



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

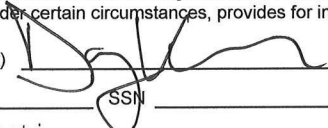


Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with 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 1648 Vine Street
 Street 1648 Vine Street
 City Cincinnati County Hamilton State OH Zip 45202
 Name of Historic District Over-the-Rhine 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 Beth Sullebarger Company Sullebarger Associates
 Street 1080 Morse Avenue City Glendale State OH
 Zip 45246 Telephone (513) 703-0877 Email Address sullebarger@fuse.net

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 Daniel Klingler Signature (Sign in ink)  Date 08/28/2020
 Applicant Entity OTR A.D.O.P.T. SSN _____ or TIN 80-0672053
 Street 1311 Vine Street City Cincinnati State OH
 Zip 45202 Telephone (513) 400-3161 Email Address danny@otradopt.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 1648 Vine Street NPS Project Number _____

Property Address 1648 Vine Street Cincinnati Hamilton OH 45202

5. Description of Physical Appearance

Located in a dense urban neighborhood, 1648 Vine Street is a 3-and-1/2-story, 3-bay, two-part commercial block built c 1845, but extensively renovated. The ground floor of the front elevation is altered, with doors in the end bays and a storefront faced with polished gray granite (c 1950) with full-glazed doors in the end bays and a wide band of steel windows. The upper facade, which is clad in brownish-red wirecut brick (c 1928), has three bays of windows with straight stone lug sills, while the lintels, including those of the short attic-story windows, are joined in continuous stone band courses. The front is capped by a prominent denticulated metal cornice/box gutter. Behind the cornice, the roof is single-sloped down to the south.

The rear elevation comprises a 3-story block with a 2-story, two-bay brick extension on the right (north) side. On the left, is a multi-story concrete deck, partially covered by an extension of the roof. As indicated on the 1891 Sanborn map (Figure 6), this building historically had a side passage and 3-story wood-frame gallery on the south side providing access to the upper floors. Such an arrangement is still common in Over-the-Rhine. All windows and doors are either replacements or missing.

The interior has been renovated several times. When purchased by OTR A.D.O.P.T, the building was in the process of renovation by a previous owner. The ground-floor interior has been completely gutted to exposed brick walls and wood joists on the 1st floor. Some historic fabric remains on the 2nd floor, including areas of plaster, molded wood baseboard and doorways with transoms. The attic has exposed brick walls and wood roof framing.

Date(s) of building(s) c 1845 Date(s) of alteration(s) c 1928, c 1950

Has building been moved? No Yes, specify date _____

6. Statement of Significance

1648 Vine Street is a contributing building in the Over-the-Rhine Historic District, which was listed in the National Register in 1983, expanded in 2012, and locally designated in 1993. (See Figure 1.) Built c 1845, this building coincides with the district's period of significance of 1840 to c 1928. Although altered, it is consistent with the overall materials, height and architectural character of the district as a whole. The building is a good example of a two-part vernacular commercial block. While the storefront has been altered, the upper facade retains the rhythm of its window openings, stone lug sills and band courses and denticulated metal cornice.

The building stands on the north half of lot 35 in James Findlay's Northern Liberties Subdivision (Figure 3). The construction date of c 1845 is based on the first sale of the lot divided into north and south halves. The north half was purchased on September 9, 1845 by Charles Weber, who owned it until 1853 and is likely the builder. The building appears on the 1855 map (Figure 4) of Cincinnati as 624 Vine, with a second brick building on the rear of the lot fronting on Hamer Street. The 1883-4 Atlas (Figure 5) shows the building in outline. The first detailed graphic depiction of the building is on the 1891 Sanborn map (Figure 6), which shows a breezeway and wood-frame gallery on the south side, a 3-story wood addition on the rear building and two 1-story frame outhouses in between. (Aerial photos show the rear building removed between 2001 and 2006.)

The 362.5-acre Over-the-Rhine Historic district is characterized largely by densely packed urban residential-scale structures of the mid- and late-19th-century with a largely uniform street wall, consistent 2- to 4-story building height and primary building material of red brick. The district is generally associated with a strong German influence, and includes a wide range of building styles, including Greek Revival, Italianate and Queen Anne. The district nomination cites six sub-areas reflecting different uses and architectural types. 1648 Vine Street is located in the Central Commercial-Residential subarea, which was historically the focus of business and mercantile

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activities within the neighborhood. The area is characterized by compact streetscapes of mixed-use buildings with storefronts at the ground floor and housing above. Architectural styles found in this subarea are consistent with those in the district as a whole.

As previously mentioned, the Over-the-Rhine neighborhood reflected an extensive German influence. In 1850 approximately 63% of Over-the-Rhine's population were immigrants from German states, including Prussia, Bavaria, and Saxony. The neighborhood soon took on a "German" character influenced by its majority of residents. The new immigrants brought a variety of customs, habits, attitudes, and dialects of the German language. Their range of religions, occupations, and classes characterized the Over-the-Rhine German community for the rest of the century. The community was served by several German newspapers, including the Volksfreund, Volksblatt, and the Freie Presse. (www.otrbrewerydistrict.org, History of the Brewery District. Accessed on 8/5/2014).

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

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1648 Vine Street, Hamilton County, OH

