one or two coats of latex or oil-based paint.

- Loose or broken window panes can be easily fixed. First remove all broken glass and old glazing putty. Replace the glass with new panes similar to the existing glass and, using glazier's points and putty, reglaze both the new glass and loose panes. It may be easier to remove the window sash from the frame to perform these activities.
- The joints between the window frame and the masonry opening should also be checked. Loose caulk should be removed and the joints recaulked to prevent air and water infiltration.

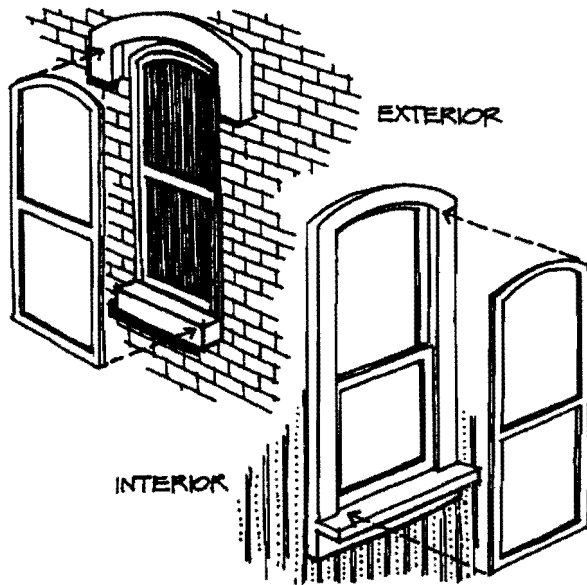
Window Replacement

- If a window has deteriorated beyond repair or is missing, the replacement should match the original window. Replacement windows should always fill the entire opening and duplicate the original pattern. For example, a double hung sash window should not be replaced by a single fixed pane of glass. Avoid the use of windows and shutters that are not in keeping with the style of the building.
- If possible, match the material as well as the design of the original windows. Standard wood windows are relatively easy to buy or have made. They may not be as expensive as you might think, averaging between \$100 and \$350 each. More unusual styles can be custom ordered.



- In some instances double-glazed aluminum frame windows may be desired. If aluminum must be used, it should duplicate the design of the original window. It should be in a dark anodized or baked enamel finish rather than a light metallic color.

Storm Windows. Storm windows are a good idea for conserving heat and energy, especially on upper floors. When mounted on the exterior, these windows should be painted to match the color of the window sash and should duplicate the shape. On the front of a building, it may be desirable to install storm windows on the inside where they will not be seen. Care must be taken that they are ventilated to prevent moisture from accumulating and damaging the wood.



WOOD

Wood is often used for cornices and storefronts and sometimes for upper wall surfaces. Always try to retain any original exterior woodwork. Deterioration can be prevented with regular maintenance, and decayed portions can be repaired. Check for soft, rotted areas, areas where the wood has split and places where nails have corroded. Up to a point, these problems can be fixed by re-nailing, filling and caulking the wood and then by using an oil primer and painting the wood with latex or oil-based paint.



Sometimes it will be necessary to have a carpenter replace some pieces that have rotted or are missing. Any replacements should match or at least complement the existing details.

DOORS

Every storefront has a door or pair of doors that enter into the place of business. Traditionally, the entrance door was made of wood with a large glass panel. Every effort should be made to maintain and repair an original door, if possible.

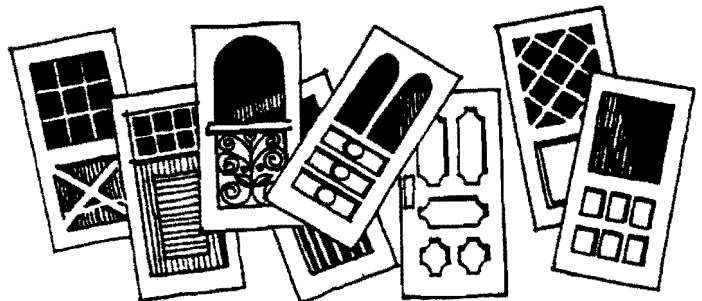
Painting Aluminum. Many original doors have been replaced by standard aluminum and glass commercial doors. Although lacking in historical character, they are generally unobtrusive. Aluminum doors and storefronts can be made more compatible by painting them a dark color. An exposed aluminum surface must be cleaned and prepared for a zinc chromate primer or metal primer, followed by appropriate finish coats as recommended by the primer manufacturer. New aluminum should be exposed to weather for at least two months before painting.



