Historic Preservation Services
Community Development & Neighborhood Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.4250
preservation@fcgov.com
fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS
ISSUED: January 19, 2022
EXPIRATION: January 19, 2023

ATTN: Steve Levinger
Levinger Properties, LLC
511 Mathews St.
Fort Collins, CO 80524

Dear Mr. Levinger:

As you are aware, the Historic Preservation Commission gave Final Design Review approval for the work you are proposing for the Scott Apartments and Garage at 900 S. College Avenue at its January 19, 2022 Regular Meeting.

More specifically, the Commission approved:

1. Full rehabilitation of exterior masonry consistent with NPS Preservation Brief #2
2. Rehabilitation of most of the 139 windows and their screen units on the property; details to include:
    - Installation of interior storm windows on most window units
    - Replacement of large living room windows in units 1-10 and 14 with Marvin Magnum wooden block frame units to accommodate fire ingress/egress.
    - *Note: Modification of bathroom windows updated to rehabilitation, not modification as previously proposed.*
3. Rehabilitation of exterior doors, with one due for replacement due to damage
4. Repair of non-historic deck on flat roof section on east end and installation of matching wood deck on west flat roof section.
5. Upgrade of most mechanical systems in the building to include exterior condenser units on the flat rooftop sections or on grade on the building site.
6. Partial enclosure of the east portico into an entry vestibule.
    - *Note: The HPC encouraged the simplification of the proposed door and sidelights to single-light options to better differentiate them as a new feature.*
7. Replacement of deteriorated concrete sidewalks

Applicable Code Standard	Secretary of the Interior's Standards for Rehabilitation: Summary of Code Requirement and Analysis	Standard Met (Y/N)
SOI #1	*A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;*	**Y**

	The property will remain in multifamily residential use.	
SOI #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.* **The building is characterized by its large, four story size and symmetrical massing, prominent east and west entries, wood sash windows, and combined flat and gabled roof sections on the upper floors.** 1. Full rehabilitation of exterior masonry consistent with NPS Preservation Brief #2 – **The masonry repair appears consistent with this Standard.** 2. Rehabilitation of most of the 139 windows and their screen units on the property, including replacement of the large living room units in apartments 1-10 and 14 – **The majority of this component appears to meet this Standard. The replacement of the large living room window units is not ideal since the motivation for replacement is not based on their condition. However, the units do require an egress option and an in-kind replacement of these larger units with sturdier windows that can accommodate that function appears to be the least intrusive of the options available. Staff considers this Standard met.** 3. Rehabilitation of exterior doors, with one due for replacement due to damage – **This component appears to meet this Standard.** 4. Repair of non-historic deck on flat roof section on east end and installation of matching wood deck on west flat roof section – **The installation of the second deck on the east flat roof portion does not pose a concern since it will be flush and not visible from public rights-of-way.** 5. Upgrade of most mechanical systems in the building to include exterior condenser units on the flat rooftop sections or on grade on the building site – **Staff requested more information about the size and location of these condenser units in order to assess their visibility and potential effects on historic materials. After receiving that material, staff considers this item to meet this Standard based on the location and size of the proposed condensers.** **6.** Partial enclosure of the east portico into an entry vestibule – **The proposed vestibule on the east/rear entry is inset from the to stair by 3' 6", making its visibility from anywhere but the approach stair itself minimal. Preliminary drawings indicate this will be similar or identical to the existing entry door, which will also remain. This enclosure does not appear to have a significant effect on this secondary entry space and appears to meet this Standard. The HPC recommends simplification of the enclosure design to a single-light door**	**Y**

	and sidelights to better differentiate this as a new feature. 7. Replacement of deteriorated concrete sidewalks – **Replacement of deteriorated site features such as walkways in-kind meets this Standard.**	
SOI #3	*Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.* **New exterior alterations to the property appear to be limited to in-kind replacement of the large living room windows, installation of exterior condenser units for the building's climate control system, installation of a new wood deck on the west flat roof section, and the east entry vestibule. All appear to be clearly distinguishable as new features and should not create a false sense of history. The HPC recommends simplification of the vestibule door and sidelights to single-view options to differentiate this as new construction.**	**Y**
SOI #4	*Changes to a property that have acquired historic significance in their own right will be retained and preserved.* **It does not appear that any historic alterations made after the 1924-1925 construction are proposed for removal.**	**Y**
SOI #5	*Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.* **The building is characterized by its large, four story size and symmetrical massing, prominent east and west entries, wood sash windows, and combined flat and gabled roof sections on the upper floors.** 1. Full rehabilitation of exterior masonry consistent with NPS Preservation Brief #2 – **The masonry repair appears consistent with this Standard.** 2. Rehabilitation of most of the 139 windows and their screen units on the property, including replacement of the large living room units in apartments 1-10 and 14 – **The majority of this component appears to meet this Standard. The replacement of the large living room window units is not ideal since the motivation for replacement is not based on their condition. However, the units do require an egress option and an in-kind replacement of these larger units with sturdier windows that can accommodate that function appears to be the least intrusive of the options available. Staff considers this Standard met.** 3. Rehabilitation of exterior doors, with one due for replacement due to damage – **This component appears to meet this Standard.**	**Y**

	4. Repair of non-historic deck on flat roof section on east end and installation of matching wood deck on west flat roof section – **N/A** 5. Upgrade of most mechanical systems in the building to include exterior condenser units on the flat rooftop sections or on grade on the building site – **Staff requested more information about the size and location of these condenser units in order to assess their visibility and potential effects on historic materials. The applicant provided that information – based on the proposed locations and size of the condenser units, staff considers this item to meet this Standard.** **6.** Partial enclosure of the east portico into an entry vestibule – **The proposed vestibule on the east/rear entry is inset from the to stair by 3' 6", and is noted as reversible (i.e., there should be little to no damage to the surrounding brick if the feature is removed in the future). Matching wood furred walls, door, and sidelights should meet this requirement. This enclosure appears to meet this Standard.** 7. Replacement of deteriorated concrete sidewalks – **Replacement of deteriorated site features such as walkways in-kind meets this Standard.**	
SOI #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.* 1. Full rehabilitation of exterior masonry consistent with NPS Preservation Brief #2 – **The masonry repair appears consistent with this Standard.** 2. Rehabilitation of most of the 139 windows and their screen units on the property, including replacement of the large living room units in apartments 1-10 and 14 – **The majority of this component appears to meet this Standard. The replacement of the large living room window units is not ideal since the motivation for replacement is not based on their condition. However, the units do require an egress option and an in-kind replacement of these larger units with sturdier windows that can accommodate that function appears to be the least intrusive of the options available. Staff considers this Standard met.** 3. Rehabilitation of exterior doors, with one due for replacement due to damage – **This component appears to meet this Standard.** 4. Repair of non-historic deck on flat roof section on east end and installation of matching wood deck on west flat roof section – **N/A**	**Y**

	5. Upgrade of most mechanical systems in the building to include exterior condenser units on the flat rooftop sections or on grade on the building site – **N/A** 6. Partial enclosure of the east portico into an entry vestibule – **N/A** 7. Replacement of deteriorated concrete sidewalks – **Replacement of deteriorated site features such as walkways in-kind meets this Standard.**	
SOI #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.* **The masonry repair is proposed to follow the requirements of National Park Service Preservation Brief #2, *Repointing Mortar Joints in Historic Masonry Buildings*. Staff has no concerns on that item and considers this Standard met.**	**Y**
SOI #8	*Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.* **No excavation is proposed as part of this project.**	**N/A**
SOI #9	*New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.* **Generally, this Standard calls for additions to meet three main requirements: to be *compatible*, *distinguishable*, and *subordinate*. The primary exterior alterations of note are the installation of condenser units and installation of the west deck.** 4. Repair of non-historic deck on flat roof section on east end and installation of matching wood deck on west flat roof section – **The new deck will be flush with the roof with little/no visibility from the public right-of-way. This component appears to meet this Standard.** 5. Upgrade of most mechanical systems in the building to include exterior condenser units on the flat rooftop sections or on grade on the building site –T**he installation of these condenser units appears to meet this Standard based on updated information from the applicant.**	**Y**
SOI #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.* **This Standard appears to apply to components 5-6.** 5. Upgrade of most mechanical systems in the building to include exterior condenser units on the flat rooftop sections or on grade	**Y**

	on the building site – T**he installation of these condenser units appears to meet this Standard based on updated information from the applicant.** 6. Partial enclosure of the east portico into an entry vestibule – **As noted above, the simple wall, sidelights, and door proposed in the project appear to be fully reversible without damaging the surrounding brick. This component should meet this Standard. The HPC encourages simplification of the door and sidelight design to a single-view option to better differentiate it from the historic entry.**	

The Commission found that the proposed work meets the criteria and standards in Chapter 14, Article IV of the Fort Collins Municipal Code. Notice of the approved application has been forwarded to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that all ensuing work must conform to the approved plans. Any non-conforming alterations are subject to stop-work orders, denial of Certificate of Occupancy, and restoration requirements and penalties.

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

You may appeal this decision within two weeks by submitting a written notice of appeal to the City Clerk within fourteen (14) calendar days of this decision. Grounds and process for appeals are enumerated in Chapter 2, Division 3 of the Fort Collins Municipal Code.

If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact staff at preservation@fcgov.com or at (970) 416-4250.

Sincerely,

Text

Meg Dunn, Chair
Historic Preservation Commission

NPS Form 10-168a (Rev. 2019)
National Park Service
OMB Control No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.	**NPS Project Number**

1. Historic Property Name The Scott Apartments

Street 900 South College Avenue

City Fort Collins County Larimer State CO Zip 80524

Name of Historic District or National Register property

☐ Listed individually in the National Register of Historic Places; date of listing

☐ Located in a Registered Historic District; name of district

☒ Part 1 – Evaluation of Significance submitted? Date submitted Date of certification

2. Project Data (for phased projects, data entered in this section must be totals for entire project)

Date of building 1924

Number of buildings in project 2

Start date (estimated) 05/01/2022

Completion date (estimated) 12/15/2022

Application includes phase(s) 1 of 1 phases

☐ Intend to elect IRS 60-month phased rehabilitation

Estimated total rehabilitation costs (QRE) $0

Floor area before / after rehabilitation 12,000 / 12,000 sq ft

Use(s) before / after rehabilitation housing / housing

Number of housing units before / after rehabilitation 13 / 13

Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from applicant)

Name Company

Street City State

Zip Telephone Email Address

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Stephen Levinger Signature (Sign in ink) Date

Applicant Entity Levinger Properties, llc SSN or TIN ##-######

Street 511 Mathews Street City Fort Collins State CO

Zip 80524 Telephone (970) 430-0407 Email Address smlevi@msn.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date National Park Service Authorized Signature (Sign in ink)

☐ NPS conditions or comments attached

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Historic Property Name The Scott Apartments NPS Project Number

Property Address 900 South College Avenue, Fort Collins, CO

5. Detailed Description of Rehabilitation Work. Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number 1 **Feature** The Scott Apartments **Date of Feature** 1924

Describe existing feature and its condition

The Scott Apartments is a 3-story brick apartment building located on the southeast corner of south College Avenue and Locust Street in Fort Collins Colorado. In addition to the apartment building, there is a one story 5 car garage on site that was constructed at the same time, or shortly thereafter, as the building. The building and garage have been minimally altered since their original construction in 1924. Steve and Missy Levinger (Levinger Properties, LLC), have owned and managed the property since 2002

Photo Numbers 1-8 Drawing Numbers 1-9 existing & 1-9 proposed

Describe work to feature

The overall goal of this project is to give another century of continued residential apartment service to this nearly 100-year-old building. This requires sensitive treatment of the most visible and important historic features of the building to preserve its integrity and longevity while updating elements related to everyday living of the residents who occupy individual apartments to give them a comfortable and efficient home that meets their expectations. The "project" will involve replacing all the buildings mechanical systems (plumbing, electric, & HVAC). Each individual apartment will also have some of its interior spaces reconfigured to provide new kitchen and bath spaces that use existing space more efficiently and include desirable modern amenities. Thermal insulation and interior storm window will be added to improve comfort and energy efficiency. Common areas will be renovated as well with the goal of preserving the existing historic fabric and maintaining the overall historic integrity of these spaces while improving safety and security for building tenants.

The building's exterior will receive a comprehensive rehabilitation of the existing brick structure and original wood windows and doors. Site details such as sidewalks will also be repaired or replaced. The 5-car garage was rehabilitated in 2011. No additional work will be done to this structure.

Number 2 **Feature** Exterior Brick **Date of Feature** 1924

Describe existing feature and its condition

The structures exterior walls are constructed with two colors of wire cut brick laid in a running
bond. A darker brownish color brick extends up from grade one story. A reddish color field brick is used above this point with the brown brick being used for accent. The existing brick is in good condition with the exception of one location on the west façade stair wall that has suffered from moisture infiltration resulting in a bulge in the wall. There are a few (less than a dozen) bricks missing in a variety of locations. The original mortar is dark black and struck with a raked joint. The existing mortar is in fair condition. Weathering has leached out the original dark black pigment leaving the mortar more brownish in color except in two porticos that have been largely protected from the weather. In addition, there are many places where mortar is missing or deteriorated. Evidence of shoddy mortar repair appears is several locations as well. At the buildings west end there is a substantial amount of Hedera Helix vine that covers

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Historic Property Name The Scott Apartments NPS Project Number

Property Address 900 South College Avenue, Fort Collins, CO

much of the façade

Photo Numbers 3,4,9,10,11,12,13 Drawing Numbers

Describe work to feature

The brick on the entire building will be restored in the following manner:

1. Treat deteriorated and shoddy mortar to NPS Preservation Brief #2 standards. Note; Limeworks.us, Telford, PA will provide mortar analysis, matching, and mix for mortar repair.
2. Remove all Hedera Helix vine and destroy plant roots.
3. Replace missing or deteriorated brick in kind with closely matched salvage brick
4. Repair bulge in step wall as follows;

Provide temporary stabilization to the east side of this wall (step side).
Provide temporary stabilization to soldier course of brick above the bulge
Carefully remove face brick in and around the bulge area and clean this brick for salvage.
Remove moisture deteriorated clay tile area of wall that caused the bulge.
Replace clay tile with new brick or cmu material mortared into existing non-deteriorated clay tile wall.
Re-lay salvaged face brick over replaced clay tile wall with appropriately matched mortar.
Remove temporary stabilization.
Gently clean repaired area with clean water and bristle brush.

Number 3 **Feature** Windows **Date of Feature** 1924, 1975

Describe existing feature and its condition

There are 139 windows in the building. Nearly all are the original wooden sash double hung windows. They remain intact and serviceable and in relatively good condition with the exception the very large ones in the living rooms of apartments 1-10. Unfortunately, these windows were poorly designed at the time of original construction. The overall width of the window frames is simply too wide for the dimensional size of the window frame rails to hold up structurally. Thus, meeting rails of these sashes have all warped because they are over-spanned. They are also bind when opening or closing. This is caused when the wide sash wracks in the frame. To operate them effectively one must exert equal upward or downward pressure at either end of the sash to keep it from binding. This one window in each apartment is the only one large enough to meet current building code egress standards. It is important that this window, in particular, functions smoothly. Over the years a variety of solutions have been employed to mitigate the poor function of these windows. Silicone caulk seals glass where it no longer touches a swayed rail. Sash locks have been shimmed so the windows can still be locked and window stops have been loosened to prevent binding. However, these fixes are only marginally effective. These windows remain very leaky and difficult to operate. The rest of the original windows are mostly functional and have only minor issues such as broken sash cords etc. There are 4 windows in the building that have replaced the original double hung units. These are 2 casements at either end of the second-floor hall and one casement in each of apartment 11 and 12. These were replaced in 1975 as part of a building egress upgrade. These casement windows are in good condition. Nearly all the existing windows have wood frame screens installed on the building's exterior. The screens and frames vary in their condition from relatively good to poor.

Photo Numbers 14-20 Drawing Numbers 10,11

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Historic Property Name The Scott Apartments NPS Project Number

Property Address 900 South College Avenue, Fort Collins, CO

Describe work to feature

All the original windows with some exceptions will be retained, re-painted, and rehabilitated to single hung function to NPS Preservation Brief #9 standards.
All the original windows with some exceptions will be fitted with Larsen Comfort Seal functional single hung interior storm windows. Storm windows will install inside existing window jambs with no impact to existing window jambs or sashes. Existing interior window stops and pulls will be replaced to facilitate the storm window installation.
Exceptions:
The large living room units in apartments 1-10 and 14 will be replaced in kind with new Marvin Magnum wooden block frame units. This will involve removing existing damaged sashes and window stops. Existing window jambs, sills, and exterior brick molding will remain. New units will be secured within the existing window jamb and painted to match the original windows. Existing screens will be re-installed in their original location within the existing brick molding.

Existing bathroom windows will be repurposed to provide a simple, effective, and sensitive solution for code required exhaust ventilation for individual apartment kitchens and bathrooms.
Existing sashes will be fixed in place. Existing glass will be removed and replaced with 1/2" exterior plywood. Exhaust venting will be routed into a new interior wall to be built in front of the existing bathroom window and exit through the new plywood and finished with exterior vent caps. This solution resolves code compliance issues without damaging or removing any historic fabric. Existing exterior screens will mitigate the change to these windows so that the exterior visual impact is minimal.

Screens; Each existing screen frame will be removed. Its condition will be assessed. Each screen will be repaired, or replaced in kind as needed. All screen frames will be repainted

Number 4 **Feature** Exterior Doors **Date of Feature** 1924, 2010

Describe existing feature and its condition

There are 8 exterior doors on the structure. With the exception of one steel door and frame that serves as an exit from the garden level corridor (installed around 2010) all the doors are 15 pane divided light wooden doors. 4 doors serve as entrances to individual apartments on the garden level. These doorways are also fitted with simple wood frame screen doors One additional door on the garden level enters into the shared laundry room. There are 2 doors that serve as entrances to the first-floor corridor from the porticos at either end. All the doors are in good serviceable condition and remain in use. However, they all need some amount of repair. Some door hardware is worn and poorly functioning. Most doors are not weather tight. One is significantly warped. The screen doors are reaching the end of their serviceable life.

Photo Numbers 21-24 Drawing Numbers

Describe work to feature

Each door will be assessed individually and the following repairs may be made as needed:
Install appropriate weatherstripping and thresholds to improve weather tightness.
Re-install loose hardware and ensure it is securely fastened.
Replace any missing or broken glass.