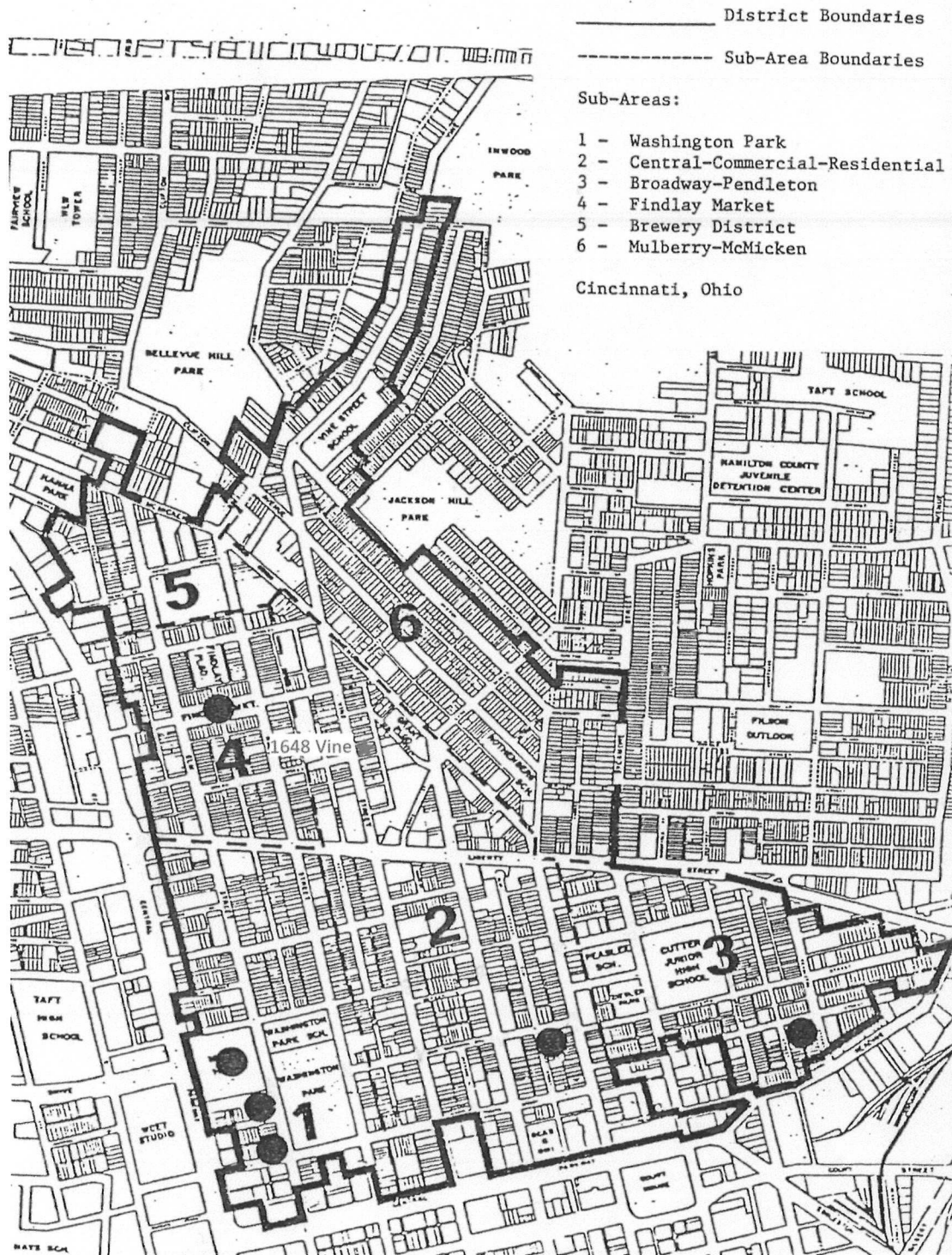


Figure 1. Location of 1648 Vine Street within the Over-the-Rhine Historic District

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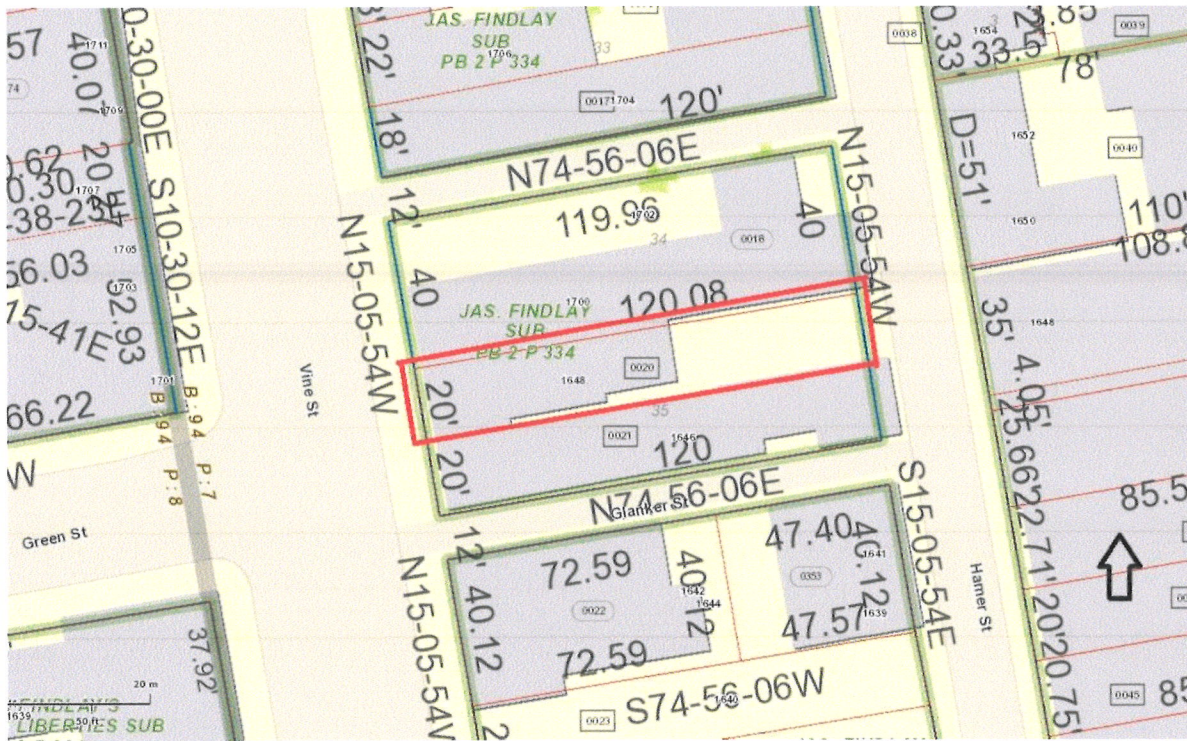


Figure 2. Map showing existing building at 1648 Vine Street, North ½ of Lot 35 in James Findlay's Northern Liberties Subdivision