Door Replacement. If a door is to be replaced there are three basic options:

- Have a new door built with the same design and proportions of the original.
- Find a manufactured wooden or steel door that resembles the traditional store door.
- Use a standard aluminum commercial door with wide stiles and a dark anodized or baked enamel finish.

Do not use doors decorated with moldings, cross bucks or window grills. These doors are more residential in character and can look out of place on commercial buildings.



Planning Commission

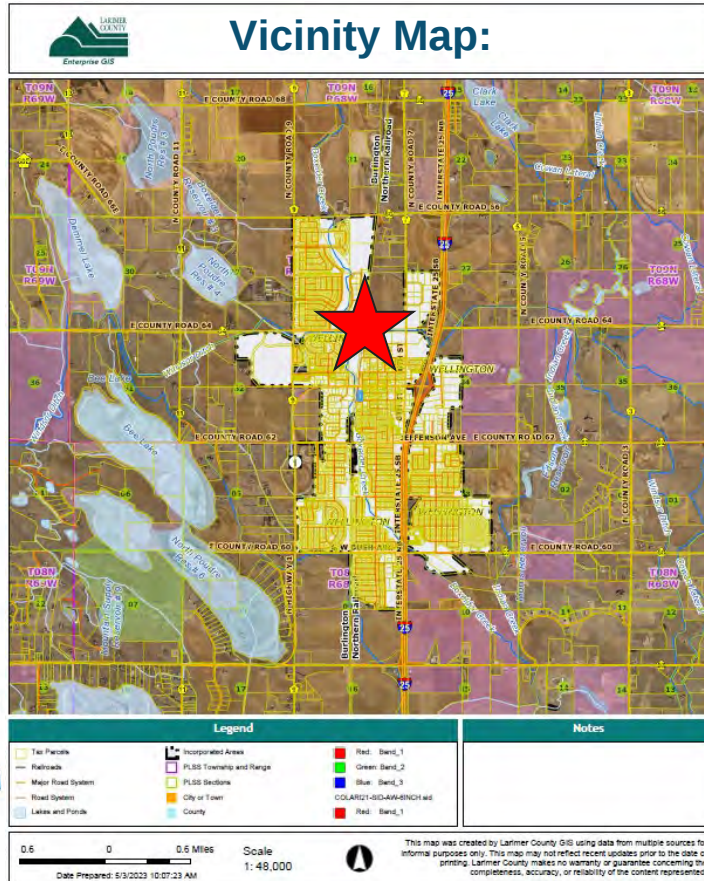
Amended Site Plan Approval Request:

