

TUDOR REVIVAL

303 WEST WILLETTA STREET

THREATENED BUILDING PROGRAM APPLICATION

Submitted by JOHNNY & CRISELDA SWEET on October 9, 2024

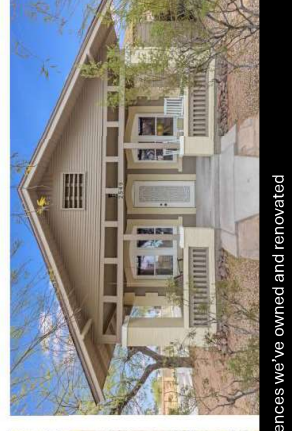
Let's Make History!

Dear City of Phoenix,

Thank you for the opportunity to share our vision with you for 303 W Willetta St. Through this application, we hope to demonstrate how the investment we're seeking will **SAVE an iconic Roosevelt landmark** and immediately **CONTRIBUTE to the City of Phoenix's goals and values**. We want this project to become one of your biggest success stories!

My wife and I are passionate about restoring historic properties in Phoenix. We first met at the Historic First Presbyterian church building on 5th Avenue and Monroe, and in our 12 years of marriage since, we have lived in seven different historic districts: Idylwilde Park, Pierson Place, Willo, F.Q. Story, Roosevelt (North), Roosevelt (South), and Coronado. Old houses (and everything that comes with them!) are an integral part of our story, and our passion for them continues to increase as the years go on.

In the four-plus combined years we lived in Roosevelt, we would often walk past the corner of 3rd Avenue and Willetta and admire the "potential" of **303 W Willetta St**, a 1912 Tudor Revival (which has operated as a group home for 50+ years), dreaming of the day when someone would restore it to its original look and use. Lo and behold, a phone call from a friend in 2024 yielded the information that the property might soon be for sale, and we immediately decided we wanted to become its next caretakers! Today, we are ready to get started on the restoration and eventually make it our family's primary residence. Little did we know that we would be the ones to fulfill our dream all those years ago!



The Sweet family and the various historic primary residences we've owned and renovated

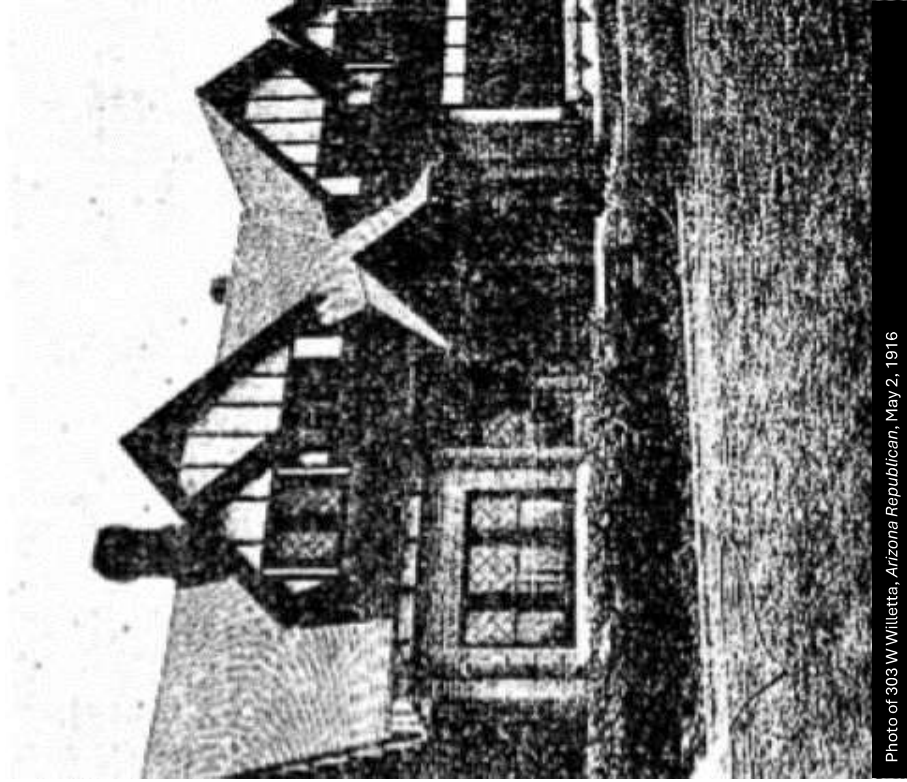


Photo of 303 W Willetta, Arizona Republican, May 2, 1916

Today, we have a simple three-fold vision to:

1. **Save and restore** the original beauty of the George H. Lutgerding House
2. **Add historic value to the Roosevelt neighborhood** and surrounding community
3. **Maximize the City's investment** by becoming one of its biggest Threatened Building success stories

The Lutgerding House (ca. 1912) is regarded in Phoenix literature¹ as architecturally significant for its outstanding Tudor Revival design. However, it has fallen into disrepair over its last 50 years of operation as a group home, and unsightly additions have hidden—but not destroyed—much of its character.

We've learned that Historic Preservation views a "successful rehabilitation" as one that:

- Retains as much of the original historic materials as possible, and
- Preserves those historic architectural features that are the character-defining elements of a particular historic style or method of construction

In accordance with these principles, we plan to complete a full restoration of the Lutgerding House and much of the work will be focused on the exterior. The structure has two large additions on the front corners, which hide original sleeping porches, windows, and doorways. Additionally, many of the original diamond-paned windows have been replaced with cheap alternatives, and there is significant deferred maintenance with the roof, masonry, stucco, and wood elements of the exterior. Our full scope of work for the project includes:

- **\$600,000** total budget – **\$199,500** eligible, **\$400,500** non-eligible (interior, mechanical, landscaping)

The Roosevelt neighborhood will benefit from 303 W Willetta being restored to its former look and use, and we can't think of a better project for the city of Phoenix to invest in. Our hope is to provide wonderful return on investment for the City by delivering a fully restored historic treasure that will be enjoyed and admired for generations to come.

With gratitude,
Johnny and Criselda Sweet

¹ Arizona State Historic Property Inventory, July 1982



SAVE ALL THE

Old Houses

1. Applicant: **John and Criseida Sweet**
2. Legal Name of Property Owner: **John N. Sweet, Criseida Sweet**
3. Mailing Address: **2549 N Mitchell St, Phoenix, AZ 85006**
4. Phone: **602-317-9353**
5. Email Address: **jsweetphx@gmail.com**
6. Property Address: **303 W Willetta St, Phoenix, AZ 85003**
7. Historic District (or name of individually-listed/eligible building): **Roosevelt (North)**
8. Current Use of Property: **Group Home**
9. Is Property Vacant? Yes No If Yes, Length of Time Vacant? **1 Month**
10. Date Current Owner Purchased Property: **September 30, 2024**



Historical/Architectural Significance

A Knipe-Designed Piece of Arizona History

We have conducted many hours of research on the history of 303 W Willetta. Here's a summary of our key findings related to its historical and architectural significance:

- The house was originally built in 1912 by Leighton G. Knipe for George H. Lutgerding as a generous single-family residence.
- **George Lutgerding** was a prominent rancher, secretary of Lutgerding-Eagan General Contractors, treasure of the Salt River Valley Water Users' Association, and associated with the Union Bank and Trust Company and the First National Bank of Arizona.
- **Leighton G. Knipe** was a prominent architect whose designs include:
 - The Knipe House
 - The Marcellin "Frenchy" Vieux House (508 W Portland)
 - Tempe City Hall
 - Tempe National Bank
 - Jefferson Hotel (considered one of the first "high rise" buildings in Phoenix)
 - As well as several large estates in California
- The Lutgerdings previously owned one of the "nicest homes in Salt River Valley"¹ (also a Knipe design), but sold it when someone made an offer on the spot. They then enlisted Mr. Knipe to design their new residence at 303 W Willetta.
- The house is an "outstanding example"² of Tudor Revival architecture for its: distinctive massing, steeply pitched gables, half-timbering, and diamond-paned window lights.

Arizona Republican, Sun, July 14, 1912

...the way of fine residences. The house has large, ample verandas, massive architectural designs, the very latest and the most stylish finishings was placed on the interior of the house. The new owner Mr. Humbert, can now boast of one of the nicest homes in Salt River valley. The property has 100 feet facing first avenue, and 140 feet facing Roosevelt, being located just one block from Central avenue, which makes this very valuable property. Mr. and Mrs. George Lutgerding had not expected to sell their home but it had taken the fancy of Mr. Humbert, who made a point blank offer that was accepted by the Lutgerdings. It is the idea of Mr. and Mrs. Lutgerding to now go out further and get a large piece of ground. The Lutgerding home which was sold to Mr. Humbert was designed by Mr. Knipe, who is now working on plans for the new home for the Lutgerdings.

Arizona Republican, Sun, Dec 29, 1912

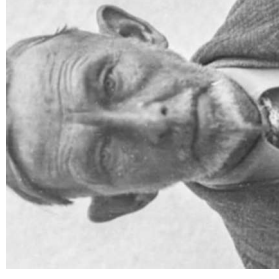
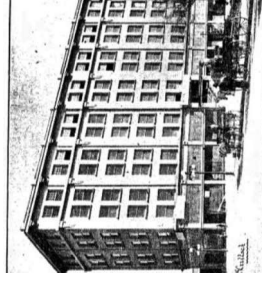
...holiday.

Miss Rosemary Conway will return to Redlands this evening after a week's stay in town the guest of her brother, Power Conway.

Mr. and Mrs. Edgar Kahn passed the early part of the week here enroute for California from Peoria. During their brief stay they were the guests of their cousins, Mr. and Mrs. Silney J. Ross at their attractive country place on the Black Canyon Road.

Mr. and Mrs. George H. Lutgerding who are domiciled at 808 North Fourth Avenue will move into their handsome new residence at Third Avenue and Willetta street in a few days. They are anticipating a visit of Mrs. Lutgerding's mother and sister, Mrs. J. G. Cherry, Miss Agatha Cherry and Miss Nell Cherry who will arrive from Cedar Rapids, January 6.

Mrs. T. W. Penberton of North Central Avenue is in Hollywood for a



¹Arizona Republican, July 14, 1912

²Arizona State Historic Property Inventory, July 1982

Left: The Jefferson Hotel, Center: Leighton G. Knipe, Right: George H. Lutgerding



Above: "House of Mudge" from 1940s (left), view of living room from 1940s (right)
Below: Vintage "House of Mudge" guest house postcard



- In the late 1920s, the property was purchased by **Orville Mudge** and used as a guest house/boarding home during the Great Depression and World War II.
 - Note: We have become connected with the great-grandson of Orville Mudge, who has provided additional information about the property including some historical photos from the 1930s/1940s (see upper left and next page).
- In 1971, the property was purchased by Toby Citron and became known as the Toby House, a group home for mentally challenged patients. It has been operating as such ever since.
- On the Arizona State Historic Property Inventory (1982), it was said that despite its alterations, **"the house is an outstanding example of Tudor Revival architecture in Phoenix and may be individually eligible for the National Register."**
- Today, the parcel is zoned DTC (Downtown Code) Roosevelt North and some of its permitted uses include single-family and multi-family residential.

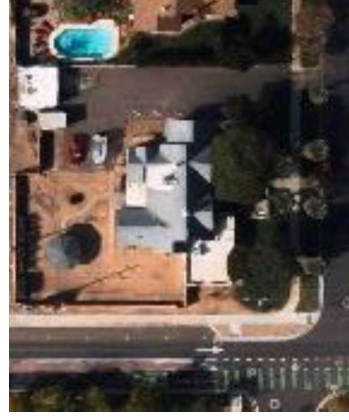
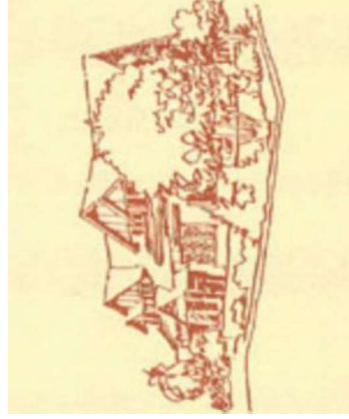
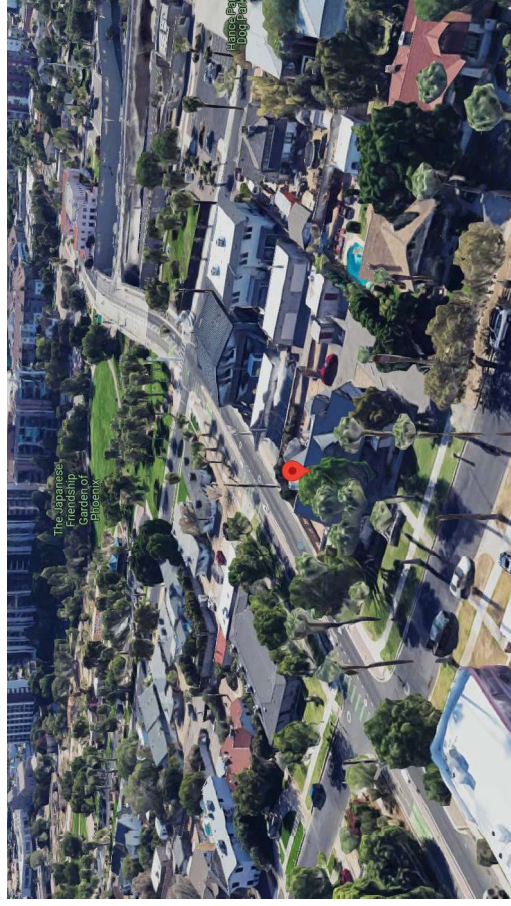


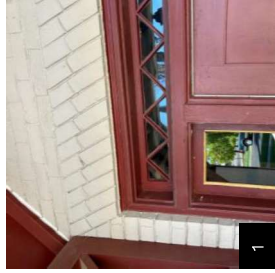
Property Description

A Prominent Roosevelt Landmark

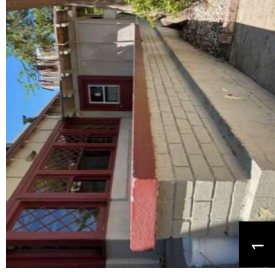
303 W Willetta St is situated on a prominent double lot on the Southwest corner of 3rd Ave and Willetta, along the recently constructed 3rd Ave bike path and just one block north of Margaret T. Hance Park.

According to the Arizona State Historic Property Inventory, “the house takes advantage of its corner lot to show off its collection of gables.” The house is constructed of brick, with tall stucco gables with half-timbering. There is a consistent motif of diamond-paned windows that carries throughout the property, including the interior dining hutch and sets of French doors in the living and dining rooms.

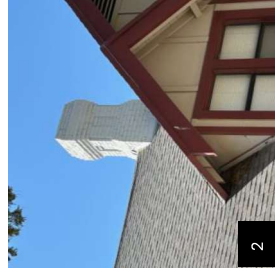




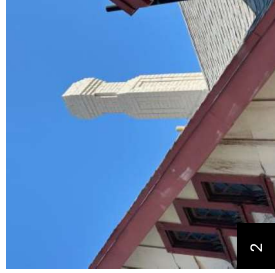
1



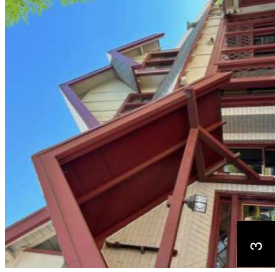
1



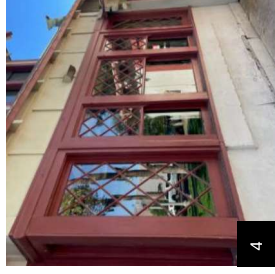
2



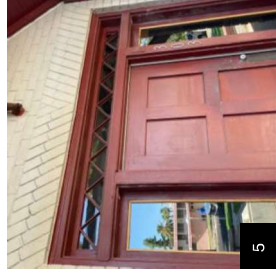
2



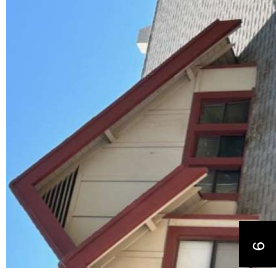
3



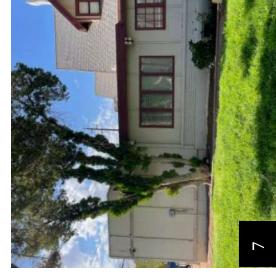
4



5



6



7

Here is a summary of the noteworthy exterior features and their condition:

1. **Exterior brick** – In remarkably good condition, with artistic patterns around doors and windows, and a quaint perimeter wall around the porches (one section needs replaced).
2. **Corbelled brick chimneys** – One larger, one smaller, in good condition with minor needed repairs.
3. **Numerous steep gables** – All appear to be in good condition, other than a needed roof replacement.
4. **Original diamond-paned windows** – Some original windows remain fully intact. Others have had the glass replaced (without diamond panes). Many other windows (e.g., the upstairs dormer windows) have been replaced with cheap aluminum alternatives.
5. **Original doors** – The front exterior door is original and in need of refinishing. Four other exterior doors are either missing or have been replaced with cheap alternatives.
6. **Half-timbering** – Still present at each of the gables, but much of the wood is damaged and in need of repair or replacement.
7. **Additions** – There are two large additions on the front corners of the house (ca. 1940s, 1970s, 1980s) which have little sympathy for the original design. Fortunately, the additions do not appear to have significantly altered the original façade of the house—brickwork, doorways, etc. are still visible underneath and appear to be in good condition.

Historic Property Inventory Form

We've attached the form as Appendix G.

ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY	INVENTORY NO.
COMMON PROPERTY NAME		Maricopa	KA-73 (S)
PROPERTY LOCATION-STREET & NO.		QUAD/COUNTY MAP	
303 West Willetta		Phoenix Quad	
CITY, TOWN/VICINITY OF	ASSESSOR'S PARCEL NO.		
Phoenix	111-31-48		
OWNER OF PROPERTY Community	PHONE		
Foundation For Mental Health	257-1271		
STREET & NO./P.O. BOX			
303 West Willetta			
CITY, TOWN	STATE	ZIP	
Phoenix	Arizona	85003	
FORM PREPARED BY	DATE		
Gerald A. Doyle & Associates	August 1982		
STREET & NO./P.O. BOX	PHONE		
4331 North 12th Street	264-3082		
CITY, TOWN	STATE	ZIP	
Phoenix	Arizona	85014	
PHOTO BY	DATE		
Don Hering	July 1982		
VIEW			
Toward SE			
HISTORIC USE			
Single family residence			
PRESENT USE	ACREAGE		
Half-way house	Less/Acre		
ARCHITECT/BUILDER			
Leighton G. Koipe			
CONSTRUCTION/MODIFICATION DATES	1935, 1938		
Const. ca. 1913, modified/1940, 1945, 1955			



PHYSICAL DESCRIPTION

The large, one-and-one-half story house at 303 West Willetta is one of the architecturally significant houses in the area. A Tudor Revival style house, it was constructed about 1913 and subsequently underwent numerous modifications, some of which were accomplished with little sympathy for the original design. Fortunately, the changes that have occurred over the years are reversible and do not appear to have irreparably damaged the basic historic fabric of the building.

The massing of the house consists of a great, high-pitched gabled roof with two sets of dormers. A wing at the east end is covered by an off-set gabled roof. The large dormers are comprised of an off-set gable arrangement. Each stuccoed gable features half-timbering, a louvered ventilator, and casement windows with diamond panes. This same motif is carried throughout the walls of the house and is interspersed with panels or wainscot made of bricks. A massive corbelled chimney towers above the highest roof ridge. The house takes advantage of its corner lot to show off its collection of gables.

Photographs

The following pages include labeled color photographs showing the overall site, street views, all exterior façades, close-up views of original/decorative features, and areas where work is to be performed. We have not included interior photos since our request does not include interior work.



Summary of Eligible Work

Repairs to Exterior Walls, Doors, Windows

New period-appropriate diamond windows
Original window repair and restoration
Exterior door replacement to match original