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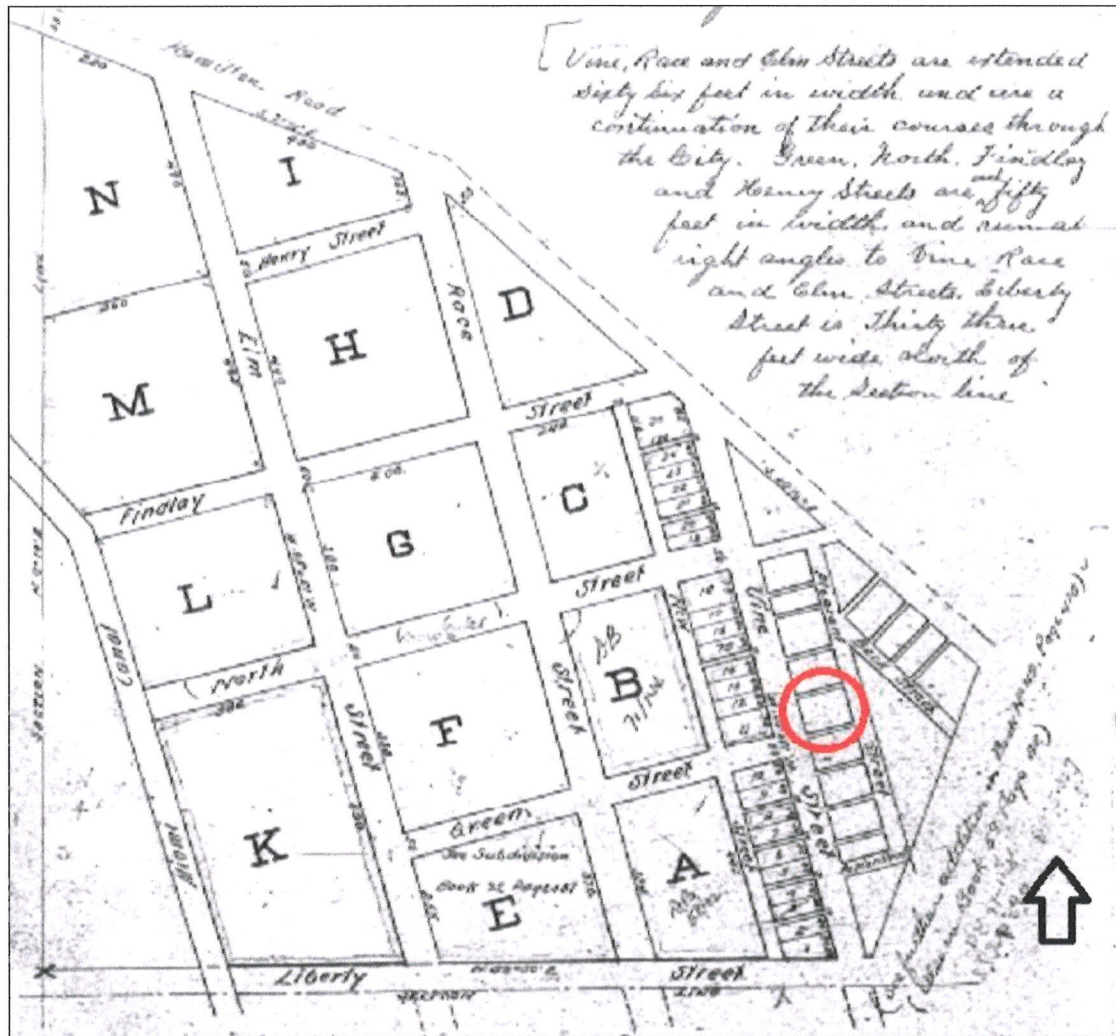


Figure 3. James Findlay's Northern Liberties Subdivision, DB 47 P319, recorded June 8, 1833 (red circle indicates block that includes Lot 35)

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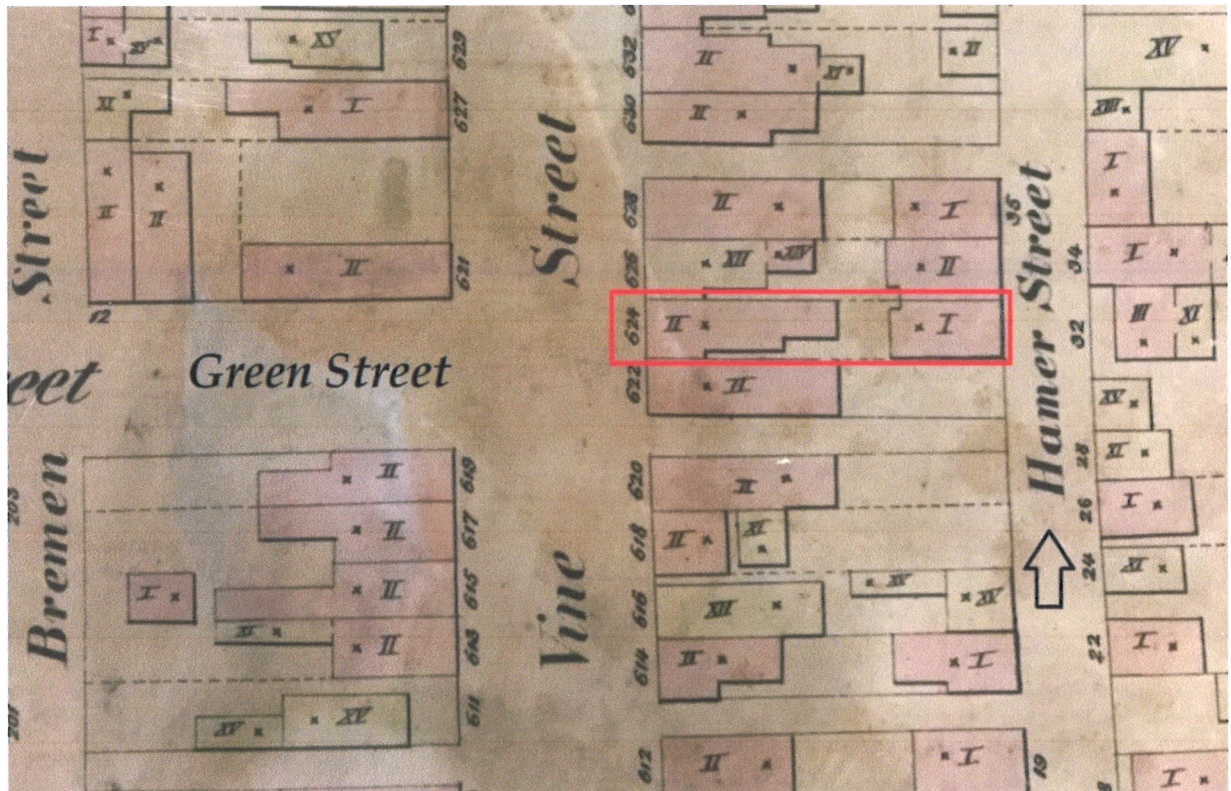


Figure 4. Detail from 1855 map of Cincinnati showing 1648 Vine Street (then 624) and rear building on Hamer Street.

