

<b>HISTORIC PRESERVATION COMMISSION SUMMARY</b>
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**ITEM:** Certificate of Approval for Major Alteration

**CASE NUMBER:** HPDR2022-0001

**PROJECT:** Exterior Alterations

**LOCATION:** 825 12<sup>th</sup> Street, Arthur Strong House

**APPLICANT:** Walter Scruggs, representative of property owner Blue Oak Properties LLC

**CASE HISTORIC PRESERVATIONIST:** Elizabeth Kellums, Planner III – Historic Preservation

**HISTORIC PRESERVATION COMMISSION HEARING DATE:** March 7, 2022

**HISTORIC PRESERVATION COMMISSION FUNCTION:**

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

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**PROJECT OVERVIEW AND BACKGROUND:**

**Proposed Project**

On January 7, 2022, Walter Scruggs, representative of property owner Blue Oak Properties LLC, submitted an application for a Certificate of Approval for exterior alterations at 825 12<sup>th</sup> Street to the Historic Preservation Office. Staff determined the application to be complete on January 10, 2022. At the January 31<sup>st</sup> Historic Preservation Commission meeting, the Commission continued the hearing to February 14<sup>th</sup> for Staff to work with the applicant to determine the best course of action. On February 8<sup>th</sup>, the applicant withdrew the application and then requested to re-submit the application on February 17, 2022. Prior to initial application, the applicant completed most of the work but stopped upon receiving notice that it required Historic Preservation Commission approval. Staff indicated that the existing vinyl windows do not meet the standards and guidelines, and the applicant revised the application for the windows. The applicant requests approval for completed work, including the following:

Completed:

- completed window replacement on the east, north and west sides and the first story of the south side on the house, and on the north non-historic addition;
- added new stucco on the addition to the north;
- completed masonry repair on front porch;
- painted masonry.

Future work to include:

- replacement of the 5 vinyl windows on the second story on the south side and the corner vinyl window on the west side that connects to the corner window on the south side with wood windows more closely matching the original wood windows;
- addition of metal awnings and exterior light fixtures.

Please see the Application and Narrative for a Certificate of Approval (Attachment A), Photographs (Attachment B), Window Product Information (Attachment C), Existing Site Map (Attachment D), Preservation Brief #9 Repairing Historic Windows (Attachment E), and Preservation Brief #2 Repointing Mortar Joints in Historic Masonry Buildings (Attachment F).

### **Existing Conditions**

This Foursquare residence is a rectangular-shaped, two story, painted brick structure with a composition shingle, hipped roof. Roof features include hipped front and side dormers, wide overhanging eaves and decorative brackets. It has a stone foundation and brick and stone exterior with added wood panel siding enclosing the front porch. The main facade is broken into three bays and contains off-centered entrances. The new doors are paneled fiberglass with multiple lights. The one-story, enclosed porch has stone column bases. The porch was enclosed and covered with stucco at an unknown date. The new vinyl windows are one-over-one single hung sash. Before replacement, windows were wood frame, double hung and one-light picture windows, including a bay window on the second story with decorative leaded glass in the upper sash of the middle window of the bay window. The two brick chimneys are located on the north end of the west elevation and near the east end of the north elevation.

Obvious alterations completed at an unknown date, prior to the current owner, include a one-story, flat roof wooden back porch with wooden porch railing on top. The front porch has also been enclosed and the wall covered with stucco. A mid-story, enclosed entrance with a stairway replaced a bay window at an unknown date. Finally, there is an extensive one-story concrete addition on the rear (north elevation). The integrity of the house has been significantly compromised, and retains minimal historic materials. Historic brick walls on the main house have been stuccoed in portions and painted where brick was still uncovered. The house still retains the wide overhanging eaves, the dormer, and the stone pier porch supports on the front porch.

### **Background**

The Arthur Strong House at 825 12<sup>th</sup> Street is a contributing property in the Monroe Avenue Historic District, designated by the Historic Preservation Commission in 1999, effective in 2000. Because the period of significance for the historic district ends in 1926, and the addition was constructed after 1926 at an unknown date but likely by the late 1960s, the addition is considered a non-historic addition. A 1967 wiring permit for additions supports a possible late 1960s construction date for the addition. The property is subject to review by the Historic Preservation Commission for major alterations and is subject to the District Designation Plan for the Monroe Avenue Historic District.

