Agenda

Historic Preservation Commission Meeting
Municipal Building, 625 52nd Street – Room 202
Thursday, September 12, 2019
5:00 pm

Alderman Jan Michalski, Chairperson
Commissioner Peter Johnson
Commissioner Merike Phillips
Commissioner Nicole Thomsen

Commissioner Chris Allen, Vice-Chairperson
Commissioner Sue O’Day
Commissioner William Siel

Call to Order
Roll Call
Citizens Comments

Approval of the Minutes from the meeting held August 29, 2019

1. Certificate of Appropriateness for Exterior Alteration at 622 58th Street. (Barden’s Building) (District 2)
   PUBLIC HEARING

Commissioner Comments

IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 653-4030 BY NOON
OF THIS MEETING DATE TO MAKE ARRANGEMENTS FOR REASONABLE ON-SITE ACCOMMODATIONS.
HISTORIC PRESERVATION COMMISSION
Minutes
August 29, 2019

MEMBERS PRESENT: Alderperson Jan Michalski, Nicole Thomsen, Alderperson Siel, Peter Johnson

MEMBERS EXCUSED: Merike Phillips, Sue O'Day, Chris Allen

STAFF PRESENT: Matthew Werderich, Planner

The meeting was called to order at 5:02 pm by Alderperson Michalski, roll call was taken.

Citizens Comments

A motion was made by Alderperson Siel and seconded by Ms. Thomsen to approve the minutes from the July 25, 2019 meeting. The motion passed. (Ayes 4, Noes 0)

1. Certificate of Appropriateness for Property at 812 50th Street (Weiskopf School) (District 2) PUBLIC HEARING

Public hearing opened.

Don Debello, Landquest Development, 500 14th Pl.

Mr. Debello stated they looked into the monument signs, but because of the location of the garages and visual of the building from Sheridan Road they felt that it was not going to work. The recommendation from their sign professional is a wall sign.

Mr. Werderich explained Item #1.

Alderperson Siel asked if they were going to install the posts into the mortor or brick? What kind of lighting will be used for the sign? There is an eye level concern with the set back from the street, will the sign be a vertical or horizontal presentation? Another alternative would be a sign on the southwest corner on 50th Street and 5th Avenue, a 2-sided sign or maybe 3 sided. The overall project came before the Commission 2 yrs ago and was given the approval for larger items.

Mr. Debello said the posts for the sign will be installed into the mortor as recommended. The lightning will have a halo effect and will be illuminating the front which will not be very bright. They want to limit the amount of signs on the building. The biggest concern was with the Fire Department, Postal Service, etc. to be able to see the sign. They looked at different options for a horizontal sign by bay windows. We tried the best we can to preserve the look of the building.

Mr. Johnson asked if any apartments have been rented?

Mr. Debello noted that there are 14 units and 3 have been rented so far. They are
planning on opening October 1, 2019.

Alderman Michalski understands the argument with the monument sign. He feels it is easier to read a horizontal sign over a vertical sign. We are only advisory, not mandating what should be done.

Alderman Siel asked staff if the lighting is to be a halo aspect versus ground light and the posts mounted through mortar as you recommend would this cause denial of Certificate of Appropriateness?

Mr. Werderitch said denial still takes affect when adding new features to a Historic building. The preferred option is to never have a wall sign on the historic building. If you have to install a wall sign, then there are guidelines to follow. Kenosha’s sign ordinance does not allow signs on garages.

Mr. Debello asked staff if halo illumination is the preferred lighting option?

Mr. Werderitch said it would be more fitting to historic guidelines.

Mr. Debello asked staff to verify the permit approval process.

A motion was made by Alderman Siel and seconded by Ms. Thomson to agree with staff recommendation for denial of the Certificate of Appropriateness. The motion was at a tie. The action was complete. (Ayes 2, Noes 2) (Noes – Alderman Michalski, Mr. Johnson)

Commissioner’s Comments

A motion was made by Alderman Siel and seconded by Mr. Johnson to adjourn. The motion passed. (Ayes 4, Noes 0)

The meeting adjourned at 5:27 pm.

Certification that the minutes have been approved by the Historic Preservation Commission.

_____________________________
Jeffrey B. Labahn, Director of Community Development & Inspections

Meeting Minutes Prepared by: Laurie Bauman, Community Development & Inspections

Historic Preservation  August 29, 2019
NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Siel, District 2, has been notified.

LOCATION AND ANALYSIS:

Site: 622 58th Street

1. Section 15.10 of the Zoning Ordinance requires a Certificate of Appropriateness for exterior alteration, rehabilitation, reconstruction or restoration of a Historic Structure which is not classified in the Ordinance as exempt work. The Barden’s Building is listed as a locally designated Historic Structure.

2. A proposal has been submitted for the following:
   a. Replacement of the existing first floor storefront with new brick, windows, and door frames.
   b. Second floor windows are to be rehabbed and repainted.
   c. The canopy and storefront metal paneling and trim is to be cleaned and painted black.
   d. Masonry will be removed to create new door openings on the West and North elevations.
   e. The brick masonry will be tuck pointed in deteriorated sections of the facade. Spalling brick will be replaced with matching salvaged units.
   f. A mortar analysis was conducted and new mortar will match the existing.
   g. Exterior cleaning of masonry on the North elevation using steam.

3. Prior to receiving a Certificate of Appropriateness, the applicant started exterior renovations to the building by removing the storefront windows and repainting the canopy. The applicant was immediately notified to cease exterior work on the building until the project could be reviewed by the Historic Preservation Commission. After meeting with City staff on August 26th, the applicant has been complying with city ordinances and permits.

4. The Secretary of the Interior’s Standards for Rehabilitation have been reviewed against the proposed alterations.
   a. The replacement of the storefront windows is generally compatible with the historic appearance of the Barden’s Building. However, the spacing of the thin vertical mullions shall be consistent with the 1955 storefront remodel. The mullions have been placed closer together.
   b. Replacing the second set of double doors on the South elevation with a new recessed entrance at a different location does not convey the same visual appearance as the original construction.
   c. Restoration of second floor window openings, trim, and casing to retain historic materials and operating conditions is appropriately conducted.
   d. The restoration of the metal canopy through appropriate surface treatments such as paint and rust removal follows recommended preservation practices.
   e. The new emergency egress door on the West elevation to satisfy current safety codes is permissible given that the character defining features of the structure are maintained.
   f. The proposed North elevation loading dock and new door are not compatible with the size and scale of the structure’s architectural features.
   g. The repair of masonry walls by repointing the mortar joints where there is evidence of deterioration is appropriately conducted.
   h. The restoration and limited replacement of brick and with compatible substitute materials follows recommended practices.
5. The project was reviewed for conformance with the Standards for Granting a Certificate of Appropriateness, Section 15.10 D. The project generally meets the following standards:
   a. Generally, the historic character of the structure is retained and preserved, with the exception of new doors being added. It is recognized that some of those alterations are required due to building code and licensing requirements.
   b. The materials, features, and spaces that characterize the structure as historic are retained and preserved.
   c. There are no changes in the historic structure that creates a false sense of historical development.
   d. Deteriorated historic features are retained rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
   e. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

RECOMMENDATION:

A recommendation is made to approve the Certificate of Appropriateness for the Barden’s Building per Section 15.10 D. of the Zoning Ordinance for the City of Kenosha and general compliance with the Secretary of the Interior Standards and Guidelines for Rehabilitation.

Matthew Werderitch, Planner

[Signature]

Jeffrey B. Labahn, Director
Barden’s Building
622 58th Street
Barden's Building
622 58th Street
15.09 DESIGNATION OF HISTORIC DISTRICTS, STRUCTURES, AND SITES ON OFFICIAL ZONING MAP

Upon approval by the Common Council of any nomination or recommendation of the Commission, the Historic District, structure or site shall be designated as such on or removed from the City's Official Zoning Map.

15.10 CERTIFICATE OF APPROPRIATENESS

A. Where Required. An application for a Certificate of Appropriateness and review and recommendation by the Commission is required prior to any of the following work being undertaken:

1. Construction of a new principal or accessory structure in a Historic District or on a Historic Site.
2. Construction of an addition to a Historic Structure, either horizontal or vertical.
3. Demolition of all or part of a Historic Structure.
4. Exterior alteration, rehabilitation, reconstruction or restoration of a Historic Structure which is not classified in this Ordinance as exempt work.
5. Construction of public improvements upon public property by any unit of government which changes the character of a street, sidewalk, right-of-way, utility installation, light, wall or fence in a Historic District.
6. Cleaning the exterior surfaces of Historic Structures, by chemical or physical means, which may cause physical damage to structure.