Demolition of Non-Historic Additions

Carefully remove non-original additions to restore front façade

Roof Repairs/Replacement

Full roof replacement on main structure
Flat roof repair on south side

Porch and Step Rehabilitation

Replace missing section of front walkway

Exterior Woodwork Repairs

Half-timbering repair/replacement

Stucco Repairs

Various stucco repairs

Masonry Repairs

Various brick repairs

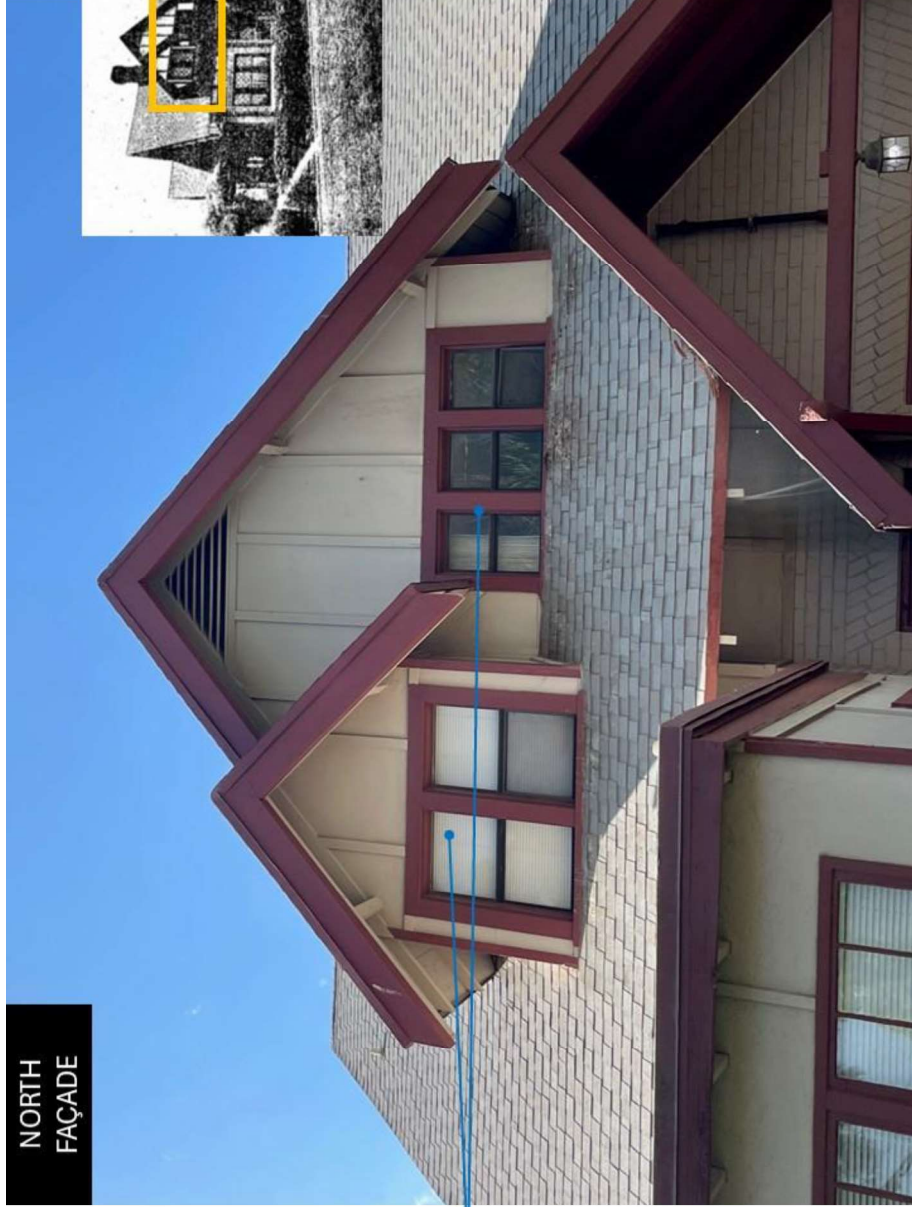


Category of Eligible Work

Repairs to Exterior Walls, Doors, Windows

22 new diamond windows to
match the original

NORTH
FAÇADE

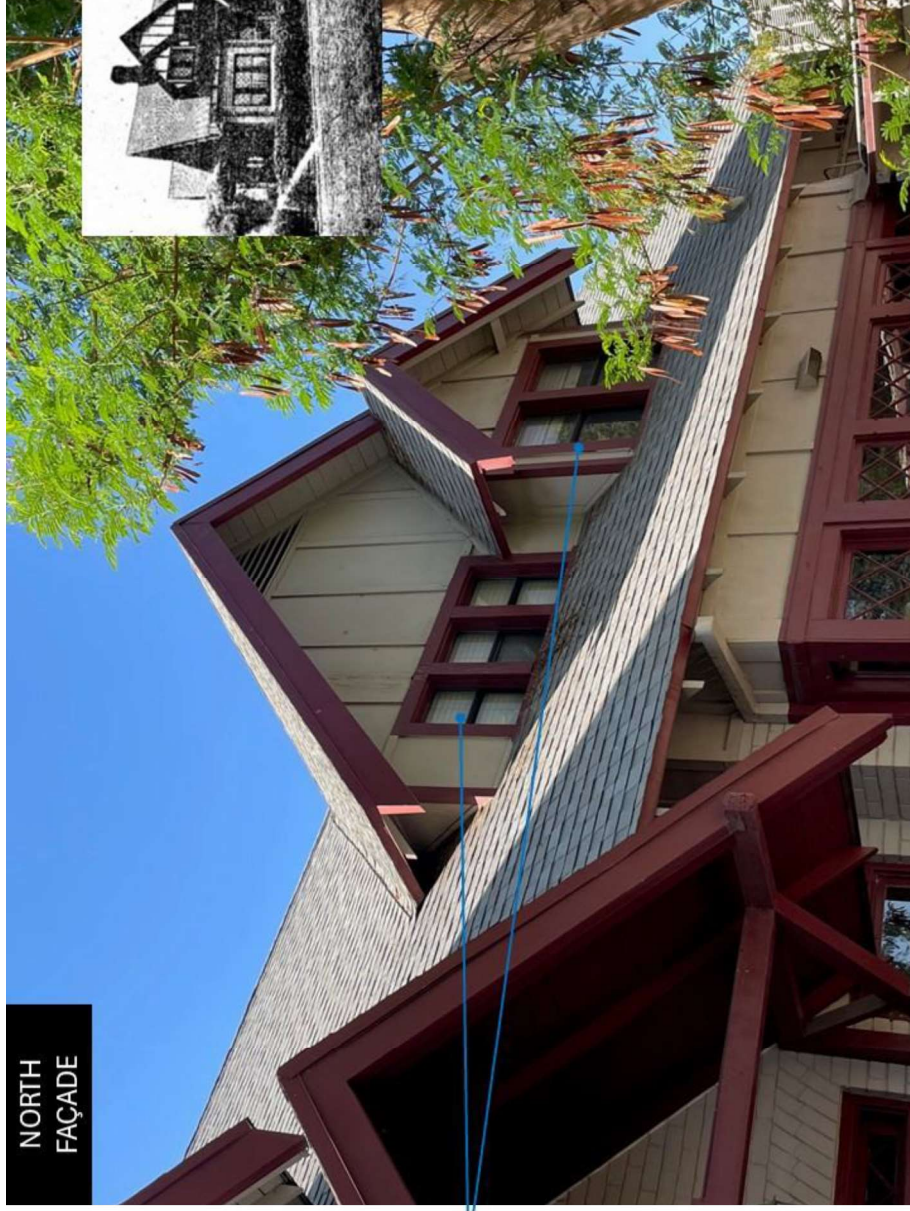


Replace
missing
original
windows

Category of Eligible Work

Repairs to Exterior Walls, Doors, Windows

22 new diamond windows to match the original



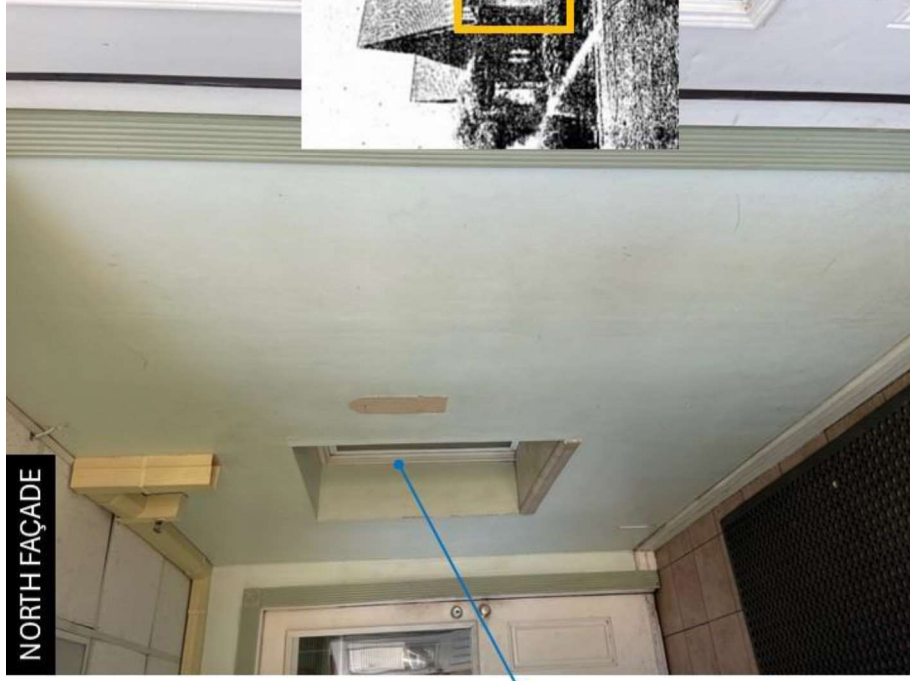
NORTH
FAÇADE

Replace
missing
original
windows

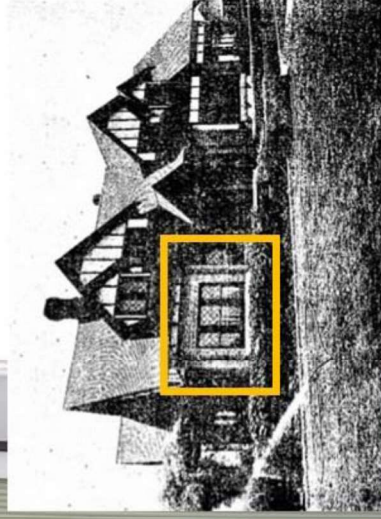
Category of Eligible Work

Repairs to Exterior Walls, Doors, Windows

22 new diamond windows to
match the original



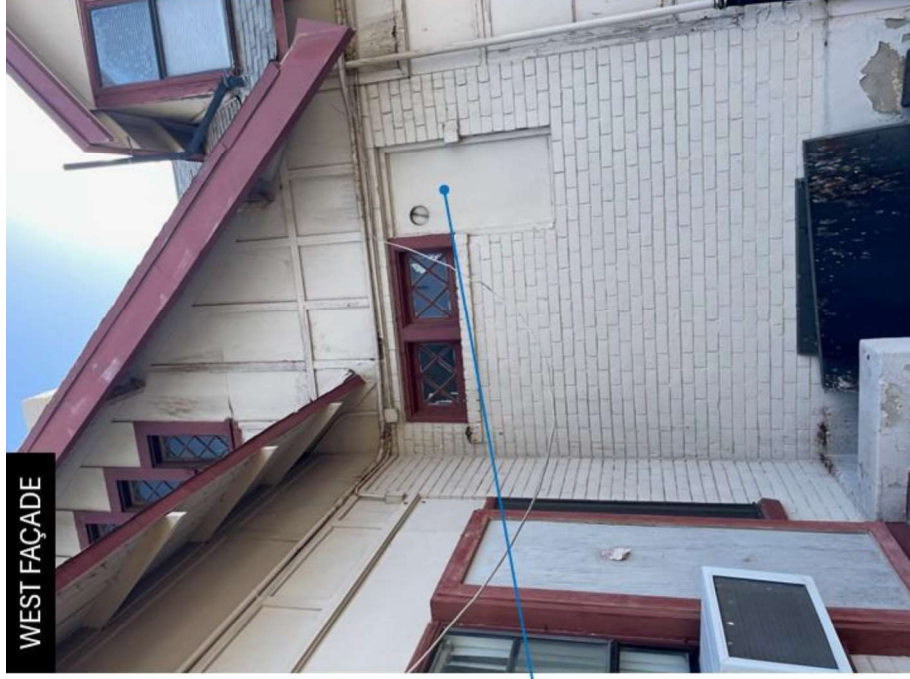
Replace
missing
original
three
windows



Category of Eligible Work

Repairs to Exterior Walls, Doors, Windows

22 new diamond windows to
match the original



WEST FAÇADE

Replace
missing
original
window

Category of Eligible Work

Repairs to Exterior Walls, Doors, Windows

22 new diamond windows to
match the original



WEST FAÇADE

Replace
missing
original
windows

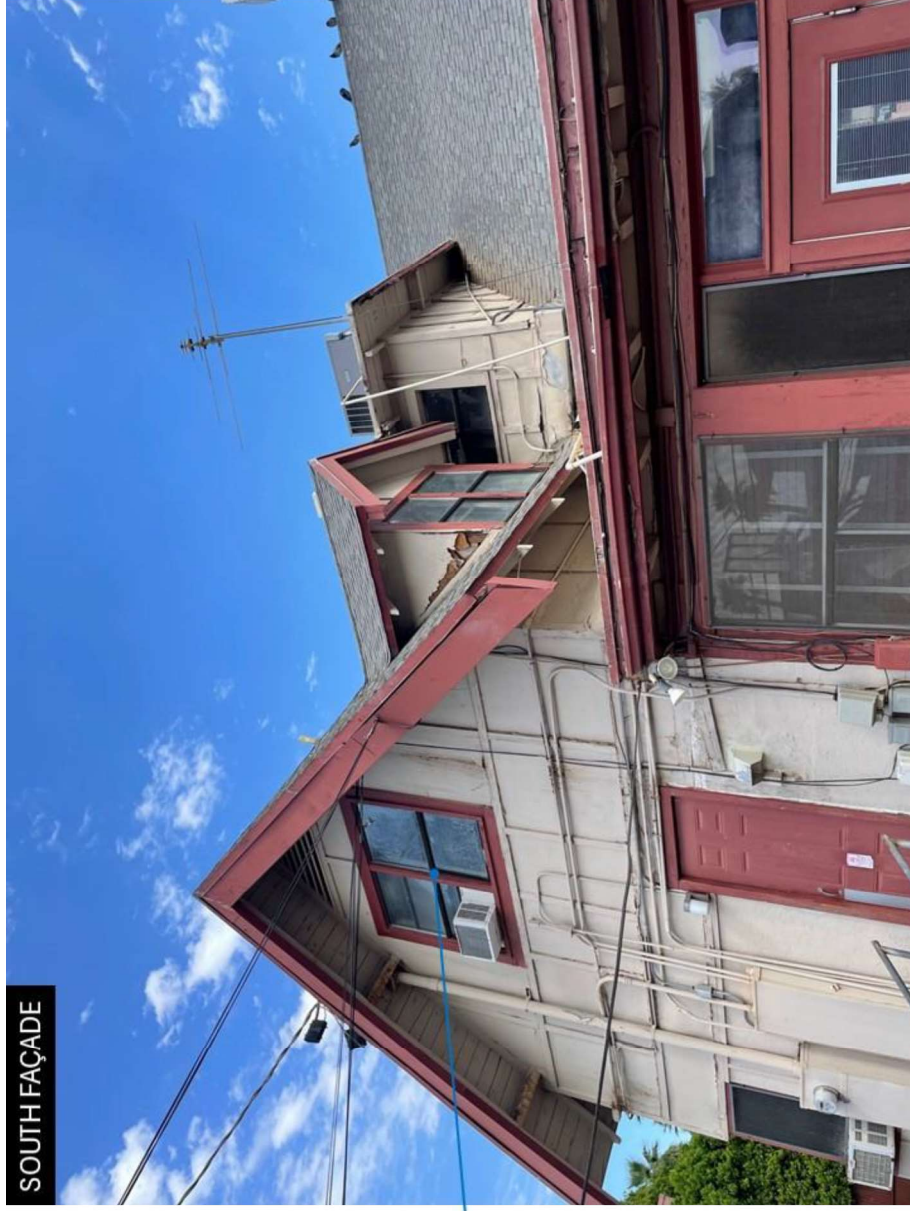
Category of Eligible Work

Repairs to Exterior Walls, Doors, Windows

22 new diamond windows to
match the original

Replace
missing
original
window

SOUTH FAÇADE



Category of Eligible Work

Repairs to Exterior Walls, Doors, Windows

22 new diamond windows to
match the original



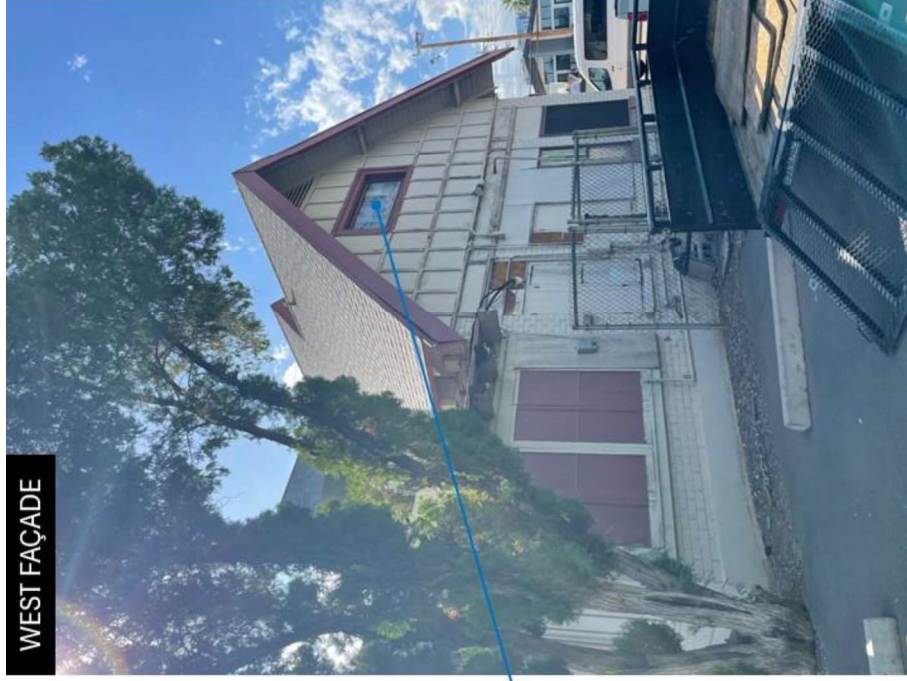
EAST FAÇADE

Replace
missing
original
window

Category of Eligible Work

Repairs to Exterior Walls, Doors, Windows

22 new diamond windows to
match the original



WEST FAÇADE

Replace
missing
original
window

Category of Eligible Work

Repairs to Exterior Walls, Doors, Windows

Original window repair and restoration

Original window repair (replace diamond muntins)



Category of Eligible Work

Repairs to Exterior Walls, Doors, Windows

Original window repair and
restoration



NORTH FAÇADE

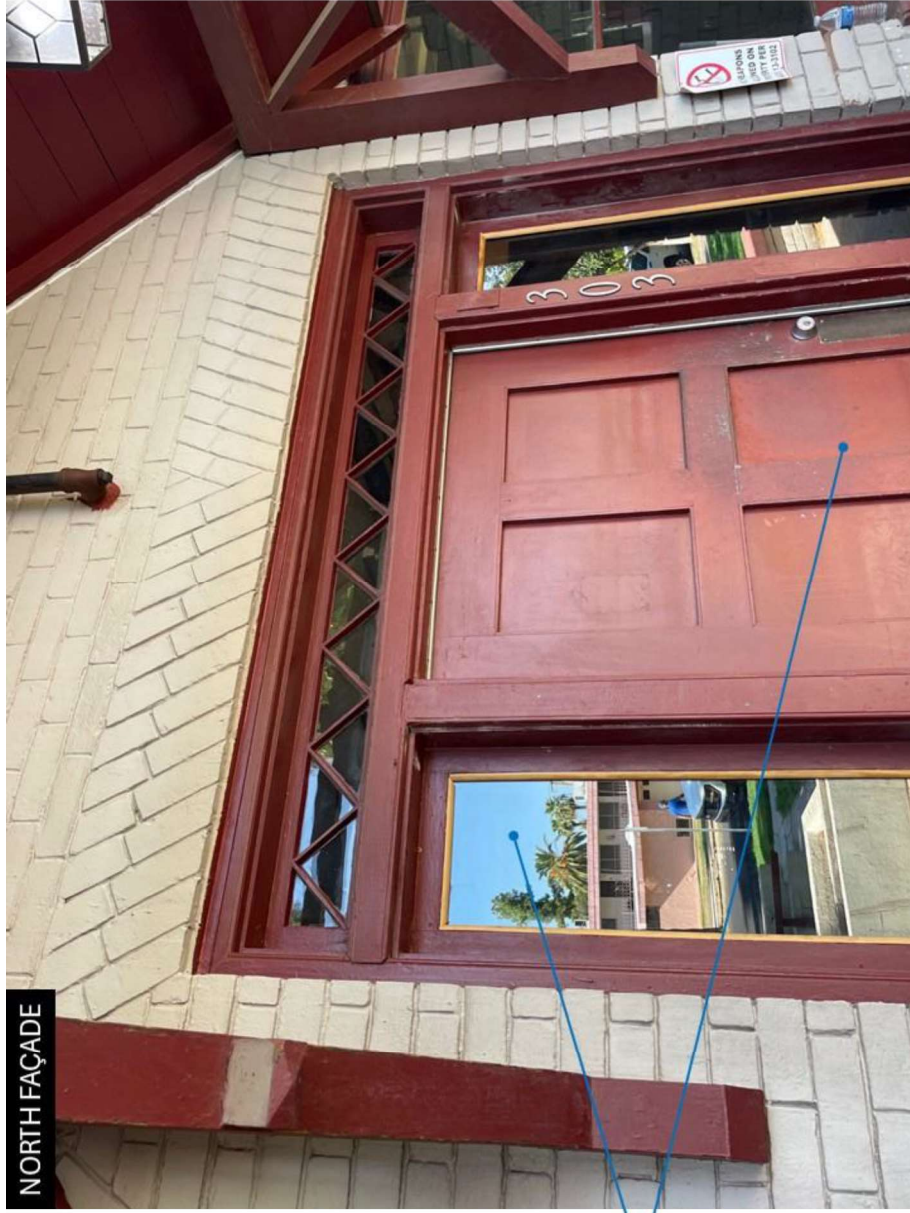
Original
window
repair
(replace
diamond
muntins)

Category of Eligible Work

Repairs to Exterior Walls, Doors, Windows

Original window repair and
restoration

NORTH FAÇADE



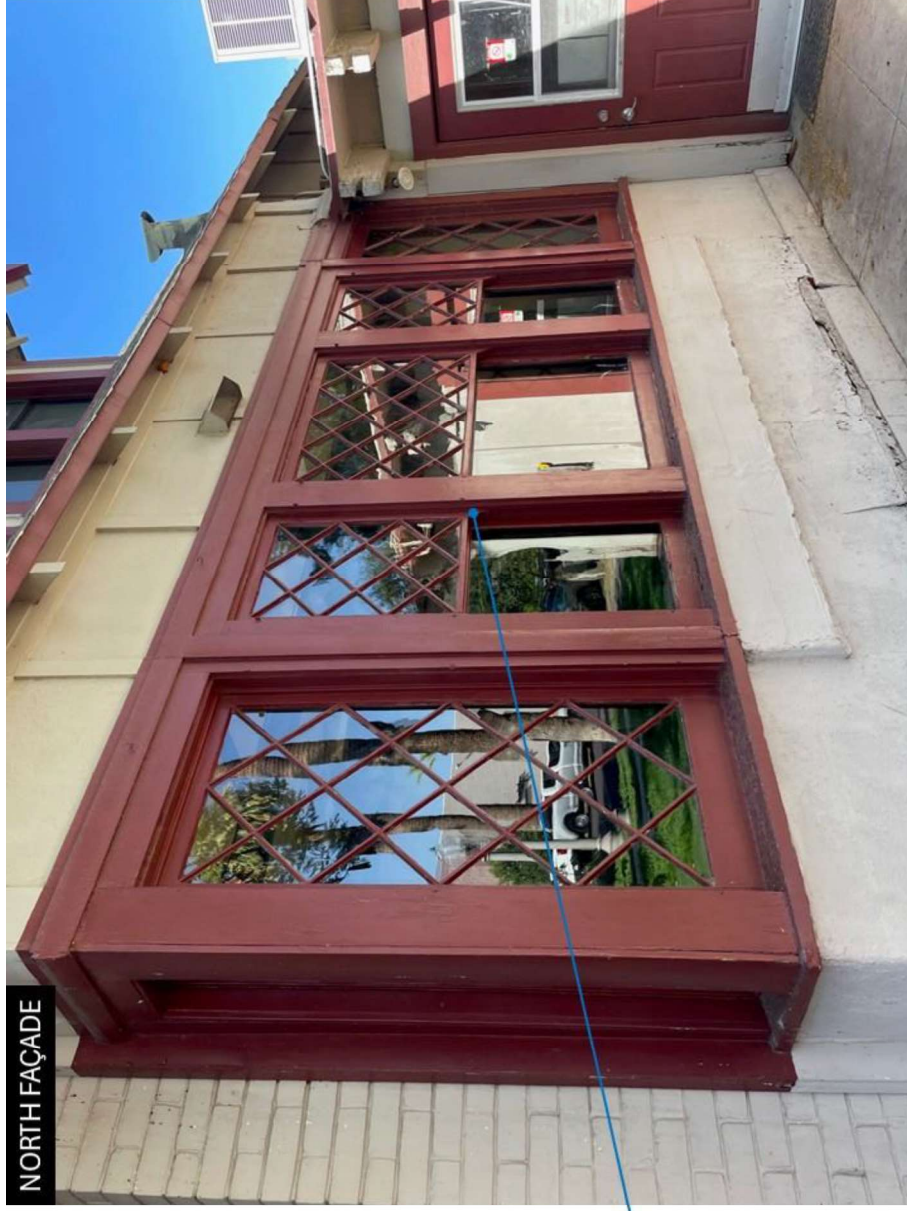
Original
front door
and
window
repair

Category of Eligible Work

Repairs to Exterior Walls, Doors, Windows

Original window repair and
restoration

NORTH FAÇADE



Original
window
repair

Category of Eligible Work

Repairs to Exterior Walls, Doors, Windows

Exterior door replacements to
match original

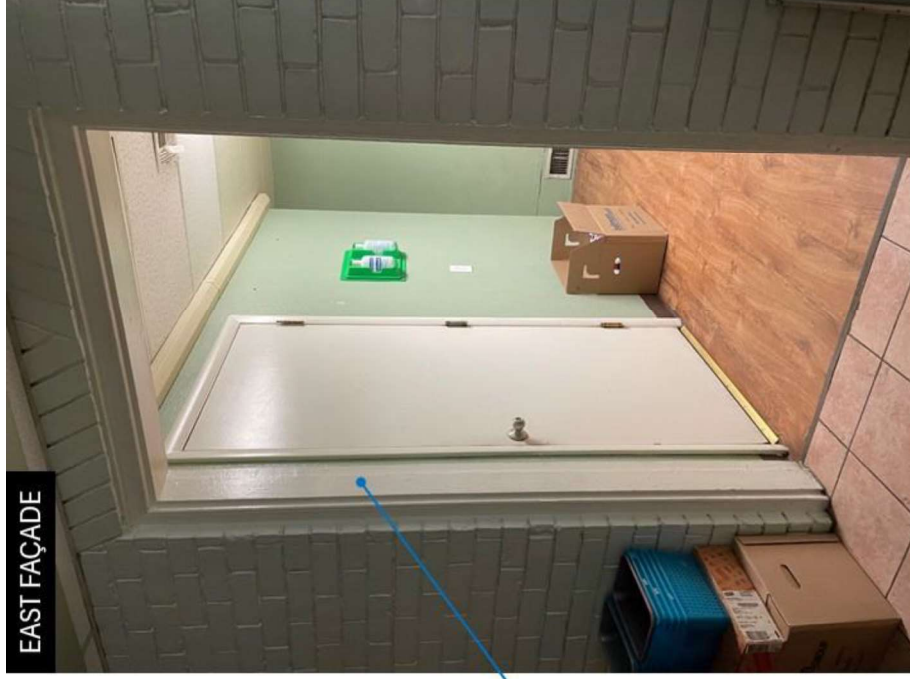


Replace
missing
original
French
doors
(32")