Old Colorado Brewing Co. at 3700 Cleveland Avenue

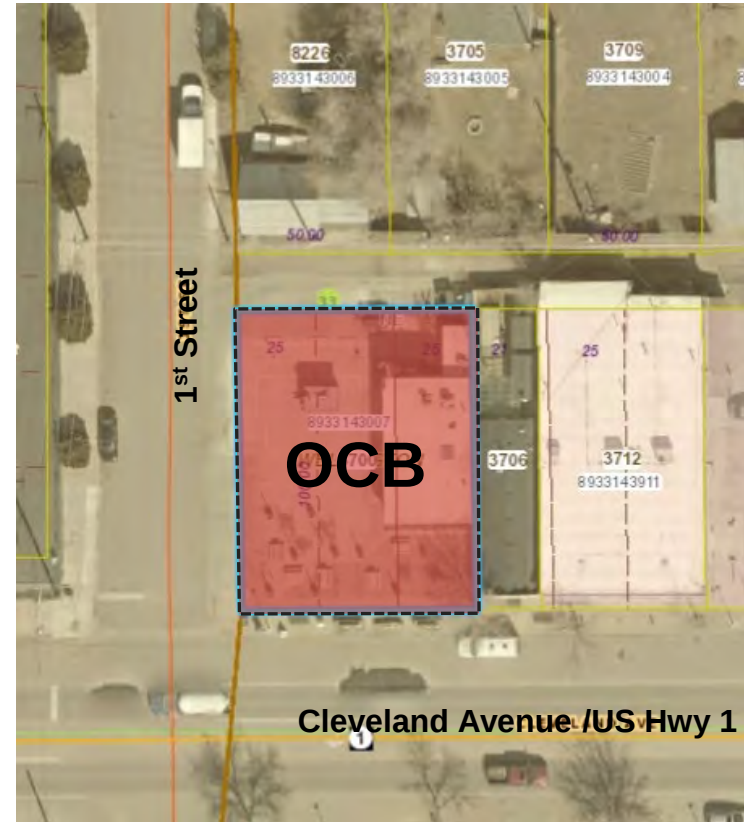
Owner/Applicant:
Tara & Brandon Neckels



Vicinity & Site Location Maps:



Site Location:



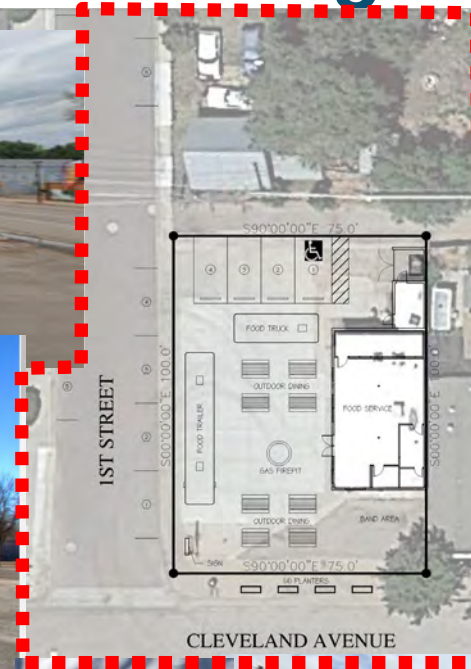
The Proposal/Request:



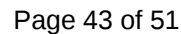
- The site was a former vacant convenience store and gas station.
- The Old Colorado Brewing Company has been a part of the Wellington Business community since 2015 when it first operated in the former grain elevator site at 8121 First street.
- The owners recently purchased the site at 3700 Cleveland Avenue from the former owners of the BBQ Love Shack.
- Applicant seeks approval to improve the property to better serve their purposes and their clients.



Existing Structures/Site Images:

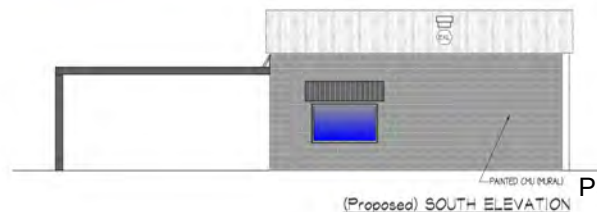
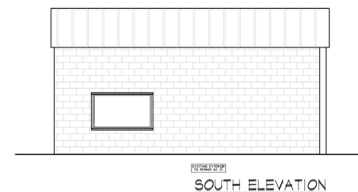
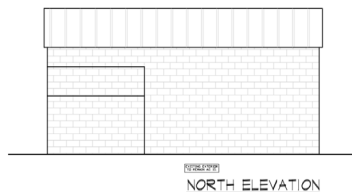
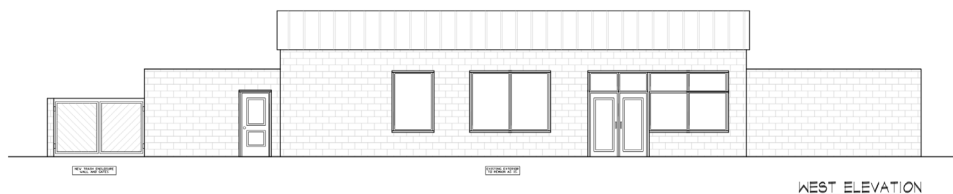