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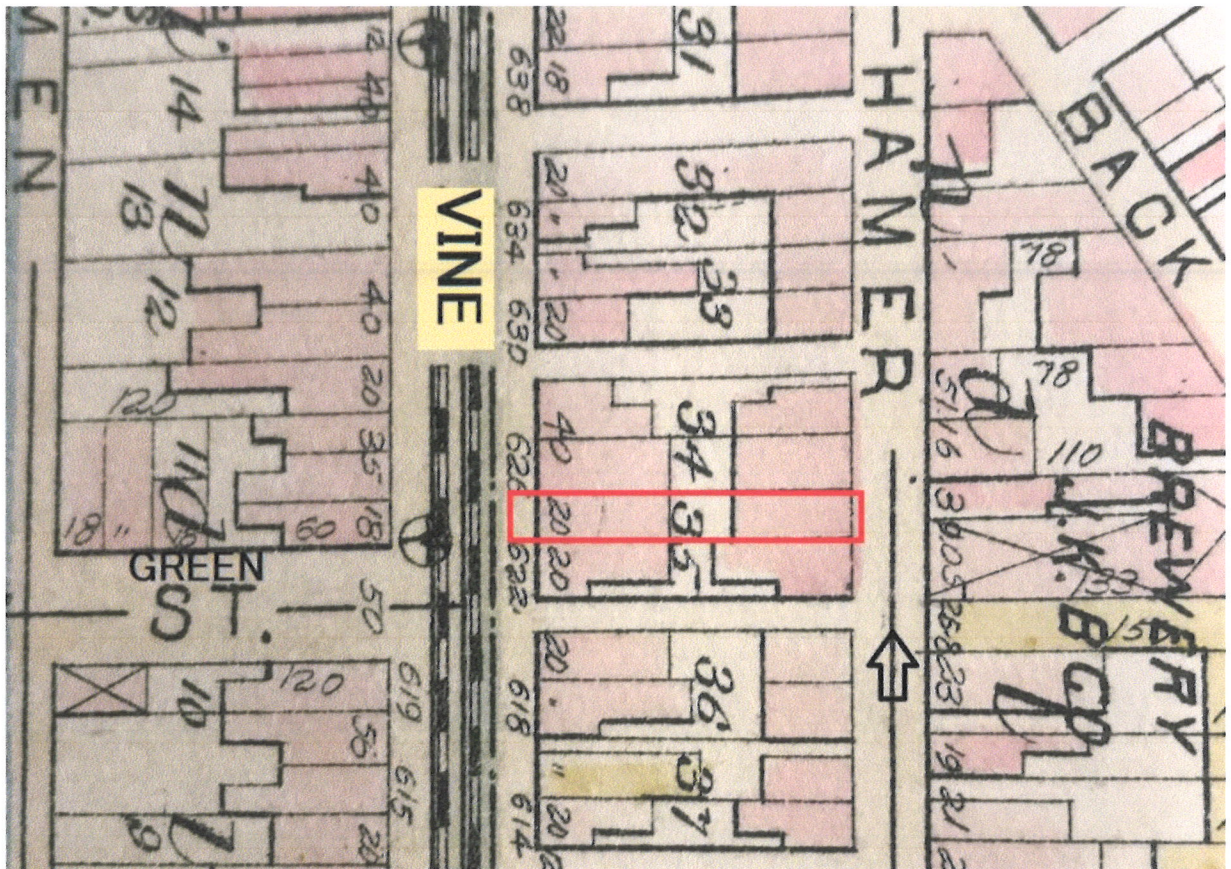


Figure 5. Detail from 1883-4 Atlas showing 1648 Vine Street

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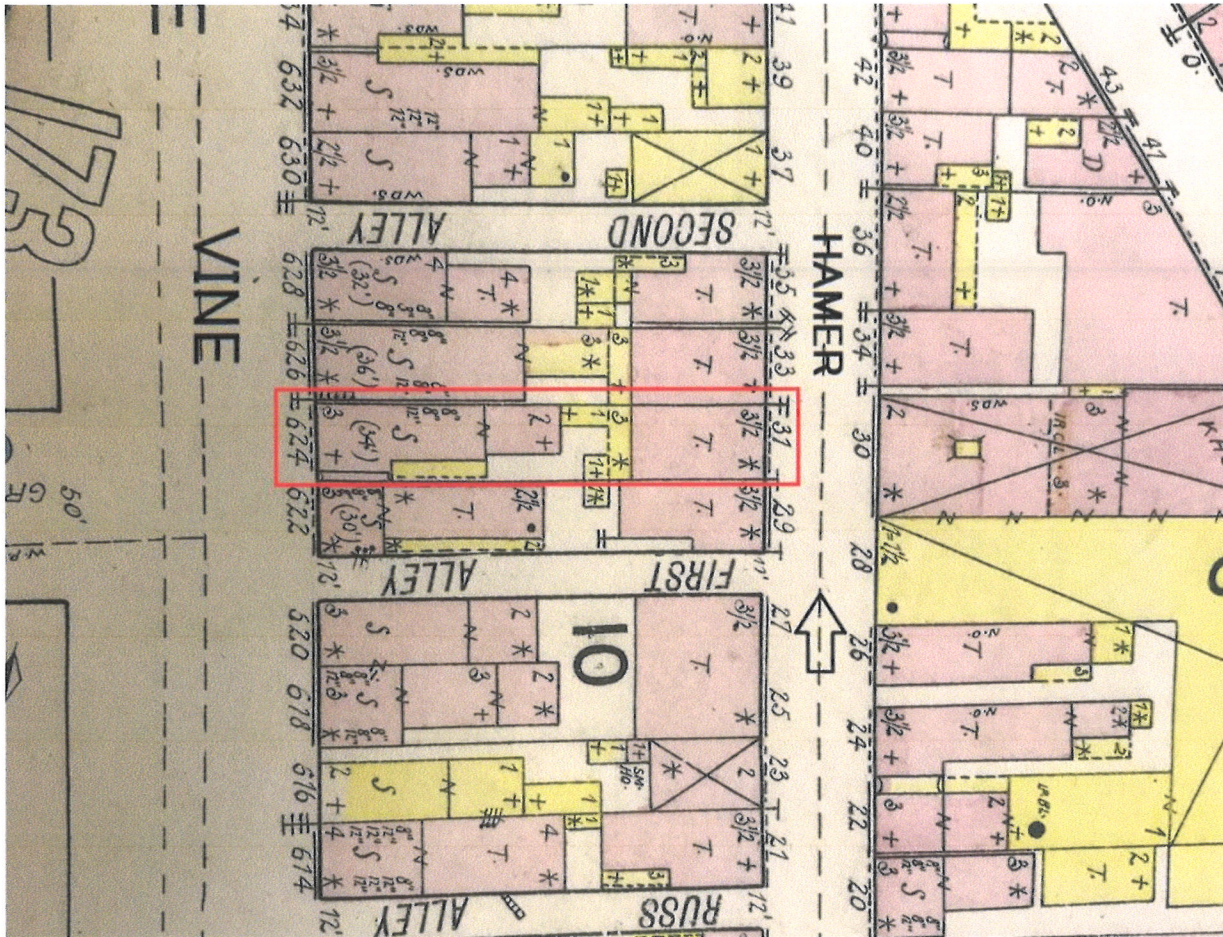