Historic Property Name The Scott Apartments NPS Project Number

Property Address 900 South College Avenue, Fort Collins, CO

Re-paint
The one severely warped door will be replaced in kind with a new door to match the existing.
Apartment entrance door hardware will be replaced with new RFID compatible door locks and latches to function with new tenant entry system.
New RFID compatible door latches will be installed on both first-floor entry doors to function with new tenant entry system.
The one steel door will remain in place.

Number 5 **Feature** Roof **Date of Feature** 1924, 2008, 2014

Describe existing feature and its condition

The structure has a 6/12 pitched gable roof over most of the structure. The roof is covered with dimensional asphalt shingles. It was replaced in 2008. At both the east and west end of the main structure there is a flat roof system over what was originally considered the "Sun Parlors" of Apartments 1-10. These roofs are accessible from apartments 11 and 12 and have been used as outdoor decks by tenants in these apartments. These roofs are covered with EDPM rubber membrane. They were replaced in 2014. There is a wooden deck structure constructed above the east side flat roof. Framing for this deck bears directly on top of the brick parapet wall at its eastern edge and is through bolted onto the exterior brick wall on its western edge. Bolt holes in the exterior walls penetrate through mortar joints. The decks construction does not impact the historic fabric of the building and is reversable.

Photo Numbers 25-27 Drawing Numbers

Describe work to feature

No new work is planned for the roofs. The existing wooden deck will be repaired or rebuilt as needed. A similar wooden deck will be constructed over the flat roof on the west end directly outside apartment 11.

Number 6 **Feature** Building Mechanical Systems **Date of Feature** 1924, 1970, 1975,2015

Describe existing feature and its condition

The existing plumbing system consists of a galvanized steel water supply system, a steel gas supply system, and a cast iron and lead drain/waste/vent system. A central gas fired water heater supplies hot water to all 13 apartments. The water service line is a 1 ¼" galvanized steel supply. The sewer is a 4" clay tile line. The existing water supply and DWV plumbing system are in poor condition and nearing the end of their serviceable life. The existing gas supply system is in good serviceable condition.

The existing high voltage electrical system consists of a 260-amp 240-volt single phase electric service into the building. Individual meters for apartments were installed around 2015. Each apartment has one 15amp circuit that powers lights and outlets for each individual apartment. The building wiring is mostly the original "knob and tube" system with some conduit and "Wiremold" that runs along walls and ceilings. The existing meters and service entrance are in good condition. The remainder of the electrical system is serviceable but outdated and nearing the end of its serviceable life.

Historic Property Name The Scott Apartments NPS Project Number

Property Address 900 South College Avenue, Fort Collins, CO

The existing low voltage electrical system consists of a fire alarm system that was installed around 1975. Control wires are all run in ½" EMT conduit throughout the main corridors. It Is in good serviceable condition. However, the fire alarm control panel is outdated. The original telephone system is cloth insulated copper wire that is fully encased in the building walls and floor. A demarcation point is located in the garden level main corridor. The cable tv system consists of coaxial cable strung haphazardly around the building's exterior. There is a demarcation point located near the southeast corner of the building.

The existing heating system is a one pipe steam heat system. A natural gas fired steam boiler is located on the garden level. It was installed around 1970. Each individual apartment has between 3 and 4 cast iron radiators located along exterior walls. These radiators are connected to the central boiler via a network of steel pipes. The system is controlled by one thermostat located in apartment #9. In addition, radiators are fitted with thermostatic air vent valves that allow tenants some control of the temperature in their apartments. The system is in fair condition, is serviceable, and functional.

There is no system for apartment cooling. However, many tenants use window air conditioners to provide some cooling in their apartments.

Photo Numbers 28-33 Drawing Numbers

Describe work to feature

None of the existing plumbing system will be retained. Existing DWV and supply lines will be removed or abandoned in place. A new 1 1/4" copper supply will be installed to the same location as existing. The water meter may remain or be moved to an outdoor vault to be determined by the City of Fort Collins. New water supply will be a combination of copper and cross-linked polyethylene pipe. Each apartment will have an individual electric hybrid water heater installed in the unit. A new PVC DWV system will be installed. The Existing sewer line will be replaced with a new plastic one. Existing gas piping system will be retained and rerouted as needed to facilitate new range locations in individual apartments and removal of the central water heater and boiler.

A new 240-volt (amperage TBD) single phase electric service will be installed. Most of the existing high voltage electric system will be replaced. The existing meters and service entrance will be retained provided they are compatible with the new higher amperage service. New 240-volt (amperage TBD) circuit breaker panels will be fed to each apartment. All apartment circuits will be replaced with new wire, junction boxes, and fixtures. All the existing apartment electrical components will be removed. Some existing original light fixtures may be reused provided they can be safely used. All existing public space electrical systems will be removed and replaced. All existing surface mounted electrical conduit both interior and exterior will be removed. All exterior lighting circuits will be fed from wire routed inside the building to metal boxes mounted on the existing brick walls.

The existing low voltage electrical system will be entirely replaced. This includes communication systems, keyless entry systems, and the building fire alarm systems. In addition, provisions will be made for future systems that may be installed at a later date. A new fire panel will be located in the entry vestibule (see Architectural Feature 7). A new low voltage demarcation room will be created in an existing closet located on

Historic Property Name The Scott Apartments NPS Project Number

Property Address 900 South College Avenue, Fort Collins, CO

the garden level under the stairway. Each apartment will have coaxial cable and cat 5e cable routed from the demarcation to wall outlets located in each apartment. In addition, 1" plastic conduit will be fed from the demarcation to a location in each apartment to facilitate new low voltage wiring in the future. 2" plastic conduit will be provided for telephone and cable services from the demarcation room to the outside utility connection location. One additional 2" conduit will be provided for any future needs. Wiring for wireless access points, keyless entry systems, etc. will all be installed during rough-in so there will be no wire or conduit visible in the public spaces. All existing low voltage wire and conduit will be completely removed.

The existing gas heating system will be replaced with electric heat pump "mini-split" heating and cooling systems for each individual apartment. Outdoor condensing units for apartments 7-12 will be placed on structural framework installed over the existing flat roof areas above the 2nd floor apartments. The remainder of outdoor condensing units will be placed at grade in locations that are inconspicuous. All refrigerant lines will be run through interior walls to minimize any impact to the exterior facades of the building. Interior heat exchangers will be installed in locations that will not obstruct existing doors or windows. All refrigerant lines will be routed inside wall and ceiling cavities. Most of the existing one pipe steam system will be removed. However, pipes and radiators located in public space hallways will be retained as non-functional reminders of the original system. Electric baseboard heaters will be installed in individual apartments and in some public space areas to supplement the heat pump systems during the very coldest times of the year to ensure tenant comfort year-round.

Number 7 **Feature** East Portico **Date of Feature** 1924

Describe existing feature and its condition

The east portico is the covered entryway at the top of the east steps. It is approximately 9'-6" long by 7' wide. It is open to the east and has exterior brick walls on its north and south sides. The floor is concrete and the ceiling is lath and plaster with a rough texture. The west side is formed by the exterior 15 pane hall entry door with 5 pane sidelights on either side. The entry door is fitted with a keypad entry door lock. The portico is in good condition.

Photo Numbers 34 Drawing Numbers 7existing, 7 proposed

Describe work to feature

A portion of the east portico will become an interior entry vestibule. This will be accomplished by installing new exterior wall that will enclose the portico space. This wall will form the eastern edge of the vestibule and will be 42" west of the eastern edge of the existing portico. The wall will include a 15-pane wooden entry door with two 5 pane sidelights similar to the existing entry door. None of the existing entry door or any other existing entry portico walls will be removed or altered in any way. All the new construction necessary to create the vestibule will have minimal impact to the existing exterior walls of the portico. The construction will be reversible. The portico could be returned to its original state at any time in the future with no damage to the existing historic fabric of the building. The vestibule will house a new tenant mailbox apparatus, a new fire alarm panel, and a new entry intercom system. Vinyl plank flooring will be installed over the existing concrete landing inside the vestibule. Appropriate lighting and a baseboard electric heater will be installed into the vestibule.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Historic Property Name: The Scott Apartments | NPS Project Number:

Property Address: 900 South College Avenue, Fort Collins, CO

Number 8 | **Feature** Individual Apartments | **Date of Feature** 1924

Describe existing feature and its condition

The Scott Apartments building houses 12 one-bedroom apartments and 1 studio apartment. The layouts of these 13 apartments remains unchanged from their original construction in 1924. Each apartment has received some degree of updating over the years. This includes flooring replacement, kitchen counter replacement, removal of some kitchen cabinetry, replacement of plumbing fixtures, electrical system upgrades that include lighting and additional outlets, removal of some cast iron radiators, and normal painting and floor refinishing. Nearly all the original doors, cabinetry, trim, and hardware remain as do the original oak flooring in the living and bedroom spaces. The overall condition of the individual apartments is fair. Most things like doors and drawers are functional but not easy to operate. Nearly 100 years of constant service has taken its toll. Furthermore, the original construction materials and techniques of the cabinetry was not high quality. Most of the original fixtures and cabinetry have reached the end of their useful life. Layouts designed 100 years ago use interior space inefficiently resulting in cramped kitchens and bathrooms. Overall, the original apartments are livable but lacking the comfort and convenience today's tenant's demand.

Photo Numbers 35-41 | Drawing Numbers 6-9 existing, 6-9 proposed

Describe work to feature

Layouts:

Apartments 1-10 have nearly identical layouts. With the exception of apartment 7 all of these apartments will have the current kitchen, bathroom, closet, and dinning nook space remodeled to facilitate installation of new kitchens and bathrooms. The overall layout will change allowing better utilization of the current space. The current bedroom and living room layouts in these apartments will remain unchanged. Apartment 7 is one apartment that retains nearly all its historic cabinets and fixtures. The layout of this apartment will remain with only a minor modification to one large closet to facilitate the installation of a refrigerator and a washer/dryer. All the original fabric in this apartment will be restored thus preserving one example of the original construction. Apartments 11 and 12 are located on the top floor of the building and share a similar layout. These apartments will also be redesigned to better utilize current space. In addition, some of the existing 3rd floor corridor space on this floor will be incorporated into these apartments. Existing original balustrade in this corridor will not be affected and it will be retained in its entirety. Both these apartments have access to flat roofs that are over the second-floor apartments. There is a wooden deck constructed over the flat roof just outside apartment 12. This deck may be repaired or replaced and a new one will be constructed just outside of apartment 11. Apartment 14 is the only studio apartment. It will be redesigned to better utilize the existing space. In addition, space that is now occupied by storage and the boiler room will be incorporated into the redesigned apartment 14.

Construction:

Construction work in all the apartments will involve removal of all existing lath and plaster that covers the ceilings and walls and removal of some wood frame partition walls within each individual apartment. All existing cabinetry, plumbing fixtures, electrical systems, one pipe steam system, and some flooring within the apartments will be removed. No demising walls or masonry walls will be removed or altered. All original French doors and jambs will be retained. No walls will be removed in apartment 7 but lath and plaster ceilings, some existing flooring, and one pipe steam system elements will be removed.

Historic Property Name The Scott Apartments NPS Project Number

Property Address 900 South College Avenue, Fort Collins, CO

All exterior masonry walls will be furred with 1 ½" framing to facilitate installation of a new electrical system and closed cell foam insulation. Existing baseboards some trim on these exterior walls will be removed to facilitate the installation of insulating walls. Existing windows will not be removed or altered with the exception of extending the existing window sills beyond the new walls and replacing interior window trim as needed to facilitate interior insulating wall installation. Soundproofing measures will include sound insulation in joist cavities, sound decoupling metal hat channel attached to joist bottoms and sound proof specific drywall ceilings installed onto hat channel. New cabinetry and fixtures will be installed into all apartments with the exception of apartment 7. Original oak flooring in living rooms and bedrooms will be repaired and refinished. New vinyl plank and tile flooring will be installed in kitchens and bathrooms. New trim, doors, and hardware will be installed

Number 9 **Feature** Public Spaces **Date of Feature** 1924, 1975

Describe existing feature and its condition

The buildings public spaces consist of central corridor hallways and stairs as well as a laundry room and tenant storage lockers. The corridors were modified around 1975. At that time open stairwells were walled off to create floor by floor fire separation. Self-closing doors were installed at the bottom of each stairway and a fire alarm system was installed in conduit run along ceilings and walls. Original apartment doors were replaced with fire rated slab doors and grocery delivery doors into each apartment were removed and covered with drywall. The existing public space is in good condition. Walls are plastered solid masonry, floors are carpeted, and ceilings are lath and plaster. None of the original light fixtures remain. Both the storage lockers and laundry room remain mostly unchanged.

Photo Numbers 29,30,31,32,33,41,42,43,44,45,46,47 Drawing Numbers 6-9 existing, 6-9 proposed

Describe work to feature

The public spaces will remain in their current overall layout with the exception of the following:

The addition of the aforementioned vestibule.
The aforementioned incorporation of 3rd floor hall space into apartments 11 and 12.
The aforementioned incorporation of some storage space into apartment 14.

The existing laundry room will be converted into a bicycle storage room for tenants
The existing coal room adjacent to the existing boiler room will be converted into additional tenant storage space. New, period appropriate light fixtures will replace the existing fixtures. New carpeting will be installed. Existing trim will be repaired as needed. Construction will involve removing existing lath and plaster ceilings to facilitate installation of new mechanical systems in the hallways. Once mechanical rough in is complete exposed ceiling cavities will be covered with sheetrock, existing flooring will be replaced, existing trim will be repaired and painted, and existing plastered interior masonry walls will be repaired and painted. Where appropriate, the covered-up grocery delivery doorways will be recessed and trimmed out to indicate where they had originally been.

Number 10 **Feature** Garage **Date of Feature** 1924,2010

Describe existing feature and its condition

The five-car garage received a major rehabilitation around 2010, when the building's current owner converted the structure into a wood shop for personal use. At that time, a

Historic Property Name The Scott Apartments NPS Project Number

Property Address 900 South College Avenue, Fort Collins, CO

new roof structure replaced the severely deteriorated original. Three roof skylights were installed, the new roof deck was covered with a TPO membrane roof, and brick parapet walls were capped with sheet metal flashing. Existing wood framed and sheathed interior partition walls were removed, and a new concrete floor slab was installed. A 200-amp electric service was added. Four of the five existing garage doors were fixed in place in their original frames. The fifth door was removed and repurposed in the workshop's interior. The vacated entry was framed, sheathed, and a new entry door was installed. All original windows were fixed in place. New exterior wood shutters were fixed in place in the original window frames. Brick walls received minor tuckpointing and repair as needed. The rehabilitation was reviewed and approved by The City of Fort Collins Landmark Preservation Commission prior to construction.

Photo Numbers 6,7,8,49 Drawing Numbers

Describe work to feature

No new work is planned for the garage.

Number 11 **Feature** Site **Date of Feature** 1924

Describe existing feature and its condition

The existing site is made up of poured concrete sidewalks and driveways, trees, and turf grass. The site is in good condition with the exception of some deteriorated concrete sidewalks.

Photo Numbers 1,50 Drawing Numbers plot plan

Describe work to feature

The site will remain mostly as it is. Deteriorated sidewalks, mostly on the buildings north side, will be replaced. Turf grass and irrigation system damaged during construction will be repaired or replaced as needed.

Number 12 **Feature** Steel Fire Escape **Date of Feature** 1975

Describe existing feature and its condition

In 1975 exterior steel fire escape stairs were installed across the west and east facades of the building. These provide secondary egress from the 2nd floor corridors and the 3rd floor apartments. In addition, steel railing was also installed on top of the brick parapets that surround the flat roofs at both the west and east ends of the building. These systems are sturdy and in good condition. The red color paint is faded.

Photo Numbers 2,4,5,6,9,10,27,51 Drawing Numbers

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Historic Property Name The Scott Apartments NPS Project Number

Property Address 900 South College Avenue, Fort Collins, CO

Describe work to feature

The stairs and railings will remain in place. They will receive a new coat of oil-based enamel paint.

HISTORIC PRESERVATION CERTIFICTION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

NOTICES

Privacy Act Statement

Authority: 26 U.S. Code § 47 - Rehabilitation credit; 26 U.S. Code § 170 - Charitable, etc., contributions and gifts.

Purpose: To enable the Secretary of the Interior to evaluate the historic significance of structures and whether the rehabilitation of such structures preserves their historic character. The primary use of this information by the Secretary of the Interior will be to certify to the Secretary of the Treasury that the applicant is eligible for Federal tax incentives for historic preservation. This application is used by the Internal Revenue Service to confirm that applicants for the tax incentives have obtained the certification concerning historic structures and historic rehabilitations that are required by law.

Routine uses: The information will be used by the National Park Service and the State Historic Preservation Offices and disclosed to the Internal Revenue Service to determine if the applicant is eligible for Federal tax incentives.

Disclosure: Voluntary, however, failure to provide the requested information may prevent or impede you from receiving consideration for the requested benefit.

Information Regarding Disclosure of Your Social Security Number Under Public Law 93-579 Section 7(b): Your Social Security Number (SSN) is needed to identify records unique to you. Applicants are required to provide their social security or taxpayer identification number for activities subject to collection of fees and charges by the National Park Service. Failure to disclose your SSN may prevent or delay the processing of your application. The authority for soliciting your SSN is 31 U.S.C. 7701. The information gathered through the use of the SSN will be used only as necessary for processing this application and collecting and reporting any delinquent financial obligations. Use of the SSN will be carried out in accordance with established regulations and published notices of system of records.

Paperwork Reduction Act Statement

We are collecting this information subject to the Paperwork Reduction Act (44 U.S.C. 3501) through the State Historic Preservation Officer in order to enable the Secretary of the Interior to gain the benefit of the State review of applications for Federal tax incentives for historic preservation by owners of historic properties. Information collected on this form, including names and all written comments, is subject to disclosure. All applicable parts of the form must be completed in order to receive consideration for the requested benefit. A Federal agency may not conduct or sponsor, and a person is not required to respond a collection of information unless it displays a currently valid OMB control number. OMB has approved this collection and assigned it control number 1024-0009.