B. Issuance. Certificates of Appropriateness for any work may be issued or denied by the Commission for any proposed work in accordance with the standards of this Ordinance. An application for a Certificate of Appropriateness shall be fully completed upon designated forms and filed in the Department of Community Development and Inspections. Said Department shall send a copy of the application to the Department of Community Development and Inspections. The Commission may delegate the issuance of Certificates of Appropriateness to the Chief of Inspection for certain classes of work, subject to the standards of this Ordinance, or it may contract with architects or consultants who have expertise in historic preservation to issue said Certificates.

D. Standards for Granting Certificate of Appropriateness. A Certificate of Appropriateness may be granted when:

1. The Historic District, structure or site is used for its historic purpose, and, if a new use, will require minimal change to its historic characteristics.
2. The historic character of the district, structure or site is retained and preserved.
3. The materials, features and spaces that characterize a district, structure or site as historic are retained and preserved.
4. There are no changes in a Historic District, structure or site that create a false sense of historical development, such as adding conjectural features or architectural elements from other structures.
5. Prior alterations that have acquired historic significance in their own right are retained and preserved.
6. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the Historic District, structure or site are retained and preserved.
7. Deteriorated historic features are retained rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
8. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used.
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**
Form #CDI316 (rev. 1/16)

*Kenosha Historic Preservation Commission*
Certificate Of Appropriateness Application

<table>
<thead>
<tr>
<th>MAILING INFORMATION</th>
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<tbody>
<tr>
<td>Name and Address of Owner/Applicant [Please print]:</td>
</tr>
<tr>
<td>Historic Barden, LLC</td>
</tr>
<tr>
<td>5732 95th Ave</td>
</tr>
<tr>
<td>Suite 400</td>
</tr>
<tr>
<td>Kenosha, WI 53144</td>
</tr>
<tr>
<td>Phone: 262-764-0105</td>
</tr>
<tr>
<td>Fax: 847-336-3123</td>
</tr>
<tr>
<td>E-Mail: <a href="mailto:gary.thomas@wlicodev.com">gary.thomas@wlicodev.com</a></td>
</tr>
</tbody>
</table>

| Name and Address of Architect/Designer/Builder [Please print]: |
| Partners in Design |
| 600 Fifty Second Street |
| Suite 220 |
| Kenosha, WI 53140 |
| Phone: 262-652-2800 |
| Fax: 262-652-2812 |
| E-Mail: jofb@pidarchitects.com |

<table>
<thead>
<tr>
<th>PROJECT INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Address: 622 55th St Kenosha, WI 53140 (Historic Designation Site #142)</td>
</tr>
<tr>
<td>Date of Application: August 15, 2019</td>
</tr>
<tr>
<td>Project Description: Rehabilitate the former Barden Department Store according to US Department of Interior standards. Exterior rehabilitation to consist of replacing existing 1st floor storefront with new water table Iron. Spot brick similar to the primary brick on the South and West elevations, new black aluminum window and door frames with 1&quot; insulated glass. 2nd floor windows to remain, be rehabbed and painted black. Awning and storefront metal paneling and trim to be cleaned and painted black.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROJECT TYPE:</th>
<th>REQUIRED DOCUMENTATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>➢ New Construction, Additions, Demolitions and Public Improvements</td>
<td>☐ Site Plan (1 Set 24&quot; x 32&quot; and 12 sets maximum size 11&quot; x 17&quot;)</td>
</tr>
<tr>
<td>➢ New Construction, Additions, Demolitions, Exterior Alterations, Rehabilitation, Reconstruction and Restorations</td>
<td>☐ Building Elevations (Existing and Proposed) (1 Set 24&quot; x 32&quot; and 12 sets maximum size 11&quot; x 17&quot;)</td>
</tr>
<tr>
<td>➢ All Projects</td>
<td>☐ Photographs (Digital preferred)</td>
</tr>
<tr>
<td>➢ In the instance of introducing materials which do not duplicate the original</td>
<td>☐ Material Samples</td>
</tr>
<tr>
<td>➢ In the instance of introducing new architectural details or architectural details which do not duplicate the original</td>
<td>☐ Pictures or Drawings</td>
</tr>
</tbody>
</table>

Your Application will be forwarded to the Department of Community Development & Inspections, Inspections Division for review and input. **Required documentation must be submitted to Community Development & Inspections a minimum of two weeks prior to the meeting date to allow for the application to be placed on the Historic Preservation Commission meeting agenda.**

Applicant's Signature: [Signature]
Date: 8/15/2019

Community Development & Inspections | 625 52nd St | Room 308, Kenosha, WI 53140 | T: 262.653.4030 | kenosha.org
1. **Property Name** Barden Building
   
   **Street** 622-628 58th Street
   
   **City** Kenosha, **County** Kenosha, **State** WI, **Zip** 53140-4117
   
   **Name of Historic District**
   
   - [ ] Listed individually in the National Register of Historic Places; date of listing
   
   - [ ] Located in a Registered Historic District, name of district
   
   - [X] Part 1 - Evaluation of Significance submitted?
   
   **Date submitted** With Part 2 **Date of certification** Pending

2. **Project Data**
   
   - **Date of building** 1907/1910
   
   - **Estimated rehabilitation costs (QRE)** $4,000,000
   
   - **Number of buildings in project** 1
   
   - **Floor area before / after rehabilitation**
   
   - **Use(s) before / after rehabilitation** Retail / Pub/Event
   
   - **Completion date (estimated)** 06/01/2022
   
   - **Number of housing units before / after rehabilitation** 0 / 0
   
   - **Number of low-moderate income housing units before / after rehabilitation** 0 / 0

3. **Project Contact (if different from applicant)**
   
   **Name** Donna Weiss **Company** Preserve, LLC
   
   **Street** 5027 N Berkeley Boulevard **City** Whitefish Bay **State** WI
   
   **Zip** 53217-5502 **Telephone** (262) 617-1408 **Email Address** donna@preserveLLC.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) [X] 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** Michael W. Wimmer **Signature**
   
   **Applicant Entity** Historic Barden, LLC
   
   **Street** 5732 95th Avenue, Suite 400 **City** Kenosha **State** WI
   
   **Zip** 53144-7854 **Telephone** (847) 682-7108 **Email Address** Mike.Wimmer@witi.codel.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

[ ] NPS conditions or comments attached
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.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Roofing and Drainage</td>
<td>Various</td>
</tr>
</tbody>
</table>

Describe existing feature and its condition

Main Roofing: The main flat roof over the second floor is accessed from a scuttle located behind the elevator penthouse protruding above the roof near the center of east elevation parapet. The current roofing system at the main roof is a bituminous membrane. This membrane covers the roof side of the parapets and extends over the coping either partially or fully depending on the location. (See Number 2 Parapets for an in-depth description of parapet materials and conditions). Roofing transitions lack reglets or counterflashing. Techniques to protect roofing edges include edge sealants, termination bars, and tar. In some cases, the termination is open to the elements. These edges are failing and are access points for moisture under the roofing surface, into the parapets, and inside the building. Several vents and the main boiler chimney project up through the roofing deck and membrane. The boiler chimney is located two structural bays from the west elevation and one from the north.

Elevator Penthouse Roof: The elevator penthouse projects a story above the roof and is not visible from the primary street-facing elevations. This flat roof appears to be sheet metal that is now covered in tar. The roof slopes to the main roof. No other drainage measures are in place.

Second Floor Setback Built-In Gutter/Roof: At the west and south elevations, the second floor is set back from the first floor by approximately two feet. The setback occurs at the four south end structural bays at the west elevation and the two west end structural bays at the south elevation. The roof at the second floor line at this setback is composed of a shallow built-in gutter lined with roofing membrane and continues outward to serve as the cap over the vertical metal siding termination (location of original transom windows, no longer intact). Along the brick wall face transitions, no reglet or counterflashing is in place. The roofing membrane simply extends up the brick face four brick courses and is finished with a termination bar and sealant. At the street-facing edge, the roofing membrane is adhered to aluminum coping. Two internal leaders (one at the east and another at the north) exit the building at short downspouts and scuppers that drain onto the storefront canopy roof below. Observed during rainfall, this built-in gutter quickly fills and spills over the roof edge.

Storefront Canopy: No additional roofing membrane exists at the storefront canopy sheet metal roof. The surface typically covered in a roofing membrane is simply the topside of the corrugated sheet metal canopy. At one time this surface may have been riveted and overlapped tight enough to act as a roofing surface, given that sheet metal is often used as a roofing material. The canopy slopes back towards the main west and south elevations. The canopy directs water toward the building wall resulting in widespread moisture infiltration at the adjacent wall faces. Observed during rainfall, runoff pours through the wall side of the canopy along the storefront face, penetrating the windows and entering the building through gaps in the aluminum storefront framing. As a result, the storefront windows, support structure beneath, water table, and basement have severe moisture infiltration damage. This has led to mold growth, heaving wood basement floors, wood rot, and masonry deterioration (mortar decomposition, efflorescence, and spalling).