Category of Eligible Work

Repairs to Exterior Walls, Doors, Windows

Exterior door replacements to
match original



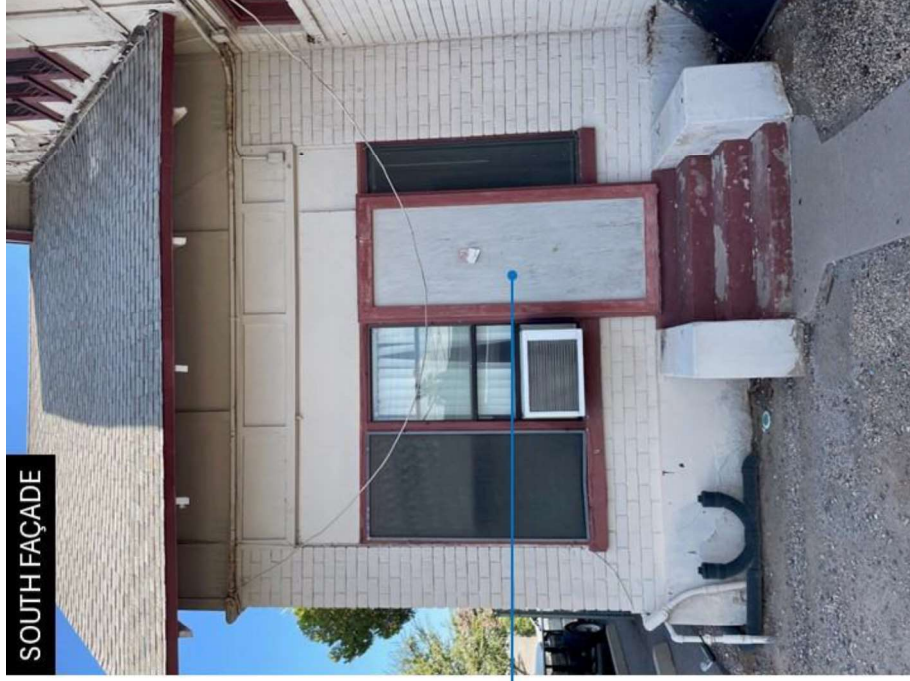
EAST FAÇADE

Replace
missing
original
French
doors
(42")