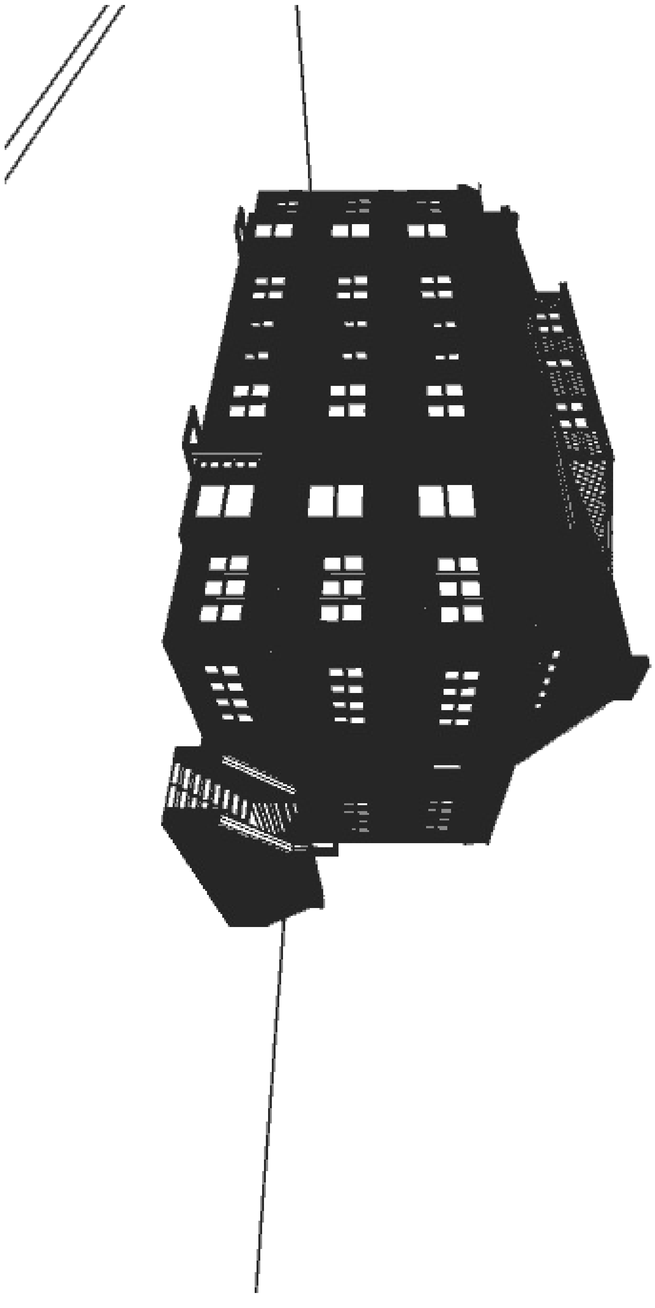
Estimated Burden Statement

Public reporting burden for this form is estimated to average 51 hours per response including the time it takes to read, gather and maintain data, review instructions and complete the form. Direct comments regarding these burden estimates, or any aspects of this form, to the Information Collection Clearance Officer, National Park Service, 12201 Sunrise Valley Drive, Mail Stop 242, Reston, VA 20192. Please do not send your form to this address.

Records Retention Statement

Permanent. Transfer all permanent records to NARA 15 years after closure. (NPS Records Schedule, Resource Management and Lands (Item 1.A.2) (N1-79-08-1))

FOR APPLICANT RECORDS ONLY – THIS PAGE DOES NOT NEED TO BE PRINTED FOR APPLICATION



DESIGN BY:
CRAFTSMEN BUILDERS

11/28/21

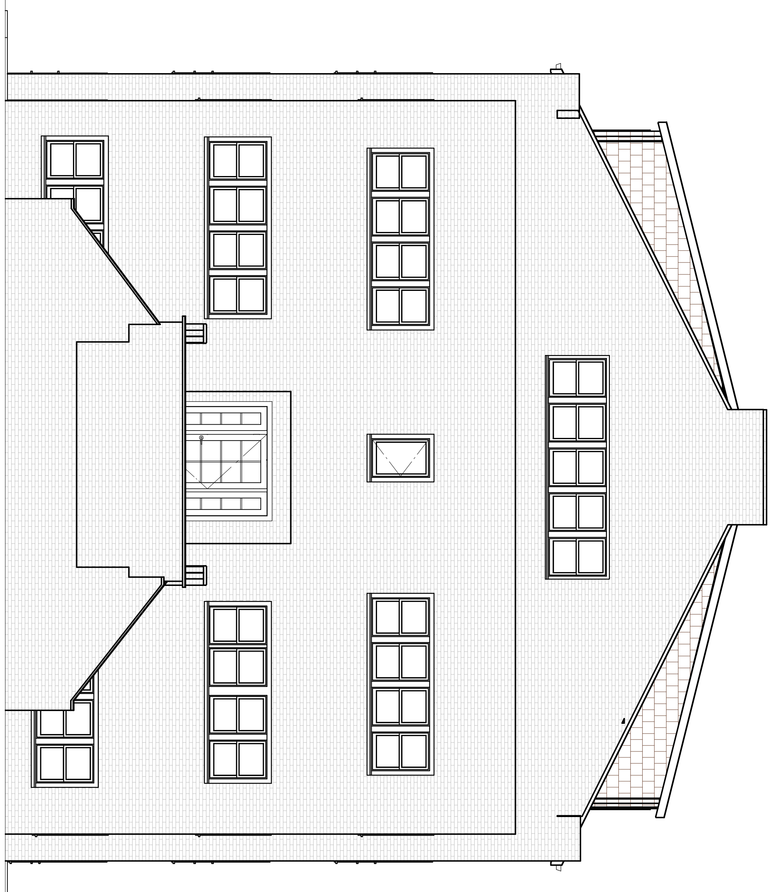
SCALE: 1"=

Scott Appartments

900 S. College Ave.

PERSPECTIVE FROM N.W.

1



DESIGN BY:
CRAFTSMEN BUILDERS

11/28/21

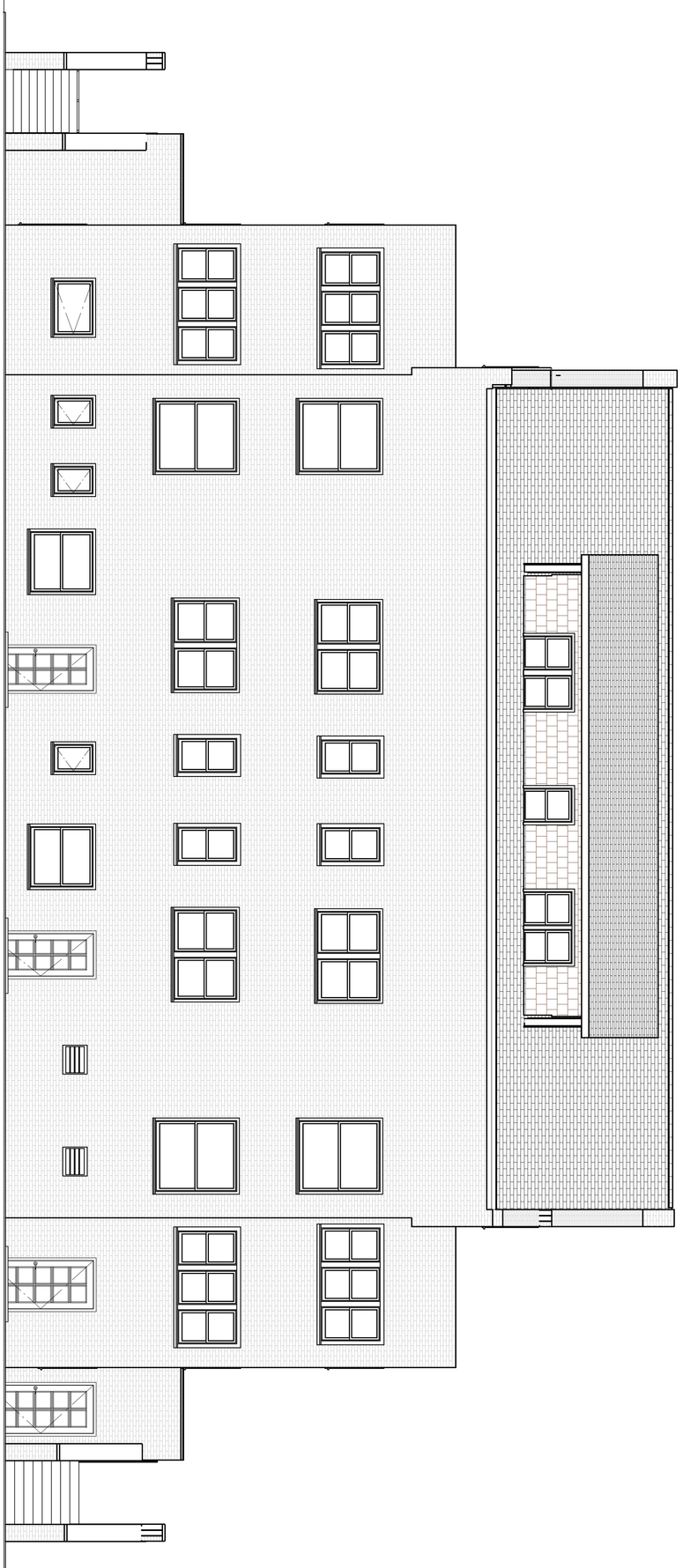
SCALE: 1"= 4'

Scott Appartments

900 S. College Ave.

EAST ELEVATION

2



DESIGN BY:
CRAFTSMEN BUILDERS

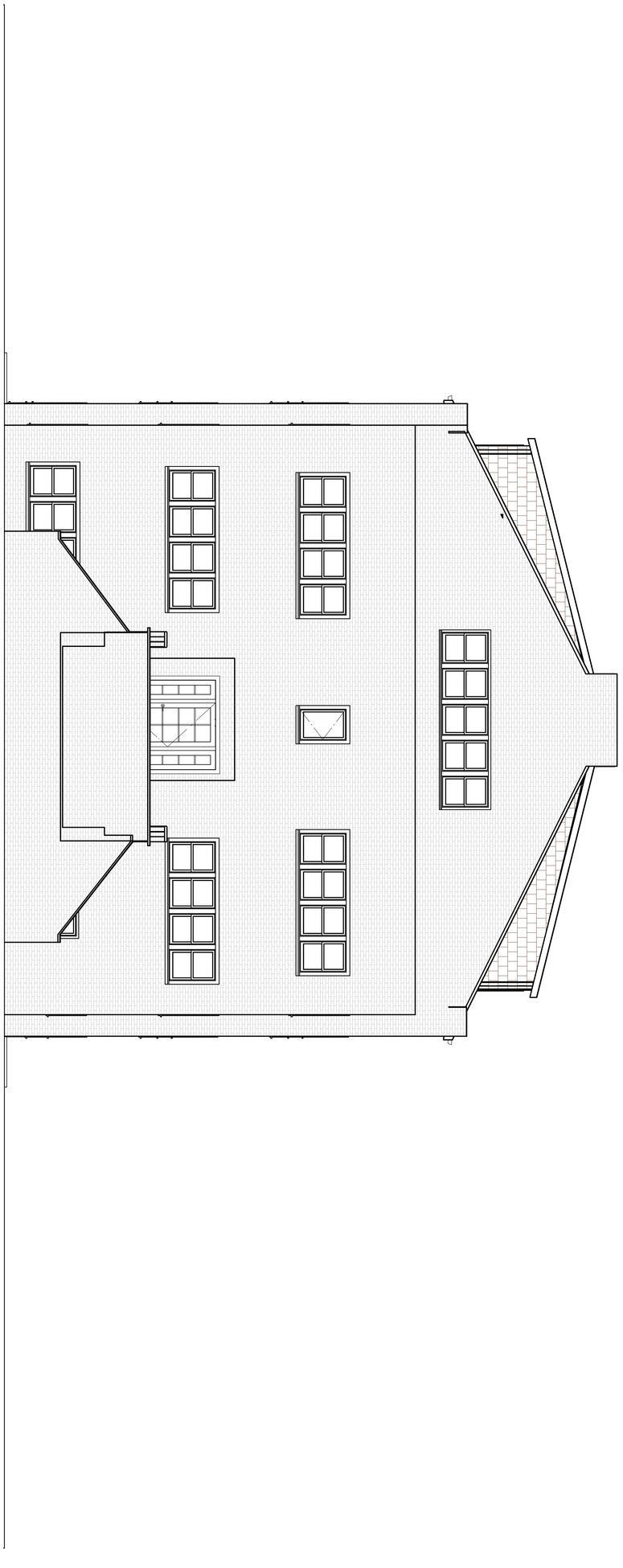
11/28/21

SCALE: 1"= 4'

Scott Appartments
900 S. College Ave.

SOUTH ELEVATION

3



DESIGN BY:
CRAFTSMEN BUILDERS

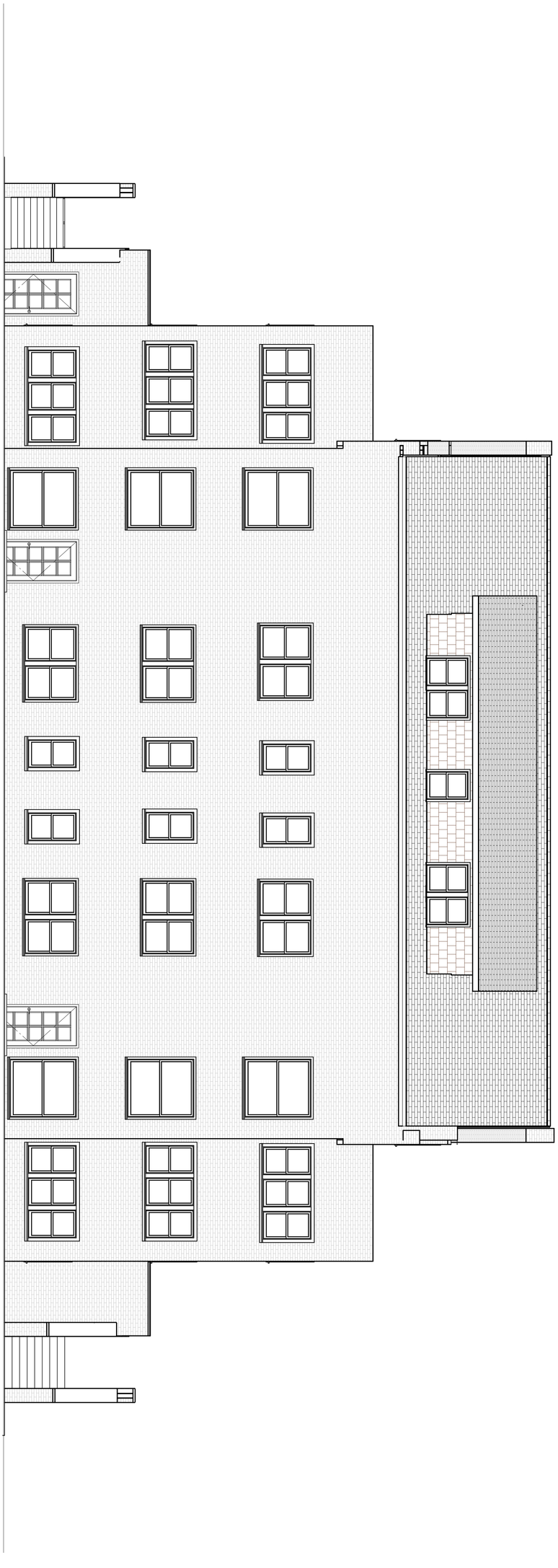
11/28/21

SCALE: 1"= 4'

Scott Appartments
900 S. College Ave.

WEST ELEVATION

4



DESIGN BY:
CRAFTSMEN BUILDERS

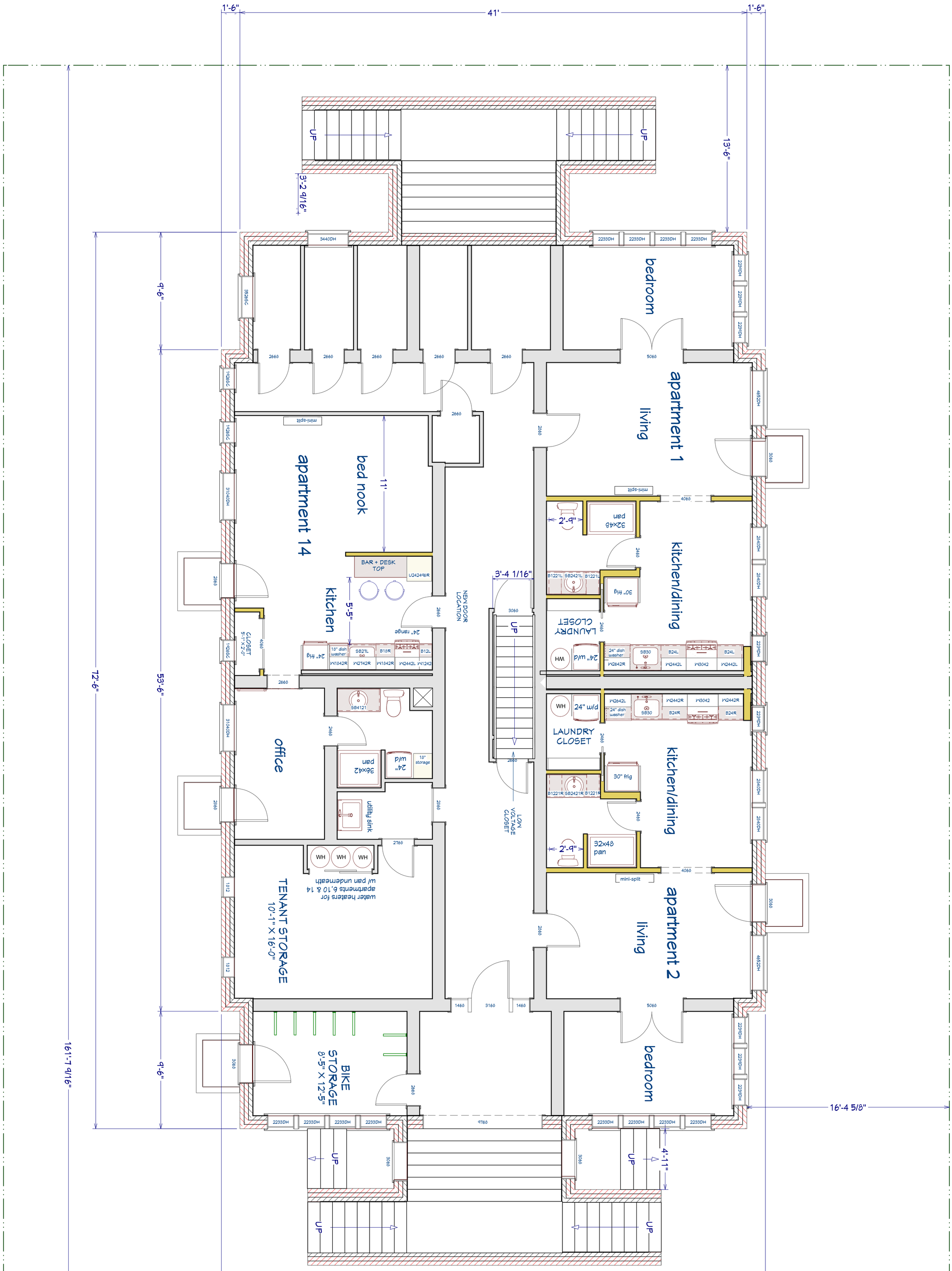
11/28/21

SCALE: 1"= 4'

Scott Appartments
900 S. College Ave.

