



City of Greeley Community Development Department, Historic Preservation Office, 1100 10<sup>th</sup> Street, Greeley, CO 80631 970.350.9222  
[www.greeleygov.com/hp](http://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: 707-480-6800  
 Cell phone: \_\_\_\_\_  
 Email: scruggs77@gmail.com

**APPLICANT (if different  
From property owner)**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Cell phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**HISTORIC PROPERTY**

Name: 825 12th Street  
 Address: 825 12th Street  
 Historic District (if applicable): Monroe Avenue Historic District  
 Legal Description: \_\_\_\_\_

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: 707-480-6680

Signature: Walter Scruggs Date: 1/6/2022

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 Telephone: 707-480-6680

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:

### ALTERATIONS

- ☐ 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
- ☒ 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 about materials, design, measurements, location on the building or property.
  - 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 [elizabeth.kellums@greeleygov.com](mailto:elizabeth.kellums@greeleygov.com) for more information or for assistance.



Attention: Elizabeth Kellums; Historic Preservation, City of Greeley

Subject: 825 12<sup>th</sup> 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
  - o 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 as-is 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:** [scruggs777@gmail.com](mailto:scruggs777@gmail.com)  
**To:** [Betsy Kellums](#)  
**Subject:** [EXTERNAL] Re: windows  
**Date:** Tuesday, January 11, 2022 6:29:58 PM  
**Attachments:** [Alside Fairfield 80 Low E Brochure.pdf](#)

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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 <[Elizabeth.Kellums@greeleygov.com](mailto:Elizabeth.Kellums@greeleygov.com)> wrote:

Hi Walter,

Do you still have the windows that were removed from 825 12<sup>th</sup> Street?



**Elizabeth Kellums**

Planner III – Historic Preservation

Community Development |Planning

1100 10th Street

Greeley, CO 80631

970-350-9222 | [elizabeth.kellums@greeleygov.com](mailto: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 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

myperfectcolor.com

Trim & Fascia

Simply White OC-117

BEN EXTERIOR 'Soft Gloss' SHEEN

Stucco

Revere Pewter HC-172

BEN EXTERIOR 'Low Lustre' SHEEN

Doors & Corbels

Nimbus Gray 2131-50

BEN EXTERIOR 'Soft Gloss' SHEEN

All Brick

Cromwell Gray HC-103

BEN EXTERIOR 'Soft Gloss' SHEEN



BLACK METAL AWNING  
4"-5" ABOVE DOORS





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Best Seller

Everbilt

5 in. Elevated Black Number 1

★★★★★ (451) Questions & Answers (53)



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\$888

- Non-reflective smooth black finish
- Metal construction for superior durability and long lifespan
- Weather resistant and easy to install with fasteners included
- See More Details

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✓ 11 in stock Aisle 24, Bay 005 Text to Me

Finish: Black

Black

Satin Nickel

Character: Number 1

Number 0

Number 1

Number 2

Number 3

Number 4

Number 5

Number 6

Number 7

Number 8

Number 9

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Window Treatments

Shop By Room

Home / Lighting / Outdoor Lighting / Outdoor Wall Lighting / Outdoor Sconces

Internet #300120037 Model #KB 06304-DEL Store SKU #1002067336

Home Decorators Collection

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

★★★★★ (538) Questions & Answers (111)

## UNIT ENTRY LIGHTING



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\$79<sup>97</sup>

- 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

3123

3125

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Internet #312757875 Model #LFL2BKJM Store SKU #1005211756

Acclaim Lighting (Brand Rating: 4.3/5)

Flood Lights 2-Light Matte Black Motion Activated Outdoor LED Light Fixture

★★★★★ (7) Questions & Answers (9)



## GENERAL EXTERIOR LIGHTING



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\$136<sup>00</sup>



Save up to \$100 on your qualifying purchase.  
Apply for a Home Depot Consumer Card

- 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
- See More Details

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Internet #300980123 Model #FE285 CEN 622 LAT CEN

Schlage

Century Matte Black Entry Door Handle with Latitude Door Handle

★★★★★ (168) Questions & Answers (18)



FRONT DOOR



Hover Image to Zoom



\$113<sup>33</sup>



Save up to \$100 on your qualifying purchase.  
Apply for a Home Depot Consumer Card

- 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](#)

Finish: **Matte Black**



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Nov 11 - Nov 15

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Tue, Nov 9

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Internet #310640472 Model #F51A G LAT 622 Store SKU #1004712609