East Elevation: At the north end of the east elevation, a one-story remnant of a party wall from an adjacent razed building has an exposed top edge. This approximately twelve-inch skyward facing surface is somewhat covered in roofing membrane. No wall termination measures such as reglets and counterflashing are evident. As a result, significant
moisture infiltration damage is evident in the common brick wall below and in the basement.

Condition: All roofing surfaces are failing and were inappropriately detailed and applied. Draping, non-adhered, and alligatorated surfaces are evident. Water is trapped beneath the roofing surface, particularly at the main roof. Large air pockets are visible. As a result of these conditions, significant moisture infiltration has occurred at the parapets (primarily north and east), there is second floor ceiling damage in the northeast corner, and significant moisture in the basement.

Drainage: The roof has positive slope to two internal leader drains, however, given moisture infiltration within the building, it is unclear how well these function. No drain cover or screen is present. Roof slope and drainage appears adequate. Two internal leaders at the west and south are described above.

<table>
<thead>
<tr>
<th>Photo numbers 31-38</th>
<th>Drawing numbers 1/A2.4, 1/A4.9</th>
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</thead>
</table>

Describe work and impact on feature

Roofing: All roofing materials will be removed down to sheathing. Where sheathing is decomposed, it will be spot replaced. New plywood decking and tapered insulation will be installed. High points in the roof with positive slope to drainage will be installed enhancing the current slope. A new fully adhered 60 mil EPDM roofing system will be installed over mechanically attached one layer of 2"100 psi high density polyisocyanurate insulation board over loose laid one layer 2" polyisocyanurate insulation over existing wood deck. All EPDM roof seam will be laid with 6" pressure sensitive cover strip. Cant strips at roof and parapet junction will be placed between roofing at inside corners.

Roofing Terminations: At high parapets and wall faces all roofing will terminate above the snowline with new roofing membrane turned up the wall a minimum of 24 inches, terminated with sheet metal counterflashing set into a sheet metal reglet which is set into horizontal mortar joints. At the east and north elevation low parapets, roofing will run under reset terra cotta camel-back coping.

Drainage: All internal leaders will be rodded out and inspected for leaks. Leaders will be replaced as necessary with modern PVC. Cages will be installed to catch debris. Addition leaders will be added to the second-floor setback built-in gutter to prevent overflow. The canopy drainage issue will be remedied by installation of a canopy roof drainage system comprised of built-in gutter connected to new leaders.

<table>
<thead>
<tr>
<th>Number 2</th>
<th>Feature Parapets</th>
<th>Date of Feature 1910, 1925, &amp; 1947</th>
</tr>
</thead>
</table>

Describe existing feature and its condition

Parapets are constructed with a mix of Milwaukee Cream and Chicago Pink common brick. Currently, all parapet roof facing sides are fully covered in roofing, however, the north and east alley-facing wall elevations feature this brick mix, therefore a logical conclusion is that it was used through all secondary surfaces. Street-facing parapets on the west and south elevations are faced in a single wythe of reddish-brown iron-spot brick.

Roofing extends the full height of the parapets, trapping moisture within the cold walls and resulting in spalling brick and decomposing bedding mortar. At the east and north elevations, parapet walls are too short to allow for lower roofing terminations. Roofing terminations, outlined in the aforementioned Number 1 Roofing and Drainage section, are inadequate and failing. No reglet or counterflashing is present.

Parapet copings consist of the following:
West and South Elevations: Sheet metal, painted
East and North Elevation: Terra cotta camel-back coping
HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Lower North and South Built-in Gutter: Aluminum

Parapet conditions on the roof side could not be observed due to coverage by roofing membrane. Observable conditions are on the main exterior street and alley-facing elevations. West and south iron-spot face brick parapets are in good condition. Mortar has been repointed more than once and spot repointing is necessary. Steel window lintels below are severely corroded indicating moisture infiltration through the wall, likely the result of roofing conditions. The north elevation alley side parapet (top of main wall face) has algae growth (green staining) from the coping down to below the second-floor window jack arches. Mortar in this area is decomposed and brick is spalling. All of these conditions are an indicator of prolonged exposure to excessive moisture. The east elevation wall face is the most severe with significant spalling and mortar decomposition. Non-permeable paint and paring on this wall face has exacerbated moisture issues inherent in the building.

Full parapet conditions cannot be revealed until roofing is removed. No through-wall flashing or rope weeps are evident at coping. Coping joints at parapets are deteriorating with gaps and hairline cracks visible.

Photo numbers 11,12,18,34,37

Drawing numbers 1/A2.4, 1/A9.1

Describe work and impact on feature

Cold Walls: The full extent of this work will not be known until the roofing is removed from the roof side of a test area of parapet. A segment of metal and terra cotta camel-back coping will be removed, roofing peeled back from the parapet masonry, and the wall conditions evaluated for condition of the brick and intactness of mortar. This examination will establish the precedent for the parapet approach. Where bedding mortar is significantly deteriorated (suspected at the east and north elevations) sections of parapet may require rebuilding down to the roofline.

Masonry units spalling or fractured beyond repair or reuse will be replaced with salvaged matching units on all parapets. Loose brick will be reset. All existing masonry units suitable for reuse shall be reused. All work will be executed using appropriate project mortar and repointing techniques as described in Number 3 and 4 Masonry sections.

Coping: Given deteriorated conditions, it is presumed that no through-wall flashing exists beneath the coping. Thus, all parapet coping will be reset over new bedding mortar and 40 mil. self-adhesive through-wall flashing. Painted brake metal drip edges will be installed where coping has an insufficient overhang on the parapet roof sides only. Existing sheet metal coping on the west and south elevations will be repaired or replaced as necessary. Terra cotta camel-back coping at the east and north elevations will be reused wherever possible. Skyward-facing joints will be finished with backer rod and BASF Masterseal NP-1 sealant.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
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<tbody>
<tr>
<td>3</td>
<td>Masonry – Face Brick &amp; Limestone</td>
<td>1910,1925,1947,6 1955</td>
</tr>
</tbody>
</table>

Describe existing feature and its condition

The west and south primary street-facing exterior elevations of Barden’s are composed of a deep reddish-brown tone iron-spot face brick. Sills are composed of simple honed Indiana limestone. Brick is laid in a common bond pattern with flush mortar joints. Mortar joints are thin butter joints. (Mortar has been repointed and likely the flush joint is a result of lack of skill when the mason was installing mortar in the thin joints.)

Decorative details are simple and achieved by changes in the brick plane. Brick quoins mark each outside corner of the street-facing west and south elevations above or outside of the storefront plane. A south elevation middle bay, the original 1907 end bay, is separated on the second floor by raised brick sections the same height and face
dimensions as the quoins on the corners. Second floor windows are wrapped with 1/2” protruding brick frames composed of header stacked courses at the two sides and rowlock course at the top. This brickwork frame is offset the width of three courses from the wood window frames at the top and one brick length at each side. It is just slightly narrower in total width than the limestone sills. Above the second-floor windows, projecting header brick mimics dentils which support two courses of brick corbels. Six courses above this is another corbel with another section of projecting brick header dentils transitioning to the pressed metal cornice. Above the cornice, the parapet features recessed brick panels centered above each second-floor window.

Along the west and south water table are four courses high of 1950s red face brick. This brick is presumed to date to when the aluminum storefronts were installed in 1955. Brick is installed one wythe thick with a common brick back-up. The method of masonry ties/straps is unknown.

Condition:
Face brick is in predominantly good condition. Isolated cracks, deteriorated mortar, and soiling/staining are present. Prior repointing campaigns appear to have overcut the butter joint (very thin joint) resulting in nicks and inconsistent overcut edges. No advanced deterioration is present. The largest factor influencing the face brick condition is uplift from the corroded steel lintels which has resulted in migrating cracks at the upper corners of the second story windows. In some instances, these cracks run horizontally from one window opening to the next. A few bricks have fractured or are simply loose in these areas. Roof leaks combined with the roofing carrying up the full roof side of the parapets has resulted in mortar deterioration and spot areas of loose brick. Examination indicates the street-facing parapets were repointed more than once, perhaps as a result of these roof side of parapet conditions. (See Number 2, Parapets above for further details.)

