

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

APPLICATION FORM FOR CERTIFICATE OF APPROVAL

MAJOR ALTERATIONS

The City of Greeley's Historic Preservation Code, Section 24-1003 of the Municipal Code, requires that no exterior major alteration is permitted of any designated historic property or property within a designated historic district without a Certificate of Approval issued by the Historic Preservation Commission. **Please complete pages 5, 7, and 8 and add additional sheets as necessary.**

PROPERTY OWNER(S) Name:	Blue Oak Properties, LLC		
Address:	3400 W. 16th Street, Bldg 1, Suite 1-B		
Phone: Cell phone: Email:	707-480-6800 scruggs77@gmail.com		
APPLICANT (if different From property owner) Name: Address:	Soruggs 17 (Egmail.com		
Phone: Cell phone: Email:			
Historic District (if applicable):	825 12th Street 825 12th Sreet Monroe Avenue Historic District		
Certification: I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.			
Applicant (Print): Walter Scruggs	Telephone:		
Signature: Walter Scruggs	Date:		
Property owner's signature required. If applicant is other than property owner, property owner approves of the applicant's proposed project.			
Owner (Print): Walter Scruggs Signature: Walter Scruggs	Telephone:		
Signature: Walter Scruggs	Date: _1/6/2022		

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MAJOR ALTERATIONS CERTIFICATE OF APPROVAL SUBMITTAL CHECKLIST

Include all pertinent information identified on the following page(s), as well as special information requested by Historic Preservation Staff. Add additional sheets for narrative/information as necessary. Additional copies may be requested by Staff, if required for use by persons or groups providing advisory assistance. Submit this application and all required attachments through the City of Greeley website project module of eTRAKiT:

http://greeleygov.com/services/etrakit

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

ALTERA	TIONS		
ALILIA	ATIONS		
	Pre-application Conference (in person or phone) (not required)	Date	
	Application Form signed by applicant and owner (if different)		
	For projects involving architectural drawings, one set 11"x17" (and larger if requested) scaled project drawing(s), including name, date, project address, north arrow, graphic scale, date of drawings, and name, address & phone of owner and designer (if drawings are needed); or		
	Mock-Up of signs or awnings, as needed		
X	Product literature, if applicable, such as for window, roof projects, etc. If the proposal is for replacement of historic material, such as windows or siding, provide estimates from qualified contractors for repair and restoration and for replacement.		
×	Digital photos accurately representing existing materials, colors, and textures of each side of the building, site or structure to be affected. Date the photographs. Provide information about the view (such as view looking to the north), name of the photographer and about the subject of the photo.		
×	Narrative of the proposed project (please type or print legibly on a separate page) Please include responses to the following:		
	a. What is the proposed project? Include detailed information abo location on the building or property.	ut materials, design, measurements,	
	b. Time constraints on the project/Project urgency?		

c. Identify which design guidelines relate to the project. Explain how the proposed project meets the guidelines. Provide justification if the proposed project does not meet the guidelines.

Guidelines are available for download on the City's historic preservation website, http://greeleygov.com/services/historic-preservation/documents
General guidelines are relevant for individually designated properties. District guidelines are also available for properties located with Greeley Historic Register designated districts.

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

Attention: Elizabeth Kellums; Historic Preservation, City of Greeley

Subject: 825 12th Street – Project Narrative (Re: Page 7-8 of COA Application Form)

Date: 1-6-2022

A. What is the proposed project? Included detailed information about materials, design, measurements, location on the building or property.

This project aims to restore and repair this property while updating exterior colors of the building(s) to create cohesion and curb-appeal. Please see below 'Scope of Work' outlined for our contractors.

- Soffit & Trim clean-up and repair due to dry rot damage (50% DONE)
- Access areas repaired/replaced (DONE)
- Rear laundry room on Unit #4 converted into stucco framing and concrete stairs (PLANNED)
- Historic corbel detail to remain and be painted (DONE)
- Fix tuck points at brick and paint (brick is discolored beyond cleaning efforts) (DONE)
- Clean up stucco around roof drainage vents of building addition (1-story units behind original structure) (DONE)
- Replace the fascia (rotten and deteriorating) (PLANNED; FASCIA REMOVED)
- Repair access vents (PLANNED)
- Replace exterior lighting (PLANNED)
- Replace exterior unit numbers (PLANNED)
- Replace broken and deteriorated dryer vents with higher quality, painted specification (PLANNED)
- Exterior stucco and trim paint (75% DONE)
- Black metal awnings added over entry doors to provide a necessary cover from the elements and add a much needed design feature. (PLANNED; ALREADY BUILT)
- B. Time constraints on the project / Project urgency?
 - This property was purchased on 12/30/2020. By Summer, we learned that the exterior of this building had significant age and maintenance related issues that made conditions difficult for residents occupying this building. We, the owner, have worked diligently to create this scope of work and vision for the building that we believe will improve the quality of life for our tenants and to highlight this property in the Monroe Avenue Historic District while keeping the integrity of historic features that it possesses. Due to the amount of planning and work that has gone into this, we are eager to finalize these updates and have a turn-key property as soon as possible.
- C. Identify which design guidelines relate to the project. Explain how the proposed project meets the guidelines. Provide justification if the proposed project does not meet the guidelines.
 - Doors & Entrances
 - The original entrance to the front structure on the property has been left in place.
 We intend to refinish it and restore its character. All other doors that were on the

