



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE



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

Street 2804 W. Kilbourn Ave.

City Milwaukee County Milwaukee State WI Zip 53208-3525

Name of Historic District Concordia Historic District

National Register district certified state or local district potential district

2. Nature of Request (check only one box)

certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.

certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.

certification that the building does not contribute to the significance of the above-named district.

preliminary determination for individual listing in the National Register.

preliminary determination that a building located within a potential historic district contributes to the significance of the district.

preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

Name Sam Stair Company S2 Real Estate

Street 2925 W. Lincoln Ave. City Milwaukee State WI

Zip 53215 Telephone (414) 476-6063 Email Address sstair@s2support.com

4. Applicant

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

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

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

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

Name Sam Stair Signature (Sign in ink) _____ Date _____

Applicant Entity S2 Real Estate SSN _____ or TIN _____

Street 2925 W. Lincoln City Milwaukee State WI

Zip 53215 Telephone (414) 476-6063 Email Address sstair@s2support.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.

contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.

does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date _____ National Park Service Authorized Signature (Sign in ink) _____

NPS Comments Attached

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

Property Name William Hoffman Building NPS Project Number _____
Property Address 2804 W. Kilbourn Ave. Milwaukee Milwaukee WI 53208-3525

5. Description of Physical Appearance

This 3-story apartment building was constructed in 1922 in the Mediterranean Revival style. The building is rectangular in plan with a concrete foundation, brick walls, and a flat roof. The front elevation faces south and is symmetrical in plan with alternating recessed and projecting bays. Projecting bays contain banks of three 1-over-1 windows at each story with diamond-shaped tile inserts above the second-story windows. The recessed bay at the center of the facade contains pairs of 1-over-1 windows at each story. Moving outward, toward the east and west ends of the facade, recessed bays contain segmentally-arched doorways with concrete stoops at the first story; above each doorway, at the second story, is a round-arched window opening with brick surround and contrasting stone keystones. The outermost recessed bays contain newer 1-over-1 windows at each story (replacements for the original multi-pane casement windows). Stone drip courses run along the perimeter of the building just below the first- and third-story windows. A pent roof clad in asphalt shingles projects above the third story windows and runs continuously along the front and side elevations; the pent roof features projecting rafter ends along the eaves. Above this, the building's roof line is accentuated by a slight parapet with round arches aligned above both front entrances. Both arches contains diamond-shaped tile inserts at the center.

Side (east and west) elevations contain a combination of vinyl 1-over-1 windows, original multi-pane casement windows, and double-hung windows with leaded glass upper sashes and single-pane lower sashes. The overhanging pent roof along both side elevations is currently shored up with wood braces painted to match the exposed rafter ends.

The building's rear (north) elevation contains an inverted center bay, the first story of which has been enclosed for use as utility space. An exterior brick chimney is located east of the inverted bay. Modern wood balconies are cantilevered at the second and third stories on both sides of the inverted bay. Windows are 1-over-1 double-hung.

Date(s) of building(s) 1922 Date(s) of alteration(s) 2019 (vinyl windows)

Has building been moved? No Yes, specify date _____

6. Statement of Significance

The Concordia Historic District was listed in the National Register of Historic Places under Criterion C: Architecture as a cohesive collection of many high style nineteenth and early twentieth century residences designed by Milwaukee's leading architects and exhibiting high quality craftsmanship and materials. The district contains 180 buildings, 170 of which are contributing. The William Hoffman building is one of the district's three contributing apartment buildings. In addition to its architectural significance, the Concordia Historic District is also historically significant as the former site of Concordia College (a Missouri Synod Lutheran School established in 1881) and as the home of a number of prominent Milwaukeeans whose civic, business, and artistic contributions greatly enhanced the development of the city from the mid-nineteenth through the early twentieth centuries. The district's period of significance is 1850 to 1930, the earliest and latest construction dates of contributing buildings.

Despite the loss of some of the William Hoffman building's original windows, the building retains the majority of its original character defining features (green tiled pent roof with exposed rafters, diamond-patterned tile inserts within exterior brickwork, roof parapet with center arches, round-arched window openings above front doors, and a number of original leaded glass windows). As such, the building is considered to retain a sufficient degree of integrity to remain a contributing element of the Concordia Historic District.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE**

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7. Photographs and Maps. Send photographs and map with application.