**SITE DATA:**

Legal Description:	GR 5271 W70' L6 BLK84, City of Greeley, County of Weld, State of Colorado
Neighborhood:	Monroe Avenue Historic District
Designation:	Contributing property in the Monroe Avenue Historic District
Year Property Built:	ca. 1903
Architectural Style/Type:	American Foursquare Type
Zoning:	Commercial – High Intensity (C-H)
Dates of Significant Renovations:	<p>Several significant alterations, including a one-story addition on the north that connects the house to a carriage house at the north end of the property, enclosure of the porch, removal of a bay window on the west facade and replacement with an exterior entrance and staircase, a one-story enclosed room addition with a baluster rail on the roof on the north façade, all completed at unknown dates, prior to designation of the historic district in 1999/2000. No documentation for those alterations has been found.</p> <p>Housing Code Enforcement Master File Control Card for 825 12<sup>th</sup> St; Owner: Marie Amendola; total occupancy: 12; Number of dwelling units: 10. Date of initial inspection: 3/17/1975; re-inspection to be upon rehab by GUR.</p> <p>Housing Code Enforcement Master File Control Card for 825 12<sup>th</sup> St; Owner: Marie Amendola; total occupancy: 14; Number of dwelling units: 12. Date of initial inspection: 1/29/1975; reinspection to be upon rehab by GUR.</p> <p>Permit #681127; Wiring permit for Additions and Alterations; Owner: Fred J. Schmidt; Date: 5/28/1967.</p> <p><b>Source:</b> Building Permit File for 825 12<sup>th</sup> Street</p>

## **KEY ISSUES AND ANALYSIS:**

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

### **City of Greeley Code, Section 24-1003j Criteria and Standards**

*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.*
- (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 current Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, as defined in 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**

- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
- (5) Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- (7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
- (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 to protect the integrity of the property and its environment.*

*(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 District Designation Plan for the Monroe Avenue Historic District)**

***Preservation of Original Features***

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

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

***Windows***

*Windows, the elements that surround them, and their relationship to one another are among the most important character-defining elements of a historic structure. The basic elements of windows are their operation, proportions, number of divisions, and the dimensions of the frame. Historic windows should be preserved wherever feasible; this is especially important for individually designated properties.*

11. *Preserve the functional and decorative features of original windows.*
  - a. *Features important to the character of windows include frames, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.*
  - b. *Stained and leaded glass are often found in windows and doors of historic buildings and houses, and special care should be taken to preserve and protect these windows.*
  - c. *Typically, houses feature a front window or grouping of windows. The proportions, type, relationship, decorative glass, and surrounding detail should be preserved.*
  - d. *Repair frames and sash by patching, splicing or reinforcing, rather than replacing.*
  - e. *If replacement of any original window is necessary, match it as closely as possible.*
  - f. *Metal, vinyl, or fiberglass awnings, hoods, or shutters that are not historically accurate should not be used.*
12. *Retain the position, type, number and groupings of windows, especially on significant facades.*
13. *Maintain original window proportions.*
  - a. *Preserve the vertical emphasis typical of historic windows.*
  - b. *Do not reduce an original opening to accommodate a smaller window. Likewise, do not enlarge an opening to accommodate a larger window. If enlargement is necessary for emergency egress, do so on a minor elevation (rear or side).*
14. *Use materials that appear similar to the original when replacement is necessary. Replacing a wood window with another wood window is preferred; however other materials may be considered if the operation, dimension, profile and finish are similar.*
15. *Consider storm windows as an alternative to window replacement.*
  - a. *Install storm windows on the interior whenever feasible.*
  - b. *Match the sash of the original windows, if storm windows are installed on the exterior.*
  - c. *Metal storm windows may be appropriate if the frames match the proportions and profile of the original windows and if the frames are anodized or painted so that raw metal is not visible.*

### ***General Exterior***

*Original materials should be repaired rather than replaced. Wood is a common material for historic buildings in Greeley; however, stone, brick, concrete, and other materials were also used. Greater flexibility in materials may be considered for additions and new construction within the Monroe Avenue Historic District.*

18. *Use materials that appear similar in character to those used historically, if replacement is necessary.*
  - a. *Materials similar to those employed historically are preferred.*
  - b. *Substitute materials may be used for replacing individual building elements, but not the primary building material.*
  - c. *Application of sidings such as vinyl, aluminum, and plastic may not be used.*
19. *Preserve the appearance of original materials.*
  - a. *Avoid covering original materials with new materials. If such covering is necessary, install in such a way as to avoid damaging original materials when the covering is removed.*
  - b. *Aluminum or vinyl siding may not be used. Such materials can cause the original siding to deteriorate more rapidly.*
  - c. *Original materials should not be covered with stucco, permastone, or other masonry-like materials.*