Schlage

Latitude Matte Black Keyed Entry Door Handle

★★★★★ (18) Questions & Answers (1)



BACK DOOR



Hover Image to Zoom

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\$59<sup>97</sup>

- 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](#)

Finish: **black**

Matte Black

Satin Nickel

**black**

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Ship to Store

Pickup  
Nov 11 - Nov 15

**FREE**



Ship to Home

Get it by  
Tue, Nov 9

**FREE**



Scheduled Delivery

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Home / Hardware / Door Hardware / Door Locks / Deadbolts

Internet #300978069 Model #B60 N CEN 622

Schlage

Century Matte Black Single Cylinder Deadbolt

★★★★★ (120) Questions & Answers (18)



# FRONT AND BACK DOOR



Hover Image to Zoom



\$35<sup>74</sup>

- Operates with key outside, thumb turn inside
- All-metal chassis for added strength and durability
- Limited lifetime warranty on the mechanics and finish
- View More Details

Finish: **Matte Black**



How to Get It

Delivering to: 80631 | Change



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Pickup  
Nov 11 - Nov 15  
**FREE**



**Ship to Home**  
Get it by  
Tue, Nov 9  
**FREE**



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Change Store



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feather river doors fiberglass doors with glass



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Home / Doors & Windows / Exterior Doors / Front Doors / Fiberglass Doors / Fiberglass Doors With Glass

Internet #204487446 Model #GK3190 Store SKU #1000021886 Store SO SKU #806449

## Feather River Doors

36 in. x 80 in. 6 Lite Clear Craftsman Unfinished Smooth Left-Hand Inswing  
Fiberglass Prehung Front Door

★★★★★ (199) Questions & Answers (106)

BACK DOORS



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\$298<sup>00</sup>



Save up to \$100 on your qualifying purchase.  
Apply for a Home Depot Consumer Card

- Craftsman style resembles real wood with fiberglass durability
- ENERGY STAR qualified for superior insulation properties
- Available in 2 sizes with right- or left-handed swing
- See More Details

### Greeley Store

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Common Door Size (WxH) in.: 36 x 80

32 x 80

36 x 80

Door Handing: Left-Hand/Inswing

Left-Hand/Inswing

Right-Hand/Inswing

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Internet #313513969 Model #VTH0004 Store SKU #1005529749

Everbilt

4 in. Heavy Duty Exhaust/Intake Hood in White

★★★★★ (20) [Questions & Answers \(2\)](#)

PAINT BLACK



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**\$27<sup>98</sup>**

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





## 825 12TH STREET - RENOVATION PHOTOS, DECEMBER 2021





**From:** [scruggs777@gmail.com](mailto: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

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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 <[Elizabeth.Kellums@greeleygov.com](mailto:Elizabeth.Kellums@greeleygov.com)> 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 7<sup>th</sup>? It will be in-person at the City Council Chambers, 1001 11<sup>th</sup> 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](mailto:elizabeth.kellums@greeleygov.com)

<http://greeleygov.com/>

**From:** Phill Crust <[greeleyglassllc@gmail.com](mailto:greeleyglassllc@gmail.com)>

**Sent:** Wednesday, February 23, 2022 12:26 PM

**To:** Betsy Kellums <[Elizabeth.Kellums@Greeleygov.com](mailto:Elizabeth.Kellums@Greeleygov.com)>; Scruggs777 <[Scruggs777@gmail.com](mailto: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 .. **"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 1/2 and 1/2?"** 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

Serving Greeley in Glass since 2013

970 984 8787 p

208 995 1670 c

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Walter Scruggs  
707-480-6800

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Walter Scruggs  
Blue Oak Properties, LLC  
7770 25<sup>th</sup> Ave #302-5  
Greeley CO 80634  
CC: Betsy Kellums [Elizabeth.Kellums@greeleygov.com](mailto:Elizabeth.Kellums@greeleygov.com)  
CC: Bryony Huber [Huberinteriors.com](http://Huberinteriors.com)

Walter: Regarding the window rework the City of Greeley Historic district is requesting modification for, specifically the 2 floor of 825 12<sup>th</sup> Street, i.e. 2<sup>nd</sup> 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 10<sup>th</sup> street on Friday February 18. Betsy indicated at that time that the 3<sup>rd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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.

\* See Walter's email - fine w/ wood  
windows 2/23/22