DRAFT

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

NOTICES

Privacy Act Statement

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

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

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

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

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

Paperwork Reduction Act Statement

We are collecting this information subject to the Paperwork Reduction Act (44 U.S.C. 3501) through the State Historic Preservation Offices to enable the Secretary of the Interior to evaluate the historic significance of structures located in historic districts, and to evaluate the rehabilitation of such structures. The primary use of this information by the Secretary of the Interior will be to certify to the Secretary of the Treasury that the applicant is eligible for Federal tax incentives, or that the applicant is not eligible for such incentives. This application is used by the Internal Revenue Service to confirm that applicants for the tax incentives have obtained the certification concerning historic structures and rehabilitations that are required by law. All applicable parts of the form must be completed in order to receive consideration for the requested benefit. A Federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a currently valid OMB control number. OMB has approved this collection and assigned it control number 1024-0009.

Estimated Burden Statement

Public reporting burden for this form is estimated to average 27 hours per response including the time it takes to read, gather and maintain data, review instructions and complete the form. Direct comments regarding this burden estimate, or any aspects of this form, to the Information Collection Clearance Officer, National Park Service, 12201 Sunrise Valley Drive, Mail Stop 242, Reston, VA 20192. Please do not send your form to this address.

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



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION



Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.	NPS Project Number
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1. Property Name William Hoffman Building
 Street 2804 W. Kilbourn Ave.
 City Milwaukee County Milwaukee State WI Zip 53208-3525
 Name of Historic District Concordia Historic District

Listed individually in the National Register of Historic Places; date of listing _____
 Located in a Registered Historic District; name of district Concordia Historic District
 Part 1 – Evaluation of Significance submitted? Date submitted _____ Date of certification _____

2. Project Data

Date of building 1922 Estimated rehabilitation costs (QRE) \$350,000
 Number of buildings in project 1 Floor area before / after rehabilitation 8,666 / 8,666 sq ft
 Start date (estimated) 04/15/2020 Use(s) before / after rehabilitation Apt Bldg / Apt Bldg
 Completion date (estimated) 08/15/2020 Number of housing units before / after rehabilitation 11 / 11
 Number of phases in project 3 Number of low-moderate income housing units before / after rehabilitation 11 / 11

3. Project Contact (if different from applicant)

Name Sam Stair Company S2 Real Estate
 Street 2925 W. Lincoln Ave. City Milwaukee State WI
 Zip 53215 Telephone (414) 476-6063 Email Address sstair@s2support.com

4. Applicant

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I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

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Name Sam Stair Signature (Sign in ink) _____ Date _____
 Applicant Entity 2925 W. Lincoln Ave. SSN _____ or TIN _____
 Street 2925 W. Lincoln Ave. City Milwaukee State WI
 Zip 53215 Telephone (414) 476-6063 Email Address sstair@s2support.com

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

NPS Official Use Only

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

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

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

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

Date _____ National Park Service Authorized Signature (Sign in ink) _____

NPS conditions or comments attached

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Property Name William Hoffman Building NPS Project Number _____

Property Address 2804 W. Kilbourn Ave. Milwaukee Milwaukee WI 53208-3525

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

Number	Feature	Date of Feature
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Describe existing feature and its condition

See attached.

Photo Numbers _____ Drawing Numbers _____

Describe work and impact on feature

Number	Feature	Date of Feature
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Describe existing feature and its condition

Photo Numbers _____ Drawing Numbers _____

Describe work and impact on feature

DRAFT

Add Item

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

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Number: 1 **Feature:** Site work at entrance

Date of Feature: 1922

Describe existing feature and its condition:

Entrances along south elevation are accessed via concrete steps and sidewalks running between the concrete landings at each entrance and the W. Kilbourn Avenue sidewalk. Low, flared concrete walls are located along the sides of the concrete landings at each entrance. Mown grass lawn is located between face of building and W. Kilbourn Avenue and N. 28th Street sidewalks. Concrete steps, walkways, landings, and flared walls are in good condition.