NORTH ELEVATION

5



DESIGN BY:
CRAFTSMEN BUILDERS

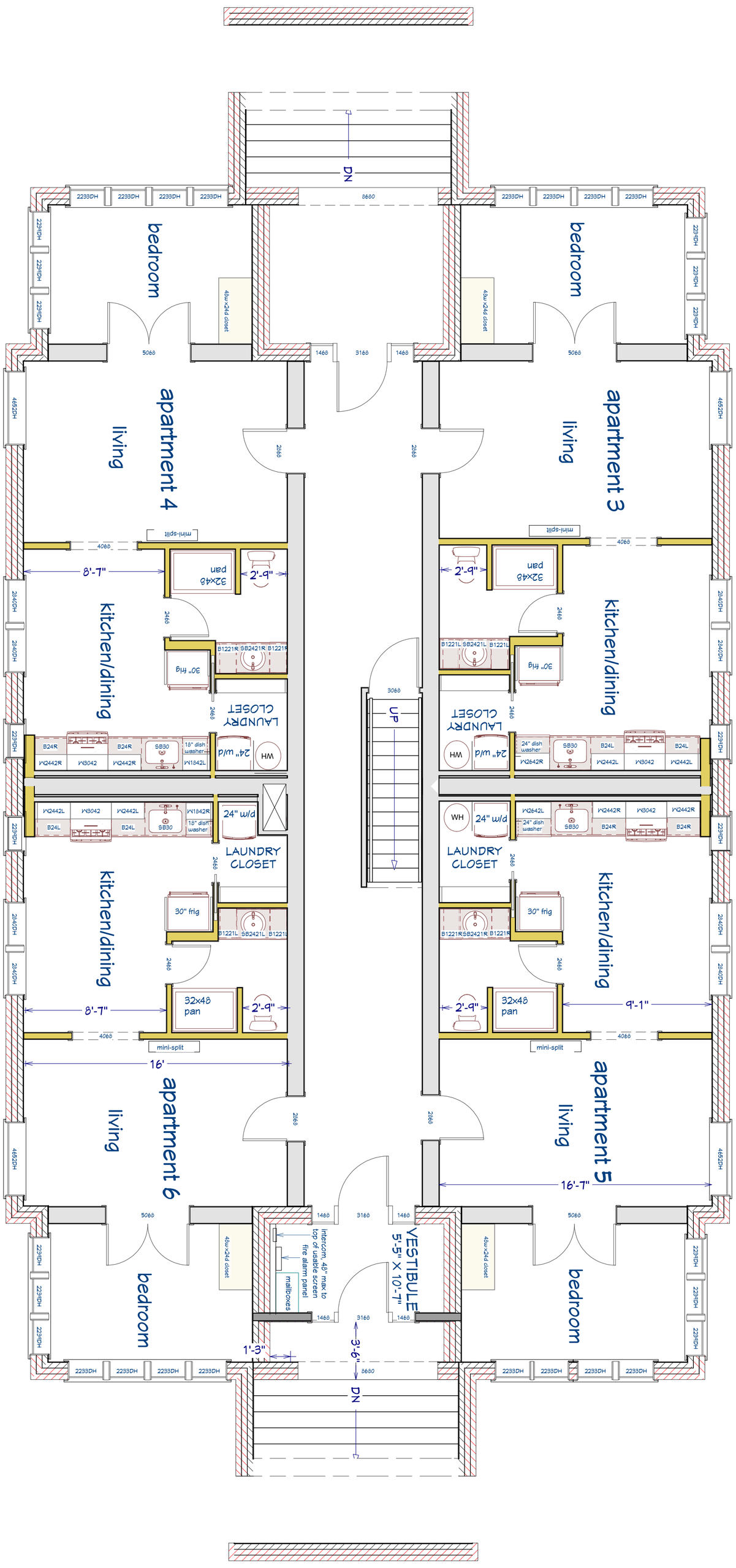
11/28/21

SCALE: 1"= 4'

Scott Appartments

900 S. College Ave.

GARDEN LEVEL



LIVING AREA

2895 SQ FT

DESIGN BY:
CRAFTSMEN BUILDERS

11/28/21

SCALE: 1"= 4'-4"

Scott Appartments

900 S. College Ave.

1ST FLOOR

LIVING AREA
2895 SQ FT

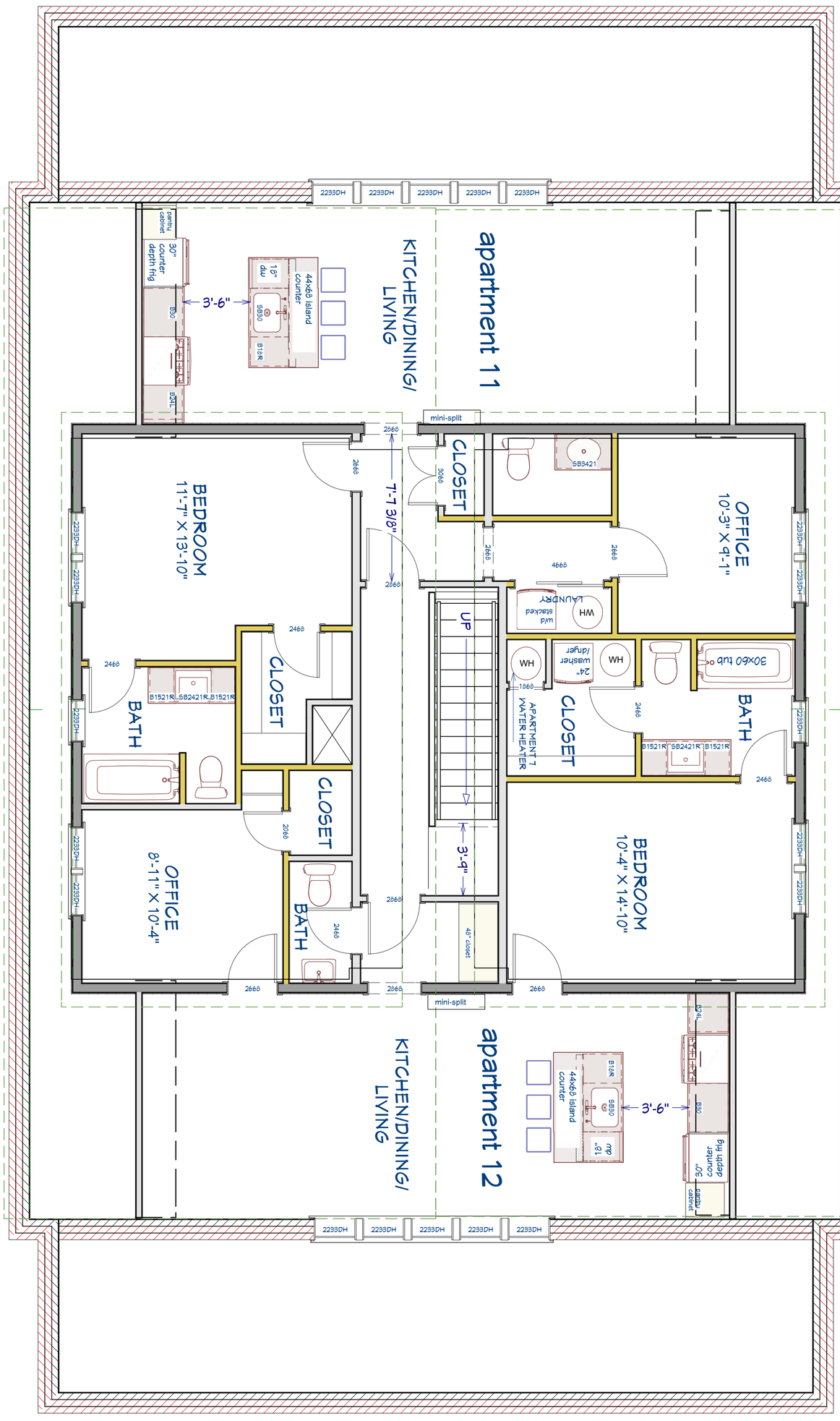
DESIGN BY:
CRAFTSMEN BUILDERS

11/28/21

SCALE: 1"= 4'

Scott Appartments
900 S. College Ave.

2ND FLOOR



DESIGN BY:
CRAFTSMEN BUILDERS

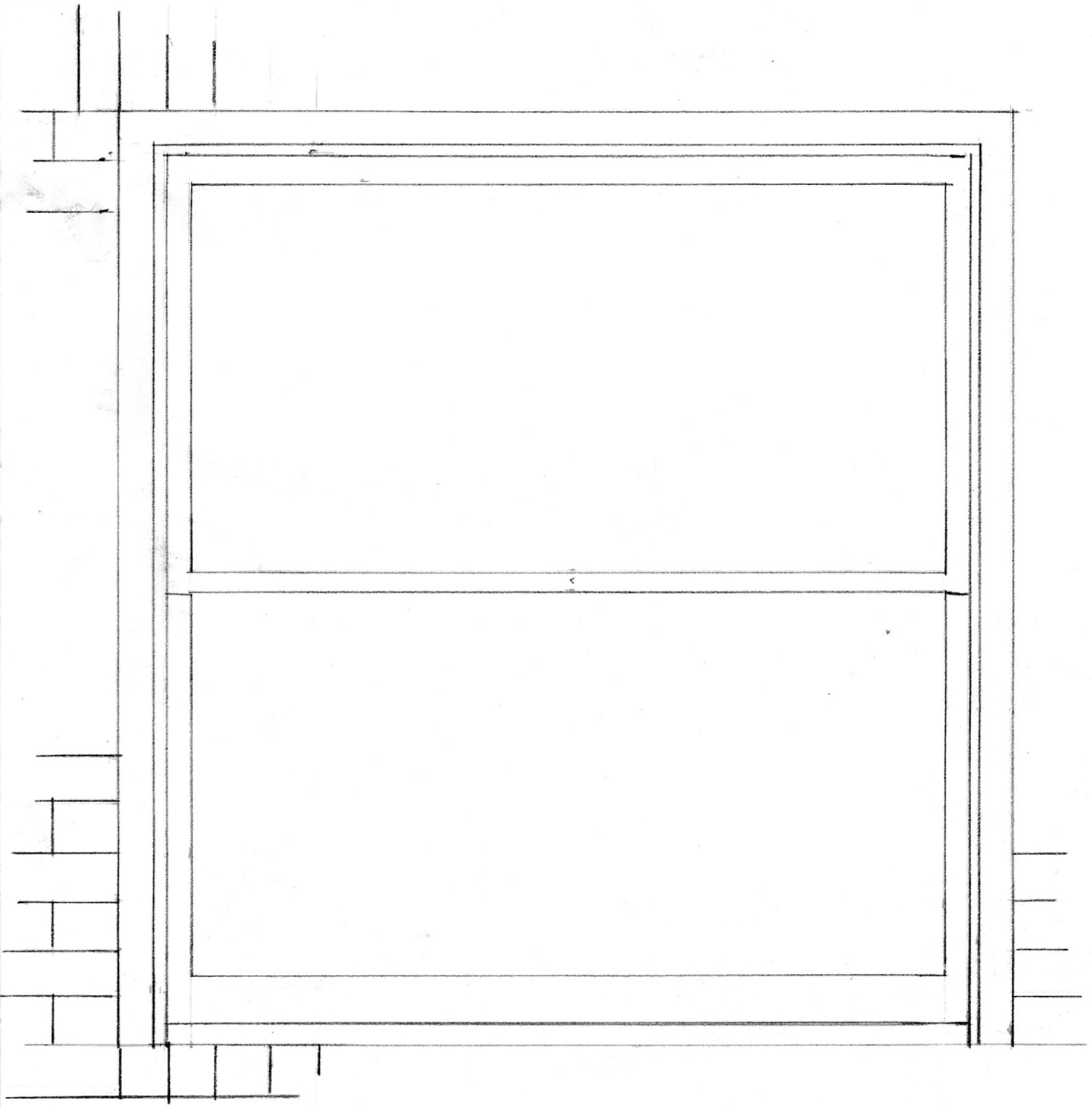
11/28/21

SCALE: 1"= 4'

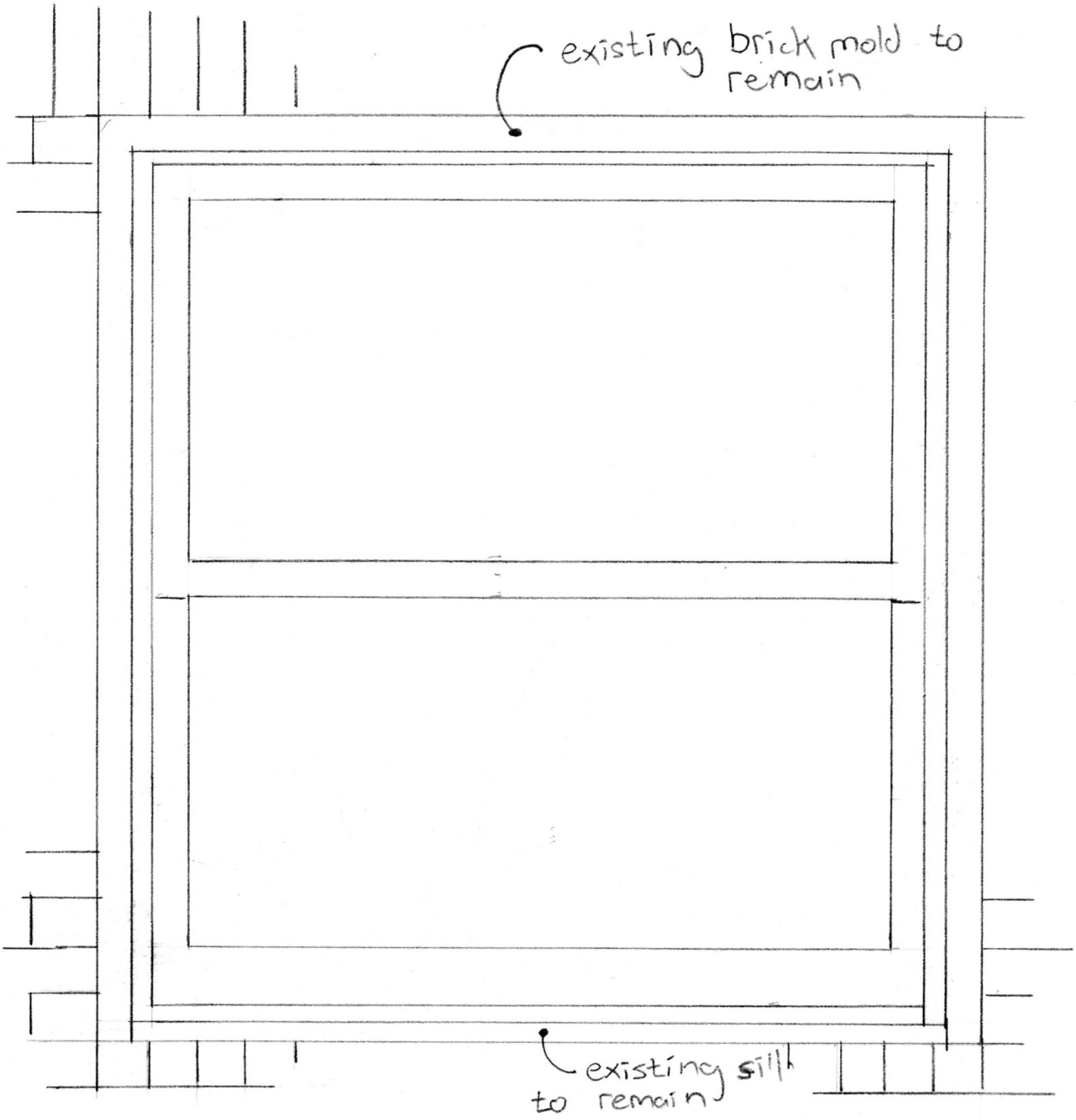
Scott Appartments

900 S. College Ave.

3RD FLOOR



existing 54" x 56 3/4" Window sash & jamb
scale 1½" = 1'



proposed 54"x56 3/4" jamb w/ Marvin replacement

scale 1 1/2" = 1'

11

The Scott Apartments Before Photographs

Photo 1
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: Ariel
Ariel site view of building, garage, and lot
Photo taken 4/16/2021

The Scott Apartments Before Photographs

Photo 2
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: west
East and north building facade
Photo taken 4/16/2021

The Scott Apartments Before Photographs

Photo 3
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
North building facade
Photo taken 4/16/2021

The Scott Apartments Before Photographs

Photo 4
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: east
West building facade
Photo taken 4/16/2021

The Scott Apartments Before Photographs

Photo 5
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: north
South building facade
Photo taken 4/16/2021

Photo 6
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: west
Garage east facade
Photo taken 8/9/2021

The Scott Apartments Before Photographs

Photo 7
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
Garage north facade
Photo taken 4/16/2021

Photo 8
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: east
Garage west and north facades
Photo taken 4/16/2021