### ***Masonry***

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

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

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

### ***Replacement or Substitution of Original Features***

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

45. *Replace missing original features with accurate replications where feasible.*
  - a. *Replace only those portions that are beyond repair.*
  - b. *Use the same kind of material as the original when feasible. A substitute material is acceptable if the form and design of the substitute itself conveys the visual appearance of the original material. For example, a metal windows frame may be considered if it accurately conveys the dimension and profile of the original wood window.*
  - c. *A high percentage of the materials and features of the property must be original in order to retain historic integrity. While no exact percentage should be used, the building must be able to convey a sense of its period of significance.*

### ***New Alterations and Additions***

*When planning new alterations and additions, consider the effect on significant historic materials and features of the property. Loss of historic building fabric should be minimized. The addition should not affect the ability to perceive the historic character of the building, especially from public ways, such as streets, alleys, and parks.*

*Contemporary interpretation of the original structure is an appropriate alternative to a more replicative design. It needs to be compatible with the overall architecture but simplified in style and detailing and must appear newer.*

48. *Minimize negative effects upon original materials and features when planning additions and alterations to a historic building.*  
*Avoid obscuring or removing significant features to accommodate new additions and alterations.*
49. *Minimize negative technical effects upon original features.*
  - a. *Consider the technical impacts of new construction on a historic structure. For example a construction process may cause vibration that results in cracks in a historic masonry wall.*
  - b. *New alterations should be accomplished in such a way that they can be removed without destroying original materials or features.*



### Staff Analysis:

*The proposed project complies with the applicable criteria and standards for the following reasons:*

#### Window Replacement

The proposed replacement of the new vinyl windows on the second story of the south elevation with wood windows would have a positive impact on the general historical and architectural character of the property and the designated historic district, as it would replace non-historic vinyl windows with historically appropriate wood windows. The windows on the front of the house are the most significant. Windows on the sides, rear, and non-historic addition are not as significant as the front windows, so replacing them with vinyl would have less of an impact on the property and district. The replacement windows have wider profiles, a glossy and smooth texture and framing, and significantly alter the character of the house. Originally, the house windows were wood with narrower frames and a slightly different sash configuration on some of the windows. One window on the front bay window had leaded glass in the smaller upper sash that was replaced and now has a significantly different profile and finish. Many of the original windows had smaller upper sashes and larger lower sashes. The current replacement windows do not have the same visual impact on the house as the previous windows, which appear to be the historic windows. The proposed wood replacement windows for the six second story windows on the south and southwest corner would have the smaller upper sash and larger lower sash, similar to the configuration of the original windows, thereby having a positive impact on the historical and architectural character and features of the house. Replacement of those six windows with wood windows would also add to the ability of the house to contribute to the district.

Windows are one of the most significant features on a historic building. Replacement of wood windows with vinyl windows had an adverse effect on the integrity of the house and of the district, so replacing the front second story vinyl windows with wood would have a positive impact on the district. Replacement of the front second story vinyl windows with wood windows with profiles closer to the original windows meets the Secretary of the Interior's Standards for Rehabilitation. Removal of historic materials is to be avoided and historic materials are to be preserved. Standard #6 specifically states, "(6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence." Finally, the replacement of the front vinyl windows with wood windows meets the District Designation Plan design guidelines (DDP), since the wood replacement windows would be similar to the original windows in material, design, profile and finish. The project did maintain the position and groupings of windows on the primary façade, meeting that portion of window guidelines also.

#### Masonry Painting

Painting of unpainted masonry had an adverse effect on the historic and architectural character of the house, as well as on the texture and materials of the house. Paint acts as a sealant on masonry. When moisture is sealed behind the paint, it can damage the brick, causing it to spall or cause other problems, potentially leading to structural problems. For these reasons, the painting

of the unpainted brick had an adverse effect on the property due to the negative impact of paint sealing the brick, trapping moisture in the building and potentially causing damage. It also adversely affects the exterior finish of the brick, which also does not meet the Secretary of the Interior's Standards. The DDP recommends not painting masonry unless the paint is needed to provide weather protective coating for a soft material. The applicant did not provide documentation that the brick was soft and needed the paint as a protective covering. Removal of paint from masonry can significantly damage the masonry. For these reasons, the masonry painting does not meet the criteria and standards, including the DDP. Because of the potential for damaging the masonry from removing paint, which might not successfully remove all paint, the painted masonry should be closely monitored and maintained.