Photo numbers: 06, 03

Drawing numbers: C-1

Describe work and impact on feature:

Concrete ramp with ADA compliant curb ramp to be added between N. 28th Street sidewalk and existing concrete landing at eastern entrance. Continuous metal pipe handrail to be installed on each side of new concrete ramp. Additional concrete ramp to be constructed from building entrance to existing concrete landing. Existing concrete walkway and steps between landing and W. Kilbourn Avenue sidewalk will remain. The impact will be the public accessibility of the building and the preservation of the historic entry locations.

Number: 2 **Feature:** Roof

Date of Feature: 1922

Describe existing feature and its condition:

Existing flat roof is sealed with rubber membrane that is failing at some locations. Existing pent roof around perimeter of building is of wood construction with exposed rafter ends and is clad in green tile; the pent roof is currently braced on the east and west elevations with diagonal supports (installed sometime between 1984 and 2016), but is otherwise in good condition. Existing parapet above pent roof is of brick construction with round arches aligned above entry bays; diamond-shaped tile inserts are located at the center of both round arches. Parapet is damaged in some locations and intact at others.

Photo numbers: 07, 02, 03

Drawing numbers: A-1.4, A-2.4

Describe work and impact on feature:

Areas of failing membrane will be repaired or replaced with new EPDM and new flashing. Pent roof will remain as is. Impact will be the preservation of the building's structural integrity and character-defining pent roof with exposed rafters and distinctive green tiling.

Number: 3 **Feature:** Exterior walls

Date of Feature: 1922

Describe existing feature and its condition:

The building's front and side exterior walls are of brown brick construction with decorative diamond-shaped tile inserts between second- and third-story windows in the projecting bays of the front (south) elevation. A brick parapet with stone coping features diamond-shaped stone inserts centered in arches aligned above the two front entrances. The rear (north) wall is of cream brick construction with an exterior

brick chimney of the same material. Brick walls are generally in good condition throughout. Exceptions include damaged portions of the parapet and water damaged portions of the exterior chimney and adjacent wall where mortar is failing.

Photo numbers: 08, 09

Drawing numbers: A-2.5, A-2.6, A-2.7

Describe work and impact on feature:

Existing brick parapets will be tuck pointed where needed and rebuilt at locations where bricks are missing. The damaged portions of the chimney and adjacent walls will be tuck pointed. In all cases, new mortar will match existing in color, texture, grain, and joint width, finish, and profile. Bricks used in rebuilding damaged portions of the parapet will match existing bricks in size, color, and shape. The impact will be the stabilization and restoration of the building's brick walls, parapet, and chimney.

Number: 4 **Feature:** Windows

Date of Feature: 1922, 2019

Describe existing feature and its condition:

Existing windows are a mix of vinyl 1-over-1 double hung (installed 2019), original double-hung with leaded-glass upper sashes and single-pane lowers, original multi-pane casements, and round-arched windows with leaded-glass upper sashes and single-pane lowers. Decorative leaded glass and multi-pane casements are located along front and side elevations; windows in rear elevation are 1-over-1. All original windows are of wood construction. Several windows are currently missing. Intact windows range from poor to fair condition. Aluminum-frame storm windows are in place at several locations.

Photo numbers: 10, 11, 12, 13, 14, 15

Drawing numbers: A-3.0, A-3.1, A-2.5-7

Describe work and impact on feature:

Damaged original windows will be repaired wherever possible, including the repair of wood frames and the replacement of broken glass. Missing leaded glass windows will be replaced in kind (with the exception of the use of comparable zinc alloy comes rather than lead comes). Vinyl windows will be replaced with wood-frame windows (leaded-glass double-hung and multi-pane casements in the front and side elevations and 1-over-1 double hung in the rear elevation). The impact will be the restoration of the building's original fenestration and the preservation of its historic character.

Number: 5 **Feature:** Exterior doors

Date of Feature: 1922

Describe existing feature and its condition:

Current door openings in the front (south) elevation are boarded over, but original wood front doors in place beneath. Front doors are original and in fair condition but the central glazing has been replaced with plexiglass panels. Rear doors at the first story are not intact and are currently boarded over. Rear balcony doors are intact; these are wood panel doors with single-pane glazing in the upper half.