Another factor influencing face brick condition is the built-in gutter at the second-floor setback. Observed during heavy rainfall, this gutter fills quickly with water that then spills over the roofing line. No flashing nor counterflashing is present. A roofing termination strip is the only measure utilized to seal the roofing at the upturned wall edge. (This explains some of the interior water damage behind and below this built-in gutter.) Tar remnants from prior roofing campaigns are also visible above the current roofing. The result is advanced mortar deterioration along this edge.

Honed Indiana limestone sills are in excellent condition.

Red water table brick is in severely deteriorated condition. Spalled and loose brick are numerous as well as decomposed mortar. Factors influencing its conditions are:

1. Sidewalk deicing salts etching in the brick fireskin, saturating the units, resulting in spalling and decomposed mortar

2. Canopy built-in gutter rampant leaks (vulnerable to improper drainage during rainfall) run over the storefront windows, between outside corner joints of the aluminum storefront, and into the water table wall, see Number 1, Roofing and Drainage for a fuller description of conditions

Photo numbers 11-21 Drawing numbers A2.3, A4.1

Describe work and impact on feature
Cleaning: No surface cleaning of the face brick or limestone is planned.

Mortar Repointing: Decomposing and inappropriate mortar will be spot removed and repointed (estimated at <20% of joints). Mortar will be removed using the Center Cut Approach: the center of the joint is cut with a rotary blade and remaining mortar is hand-removed to the edge of the brick. No over-cutting of the joints will be permitted. Given the thin joints, the prescribed samples necessary for SHPO approval of the work
HISTORIC PRESERVATION CERTIFICATION APPLICATION
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will be executed as follows for on-site inspection:

1. Face Brick: Mortar joint preparation (mortar removal 2-1/2 times the joint height deep into the joint)
2. Face Brick: Mortar joint installation with the appropriate tooling profile utilizing the project face brick mortar; spot repointing matching current modern mortar color

The SHPO will be invited to view mock-ups of mortar cutting and repointing prior to full-scale application.

New mortar will match the original in composition, aggregate, sand gradation, and tooling profile. Mortar repointing at iron spot face brick is to be spot repointed given that all face brick was previously repointed with a non-matching mortar. The proposed spot repointing mortar will compositionally match the historic mortar (gray) while the color will match the modern mortar (buff). Laboratory analysis shows that the composition will be 1 part portland cement, 2 parts slaked lime, and 8 parts sand. (Analysis report is attached: “gray mortar”) Incompatible patching, caulks, and sealants from prior repair campaigns will be removed. Joint tooling will be a raked profile matching the original tooling, believed to be a raked joint. The very few damaged bricks will be replaced with matching salvaged units. All loose brick at decomposed mortar and movement cracks (uplifting) will be reset in the face brick project mortar.

No limestone replacement or significant repair is anticipated. All sills and skyward facing joints will be finished with BASF Masterseal NP-1 sealant colored to match the project mortar (or approved equal or better).

All unused metal fasteners will be removed from all wall faces and holes patched with the project mortar unless the void created necessitates spot brick replacement. Brick replacement, if necessary, will utilize matching historic units. Brick replacement samples will be provided to the SHPO for review. Wherever possible, brick will be harvested from new openings cut into the wall face as described below.

The red brick water table will be replaced with iron spot brick closely matching the upper wall faces to the extent of product availability. A sample will be provided to SHPO for review once available. Given that canopy drainage issues are being resolved as part of this work and that adjacent sidewalk level original iron spot brick is in good condition, it is presumed that the proposed approach will wear well at this location. NPS to advise of other materials that may be permissible at this location as use of deicing salts of public sidewalks may damage the new brick and it may not be possible to convince snow removal companies to utilized safe salt-free deicing alternatives.

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<tr>
<th>Number</th>
<th>Feature</th>
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<tbody>
<tr>
<td></td>
<td>Common Brick &amp; Indiana Limestone</td>
<td>1910, 1925, &amp; 1947</td>
</tr>
</tbody>
</table>

Describe existing feature and its condition

North and east elevations both address alleys and are composed of common brick (mix of Milwaukee Cream and Chicago common) with Indiana limestone sills. Window and door openings are topped with jack arches rather than steel lintels. One mezzanine level window on the north elevation has a steel lintel, its condition is obscured. The three window openings on the east elevation are topped with steel lintels.

North Elevation

The north elevation is in predominately good condition. The mortar was tuck pointed rather than repointed but that does not seem to be impacting conditions. The two main areas of deterioration are:

1. Rising damp where the asphalt alley directly abuts the wall face resulting in brick fractures and spalling with decomposed mortar; there is no formal joint at this transition
2. Moisture infiltration through the parapets and coping resulting in spalling, algae growth, and decomposed mortar from the parapet top down to primarily the second-floor
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Jack arches (a few areas reach below this delineation); (see Number 2 Parapets above for further details.)

East Elevation
The east elevation has an entirely different set of factors from the north elevation. This wall face has three projecting chimneys and one remnant on the first floor, north end, of an adjacent party wall. All three projecting wall face chimneys are utilitarian and in deteriorated condition, only one appears to be the original height. The other two have been lowered to align with the parapet height. Main factors influencing the condition of the east elevation are:

1. Non-breathable paint over the surface  
2. Parging over large areas of the first-floor surface  
3. Adjacent one-story (at north end half) protruding party wall remnant from razed building; this approx. 9” top surface at the first level has no flashing/counterflashing and is saturated with moisture  
4. Moisture infiltration through the parapets and coping  
5. Moisture infiltration through insufficient chimney caps

The result of these condition factors is severe spalling and fractured, loose brick. Deep voids are present on the walls where brick units are spalling away. The alley is littered with parging and brick remnants. Moisture meter readings within this wall measure at 60% to 70% WME (15% is an acceptable reading). The interior masonry and finished wall face on the east elevation are significantly damaged from moisture.

Photo numbers 23-30, 33, 132  
Drawing numbers A2.3, A4.1

Describe work and impact on feature
Cleaning: Cleaning of the common brick will consist of neutralizing north elevation algae growth with an anti-fungal treatment applied with hot water at low psi. No wet treatment will be applied to the east elevation to avoid increasing moisture levels within the wall.

General Approach
Mortar Repointing: Decomposing and inappropriate mortar will be spot removed and repointed as necessary. Mortar will be removed using the Center Cut Approach: the center of the joint is cut with a rotary blade and remaining mortar is hand-removed to the edge of the brick. No over-cutting of the joints will be permitted. New mortar will match the original common brick mortar in composition, aggregate, sand gradation, color, and tooling. Laboratory analysis shows that the composition will be 1 part portland cement, 2 parts non-hydraulic hydrated lime, and 8 parts sand. (Analysis report is attached; "buff mortar") Per NPS Standards deteriorated mortar will be removed back into the joint 2-1/2 times the height of the joint. Incompatible patching, caulks, and sealants from prior repair campaigns will be removed. Joint tooling will be a raked profile matching the original tooling. The SHPO will be invited to view mock-ups of mortar cutting and repointing prior to full-scale application. Spalling brick will be replaced with matching salvaged units. All loose brick at decomposed mortar will be reset in the project mortar appropriate to the building’s construction date.

The prescribed samples necessary for SHPO approval of the work will be executed as follows for on-site inspection:

1. Common Brick: Mortar joint preparation (mortar removal)  
2. Common Brick: Mortar joint installation with the appropriate tooling profile utilizing the project common brick mortar

The SHPO will be invited to view mock-ups of mortar cutting and repointing prior to full-scale application.

No limestone replacement or significant repair is anticipated.

All unused metal fasteners will be removed from all wall faces and holes patched with the
project mortar unless the void created necessitates spot brick replacement. Brick replacement, if necessary, will utilize matching historic units. Brick replacement samples will be provided to the SHPO. Where possible, brick will be retained and reused when larger openings are cut as described below.

North Elevation
Parapets will be addressed as prescribed in Number 2 Parapets in the preceding section. Spalled brick will be spot replaced as necessary. Loose brick will be reset in the common brick project mortar. A termination joint will be added between the alley paving and wall to prevent further rising damp. This joint will consist of cutting back the asphalt from the wall face at least 2", executing masonry repairs with NHL 3.5 hydraulic lime mortar (to better withstand conditions subject to unavoidable rising damp and vehicle backsplash), installing backer rod, and finishing the joint with BASF Masterseal NP-1 sealant colored to match the project mortar (or approved equal or better).