A photograph showing the exterior of a building with light-colored horizontal siding and dark grey or black awnings over large glass windows. The windows reflect the surrounding environment, including a white van and a red fire hydrant. A circular navigation icon with a left arrow is visible in the top left corner.

$$1/2^s = 1 - Q^s$$


Existing Structure/Proposed Improvements:

- ✓ The building is a converted convenience store, and the site is a former gas dispensing station. The architecture and site grounds were designed and developed for that use.
- ✓ Provisions for landscape plantings were not considered at the time the site was originally developed.
- ✓ The capacity to include new landscape is very limited. The applicant proposes to meet the intent of the code using urban plaza amenities.



- ✓ The new owner proposes a new exterior color theme, new modernized doors, windows and store front.
- ✓ A new pergola will offer shade to the front façade/plaza.
- ✓ Awnings, an ornate wrought iron fence, and artwork will connect the facility to main street at an intimate-human scale.



Findings: (Section 15-2-120(c))

1. Proposal is consistent with the Town's Comprehensive Master Plan and compliant with intent stated in the Amended Town Land Use Code. *(Comprehensive Plan - Nurture and grow local businesses and rejuvenate the downtown region).*
2. The lot size and lot dimensions are consistent with what is shown on the approved final plat. *(The project is consistent with the original 1903 approved plat).*
3. No buildings or structures infringe on any easements. *(The site is existing, and proposed improvements will not conflict with easements).*
4. The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans. *(Existing site drainage/grading functions acceptably and is not proposed for improvements at this time).*
5. The density and dimensions shown conform with Article 4 of this Code or the approved PUD requirements. *(The project complies with C-2 zone district density.)*
6. The applicable Development Standards have been adequately addressed and the proposed improvements conform with Article 5 of the Code. *(As an existing property in the downtown area, the applicant has attempted to improve the site to comply with the intent of Article 5).*

Summary & Staff Recommendation:

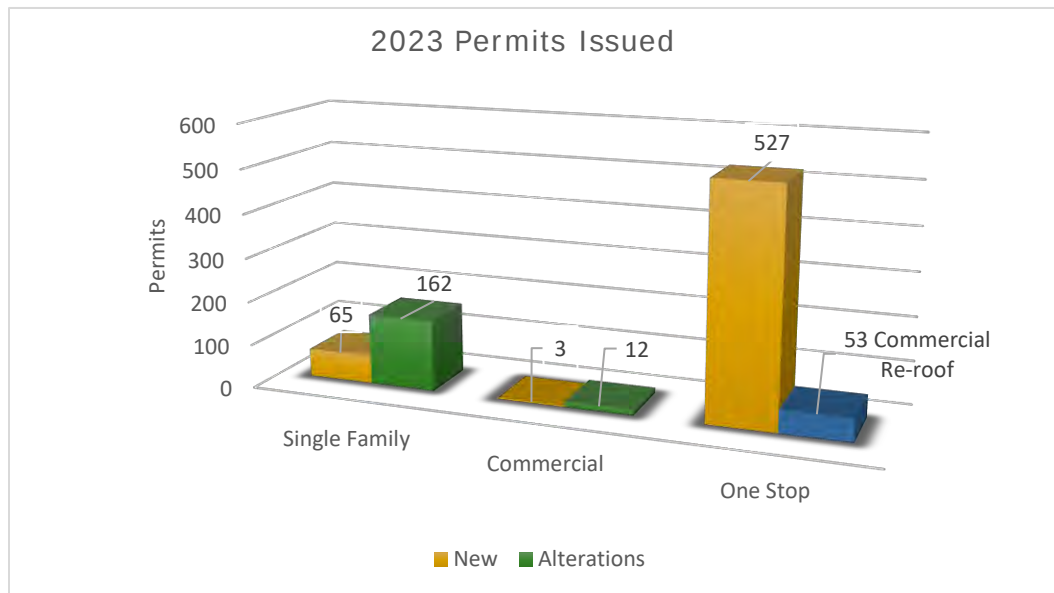
- *Town Staff recommends approval of the amended site plans for 3700 Cleveland Ave.*
- *Questions?*



