



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 17COA1103 Intake Staff: BS

Date: 5/1/17 Fee: n/a

## Instructions:

For detailed definitions of *Certificate of Appropriateness* and *Overlay District Permit*, please see page 4 of this application. Applications for *Signage* are no longer submitted to Planning & Design Services. Applications for Signage are to be made directly to the Construction Review Division.

## Project Information:

Certificate of Appropriateness: ☐ Butchertown ☐ Clifton ☐ Cherokee Triangle ☐ Individual Landmark  
☐ Limerick ☐ Old Louisville ☐ Parkland Business ☐ West Main Street

Overlay Permit: ☐ Bardstown/Baxter Ave Overlay (BRO) ☐ Downtown Development Review Overlay (DDRO)  
☒ Nulu Review Overlay District (NROD)

Project Name: Historic Rehabilitation 843 East Market Street

Project Address / Parcel ID: 843 East Market Street / 017E01350000

Deed Book(s) / Page Numbers<sup>2</sup>: Deed Book 10747 / Page 0068

Total Acres: 0.08 acre

Project Cost: \$800,000 \_\_\_\_\_ PVA Assessed Value: \$595,000 \_\_\_\_\_

Existing Square Feet: 5,984 New Construction Square Feet: 1,707 Height (ft.): 37' Stories: 3

## Project Description (use additional sheets if needed):

A Historic Rehabilitation of the ca. 1875 building is being planned for the purpose of State and Federal Historic Preservation Tax Credits. Significant additions and alterations to the existing building include: 1) addition of an elevator and elevator tower structure that allows accessibility to each of the three stories, 2) addition of a second story to the existing one-story concrete block section of the building, 3) rehabilitation of the existing corner storefront, 4) reconstruction of the wood storefronts, 5) repair and maintenance of the existing steel fire-escape, 6) repainting of the building exterior, and 7) general repair and maintenance of building exterior.

RECEIVED

MAY 01 2017

PLANNING &  
DESIGN SERVICES

17 COA 1103

**Contact Information:**

RECEIVED  
MAY 01 2017  
PLANNING & DESIGN SERVICES

Owner: ☐ Check if primary contact

Applicant: ☒ Check if primary contact

Name: Julian P Van Winkle III

Name: Bruce Rogers

Company: JPVW East Market LLC

Company: CBR Architects PLLC

Address: 2843 Brownsboro Road

Address: P O Box 4635

City: Louisville State: KY Zip: 4020

City: Louisville State: KY Zip: 40204

Primary Phone: 502-897-9113

Primary Phone: (502) 386-9627

Alternate Phone: 502-417-2962

Alternate Phone: \_\_\_\_\_

Email: JVanWinkle@OLDHIPVANWINKLE.COM

Email: bruce.rogers@loci38.com

Owner Signature (required): Julian P. Van Winkle, III

Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: \_\_\_\_\_

Primary Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

**Certification Statement:** A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, J Van Winkle, III, in my capacity as Member, hereby  
representative/authorized agent/other

certify that JPVW East Market LLC is (are) the owner(s) of the property which  
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: Julian P. Van Winkle, III Date: 5-1-17

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

17 COA 1103



## Land Development Report

May 1, 2017 1:08 PM

About LDC

RECEIVED  
MAY 01 2017  
PLANNING &  
DESIGN SERVICES

### Location

Parcel ID: 017E01350000  
Parcel LRSN: 8002249  
Address: 843 E MARKET ST

### Zoning

Zoning: EZ1  
Form District: TRADITIONAL MARKETPLACE CORRIDOR  
Plan Certain #: NONE  
Proposed Subdivision Name: NONE  
Proposed Subdivision Docket #: NONE  
Current Subdivision Name: NONE  
Plat Book - Page: NONE  
Related Cases: NONE

### Special Review Districts

Overlay District: NULU  
Historic Preservation District: NONE  
National Register District: PHOENIX HILL  
Urban Renewal: NO  
Enterprise Zone: YES  
System Development District: NO  
Historic Site: YES