East Elevation
Repairs at the east elevation will be executed in phases as follows:
1. Remove all loose material from the wall surface including paint, parging, mortar, and unstable segments of brick; utilize steam as necessary to encourage paint removal from the wall face.
2. Cut the mortar joint back into the wall 2-1/2 times the height of the joint; leave the joints open through the 2019 season to encourage drying, install dehumidifiers in the basement to assist the drying process; retest moisture levels at the end of summer 2019 to see if moisture levels have reduced enough to allow repairs to proceed (20% WME or lower).
3. Execute parapet repair immediately to remedy moisture infiltration issues (see section Number 2 Parapets).
4. Execute chimney cap repairs immediately to remedy moisture infiltration issues.
5. Execute roof repairs immediately to remedy moisture infiltration issues (see section Number 1 Roofing and Drainage).
Once the masonry is 20% WME or lower ...
6. Remove any additional loose parging and paint.
7. Spot replace significantly spalling brick and reset remaining loose brick in new project common brick better mortar.
8. Install new NHL 3.5 hydraulic lime mortar (to better withstand conditions present within this wall as it will take years for the full wythes to dry).

Chimneys: Remove the north end two partial chimneys and key in new brick flush to the existing wall face. Rebuild the top seven courses of the northeast corner chimney. Install a concrete cap with 2” drip edge over chimney felt and through-wall flashing. Install a new chimney hood vent cap.

The boiler chimney is no longer functional and will be removed. This is a central chimney as shown in red on attached Demolition Plans. This chimney currently extends from the basement to the roof. However, it is not visible from the public right-of-way and is covered in plaster throughout the interior. It is not large enough to contain new mechanicals and becomes an unnecessary obstruction in the second-floor event space (photos 33 and 132).

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Steel Lintels</th>
<th>Date of Feature</th>
<th>1910, 1925, &amp; 1947</th>
</tr>
</thead>
</table>

Describe existing feature and its condition
All west, south, and east elevation basement, first, mezzanine, and second floor windows are supported with steel lintels. North elevation windows and one doorway have common brick jack arches with the exception of one small north elevation mezzanine unit which has a steel lintel. Steel lintel profile shape cannot be verified until masonry is removed to explore conditions and execute repairs.
Steel lintels have corrosion ranging from mild to severe. Migrating cracks and uplift from steel corrosion is present at most steel lintels. Lintel lengths extend only over each window opening. As an example, on the south elevation, the lintel length matches that of the inside portion of the protruding brick stacked header and rowlock course frame detail. At window units closer together, lintel ends abut one another.

Photo numbers 19, 20, 177, 182, 186, 196, 202 Drawing numbers A2.3, A4.1

Describe work and impact on feature

Once construction begins, each lintel will be evaluated to determine the final treatment. Units will range from exposed surface treatment, full refurbishment, and replacement.

Exposed Surface Treatment: Consists of removing corrosion from the exposed portion of the lintel only and finishing with a rust-inhibitive coating such as a two-part epoxy.

Full Refurbishment: Entails exposing the steel lintel by masonry unit removal, corrosion removal, priming with a rust-inhibitive coating, installation of 40 mil. self-adhesive flashing end dams, and installation of cotton rope weeps at all refurbished units.

Lintel Replacement: In cases of severe steel lintel corrosion, as suspected at least two south elevation second floor lintels the lintel will be removed and replaced with galvanized units.

All masonry removed will be retained and reinstalled using the approved project mortar.

| Number | Feature Windows (Excluding Storefronts) | Date of Feature 1910, 1925, 1947, 1955 |

Describe existing feature and its condition

Refer to the attached window schedule for more detailed information.

West Elevation

The basement windows are short, sitting at grade. The brick openings are infilled with green-painted plywood with sheet metal behind, indicating these windows were infilled during the Barden’s era. The first-floor wood windows and one north-end aluminum replacement sash occupy the upper third of the first-floor wall face in line with the location of the original storefront transoms (no longer extant due to c. 1955 remodel) and the mezzanine level. The second-floor wood windows are large undivided vertical pivot units converted to casement units and one awning unit also converted to casement. Many of the second-floor windows still contain the original window number tag. The first and second floor units are original wood units with the exception of the aforementioned first floor north end window, which has a modern-era aluminum replacement sash. The vertical pivot units are a unique window type, as most vertical pivot windows manufactured during this era were iron or steel. The hardware includes a long handle (photo 219) attached to the bottom rail of the sash that would turn a cam to open the window. A floating piece of wood above the top sash would, in turn, be pushed up into the wall to allow the window to turn. The windows opened in one direction only, with a lock to hold the window open at 45- and 90-degree angles.

South Elevation

The projecting east end bay, also part of the 1910 addition, features two large wood double-hung window units instead of awning or pivot casements. A middle bay, the original 1907 end bay, features two undivided pane units; one a wood awning and the other a vertical pivot converted to a casement window. A third unit appears to be a double hung window but is simply a temporary repair solution for an original awning or pivot casement. The west bay, where the storefront wraps the corner, features two large wood vertical pivot windows, each converted to casements, and one unit, which is an original awning unit that was never converted.
North Elevation
All window units on this elevation feature jack arch heads with the exception of one small steel lintel over a mezzanine level unit, east end. First and second floor units are a mix of one-over-one wood double-hung units with clear glazing and two-over-two steel pivot units with wire glazing. The demising line is essentially the center of the north elevation, with the west half being wood double hung units and the east half being steel pivot units. A few have been modified to accommodate HVAC vents or are boarded on the interior, with a first-floor unit infilled with an A/C unit in the upper sash. The first-floor units are placed high on the wall to align with the narrow mezzanine. Nine basement windows, masonry openings infilled with plywood over sheet metal, are approximately evenly spaced across the remainder of the wall face. The second-floor window located furthest to the west is the only window in that vertical section. The rest of the first and second floor windows, nine per floor, align vertically. They are arranged in groups of three divided by brick, with the eastern-most group having more space between the units.

East Elevation
East elevation windows consist of one second-floor, three-lite steel casement unit boarded on the interior with plywood and a second-floor steel two-over-two pivot unit with one pane infilled with metal.

Photo numbers 153-252

Drawing numbers A2.3, A4.1, A4.2

Describe work and impact on feature
Refer to the attached exterior elevations Sheets A2.3 (demo) and A4.1 (proposed) and window schedule for full details of the prescribed approach to each unit.

Wood Restoration Approach
Restore wood window units as designated in the attached schedule. Retain existing glazing where intact. Install new clear glazing at areas of broken or missing units. The client team pursued several approaches to meet energy efficiency requirements at the large second floor windows. Due to the size, an interior or exterior storm will require a dividing mullion, eliminating the effect of the original day light opening. The client team has chosen to modify the windows in a sensitive manner that preserves the profiles and daylight openings but allows for the installation of insulated glazing units. On the south and west second-floor windows, ¾" of the window sash will be laminated in order to allow for the installation of insulated glazing. A detail drawing demonstrating the proposed approach in elevation and section is attached (A4.2).

Install new glazing putty as necessary, anticipated at all units. Retain hardware, intact brick mold, and other components of windows that are being replaced to harvest for matching units to be restored. Replace all missing hardware to be consistent with the character of the original.

Refinish window components including all jambs, sills, sash, brick molds, etc. Prime with an oil based exterior primer. Finish with exterior latex paint such as Sherwin Williams (color to be determined). Install weather stripping around the perimeter of the operable sash.

Double hung windows to be restored will have a fixed upper sash and lower sashes. Vertical pivots and awnings converted to fixed casements will remain fixed casements and will not be operable. Very limited hardware remains to restore the operation of the vertical pivot windows and would be difficult to replicate. The hardware that does remain will be restored and affixed to the restored windows in its original position as an indicator of their original unique operation.

For products and chemicals, a limited use of wood epoxy and consolidant will be used only
where wood rot is 1/2-inch deep or less. Splicing in of replacement wood will occur where rot is over 1/2-inch deep. Products to include:
Stripper: Chemical, as appropriate
Glazing: Hollander Circa 1900 glass or similar
Caulk: Spectrum II, silicone based
Glazing Putty: Sarco Type M Sash Putty or similar
Screws: Stainless Steel
Chain: #25 Bronze chain, 80 lb. workload OR cotton rope if current weight metal is incompatible with chain
Primer at Painted Wood Surfaces: Two coats Alkyd Oil Paint, Exterior Grade, Tinted Primer
Painted at Painted Wood Surfaces: Two Coats Exterior Grade Latex

All members rotted beyond repair will be replaced to match the existing in profile, shape, and configuration. Splice in repairs to conceal locations and result in a solid bond utilizing biscuits and wood glue.

Steel Windows Restoration Approach
Work on the steel windows will consist of scraping, removal of surface corrosion, priming and painting. Windows will be fixed, and hardware secured in place. Wire glass will remain at existing locations and repaired as necessary with sealant. Primer & Paint: Sherwin-Williams Bond-Plex WB Acrylic.