Building Department Activity 2023 Year End Report

2023 Total Building Permit Activity

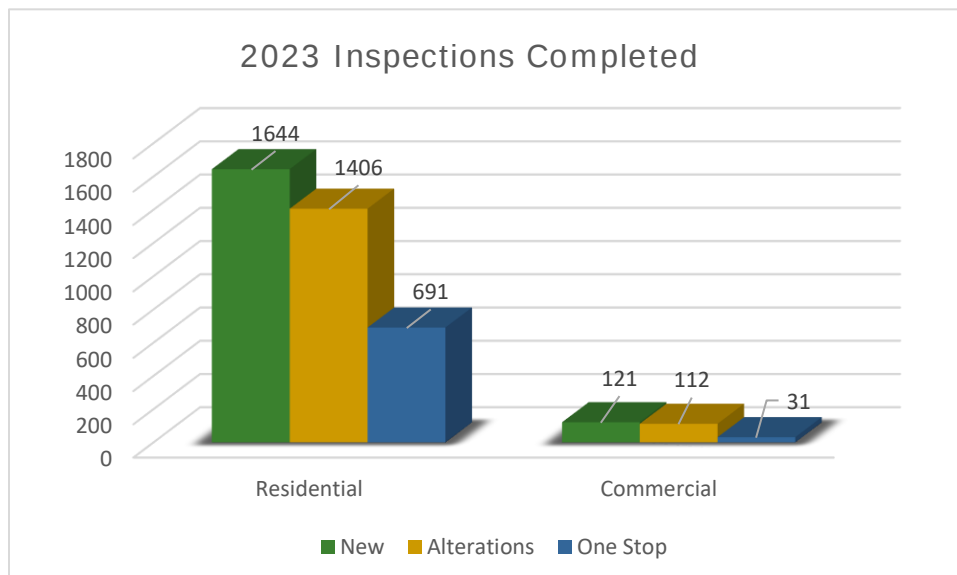
- Total Permits Issued – 856



Alterations Example: Basement Finish, Expansions, Remodels & PV Systems
One Stop Example: Re-Roof, Water Heater, Furnace, Windows & Siding