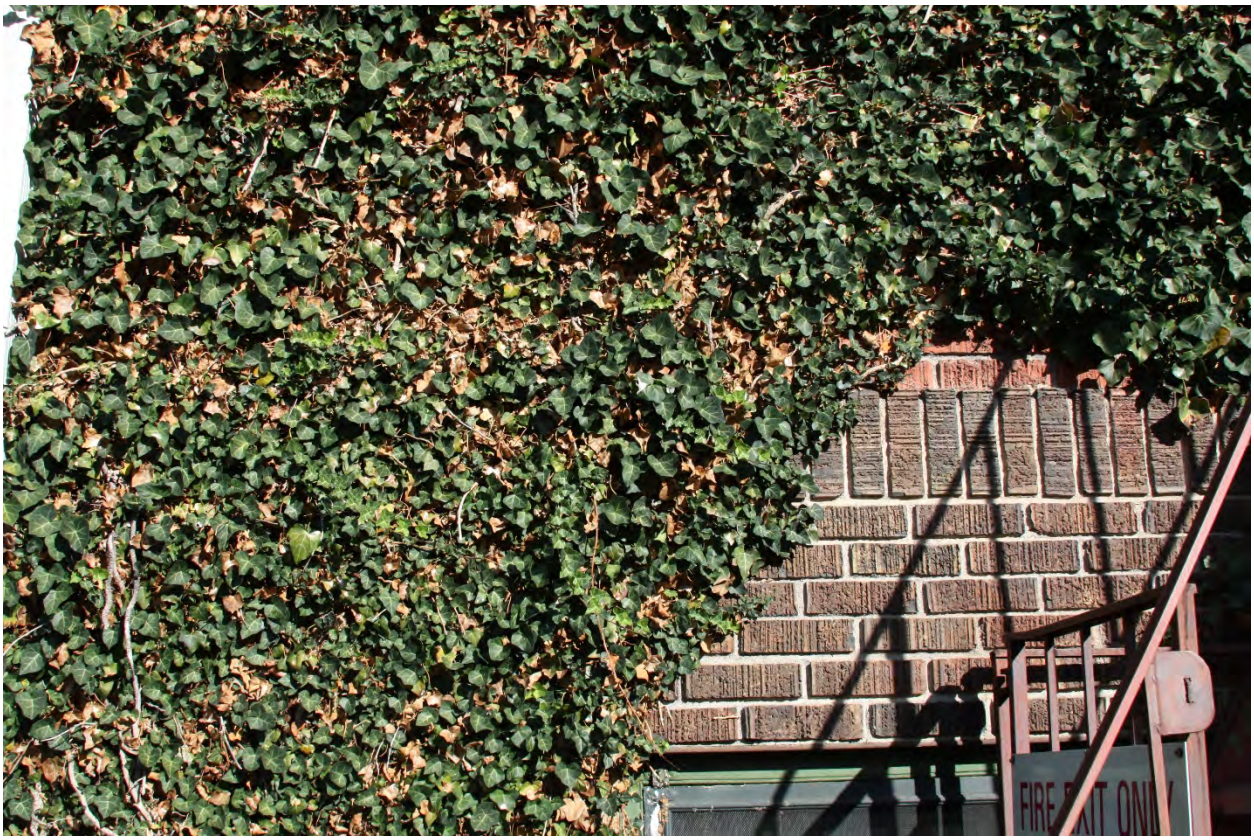


Photo 9
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: east
Hedera Helix vine on west facade
Photo taken 10/5/2021

The Scott Apartments Before Photographs

Photo 10
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
Shoddy mortar repair on northeast corner
Photo taken 10/5/2021

Photo 11
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
Detail showing missing mortar on the east facade
Photo taken 10/5/2021

Photo 12
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: north
Detail showing west stair wall deterioration (note bulge in brick on outer side of wall)
Photo taken 10/5/2021

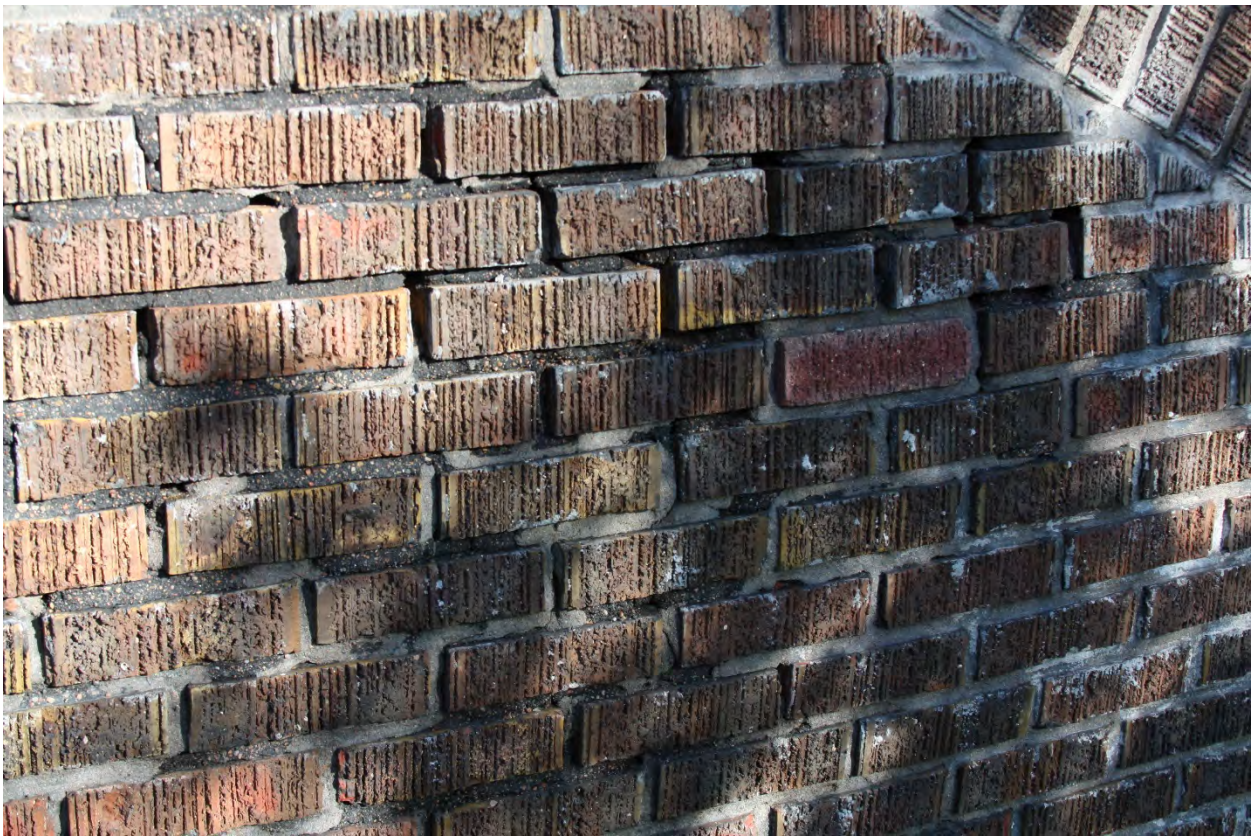


Photo 13
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: east
Detail of bulging brick area on west stair wall (note bulge is hard to notice in this view)
Photo taken 10/5/2021

Photo 14
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
Large window in living room (note warped meeting rail) *apartment 6*
Photo taken 8/1/2021

Photo 15
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: north
Exterior view of large window in living room (note sagging meeting rail) *apartment 6*
Photo taken 11/16/2021

Photo 16
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: west
Typical exterior window condition *apartment 12*
Photo taken 10/5/2021

Photo 17
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: north
Typical Exterior window screen *apartment 6*
Photo taken 11/16/2021

Photo 18
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
Bathroom window typical (proposed location for apartment ventilation) *apartment 1*
Photo taken 11/16/2021

The Scott Apartments Before Photographs

Photo 19
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
Existing bathroom windows with screens in place *apartment 1 to the right apartment 2 to the left*
Photo taken 11/16/2021

Photo 20
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
Garden level and first floor fenestration
Photo taken 11/16/2021

Photo 21
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: west
First floor entry door and sidelights
Photo taken 7/27/2021

Photo 22
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: north
Garden level apartment entrance door *apartment 14*
Photo taken 4/15/2020

Photo 23
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: north
Garden level entrance door *Laundry Room*
Photo taken 8/1/2021

The Scott Apartments Before Photographs

Photo 24
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: north
Garden level apartment hall egress door
Photo taken 8/1/2021

Photo 25
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: west
Pitched roof dimensional shingles
Photo taken 10/5/2021

Photo 26
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
Flat membrane roof and flashing
Photo taken 10/5/2021

Photo 27
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: north
Wooden deck over flat roof outside apartment 12
Photo taken 10/5/2021

Photo 28
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
Existing natural gas water heater and steam boiler *garden level*
Photo taken 10/5/2021

Photo 29
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: north
Existing electric service *garden level corridor*
Photo taken 10/5/2021

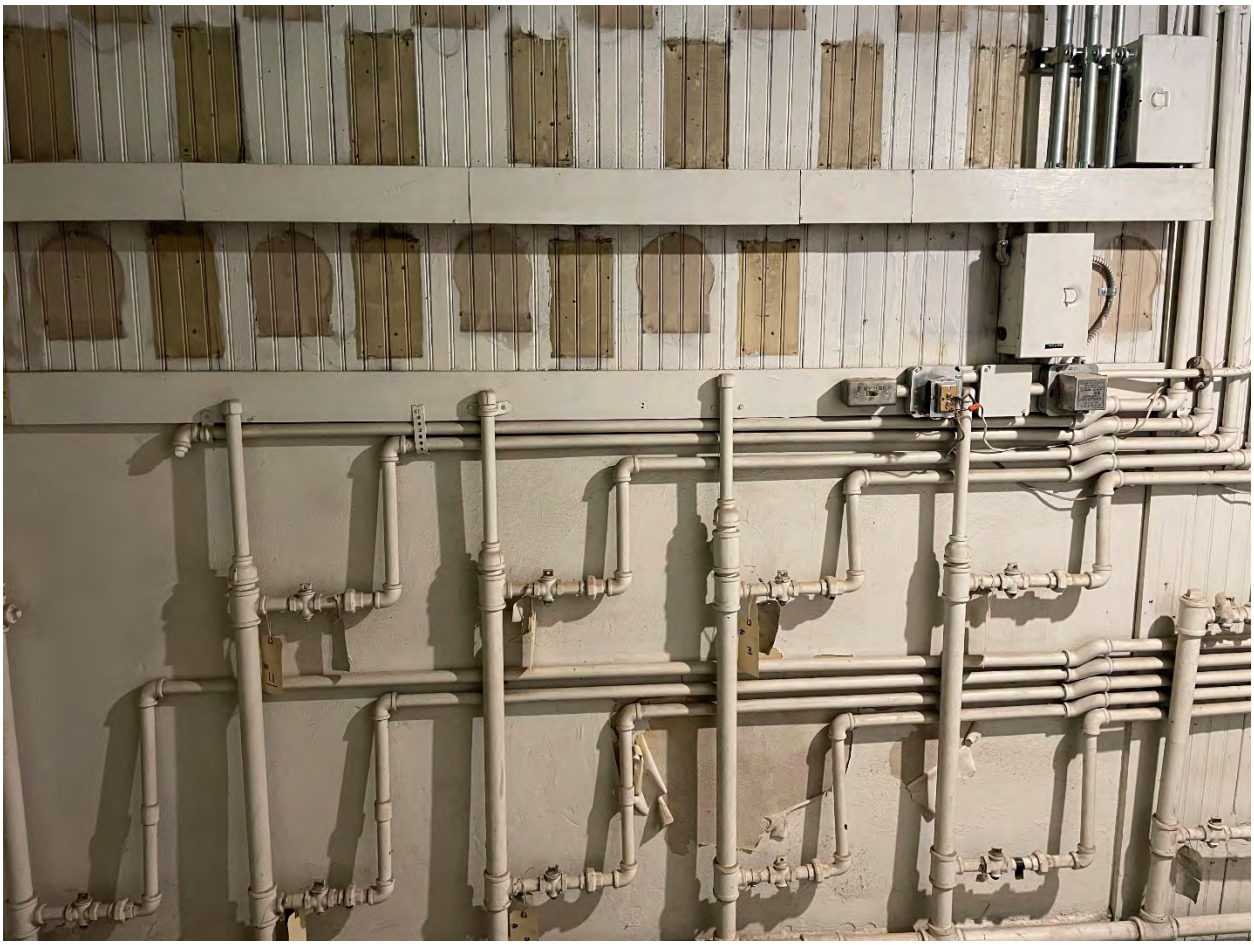


Photo 30
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
Existing natural gas supply manifold to individual apartments (note ghosting of prior electric meters above) *garden level corridor*
Photo taken 10/5/2021

Photo 31
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
Existing fire alarm panel *first floor corridor*
Photo taken 10/5/2021

Photo 32
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: west
Existing phone system demarcation *garden level corridor*
Photo taken 10/5/2021

Photo 33
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: north
Existing steam radiator (note tenant mailboxes above) *first floor corridor*
Photo taken 11/18/2021

Photo 34
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: west
East façade portico
Photo taken 10/5/2021

Photo 35
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: north
Typical existing bathroom *apartment 5*
Photo taken 7/27/2021

Photo 36
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
Typical existing kitchen *apartment 5*
Photo taken 7/27/2021

Photo 37
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: north
Typical existing living room *apartment 5*
Photo taken 7/27/2021

Photo 38
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: west
Typical existing bedroom *apartment 5*
Photo taken 7/27/2021

Photo 39
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: north
Typical existing large closet *apartment 6*
Photo taken 5/5/2021

Photo 40
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
Kitchen *apartment 12*
Photo taken 11/12/2021

The Scott Apartments Before Photographs

Photo 41
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
Living room *apartment 12*
Photo taken 11/12/2021

The Scott Apartments Before Photographs

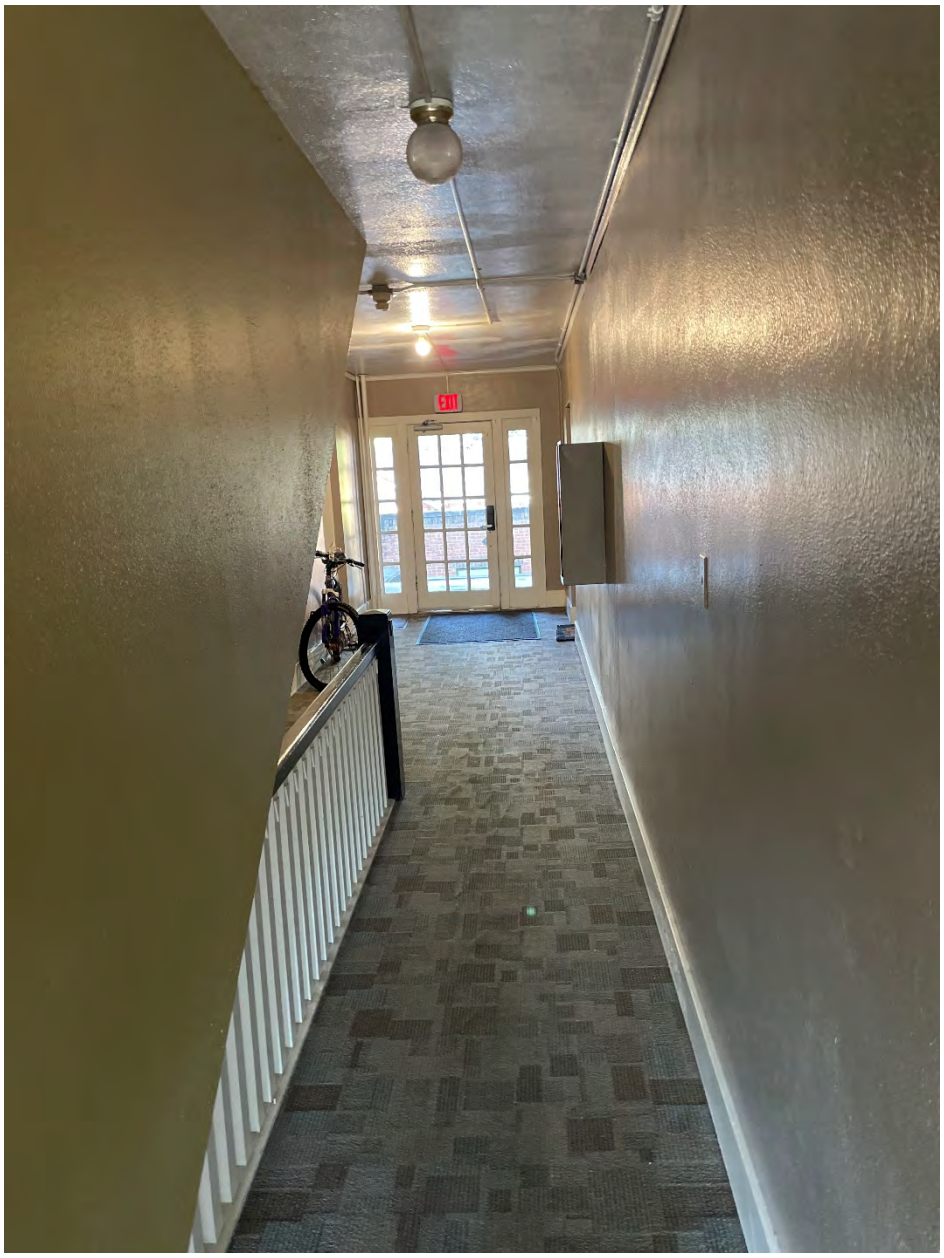


Photo 42
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: east
First floor corridor
Photo taken 10/5/2021

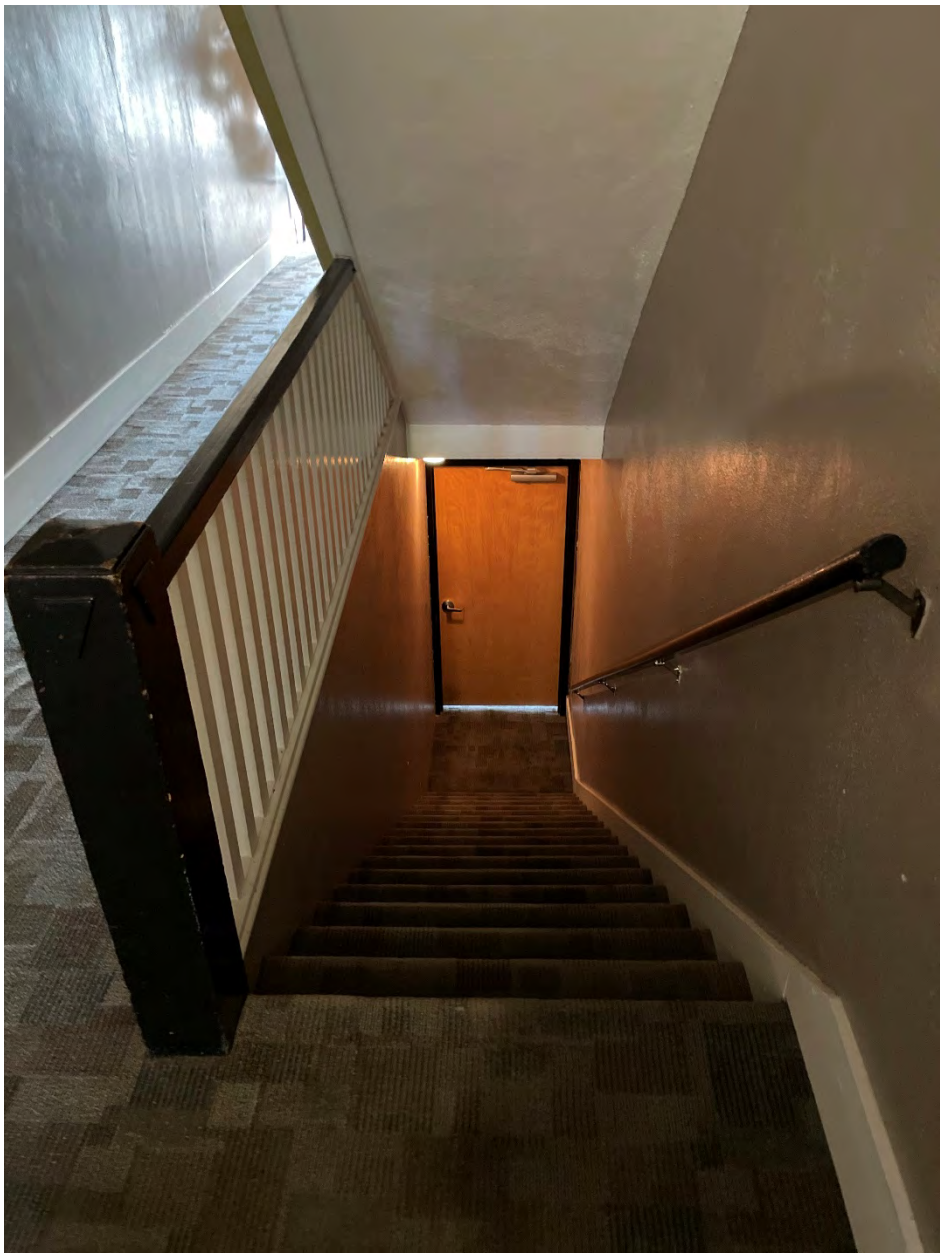


Photo 43
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: west
Stairwell first floor down to garden level
Photo taken 10/5/2021