Category of Eligible Work

Repairs to Exterior Walls, Doors, Windows

Exterior door replacements to
match original



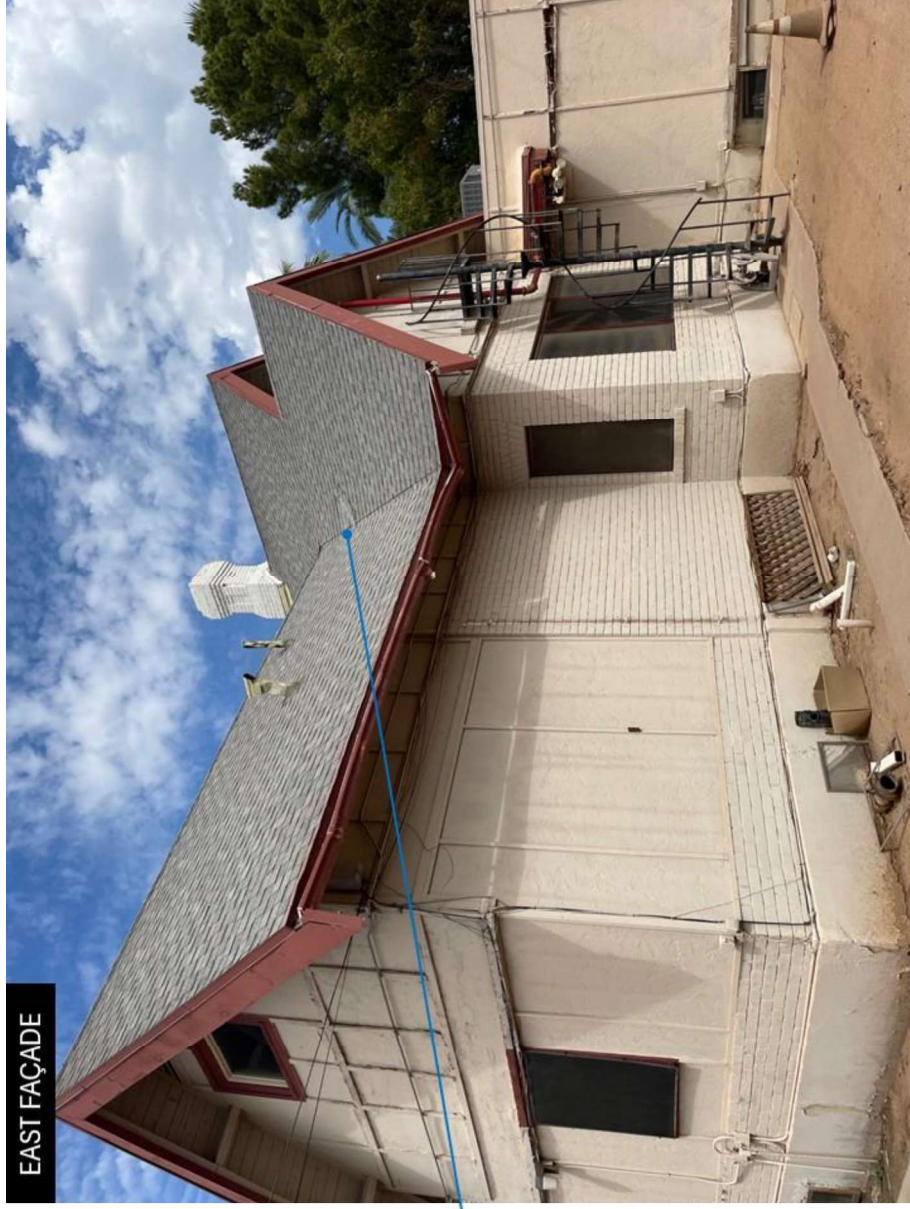
Replace
missing
original
door

Category of Eligible Work

**Roof Repairs/
Replacement**

Full roof replacement on
main structure

EAST FAÇADE



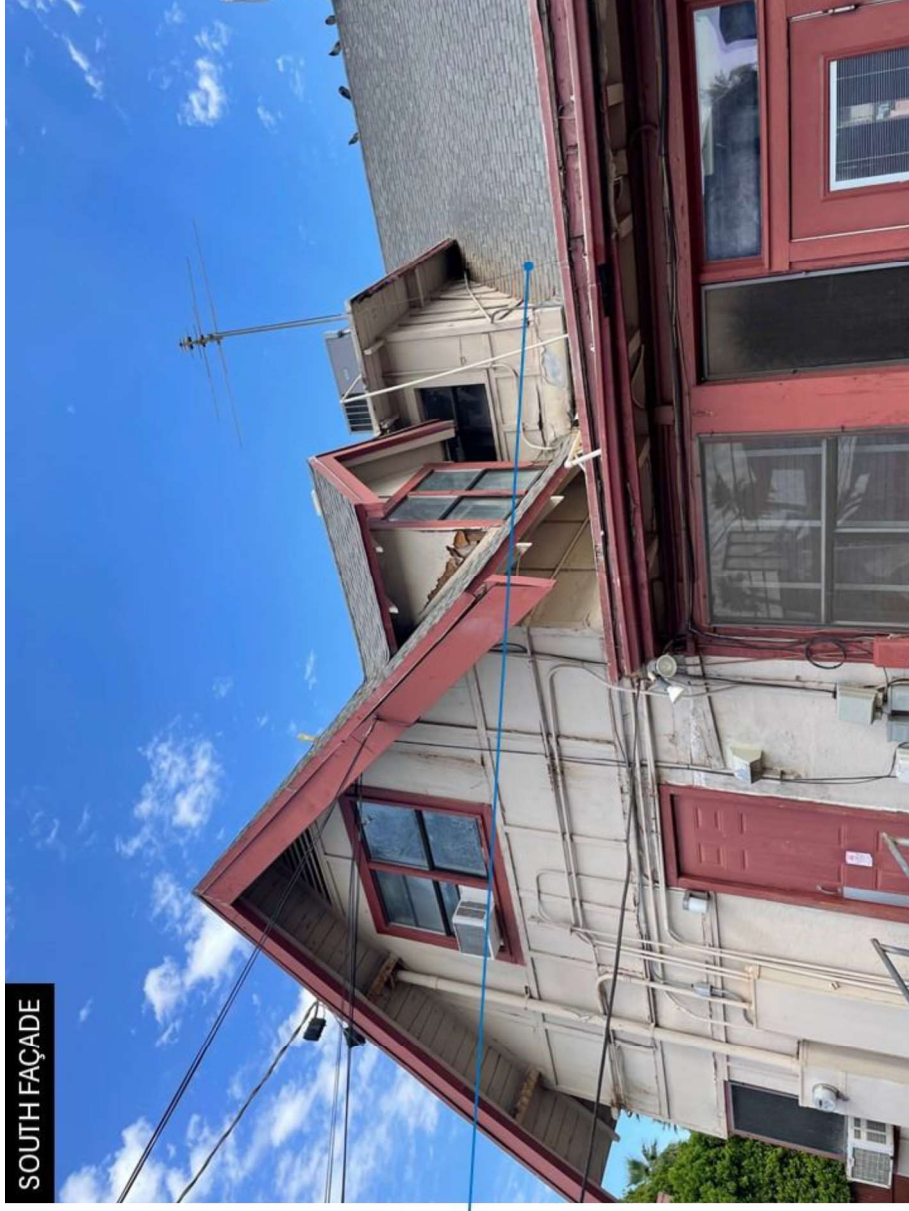
Replace
damaged
roof

Category of Eligible Work

**Roof Repairs/
Replacement**

Full roof replacement on
main structure

SOUTH FAÇADE

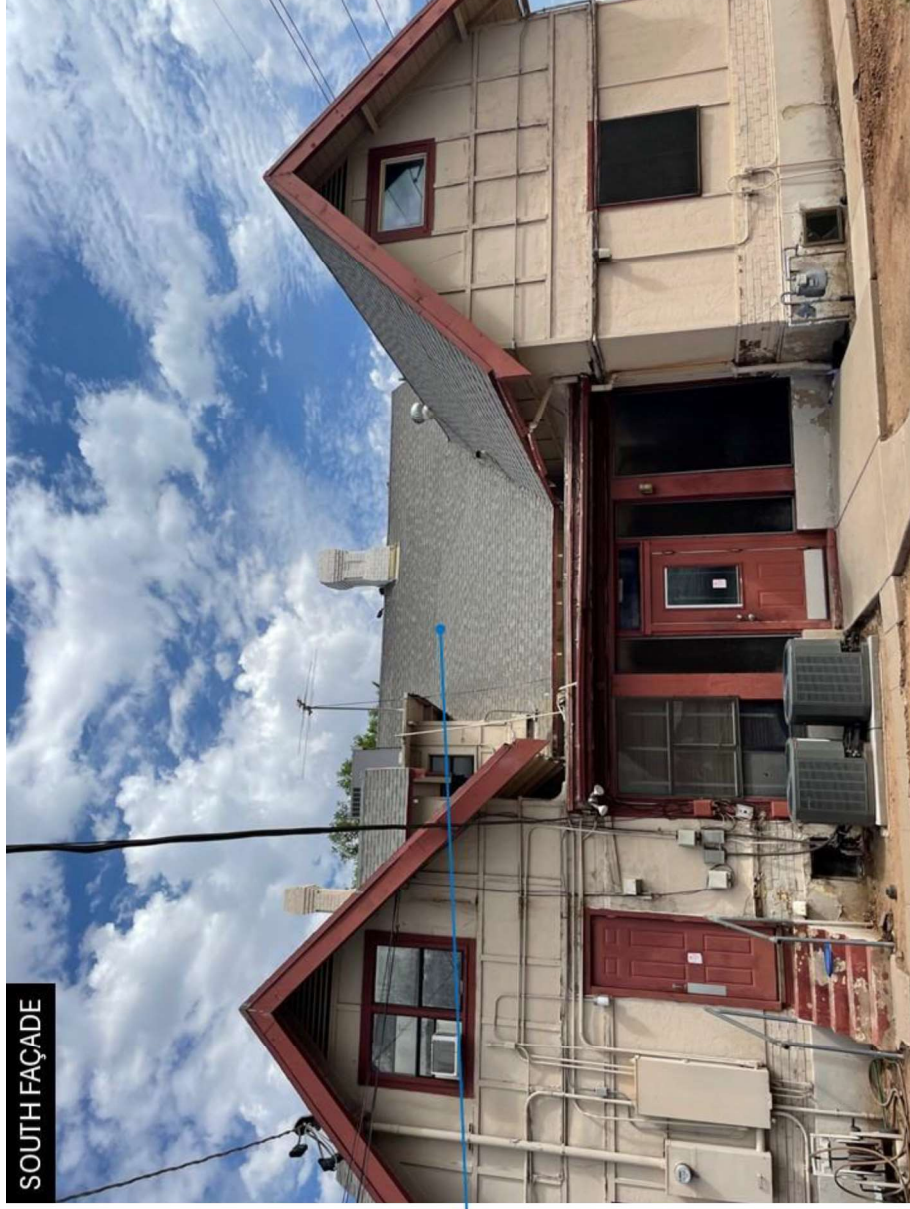


Replace
damaged
roof

Category of Eligible Work

**Roof Repairs/
Replacement**

Full roof replacement on
main structure



SOUTH FAÇADE

Replace
damaged
roof

Category of Eligible Work

**Roof Repairs/
Replacement**

Repair of south side
flat roof

SOUTH FAÇADE



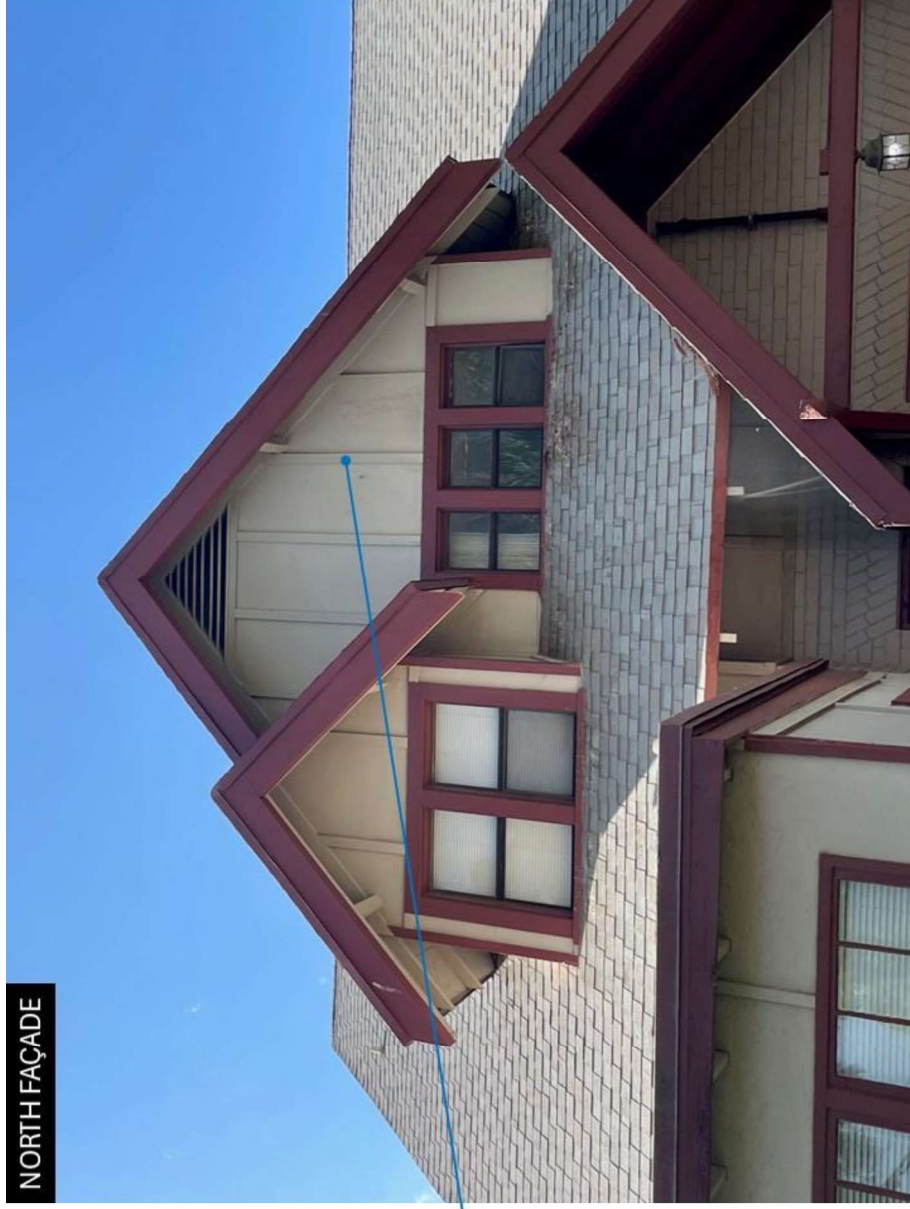
Replace
damaged
flat roof

Category of Eligible Work

Exterior Woodwork Repairs

Half-timbering repair/
replacement

NORTH FAÇADE



Repair
original
half-
timbering

Category of Eligible Work

Exterior Woodwork Repairs

Half-timbering repair/
replacement



NORTH FAÇADE

Repair
original
half-
timbering

Category of Eligible Work

Exterior Woodwork Repairs

Half-timbering repair/
replacement



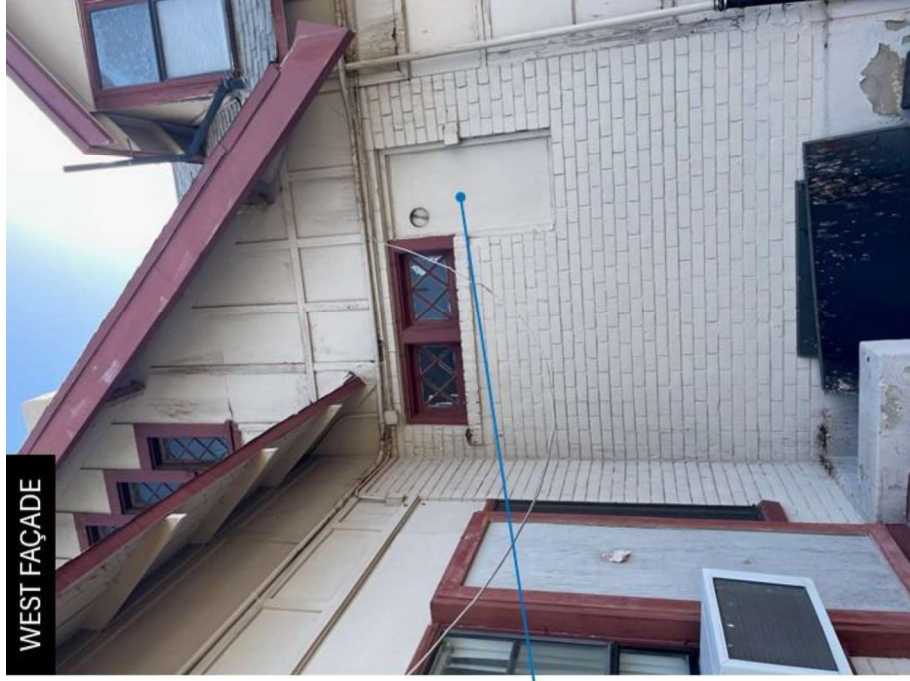
SOUTH FAÇADE

Repair
original
half-
timbering

Category of Eligible Work

Masonry

Repairs
Various brick
repairs



WEST FAÇADE

Replace
missing /
damaged
brick

Category of Eligible Work

Masonry

Repairs
Various brick
repairs



SOUTH FAÇADE

Repair
damaged
brick

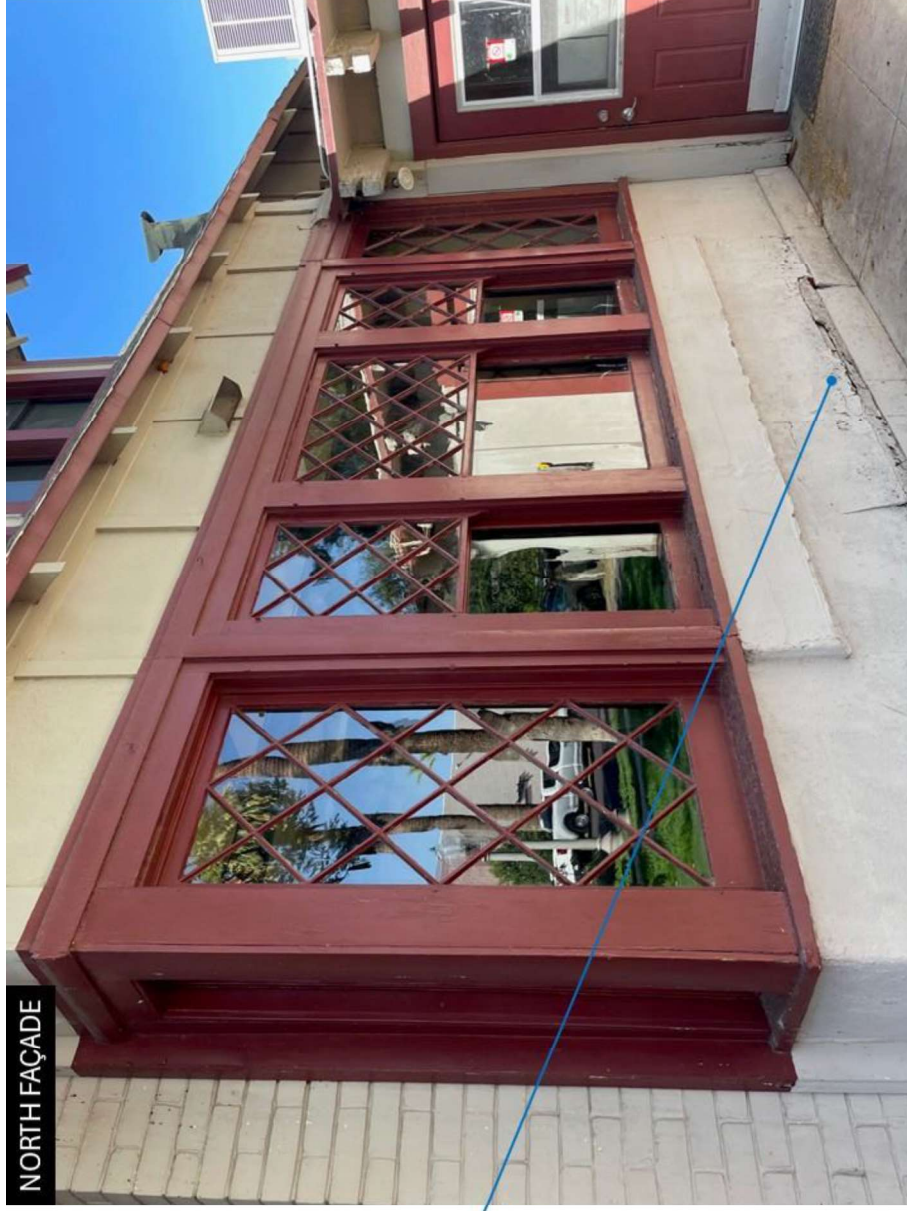
Category of Eligible Work

Stucco

Repairs

Various stucco repairs

NORTH FAÇADE



Repair
damaged
stucco

Category of Eligible Work

Stucco

Repairs

Various stucco repairs



WEST FAÇADE

Repair damaged stucco

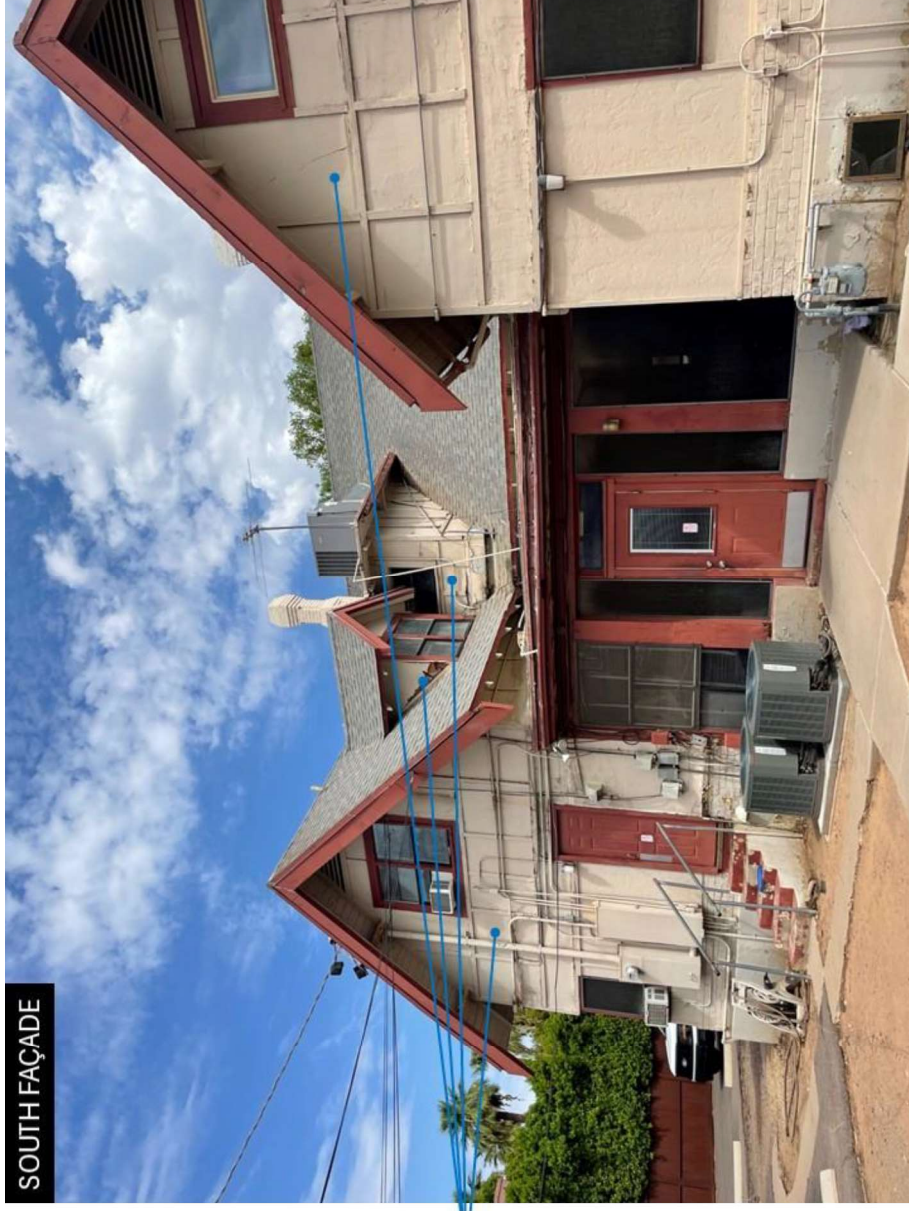
Category of Eligible Work

Stucco

Repairs

Various stucco repairs

SOUTH FAÇADE



Repair damaged stucco

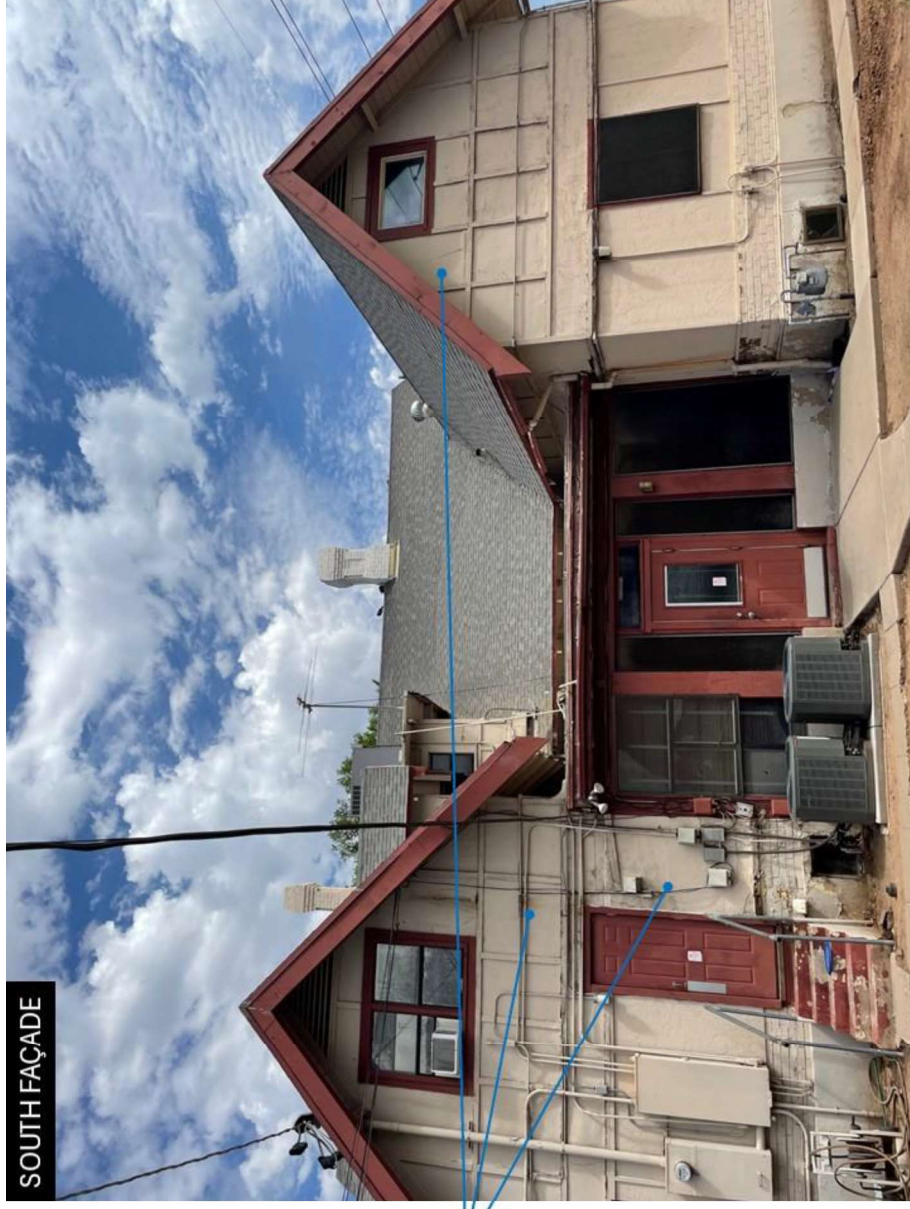
Category of Eligible Work

Stucco

Repairs

Various stucco repairs

SOUTH FAÇADE



Repair damaged stucco

Category of Eligible Work

Porch and Step Rehabilitation

Replace missing section of front porch wall



NORTH FAÇADE

Replace missing original porch wall

Category of Eligible Work

Demolition of Non-Historic Additions

Carefully remove non-original additions to restore front façade



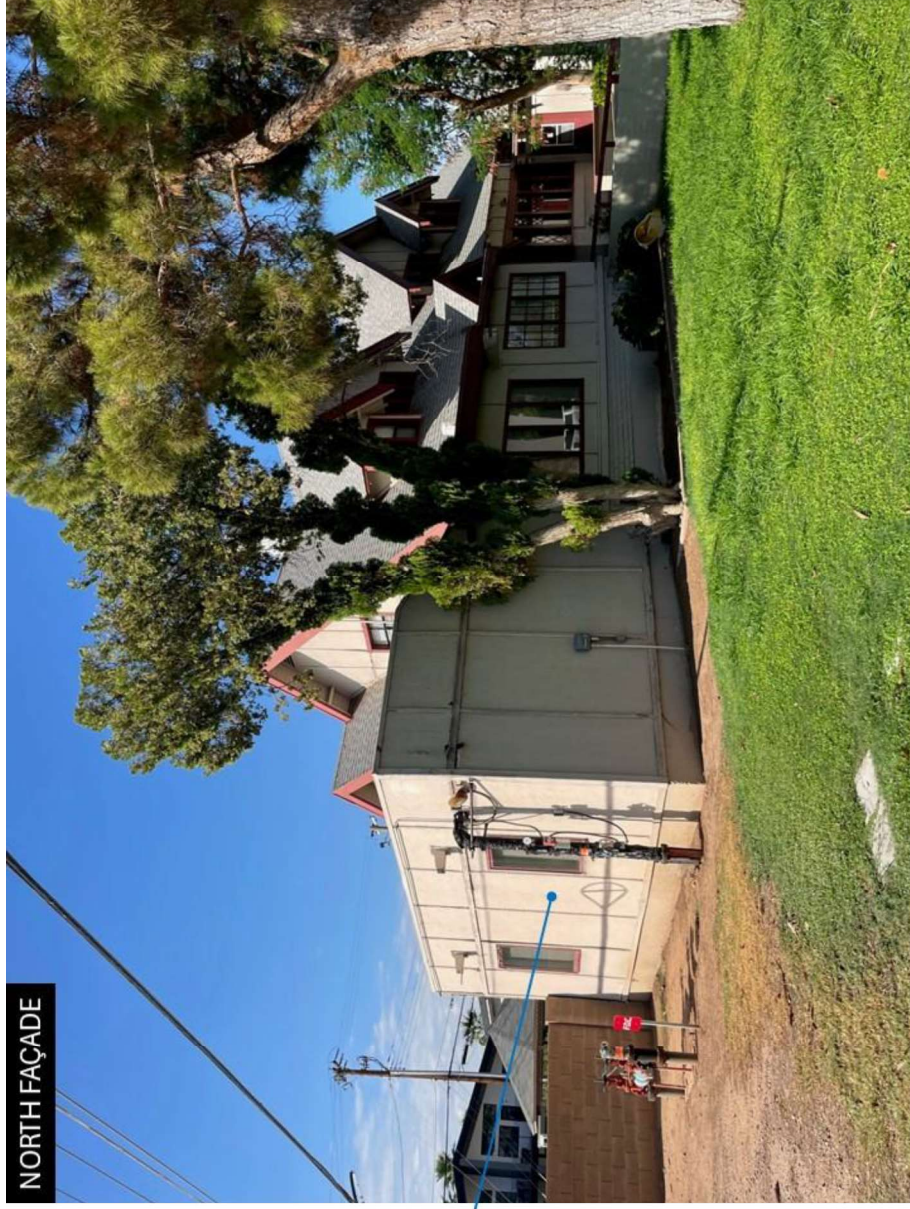
Remove
non-
historic
addition

Category of Eligible Work

Demolition of Non-Historic Additions

Carefully remove non-original additions to restore front façade

Remove
non-
historic
addition



Category of Eligible Work

Demolition of Non-Historic Additions

Carefully remove non-original additions to restore front façade

NORTH FAÇADE



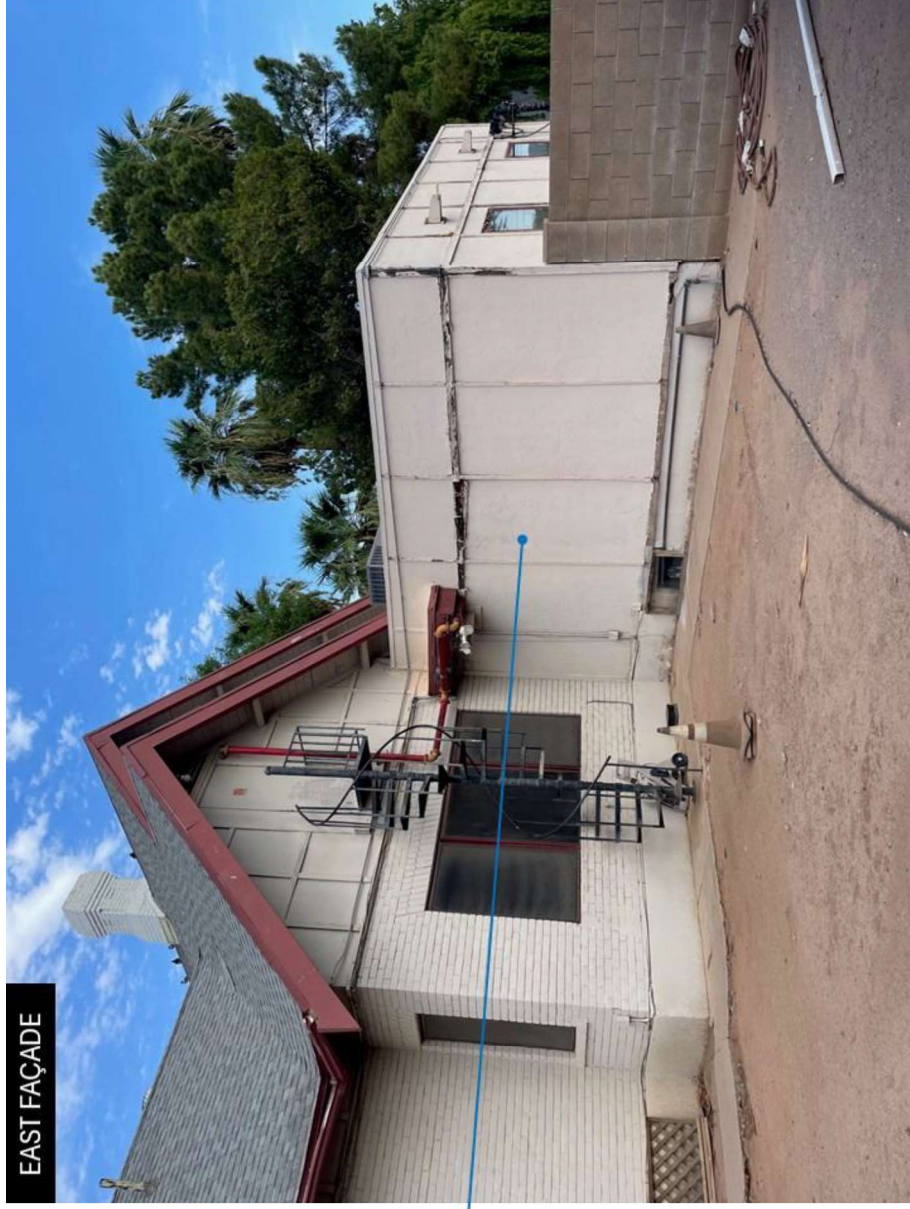
Remove
non-
historic
addition

Category of Eligible Work

Demolition of Non-Historic Additions

Carefully remove non-original additions to restore front façade

EAST FAÇADE



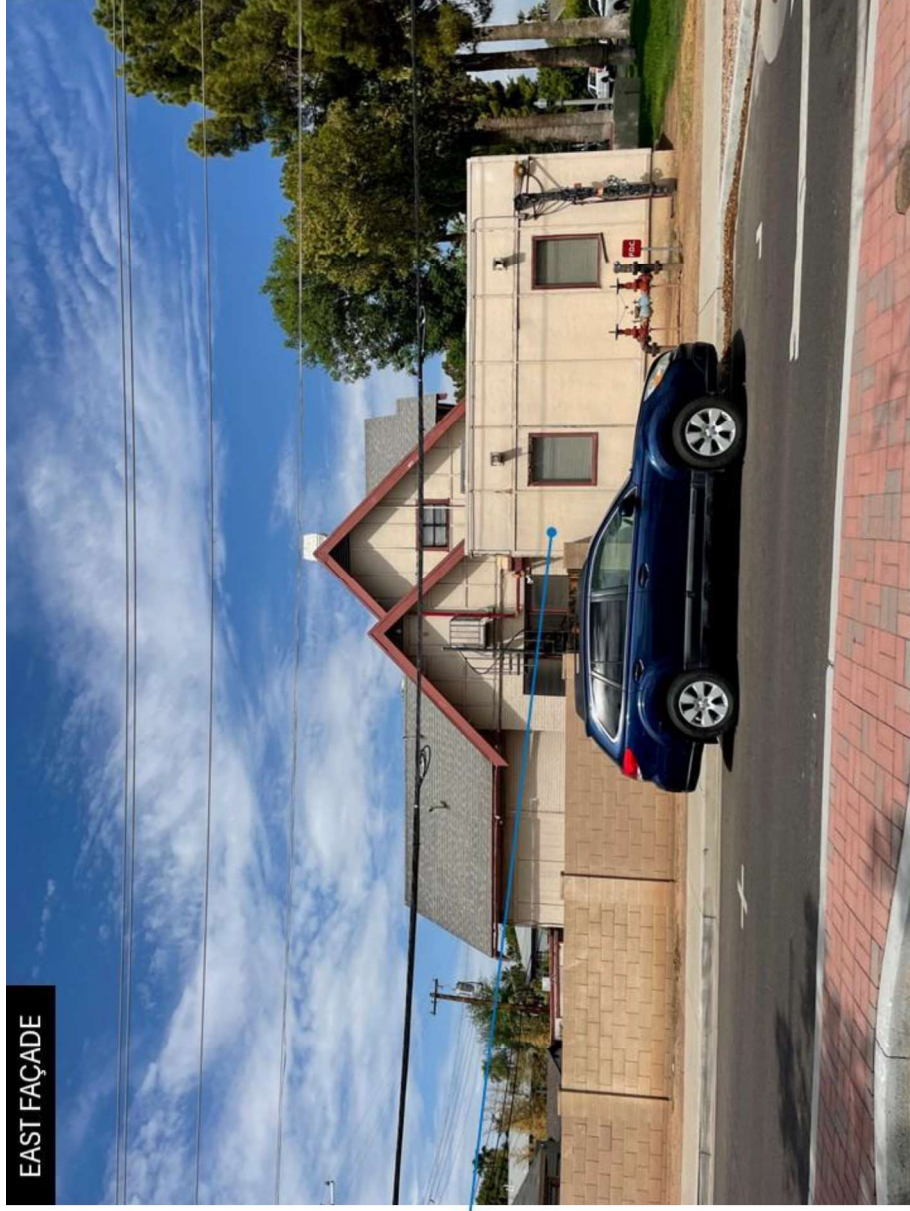
Remove
non-
historic
addition

Category of Eligible Work

Demolition of Non-Historic Additions

Carefully remove non-original additions to restore front façade

EAST FAÇADE



Remove non-historic addition

Category of Eligible Work

Demolition of Non-Historic Additions

Carefully remove non-original additions to restore front façade

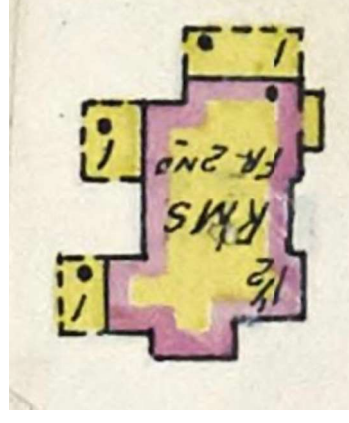
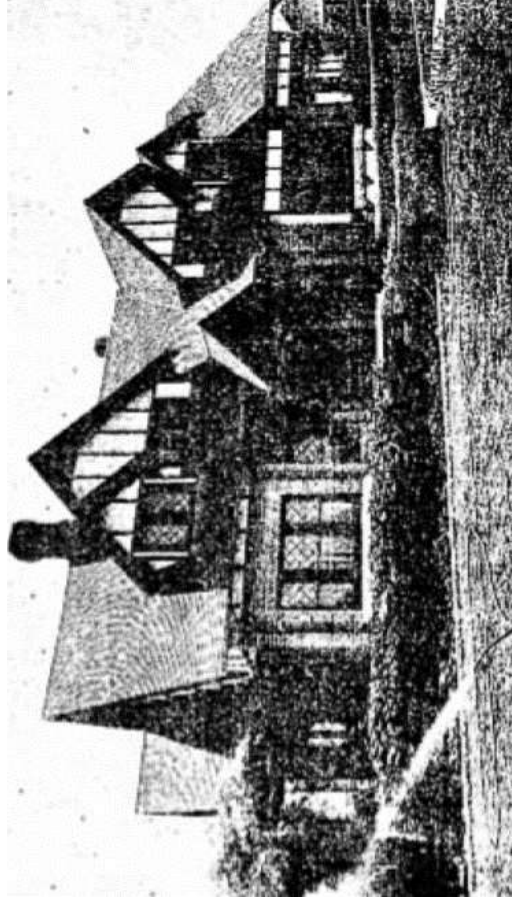


Remove non-historic addition

Property Condition

A Historic Gem in Need of TLC

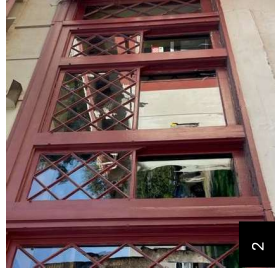
Based on our observations and the various professional inspections we've conducted, the house is in very good structural condition. This is no surprise, as one of Mr. Knipe's signature design preferences was to protect main structures from heat and water through the use of exterior porches and concrete perimeter walls¹. However, the mechanical components need to be almost completely redone, and the cosmetic elements of the house show years of deferred maintenance. The woodwork, stucco, roof, windows, and doors are all in fair to poor condition and in need of repair or replacement.