Figure 6. Detail from 1891 Sanborn Map showing 1648 Vine Street with passthrough on south, wood-frame side gallery, 3-story wood gallery on rear building on Hamer and two 1-story frame outhouses in between

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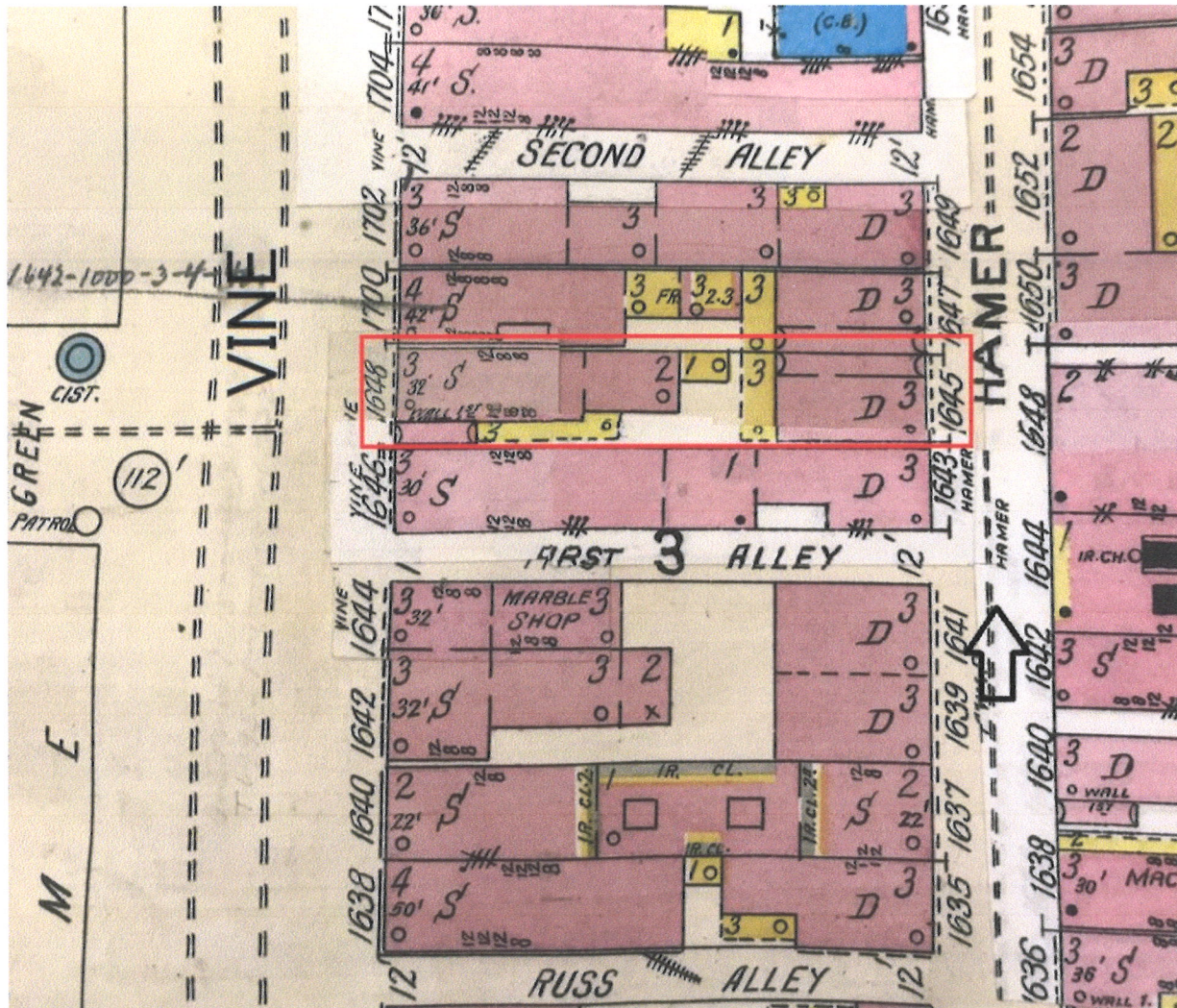


Figure 7. Detail from 1904 Sanborn Map showing 1648 Vine Street; with passthrough on south, 3-story wood-frame side gallery, 3-story wood gallery on rear building on Hamer and 1-story frame outhouses in between