### Environmental Constraints

#### Flood Prone Area

FEMA Floodplain Review Zone: NO  
FEMA Floodway Review Zone: NO  
Local Regulatory Floodplain Zone: NO  
Local Regulatory Conveyance Zone: NO  
FEMA FIRM Panel: 21111C0026E

#### Protected Waterways

Potential Wetland (Hydric Soil): NO  
Streams (Approximate): NO  
Surface Water (Approximate): NO

#### Slopes & Soils

Potential Steep Slope: NO  
Unstable Soil: NO

#### Geology

Karst Terrain: NO

### Sewer & Drainage

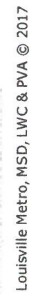
MSD Property Service Connection: YES  
Sewer Recapture Fee Area: NO  
Drainage Credit Program: CSO121 - Project(s) Value between \$.04 - \$1.5

### Services

Municipality: LOUISVILLE  
Council District: 4  
Fire Protection District: LOUISVILLE #2  
Urban Service District: YES

17 COA 1103

MAY 01 2017



This map is not a legal document and should only be used for general reference and identification.

5/1/2017, 1:09:27 PM



RECEIVED  
MAY 01 2017  
CAMPBELL DESIGN SERVICES

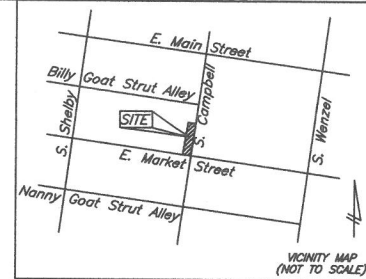


Jefferson Co.-Phoenix Hill Historic District

Listed: January 10, 1983



Tax Block 017E, Lot 0137  
Round Ball Realty LLC  
Deed Book 8100, Page 0973

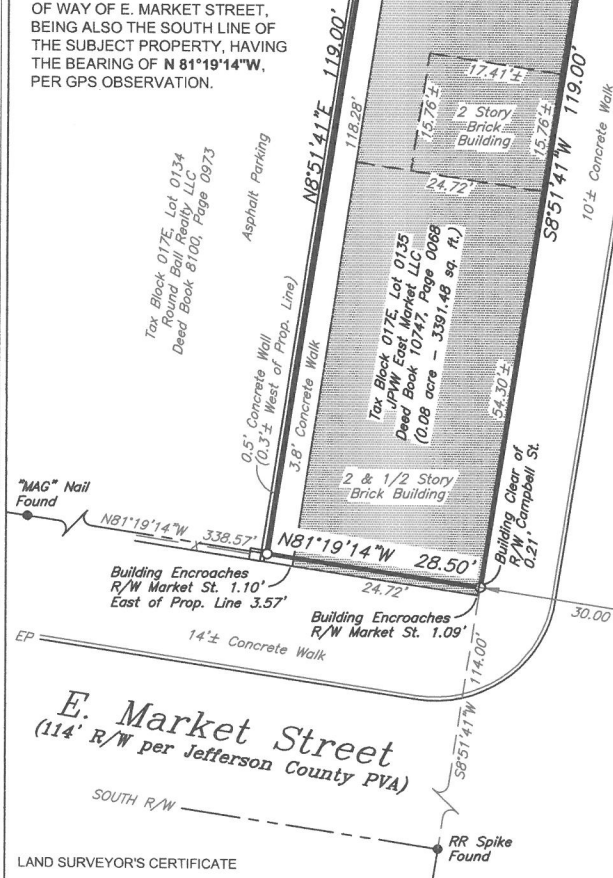


#### SURVEYOR'S NOTES

THIS PLAT IS SUBJECT TO ALL DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, COVENANTS, RESTRICTIONS, ALL LEGAL EASEMENTS, RIGHT-OF-WAYS, ETC. WHICH MAY BE REVEALED BY A TITLE SEARCH WHETHER SHOWN ON THIS PLAT OR NOT.