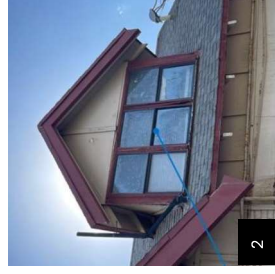
¹ *Arizona Republican*, "Pretty Centre St Home Just Completed," November 8, 1908



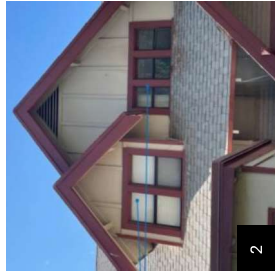
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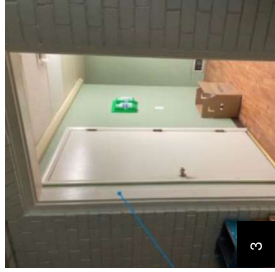
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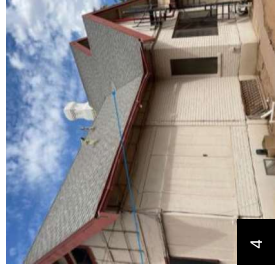
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2



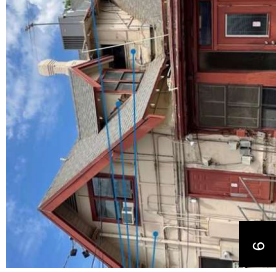
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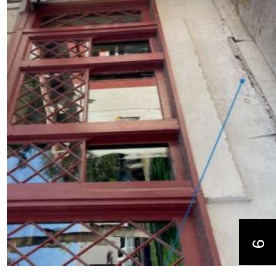
4



5



6



6

Here is a summary of the condition of the exterior elements:

1. **Exterior brick** – In remarkably good condition, with only a couple of observable areas where repair is necessary.
2. **Original windows** – The original windows are in need of repair where they are broken and/or inoperable. Where windows have been replaced with cheap aluminum alternatives, we hope to replace them with replicas of the original diamond-pane window style.
3. **Original doors** – The front exterior door is original and in need of refinishing. Four other exterior doors are either missing or have been replaced with cheap alternatives.
4. **Roof** – The comp shingle roof is aged and in need of replacement, as evidenced by multiple roof leaks, which are visible from the interior. The original rear patio has been enclosed with a flat roof, which is also in need of replacement.
5. **Half-timbering** – Still present at all of the gables, but some of the wood is deteriorating and in need of repair.
6. **Stucco** – At the gables, enclosed screened-in porches, and other areas, the stucco shows much wear and tear and is in need of repair.

Previous Rehabilitation Work

We have not begun any rehabilitation work of our own on the property. In the past, much work has been done to the property, some of which has negatively impacted its historical character. We have obtained and reviewed all the building permits on file with the City of Phoenix, and here is a summary of the major permitted work:

- 1935 – “All interior work”
- 1936 – “Glass in porch”
- 1938 – “Addition to rooming house”
- 1938 – “Glass in 12 feet of porch and additional plumbing”
- 1940 – “Glass in sleeping porch of rooming house”
- 1944 – “Glass in part of front porch”
- 1945 – “16 x 18 addition used as guest house”
- 1945 – “Frame addition adjoining bedroom”
- 1955 – “8 x 8.5 frame kitchen add to front of residence”
- 1975 – “Remodel interior of first floor to move kitchen and relocate three bedrooms”
- 1975 – “New 400-amp service”
- 1983 – “Remodel of recovery home and addition of office”
- 2015 – Students from Phoenix College remodeled the main living spaces as a community service project; unfortunately, at this time the original hardwood floors were covered with layers of plywood and cheap vinyl

Additionally, we’ve learned the house was divided up into many smaller bedrooms in the late 1920s when it was converted to a guest house/boarding house.

APPLICATION FOR PERMIT TO BUILD, PHOENIX, ARIZONA

Street No. 303 W Willetta Block 10 City Phoenix

Permit No. 7722 Date of Permit 1/23/36

Builder's Name I. J. Kray Address of Builder 155th St

Contractor's Name I. J. Kray Address of Contractor 2nd St

Trade Glass in porch

City Job Phoenix State Job Arizona

Inspector I. J. Kray

STREET No. 303

NAME Opeltis N. Mudge CASE NO. 945-45

DATE August 27, 1946 PAR NO. 1/2

DIST. USE RES. B.

SUBJECT Glass in addition to residence used as guest house

APPEARANCES - Applicant Opeltis N. Mudge

APPEARANCES - Opposition None

ACTION OF BOARD Approved

APPLICATION FOR PERMIT TO BUILD, PHOENIX, ARIZONA

Street No. 303 W Willetta Block 10 City Phoenix

Permit No. 9-10 Date of Permit 10/10

Builder's Name Effie L. Mudge Address of Builder Kenilworth

Contractor's Name Same Address of Contractor Same

Trade Glass in 12' of Porch and additional plumbing

City Job Phoenix State Job Arizona

Inspector Effie L. Mudge

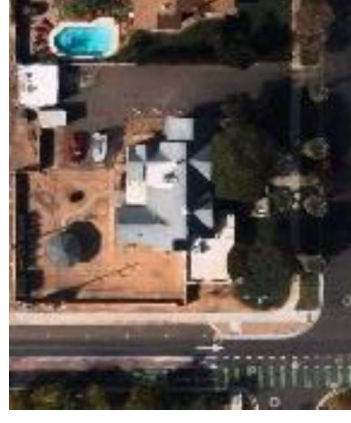
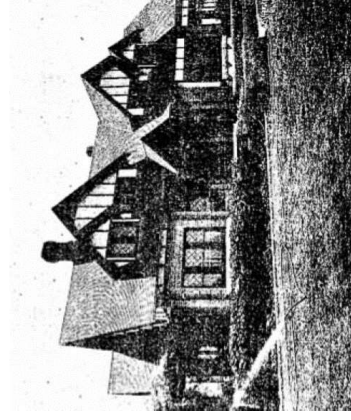
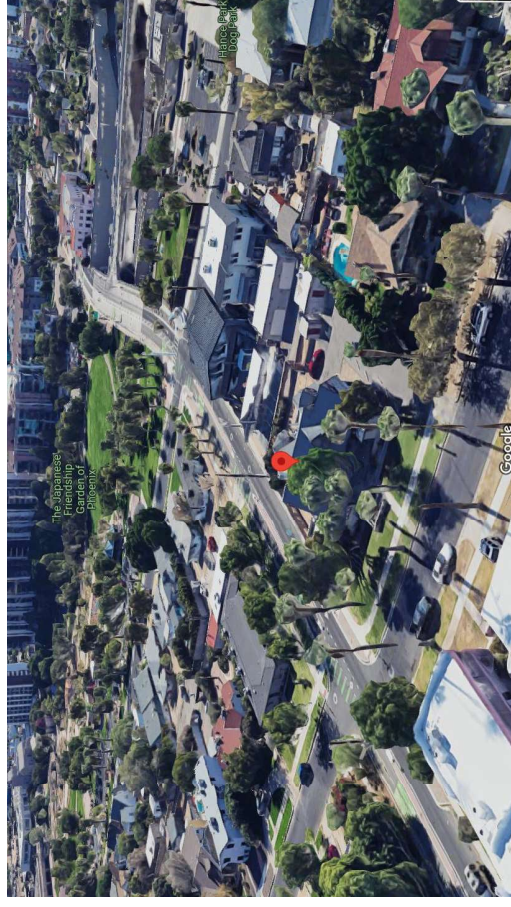
Project Purpose

A Crystal-Clear Vision

We have a simple three-fold vision to:

1. **Save and restore** the original beauty of the George H. Lutgerding House
2. **Add historic value to the Roosevelt neighborhood** and surrounding community
3. **Maximize the City's investment** by becoming one of its biggest Threatened Building success stories

On the interior, we hope to establish a floor plan—within the original footprint of the structure—that accommodates an upstairs/downstairs duplex with two large units (~2,500 sq. ft. downstairs, 2,000 sq. ft. upstairs), where our family would occupy one of the units as our primary residence. We have lived in the Roosevelt neighborhood for over four years previously and are very much looking forward to reestablishing ourselves there.

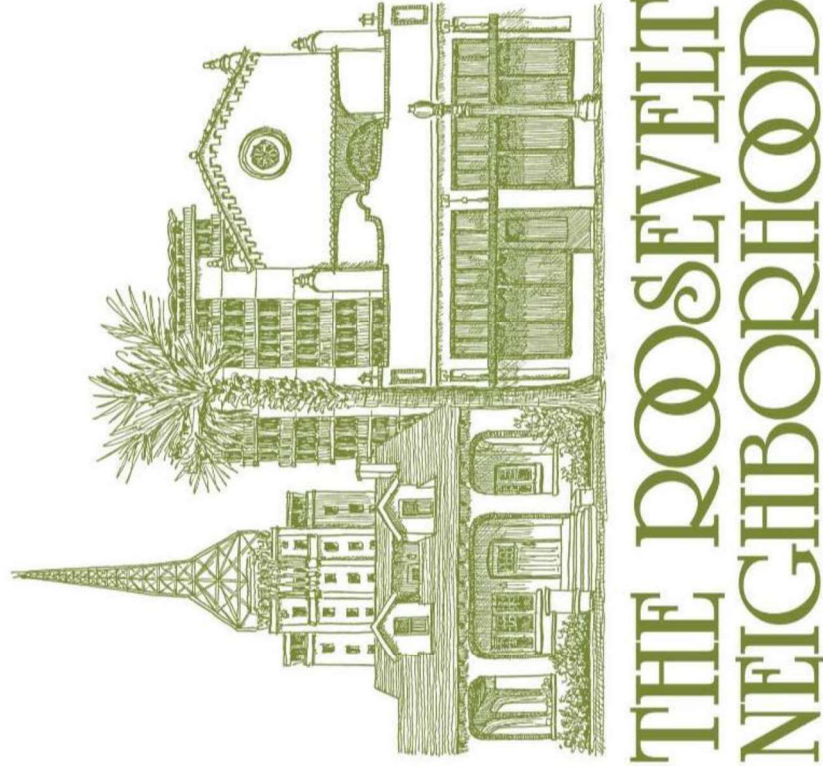


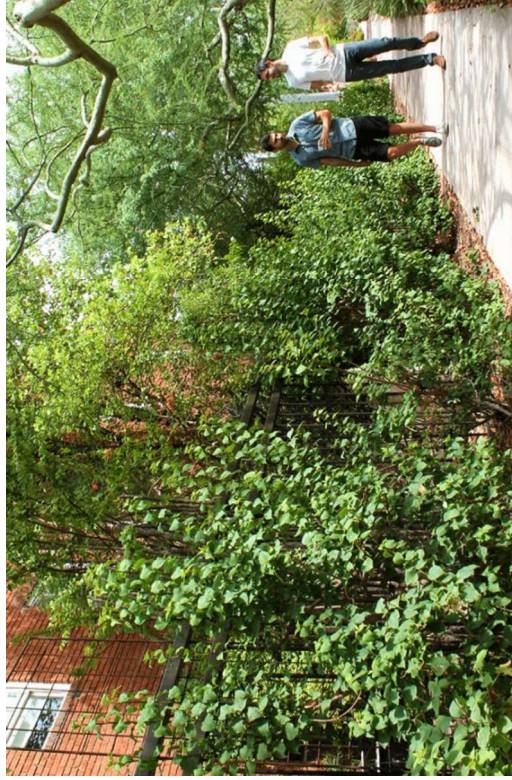
Contribution to Community Goals

Helping Roosevelt Flourish

“The Roosevelt Neighborhood is part of burgeoning Downtown Phoenix. The Historic District was the first designated historic neighborhood in the city. With walkable streets, a storied past, successful long-time businesses, and vibrant new restaurants and cafes, the Roosevelt Neighborhood offers a unique slice of Phoenix life — past, present and future.”

In tackling a complete restoration of a prominent structure in the heart of Roosevelt North—**carefully bringing it back to what it used to be**—we believe our project perfectly aligns with the values of the neighborhood and the City’s overall preservation and conservation goals!





As part of our planning for this project, we have coordinated with the **Roosevelt Action Association**, whose mission is to “support Phoenix’s historic past by increasing awareness of its architectural and cultural history, to foster neighborhood pride, and to advocate for an extraordinary quality of life for future generations.” We’ve attached separately their letter of endorsement.

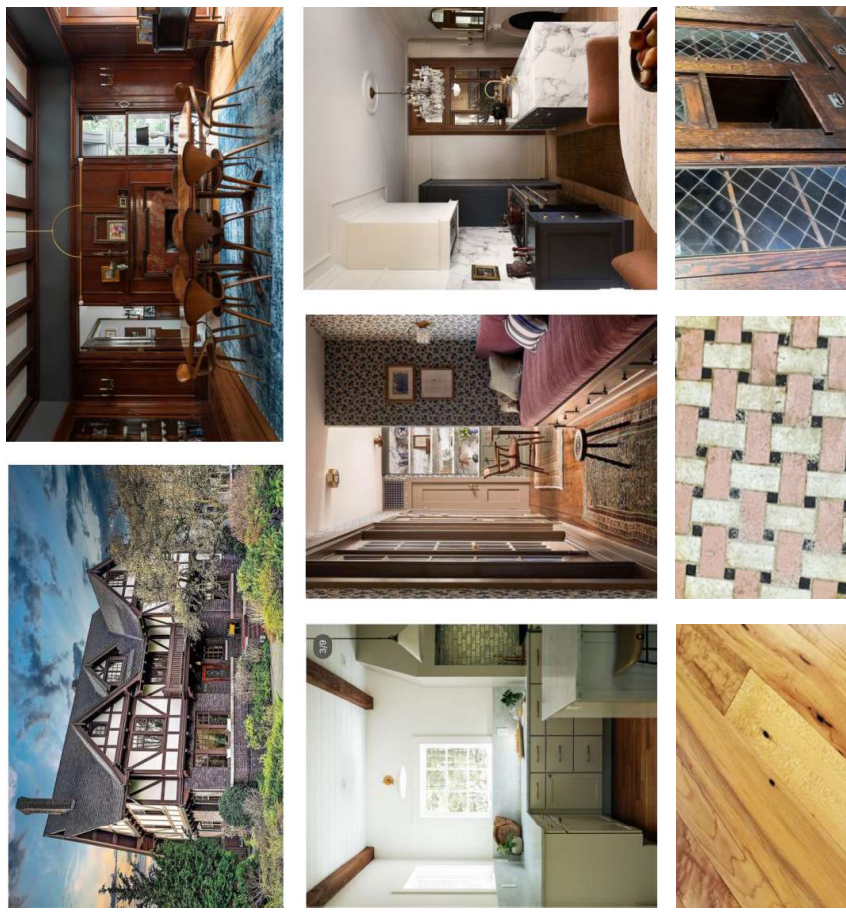
Additionally, we know that many residents of Roosevelt have long desired for 303 W Willetta to be converted from a group home to a family-occupied residential property. We have discussed our project plan with over a dozen current Roosevelt residents and all have expressed their excitement. For your consideration, we have obtained letters of support from several long-time and current Roosevelt residents, as well as one former resident. These letters are attached separately and demonstrate how our project will contribute to the community’s goals and values!



Project Plan

A Complete Restoration

The eligible exterior work for which we've applied fits seamlessly into our overall rehabilitation plan. We plan to complete all exterior, interior, and mechanical rehabilitation in one phase, with the goal of restoring the building to its original architectural character. While we await the City's decision on our grant application, we intend to start our work with planning, permitting, and non-eligible work items (interior, mechanical, landscaping, etc.).



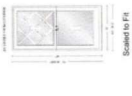

Above: Our design inspiration for the overall restoration, including original maple floors and basketweave tile

Project Work Scope, Budget, and Time Schedule

Cost Estimates

We understand that the City requires cost estimates for the work items from licensed contractors, a construction estimator, or other qualified individuals.

We have attached our actual estimates to the application.

Line	Label	UOM	Quantity	AMOUNT
001	D. Bedroom 6	EA	(4)	30,000.00
<p>PERFORMANCE: Standard Performance</p> <p>UNIT - Heritage Rectangle Double Hung - Complete Unit, Sterling, Wood Sash, Basic Jamb Profile, Square, Even Split, 7/8" Performance Divided Lites, Bar Profile - Exterior, Beveled, Bar Profile - Interior, Beveled, Mill Finish Spacers</p> <p>GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating, No Preserve or Neat+ Coating, Beveled Glazing Bead</p> <p>HARDWARE/ACCESSORIES: Lock Style: Signature, Clay (Rustic) Hardware, Screen Full Screen, BetterVue Fiberglass Screen, Jambliner: Black</p> <p>CASING-JAMBS-TRIM: No Sill Nosing, Sill Nosing Locator, 4 9/16" Jamb</p> <p>SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Exterior Sterling Frame Extrusion Finish: Primed, Exterior Sterling Sash Extrusion Finish: Primed, Unfinished Interior Frame, Unfinished Interior Sash, White Screen, Jambliner Cover: Wood Wrapped, Vertical Weatherstrip Color: Black, Standard Fingerpoints</p> <p><i>Scale to Fit</i>  Rough Opening: 24 1/2" X 48 9/16" Frame Size: 24" X 48" Unit Dimension: 24" X 48"</p>				
002	Puzzle Room	EA	(1)	20,000.00
<p>PERFORMANCE: Standard Performance</p> <p>UNIT - Heritage Rectangle CS/AM Transom - Complete Unit, Mesh, Crank Out Profile, Profile, CSS, Wood Sash, Stop Profile, Stopped, 7/8" Performance Divided Lites, Bar Profile - Exterior, Beveled, Bar Profile - Interior, Beveled, Mill Finish Spacers</p> <p>GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating, No Preserve or Neat+ Coating, Beveled Glazing Bead</p> <p>CASING-JAMBS-TRIM: No Sill Nosing, Sill Nosing Locator, 4 9/16" Jamb, Offset Jamb: No Offset, Jamb Applied</p> <p>SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Unfinished Interior Frame, Unfinished Interior Sash, Standard Fingerpoints</p> <p>MANUFACTURER NOTES The extension jamb will be applied by nailing through the face of the jamb.</p> <p><i>Scale to Fit</i>  Rough Opening: 24 1/2" X 48 9/16" Frame Size: 24" X 48" Unit Dimension: 24" X 48"</p>				
				91,475.00
				0.00
				1,475.00

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 Created: 9/6/2024

2024 Pricing
 Retail Summary Page 1 of 8
[For warranty information please click this link or visit https://www.kelchbuildings.com/usa/usa/usa/usa/](https://www.kelchbuildings.com/usa/usa/usa/usa/)



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Project Work Scope, Budget, and Time Schedule

Itemized Budget

Please see Appendix A for an itemized project list and budget for the entire proposed project (including items not to be funded with Historic Preservation grant funds).

Our budget demonstrates that the project items we are funding independently are equal or greater in dollar amount than those items in the grant request—in fact, they are more than double.

Threatened Building Application - Eligible Work		
Eligible Project Construction Items	Estimated Cost	Notes
Repairs to Exterior Walls, Doors, Windows	\$108,025	
22 like-for-like diamond windows to match original	\$31,965	Dubuque Window & Door Co. is our preferred supplier. Some banks of multiple windows are treated as "one" window in the estimate.
Original window repair and restoration	\$2,500	
Like-for-like exterior French door replacements to match original	\$5,238	33" for master - Dubuque Window & Door Co.
Like-for-like exterior French door replacements to match original	\$5,256	42" for front bedroom - Dubuque Window & Door Co.
Like-for-like exterior swing door replacement to match original	\$3,066	30" x 80" west side - Dubuque Window & Door Co.
Roof Repairs/Replacement	\$31,975	
Full roof replacement	\$31,975	
Exterior Woodwork Repairs	\$9,500	
Half-timbering repair/replacement	\$9,500	
Masonry Repairs	\$4,500	
Misc. brick repairs	\$4,500	
Stucco Repairs	\$5,500	
Misc. stucco repairs	\$5,500	
Porch and Step Rehabilitation	\$10,000	
At front walkway	\$10,000	
Demolition of Non-historic Additions	\$30,000	
Demo of front additions	\$30,000	
A. Total Eligible Expenses	\$198,500	

Project Work Scope, Budget, and Time Schedule

Descriptions of Work Items

Please see Appendix B for narrative descriptions of all itemized work items proposed for Historic Preservation grant funding.

<p>Tudor Revival 303 W Willetta</p> <p>Description of Eligible Work Items</p> <p>REPAIRS TO EXTERIOR WALLS, DOORS, WINDOWS</p> <p>New period-appropriate diamond windows (like-for-like replacement)</p> <p>22 original windows have been replaced over the years with cheap aluminum alternatives. Our plan calls for the like-for-like replacement of all inappropriately altered windows. The new windows will be wood and period-appropriate in design, including diamond muntins to match the existing original windows and based on historical photo evidence. Please refer to the Dubuque Window & Door Co. estimate for a detailed breakdown of window sizes and specifications. Our application includes photo references.</p> <p>Original window repair and restoration</p> <p>The four windows adjacent to the front entry door had the original diamond muntins destroyed when the glass was replaced in early-2024. We intend to restore the original wood muntins to these four windows. Our application includes photo references.</p> <p>Exterior door replacement to match original</p> <p>Two sets of original, diamond-paned French doors were removed from the northeast side of the house, where the non-historic addition was constructed in the 1960s. The original door openings and hinge locations are still intact. Additionally, one regular swing door was removed on the west side of the house and boarded up. Our plan calls for the like-for-like replacement of these French door sets and swing door. The new doors will be wood and period-appropriate in design, including diamond muntins to match the original design based on historical photo evidence. Please refer to the Dubuque Window & Door Co. estimate for a detailed breakdown of door sizes and specifications. Our application includes photo references.</p> <p>ROOF REPAIRS/REPLACEMENT</p> <p>Full roof replacement on main structure</p> <p>The composite shingle roof (and small section of flat roof on the south side) is aged and in need of replacement, as evidenced by many roof leaks (visible from the interior) and the opinion of multiple licensed contractors. We intend to replace the entire roof with a modern comp shingle material, color to be cohesive with the exterior paint color scheme.</p> <p>EXTERIOR WOODWORK REPAIRS</p> <p>Half-timbering repair/replacement</p> <p>The original wood half-timbering (a primary characteristic of the Tudor Revival architecture and visible in many historical photos of the house) is still present at the gables, however some of the wood is deteriorating and in need of repair. Our plan calls for the repair—and replacement, if necessary—of all damaged half-timbering. Our application includes photo references.</p>	<p>Appendix B</p>
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Project Work Scope, Budget, and Time Schedule

Detailed Time Schedule and Work Sequence

Appendix C is a detailed time schedule for all proposed work items related to the full completion of this project—inside and out—which includes items funded and not funded by the grant program.

We've listed work items sequentially in the order that they will be performed with approximate start and end dates for each. Per the application requirements, the time schedule addresses architectural/engineering work, permit schedule, beginning of construction work, performance of all work items, and project completion.