Photo numbers: 16

Drawing numbers: A-3.0, A-2.5, A-2.7

Describe work and impact on feature:

Original front doors will be repaired to retain original wood door body with new, clear glass panels replacing the existing plexiglass. Missing rear doors will be replaced with new wood or metal doors. Intact doors at the four rear balconies will be repaired and refinished to match existing. The impact will be the preservation of the original doors and the restoration of the historic aesthetic of the primary entrances.

Number: 6 **Feature:** Interior floor plan

Date of Feature: 1922

Describe existing feature and its condition:

The current building contains 11 individual apartment units. Each unit contains living room, bedroom, parlor or 2nd bedroom, dining room, kitchen, and bathroom. Circulation spaces between apartments consist of stairwells and landings at each story.

Photo numbers: 17, 18

Drawing numbers: A-1.1-3; A-2.1-3

Describe work and impact on feature:

The current floorplan for each unit will remain unchanged with the exception of the removal of closet walls in one of the first-story units between the dining room, kitchen, and bathroom and the opening of the existing mechanical chase in all units (mechanical chase will be converted to closet space in each unit). The impact will be the preservation of the building's original interior floorplan and the ADA accessibility of one of the first-story units.

Number: 7 **Feature:** Floors

Date of Feature: 1922

Describe existing feature and its condition:

The majority of the building has original hardwood flooring ranging in condition from good to poor. Flooring in most kitchen and bathroom spaces have newer vinyl flooring ranging in condition from good to poor; original terrazzo flooring is located under the vinyl flooring in kitchens. Some bedrooms at the second and third stories have post-1980 carpeting; this is in poor condition.

Photo numbers: 17, 18

Drawing numbers: N/A

Describe work and impact on feature:

Carpeting will be removed. Hardwood flooring will be refinished and retained wherever possible. Severely damaged wood flooring will be replaced in-kind. Newer vinyl flooring in kitchens and bathrooms will be removed. This will be replaced with laminate flooring in bathrooms; original terrazzo flooring in kitchens will be cleaned and polished. The impact will be the preservation and restoration of a large portion of the building's original hardwood and terrazzo flooring.

Number: 8 **Feature:** Interior ceilings and walls

Date of Feature: 1922

Describe existing feature and its condition:

All units at the first story and several at the second story have been stripped of wall and ceiling plaster so that only exposed wall framing, exposed brick, and exposed floor joists remain. Ceilings and walls in third-story units are largely intact and are of plaster construction. Living and dining rooms feature cove ceilings with decorative plaster molding. Intact ceilings and walls are in fair-to-poor condition with some cracking and bulging of plaster.

Photo numbers: 17, 18

Drawing numbers: A-2.1, A-2.2, A-2.3

Describe work and impact on feature:

Walls and ceilings in stripped areas will be rebuilt with drywall. Heavily damaged plaster will be replaced with drywall. Intact plaster walls will remain where in good condition. Cove ceilings with decorative moldings will remain. The impact will be the restoration of interior walls and the preservation of distinctive cove ceilings and plaster molding.

Number: 9 **Feature:** Interior carpentry elements

Date of Feature: 1922

Describe existing feature and its condition:

Original interior wood elements include wood panel wainscoting and trim in some living room, dining room, and/or parlor areas and built-in cabinetry in dining rooms. Multi-pane wood doors between living rooms and parlor/bedroom spaces are generally intact. These elements, where present, are in fair to good condition.

Photo numbers: 13

Drawing numbers: A-1.1-3; A-2.1-3

Describe work and impact on feature:

Wainscoting, trim, and built-in dining room cabinetry will remain. The impact will be the preservation of the distinctive carpentry detailing in dining room, parlor, and living rooms where these elements are present.

Number: 10 **Feature:** Rear balconies

Date of Feature: c.1990

Describe existing feature and its condition:

Four balconies are located along the rear elevation at the second and third stories. The balconies are of modern wood construction and were added within the last 40 years as comparable replacements for the original balconies. All are in fair-to-good condition; damage is limited to the loss of vertical rails from some balconies.