#### MERIDIAN NOTES

THE REFERENCE MERIDIAN USED FOR THIS PLAT TO DETERMINE THE DIRECTION OF SURVEY LINES IS BASED ON THE NORTH RIGHT OF WAY OF E. MARKET STREET, BEING ALSO THE SOUTH LINE OF THE SUBJECT PROPERTY, HAVING THE BEARING OF  $N 81^{\circ}19'14''W$ , PER GPS OBSERVATION.



#### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED HERE WAS MADE UNDER MY SUPERVISION, AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AS WITNESSED BY MONUMENTS SHOWN HEREON, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL MEASUREMENTS WERE MADE BY REAL TIME KINEMATIC (RTK) GPS OBSERVATION, USING A TOPCON PG-A1 DUAL-FREQUENCY RECEIVER. THE RELATIVE POSITIONAL ACCURACY IS WITHIN  $\pm 0.05' + 100$  PPM. THE SURVEY AS SHOWN HEREON IS CLASS "URBAN" AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS OR EXCEEDS THE SPECIFICATION OF THIS CLASS.

Preliminary - Not For Recording or Land Transfer

SURVEYOR \_\_\_\_\_ CERT. NO. \_\_\_\_\_ DATE \_\_\_\_\_

0 20' 40'



**MILLER WIHRY** MWGLLC  
Engineers, Surveyors & Planners  
1387 S. Fourth St., Louisville, KY 40208  
Tel (502)636-5501 Fax (502)638-9538

THIS PLAT REPRESENTS A  
**BOUNDARY SURVEY**  
AND COMPLIES WITH 201 KAR 18:150  
FIELD SURVEY DATE : 01/31/17

OWNER JPVW East Market LLC  
OWNER'S ADDRESS 2843 Brownsboro Road, STE 2  
Louisville, KY 40206-1281  
PROPERTY ADDRESS 843 E. Market Street  
Louisville, KY 40206  
DEED BOOK 10747 PAGE 0068  
TAX BLOCK 017E TAX LOT 0135  
DATE 01/31/17 SCALE 1" = 20' NO. \_\_\_\_\_

#### Legend

- Monument Found (as noted)
- Chiseled "X" set in Conc. (unless otherwise noted)



RECEIVED  
MAY 01 2017  
PLANNING  
DESIGN SERVICES

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

OMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION

NPS Project Number

**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.

**1. Property Name** 834 East Market Street

Street 834 East Market Street

City Louisville County Jefferson State KY Zip 40206-1627

Name of Historic District Phoenix Hill Historic District

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

☒ Located in a Registered Historic District; name of district Phoenix Hill Historic District

☒ Part 1 – Evaluation of Significance submitted? Date submitted 28 April 2017 Date of certification NA

**2. Project Data**

Date of building ca. 1875 Estimated rehabilitation costs (QRE) \$650,000

Number of buildings in project 1 Floor area before / after rehabilitation 5,984 / 7,691 sq ft

Start date (estimated) 06/01/2017 Use(s) before / after rehabilitation Business / Business

Completion date (estimated) 01/31/2017 Number of housing units before / after rehabilitation 0 / 0

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 Carlton Bruce Rogers Company CBR Architects PLLC

Street 1428 Goddard Avenue City Louisville State KY

Zip 40204-1544 Telephone (502) 386-9627 Email Address bruce.rogers@loci38.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] (1) ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☐ 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 Julian P Van Winkle III Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant Entity JPVW East Market LLC SSN \_\_\_\_\_ or TIN 81-4445716

Street 2843 Brownsboro Road City Louisville State KY

Zip 40206 Telephone \_\_\_\_\_ Email Address \_\_\_\_\_

☐ 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 \_\_\_\_\_

☐ NPS conditions or comments attached

17 COA 1103

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

Property name 834 East Market Street NPS Project Number \_\_\_\_\_  
Property address 834 East Market Street Louisville Jefferson KY 40206-1627

**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.

<b>Number</b> <u>1</u>	<b>Feature</b> <u>SITE</u>	<b>Date of Feature</b> <u>ca. 1875</u>
------------------------	----------------------------	----------------------------------------

**Describe existing feature and its condition**

The corner building extends to the south, east, and north proprieties lines. The west property line averages three-feet-six-inches from the buildings west facade. Between the west facade and the west property line, a concrete sidewalk extends the full length of the building.