2023 Building Inspections Activity

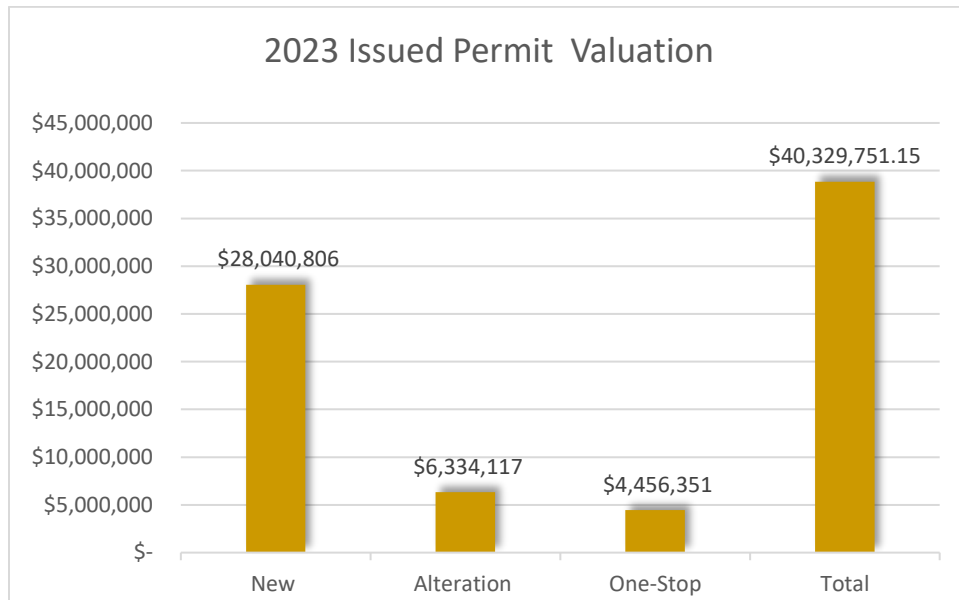
- Total Inspections Performed – 4,015





2023 Permit Valuations

- Total Valuation of all Permits - \$40,329,751.15
- Residential Valuation - \$29,557,038 (not including residential miscellaneous)
- Commercial Valuation - \$5,946,545.44 (not including commercial miscellaneous)



2023 Building Highlights

Commercial Businesses Expansions

- (4) Commercial Expansions: High West Storage, AWC Frac Technology, Advance Tank and Alvarium Learning Center.
- Valuation \$3,160,418.90

New Businesses & New Construction

- (3) New Businesses: Streamline Crane, Wellington Business Center Lot 4 and Smokin' Cowboy
- Valuation \$3,890,575.54

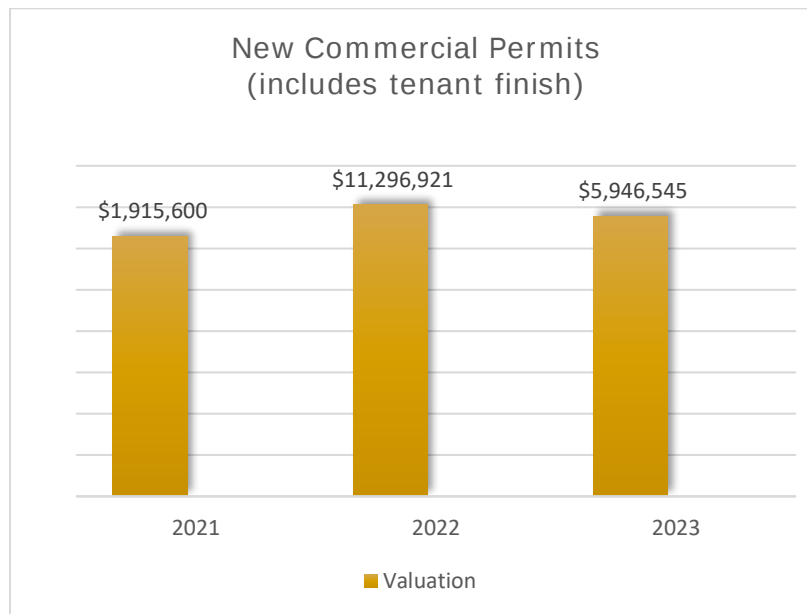
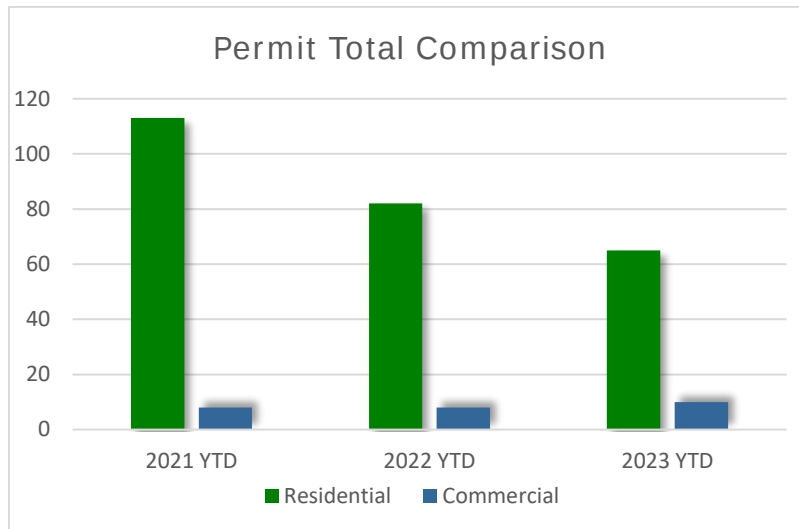
Contractor Licenses