Photo numbers: 05, 09

Drawing numbers: A-2.5, A-2.6

Describe work and impact on feature:

Existing wood balconies will be pressure washed, repaired, and painted; repair work will consist primarily of the replacement of missing wood railings. The impact will be the continued use of the balconies as extensions of the interior circulation space.

Number: 11 **Feature:** HVAC

Date of Feature: N/A

Describe existing feature and its condition:

Original radiators have been removed from all units. Two non-functional boilers are located in basement.

Photo numbers: N/A

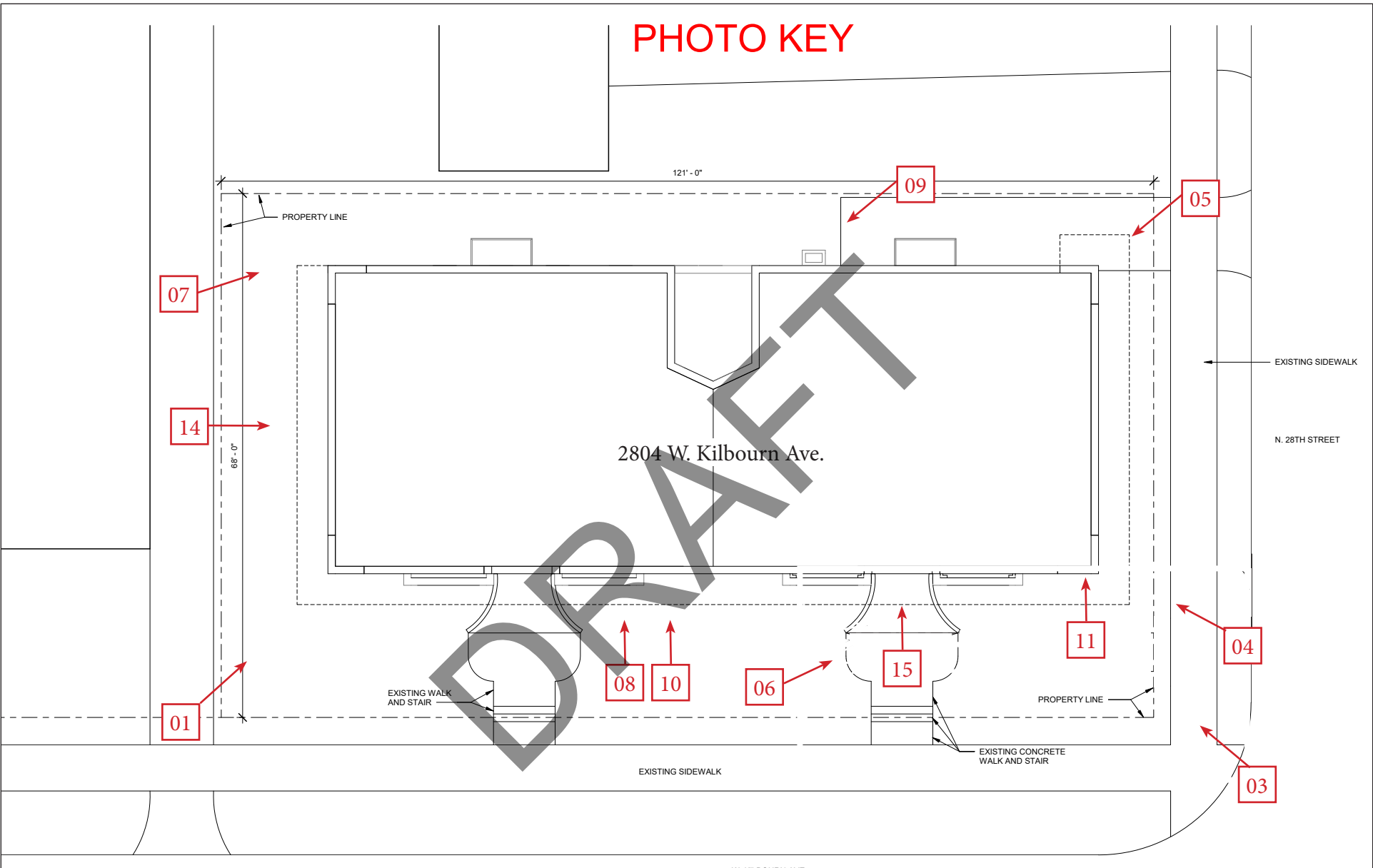
Drawing numbers: TBD

Describe work and impact on feature:

New heating system will be installed either in the form of a new boiler in the basement, electric baseboard heaters, or floor vents. All ductwork and/or piping will be located within existing wall/floor/ceiling cavities.