### Stucco

On the non-historic north addition, new stucco was installed over existing stucco. The new stucco changed the profile and appearance of the addition, since the addition is non-historic, the alteration had a minor impact on the property. It did not impact the protection, enhancement, perpetuation and use of the property. Since the addition is non-historic, the alteration did not impact historic features or materials and had a neutral effect on the property and district.

### Porch Masonry Repair

Several masonry piers on the front porch required repointing, which involves removal of a portion of the existing mortar and application of new mortar that matches the original mortar. According to the applicant, the mortar composition matches the original, and the color matches the original. Repointing, if done inappropriately, can damage the masonry and have a major impact on the historic and architectural character of a building and its features, particularly when completed on significant facades or over large portions of a masonry building. Since the mortar matches the original, it will have a positive impact on the character of the building, as well as on the protection, enhancement, perpetuation and use of the building. The appearance of the mortar on the corner of the porch has much larger joints and does not match the original mortar joints in dimension. However, those stones were pulling away from the house, and the additional mortar will help strengthen the pier. For these reasons, the porch masonry repair meets the requirements in the Greeley Municipal Code and the DDP.

### Awnings and Light Fixtures

Installation of awnings and light fixtures are minor alterations, but are included as they are part of the overall project for which the applicant seeks approval. The installation of awnings over the doors and the installation of new exterior light fixtures next to the doors on the one-story rear addition would have a minor impact on the historical and architectural character of the house. They would have a neutral effect on the protection, enhancement, perpetuation and use of the property and would be easily removed. They meet criteria and standards in Section 24-1003j (1) a, c, e and f, but the DDP does indicate that metal awnings that are not historically accurate should not be used. For this reason, staff recommends the applicant seek other awning options and request approval from staff for awnings that meet the DDP. Staff recommends approval of the proposed light fixtures, as they are compatible with the structure, mimicking early 20<sup>th</sup> century light fixtures, and they meet the standards and guidelines in the Greeley Municipal Code and the DDP, which indicates that light fixtures should be in character with the structure.

While the house has been significantly altered in the past, these additional alterations further erode the overall integrity of the house and the district. The house would still be considered to be contributing, however, any future alterations should be carefully considered for any impact on the integrity of the house and district. Further alterations in the future could potentially prevent the house from conveying significance and contributing to the historic district.

In summary, for these reasons, the proposed window replacement, masonry painting, stucco, masonry repointing, and light fixtures meet the criteria and standards in Section 24-1003(j) of the Greeley Municipal Code, including the Secretary of the Interior's Standards and the District Designation Plan for the Monroe Avenue Historic District. The proposed metal awnings do not meet the District Designation Plan, which indicates metal awnings that are not historically accurate should not be used.

**Section 24-1003(j) (1) Criteria and Standards Addressed:** a, c, e, f, and h (Secretary's Stds #2, 5, 6, 7, 9 and 10) and the Monroe Avenue Historic District Designation Plan

**NOTICE:**

Greeley Municipal Code Section 24-1003(f) specifies public notification requirements for Certificate of Approval applications, specifically posting a sign at the property, readily visible by adjacent property owners and from the public right-of-way, no less than 14 days prior to the public hearing. Staff posted notice at this property on February 17, 2022 and emailed a letter of notification with the date, time and location of the public hearing on February 18, 2022.

**STAFF RECOMMENDATION:**

Approval of the window replacement, masonry painting, stucco replacement, masonry porch repair/repointing and light fixtures. Staff recommends the applicant work with Staff to identify historically accurate awnings for Staff review, as awnings are a minor alteration.

**RECOMMENDED MOTION:**

A motion that, based on the application received and the preceding analysis, the Commission finds that the proposed window replacement, including replacement of 6 second story vinyl windows on the south and southwest with wood and replacement of remaining windows with vinyl, masonry painting, stucco replacement, porch repair/repointing and proposed light fixtures at the Arthur Strong House at 825 12<sup>th</sup> Street meet (1) Criteria and Standards a, c, e, f, and h of Section 24-1003(j)(1) of the Greeley Municipal Code, and therefore approves the request for a Certificate of Approval, conditional upon the applicant obtaining all required permits and obtaining Staff approval for awnings that meet the District Designation Plan.

**ATTACHMENTS:**

Attachment A – Application & Narrative for Certificate of Approval

Attachment B – Photographs

Attachment C – Window Product Information

Attachment D – Existing Site Map

Attachment E – Preservation Brief #9 Repairing Historic Windows

Attachment F – Preservation Brief #2 Repointing Mortar Joints in Historic Masonry Buildings