- property when the purchase was made were not original. They have been replaced with a new door that has a historic flair.
- Black metal awnings to be added over entrances on the L shaped building.

Windows (DONE)

The windows on the property were broken and contained wood rot beyond repair.
 Heat and cooling functions were wasted with the poor insulation they provided.

 Residents could not easily access fresh air because windows did not function properly. Greeley Glass has replaced these windows with white vinyl Alside Fairfield 80 Low E windows. These new windows blend in with our new paint color scheme, as the previous windows did.

- General Exterior (75% DONE)

The existing decorative sandstone has been repaired to the greatest extent possible. It remains exposed in its original state in our new, proposed design. The existing brick was discolored in many places beyond cleanability, so we opted to paint it. All existing trim work and decorative corbels remain, painted a new color. The existing L shaped building behind the main house was a deteriorated and aged stucco finish when the property was purchased. We have updated the stucco color.

- Paint Colors (DONE)

 A muted paint color palate was chosen along with an accent color to highlight the historic corbel details of the building. The existing decorative sandstone was left asis and ties in nicely with the new colors.

- Masonry (DONE)

 Existing decorative sandstone has been repaired to the greatest extent possible and left exposed. The existing brick was discolored in many places beyond cleanability, so we opted to paint it a neutral color. From: <u>scruggs777@gmail.com</u>

To: Betsy Kellums
Subject: [EXTERNAL] Re: windows

Date: Tuesday, January 11, 2022 6:29:58 PM
Attachments: Alside Fairfield 80 Low E Brochure.pdf

Hi Betsy,

These windows were disposed of when taken out. I discussed this with Phill @ Greeley Glass. He also clarified the windows that were removed. The front building that is 4 units had old wood windows that were original. They were single pane and very dilapidated. The L shaped building in back had single pane aluminum frame windows from the 40's to 50's. As you might imagine, none of them functioned well or were thermally efficient.

I attached an overview of the Alside Fairfield 80's Low E window. These are the windows that I put in my own home and rental properties. They are very nice, low sound penetration and great thermal protection.

I will be there on the 31st along with our design professional.

Walter Scruggs 707-480-6800

On Tue, Jan 11, 2022 at 8:03 AM Betsy Kellums < <u>Elizabeth.Kellums@greeleygov.com</u>> wrote:

Hi Walter.

Do you still have the windows that were removed from 825 12th Street?



Elizabeth Kellums

Planner III – Historic Preservation

Community Development | Planning

1100 10th Street

Greeley, CO 80631

970-350-9222 | elizabeth.kellums@greeleygov.com

http://greeleygov.com/

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825 12TH STREET EXTERIOR SCOPE, COLORS & SPECIFICATIONS

- Soffit and trim clean-up and repair
- Access areas repaired/replaced
- Rear laundry room on Unit #4 converted into stucco framing and concrete stairs (or at least new wood ones)
- Keep Corbel detail except for one deteriorated one paint accent color per specs
- Fixing tuck points on all brick and stone up building
- Unit #4 private laundry converted into stucco
- Dig out dirt on backside of building so new stucco goes all of the way down
- Paint Brick fix tuck points first
- Cleanup stucco around roof drainage vents
- New fascia
- Access vents
- New exterior lighting installed
- Exterior numbers need to use the standoff spec in our package
- Dryer vents metal (new spec included, paint black)
- Exterior stucco and trim paint

- White Gutters - Black Railing - Black Metal Awning Stucco Trim & Fascia Revere Pewter HC-172 Simply White OC-117 BEN EXTERIOR 'Low Lustre' SHEEN BEN EXTERIOR 'Soft Gloss' SHEEN All Brick Doors & Corbels Cromwell Gray HC-103 Nimbus Gray 2131-50

BEN EXTERIOR 'Soft Gloss' SHEEN

BEN EXTERIOR 'Soft Gloss' SHEEN



BLACK METAL AWNING 4"-5" ABOVE DOORS





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*** * (451) V Questions & Answers (53)





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- · Weather resistant and easy to install with fasteners included
- · See More Details