Photo numbers 001-009, 028 Drawing numbers A100, A700

**Describe work and impact on feature**

Sections of the west sidewalk will be removed for construction of the elevator tower utilities, and will be replaced. Public sidewalks will be repaired or replaced as specified by Louisville Metro Government.

**RECEIVED**  
MAY 01 2017  
CLEANING & DESIGN SERVICES

<b>Number</b> <u>2</u>	<b>Feature</b> <u>FOUNDATIONS</u>	<b>Date of Feature</b> <u>ca. 1875, ca. 1970</u>
------------------------	-----------------------------------	--------------------------------------------------

**Describe existing feature and its condition**

The foundation walls of the ca. 1875 building are constructed of rusticated limestone blocks and are in good serviceable condition. The foundation blocks do not extend above grade. There is a dimensional limestone water table between the foundation walls and the brick masonry. The limestone water table is painted. The foundation of the ca. 1970 north addition is unknown.

Photo numbers 031-035, 017-018, 023, 024 Drawing numbers A104

**Describe work and impact on feature**

General maintenance and structural stabilization work will be preformed on the the exposed side of the limestone block foundation walls in the basement. The walls will be cleaned base on the guidelines of National Park Service Preservation Brief No. 1 "Cleaning and Water-Repellent Treatments for Historic Masonry Buildings". Joints will be evaluated for structural integrity, selectively raked out by hand, and repointed base on the guidelines of National Park Service Preservation Brief No.2 "Repointing Mortar Joints in Historic Masonry Buildings".

<b>Number</b> <u>4</u>	<b>Feature</b> <u>STOREFRONT - STONE</u>	<b>Date of Feature</b> <u>ca. 1875</u>
------------------------	------------------------------------------	----------------------------------------

**Describe existing feature and its condition**

Structural carved stone columns, lintels, and cornice support the upper stories and create the openings for the storefront. There are three storefront bays, four columns, on the south facade and one bay, one additional column, on the east facade. There is a stone cornice above the lintels with a bed mould style crown. The square profile of the capitals and bases of the two middle columns of the south facade indicate that the original storefront entrance was in the center bay. No cracks or damage is observed that my affect the structural ingenuity of the stone. All stone columns and lintels have multiple layers of paint. There is awning and sign hardware attached to the stone.

Photo numbers 011-019 Drawing numbers A201-A206

**Describe work and impact on feature**

Minimal restoration work will be preformed on the stone columns, lintels, and cornice. A

17 COA 1103

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

general cleaning will be preformed based on National Park Service Preservation Brief No. 1 "Cleaning and Water-Repellent Treatments for Historic Masonry Buildings". The awning and sign hardware will be removed. The stone columns, lintels, and cornice will be painted.

<b>Number</b> 5	<b>Feature</b> STOREFRONT-OPENINGS	<b>Date of Feature</b> ca. 1950's-1980's
-----------------	------------------------------------	------------------------------------------

**Describe existing feature and its condition**

The original storefront elements between the stone columns are not intact. The bottom twenty-eight-inches of each storefront bay is infilled with brick masonry and cast-concrete sills. In the west and middle bay of the south facade, a thin profile aluminum storefront framing system extends from the sills to a hight of nine-feet-six-inches. Single pane glass is installed in the aluminum storefront. Above the aluminum storefront is a wood framed wall with exterior plywood siding, T-111 style. There is a residential style entrance door in the east bay of the south facade. There are no openings in the storefront east facade.