Basement Windows
Windows 002, 007, 008 & 009 at the basement level will remain as is. New, painted material will be put in place to replace existing material on boarded up windows. Windows 003-006 will be replaced with wire glazed window units. Shop drawings of replacement units will be provided when available.

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<thead>
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<th>Number</th>
<th>Feature</th>
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<tbody>
<tr>
<td>7</td>
<td>Storefront Windows</td>
<td>1955</td>
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</table>

Describe existing feature and its condition
The storefront is an assembly of clear glass and thin vertical mullions. It provides maximum daylight and visibility for the displays that would have been used to promote new products and sales in the store. The storefront sits atop concrete masonry units faced with four brick courses of red wire cut brick which appear to date to the c. 1955 storefront remodel, as evidenced in historical photographs. Historical drawings and photographs show that the historic storefront also projected so as to be unencumbered by columns and provide as much glass viewing area as possible. The building entrance locations and rhythm of the 1950s storefront are similar to that shown in the original drawings with the exception of the transoms, which were replaced by the metal panels. These panels conceal the large steel beam canopy support system. The original prism glass transoms are no longer extant.

The south elevation is very similar to the west elevation. The storefront wraps from the west elevation with a small chamfer at the corner. On the south elevation, the storefront continues across the projecting east end bay. The storefront assembly matches that described on the west elevation, with the same brick water table, glass separated by narrow aluminum mullions, cantilevered metal canopy, and metal panels up to the second-floor windowsills. The entrance is similarly set back near the middle of the south elevation. The same modern-era slate tile is utilized on the ground plane within the setback, transitioning from the concrete sidewalk.

Photo numbers 15-17, 145-151

Describe work and impact on feature
Replace all storefront windows with Kawneer aluminum frames, clear glazing, painted black finish. Shop drawings to be provided when available.
HISTORIC PRESERVATION CERTIFICATION APPLICATION
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Number 8 Feature Exterior Doors Date of Feature 1955

Describe existing feature and its condition
The main west building entrance is located near the middle of the west elevation (within the third structural bay from the north). The entrance is recessed in line with the second floor/column line and composed of the same anodized aluminum and glass 1955 storefront system. The secondary entrance within the storefront is located on the south elevation within the fourth structural bay from the main southwest building corner. This entrance is similarly set back near the middle of the south elevation. The same modern-era slate tile is utilized within the setback, transitioning from the concrete sidewalk.

Photo numbers 13, 25 Drawing numbers A4.1

Describe work and impact on feature
Code requirements and usage of the building for brewing necessitate several new entrances:
New West Elevation Entry: A new code compliant emergency egress is required at the northwest corner of the building on the west elevation. The west elevation code compliant emergency egress door will be a new painted aluminum door with sidelight, black, with clear 1" insulated glazing. It is proposed to coincide with an existing basement window opening.

New South Elevation Entry: A new entry is proposed to the 1910 portion of the building on the south elevation near the southeast corner of the building to enable egress as well as secure entry for the second floor functions. Without this door, the second floor does not have a second path of egress without crossing through the downstairs tenant space. The south elevation southeast corner entrance will be integrated into the storefront system. Shop drawings for this storefront are pending.

North Elevation Loading Dock and New Door: A new loading dock is proposed for the north elevation at the northeast corner. An exterior swinging door is also required at this location. This is currently the location of a coal chute and will facilitate loading and unloading of brewery supplies and equipment. The overhead door will be a hollow, metal exterior door. The brick between this new door and the swinging exterior door adjacent will be infilled with salvaged masonry to match the existing running bond pattern.

Number 9 Feature Exterior Metalwork Date of Feature 1910, 1925, 1947, & 1955

Describe existing feature and its condition
The existing street-facing cornice and coping consist of pressed and formed sheet metal with a painted finish.

The existing first floor 1955 aluminum canopy is painted and has loose components.

Photo numbers 6, 8, 11, 12, 18, 22, 28, 37, 38 Drawing numbers 1/A2.3, 2/A2.3, 1/A4.1, 2/A4.1

Describe work and impact on feature
The existing pressed and formed sheet metal cornice and coping will be retained and restored. Metal will be cleaned through mechanical means (such as steam) to remove peeling paint and wire brushed to remove corrosion. Adjacent masonry will be protected from damage. Loose or missing steel components will be spot repaired. Metal will be finished with Sherwin-Williams Bond-Plex WB Acrylic.

The existing first floor 1955 aluminum canopy will be retained and repaired. Loose components will be reattached if possible or replaced in kind. Peeling paint will be
removed and the surface painted with Sherwin-Williams Bond-Flex WB Acrylic.

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<tr>
<th>Number</th>
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<tbody>
<tr>
<td>10</td>
<td>Interior Selective Demolition</td>
<td>Various Modern Era</td>
</tr>
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</table>

Describe existing feature and its condition

Basement
The basement is predominantly utilitarian, with concrete floors and exposed masonry walls. The basement was utilized for storage and equipment. The south half of the basement was converted into a bargain basement retail sales floor. Portions of built-in shelving, wood flooring, and island display counters are intact in this area, although all have been damaged by significant moisture infiltration and rising damp. The wood floor sleepers sit atop a compacted earth subfloor that is sufficiently waterlogged to result in substantial wood floor buckling and wood rot. The original 1907 footprint is visible in the thick foundation walls that divide it from the 1910 sections. Ceiling heights in the basement range from 7'-1 1/2" at the wood floor south portion to 7'-4 1/8" at the north half. Refer to photos 39-66 in the Part 1 and 2 Combined Images Supplement.

First Floor
The first floor is predominantly open, with exposed columns, decorative pressed metal ceilings, terrazzo flooring and natural light from the storefront windows. The first floor is a grand space with generous 15' ceilings and ample natural light. Ceiling heights drop down to 13' 8 5/8" at the underside of beams, also finished in decorative pressed sheet metal. Modern-era partitions were added near the northwest corner of the space to create two public restrooms. These do not continue up to the ceiling. The northeast corner of the space is separated by partitions continuing all the way to the ceiling. These partitions are modern era based on their wood stud and gypsum board construction materials and type. The ceiling within the entire first floor space is the gold-painted pressed metal ceiling, including the mezzanine that overlooks the space. Round steel columns feature simple flared steel fins as capitals. Refer to photos 67-110 in the Part 1 and 2 Combined Images Supplement.

Mezzanine
The mezzanine was used as the offices and storage for the Barden Store. The mezzanine ceilings are as low as 5'-6" at the underside of beams. This narrow mezzanine is 12'-5" at its widest point and 8'-10" at its narrowest width. The mezzanine runs along the east wall from the main stair/elevator to the northeast corner of the building and then turns and continues the full length of the north wall. The mezzanine originally overlooked the sales floor below. Sections of the mezzanine wall have been extended all the way up to the ceiling. The pressed metal ceiling continues into the mezzanine. A few of the north-facing windows have been opened in or converted to bookshelves on the interior side of the mezzanine (all intact on the exterior). The mezzanine also has a modern-era kitchenette and a bathroom in the northeast corner. The earliest portion of the mezzanine is at the northwest corner running 35'-6" to the east. The latter portion of the mezzanine picks up here extending east and turning south to extend to the main stair. The structural support system of the mezzanine was investigated. It hangs from tie rods from the second-floor joists and cantilevers off the east wall surface. Evaluation by a structural engineer has deemed the mezzanine unsound. See the attached report. Local building inspectors have also determined the mezzanine to not be code compliant given its combustibility, ceiling height, and lack of code compliant stair access and egress. Ceiling height below the mezzanine is also too low to meet code. Refer to photos 111-124 in the Part 1 and 2 Combined Images Supplement.

Second Floor
The second floor was intended to be used as a sales floor. As a result, it retains an open floor plan with ample natural light from the large signature awning casement windows. Wood flooring is intact under modern-era materials (condition and extent undetermined). In 1947, a fire on the second floor caused the destruction of a large
portion of the roof towards the center east end of the building. This area is definable by the presence of flat plaster ceiling vs. areas to the west of decorative pressed metal, painted white. The northeast corner of the second floor has been divided with flimsy modern-era partitions. These partitions are composed primarily of studs with particle board and other thin sheet goods installed at random on one side, leaving studs exposed on the divided room side. Various wallpapers and paint schemes are used throughout these secondary spaces. Large pieces of mulch were curiously glued to several of the metal columns on the second floor to give them a tree-like texture. This treatment is very brittle and easily removed. Refer to photos 125-144 in the Part 1 and 2 Combined Images Supplement.

Second floor standing and running trim is approximately 50% intact including baseboards, window casings, aprons, and sills. Cast iron radiators are also intact.