- Registered 409 Contractors with the Town in 2023.



Annual Comparisons

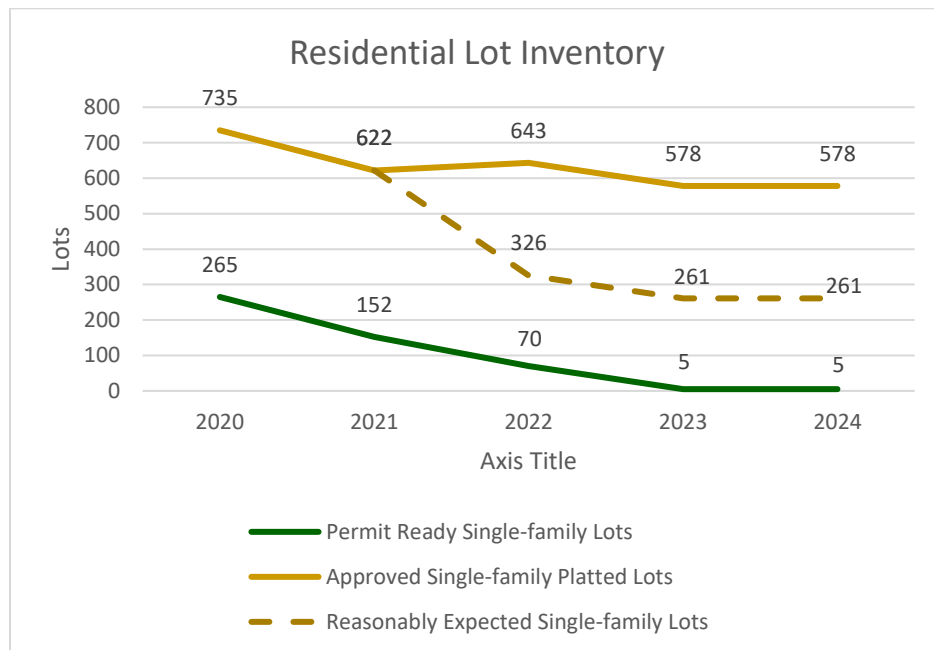
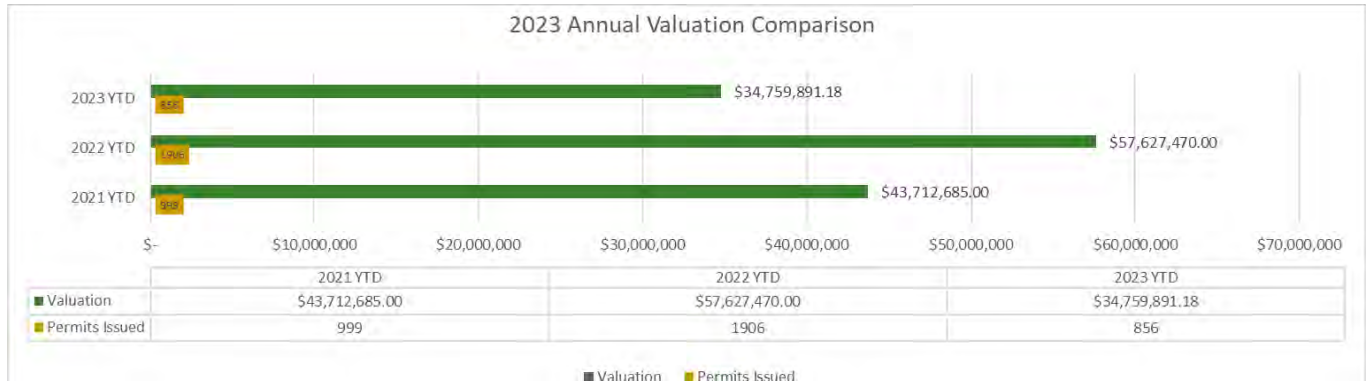
- New Commercial includes new construction and tenant finishes but does not include alterations or remodels.