DRAFT

PHOTO KEY

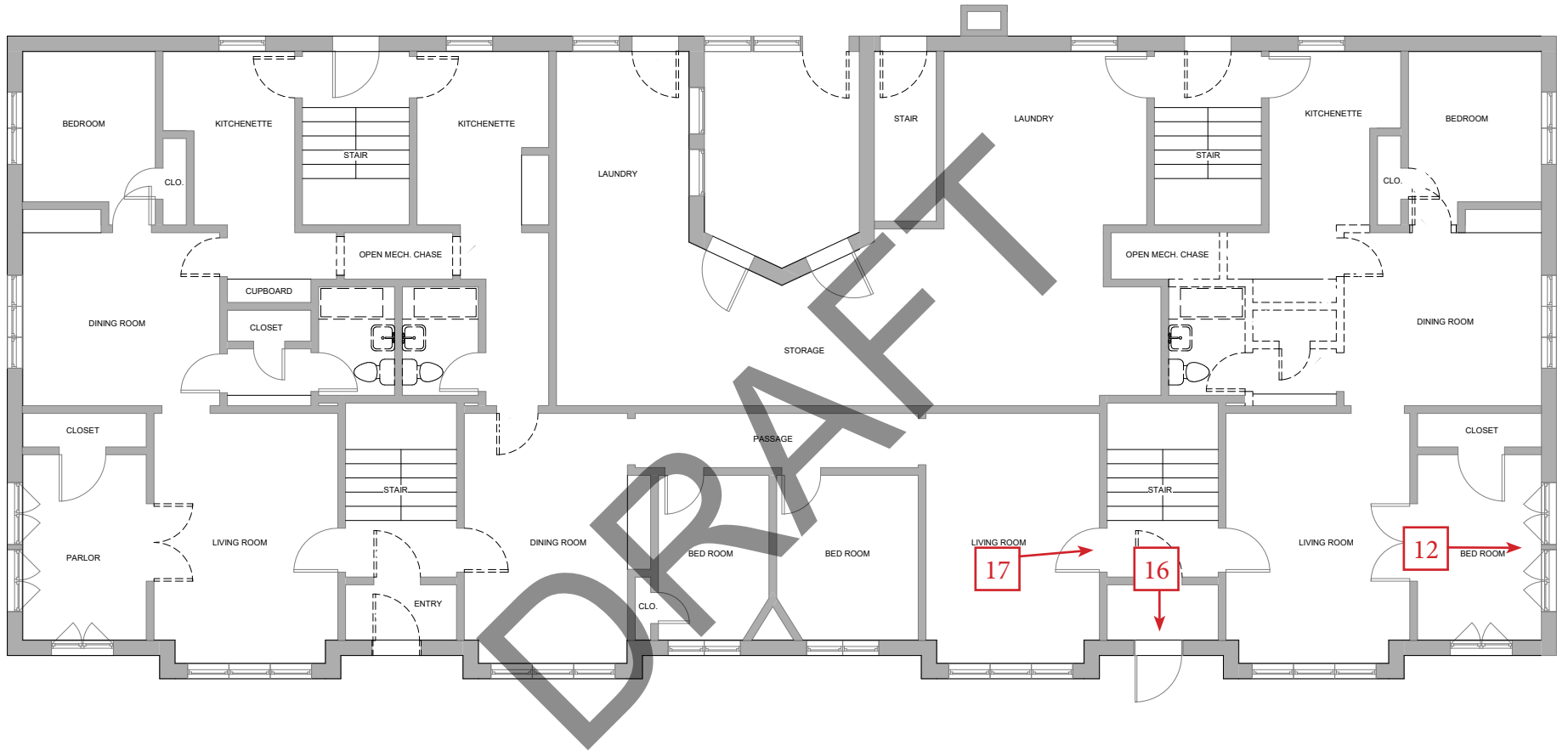


ARCHITECTURAL SITE PLAN

1/8" = 1'-0"