Photo 44
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
Storage lockers
Photo taken 10/5/2021

Photo 45
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
Laundry room
Photo taken 7/27/2021

The Scott Apartments Before Photographs

Photo 46
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: east
Garden level corridor
Photo taken 7/27/2021

The Scott Apartments Before Photographs

Photo 47
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: north
Typical apartment entrance door
Photo taken 7/27/2021

Photo 48
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
Detail of grocery delivery door location
Photo taken 10/5/2021

Photo 49
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
Interior of 5 car garage
Photo taken 7/27/2021

Photo 50
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: south
Detail of deteriorated concrete sidewalk
Photo taken 11/16/2021

The Scott Apartments Before Photographs

Photo 51
The Scott Apartments, 900 South College Ave., Fort Collins, CO
View: west
Steel fire stairs east facade
Photo taken 8/1/2021

Scott Apartments **Masonry Review**

900 S College Avenue
Fort Collins, Colorado

Empire Carpentry and Maycroft Construction were asked by City Visions Inc. to review and analyze the exterior masonry of the Scott Apartments on July 30th of this year. Our on-site review included the Owner and City Visions that day. Empire Carpentry returned to photograph exterior conditions on a later date. This analysis involves the Apartment Building only and does not include the garage/shop found on the site.
The Owner pointed out conditions that concern him as we walked around. Gene Maycroft (Maycroft Construction) and Kevin Murray (Empire Carpentry) then met to analyze and suggest methods for remediation; to meet Secretary of Interior Standards for Rehabilitation.

Overall:

The Scott Apartment Exterior is in good condition, considering age. After observation, significant concerns involve:

- Mortar deterioration
- Replacement brick
- Exterior Porch deterioration including:
    - Concrete cap deterioration
    - Bulging brick wall.
    - Leaning brick wall
    - Concrete landing deterioration
- Color deterioration of mortar
- Moisture intrusion near foundation
- Broken sidewalk

Description:

For ease of consideration, the exterior brick work will be broken into three groups: main body, front entry and back entry. In general, the building exterior consists of a raked brick of deep red/brown color. This brick is unique, and finding replacement brick will be very hard, if possible. The brick is of reddish brown with a deep rake finish. Originally the mortar was a color close to lamp black. This has lost its darkness and turned grey in normal weathering. You can still see the depth of the original color in the inset of the back door, on the east side of the building, where there is less environmental affect.

- **Main Body:** The main body of the Apartments is in good condition. The northeast corner shows mortar erosion and some repair with incorrect mortar. Deterioration is probably from leaking downspout. Some mortar is missing. This seems to happen close to the ground. Near stair landings, some mismatched brick can be found. It is not known if these are replacement brick or exposed commons caused by landing settling. The

sidewalks and other concrete along the exterior of the building has been caulked to minimize moisture intrusion close to the foundation. Most of this is old and will need to be replaced. There is some broken pieces of sidewalk needing replacement; especially either side of the front entry stairway.

- **Front Entry:** The front entry shows the most deterioration. The exterior wall shows settling; causing the wall to lean towards the west. This wall shows bulging caused by fill and moisture pressure behind the brick. Above, the upper landing has cracked where parts have moved away with the settling west wall and stairs. The crack, as well as others, allow moisture to enter the backfilled system. The tapered concrete caps (on the brick half walls) while in decent shape, have cracked in many places to allow moisture into the wall systems. It is assumed that these caps can be salvaged and rehabilitated.
- **Back Entry:** The back entry is a copy of the front entry system. However, the location away from the persistant weather and foliage, has helped to minimize problems. The eastern (exterior) wall has not leaned out too bad, nor has the bulge found in the western wall of the front entry. Above, the upper landing has cracked where parts have moved away with the settling west wall and stairs. The crack, as well as others, allow moisture to enter the backfilled system. The tapered concrete caps (on the brick half walls) while in decent shape, have cracked in many places to allow moisture into the wall systems. It is assumed that these caps can be salvaged and rehabilitated.

Treatment:

A treatment plan for the existing brick exterior includes many variables to help with stabilization and rehabilitation. The treatment plan includes certain assumptions directed by the Secretary of the Interior's Standards for Rehabilitation. These include:

- Concrete caps of half walls are salvageable.
- Original brick will be salvaged, if possible, to use in place.
- Caulk treatment along the foundation is expected.
- Period of Significance is not significant to this work.

Suggested Treatments are noted below:

- **General:** Full mortar analysis be done on original mortar for color, hardness and mix.
- **Main Body:**
  - Treat deteriorated mortar to NPI Preservation Brief #2 Standards.
  - Crack between flatwork and the building will be rehabilitated to minimize moisture.
  - Sidewalk either side of Front entry stairs be replaced at correct height and angle. Broken section of sidewalk on SW side be replaced (5'x4').
- **Front Entry:**
  - Open west wall to allow support of stair landing. Support temporarily.
  - Tear down west wall and clean brick for re-installation.
  - Place concrete footer or piers to support rebuilt west wall.

    - Rebuild west wall and connect stair system for support
- **Back Entry:**
    - Install four helical (or push) piers under the east wall to stabilize.
    - Grind out concrete cap cracks to allow caulking with a one part urethane caulk.

Costs for Work: Estimated costs for work described above:

- **General:** Mortar Analysis

  $2,000.00
- **Main Building:** Remove and reinstall mortar as needed. Caulk area between building and flatwork. Replace sidewalk on southwest side where broken and at bases of front entry stairs.

  $20,470.00
- **Front Entry:** Deconstruct and rebuild brick retention. Demolish and replace failed concrete landing. Add support as needed.

  $73,800.00
- **Back Entry:** Four helical supports installed; Brick and concrete cap rehabilitation. Concrete landing rehabilitation.

  $21,200.00
- **General Conditions and Profit:** To cover permits, profit and other general conditions required, costs of **25% should be added to the overall costs**.

Other work: The suggested work does not include rebuilding of exterior stairs, but just the upper landings and the retention walls as needed. This extra work may be required at a future time. Windows and doors were not included in this survey either. There is surely maintenance that should be done on these features. Future work may include garden level flood protection.

Kevin Murray
Empire Carpentry llc
September 29th 2021

Scott Apartments
Photo Attachment
September 2021

Empire Carpentry llc
PO Box 245
Bellvue, Colorado

Figure 1: NE corner of Apartments showing incorrect mortar, lower mortar deterioration and wall-to-flatwork failure.

Figure 2: Crack in exterior stair wall. Crack is filled with caulk seal.

Figure 3: Rear stair system showing failing concrete and redone mortar caused by outside wall movement.

Figure 4: Deteriorating concrete steps.

Figure 5: Replaced brick in stair wall.

Figure 6: Compromised upper landing on rear steps.

Figure 7: Broken sidewalk on SW of building.

Figure 8: West (Front) stairwell wall showing bulge.

Figure 9: Front Stairwell showing stair and brick wall deterioration.

Figure 10: Wrong colored replacement brick and failing mortar found on main building.

Figure 11: Overall view of rear stairwell.

Figure 12: Overall view of front stairwell.

Jim Bertolini

From: Steve Levinger <smlevi@msn.com>
Sent: Monday, January 10, 2022 10:23 AM
To: Jim Bertolini
Subject: [EXTERNAL] RE: The Scott Apartments - Federal HTC & City Review
Attachments: Scott apartments, proposed 3rd remodel.12r.pdf; MUZ-FH09NAH-1-specifications.pdf

Hi Jim,

I'm attaching a drawing of the top floor that shows the proposed location for 6 vrf condensers that will provide heating and cooling for the 2nd and 3rd floor apartments. The individual condensers are 12" deep and 32" wide. Heights will vary between 24" to 36" depending on the demand. We've just started mechanical engineering and do not have equipment specified yet. However, pretty sure we'll be using the Mitsubishi units. It will be at least 6-8 weeks before I have exact designs on the equipment and support structure. The location on the drawing is correct and I have verified with the engineer that the location is acceptable. There will be 7 other outdoor condensers that will be placed at grade next to the building in inconspicuous places (possibly on the south side between the our building and the Best Western.

I've not asked anybody from my team to attend the meeting in person at this time. I'm fine with it going all virtual.

Steve

Sent from Mail for Windows

From: Jim Bertolini
Sent: Wednesday, January 5, 2022 10:51 PM
To: Steve Levinger
Subject: RE: The Scott Apartments - Federal HTC & City Review

Steve,

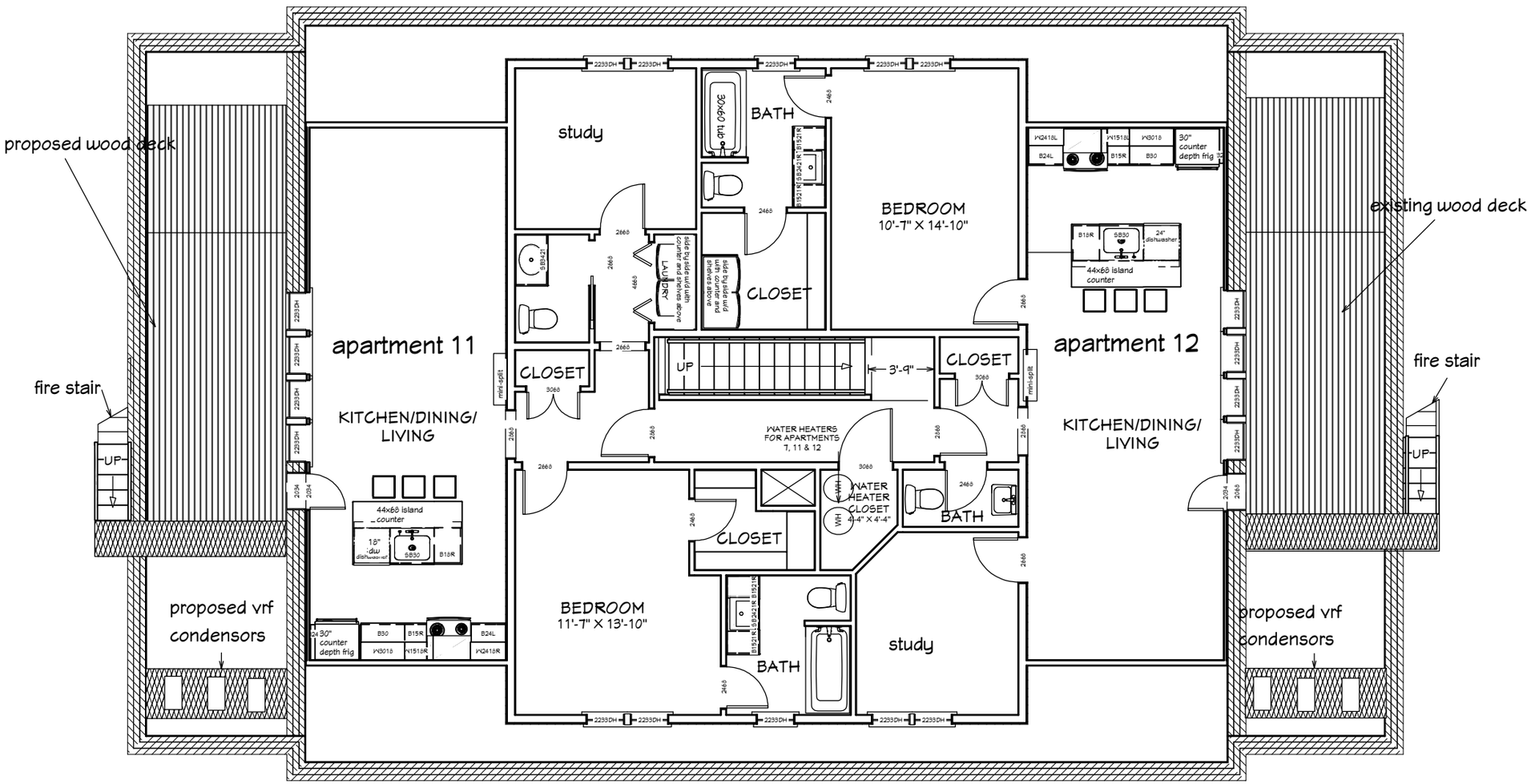
Thanks so much!

I'm wrapping up my report and caught one detail that would be good to clarify for the 19th. Could you either send me information addressing, or plan to address in your presentation, the following question:

- Regarding the exterior condenser units for the climate control system, can you specify at this time where they would be installed, what their dimensions are, and how the rooftop units will be anchored to the building?

If you're able to send that by the end of next week (1/14) I can get that into the packet so the HPC sees it ahead of time. Otherwise I think everything's addressed in the info you provided. Staff is recommending approval with a condition that the above condenser item be addressed before the building permits are issued for the project. Let me know if you have questions. Cheers!

JIM BERTOLINI
Pronouns: he/him/his
Historic Preservation Planner
Community Development & Neighborhood Services
281 North College Avenue
970-416-4250 office
jbertolini@fcgov.com



900 South College 1/8"=1'-0"

Proposed 3rd Floor

Total Area 1734 sf

Living Area 1593sf

Altered Area 1734 sf

P3

M-SERIES

SUBMITTAL DATA: MSZ-FH09NA & MUZ-FH09NAH

9,000 BTU/H WALL-MOUNTED HEAT PUMP SYSTEM

MITSUBISHI ELECTRIC

Job Name:	
System Reference:	Date:

Indoor Unit: MSZ-FH09NA

Wireless Remote Controller

Outdoor Unit: MUZ-FH09NAH

ACCESSORIES:

Indoor Unit

- □ Condensate Pump (BlueDiamond X87-711/721; 115/230V)
- □ Condensate Pump (Sauermann SI30-115/230; 115/230V)
- □ Replacement Platinum Deodorizing Filter (MAC-3000FT-E)
- □ Replacement Anti-allergy Enzyme Filter (MAC-2330FT-E)

Outdoor Unit

The outdoor unit is delivered with the base pan heater factory installed.

- □ Air Discharge Guide (MAC-881SG)
- □ Drain Socket (MAC-860DS)

Controls

- □ Wireless Controller (MHK1)
- □ Wired Remote Controller (PAR-33MAA; req. MAC-333IF-E)
- □ Wireless Temperature and Humidity sensor (PAC-USWHS003-TH-1)
- □ Thermostat Interface (PAC-US444CN-1)

SPECIFICATIONS:

Rated Conditions (Capacity / Input)		
Cooling[1]	Btu/h / W	9,000 / 560
Heating at 47° F[2]	Btu/h / W	10,900 / 710

Capacity Range		Minimum	Maximum
Cooling[1]	Btu/h	1,700	12,000
Heating at 47° F[2]	Btu/h	1,600	18,000
Heating at 17° F[3]	Btu/h	-	12,200
Heating at 5° F[4]	Btu/h	-	10,900

[1] Cooling | Indoor: 80° F(27° C)DB / 67° F(19° C)WB; Outdoor: 95° F(35° C)DB / 75° F(24° C)WB*
[2] Heating at 47°F | Indoor: 70° F (21° C)DB / 60° F (16° C)WB; Outdoor: 47° F (8° C)DB / 43° F (6° C)WB*
[3] Heating at 17° F | Indoor: 70° F(21° C)DB / 60° F(16° C)WB; Outdoor: 17° F(-8° C)DB / 15° F(-9° C)WB*
[4] Heating at 5° F | Indoor: 70° F (21° C)DB / 60° F(16° C)WB; Outdoor: 5° F(-15° C) DB / 5° F(-15° C)WB
* Rating Conditions per AHRI Standard:

Operating Conditons (Indoor Intake Air Temp.) (Max./ Min.)	
Cooling[5]	90° F (32° C) DB / 67° F (19° C) DB
Heating	80° F (27° C) DB / 70° F (21° C) DB

Operating Conditons (Outdoor Intake Air Temp.) (Max./ Min.)	
Cooling[5]	115° F (46° C) DB / 14° F (-10° C) DB
Heating	75° F (24° C) DB / -13° F (-25° C) DB**

[5] Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
** System cuts out at -18° F (-28° C) to avoid thermistor error and automatically restarts at -14° F (-26° C).

AHRI Efficiency Ratings	
SEER / HSPF	30.5 / 12.5
COP at 47° F / 17° F	4.5 / 2.73

Energy Star®	Yes

ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.