Preliminary Evaluation						
Milestone: Pre-Planning (Due: 31 Dec 2024)						
Active Tasks						
Task	Start Date	Due Date	Responsible	Created By	Priority	Progress Status
Site Plan and Elevation Development	08/30/2024	10/08/2024	Anyone	Johnny Sweet		90% Upcoming (within 7 days) (Started)
Pre-Application Meeting Prep	08/30/2024	10/17/2024	Anyone	Johnny Sweet		70% Upcoming (Stalled)
Completed Tasks						
Task	Start Date	Due Date	Responsible	Created By	Priority	Progress Status
As-Built Floor Plans	08/02/2024	08/30/2024	Anyone	Johnny Sweet		100% Completed 10/04/2024 by Johnny Sweet
Threatened Building Application						
Milestone: Pre-Planning (Due: 31 Dec 2024)						
Active Tasks						
Task	Start Date	Due Date	Responsible	Created By	Priority	Progress Status
Application in Review	10/09/2024	10/21/2024	Anyone	Johnny Sweet		10% Upcoming (Started)
Conservation Easement Finalization	10/22/2024	12/31/2024	Anyone	Johnny Sweet		0% Upcoming (Not started)
Completed Tasks						
Task	Start Date	Due Date	Responsible	Created By	Priority	Progress Status
Application Development	08/02/2024	10/09/2024	Anyone	Johnny Sweet		100% Completed 10/04/2024 by Johnny Sweet

Project Financial Information

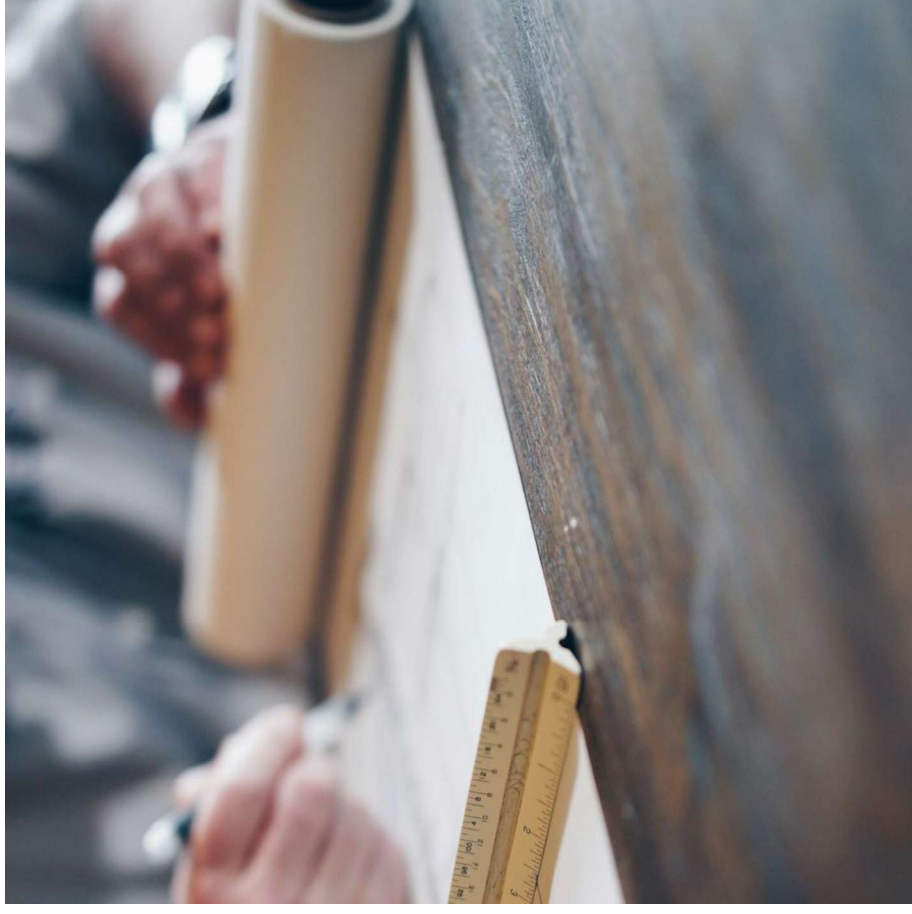
Please see Appendix D for information regarding our financial capability to complete the project.



Drawing/Building Assessments

Scaled Site Plan

Please see Appendix E for our professionally drawn, scaled site plan, which shows the location of main buildings, all outbuildings, existing and proposed fences and walls, and property lines. Non-historic demolitions are proposed and indicated on the site plan.



Drawing/Building Assessments

Conceptual Architectural Elevations

Please see Appendix F, which includes elevations of all building façades on which work is to be performed, with notes depicting locations/description of specific work items.



Information on Primary Lienholder

Primary mortgage company: **B.E. Lending**
Contact person: **Karen Causseaux / karen@belending.com**
Correspondence address: **1 N 1st St. Ste 755, Phoenix, AZ 85004**
Company telephone number: **(602) 706-0260**
Loan reference: **John & Criselda Sweet**



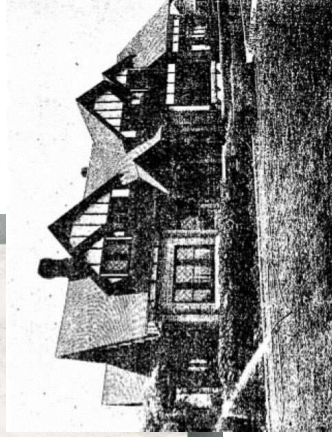


THANK YOU!

We are grateful for the time you've invested to review and consider our application for the restoration of 303 W Willetta.

With your partnership, we can't wait to make "the dream" a reality by:

1. **Saving and restoring** the Lutgerding House
2. **Adding historic value to Roosevelt**, and
3. **Maximizing the City's investment**



We hope we've demonstrated the immense passion we have, not only for this project, but for historic preservation overall in the City of Phoenix.

We want to become your biggest success story!

So **let's make history**, shall we?

VI. SIGNATURE

I declare that I have reviewed the Program requirements, including the Program Summary and all sample legal agreements, and am submitting this application in accordance with those requirements. All information submitted is true to the best of my knowledge and belief. I acknowledge that any error may affect its review and approval. I understand that if I wish to change any aspect of the project after it has been approved, I must obtain the written consent of the city Historic Preservation Office. I also understand that I will be required to obtain a Consent Agreement from my lienholder(s), and will sign and abide by the terms of the Deed of Conservation Easement and the Program Agreement. I understand and agree that the city Historic Preservation Office staff can perform necessary site visits on my property at mutually agreed upon times to facilitate their review of this proposal.

John N. Sweet
Property Owner Signature

10/8/2024
Date

Criselda Sweet
Property Owner Signature

10/8/2024
Date

An electronic submittal of the complete application packet (including all attachments) should be E-mailed to the assigned staff member or to the following address:

historic@phoenix.gov

File sizes that exceed 25 MB must be sent in separate emails. Links to download files from cloud storage services may be provided, although please note that city access to some sites may be blocked, so please verify with staff that all materials were received.

Threatened Building Application - 303 W Willetta - Eligible Work

Eligible Project Construction Items	Estimated Cost	Notes
Repairs to Exterior Walls, Doors, Windows	\$108,025	
22 like-for-like diamond windows to match original	\$91,965	Dubuque Window & Door Co. is our preferred supplier. Some banks of multiple windows are treated as "one" window in the estimate.
Original window repair and restoration	\$2,500	
Like-for-like exterior French door replacements to match original	\$5,238	33" for master - Dubuque Window & Door Co.
Like-for-like exterior French door replacements to match original	\$5,256	42" for front bedroom - Dubuque Window & Door Co.
Like-for-like exterior swing door replacement to match original	\$3,066	30" x 80" west side - Dubuque Window & Door Co.
Roof Repairs/Replacement	\$31,975	
Full roof replacement	\$31,975	
Exterior Woodwork Repairs	\$9,500	
Half-timbering repair/replacement	\$9,500	
Masonry Repairs	\$4,500	
Misc. brick repairs	\$4,500	
Stucco Repairs	\$5,500	
Misc. stucco repairs	\$5,500	
Porch and Step Rehabilitation	\$10,000	
At front walkway	\$10,000	
Demolition of Non-historic Additions	\$30,000	
Careful demo of front additions	\$30,000	
A. Total Eligible Expenses	\$199,500	
Ineligible Expenses to be Funded by Other Sources	Estimated Cost	Notes
Permit & City Fees	\$5,000	
Interior Demo	\$20,500	
Plumbing	\$80,000	
Electrical	\$60,000	
Cabinetry	\$30,000	
Flooring	\$30,000	
HVAC	\$15,000	
Insulation	\$10,000	
Paint	\$25,000	
Framing	\$20,000	
Showers/Tile Work	\$30,000	
Countertops	\$15,000	
Drywall	\$20,000	
Millwork	\$20,000	
Finish Fixtures	\$20,000	
B. Total Ineligible Expenses	\$400,500	
Total Project Cost (A+B)	\$600,000	
Percent Overmatch	2.01	

Description of Eligible Work Items

REPAIRS TO EXTERIOR WALLS, DOORS, WINDOWS

New period-appropriate diamond windows (like-for-like replacement)

22 original windows have been replaced over the years with cheap aluminum alternatives. Our plan calls for the like-for-like replacement of all inappropriately altered windows. The new windows will be wood and period-appropriate in design, including diamond muntins to match the existing original windows and based on historical photo evidence. Please refer to the Dubuque Window & Door Co. estimate for a detailed breakdown of window sizes and specifications. Our application includes photo references.

Original window repair and restoration

The four windows adjacent to the front entry door had the original diamond muntins destroyed when the glass was replaced in early-2024. We intend to restore the original wood muntins to these four windows. Our application includes photo references.

Exterior door replacement to match original

Two sets of original, diamond-paned French doors were removed from the northeast side of the house, where the non-historic addition was constructed in the 1980s. The original door openings and hinge locations are still intact. Additionally, one regular swing door was removed on the west side of the house and boarded up. Our plan calls for the like-for-like replacement of these French door sets and swing door. The new doors will be wood and period-appropriate in design, including diamond muntins to match the original design based on historical photo evidence. Please refer to the Dubuque Window & Door Co. estimate for a detailed breakdown of door sizes and specifications. Our application includes photo references.

ROOF REPAIRS/REPLACEMENT

Full roof replacement on main structure

The composite shingle roof (and small section of flat roof on the south side) is aged and in need of replacement, as evidenced by many roof leaks (visible from the interior) and the opinion of multiple licensed contractors. We intend to replace the entire roof with a modern comp shingle material; color to be cohesive with the exterior paint color scheme.

EXTERIOR WOODWORK REPAIRS

Half-timbering repair/replacement

The original wood half-timbering (a primary characteristic of the Tudor Revival architecture and visible in many historical photos of the house) is still present at the gables, however some of the wood is deteriorating and in need of repair. Our plan calls for the repair—and replacement, if necessary—of all damaged half-timbering. Our application includes photo references.

MASONRY REPAIRS

Various brick repairs

On the west side of the house, there is a section of original brick (approximately 2' x 3') and one original window that was removed and replaced with plywood. We intend to replace the missing brick and window like-for-like to match what was originally there. Our application includes a photo for reference.

DEMOLITION OF NON-HISTORIC ADDITIONS

Carefully remove non-original additions to restore front façade

There are two large, obviously non-historic additions along the north façade of the house that negatively impact the original Tudor Revival architecture. The northeast addition is approximately 703 sq. ft. and about half of it sits on the original front porch. The northwest addition is approximately 108 sq. ft. and fully sits on the original front porch. Our plan calls for the careful and tedious removal of these additions, allowing the house to be restored to its original design and footprint. Non-original masonry, roofing, mechanical, and interior finishes will be included in the demolition. Our application includes photos for reference. Note: It is possible an original pergola is still intact, hidden behind the walls and ceiling of the northeast addition. We would intend to save and restore the pergola if it is still there!

PORCH AND STEP REHABILITATION

Replace missing section of front porch wall

On the north side of the house, there is a section of the original brick porch wall (approximately 2' x 5') that was removed when a concrete handicap ramp was constructed. We intend to replace the missing brick and concrete ledge, like-for-like to match what was originally there based on historical photo evidence. Our application includes a photo for reference.

STUCCO REPAIRS

Various stucco repairs

At the gables, enclosed sleeping porches, and other areas, the stucco shows much wear and tear and is in need of repair. Our plan calls for the repair of all deteriorated stucco areas and prep for exterior paint. Our application includes photos for reference.

Tasks Report

Tudor Revival – 303 W Willetta St

Preliminary Evaluation

Milestone: Pre-Planning (Due: 31 Dec 2024)

Active Tasks

Task	Start Date	Due Date	Responsible	Created By	Priority	Progress	Status
Site Plan and Elevation Development	09/30/2024	10/08/2024	Anyone	Johnny Sweet		90%	Upcoming (within 7 days) (Started)
Pre-Application Meeting Prep	09/30/2024	10/31/2024	Anyone	Johnny Sweet		70%	Upcoming (Started)

Completed Tasks

Task	Start Date	Due Date	Responsible	Created By	Priority	Progress	Status
As-Built Floor Plans	09/02/2024	09/30/2024	Anyone	Johnny Sweet		100%	Completed 10/04/2024 by Johnny Sweet

Threatened Building Application

Milestone: Pre-Planning (Due: 31 Dec 2024)

Active Tasks

Task	Start Date	Due Date	Responsible	Created By	Priority	Progress	Status
Application in Review	10/09/2024	10/21/2024	Anyone	Johnny Sweet		10%	Upcoming (Started)
Conservation Easement Finalization	10/22/2024	12/31/2024	Anyone	Johnny Sweet		0%	Upcoming (Not started)

Completed Tasks

Task	Start Date	Due Date	Responsible	Created By	Priority	Progress	Status
Application Development	09/02/2024	10/08/2024	Anyone	Johnny Sweet		100%	Completed 10/04/2024 by Johnny Sweet

Design Development

Milestone: Pre-Planning (Due: 31 Dec 2024)

Active Tasks

Task	Start Date	Due Date	Responsible	Created By	Priority	Progress	Status
Certificate of No Effect (CNE) Submittal	10/09/2024	10/31/2024	Anyone	Johnny Sweet		70%	Upcoming (Started)
CAD-Generated Design, Floor Plans, Site Plan	10/09/2024	11/20/2024	Anyone	Johnny Sweet		30%	Upcoming (Started)
Pre-Application Meeting	11/01/2024	11/27/2024	Anyone	Johnny Sweet		0%	Upcoming (Not started)

Interior Demo

Milestone: Pre-Planning (Due: 31 Dec 2024)

Active Tasks

Task	Start Date	Due Date	Responsible	Created By	Priority	Progress	Status
Interior Demo Permit Submittal	10/15/2024	11/12/2024	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Interior Demo	11/13/2024	12/31/2024	Anyone	Johnny Sweet		0%	Upcoming (Not started)

Construction Documents

Milestone: Permitting (Due: 31 Mar 2025)

Active Tasks

Task	Start Date	Due Date	Responsible	Created By	Priority	Progress	Status
Construction Document Development	11/27/2024	12/31/2024	Anyone	Johnny Sweet		10%	Upcoming (Started)

Construction Permitting

Milestone: Permitting (Due: 31 Mar 2025)

Active Tasks

Task	Start Date	Due Date	Responsible	Created By	Priority	Progress	Status
Construction Documents in Review	01/01/2025	02/14/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Construction Document Revisions (if Necessary)	02/17/2025	03/03/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Obtain Building Permits	03/04/2025	03/31/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)

Exterior Demo

Milestone: Construction (Due: 31 Mar 2026)

Active Tasks

Task	Start Date	Due Date	Responsible	Created By	Priority	Progress	Status
Non-Historic Addition Removal	04/01/2025	04/30/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)

Exterior Repairs

Milestone: Construction (Due: 31 Mar 2026)

Active Tasks

Task	Start Date	Due Date	Responsible	Created By	Priority	Progress	Status
Masonry Repairs	05/01/2025	05/16/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Porch Rehabilitation	05/01/2025	05/16/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Like-for-Like Window and Door Replacement	05/01/2025	06/30/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Roofing	07/01/2025	07/18/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Wood Repairs	01/01/2026	01/30/2026	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Stucco Repairs	01/01/2026	01/30/2026	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Exterior Paint	01/01/2026	01/30/2026	Anyone	Johnny Sweet		0%	Upcoming (Not started)

Interior Rough-In

Milestone: Construction (Due: 31 Mar 2026)

Active Tasks

Task	Start Date	Due Date	Responsible	Created By	Priority	Progress	Status
Framing Rough-In	04/01/2025	04/30/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Electrical Rough-In	05/01/2025	07/31/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Plumbing Rough-In	05/01/2025	07/31/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Insulation	08/01/2025	08/08/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Drywall	08/11/2025	08/29/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)
HVAC Ducting Rough-In	08/01/2025	08/29/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)

Interior Finishes

Milestone: Construction (Due: 31 Mar 2026)

Active Tasks

Task	Start Date	Due Date	Responsible	Created By	Priority	Progress	Status
Cabinetry Install	09/01/2025	09/12/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Tile and Shower Install	09/01/2025	09/30/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Countertops	10/01/2025	10/10/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Millwork and Trim	10/13/2025	10/31/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Fixtures Installation	11/03/2025	11/28/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Refinish Original Wood Flooring	12/01/2025	12/31/2025	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Interior Paint	01/01/2026	01/16/2026	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Appliance Installation	01/19/2026	01/30/2026	Anyone	Johnny Sweet		0%	Upcoming (Not started)
Certificate of Occupancy	02/02/2026	03/31/2026	Anyone	Johnny Sweet		0%	Upcoming (Not started)

Eligible Items for Threatened Building Program

B.E. LENDING

PRIVATE/
BRIDGE
LOANS
NMLS 1359227

October 3, 2024

Borrower: John and Criselda Sweet

Re: 303 W Willetta St, Phoenix, AZ 85003

To Whom it May Concern:

This letter is to confirm that my clients, John and Criselda Sweet, have been approved for financing through B.E. Lending to cover the estimated costs of their renovation project at the property located at 303 W Willetta St, Phoenix, AZ 85003.

The total renovation cost is estimated at \$600,000.00, and we are prepared to provide the necessary funds to complete this project. These funds will be disbursed as per the agreed-upon renovation schedule and subject to project progress inspections.

Should you require any further information or documentation, please feel free to contact me.

Sincerely,

Karen Cousseaux

B.E. Lending, LLC

NMLS #1242441

1 North 1st Street, suite 755

Phoenix, AZ 85004

Office: (480) 706-0260x4

Direct: (602) 312-2664

karen@belending.com



BERRY DESIGN STUDIO
 700 N. 16th Street, Suite 100
 Phoenix, Arizona 85004
 480.738.7429

SITE PLANNING NOTES

1. CONCEPTUAL SITE PLAN ONLY. NOT FOR CONSTRUCTION.
2. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING NON-HISTORIC ADDITIONS AND PERFORMED SECTIONS OF THE EXISTING NON-HISTORIC ADDITIONS TO REMAIN AND ASSOCIATED REPAIRS AS INDICATED ON THE SITE PLAN.

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NO. REVISIONS DATE



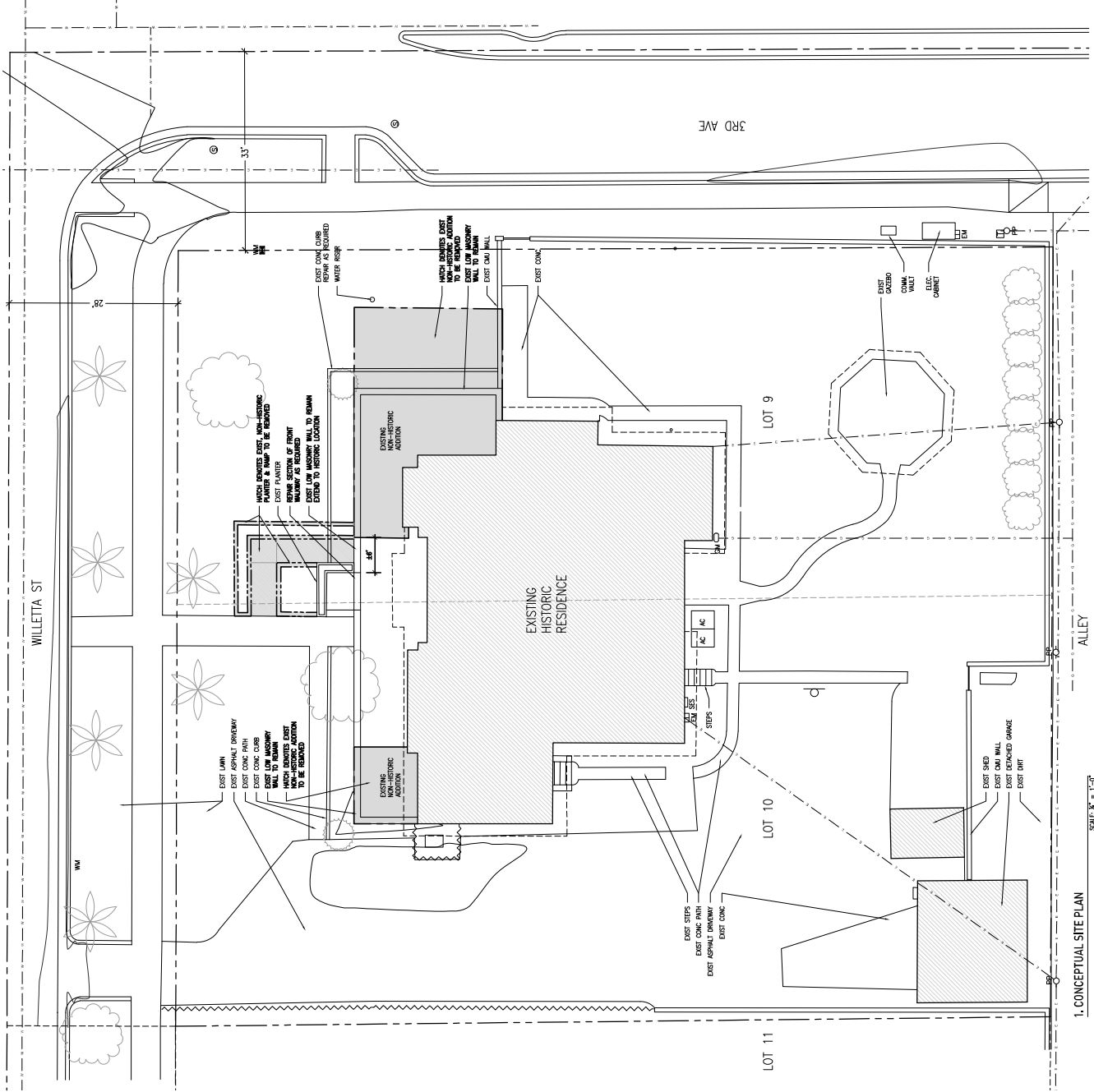
PROJECT: TUDOR RENOVATION
 303 W. Willetta St.
 Phoenix, Arizona 85004
 DATE: 8 October, 2024

SCALE: 1/8" = 1'-0"

CONCEPTUAL SITE PLAN

SHEET **A1.0**

The Architect, its Registered Professional Engineer and the Professional Landscaper are not responsible for any errors or omissions on this drawing.