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 1648 Vine Street
 Street 1648 Vine Street
 City Cincinnati County Hamilton State OH Zip 45202-6250
 Name of Historic District Over-the-Rhine Historic District
 Listed individually in the National Register of Historic Places; date of listing _____
 Located in a Registered Historic District; name of district Over-the-Rhine Historic District
 Part 1 – Evaluation of Significance submitted? Date submitted 8/28/2020 Date of certification _____

2. Project Data
 Date of building c 1845 Estimated rehabilitation costs (QRE) \$500,000
 Number of buildings in project 1 Floor area before / after rehabilitation 3,499 / 3,499 sq ft
 Start date (estimated) 01/01/2021 Use(s) before / after rehabilitation Vacant / Comm/res
 Completion date (estimated) 12/31/2021 Number of housing units before / after rehabilitation 0 / 4
 Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from applicant)
 Name Beth Sullebarger Company Sullebarger Associates
 Street 1080 Morse Avenue City Glendale State OH
 Zip 45246 Telephone (513) 703-0877 Email Address sullebarger@fuse.net

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 Daniel Klingler Signature (Sign in ink) Date 08/28/2020
 Applicant Entity OTR A.D.O.P.T SSN _____ or TIN 80-0672053
 Street 1311 Vine Street City Cincinnati State OH
 Zip 45202 Telephone (513) 400-3161 Email Address danny@otradopt.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

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Property Name 1648 Vine Street NPS Project Number _____
Property Address 1648 Vine Street Cincinnati Hamilton OH 45202-6250

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 <u>1</u>	Feature <u>Overall Project</u>	Date of Feature <u>c 1845 to present</u>
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Describe existing feature and its condition

1648 Vine Street is a 3-and-1/2-story, 3-bay, two-part commercial block. The ground floor of the front elevation is altered, with doors in the end bays and a storefront faced with polished gray granite with a full-glazed door on the left and a wide band of steel windows. The upper facade, which is clad in brownish-red wire-cut brick, has three bays of windows with straight stone lug sills, while the lintels, including those of the short attic-story windows, are joined in continuous limestone band courses. The front is capped by a prominent denticulated metal cornice/box gutter.

The rear elevation has a 2-story, two-bay brick extension on the right (north) side. On the left, is a 3-story concrete multi-level gallery, partially covered by an extension of the roof. As shown in Part 1, this much altered building historically had a breezeway and 3-story frame gallery on the south side providing access to the upper floors. The breezeway is blocked by a concrete-block enclosure around the steps to the basement. When purchased by OTR A.D.O.P.T, the building was undergoing renovation by a previous owner. All windows and doors are either replacements or missing. The ground floor has exposed brick walls and wood joists and a plywood floor. Some historic fabric remains on the 2nd floor, including areas of plaster, molded wood baseboard and doorways with transoms. The attic has exposed brick walls and roof framing.

Photo Numbers All Drawing Numbers All

Describe work and impact on feature

The rehabilitation includes a historically appropriate new storefront and exterior doors, repointing brick masonry, reopening the historic breezeway and installing a gate recessed from the sidewalk, repairing the concrete side gallery, replacing all windows with historically appropriate 1/1 aluminum-clad wood windows, new HVAC, electric and plumbing systems and fixtures, and complete rehabilitation of the interior while retaining remaining historic elements such as plaster walls and trim.

Number <u>2</u>	Feature <u>Stone Foundation/basement</u>	Date of Feature <u>c 1845</u>
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Describe existing feature and its condition

The building stands on a stone foundation/basement. The basement, accessed by stone steps on the south side, occupies the full length of the building. The basement has a concrete slab floor, rubblestone walls and exposed wood floor joists overhead. The basement, which has a dirt floor, contains an antiquated cast-iron furnace and some exposed piping. See Item 6. for stone window lintels, sills and band courses.

Photo Numbers B1-B5 Drawing Numbers NA

Describe work and impact on feature

Install new water and gas service. Install new gas furnace and hot-water heater for commercial space. Retain stone steps and dirt floor.

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Number 3	Feature Brick masonry	Date of Feature c 1845 + alterations
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Describe existing feature and its condition

The front elevation is clad in unpainted wire-cut brick (invented in 1909), which was applied in the 20th century at an unknown date, possibly 1928, when the building was purchased and occupied by the Mutual Savings & Loan Company. The brick is in good condition. The rear has soft 19th-century brick in bad condition with spalling and erosion. The 3-story portion is unpainted, while the 2-story rear portion has painted brick that was recently repointed.

Photo Numbers 1-5, 15b, 17, 18, 30

Drawing Numbers A1, A2

Describe work and impact on feature

Carefully replace spalled bricks by carefully cutting out and reversing without damaging brick. Tuck point, where mortar is damaged or missing, mostly on rear elevations. Cut out joints (without damaging surrounding masonry) to a depth of 2 times the width of the joint or until sound mortar is located. Remove dust and loose material by hand brushing. Repoint with cement-lime mortar to match existing in appearance, color, texture, tooling, profile and hardness. Promptly remove excess mortar, smears and droppings as work proceeds. Assume about 20% of masonry exterior requires repointing, mostly on the rear. Submit good quality, overall and close-up, clearly focused, color photos of the masonry before and after cleaning, repair and repointing with Request for Certification of Completed Work (Part 3). No damage will be done to historic masonry. Leave front unpainted; paint rear elevations an appropriate color to be submitted to the SHPO before application.

Number 4	Feature Storefront	Date of Feature c 1950
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Describe existing feature and its condition

The existing storefront is a mid-20th-century design installed after the district's Period of Significance, which ends in 1941. Faced with polished gray granite, the storefront has a full-glazed wood door in each end bay and a wide band of steel windows in the center, visible on the interior (Photo 10).

Photo Numbers 1, 2, 10

Drawing Numbers A0.1, A0.2, A1, A2

Describe work and impact on feature

Remove the existing storefront and replace with a historically appropriate new aluminum storefront with display window and 3/4-glazed door.

Number 5	Feature Windows	Date of Feature c 2000
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Describe existing feature and its condition

There are no historic windows in the building. There are 3 white aluminum windows on the front, 3rd floor, and 5 on the rear. Most, but not all, have flat interior muntin grids. All other windows are missing, including 3 attic windows on the front. See Item 4. Storefront for steel windows. See Item 13 for transoms.