· Non-reflective smooth black finish

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Black

Number 6

Satin Nickel

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Number 1

Number 2 Number 7

Number 3

Number 4

Number 8 Number 9

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Home Decorators Collection

Mauvo Canyon Collection Black Outdoor Seeded Glass Dusk to Dawn Wall Lantern Sconce

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*** * (538) V Questions & Answers (111) UNIT ENTRY LIGHTING



\$**79**97

- . 11 in. Outdoor Wall Lantern that complements exterior décor
- . Black Finish with Seedy Glass and Dusk to Dawn feature
- · Integrated LED produces 517 Lumens and 100-watt equivalence
- · View More Details

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✓ 1 in stock Aisle BW, Bay 033 Text to Me

Actual Color Temperature (K): 3125



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Acclaim Lighting (Brand Rating: 4.3/5) () Flood Lights 2-Light Matte Black Motion Activated Outdoor LED Light Fixture

** * * (7) V Questions & Answers (9)



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\$13600

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- · Durable cast aluminum fixture with a sturdy tempered glass lens
- . Cree LED provides 3000K medium white light for up to 50,000 hours
- · Features a photocell and adjustable heads for efficiency
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Schlage Century Matte Black Entry Door Handle with Latitude Door Handle

**** (168) V Questions & Answers (18)



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FRONT DOOR



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- . Unkeyed handle pairs well with a deadbolt for complete entry set
- · Self-aligning screw holes make installation easy & hassle-free
- · Limited lifetime warranty on the mechanics and finish · View More Details





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Home Decor, Furniture & Kitchenware

BACK DOOR

SCHLAGE BLACK LOCKING

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Internet #310640472 Model #E51A G LAT 622 Store SKU #1004712809

Home / Hardware / Door Hardware / Door Handles / Entry Door Handles

Local Ad & Catalog

Latitude Matte Black Keved Entry Door Handle *** Answers (1)

\$**59**⁹⁷

- . Keyed knob best used for exterior doors with security needs
- · Self-aligning screw holes make installation easy & hassle-free
- . Limited lifetime warranty on the mechanics and finish
- · View More Details

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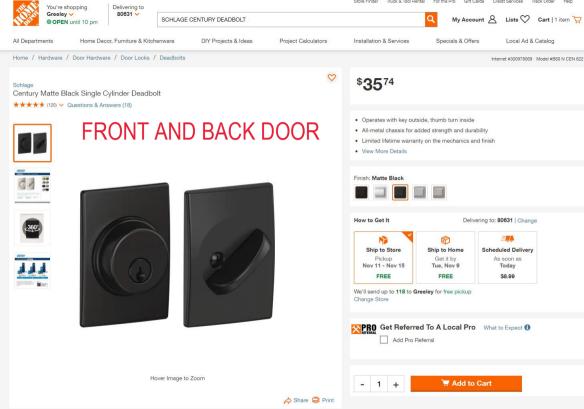
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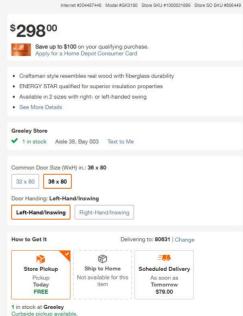
**** (199) V Questions & Answers (106)

BACK DOORS



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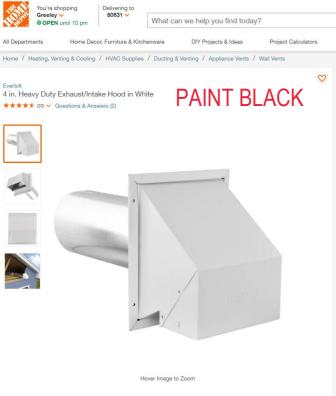




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825 12TH STREET - PRE-RENOVATION PHOTOS, JULY 2021















825 12TH STREET - RENOVATION PHOTOS, DECEMBER 2021









 From:
 scruggs777@gmail.com

 To:
 Betsy Kellums

 Cc:
 Bryony Huber; Phill Crust

Subject: [EXTERNAL] Re: 3rd attempt email response - vinyl brochure.

Date: Wednesday, February 23, 2022 4:52:33 PM

Hi Betsy,

We are fine with the wood windows. Yes, Bry and I will be there in-person on March 7.

Walter Scruggs 707-480-6800

On Wed, Feb 23, 2022 at 4:48 PM Betsy Kellums < <u>Elizabeth.Kellums@greeleygov.com</u>> wrote:

To be upfront, I really am not sure that the new vinyl windows would be a significant enough difference to be something that would be supportable. I will recommend approval using the wood, but you are welcome to provide arguments to convince the Commission to allow you to use the vinyl by showing how they meet the Standards and Guidelines.