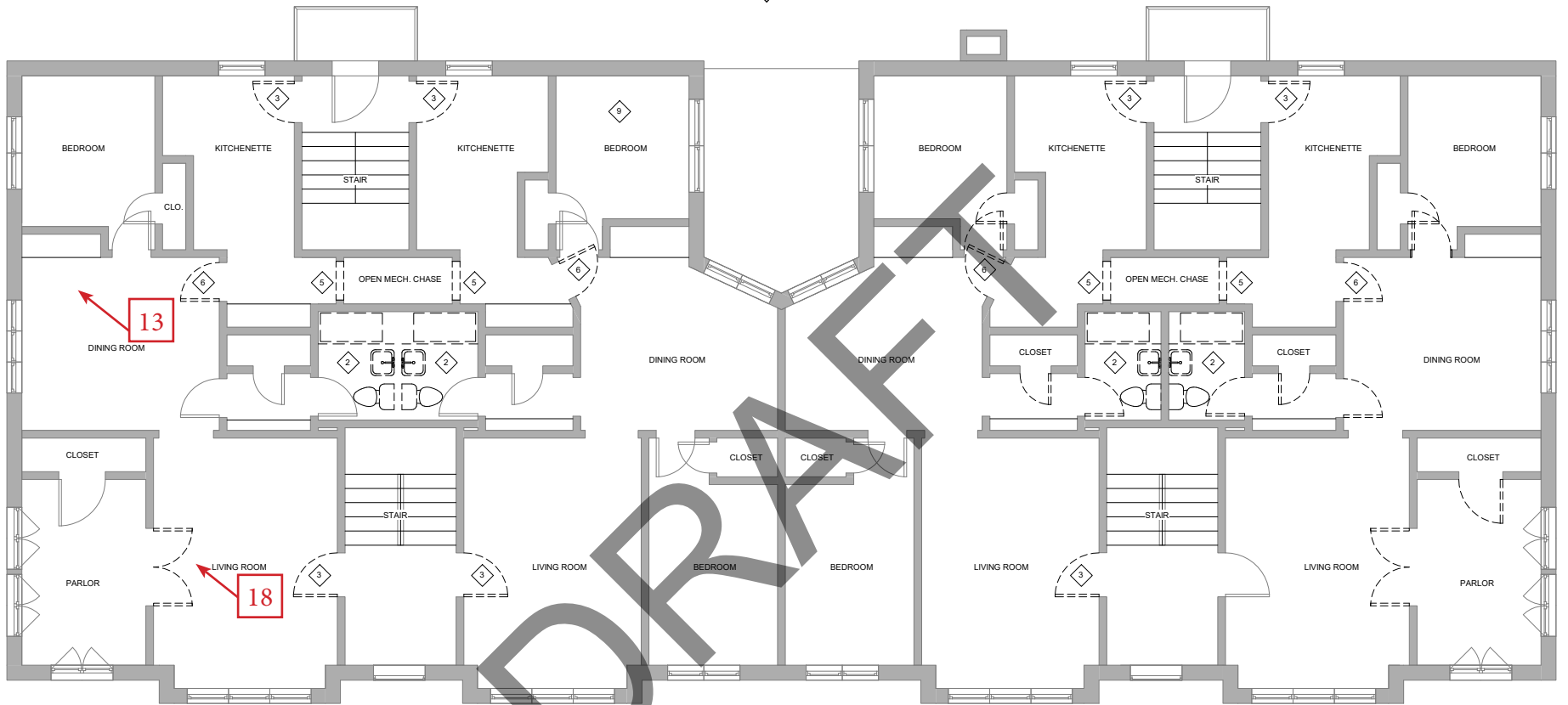


02



First Floor Plan





Second Floor Plan