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Photo Numbers 1, 5, 13, 15-20, 28-30, 34, 36, 38-40

Drawing Numbers A0.1, A0.2, A1, A2

Describe work and impact on feature

Remove all existing windows and install 1/1 aluminum-clad wood windows, except for 3 attic windows, which will have single-pane aluminum windows. All new windows will have appropriate dimensions and profiles, butt joints, clear glass, fill the entire masonry opening (m.o.), and be installed in the appropriate vertical plane within the m.o. Submit specifications and detail drawings with elevation, horizontal and vertical sections to SHPO for approval prior to ordering.

Number 6

Feature Window lintels/sills/band courses

Date of Feature c 1845, c 1920

Describe existing feature and its condition

The front has straight stone lug sills, while the lintels, including those of the short attic-story windows, are joined in continuous limestone band courses. These stone elements are painted; the paint is peeling but the underlying stone is in good condition. The rear elevations have straight smooth stone lintels and sills; some are painted and some are not. They are in good condition.

Photo Numbers 1-5

Drawing Numbers A0.1, A0.2, A1, A2

Describe work and impact on feature

Retain all historic stone elements--lintels, sills and band courses. Remove paint from stone trim on the front as gently as possible with Prosoco Sure Klean Fast Acting Stripper or Peel Away using a brush or roller. Rinse thoroughly with water at pressure not to exceed 250 psi. Rinse with enough water to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Inadequate rinsing leaves residues that may stain the cleaned surface. See product sheet attached. Cleaning will restore the historic appearance of the masonry.

Number 7

Feature Cornice

Date of Feature c 1890

Describe existing feature and its condition

The front is capped by a prominent bracketed metal cornice with raised panels in the frieze. It appears to be in good condition, except for peeling paint.

Photo Numbers 1, 3

Drawing Numbers A0.1, A0.2, A1, A2

Describe work and impact on feature

Retain and repair the metal cornice in kind with sheetmetal as needed. Remove any rust, fill gaps as needed with Bondo, sand, scrape and repaint.

Number 8

Feature Roof/Gutters/Downspouts

Date of Feature 2019 + unknown

Describe existing feature and its condition

The gabled roof has 3 segments. The front is gabled, and the two rear segments have single-sloped roofs. The asphalt shingle roof was installed in 2019 and some of the

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PART 2 – DESCRIPTION OF REHABILITATION**

sheathing was been replaced because of rot. The roof is drained by a box gutter and one downspout on the front and a recent gutter and one downspout for each slope on the rear. The gutters are adequate; the downspouts are inadequate. The roof has been extended over the concrete deck (photo 5,31,47-49).

Photo Numbers 1, 4, 5, 31, 47-49

Drawing Numbers A2

Describe work and impact on feature

Keep existing roof. Reline the box gutter on the front, install new gutters and downspouts on the rear.

Number 9	Feature <u>Chimneys</u>	Date of Feature <u>NA</u>
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Describe existing feature and its condition

There are no existing chimneys.

Photo Numbers Not accessible

Drawing Numbers NA

Describe work and impact on feature

No work is required.

Number 10	Feature <u>Commercial space</u>	Date of Feature <u>c 1845 + alterations</u>
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Describe existing feature and its condition

The 1st-floor commercial space was cleaned out by the previous owner. The floor is concrete. The brick walls are variously exposed or covered with plaster or Masonite. The ceiling is extremely deteriorated, some areas have exposed wood joists or hanging corrugated metal, while a small area retains a plaster ceiling covered with acoustic tiles. Brick infill on the south wall (photos 11,12) indicates where historic doorways led to the pass-through. A narrow room at the rear has a collapsed wood floor (photo 6).

Photo Numbers 7-12

Drawing Numbers A0.1, A0.2, A1

Describe work and impact on feature

Remove all non-historic surfaces. Finish as "white box," with all new smooth-painted gypsum board ceilings and walls, and new floor.

Number 11	Feature <u>Breezeway/Gate</u>	Date of Feature <u>c 1945 + alterations</u>
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Describe existing feature and its condition

Based on the 1891 Sanborn map (Part 1, Figure 6), there was historically a breezeway through the south bay of the front elevation with a 3-story frame gallery providing access to the upper floors. The entrance to the breezeway is blocked by a concrete-block enclosure around the steps to the basement.

Photo Numbers 2, 4, 5, 7a, 7b

Drawing Numbers A0.1, A0.2, A1, A2

Describe work and impact on feature

Remove the concrete-block enclosure around the basement steps and re-open the pass-through. Install a new metal gate recessed from the sidewalk line. See Item 12 for the side gallery.

Number 12	Feature <u>Side Gallery/Concrete Deck</u>	Date of Feature <u>Recent</u>
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Describe existing feature and its condition

Based on the 1891 Sanborn map (Part 1, Fig. 6), there was historically a 3-story frame gallery providing access to the upper floors. At some unknown date, the frame gallery was removed and replaced with a multi-level concrete gallery with steps and solid stuccoed brick railings. The steps to the basement, which are located in the former pass-through area, were enclosed in concrete-block walls. The existing concrete decking is in poor condition with gaps open to the floor below.

Photo Numbers 4, 5, 30, 16-18

Drawing Numbers A0.1, A0.2, A1, A2

Describe work and impact on feature

Retain and repair the concrete deck and steps. Fill in gaps with concrete to match. Remove solid brick railings and replace with simple new metal railings.

Number 13	Feature <u>Exterior doors/transoms</u>	Date of Feature <u>c 1845, recent</u>
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Describe existing feature and its condition

Besides the door to the storefront (addressed in Item 10), exterior doors consist of two very deteriorated flush wood doors on the side elevations. The door on the rear is missing (photo 4). The 3rd floor retains one historic doorway and transom (photos 21, 24).

Photo Numbers 1, 2, 4, 14, 21, 21a, 24, 31, 38

Drawing Numbers A0.1, A0.2, A1, A2

Describe work and impact on feature

Install new 4-panel doors within the historic doorways on the rear elevation. Retain the transom on the 3rd floor.

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Number 14	Feature Stairway	Date of Feature c 1845
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Describe existing feature and its condition

There is a single transverse enclosed wood stairway in the building, running from the 3rd floor to the attic. It appears historic with wood treads and risers. There is no railing.