Walter – are you planning to attend the Historic Preservation Commission meeting at 4 p.m. on March 7th? It will be in-person at the City Council Chambers, 1001 11th Avenue, the City Center South Building. Someone authorized to speak on behalf of the applicant needs to be in attendance or we will likely have to continue it. Phill – you are welcome to attend as well, and we would appreciate your insight if the Commission has questions about the windows, but you are not required to attend of course.



Elizabeth Kellums

Planner III - Historic Preservation

Community Development | Planning

1100 10th Street

Greeley, CO 80631

970-350-9222 | elizabeth.kellums@greeleygov.com

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From: Phill Crust <<u>greeleyglassllc@gmail.com</u>> Sent: Wednesday, February 23, 2022 12:26 PM

To: Betsy Kellums < Elizabeth. Kellums@Greeleygov.com>; Scruggs777 < Scruggs777@gmail.com>

Subject: [EXTERNAL] 3rd attempt email response - vinyl brochure.

Walter / Betsy: I have attached the appropriate product literature for option A, and option B. To answer your question directly Betsy .. <u>"Is the only difference in the current vinyl windows and Option A that the Option A top sash will be 1/3 and the bottom 2/3 for all 6 windows, rather than the ½ and ½?"</u> Yes. That is the only difference between existing windows and Sash location. This is approximately 1/3 top, 2/3 bottom. It will be based on a specific measured dimension that I will give to either the vinyl manufacturer or the wood window manufacturer. I used a 1/3, 2/3 because that is a standard option for manufacturers, measured allotment.

"Will there be any difference in the vinyl windows other than that?" No

What modifications would be required for using wood? I'm not sure. The interior trimout on all 6 windows will likely have to be modified because the window frame depth on wood windows is not 3 3/8 as is the standard for the vinyl windows currently installed. So the interior trim on the 6 windows would not be an period exact match because the moldings they did previously are not longer in production at this time. We would have to match mouldings based on what is currently available at current suppliers.

Feel free to contact me with any further questions you have.

Phill Crust

Greeley Glass LLC

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Walter Scruggs 707-480-6800

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Walter Scruggs Blue Oak Properties, LLC 7770 25th Ave #302-5 Greeley CO 80634

CC: Betsy Kellums <u>Elizabeth.Kellums@greeleygov.com</u>

CC: Bryony Huber Huberinteriors.com

Walter: Regarding the window rework the City of Greeley Historic district is requestion modification for, specifically the 2 floor of 825 12th Street, i.e. 2nd floor street frontage, Betsy identified 6 windows that the Historic District is asking for review and modification on. This is based on our in person meeting at 1100 10th street on Friday February 18. Betsy indicated at that time that the 3rd floor attic windows were not significant enough to address with this scope considering the operation of those windows, and the limited ventilation already available in the attic.

I have 2 proposals that I am bringing forth to you for consideration in the remediation of the districts complaint, and after reviewing the districts own policy statement regarding window treatments, I believe that either solution I present can and will satisfy their existing window treatments for structures within their district boundaries.

Proposal A.

Replace the 6 windows in question with the same make and style of vinyl window as is existing throughout the remainder of the structure, with one primary exception, to wit: Change the sash meeting height to match equivalently with the fixed window sash meeting height of the "bay buildout" of 3 windows. All 6 windows in question would then have an equivalent line of sight that the sash meeting height meets – unifying the architectural eye appeal of the total building. This would return the sash height of those 6 windows on 2nd story to original. All the interior / exterior trim and paint would remain original without disturbance as well. Keep in mind that as the white vinyl ages in the weather, the new recipes that manufacturers are using in their vinyl is much stronger and enduring. However, the weatherization on the finish of the white vinyl will dull with time and lose it's super high gloss effect. This dulling will occur within the first 12 – 16 months of the products life after installation. Furthermore using the same white vinyl window as is existing in the balance of the structure would really actually tie the totality of the street view architectural features together into a cohesive view. Any future maintenance requirements on the trim and windows would be timed in a similar aging cycle instead of having one product material aging at different cycles for maintenance than others. I present proposal A as a preferred proposal.

Proposal B.

Replace the 6 windows in question with a wood window product and again match the sash meeting height to match equivalently with the fixed window sash meeting height of the "bay buildout" of 3 windows. All 6 windows in question would then have an equivalent line of sight that the sash meeting height meets — unifying the architectural eye appeal of the total building. This would return the sash height of those 6 windows on 2nd story to original. However the interior trimout may require modifications as current wood window frame depths do not match those of the existing vinyl installations, nor the original frame depths. Modifications likely would have to be made to accommodate the new style wood window frame trimouts. The wood window replacement would be painted white inside and outside and would really have an indiscernible visual difference between the vinyl window and the wood version from the street.

X see Walfer's email - fine w/ word windows 2/23/22