Photo numbers 011-019

Drawing numbers A201-A202, A204-A205, A401-A402

**Describe work and impact on feature**

Existing masonry, cast concrete sills, aluminum storefront, wood stud walls, and entrance door will be demolished complete. Dimensional stone sills will be protected during demolition. Custom wood storefront elements will be fabricated and installed. The west and middle storefront bays in the south facade will be infilled with a pair of doors and transom. The geometry of the door design will match the existing entrance doors describe in description number six (6). The detailing of the doors and trim will be simple. The east storefront bay of the south facade and the single storefront bay of the east facade bay will be infilled with a fixed transom only, leaving the opening below for the corner entrance doors.

<b>Number</b> 6	<b>Feature</b> STOREFRONT-CORNER ENTRANCE & DOORS	<b>Date of Feature</b> ca. 1875
-----------------	---------------------------------------------------	---------------------------------

**Describe existing feature and its condition**

The existing southeast corner storefront entrance is substantially intact. the five-foot wide opening has a pair of two-lite in-swing door with period glass. The doors are in fair condition. On the exterior side, the doors are flanked by wainscot bead-board paneling. A vertical center door mullion has be installed for screen door, screen doors are not intact. Above the entrance there is a period screened opening with stenciled advertisement.

Photo numbers 036-037, 054-061

Drawing numbers A102, A104, A401

**Describe work and impact on feature**

The corner storefront will be restored base on the National Park Service "Standards for Restoration". General repair of the wood frames, doors, and mouldings will will be based on the National Park Service Preservation Brief No. 9 "The Repair of Historic Wooden Windows" and No. 11 "Rehabilitation Historic Storefronts". The wood storefront entrance will be stripped of existing paint and painted based on National Park Service Preservation Brief No. 10 "Exterior Paint Problems of Historic Woodwork". The initial intent is the clean and preserve the screen-wire advertisement between two glass pains.

<b>Number</b> 7	<b>Feature</b> EXTERIOR WINDOWS	<b>Date of Feature</b> ca. 1875, 2000's
-----------------	---------------------------------	-----------------------------------------

**Describe existing feature and its condition**

All the exposed windows have been replaced with a replacement vinyl window system. The vinyl windows are 1/1 double hung with a one lite transom. There are two intact wood windows in fair condition; the exterior side of the openings are covered in plywood. The first-story wood windows are 2/2 double hung. There may be a third intact wood window on the second floor behind brick infill.

Photo numbers 021, 027, 082, 113-115

Drawing numbers

RECEIVED

MAY 01 20

LANNIN  
HONOLULU

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

**Describe work and impact on feature**

All existing vinyl replacement windows shall remain. The intact wood windows, weight pockets, and wood trim will be cleaned, repaired, and repainted. New windows in building additions will be aluminum clad wood, profiles similar to the historic wood windows.

<b>Number</b> 8	<b>Feature</b> EXTERIOR DOORS	<b>Date of Feature</b> ca. 1990's
-----------------	-------------------------------	-----------------------------------

**Describe existing feature and its condition**

The exterior doors are stamped metal residential entrance doors. There are flush steel frame doors on the east and west facade of the concrete block addition. The doors on the east elevation have barred security door.

Photo numbers 011, 022-024 Drawing numbers \_\_\_\_\_

**Describe work and impact on feature**

All doors and frames will be removed complete and will be replaced with custom wood doors and frames.

<b>Number</b> 9	<b>Feature</b> CORNICE	<b>Date of Feature</b> _____
-----------------	------------------------	------------------------------

**Describe existing feature and its condition**

The wood cornice is less than twelve-inches wide with a very simple profile and in good condition. The soffit is fabricated of wood boards running parallel to the masonry wall. There is a small cove mold between the wood soffit and masonry.

Photo numbers 026, 029-030 Drawing numbers \_\_\_\_\_

**Describe work and impact on feature**

All aluminum gutter will be removed to inspect the condition of fascias and soffits. The wood facias and soffits will be cleaned, repaired, and repainted.