1. CONCEPTUAL SITE PLAN
 SCALE: 1/8" = 1'-0"

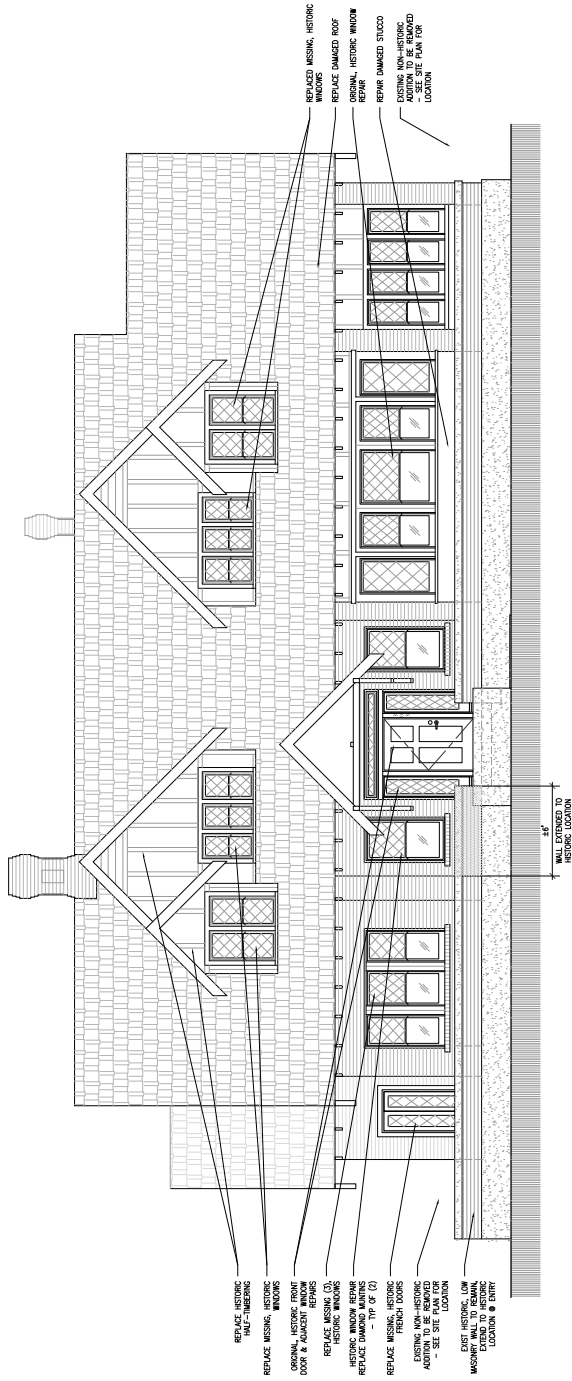


BERRY DESIGN STUDIO
 2020 N. 16th Street, Suite 100
 Phoenix, Arizona 85006
 480.706.7476

ELEVATION NOTES

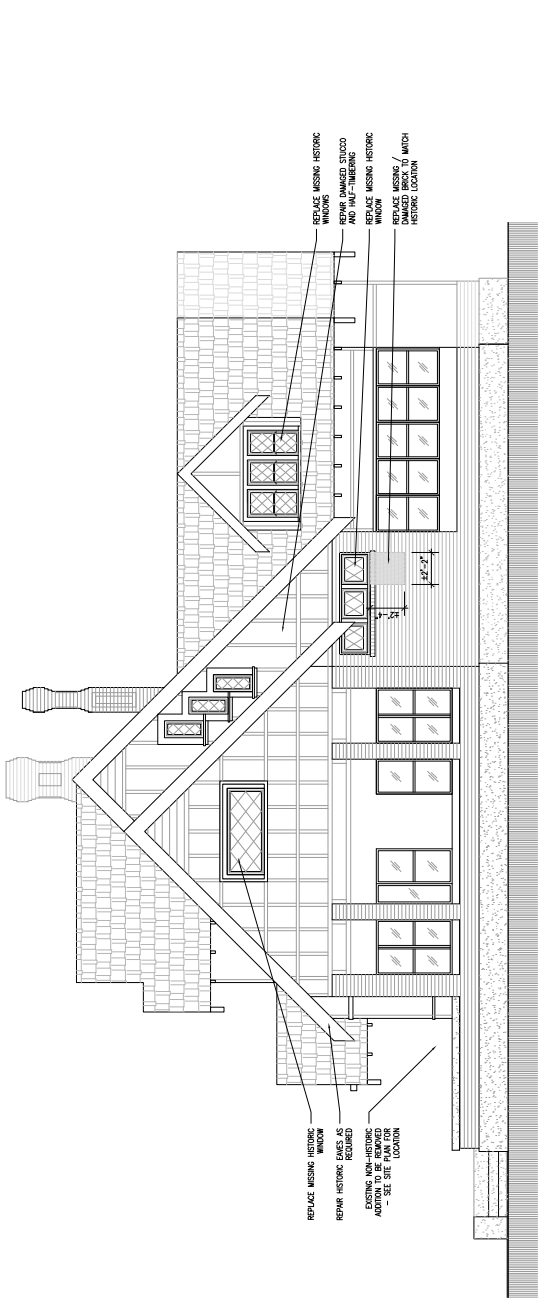
1. CONCEPTUAL BUILDING ELEVATIONS
2. CONCEPTUAL SITE PLAN FOR LOCATION OF EXISTING, NON-HISTORIC ADDITIONS THAT ARE TO BE REMOVED.

NOT FOR CONSTRUCTION



1. CONCEPTUAL NORTH ELEVATION
 SCALE: N = 1"-0"

NOT FOR CONSTRUCTION



2. CONCEPTUAL EAST ELEVATION
 SCALE: N = 1"-0"



PROJECT: TUDOR REHABIL
 303 W. Millers St
 Phoenix, Arizona 85003
 DATE: 8 October, 2024

SCALE: 1/4" = 1'-0"

CONCEPTUAL BUILDING ELEVATIONS
 SHEET **A2.0**

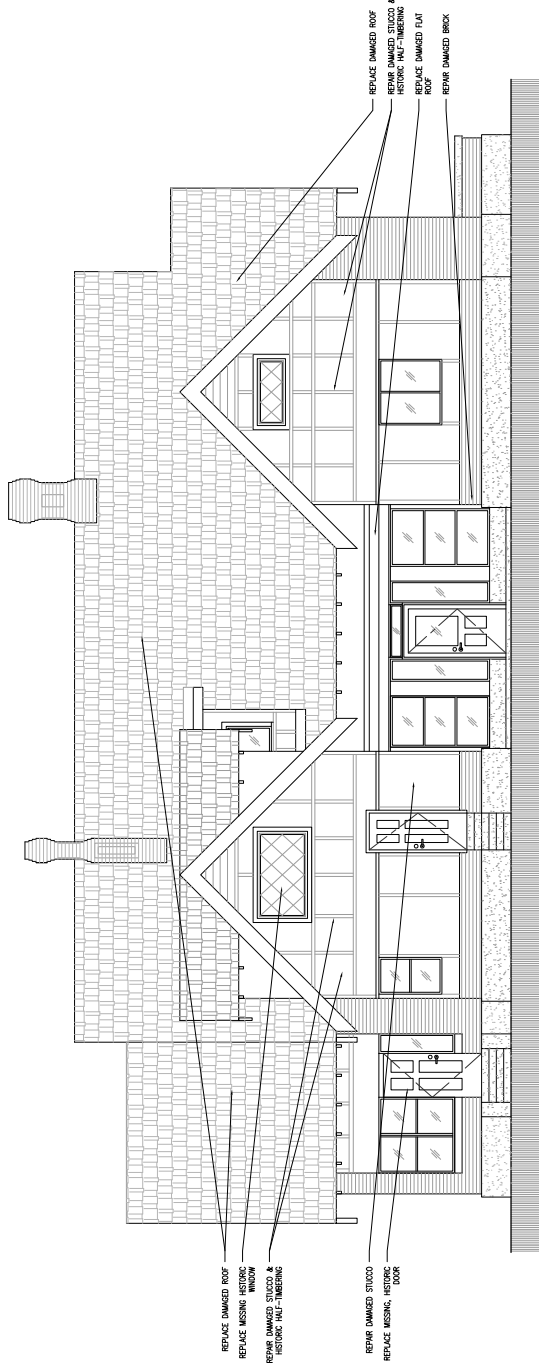
The Architect, its Architectural Firm and the Engineer shall be responsible for the accuracy of the information provided on this drawing. The user of this drawing shall be responsible for its use.

NO. REVISIONS DATE



BERRY DESIGN STUDIO
 2020 N. 16th Street, Suite 100
 Phoenix, Arizona 85006
 480.706.7476

ELEVATION NOTES
 1. CONCEPTUAL BUILDING ELEVATIONS
 2. NOT FOR CONSTRUCTION
 3. REFER TO SITE PLAN FOR LOCATION
 4. OF EXISTING NON-HISTORIC ADDITIONS
 5. THAT ARE TO BE REMOVED.



1. CONCEPTUAL SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NO. REVISIONS DATE

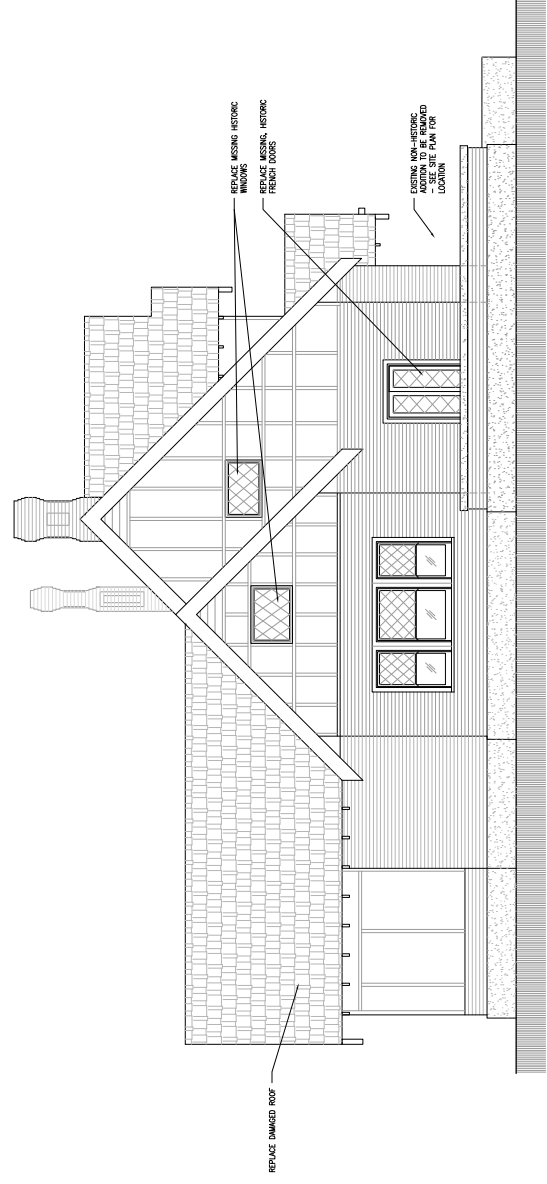


PROJECT: TUDOR RENAISSANCE
 303 W. Millie St.
 Phoenix, Arizona 85003
 DATE: 8 October, 2024

SCALE: 1/4" = 1'-0"

CONCEPTUAL
 BUILDING ELEVATIONS
 SHEET **A2.1**

The Architect, its Architectural Firm and the Engineer shall be responsible for the accuracy of the information provided on this drawing. The user of this drawing shall be responsible for its proper use.



2. CONCEPTUAL WEST ELEVATION
 SCALE: 1/4" = 1'-0"

ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. KA-73 (S)
COMMON PROPERTY NAME Toby House		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 303 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-31-48	
OWNER OF PROPERTY Community Foundation for Mental Health		PHONE 257-1271	
STREET & NO./P.O. BOX 303 West Willetta			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Don Hering		DATE July 1982	
VIEW Toward SE			
HISTORIC USE Single family residence			
PRESENT USE Half-way house		ACREAGE Less/Acre	
ARCHITECT/BUILDER Leighton G. Knipe			
CONSTRUCTION/MODIFICATION DATES Const. ca. 1913; modified/1940, 1945, 1955			



PHYSICAL DESCRIPTION

The large, one-and-one-half story house at 303 West Willetta is one of the architecturally significant houses in the area. A Tudor Revival style house, it was constructed about 1913 and subsequently underwent numerous modifications, some of which were accomplished with little sympathy for the original design. Fortunately, the changes that have occurred over the years are reversible and do not appear to have irreparably damaged the basic historic fabric of the building.

The massing of the house consists of a great, high-pitched gabled roof with two sets of dormers. A wing at the east end is covered by an off-set gabled roof. The large dormers are comprised of an off-set gable arrangement. Each stuccoed gable features half-timbering, a louvered ventilator, and casement windows with diamond panes. This same motif is carried throughout the walls of the house and is interspersed with panels or wainscot made of bricks. A massive corbelled chimney towers above the highest roof ridge. The house takes advantage of its corner lot to show off its collection of gables.

STATEMENT OF SIGNIFICANCE/HISTORY

This ca. 1913 house is significant for its outstanding Tudor Revival design. The romantic Period Revival style is characterized by the distinctive massing, steeply pitched gables, half-timbering, and diamond-paned lights evident in this example. The house was briefly (ca. 1913-ca. 1917) the residence of George H. Lutgerding. Lutgerding was a prominent rancher, secretary of Lutgerding-Eagan General Contractors, treasurer of the Salt River Valley Water Users' Association, and associated with the Union Bank and Trust Company and the First National Bank of Arizona.

Although it has been altered, the house is an outstanding example of Tudor Revival architecture in Phoenix and may be individually eligible for the National Register.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republic, October 30, 1950, 8:4.
Arizona Republican, May 2, 1916, 2:5-7.
City of Phoenix Building Permit Records.
Maricopa County Assessor's Records.
Maricopa County Recorder's Records.
Phoenix City Directories.
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

BLOCK 10, LOTS 9 AND 10, KENILWORTH ADDITION.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

Grindstone General Contracting
 1200 W. Boston St.
 Chandler, AZ 85224 US
 +1 6027696945
 nolan@grindstonegc.com

Estimate



ADDRESS
 Johnny sweet
 303 W willetta st
 phoenix, az 85003

SHIP TO
 Johnny sweet
 303 W willetta st
 phoenix, az 85003

ESTIMATE #	DATE	
1526	10/06/2024	

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Demo	Demolition: -Completely remove west and east additions -Remove landing/ramp at entry -Remove siding at east and west facade for replacement	30,000.00
	Masonry	Exterior masonry and flatwork: -Rebuild half wall at front porch to match west side wall -Infill wood panels where brickwork was removed -Misc exterior point-work	20,000.00
	Roofing	Roofing: -IKO Cambridge shingles with synthetic pro underlayment. -New drip edge flashing -Colors TBD	31,975.00
	Exterior siding	Exterior Carpentry: -East and west facade replacement -Board and batten walls with window casements -Will evaluate other conditions after demolition -Includes scaffold	9,500.00

SUBTOTAL	91,475.00
TAX	0.00
TOTAL	\$91,475.00

Accepted By

Accepted Date

ROC# 323346

Line	Label	UOM	Quantity
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001 D. Bedroom 6

EA (4)

\$ 2,194.85 ea.

PERFORMANCE: Standard Performance

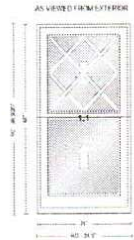
UNIT - Heritage Rectangle Double Hung - Complete Unit, Sterling, Wood Sash, Basic Jamb Profile: Square, Even Split, 7/8" Performance Divided Lites, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Mill Finish Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating: No Preserve or Neat+ Coating, Beveled Glazing Bead

HARDWARE-ACCESSORIES: Lock Style: Signature, Clay (Rustic) Hardware, Screen: Full Screen, BetterVue Fiberglass Screen, Jambliner: Black

CASING-JAMBS-TRIM: No Sill Nosing , Sill Nosing Locator, 4 9/16" Jambs

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Exterior Sterling Frame Extrusion Finish: Primed, Exterior Sterling Sash Extrusion Finish: Primed, Unfinished Interior Frame, Unfinished Interior Sash, White Screen, Jambliner Cover: Wood Wrapped, Vertical Weatherstrip Color: Black, Standard Fingerjoints



Scaled to Fit

Rough Opening:
24 1/2" X 48 9/16"

Frame Size:
24" X 48"

Unit Dimension:
24" X 48"

002 Puzzle Room

EA (1)

\$ 1,127.82

PERFORMANCE: Standard Performance

UNIT - Heritage Rectangle CS/AW Transom - Complete Unit, Match Crank Out Profile, Profile: CSS, Wood Sash, Stop Profile: Stepped, 7/8" Performance Divided Lites, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Mill Finish Spacers

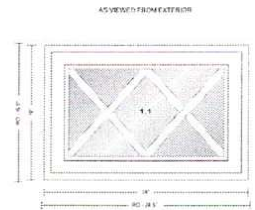
GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating: No Preserve or Neat+ Coating, Beveled Glazing Bead

CASING-JAMBS-TRIM: No Sill Nosing , Sill Nosing Locator, 4 9/16" Jambs, Offset Jambs: No Offset, Jambs Applied

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Unfinished Interior Frame, Unfinished Interior Sash, Standard Fingerjoints

MANUFACTURER NOTES:

The extension jamb will be applied by nailing through the face of the jamb.



Scaled to Fit

Rough Opening:
24 1/2" X 16 1/2"

Frame Size:
24" X 16"

Unit Dimension:
24" X 16"



003 D. Bedroom 2

EA (1)

\$ 4,410.33

PERFORMANCE: Standard Performance

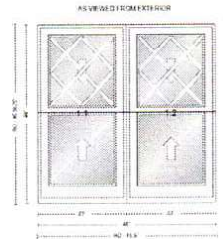
UNIT - Heritage Rectangle Double Hung - Complete Unit, Sterling, Wood Sash, Basic Jamb Profile: Square, Even Split, 7/8" Performance Divided Lites, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Mill Finish Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating: No Preserve or Neat+ Coating, Beveled Glazing Bead

HARDWARE-ACCESSORIES: Lock Style: Signature, Clay (Rustic) Hardware, Screen: Full Screen, BetterVue Fiberglass Screen, Jambliner: Black

CASING-JAMBS-TRIM: No Sill Nosing, Sill Nosing Locator, 4 9/16" Jamb, Jamb All Units Individually to Full Jamb Depth: No (Standard)

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Exterior Sterling Frame Extrusion Finish: Primed, Exterior Sterling Sash Extrusion Finish: Primed, Unfinished Interior Frame, Unfinished Interior Sash, White Screen, Jambliner Cover: Wood Wrapped, Vertical Weatherstrip Color: Black, Standard Fingerjoints



Scaled to Fit

Rough Opening: 46 1/2" X 46 9/16"

Frame Size: 46" X 46"

Unit Dimension: 46" X 46"

004 D. Bedroom 1

EA (1)

\$ 3,987.07

PERFORMANCE: Standard Performance

Weight: pulley

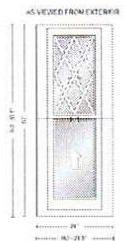
UNIT - Heritage Rectangle Double Hung - Complete Unit, Old World Classic, Sash Operation: Top & Bottom Active, Wood Sash, Even Split, 7/8" Performance Divided Lites, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Ovolo, Mill Finish Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating: No Preserve or Neat+ Coating, Ovolo Glazing Bead

HARDWARE-ACCESSORIES: Bright Brass Hardware, Chain and Pulley and Complimentary Screws: Solid Brass, Screen: Full Screen, BetterVue Fiberglass Screen

CASING-JAMBS-TRIM: No Sill Nosing, 6 9/16" Jamb, Jamb Applied

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Unfinished Interior Frame, Unfinished Interior Sash, White Screen, Standard Fingerjoints



Scaled to Fit

Rough Opening: 24 1/2" X 60 1/2"

Frame Size: 24" X 60"

Unit Dimension: 24" X 60"

005 **Pantry**

EA (1)

\$ 574.48

PERFORMANCE: Standard Performance

UNIT - Heritage Rectangle CS/AW Transom - Complete Unit, Match Crank Out Profile, Profile: CSS, Wood Sash, Stop Profile: Stepped

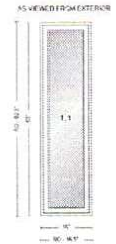
GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating: No Preserve or Neat+ Coating, Beveled Glazing Bead

CASING-JAMBS-TRIM: No Sill Nosing , Sill Nosing Locator, 4 9/16" Jambs, Offset Jambs: No Offset, Jambs Applied

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Unfinished Interior Frame, Unfinished Interior Sash, Standard Fingerjoints

MANUFACTURER NOTES:

The extension jamb will be applied by nailing through the face of the jamb.



Scaled to Fit

Rough Opening:
16 1/2" X 60 1/2"

Frame Size:
16" X 60"

Unit Dimension:
16" X 60"

006 **Kitchen**

EA (2)

\$ 2,004.04

PERFORMANCE: Standard Performance

UNIT - Heritage Rectangle Casement - Complete Unit, Crank Out, Hinging: Left, Wood Sash, Stop Profile: Stepped, 7/8" Performance Divided Lites, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Mill Finish Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating: No Preserve or Neat+ Coating, Beveled Glazing Bead

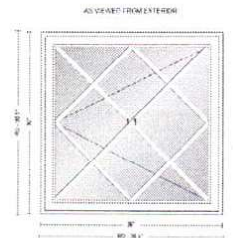
HARDWARE-ACCESSORIES: Clay (Rustic) Hardware, Crank Cover and Handle, Operating Hardware: E-Gard Plus, Locking Hardware: Stainless Steel, BetterVue Fiberglass Screen

CASING-JAMBS-TRIM: No Sill Nosing , Sill Nosing Locator, 4 9/16" Jambs, Offset Jambs: No Offset, Jambs Applied

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Unfinished Interior Frame, Unfinished Interior Sash, Rustic Screen, Standard Fingerjoints

MANUFACTURER NOTES:

The extension jamb will be applied by nailing through the face of the jamb.



Scaled to Fit

Rough Opening:
36 1/2" X 36 1/2"

Frame Size:
36" X 36"

Unit Dimension:
36" X 36"



Printed By: Molly Bodish

Created: 9/6/2024

2024 Pricing

Retail Summary Page 3 of 8

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

007 **D. Bedroom 3**

EA (1)

\$ 12,712.30

PERFORMANCE: Standard Performance

Weight: Pulley

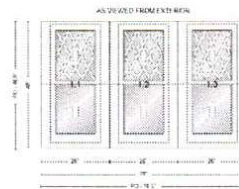
UNIT - Heritage Rectangle Double Hung - Complete Unit, Old World Classic, Sash Operation: Top & Bottom Active, Wood Sash, Even Split, 7/8" Performance Divided Lites, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Ovolo, Mill Finish Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating: No Preserve or Neat+ Coating, Ovolo Glazing Bead

HARDWARE-ACCESSORIES: Bright Brass Hardware, Chain and Pulley and Complimentary Screws: Solid Brass, Screen: Full Screen, BetterVue Fiberglass Screen

CASING-JAMBS-TRIM: No Sill Nosing , 6 9/16" Jambs, Jambs Applied

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Unfinished Interior Frame, Unfinished Interior Sash, White Screen, Standard Fingerjoints



Scaled to Fit

Rough Opening:
78 1/2" X 48 1/2"

Frame Size:
78" X 48"

Unit Dimension:
78" X 48"

008 **Bedroom 1 & 4**

EA (2)

\$ 4,313.00

PERFORMANCE: Standard Performance

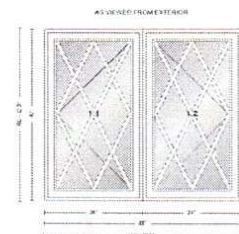
UNIT - Heritage Rectangle Casement - Complete Unit, Crank Out, Hinging: Left - Right, Wood Sash, Stop Profile: Stepped, 7/8" Performance Divided Lites, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Mill Finish Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating: No Preserve or Neat+ Coating, Beveled Glazing Bead

HARDWARE-ACCESSORIES: Single Arm w/ Euro Hinges, Clay (Rustic) Hardware, Crank Cover and Handle, Operating Hardware: E-Gard Plus, Locking Hardware: Stainless Steel, BetterVue Fiberglass Screen

CASING-JAMBS-TRIM: No Sill Nosing , Sill Nosing Locator, 4 9/16" Jambs, Offset Jambs: No Offset, Jamb All Units Individually to Full Jamb Depth: No (Standard), Jambs Applied

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Unfinished Interior Frame, Unfinished Interior Sash, Rustic Screen, Euro Hinge Color: Ultra Pure White, Standard Fingerjoints



Scaled to Fit

Rough Opening:
48 1/2" X 42 1/2"

Frame Size:
48" X 42"

Unit Dimension:
48" X 42"

MANUFACTURER NOTES:

The extension jamb will be applied by nailing through the face of the jamb.