Photo Numbers 42, 43 Drawing Numbers A0.1, A0.2, A1

Describe work and impact on feature

Retain historic stairway, clean and refinish wood treads and risers.

Number 15	Feature Corridors	Date of Feature Recent
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Describe existing feature and its condition

There are no existing corridors; the existing layout is "shotgun" style with each room connecting to another.

Photo Numbers 19-40 Drawing Numbers A0.1, A0.2, A1

Describe work and impact on feature

No work is required.

Number 16	Feature Intr walls/trim/chimney breasts	Date of Feature c 1845 + alterations
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Describe existing feature and its condition

The interiors on the upper floors have been divided into smaller rooms, in some cases with historic-period walls identified by plaster surfaces, baseboard, door and window trim. A historic corner closet remains on the 2nd floor, with a 5-panel wood door, door trim and transom. Some plaster still exists on perimeter walls. A few non-historic partitions without trim were added to create kitchens and bathrooms. There are 8 chimney breasts in the building (photos 11, 22, 29, 33); 1 on the 1st floor, 3 on the 2nd floor, 2 on the 3rd floor and 2 in the attic. All fireplaces have been removed and gypsum board installed over the chimney breasts. A non-historic partition meets the chimney breast in the front room on the 2nd floor (photos 27, 29). See Item 17. for Interior doors.

Photo Numbers 19-49 Drawing Numbers A0.1, A0.2, A1

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Describe work and impact on feature

Retain all historic partitions and remove non-historic ones. Where plaster exists on perimeter walls, restore plaster and retain all historic window and door trim. Insert new smooth painted gypsum board partitions to create new apartment units with simple painted wood trim to distinguish from historic walls. Retain historic corner closet on the 2nd floor, 5-panel wood door, door trim and transom. Retain all existing chimney breasts in profile; cover with new smooth painted gypsum board.

Number 17	Feature Interior doors	Date of Feature c 1845 + recent
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Describe existing feature and its condition

There are no interior doors except for the 5-panel door associated with the closet discussed in Item 16.

Photo Numbers 19-40 Drawing Numbers A0.1, A0.2, A1

Describe work and impact on feature

Install new 4-panel Masonite doors within apartments.

Number 18	Feature Ceilings	Date of Feature c 1845 + alterations
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Describe existing feature and its condition

Ceilings throughout are all at original height, but very deteriorated, with large sections of missing plaster. See Item 10 for ceilings in Commercial Space and Item 23 for Attic.

Photo Numbers 22-24, 27-29, 37, 39, 42 Drawing Numbers A0.2, A1

Describe work and impact on feature

Install new smooth painted gypsum board ceilings at historic ceiling height throughout except for soffits above bathrooms and kitchens for HVAC. (See Item 22. HVAC.)

Number 19	Feature Floors	Date of Feature c 1845 + alterations
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Describe existing feature and its condition

See Item 10 for floors in 1st-floor Commercial Space. The 2nd floor has a combination of Linoleum tile and plywood. The 3rd floor has wood flooring in very bad condition with holes and plywood patches.

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Photo Numbers 22, 23, 26, 29, 32-41

Drawing Numbers A0.1, A0.2, A1

Describe work and impact on feature

Remove all non-historic finishes on 2nd floor and submit photos of newly exposed flooring to SHPO for consultation. On 3rd floor, install new hardwood floors. Install new ceramic tile in new bathrooms and kitchens.

Number 20	Feature <u>Plumbing/Sprinklers/Kitchens, etc.</u>	Date of Feature <u>c 1970</u>
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Describe existing feature and its condition

There are currently no sprinklers or kitchens in the building. There is one bathroom on the 2nd floor, which is a non-historic retrofit.

Photo Numbers 26

Drawing Numbers A0.1, A0.2, A1, M1

Describe work and impact on feature

Install new sprinkler system, fully enclosed in walls and above ceilings. Use recessed sprinkler heads with small caps painted to match the ceilings. Remove the existing bathroom. Provide new kitchens and bathrooms in new locations. Install new water heaters enclosed in new closets.

Number 21	Feature <u>Electrical/lighting</u>	Date of Feature <u>Recent</u>
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Describe existing feature and its condition

The electrical system is inadequate outdated. There is no lighting except for one incomplete ceiling-mounted fixture on the 3rd floor (photo 37).

Photo Numbers 37

Drawing Numbers A0.2, A1

Describe work and impact on feature

Install new electrical system and lighting. Conceal all wiring within walls or above ceilings. Submit all lighting fixtures to SHPO prior to ordering.

Number 22	Feature <u>HVAC</u>	Date of Feature <u>NA</u>
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Describe existing feature and its condition

There is no existing heating system in the building, except remains of an antiquated cast-iron furnace in the basement. Ventilation is provided by operable windows.

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Photo Numbers NA Drawing Numbers M1

Describe work and impact on feature

Install new system consisting of electric heat pumps concealed in soffits over bathrooms and kitchens. All ductwork will be enclosed in smooth painted gypsum board soffits and set back from windows and above window heads. Condensers will be located in the rear yard enclosed with a fence, per Item 25.

Number 23	Feature <u>Attic</u>	Date of Feature <u>c 1845</u>
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Describe existing feature and its condition

The attic is an unfinished space with white-washed brick walls, unfinished wood floor boards and exposed wood-frame joists and sheathing.

Photo Numbers 44-49 Drawing Numbers A0.2, A1, M1

Describe work and impact on feature

Leave the walls as is and refinish plank floors. Run HVAC and conduit into attic. Install insulation between joists and install new gypsum board ceiling with a smooth painted finish.

Number 24	Feature <u>Signs</u>	Date of Feature <u>New</u>
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Describe existing feature and its condition

There only existing sign is a non-historic internally-lit box sign above the storefront.

Photo Numbers NA Drawing Numbers NA

Describe work and impact on feature

Remove existing sign. When a new business is found for the 1st floor commercial space, submit design for new sign to SHPO for review prior to installation.

Number 25	Feature <u>Sitework</u>	Date of Feature <u>Unknown</u>
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**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Describe existing feature and its condition

The site includes a rear yard which is full of debris.

Photo Numbers 4 Drawing Numbers NA

Describe work and impact on feature

Remove debris from rear yard. Install 5 condensers enclosed in a fence. Provide new concrete terrace and landscaping.

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

Add Item