<b>Number</b> 10	<b>Feature</b> GUTTERS AND DOWNSPOUTS	<b>Date of Feature</b> ca. 2000's
------------------	---------------------------------------	-----------------------------------

**Describe existing feature and its condition**

The are aluminum K-style gutters and downspouts on all fascia boards.

Photo numbers \_\_\_\_\_ Drawing numbers \_\_\_\_\_

**RECEIVED**  
MAY 01 2017  
DESK

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

**Describe work and impact on feature**

All gutters and downspouts will be replaced with aluminum K-style.

**RECEIVED**  
MAY 01 2017  
PLANNING &  
DESIGN SERVICES

<b>Number</b> 11	<b>Feature</b> ROOF	<b>Date of Feature</b> ca. 2000's
------------------	---------------------	-----------------------------------

**Describe existing feature and its condition**

The existing roof is covered with three-tab fiberglass shingles. The shingles are in fair condition.

Photo numbers 006 Drawing numbers \_\_\_\_\_

**Describe work and impact on feature**

The shingles will be replaced with a three-tab shingle. A dimensional shingle will not be used.

<b>Number</b> 12	<b>Feature</b> FIREPLACES AND CHIMNYS	<b>Date of Feature</b> ca. 1875
------------------	---------------------------------------	---------------------------------

**Describe existing feature and its condition**

Chimneys have been removed above the roof. Three cast-iron fireplace mantels are intact on the second story. Hearths are painted stone or mortar bed.

Photo numbers 095, 097, 101, 102 Drawing numbers \_\_\_\_\_

**Describe work and impact on feature**

No work is planned for masonry chimneys. The cast-iron fireplace mantels will be cleaned and repainted.

<b>Number</b> 11	<b>Feature</b> BUILDING ADDITIONS	<b>Date of Feature</b> CA. 1950'S-1980'S
------------------	-----------------------------------	------------------------------------------

**Describe existing feature and its condition**

There is a one-story painted concrete block addition on the north side of the property. The addition has a medium pitched pre-fabricated truss roof system. The north gable has T-111 type plywood siding. The soffit and fascia is similar in dimension to the ca. 1875 building. There are many temperature and settlement cracks in the concrete block walls.

Photo numbers 006-009 Drawing numbers \_\_\_\_\_

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

**Describe work and impact on feature**

The foundation and concrete block walls will be structurally repaired. The roof-trusses will be removed and a wood framed second floor will be added. The roof-trusses will be reinstalled.

<b>Number</b> 12	<b>Feature</b> INTERIOR LAYOUT	<b>Date of Feature</b> ca. 1875
------------------	--------------------------------	---------------------------------

**Describe existing feature and its condition**

First Story: The retail space is intact, extending from the storefront to the stairwell wall. There is a display window room at the storefront. Wood furring and gypsum board is covering the masonry plastered walls. The bead-board ceiling is in tact. The characteristic of the floor is unknown. Because of floor settlement, a sleeper and plywood overlay floor system was installed. The north rooms are divide with wood stud partitions. The north addition is an one open room.

Second Story: There are few alteration to the second floor plan layout. A mechanical closet and shower walls have been added to the bathroom. A wall and door has been at the north end of the corridor to enclose the stairwell. The north room is not divided by walls.

Third Story: The third story is one open space. There is an added mechanical room at the top of the stairwell. Due to structural roof problems, posts were added along the ridge beam.

Photo numbers 037-053,091-109,117-118

Drawing numbers A104-A106,A201-A205,A701-702

**Describe work and impact on feature**

First Story: The display room will be demolished complete. The retail space will remain intact with the exception of adding an accessible toilet room on the north end and a new stair to the basement. The north room will remain divided between corridor and office. An elevator tower will be added between the ca. 1875 building the the north addition.

Second Story: The second story space plan of ca. 1875 building will remain intact. A second story addition will be constructed over the north addition.

Third Story: The third story space plan will remain intact.

<b>Number</b> 13	<b>Feature</b> FLOORING	<b>Date of Feature</b>
------------------	-------------------------	------------------------

**Describe existing feature and its condition**

First Story: The characteristic of the floor is unknown. Because of floor settlement, a sleeper and plywood overlay floor system was installed.