Printed By: Molly Bodish

Created: 9/6/2024

2024 Pricing

Retail Summary Page 4 of 8

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

009 **Bedroom 1 & 3**

EA (2)

\$ 10,629.97 ea.

PERFORMANCE: Standard Performance

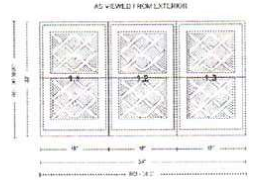
UNIT - Heritage Rectangle Double Hung - Complete Unit, Sterling, Wood Sash, Basic Jamb Profile: Square, Even Split, 7/8" Performance Divided Lites, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Mill Finish Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating: No Preserve or Neat+ Coating, Beveled Glazing Bead

HARDWARE-ACCESSORIES: Lock Style: Signature, Clay (Rustic) Hardware, Screen: Full Screen, BetterVue Fiberglass Screen, Jambliner: Black

CASING-JAMBS-TRIM: No Sill Nosing , Sill Nosing Locator, 4 9/16" Jamb, Jamb All Units Individually to Full Jamb Depth: No (Standard)

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Exterior Sterling Frame Extrusion Finish: Primed, Exterior Sterling Sash Extrusion Finish: Primed, Unfinished Interior Frame, Unfinished Interior Sash, White Screen, Jambliner Cover: Wood Wrapped, Vertical Weatherstrip Color: Black, Standard Fingerjoints



Scaled to Fit

Rough Opening:
54 1/2" X 30 9/16"

Frame Size:
54" X 30"

Unit Dimension:
54" X 30"

010 **Bedroom 2**

EA (1)

\$ 5,587.24

PERFORMANCE: Standard Performance

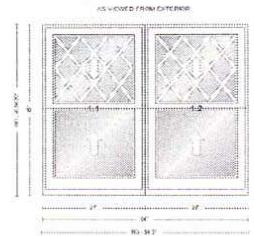
UNIT - Heritage Rectangle Double Hung - Complete Unit, Sterling, Wood Sash, Basic Jamb Profile: Square, Even Split, 7/8" Performance Divided Lites, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Mill Finish Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating: No Preserve or Neat+ Coating, Beveled Glazing Bead

HARDWARE-ACCESSORIES: Lock Style: Signature, Clay (Rustic) Hardware, Screen: Full Screen, BetterVue Fiberglass Screen, Jambliner: Black

CASING-JAMBS-TRIM: No Sill Nosing , Sill Nosing Locator, 4 9/16" Jamb, Jamb All Units Individually to Full Jamb Depth: No (Standard)

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Exterior Sterling Frame Extrusion Finish: Primed, Exterior Sterling Sash Extrusion Finish: Primed, Unfinished Interior Frame, Unfinished Interior Sash, White Screen, Jambliner Cover: Wood Wrapped, Vertical Weatherstrip Color: Black, Standard Fingerjoints



Scaled to Fit

Rough Opening:
54 1/2" X 45 9/16"

Frame Size:
54" X 45"

Unit Dimension:
54" X 45"

011 **Bedroom 2**

EA (1)

\$ 5,572.87

PERFORMANCE: Standard Performance

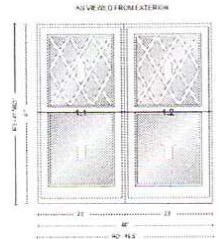
UNIT - Heritage Rectangle Double Hung - Complete Unit, Sterling, Wood Sash, Basic Jamb Profile: Square, Even Split, 7/8" Performance Divided Lites, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Mill Finish Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating: No Preserve or Neat+ Coating, Beveled Glazing Bead

HARDWARE-ACCESSORIES: Lock Style: Signature, Clay (Rustic) Hardware, Screen: Full Screen, BetterVue Fiberglass Screen, Jambliner: Black

CASING-JAMBS-TRIM: No Sill Nosing , Sill Nosing Locator, 4 9/16" Jambs, Jamb All Units Individually to Full Jamb Depth: No (Standard)

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Exterior Sterling Frame Extrusion Finish: Primed, Exterior Sterling Sash Extrusion Finish: Primed, Unfinished Interior Frame, Unfinished Interior Sash, White Screen, Jambliner Cover: Wood Wrapped, Vertical Weatherstrip Color: Black, Standard Fingerjoints



Scaled to Fit

Rough Opening:
46 1/2" X 47 9/16"

Frame Size:
46" X 47"

Unit Dimension:
46" X 47"

012 **Bedroom 2**

EA (1)

\$ 6,662.22

PERFORMANCE: Standard Performance

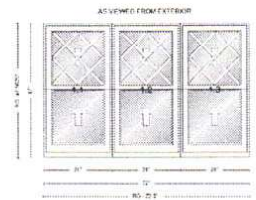
UNIT - Heritage Rectangle Double Hung - Complete Unit, Sterling, Wood Sash, Basic Jamb Profile: Square, Even Split, 7/8" Performance Divided Lites, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Mill Finish Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating: No Preserve or Neat+ Coating, Beveled Glazing Bead

HARDWARE-ACCESSORIES: Lock Style: Signature, Clay (Rustic) Hardware, Screen: Full Screen, BetterVue Fiberglass Screen, Jambliner: Black

CASING-JAMBS-TRIM: No Sill Nosing , Sill Nosing Locator, 4 9/16" Jambs, Jamb All Units Individually to Full Jamb Depth: No (Standard)

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Exterior Sterling Frame Extrusion Finish: Primed, Exterior Sterling Sash Extrusion Finish: Primed, Unfinished Interior Frame, Unfinished Interior Sash, White Screen, Jambliner Cover: Wood Wrapped, Vertical Weatherstrip Color: Black, Standard Fingerjoints



Scaled to Fit

Rough Opening:
72 1/2" X 47 9/16"

Frame Size:
72" X 47"

Unit Dimension:
72" X 47"

013 Bathroom 1

EA (1)

\$ 5,460.23

PERFORMANCE: Standard Performance

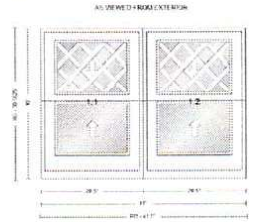
UNIT - Heritage Rectangle Double Hung - Complete Unit, Sterling, Wood Sash, Basic Jamb Profile: Square, Even Split, 7/8" Performance Divided Lites, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Mill Finish Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating: No Preserve or Neat+ Coating, Beveled Glazing Bead

HARDWARE-ACCESSORIES: Lock Style: Signature, Clay (Rustic) Hardware, Screen: Full Screen, BetterVue Fiberglass Screen, Jambliner: Black

CASING-JAMBS-TRIM: No Sill Nosing , Sill Nosing Locator, 4 9/16" Jambs, Jamb All Units Individually to Full Jamb Depth: No (Standard)

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Exterior Sterling Frame Extrusion Finish: Primed, Exterior Sterling Sash Extrusion Finish: Primed, Unfinished Interior Frame, Unfinished Interior Sash, White Screen, Jambliner Cover: Wood Wrapped, Vertical Weatherstrip Color: Black, Standard Fingerjoints



Scaled to Fit

Rough Opening: 41 1/2" X 30 9/16"

Frame Size: 41" X 30"

Unit Dimension: 41" X 30"

014 Bedroom 4

EA (1)

\$ 5,464.33

PERFORMANCE: Standard Performance

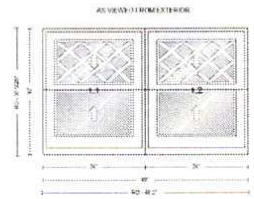
UNIT - Heritage Rectangle Double Hung - Complete Unit, Sterling, Wood Sash, Basic Jamb Profile: Square, Even Split, 7/8" Performance Divided Lites, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Mill Finish Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating: No Preserve or Neat+ Coating, Beveled Glazing Bead

HARDWARE-ACCESSORIES: Lock Style: Signature, Clay (Rustic) Hardware, Screen: Full Screen, BetterVue Fiberglass Screen, Jambliner: Black

CASING-JAMBS-TRIM: No Sill Nosing , Sill Nosing Locator, 4 9/16" Jambs, Jamb All Units Individually to Full Jamb Depth: No (Standard)

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Exterior Sterling Frame Extrusion Finish: Primed, Exterior Sterling Sash Extrusion Finish: Primed, Unfinished Interior Frame, Unfinished Interior Sash, White Screen, Jambliner Cover: Wood Wrapped, Vertical Weatherstrip Color: Black, Standard Fingerjoints



Scaled to Fit

Rough Opening: 48 1/2" X 30 9/16"

Frame Size: 48" X 30"

Unit Dimension: 48" X 30"



015 Attic

EA (1)

\$3,721.27

PERFORMANCE: Standard Performance

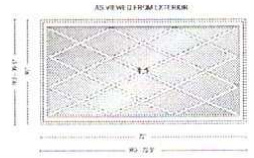
UNIT - Heritage Rectangle CS/AW Transom - Complete Unit, Match Crank Out Profile, Profile: CSS, Wood Sash, Stop Profile: Stepped, 7/8" Performance Divided Lites, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Mill Finish Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating: No Preserve or Neat+ Coating, Beveled Glazing Bead

CASING-JAMBS-TRIM: No Sill Nosing , Sill Nosing Locator, 4 9/16" Jambs, Offset Jambs: No Offset, Jambs Applied

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Unfinished Interior Frame, Unfinished Interior Sash, Standard Fingerjoints

MANUFACTURER NOTES: The extension jamb will be applied by nailing through the face of the jamb.



Scaled to Fit

Rough Opening: 72 1/2" X 36 1/2"
Frame Size: 72" X 36"
Unit Dimension: 72" X 36"

016 Exit

EA (1)

\$2,486.07

PERFORMANCE: Standard Performance

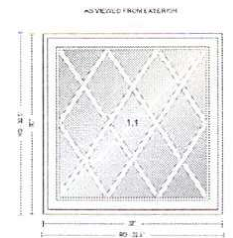
UNIT - Heritage Rectangle CS/AW Transom - Complete Unit, Match Crank Out Profile, Profile: CSS, Wood Sash, Stop Profile: Stepped, 7/8" Performance Divided Lites, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Mill Finish Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating: No Preserve or Neat+ Coating, Beveled Glazing Bead

CASING-JAMBS-TRIM: No Sill Nosing , Sill Nosing Locator, 4 9/16" Jambs, Offset Jambs: No Offset, Jambs Applied

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Unfinished Interior Frame, Unfinished Interior Sash, Standard Fingerjoints

MANUFACTURER NOTES: The extension jamb will be applied by nailing through the face of the jamb.



Scaled to Fit

Rough Opening: 32 1/2" X 32 1/2"
Frame Size: 32" X 32"
Unit Dimension: 32" X 32"

017 None Assigned

EA (1)

PERFORMANCE: Standard Performance, Job Specification PG Rating Entry: Do Not Specify

UNIT - Heritage Rectangle Exterior Swinging Door - Complete Unit, Inswing, Heritage, Hinging (As Door Pulls Towards You): Active - Active : Primary Left, Wood Sash, Full Lite, Panel Sticking: Beveled Sticking, 1 3/4" Panel, Frame Thickness: 1 3/4", 7/8" Performance Divided Lites, Wood Exterior Bar, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Champagne Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating: Glass Preserve without Neat+ Coating, Beveled Glazing Bead, Tempered

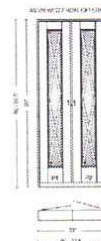
HARDWARE-ACCESSORIES: Single Point Lock w/ 2 Pt Flush Bolt & Dummy Set, Door Lock Type: American Style-Deadbolt on Top, Toronto, Bright Brass - PVD Hardware, Keyed As Pulled From Shelf, Bright Brass Strike, Lock Height: Standard Lock Height, Backset: 45 mm, Adjustable Hinges, Gold Painted Hinges, Astragal, Astragal Type: Wood Low Profile

CASING-JAMBS-TRIM: No Sill, 4 9/16" Jambs

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Unfinished, Unfinished Interior Frame, Unfinished Interior Sash, Black Weatherstrip, Standard Fingerjoints

MANUFACTURER NOTES:

Units with Ovolo or Square Exterior Bar or unfinished, double coat clear, stain with double coat sealer, stain with 20% sheen, high performance clear or custom latex with wood exterior PDL bars will not have a PDL warranty.



Scaled to Fit

Rough Opening: 33 1/2" X 80 1/2"

Frame Size: 33" X 80"

Unit Dimension: 33" X 80"

\$5,238.35

018 None Assigned

EA (1)

PERFORMANCE: Standard Performance, Job Specification PG Rating Entry: Do Not Specify

UNIT - Heritage Rectangle Exterior Swinging Door - Complete Unit, Inswing, Heritage, Hinging (As Door Pulls Towards You): Active - Active : Primary Left, Wood Sash, Full Lite, Panel Sticking: Beveled Sticking, 1 3/4" Panel, Frame Thickness: 1 3/4", 7/8" Performance Divided Lites, Wood Exterior Bar, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Champagne Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating: Glass Preserve without Neat+ Coating, Beveled Glazing Bead, Tempered

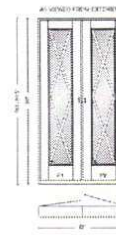
HARDWARE-ACCESSORIES: Single Point Lock w/ 2 Pt Flush Bolt & Dummy Set, Door Lock Type: American Style-Deadbolt on Top, Toronto, Bright Brass - PVD Hardware, Keyed As Pulled From Shelf, Bright Brass Strike, Lock Height: Standard Lock Height, Backset: 45 mm, Adjustable Hinges, Gold Painted Hinges, Astragal, Astragal Type: Wood Low Profile

CASING-JAMBS-TRIM: No Sill, 4 9/16" Jambs

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Unfinished, Unfinished Interior Frame, Unfinished Interior Sash, Black Weatherstrip, Standard Fingerjoints

MANUFACTURER NOTES:

Units with Ovolo or Square Exterior Bar or unfinished, double coat clear, stain with double coat sealer, stain with 20% sheen, high performance clear or custom latex with wood exterior PDL bars will not have a PDL warranty.



Scaled to Fit

Rough Opening: 42 1/2" X 80 1/2"

Frame Size: 42" X 80"

Unit Dimension: 42" X 80"

\$5,256.72

019 None Assigned

EA (1)

PERFORMANCE: Standard Performance

UNIT - Heritage Rectangle Exterior Swinging Door - Complete Unit, Inswing, Heritage, Hinging (As Door Pulls Towards You): Left, Wood Sash, Full Lite, Panel Sticking: Beveled Sticking, 1 3/4" Panel, Frame Thickness: 1 3/4", 7/8" Performance Divided Lites, Wood Exterior Bar, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Champagne Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Mill Finish Spacer, Glass Preserve / Neat+ Coating: Glass Preserve without Neat+ Coating, Beveled Glazing Bead, Tempered

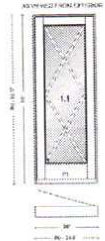
HARDWARE-ACCESSORIES: Multi-Point Lock, Primary Panel MPT Locking Points: Standard Lock, Door Lock Type: American Style-Deadbolt on Top, Toronto, Bright Brass - PVD Hardware, Keyed As Pulled From Shelf, Bright Brass w/ Stainless Secondary s Strike, Lock Height: Standard Lock Height, Backset: 45 mm, Adjustable Hinges, Gold Painted Hinges

CASING-JAMBS-TRIM: No Sill, 4 9/16" Jambs

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Unfinished, Unfinished Interior Frame, Unfinished Interior Sash, Black Weatherstrip, Standard Fingerjoints

MANUFACTURER NOTES:

Units with Ovolo or Square Exterior Bar or unfinished, double coat clear, stain with double coat sealer, stain with 20% sheen, high performance clear or custom latex with wood exterior PDL bars will not have a PDL warranty.



Scaled to Fit

Rough Opening: 30 1/2" X 80 1/2"

Frame Size: 30" X 80"

Unit Dimension: 30" X 80"

\$ 3,175.71

JPP Home Innovation LLC.



STUCCO REPAIR

Project Info.

- NAME
- EMAIL
- PHONE
- ADDRESS
-

Johny Sweet
Jsweetphx@gmail.com
602-317-9353
303 W Willetta, Phoenix, AZ
Phoenix AZ . 85003

EXTERIOR

TASK.

Stucco Repairs.

NOTES

All the materials are included on this quote

SUBTOTAL

\$5,550

Thank you for your business!

Giane Perez

Authorized Signed



(480)529-4835



945 E 10th Ave, Mesa AZ
85204



Johnny Sweet <jsweetphx@gmail.com>

RE: Window Estimate for Project in Phoenix, AZ

1 message

Joe Gionta <JoeG@rochestercolonial.com>
To: Johnny Sweet <jsweetphx@gmail.com>
Cc: Criselda Sweet <sweet.criselda@gmail.com>

Wed, Aug 28, 2024 at 6:50 AM

Good Morning Johnny,

As I begin to work on your estimate, I wanted to provide you with an estimate for the windows on page one of your spreadsheet. See below;

Tudor Revival

Johnny Sweet

Floor	Room	Qty	Size	Type	Species	Balance	Diamond Grids
First	D. Bedroom 6	4	24x48	DH	PG Mahogany	W&C	17
First	Puzzle Room	1	24x16	Fixed	PG Mahogany	-	7
First	D. Bedroom 2	1	46x46	DH	PG Mahogany	W&C	24
First	D. Bedroom 1	1	24 x60	DH	PG Mahogany	W&C	17
First	Pantry	1	16x60	Fixed	PG Mahogany	-	none
First	Kitchen	2	36x36	Casement	PG Mahogany	-	38

The total for the window units listed above (total 10) is \$102,472.00.

The other windows (2nd floor & attic) can be somewhat less on a per unit basis however given 32 total units you can expect that your total price will be near \$300K. If all is good with you I will move forward with completed quote, if not just let me know. Thanks, Joe

Joe Gionta

Business Development – Luxury Brands

Rochester Colonial Manufacturing Corp.

585.315.1317 m

October 8, 2024

To whom it my concern:

I'm writing on behalf of the Roosevelt Action Association, the official neighborhood association representing the area bounded by McDowell Road, Van Buren Street, Central Avenue, and 7th Avenue. One of the primary purposes of the RAA is to retain and enhance the historic character of the neighborhood, as documented by the City-approved Roosevelt Historic District and numerous individually designated historic properties.

We understand that the new owner of 303 W. Willetta, which is a contributing property within the Roosevelt Historic District, has submitted plans for a renovation and an application for funds from the Phil Gordon Threatened Buildings Fund.

At our organization's September 17, 2024 general membership meeting, owners Johnny and Criselda Sweet presented their plans for the property. The presentation was favorably received and the membership voted unanimously to support the Sweet's application for Threatened Building funds.

We look forward to this noteworthy structure being returned to its original grandeur and appreciate the City's willingness to support worthy historic preservation projects.

Sincerely,

Bill Scheel
Vice President, Roosevelt Action Association

Cc: Joan Kelchner, RAA President

Mark & Rachel Davis
69 W Lynwood St
Phoenix, AZ 85003

(602) 432-8905

September 13, 2024

Ms. Ruter, Historic Preservation Officer
City of Phoenix
200 West Washington
3rd Floor
Phoenix, Arizona 85003

RE: 303 W Willetta – Threatened Building Program

Ms. Ruter:

I am pleased to submit this letter of support for the use of 2006 Historic Preservation Bond funds to assist a property owner with rehabilitation work. The applicant is a former member of the Roosevelt Neighborhood and therefore familiar with the unique historic building detail that created a very special place in Phoenix.

In reviewing the rehabilitation plan that the Sweet family intends to perform, I nearly toppled out of my chair when I saw the elevated detail and intentionality that their work will provide to revive the George H Lutgerding House to the glory it had in prior years. I admire the creativity in the strategic density that the duplex conversion will add to the neighborhood that was designed to comingle single, multi and commercial property types. As a past president of the Roosevelt Action Association and Historic Roosevelt neighbor for over 15 years, I know neighbors learn a whole lot from each other. I am excited for myself and our neighbors to witness the rehabilitation as we each carry the responsibility to address our own home's unique need for rehabilitation.

My professional background is in commercial real estate development, and I have seen many properties get either rehabilitated or demolished. In my opinion, due to the nature of home prices and the related land values, the nearly half acre lot size of the property threatens the George H Lutgerding House. Many potential owners, needing to satisfy investor returns, would utilize the by-right zoning of 10 Du/Ac to densify the land. Other potential buyers would await 2 years, demolish the George H Lutgerding House and build a fourplex with ADUs. The City's support of the rehabilitation will prevent the demolition.

Thank you for your review of this letter and the Sweet families request. Please, without delay, support the request and use of 2006 Historic Preservation Bond funds to rehabilitate the George H Lutgerding House.

If you have any questions regarding this letter, please do not hesitate to contact me.

Sincerely,



To Whom it may concern:

I am writing to request you approve using threatened building grant money for the restoration of 303 West Willeta St. in Phoenix.

The fact that Criselda and Johnny Sweet are taking on this immense project and financial risk is amazing and admirable. The highest ROI (return on investment) would be gained by destroying the building and constructing multiple dwellings as allowed by code. Instead, the Sweets will be removing hundreds of square feet of architecturally incompatible additions, even though they are technically sound to restore the front facade, porch and pergola. They have several hundred thousand dollars worth of additional work to be done to the property. However, they have a terrific track record of historic restoration, and I truly look forward to their completed project. They will be incredible stewards of their home.

Additionally, their work will have an immense impact on the neighborhood. Previously, the Toby house, for years this property housed developmentally challenged adults as a group home without issue. Unfortunately, the clientele had changed in recent years to include a criminal element that created multiple issues for neighbors. Having this return to a well-maintained home will benefit the neighborhood and city as a whole.

In closing, I'm listing my credentials to show why I feel competent in this area to request your support of the threatened building funding.

City of Phoenix Historic Preservation Commission ~ 7 years (1 year Chair)

Realtor specializing in historic properties ~ 30 plus years with over 75 individual property sales in Roosevelt

Previous Roosevelt resident ~ 10 plus years including president of RAA and Block Watch captain and coordinator/grant writer

Thank you again for your consideration and support in this matter!

Sherry L. Rampy

Associate Broker

Brokers Hub Realty

602-571-5032

sherryrampy@gmail.com



Johnny Sweet <jsweetphx@gmail.com>

Re: Letter of Support?

1 message

Colin Vogel <colin@upsideins.com>
To: Johnny Sweet <jsweetphx@gmail.com>

Wed, Sep 18, 2024 at 10:09 AM

RE: Letter of Support

My name is Colin Vogel and I have been a resident of the Roosevelt Historic Neighborhood since 1986. Though I currently live at 515 Lynwood St, I was previously a neighbor of this property on Willetta for 30 years. It is certainly a massive undertaking to restore and maintain historic homes and we have all seen it done poorly time and time again in our neighborhood. I would like to give my support to the Sweet family as they seek to restore such a pivotal property in our neighborhood. Being a corner house this project will make such a visual difference to those in and passing through the neighborhood. The excitement of this change is greatly anticipated.

Thank you,

Colin Vogel
Commercial Insurance
602-526-1810 Office
602-524-0373 Cell
colin@upsideins.com
www.upsideins.com
CLIENT LOG-IN



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