- **Describe work and impact on feature**
  - Remove all modern area partitions and materials dating outside of the period of significance, 1907-1967. Removal of these features will result in the interior resembling its Barden’s Store era appearance. This includes:
    - **First Floor**
      1. Modern era toilet rooms
      2. Northeast corner modern era partitions and attached vent hood related to candle-making
      3. Temporary or utilitarian finish treatments such as peg board and column surrounds
      4. Modern era interior walls at display windows
    - **Second Floor**
      1. Northeast corner with flimsy modern-era partitions
      2. Modern era flooring
      3. Mulch glue-applied to steel columns and wall faces
    - **Mezzanine**
      Remove the structurally unsound and non-code complaint mezzanine at the north wall and north ¼ of east wall. The local building inspector has stated that the mezzanine is not occupiable due to unsafe structural conditions and non-code compliant ceiling height. Citing 2015 International Building Code, that “moving from one activity to another or from one level of activity to another is, by definition, a change of occupancy, which applies to the project. The new occupancy must be in compliance with the applicable provisions. Section 1003.2 of the 2015 IBC “Ceiling height. The means of egress shall have a ceiling height of not less than 7 feet 6 inches.”
    - **Basement**
      The basement is heavily damaged from rising damp and moisture infiltration through the foundation walls. Tongue and groove wood flooring at the south end of this level is significantly buckling and bowed with areas over two feet high of buckled floor. Wood rot is rampant. Plaster finishes within this area and historic toilet rooms are also severely deteriorated from water damage. Wood and plaster in the south half of the basement has mold. Plaster is decomposing. Masonry has become exposed and efflorescence is severe. Given the severity of conditions and the need to install drain tile beneath the dirt floor, all the south half of the basement finishes must be removed. This also allows for mold remediation.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Elevator</th>
<th>Date of Feature</th>
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<tbody>
<tr>
<td>11</td>
<td>Elevator</td>
<td></td>
<td>1925 &amp; 1955</td>
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</tbody>
</table>

**Describe existing feature and its condition**

The first elevator was installed in the building in 1925 at the inside corner of the original main wood stair near the center of the main east wall. In 1955 the cab, doors, equipment and shaft were upgraded.
Due to years of neglect, the elevator no longer functions.

Describe work and impact on feature

The elevator will be replaced with new elevator motor, controls, and related equipment. The cab and doors will also be replaced. A Suburban Elevator hydraulic elevator will be installed in the existing shaft, serving all three floors.

The existing shaft plaster walls and existing door jambs will be repaired and painted.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>Stairs</td>
<td>1910 &amp; 1925</td>
</tr>
</tbody>
</table>

Describe existing feature and its condition

On the east wall of the main space, a main decorative wood stair with stain finish extends from the basement up to the second floor, including the mezzanine between floors one and two (accessed at the stair landing). The stair wraps around the elevator shaft. This is the only stair accessing all floor levels. Three other stairs provide access between the first floor and the other floors. A historic wood stair between the basement and first floor is located just south of the west entrance. This stair features turned wood balusters and substantial newel posts all with stained finish. A wood stair in the northwest corner of the space was used by staff to access the offices on the mezzanine from the first and second floors. A wood service stair connects the rear (north, east end) service entrance with the basement. This steep stair is composed of utilitarian plank treads with open risers.

Describe work and impact on feature

Existing stairs at the east (main stair) and west (adjacent to entry) will be retained. Worn wood treads will be replaced to ensure safety. Stairs will be cleaned and touched up with the hope of retaining the current stained finish.

The utilitarian wood service stair in the northeast corner of the basement will be removed. The stair is too steep for safe egress or use, even as a service stair. The basement at this existing stair must be backfilled to support the proposed dock/receiving area on the first floor. A new staircase connecting the first floor to the basement in this section will be added.

The existing wood stair in the northwest corner will be removed and replaced with a required, code-compliant staircase, as described in Number 8. This will be a fully enclosed stair with street-level egress. The new surrounding walls will be modern gypsum board. Doors into the stair will be hollow metal doors and jambs to meet fire rating. The stairs will be constructed of wood with wood stringers, treads and risers. Treads will be finished with rubber. Luxury vinyl tile will be utilized at intermediate landings.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>Abatement</td>
<td>1910, 1925, 1947, &amp; 1955</td>
</tr>
</tbody>
</table>

Describe existing feature and its condition

The following areas have tested positive for asbestos:
Plaster ceiling in the basement (Photo numbers 50-43)
The plaster ceiling covers the more finished area in the south end of the basement.

Flooring at the mezzanine (Photo numbers 113, 115, 121)
The flooring at the mezzanine is a combination of vinyl tile, carpet, sheet flooring material, and original wood floor.
Flooring at second floor (Photo numbers 126-130, 133, 136)
The flooring at the second floor was originally wood plank flooring that has since been covered with a variety of materials including sheet goods, vinyl tile, and carpet.

<table>
<thead>
<tr>
<th>Photo numbers</th>
<th>See description text</th>
<th>Drawing numbers</th>
<th>N/A</th>
</tr>
</thead>
</table>

**Describe work and impact on feature**

Hazardous materials containing asbestos will be removed. Original wood flooring is not expected to contain asbestos, however, condition of wood floor is unknown until contaminated materials are removed. Care will be taken to preserve wood floor intact where possible during abatement. Waste will be properly managed to avoid further contamination of historic materials.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>HVAC</td>
<td>1910, 1925, 1947, &amp; 1955</td>
</tr>
</tbody>
</table>

**Describe existing feature and its condition**

No functioning heating or cooling system exists within the building. The boiler is no longer operational. Unit heaters were installed (date unknown) to keep the interior above freezing.

<table>
<thead>
<tr>
<th>Photo numbers</th>
<th>36, 59, 134</th>
<th>Drawing numbers</th>
<th>To be provided when available</th>
</tr>
</thead>
</table>

**Describe work and impact on feature**

All elements of the existing HVAC system will be removed, including piping, venting, ducting, and building service.

Ductwork to consist of exposed spiral ductwork held tight to the ceilings and painted to match the decorative pressed metal ceilings at the first and second floor levels. Due to the low basement ceiling height (7’ to 7’- 1 1/2”), this level will also need to be exposed spiral ductwork.

All ductwork and HVAC equipment will be held back at least 5’ from exterior windows.

HVAC layout and specifications are pending and will be sent in a later addendum.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td>Electrical and Security</td>
<td>1910, 1925, 1947, &amp; 1955</td>
</tr>
</tbody>
</table>

**Describe existing feature and its condition**

The electrical service for the entire building is outdated and undersized for modern era use. Wire is run through surface mounted conduit feeding switches and light fixtures. Panels are wall mounted and not concealed within the main original department store open floor plan. Meters are located in the basement.

Light fixtures range from ceiling hung linear fluorescents to display window recessed cans. High bay metal halide fixtures were added to the first floor in the modern era.

No security system is currently in place.

<table>
<thead>
<tr>
<th>Photo numbers</th>
<th>56, 73, 81, 82, 129, 137, 140</th>
<th>Drawing numbers</th>
<th>A8.0 - A8.2</th>
</tr>
</thead>
</table>

**Describe work and impact on feature**

All existing electrical distribution, fixtures, wiring, and devices will be removed.

Systems
A new electrical service will be installed. The electrical contractor shall coordinate with the local utilities and provide new underground services to the building and locate it in a newly constructed electrical/demarc room in the basement. All meters shall be located within the new electrical room. Each commercial tenant space will be individually metered. All lighting and devices will be new. Emergency lighting and exit signage to meet code and building official requirements will be installed.

Electrical layout drawing, Confs, data sheets, and fixtures schedules will be submitted for SHPO and NPS review once design is complete.

Aesthetics
All new electrical wiring and systems equipment will be concealed in mechanical areas, within new walls, or within conduit exposed at ceilings where necessary. Exposed conduit, boxes, switches, strobes, alarms, exit lights, etc. will be necessary given the open floor plan. A significant amount of MEP is already exposed throughout the building. The design approach is to reduce the visual impact of exposed MEP on the historic fabric. Switches, outlets, exit signs, etc. will be selected in a style that does not detract from the existing character defining features. New light fixtures will be in keeping with the building aesthetic. No existing light fixtures will be retained. Architectural building lighting will be provided for the south and west elevations. All new decorative exterior light fixtures are to be in keeping with the character of the building. Cut sheets will be provided when available.

Security
A new security system will be installed, including CCTV cameras and secure entry locks. The building common areas will be covered by a digital security camera system.

<table>
<thead>
<tr>
<th>Number</th>
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<th>Date of Feature</th>
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</thead>
<tbody>
<tr>
<td>16</td>
<td>Fire Protection</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Describe existing feature and its condition
There is currently no fire protection system in the building.