- 2023 (7) new commercial valuations includes \$2,412,650.44 for 8780 Bonfire Drive (High West Storage buildings, H, G, I, M, P) and 8761 Bonfire Drive (Streamline.)
- 2023 (3) new commercial shell valuations includes \$3,533,895.00 for 8775 Bonfire Drive (High West Storage), 8780 Bonfire Drive (building F) (AWC Frac T), and 6599 Buttercup Drive (Wellington Business Center Lot 4.)



Annual Total Valuation Comparison

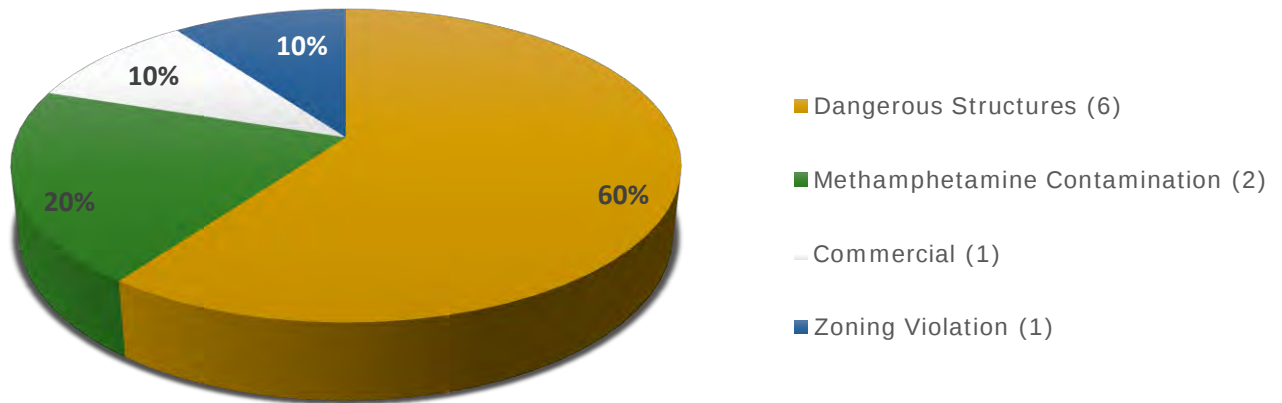


- Approved Single-family Platted Lots that may not have street, water, sewer, or other infrastructure installed.
- Permit Ready Single-family Lots have infrastructure installed and ready to issue a building permit.



2023 Building Safety Cases

Building Safety 2023



Case Type	Resolved	In Progress
Dangerous Structures	1	5
Methamphetamine Contamination/ Assist with LC Health Department	1	1
Zoning Violation	1	0
Commercial	0	1

2023 Neighborhood Services Activity

2023 Neighborhood Services January 1 st - December 31 st		
Violations	Case Type	Percent
245	Weeds Nuisance	49.29 %
35	Barking Dogs	7.04 %
63	Rec. Vehicle Parking	12.67 %
150	Misc. Other	30.18 %

Additional Highlights: Successfully acquired new software for full time case management, record retention and data tracking as of August 2023.