Second Story: Plywood has been installed over a linoleum sheet flooring. A T&G sub-floor is under the linoleum. The plywood is painted.

Third story: Plywood has been installed and painted as the finish floor.

Staircase: Treads and risers are painted.

Photo numbers 071,087,108,110

Drawing numbers

**Describe work and impact on feature**

First Story: The sleeper floor system will be demolished complete. Floor joist will be leveled as part of structural stabilization. A site finished wood floor will be installed.

RECEIVE  
MAY 01 2017

J &  
SERVICE

17 COA 1103

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

**RECEIVED**

**MAY 01 2017**

**PLANNING &  
DESIGN SERVICES**

Second Story: A site finished wood floor will be installed.

Third Story: The painted plywood will remain intact.

<b>Number</b> 14	<b>Feature</b> INTERIOR WALLS AND CEILINGS	<b>Date of Feature</b> ca. 1875, 1960-2000's
------------------	--------------------------------------------	----------------------------------------------

**Describe existing feature and its condition**

First Story Wood furring and gypsum board covers plastered masonry walls. Plaster behind gypsum board is deteriorated from the floor to approximately five-feet above the floor. Plaster above six-feet is sound.

Second Story Plaster walls are covered with gypsum board. The condition of plaster walls is unknown.

Third Story Wood stud partitions are constructed in from of plastered masonry walls. The condition of plaster walls is unknown.

Stairwell: Plaster wall are covered with gypsum board. The condition of plaster walls is unknown.

Photo numbers 063-066, 078-080, 111-112 Drawing numbers

**Describe work and impact on feature**

First Story: The plaster walls in the retail space and north room will be cleaned, repaired, and re-plaster based on National Park Service Preservation Brief No. 21 "Repairing Historic Flat Plaster Walls and Ceilings"

Second Story: Existing gypsum board will remain intact.

Third Story: Existing gypsum board will remain intact.

Stairwell: Existing gypsum board will remain intact.

<b>Number</b> 15	<b>Feature</b> STANDING AND RUNNING TRIM	<b>Date of Feature</b> ca. 1875
------------------	------------------------------------------	---------------------------------

**Describe existing feature and its condition**

Standing and running is intact in the majority of the building. Height ranges from eight to ten inches. Base configuration is two piece. Door casing is flat with moulded back-band. Window casing is flat with coulded back-band. Historical standing and running trim is in good condition.

Photo numbers 098-104, 110-113 Drawing numbers

**Describe work and impact on feature**

Standing and running trim will be cleaned and painted. Missing moulding will be replaced with like profiles.

<b>Number</b> 16	<b>Feature</b> INTERIOR DOORS	<b>Date of Feature</b> ca. 1875, 2000's
------------------	-------------------------------	-----------------------------------------

**Describe existing feature and its condition**

Historic interior doors are four panel. Most historic interior doors have top or side hinged transoms. Panels are framed with moulding. Other interior door are six panel stamped metal or moulded medium-dinsity-board. Historic doors are in good condition.

Photo numbers 092, 098, 104-105 Drawing numbers

**Describe work and impact on feature**

Historic interior doors and transoms will be cleaned and painted. Contemporary doors will be replaces with four panel wood and stile doors.

17 COA 1103

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION

RECEIVED

MAY 01 2017

DESIGN SERVICES

Number 17

Feature INTERIOR STAIRS

Date of Feature ca. 1875

**Describe existing feature and its condition**

The interior stair case is intact. Structural settlement and floor joist rot, has caused the landings and stair runs to sag significantly. The guardrail is intact and in good condition. A first story column support the second story landing. All components of the stair are painted.

Photo numbers 083-090

Drawing numbers

**Describe work and impact on feature**

The staircase will remain in tact and repainted. Broken or missing balusters will be repaired or replaced with like profile. The second and third story landing will be supported with a new beam.

Add Item

17 COA 1103