Electrical Power Requirements	208 / 230V, 1-Phase, 60 Hz

Minimum Circuit Ampacity (MCA)		
Indoor / Outdoor	A	1 / 11

Indoor Unit		
Blower Motor (ECM)	F.L.A.	0.67
Blower Motor Output	W	30
SHF / Moisture Removal		0.92 / 0.6 pt./h
Field Drainpipe Size O.D.	In.(mm)	5/8 (15)

Outdoor Unit		
Compressor		DC INVERTER-driven Twin Rotary
Fan Motor (ECM)	F.L.A.	0.50

Airflow Rate (Lo - Med - Hi - Super Hi - Powerful)			
Indoor (Cooling)	DRY	CFM	137-167-221-304-381
	WET		117-143-190-261-328
Indoor (Heating)	DRY		140-167-225-325-437
Outdoor			1,150 / 1,280

Sound Pressure Level (Lo - Med - Hi - Super Hi - Powerful)			
Indoor	Cooling	dB(A)	20-23-29-36-40
	Heating		20-24-29-36-42
Outdoor	Cooling		48
	Heating		49

External Dimensions		
Indoor (H x W x D)	In.(mm)	12 + 11/16 x 36-7/16 x 9-3/16 (305 +17 x 925 x 234)
Outdoor (H x W x D)		21-5/8 x 31-1/2 x 11-1/4 (550 x 800 x 285)

Net Weight		
Indoor	Lbs.(kg)	29 (12)
Outdoor		81 (37)

External Finish	
Indoor	Munsell 1.0Y 9.2 / 0.2
Outdoor	Munsell No. 3Y 7.8 / 1.1

Refrigerant	R410A; 2 lb. 9 oz.

Refrigerant Piping (Flared)		
Liquid (High Pressure)	In.(mm)	1/4 (6.35)
Gas (Low Pressure)		3/8 (9.52)
Max. Total Refrigerant Pipe Length (Height Diff.)	Ft. (m)	40 (12)
Max. Total Refrigerant Pipe Length (Length.)		65 (20)

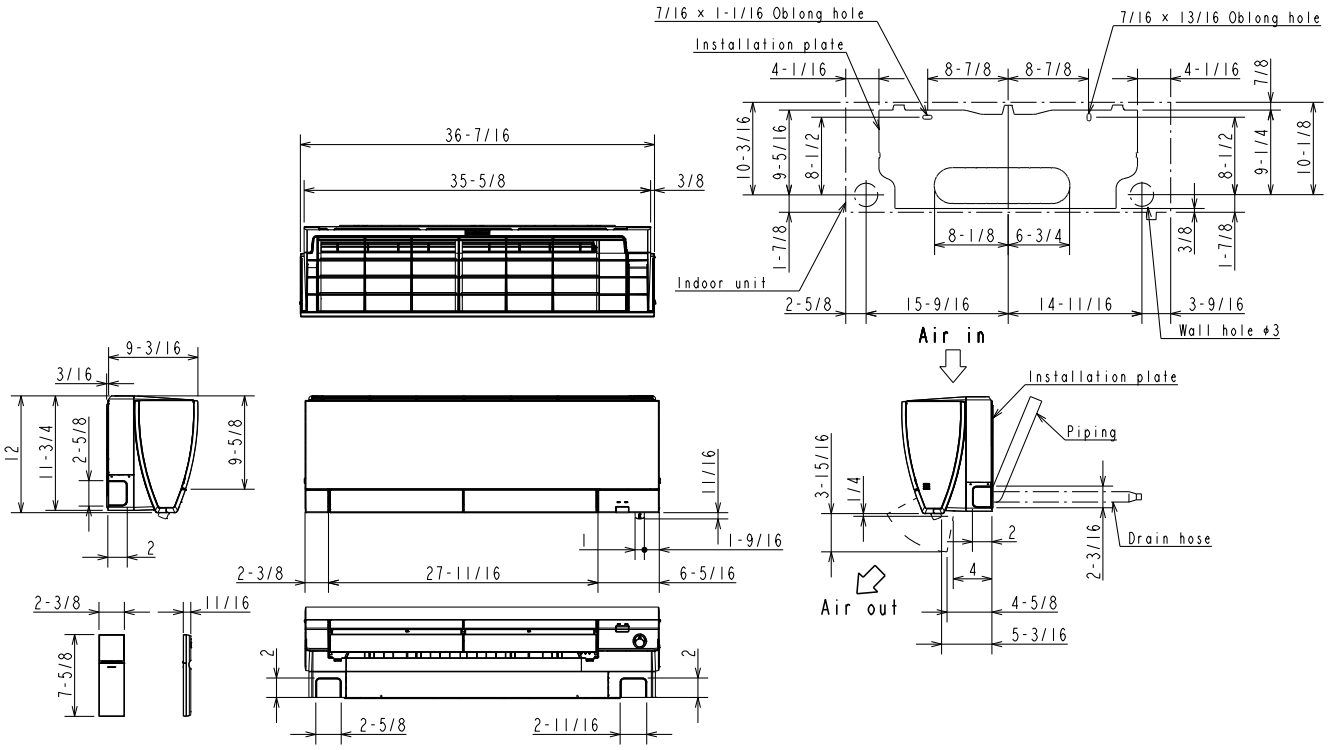
Specifications are subject to change without notice.

© 2017 Mitsubishi Electric US, Inc.

DIMENSIONS: MSZ-FH09NA & MUZ-FH09NAH

MSZ-FH09NA

Unit: inch

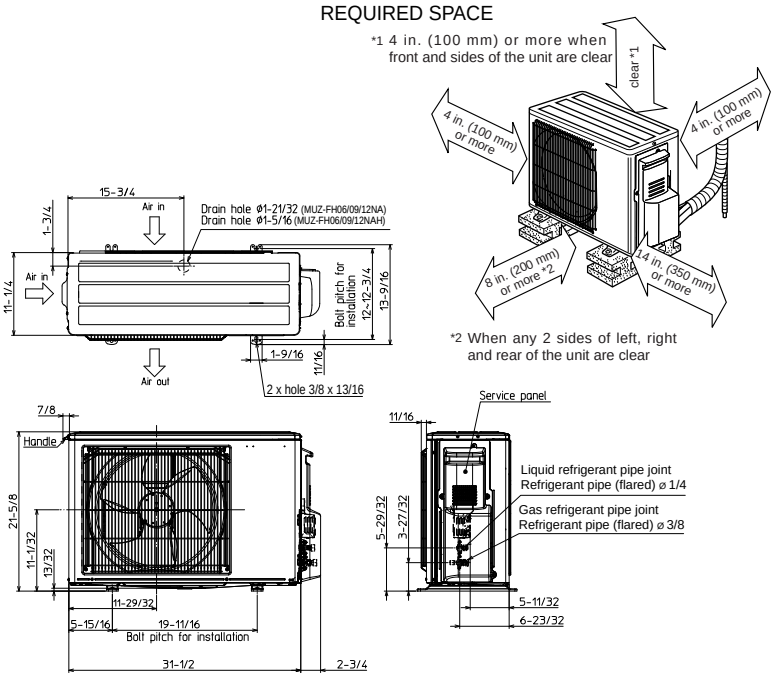


(MSZ-FH06/09/12NA)

Piping	Insulation	ϕ1-7/16 O.D
	Liquid line	ϕ1/4 19-11/16 (Flared connection ϕ1/4)
	Gas line	ϕ3/8 16-15/16 (Flared connection ϕ3/8)
Drain hose		Insulation ϕ1-1/8 Connected part ϕ5/8 O.D

MUZ-FH09NAH

Unit: inch



1340 Satellite Boulevard. Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

FORM# MSZ-FH09NA ~ MUZ-FH09NAH - 201712

Specifications are subject to change without notice.

© 2017 Mitsubishi Electric US, Inc.

Jim Bertolini

From: Steve Levinger <smlevi@msn.com>
Sent: Friday, January 14, 2022 11:36 AM
To: Jim Bertolini
Subject: [EXTERNAL] RE: The Scott Apartments - Federal HTC & City Review
Attachments: Portico wall detail.pdf; work plan r12.docx

Hi Jim,

Thanks for the heads up. Bumping to February would not be an issue for me. I expect you'll keep me posted. Regarding the two questions;

I am attaching a detail I provided for the tax credit application. I may have failed to include this when I sent you material earlier. The door and sidelights will be painted wood similar to the existing entry. Infill panels will be vertical beaded wood.

I have made some changes to the work plan for 1-10. Thus, I won't be using the small bathroom window for venting. It will remain a functioning window with glass and receive similar rehabilitation treatment as the other windows. I'm including the updated work plan that addresses that. Sorry I did not get this to you.

FYI I submitted my Fed 1 & 2 about 3 weeks ago. I spoke with Joe Saldibar the other day. He felt pretty positive about the submittal but did request some additional info regarding the interior insulation and how it will affect interior window trim. In addition, it's possible they may nix the vestibule. However, he was thinking it was proposed for the buildings front entrance. I'll keep you posted and will cc you on info I send him.

Let me know if you need more information or clarification for LPC.

Thanks,

Steve

Sent from Mail for Windows

From: Jim Bertolini
Sent: Friday, January 14, 2022 10:57 AM
To: Steve Levinger
Subject: RE: The Scott Apartments - Federal HTC & City Review

Thanks Steve!

As a caution, while I think we should have quorum for your item on Wednesday, there's a small chance we may not and would have to bump to February (we've got several vacancies and are expecting at least one absence next week). We did get some questions from HPC members for your application. If you could plan to either email me responses to the below by 5pm Monday (1/17) or just address these in your comments on Wednesday evening, that would be excellent:

- On rear/east entry enclosure, could you clarify materials and design? (Staff's read of the plans was that you're effectively replicating the existing entry with the new vestibule enclosure, but if you could confirm/correct/clarify, that should address this question).
- On plywood infill of bathroom windows for ventilation, can you provide any example images to help visualize?

We got a few other questions but they're answered by your application so staff will direct commissioners to the correct materials. Cheers!

JIM BERTOLINI
Pronouns: he/him/his
Historic Preservation Planner
Community Development & Neighborhood Services
281 North College Avenue
970-416-4250 office
jbertolini@fcgov.com

From: Steve Levinger <smlevi@msn.com>
Sent: Thursday, January 13, 2022 7:14 AM
To: Jim Bertolini <jbertolini@fcgov.com>
Subject: [EXTERNAL] RE: The Scott Apartments - Federal HTC & City Review

Jim,

I'll make some brief comments regarding my overall goal for the project and commitment to preserving the property as well as being subject to state and federal oversight. I think with your presentation and staff support I don't need to take too much of LPC's time with a presentation. Of course I'll be available for any questions. Thanks for your help.

Steve

Sent from Mail for Windows

From: Jim Bertolini
Sent: Wednesday, January 12, 2022 4:48 PM
To: Steve Levinger
Subject: RE: The Scott Apartments - Federal HTC & City Review

Steve,

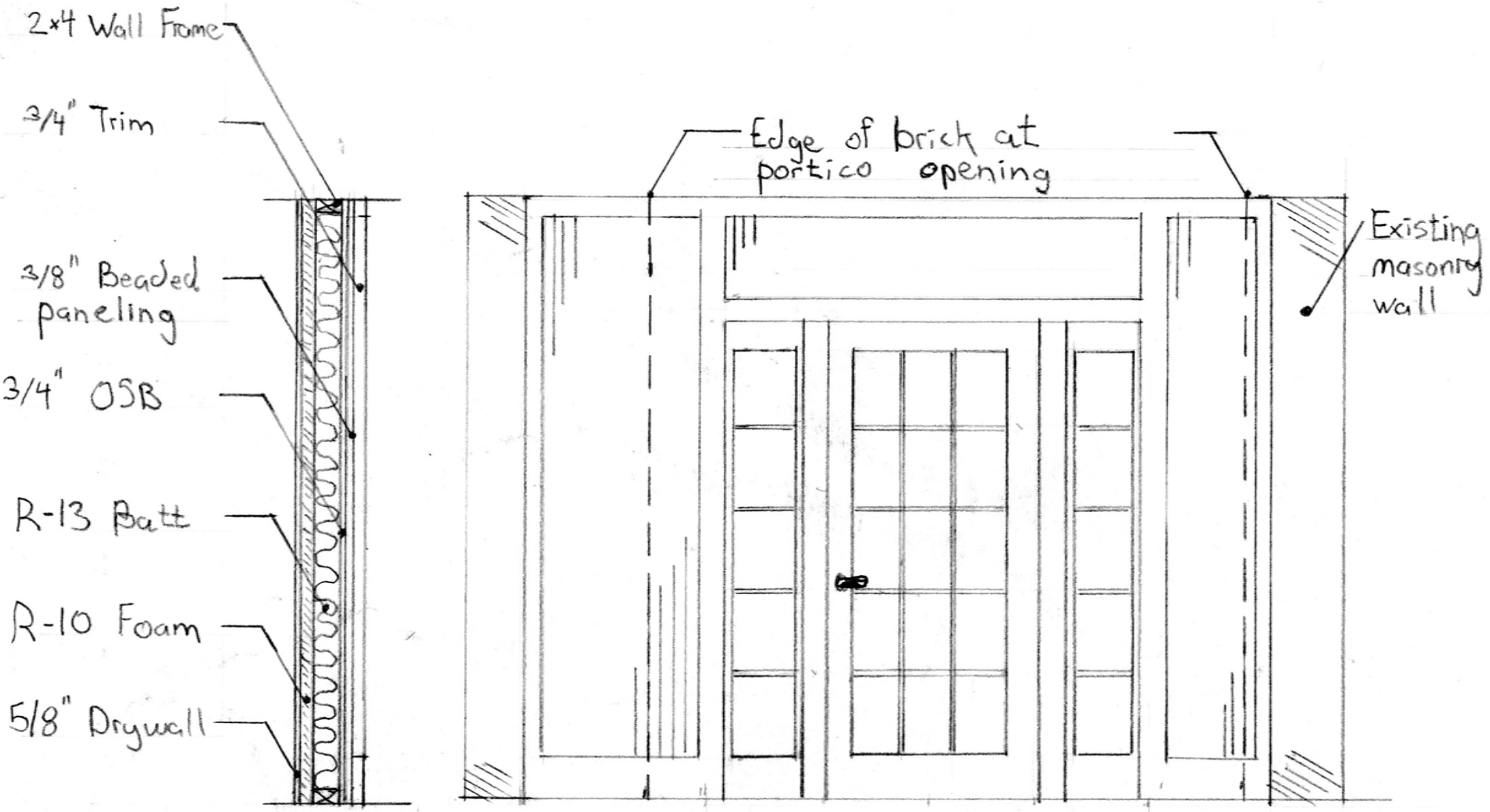
Thanks so much, and understood on the details not being finalized – mechanical in particular is usually a late-game item anyway. This works and I'll get the staff report/presentation updating accordingly. I'll check with Maren tomorrow but I think we can shift our staff recommendation to approval with no conditions. If there's any requests from the HPC from tonight's Work Session, I'll pass those on (you're, of course, welcome to attend via Zoom tonight if you'd like).

Will you be making a presentation next week or just available to answer questions? Cheers!

JIM BERTOLINI
Pronouns: he/him/his
Historic Preservation Planner
Community Development & Neighborhood Services
281 North College Avenue
970-416-4250 office
jbertolini@fcgov.com

From: Steve Levinger <smlevi@msn.com>
Sent: Monday, January 10, 2022 10:23 AM
To: Jim Bertolini <jbertolini@fcgov.com>
Subject: [EXTERNAL] RE: The Scott Apartments - Federal HTC & City Review

Hi Jim,



Portico Wall Detail 1/2" = 1'-0"

7. Scott Apartments Work Plan

Architectural Feature 1. The Scott Apartments

Existing Feature and Condition

The Scott Apartments is a 3-story brick apartment building located on the southeast corner of south College Avenue and Locust Street in Fort Collins Colorado. In addition to the apartment building, there is a one story 5 car garage on site that was constructed at the same time, or shortly thereafter, as the building. The building and garage have been minimally altered since their original construction in 1924. Steve and Missy Levinger (Levinger Properties, LLC), have owned and managed the property since 2002.

Work/Impact on Feature

The overall goal of this project is to give another century of continued residential apartment service to this nearly 100-year-old building. This requires sensitive treatment of the most visible and important historic features of the building to preserve its integrity and longevity while updating elements related to everyday living of the residents who occupy individual apartments to give them a comfortable and efficient home that meets their expectations. The "project" will involve replacing all the buildings mechanical systems (plumbing, electric, & HVAC). Most of the apartments will retain their existing layouts and nearly all their existing historic fabric. Some individual apartments will have interior spaces reconfigured to provide new kitchen and bath spaces that use existing space more efficiently. Thermal insulation and interior storm window will be added to improve comfort and energy efficiency. Common areas will be renovated as well with the goal of preserving the existing historic fabric and maintaining the overall historic integrity of these spaces while improving safety and security for building tenants.

The building's exterior will receive a comprehensive rehabilitation of the existing brick structure and original wood windows and doors. Site details such as sidewalks will also be repaired or replaced. The 5-car garage was rehabilitated in 2011. No additional work will be done to this structure.

Photo no. 1,2,3,4,5,6,7,8 Drawing no.1-9 existing & PG, P1, P2, P3

Architectural Feature 2. Exterior Brick

Existing Feature and Condition

The structures exterior walls are constructed with two colors of wire cut brick laid in a running bond. A darker brownish color brick extends up from grade one story. A reddish color field brick is used above this point with the brown brick being used for accent. The existing brick is in good condition with the exception of one location on the west façade stair wall that has suffered from moisture infiltration resulting in a bulge in the wall. There are a few (less than a dozen) bricks missing in a variety of locations. The original mortar is dark black and struck with a raked joint. The existing mortar is in fair condition. Weathering has leached out the original dark black pigment leaving the mortar more brownish in color except in two porticos that have been largely protected from the weather. In addition, there are many places where mortar is missing or deteriorated. Evidence of shoddy mortar repair appears is several locations as well. At the buildings west end there is a substantial amount of Hedera Helix vine that covers much of the façade.

Work/Impact on Feature

The brick on the entire building will be restored in the following manner:

1. Treat deteriorated and shoddy mortar to NPS Preservation Brief #2 standards. Note; Limeworks.us, Telford, PA will provide mortar analysis, matching, and mix for mortar repair.
2. Remove all Hedera Helix vine and destroy plant roots.
3. Replace missing or deteriorated brick in kind with closely matched salvage brick
4. Repair bulge in step wall as follows;
   Provide temporary stabilization to the east side of this wall (step side).
   Provide temporary stabilization to soldier course of brick above the bulge
   Carefully remove face brick in and around the bulge area and clean this brick for salvage.
   Remove moisture deteriorated clay tile area of wall that caused the bulge.
   Replace clay tile with new brick or cmu material mortared into existing non-deteriorated clay tile wall.
   Re-lay salvaged face brick over replaced clay tile wall with appropriately matched mortar.
   Remove temporary stabilization.
   Gently clean repaired area with clean water and bristle brush.

Photo no. 3,4,9,10,11,12,13 Drawing no.