Describe work and impact on feature
A fire protection plan will be submitted in an amendment when it is available.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>17</td>
<td>Plumbing</td>
<td>1910, 1925, 1947, &amp; 1955</td>
</tr>
</tbody>
</table>

Describe existing feature and its condition
Supply and waste lines are a mix of cast iron, steel, copper and PVC in various states of disrepair. Sinks and toilet rooms are located in the basement, first floor modern era toilet rooms, janitor’s closet (mop sink), mezzanine kitchenette and toilet room, and second floor sink. All are abandoned and no longer function. Leaking, vacancy, and wear-and-tear result in toilet facilities that are beyond repair.

Plumbing layout and specifications are pending and will be sent in a later amendment.

<table>
<thead>
<tr>
<th>Photo numbers</th>
<th>Drawing numbers</th>
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<tbody>
<tr>
<td>45, 61, 109, 115, 116, 141</td>
<td>To be provided when available</td>
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</tbody>
</table>
Describe work and impact on feature
All existing plumbing systems will be removed. A new hot and cold-water supply, waste, storm, and vent system will be supplied throughout the building. Plumbing supply mains will be copper. All waste and storm lines to consist of PVC. Complete sanitary drainage system shall be provided which will include drain, waste, and vent piping for all plumbing fixtures and other equipment requiring drains.

A complete storm drainage system will include roof drains, overflow drains, and other area drains and downspouts.

Floor drains will be installed as appropriate.

Aesthetics
All plumbing infrastructure to be located underground, in the basement, or concealed within new gypsum board partition walls/ceilings with the exception of exposed ceiling mounted lines where necessary to avoid damage to the pressed metal ceiling. Fixtures to include the following:
- Toilets: Kohler K15182 or equal, 1.6-gallon, tank toilets with seat, white
- Bathroom Faucet: TBD
- Kitchen Faucet: TBD
- Kitchen sink: TBD
- Mop sink: Standard sink approximately 24” x 24” x 12”
- Commercial kitchen and brewery service as described in a later amendment

All fixtures and plumbing plans will be submitted via a later amendment.

<table>
<thead>
<tr>
<th>Number</th>
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<th>Date of Feature</th>
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</thead>
<tbody>
<tr>
<td>18</td>
<td>Interior Wall Restoration</td>
<td>1910, 1925, 1947, &amp; 1955</td>
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</table>

Describe existing feature and its condition
Existing interior walls are painted plaster primarily over wood or expanded metal lath, or at the interior faces of masonry walls, keyed directly into the masonry joints.

<table>
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<tbody>
<tr>
<td>19</td>
<td>First Floor Plate Partial Removal</td>
<td>1910 &amp; 1925</td>
</tr>
</tbody>
</table>

Describe work and impact on feature
Historic plaster surfaces to remain. Surface cracks and delamination will be repaired. Historic plaster surfaces will be coated using a breathable lead-encapsulating paint, such as Global Encasement Inc. LeadLock Coating where lead paint is discovered to exist.
Plaster walls will be spot patched with gypsum plaster with drywall infill at large areas of missing material.

The tenant for the first floor is a brew pub. In order to accommodate the height...
requirement and make a feature out of the large brew kettles and fermentation tanks, they propose locating these kettles in the basement, viewable from the first floor. The proposed opening in the floor was discussed on site with Jen Davel in order to establish location parameters.

The proposed first floor opening is located at the north end of the building (alley side) and is approximately the center half of the building. It extends about 28’ into the building to create an approximately 48’ x 28’ opening.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
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</thead>
<tbody>
<tr>
<td>20</td>
<td>Commercial Build-Out</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

Describe existing feature and its condition

The building has been vacant and unheated for some time.

Despite areas of moisture infiltration, walls are in predominantly good condition. Modern partitions do not significantly alter historic building fabric. In many cases, partitions do not engage the ceiling.

Basement concrete floors are in various conditions after years of moisture infiltration. The first floor terrazzo topcoat is in good condition with minor holes and cracks. Second floor tongue and groove wood flooring is obscured beneath successive layers of later finishes. Reveal areas indicate the floor to be in good condition. Flooring does change direction, the extent of which is not yet known.

Photo numbers N/A

Drawing numbers A3.0 – A3.2, A8.0 – A8.2

Describe work and impact on feature

The proposed basement rehabilitation is as follows: The basement will be built out to include public restrooms near existing west stair on the first floor. A corridor will lead north to offices, water and electrical rooms, and a new, second stair required for code compliance (located at an original stair location as described in Number 8). Behind the electrical room, an existing sidewalk vault will be rebuilt to accommodate the new electrical transformer. The south end of the basement will contain a walk-in cooler, storage for barrel aging, and additional storage. The far southeast corner will remain open space. The center of the basement will contain two walk-in coolers, the beer canning line and additional storage. At the north end, the brewing tanks will be installed with visibility from the first floor as noted in Number 19. The elevator will be refurbished as described in Number 11. A staff lockers and toilet will be adjacent to the elevator. The northeast corner will be backfilled to support the first-floor dock and receiving area. All floors in the basement will be exposed concrete slab with polished concrete in toilet areas. New walls will be gypsum board except in the mechanical and stair areas on the northwest corner and under the receiving area on the northeast corner; these areas will be exposed concrete masonry units. Exterior walls will remain as is following removal of mold and damaged materials. Ceilings will primarily be exposed throughout the basement. The toilet rooms and staff lockers will have painted gypsum ceilings in keeping with the original plaster in this area (removed due to asbestos). All walls throughout the basement will be painted.

The proposed first floor rehabilitation is as follows: The first floor will contain the brew pub in the southwest half of the building. Access will be from the existing west and south entrances, which are both vestibules. Additional booth and table seating will be in the west half of the southeast quarter with a large lobby entrance in the far southeast quarter and extend north up to the elevator. An additional entrance for this lobby will be on the southeast (south-facing) corner of the building. A coat closet with access to a "marketing area" will be just inside this entrance. The "marketing area" will be a dedicated window display with glazing on three sides of the exterior wall. The northeast corner of the building will contain a new receiving area and dock with a dedicated stairwell here to the basement and interior access to the adjacent kitchen. The center
portion of the north end will be open to the basement brewery tanks. Floor-to-ceiling glass walls will enable visibility from two areas while prohibiting access; one from an open area intended for a food vendor and the other from a small event room. The event room will include a removable stage. An additional toilet room is centrally located on this floor. There are four staircases on this floor as described in Number 12. Flooring in the public spaces will predominantly be existing terrazzo. The toilet room will be ceramic tile. The coat closet and the small "marketing area" adjoining it will be carpeted. All new walls will be gypsum board with the exception of the walls surrounding the open area for the brewing tanks; those are either glazing (described above) or concrete masonry units. All walls will be painted except in enclosed stairwells. Suspended wipeable tile ceiling will be installed in the kitchen. The toilet rooms and coat closet will have gypsum ceilings. The new gypsum board ceilings in the two vestibules, "marketing area," toilet rooms, and coat closet will be painted, as well as the new, gypsum board ceiling above the platform that follows the storefront glazing. The existing pressed-metal ceiling will not be painted.

The proposed second floor rehabilitation is as follows: The primary function of the second floor will be a main event space taking up 2/3 of the southwest portion of this floor. It is a large open space with access to the northwest stair, a kitchen on the north wall, and a coat room in the southeast corner. The northern half of the east wall of this build-out will be glass, which looks into the elevator lobby, elevator and staircase to the first floor. A corridor from the elevator lobby leads to two offices, women’s and men’s toilets, and a bridal room on the far northeast corner of the floor. A large storage area follows the east wall between the elevator shaft and the coat room. A new stair to the roof access hatch is located within this storage area, behind the elevator. The floors will primarily be existing wood floors with the exception of ceramic tile in the toilet rooms and luxury vinyl tile in the commercial kitchen. New walls will be gypsum board other than the glazed walls on a portion of the event room. New gypsum board ceiling will be installed in the toilet rooms, offices, bridal room, storage room, the corridor and coat room and painted. All existing ceiling, both pressed-metal and flat plaster areas will be left intact and not painted. All walls on this floor will be painted. A finish schedule will be provided in a later amendment when available.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Signage</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>21</td>
<td>Signage</td>
<td></td>
<td>N/A</td>
</tr>
</tbody>
</table>

Describe existing feature and its condition

No signs currently are located on the building. Historic images and fasteners remaining on the main southwest building corner indicate a blade sign was the primary building sign during the Barden’s era.

Photo numbers 5, 6

Describe work and impact on feature

A corner blade sign is proposed. Shop drawing to be submitted for review when available.