Architectural Feature 3. Windows

Existing Feature and Condition

There are 139 windows in the building. Nearly all are the original wooden sash double hung windows. They remain intact and serviceable and in relatively good condition with the exception the very large ones in the living rooms of apartments 1-10, & 14. Unfortunately, these windows were poorly designed at the time of original construction. The overall width of the window frames is simply too wide for the dimensional size of the window frame rails to hold up structurally. Thus, meeting rails of these sashes have all warped because they are over-spanned. They are also bind when opening or closing. This is caused when the wide sash wracks in the frame. To operate them effectively one must exert equal upward or downward pressure at either end of the sash to keep it from binding. This one window in each apartment is the only one large enough to meet current building code egress standards. It is important that this window, in particular, functions smoothly. Over the years a variety of solutions have been employed to mitigate the poor function of these windows. Silicone caulk seals glass where it no longer touches a swayed rail. Sash locks have been shimmed so the windows can still be locked and window stops have been loosened to prevent binding. However, these fixes are only marginally effective. These windows remain very leaky and difficult to operate. The rest of the original windows are mostly functional and have only minor issues such as broken sash cords etc. There are 4 windows in the building that replaced the original double hung units. These are 2 casements at either end of the second-floor hall and one casement in each of apartment 11 and 12. These were replaced in 1975 as part of a building egress upgrade. These casement windows are in good condition. Nearly all the existing windows have wood frame screens installed on the building's exterior. The screens and frames vary in their condition from relatively good to poor.

Work/Impact on Feature

All the original windows with some exceptions will be retained, re-painted, and rehabilitated to single hung function to NPS Preservation Brief #9 standards.
All the original windows with some exceptions will be fitted with Larsen Comfort Seal functional single hung interior storm windows. Storm windows will install inside existing window jambs with no impact to existing window jambs or sashes. Existing interior window stops and pulls will be replaced to facilitate the storm window installation.
Exceptions:

The large living room units in apartments 1-10 and 14 will be replaced in kind with new Marvin Magnum wooden block frame units. This will involve removing existing damaged sashes and window stops. Existing window jambs, sills, and exterior brick molding will remain. New units will be secured within the existing window jamb and painted to match the original windows. Existing screens will be re-installed in their original location within the existing brick molding.

Screens; Each existing screen frame will be removed. Its condition will be assessed. Each screen will be repaired, or replaced in kind as needed. All screen frames will be repainted.

Photo no. 14,15,16,17,18,19,20 Drawing no. 10, 11

Architectural Feature 4. Exterior Doors

Existing Feature and Condition

There are 8 exterior doors on the structure. With the exception of one steel door and frame that serves as an exit from the garden level corridor (installed around 2010) all the doors are 15 pane divided light wooden doors. 4 doors serve as entrances to individual apartments on the garden level. These doorways are also fitted with simple wood frame screen doors One additional door on the garden level enters into the shared laundry room. There are 2 doors that serve as entrances to the first-floor corridor from the porticos at either end. All the doors are in good serviceable condition and remain in use. However, they all need some amount of repair. Some door hardware is worn and poorly functioning. Most doors are not weather tight. One is significantly warped. The screen doors are reaching the end of their serviceable life.

Work/Impact on Feature

Each door will be assessed individually and the following repairs may be made as needed:

Install appropriate weatherstripping and thresholds to improve weather tightness.
Re-install loose hardware and ensure it is securely fastened.
Replace any missing or broken glass.
Re-paint

The one severely warped door will be replaced in kind with a new door to match the existing.
Apartment entrance door hardware will be replaced with new RFID compatible door locks and latches to function with new tenant entry system.
New RFID compatible door latches will be installed on both first-floor entry doors to function with new tenant entry system.
The one steel door will remain in place.

Photo no. 21,22,23,24 Drawing no.

Architectural Feature 5. Roof

Existing Feature and Condition

The structure has a 6/12 pitched gable roof over most of the structure. The roof is covered with dimensional asphalt shingles. It was replaced in 2008. At both the east and west end of the main structure there is a flat roof system over what was originally considered the "Sun Parlors" of Apartments 1-10. These roofs are accessible from apartments 11 and 12 and have been used as outdoor decks by tenants in these apartments. These roofs are covered with EDPM rubber membrane. They were replaced in 2014. There is a wooden deck structure constructed above the east side flat roof. Framing for this deck bears directly on top of the brick parapet wall at its eastern edge and is through bolted onto the exterior brick wall on its western edge. Bolt holes in the exterior walls penetrate through mortar joints. The decks construction does not impact the historic fabric of the building and is reversable.

Work/Impact on Feature

No new work is planned for the roofs. The existing wooden deck will be repaired or rebuilt as needed. A similar wooden deck will be constructed over the flat roof on the west end directly outside apartment 11.

Photo no. 25,26,27 Drawing no. P3

Architectural Feature 6. Building Mechanical Systems

Existing Feature and Condition

The existing plumbing system consists of a galvanized steel water supply system, a steel gas supply system, and a cast iron and lead drain/waste/vent system. A central gas fired water heater supplies hot water to all 13 apartments. The water service line is a 1 ¼" galvanized steel supply. The sewer is a 4" clay tile line. The existing water supply and DWV plumbing system are in poor condition and nearing the end of their serviceable life. The existing gas supply system is in good serviceable condition.

The existing high voltage electrical system consists of a 260-amp 240-volt single phase electric service into the building. Individual meters for apartments were installed around 2015. Each apartment has one 15amp circuit that powers lights and outlets for each individual apartment. The building wiring is mostly the original "knob and tube" system with some conduit and "Wiremold" that runs along walls and ceilings. The existing meters and service entrance are in good condition. The remainder of the electrical system is serviceable but outdated and nearing the end of its serviceable life.

The existing low voltage electrical system consists of a fire alarm system that was installed around 1975. Control wires are all run in ½" EMT conduit throughout the main corridors. It Is in good serviceable condition. However, the fire alarm control panel is outdated. The original telephone system is cloth insulated copper wire that is fully encased in the building walls and floor. A demarcation point is located

in the garden level main corridor. The cable tv system consists of coaxial cable strung haphazardly around the building's exterior. There is a demarcation point located near the southeast corner of the building.

The existing heating system is a one pipe steam heat system. A natural gas fired steam boiler is located on the garden level. It was installed around 1970. Each individual apartment has between 3 and 4 cast iron radiators located along exterior walls. These radiators are connected to the central boiler via a network of steel pipes. The system is controlled by one thermostat located in apartment #9. In addition, radiators are fitted with thermostatic air vent valves that allow tenants some control of the temperature in their apartments. The system is in fair condition, is serviceable, and functional.

There is no system for apartment cooling. However, many tenants use window air conditioners to provide some cooling in their apartments.

Work/Impact on Feature

None of the existing plumbing system will be retained. Existing DWV and supply lines will be removed or abandoned in place. A new 1 1/4" copper supply will be installed to the same location as existing. The water meter may remain or be moved to an outdoor vault to be determined by the City of Fort Collins. New water supply will be a combination of copper and cross-linked polyethylene pipe. Each apartment will have an individual electric hybrid water heater installed in the unit. A new PVC DWV system will be installed. The Existing sewer line will be replaced with a new plastic one. Existing gas piping system will be retained and rerouted as needed to facilitate new range locations in individual apartments and removal of the central water heater and boiler.

A new 240-volt (amperage TBD) single phase electric service will be installed. Most of the existing high voltage electric system will be replaced. The existing meters and service entrance will be retained provided they are compatible with the new higher amperage service. New 240-volt (amperage TBD) circuit breaker panels will be fed to each apartment. All apartment circuits will be replaced with new wire, junction boxes, and fixtures. All the existing apartment electrical components will be removed. Some existing original light fixtures may be reused provided they can be safely used. All existing public space electrical systems will be removed and replaced. All existing surface mounted electrical conduit both interior and exterior will be removed. All exterior lighting circuits will be fed from wire routed inside the building to metal boxes mounted on the existing brick walls.

The existing low voltage electrical system will be entirely replaced. This includes communication systems, keyless entry systems, and the building fire alarm systems. In addition, provisions will be made for future systems that may be installed at a later date. A new fire panel will be located in the entry vestibule (see Architectural Feature 7). A new low voltage demarcation room will be created in an existing closet located on the garden level under the stairway. Each apartment will have coaxial cable and cat 5e cable routed from the demarcation to wall outlets located in each apartment. In addition, 1" plastic conduit will be fed from the demarcation to a location in each apartment to facilitate new low voltage wiring in the future. 2" plastic conduit will be provided for telephone and cable services from the demarcation room to the outside utility connection location. One additional 2" conduit will be provided for any future needs. Wiring for wireless access points, keyless entry systems, etc. will all be installed during rough-in so there will be no wire or conduit visible in the public spaces. All existing low voltage wire and conduit will be completely removed.

The existing gas heating system will be replaced with electric heat pump "mini-split" heating and cooling systems for each individual apartment. Outdoor condensing units for apartments 7-12 will be placed on structural framework installed over the existing flat roof areas above the 2nd floor apartments. The remainder of outdoor condensing units will be placed at grade in locations that are inconspicuous. All refrigerant lines will be run through interior walls to minimize any impact to the exterior facades of the building. Interior heat exchangers will be installed in locations that will not obstruct existing doors or windows. All refrigerant lines will be routed inside wall and ceiling cavities. Most of the existing one pipe steam system will be removed. However, pipes and radiators located in public space hallways will be retained as non-functional reminders of the original system. Electric baseboard heaters will be installed in individual apartments and in some public space areas to supplement the heat pump systems during the very coldest times of the year to ensure tenant comfort year-round.

Photo no. 28,29,30,31,32,33 Drawing no.

Architectural Feature 7. East Portico

Existing Feature and Condition

The east portico is the covered entryway at the top of the east steps. It is approximately 9'-6" long by 7' wide. It is open to the east and has exterior brick walls on its north and south sides. The floor is concrete and the ceiling is lath and plaster with a rough texture. The west side is formed by the exterior 15 pane hall entry door with 5 pane sidelights on either side. The entry door is fitted with a keypad entry door lock. The portico is in good condition.

Work/Impact on Feature

A portion of the east portico will become an interior entry vestibule. This will be accomplished by installing new exterior wall that will enclose the portico space. This wall will form the eastern edge of the vestibule and will be 42" west of the eastern edge of the existing portico. The wall will include a 15-pane wooden entry door with two 5 pane sidelights similar to the existing entry door. None of the existing entry door or any other existing entry portico walls will be removed or altered in any way. All the new construction necessary to create the vestibule will have minimal impact to the existing exterior walls of the portico. The construction will be reversible. The portico could be returned to its original state at any time in the future with no damage to the existing historic fabric of the building. The vestibule will house a new tenant mailbox apparatus, a new fire alarm panel, and a new entry intercom system. Vinyl plank flooring will be installed over the existing concrete landing inside the vestibule. Appropriate lighting and a baseboard electric heater will be installed into the vestibule.

Photo no. 34 Drawing no. 7existing, P1

Architectural Feature 8. Individual Apartments

Existing Feature and Condition

The Scott Apartments building houses 12 one-bedroom apartments and 1 studio apartment. The layouts of these 13 apartments remains unchanged from their original construction in 1924. Each apartment has received some degree of updating over the years. This includes flooring replacement, kitchen counter replacement, removal of some kitchen cabinetry, replacement of plumbing fixtures,

electrical system upgrades that include lighting and additional outlets, removal of some cast iron radiators, and normal painting and floor refinishing. Nearly all the original doors, cabinetry, trim, and hardware remain as do the original oak flooring in the living and bedroom spaces. The overall condition of the individual apartments is fair. Most things like doors and drawers are functional but not easy to operate. 100 years of constant service has taken its toll. Furthermore, the original construction materials and techniques of the cabinetry was not high quality. Overall, the original apartments are livable but lacking the comfort and convenience today's tenant's demand.

Work/Impact on Feature

Layouts 1-10

Apartments 1-10 have nearly identical layouts. The overall wall layouts and doorways of these units will remain unchanged. One new kitchen cabinet will be installed adjacent to the existing cabinetry to facilitate installation of a dishwasher. In addition, minor modifications to the existing sink base cabinet may be required to facilitate installation of a new sink. There is a pantry that exists in some kitchens that will be removed to provide space for a refrigerator. a new 27" vanity cabinet will replace an existing pantry in the bathroom. Connections for a small washer and dryer will be installed in the large closet area.

Layouts 11, 12, &14

Apartments 11 and 12 are located on the top floor of the building and share a similar layout. These apartments will be redesigned to better utilize current space. In addition, some of the existing 3rd floor corridor space on this floor will be incorporated into these apartments. Existing original balustrade in this corridor will not be affected and it will be retained in its entirety. Both these apartments have access to flat roofs that are over the second-floor apartments. There is a wooden deck constructed over the flat roof just outside apartment 12. This deck may be repaired or replaced and a new one will be constructed just outside of apartment 11. Apartment 14 is the only studio apartment. It will be redesigned to better utilize the existing space. In addition, space that is now occupied by storage and the boiler room will be incorporated into the redesigned apartment 14.

Construction:

Demolition 1-10

Demolition in apartments 1-10 will be limited to removal of existing lath and plaster ceilings throughout and wall covering inside the bathroom area and the closet area. Flooring in the bathroom, kitchen, and dinning nook areas may be removed depending on its condition. Aforementioned existing pantry cabinets will be removed. All existing mechanical systems will be removed or abandoned with the exception of the existing natural gas plumbing.

Demolition 11,12, & 14

Demolition in apartments 11, 12, and 14 will include removal of all lath and plaster wall and ceiling coverings. The removal of some wall framing. The removal of all kitchen and bath fixtures and cabinetry. The removal of all existing mechanical systems.

New Construction

All exterior masonry walls will be furred with 1 ½" framing to facilitate installation of a new electrical system and closed cell foam insulation. Existing baseboards some trim on these exterior walls will be removed to facilitate the installation of insulating walls. Existing windows will not be removed or

altered with the exception of extending the existing window sills beyond the new walls and replacing interior window trim as needed to facilitate interior insulating wall installation. Soundproofing measures will include sound insulation in joist cavities, sound decoupling metal hat channel attached to joist bottoms and sound proof specific drywall ceilings installed onto hat channel. New cabinetry, countertops, and fixtures will be installed into apartments 11, 12, and 14. In apartments 1-10 the existing cabinetry will be restored to proper function. This may include rebuilding and or repairing existing doors and drawers as needed. New countertops will be installed. The existing cast iron pedestal tubs will be rehabilitated and retained. All other existing bath fixtures will be replaced. Original oak flooring in all the apartments will be repaired and refinished where feasible. Fortunately, this encompasses a significant number of floored areas in the apartments. Where necessary, in kitchens and bathrooms new vinyl plank and/or tile flooring will be installed. New trim, doors, and hardware will be installed in apartments 11, 12, and 14 and as needed in apartments 1-10. All doors in apartments 1-10 will be repaired and retained.

Photo no. 35,36,37,38,39,40,41 Drawing no.6-9 existing, PG, P1, P2, P3

Architectural Feature 9. Public Spaces

Existing Feature and Condition

The buildings public spaces consist of central corridor hallways and stairs as well as a laundry room and tenant storage lockers. The corridors were modified around 1975. At that time open stairwells were walled off to create floor by floor fire separation. Self-closing doors were installed at the bottom of each stairway and a fire alarm system was installed in conduit run along ceilings and walls. Original apartment doors were replaced with fire rated slab doors and grocery delivery doors into each apartment were removed and covered with drywall. The existing public space is in good condition. Walls are plastered solid masonry, floors are carpeted, and ceilings are lath and plaster. None of the original light fixtures remain. Both the storage lockers and laundry room remain mostly unchanged.

Work/Impact on Feature

The public spaces will remain in their current overall layout with the exception of the following:

The addition of the aforementioned vestibule.

The aforementioned incorporation of 3rd floor hall space into apartments 11 and 12.

The aforementioned incorporation of some storage space into apartment 14.

The existing laundry room will be converted into a bicycle storage room for tenants

The existing coal room adjacent to the existing boiler room will be converted into additional tenant storage space. New, period appropriate light fixtures will replace the existing fixtures. New carpeting will be installed. Existing trim will be repaired as needed. Construction will involve removing existing lath and plaster ceilings to facilitate installation of new mechanical systems in the hallways. Once mechanical rough in is complete exposed ceiling cavities will be covered with sheetrock, existing flooring will be replaced, existing trim will be repaired and painted, and existing plastered interior masonry walls will be repaired and painted. Where appropriate, the covered-up grocery delivery doorways will be recessed and trimmed out to indicate where they had originally been.

Photo no.29,30,31,32,33,41,42,43,44,45,46,47 Drawing no. 6-9 existing, PG, P1, P2, P3

Architectural Feature 10. Garage

Existing Feature and Condition

The five-car garage received a major rehabilitation around 2010, when the building's current owner converted the structure into a wood shop for personal use. At that time, a new roof structure replaced the severely deteriorated original. Three roof skylights were installed, the new roof deck was covered with a TPO membrane roof, and brick parapet walls were capped with sheet metal flashing. Existing wood framed and sheathed interior partition walls were removed, and a new concrete floor slab was installed. A 200-amp electric service was added. Four of the five existing garage doors were fixed in place in their original frames. The fifth door was removed and repurposed in the workshop's interior. The vacated entry was framed, sheathed, and a new entry door was installed. All original windows were fixed in place. New exterior wood shutters were fixed in place in the original window frames. Brick walls received minor tuckpointing and repair as needed. The rehabilitation was reviewed and approved by The City of Fort Collins Landmark Preservation Commission prior to construction.

Work/Impact on Feature

No new work is planned for the garage.

Photo no. 6,7,8,49 Drawing no.

Architectural Feature 11. Site

Existing Feature and Condition

The existing site is made up of poured concrete sidewalks and driveways, trees, and turf grass. The site is in good condition with the exception of some deteriorated concrete sidewalks.

Work/Impact on Feature

The site will remain mostly as it is. Deteriorated sidewalks, mostly on the buildings north side, will be replaced. Turf grass and irrigation system damaged during construction will be repaired or replaced as needed.

Photo no. 1,50 Drawing no. plot plan

Architectural Feature 12. Steel Fire Escape

Existing Feature and Condition

In 1975 exterior steel fire escape stairs were installed across the west and east facades of the building. These provide secondary egress from the 2nd floor corridors and the 3rd floor apartments. In addition, steel railing was also installed on top of the brick parapets that surround the flat roofs at both the west and east ends of the building. These systems are sturdy and in good condition. The red color paint is faded.

Work/Impact on Feature

The stairs and railings will remain in place. They will receive a new coat of oil-based enamel paint.

Photo no. 2,4,5,6,9,10,27,51 Drawing no