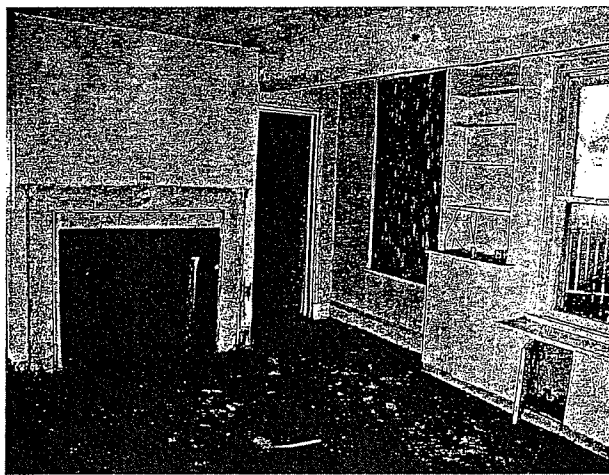
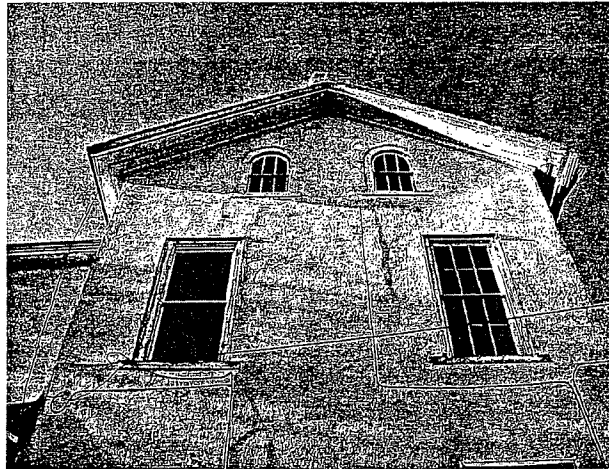

*Historic Assessment for
1000 Main Street
Darby, PA*



Submitted To:
Delaware County Planning Department

Submitted by:
Kise Straw & Kolodner

Architects Planners Historians

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Historic Assessment of 1000 Main Street

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Historical Assessment of 1000 Main Street

1. Objectives and Methodology

Kise Straw & Kolodner (KSK) analyzed the house, known as 1000 Main Street, in Darby, Pennsylvania in late October 2001. The objectives of these investigations were to aid the Delaware County Planning Department in defining the most appropriate future use and development of the property. Tasks included:

- evaluating the architectural and structural condition of the building;
- determining the building chronology based on surviving physical evidence;
- evaluating how the building might be accommodated within the future development of the property; and
- providing cost of rehabilitation.

The building analysis focused on the physical examination of the building. This included surveying the building, providing measured drawings, photographing interior and exterior spaces/elements, and identifying historic architectural elements. KSK examined foundation walls, upper wall construction, floor framing, chimney breasts, and other visible framing. Additionally, KSK examined remaining decorative details such as the fireplace mantle, molding profiles, stairways, window and door trim, hardware, and other elements that would aid in revealing the building's construction chronology.

The conclusions of the present analysis are the result of preliminary investigations that were limited to surface observation and did not include destructive testing or laboratory analysis. KSK conducted limited documentary research to supplement the physical evidence. KSK is confident that this analysis is reflective of the true chronology and condition of the building. More in-depth research and investigation, similar to what is normally associated with a full-scale Historic Structures Report or Preservation Plan, would be required to develop a comprehensive understanding of the history of the building.

KSK's staff for this project included Director of Architectural Services John Gibbons, Director of Historical Services, Historic Preservationist Glenn Ceponis, Senior Architect Douglas Heckrotte, and architectural designer Filipe Velasquez. Staff conducted fieldwork on October 30, 2001.

2. Building Chronology & Historically Significant Features

KSK developed a building chronology from evidence identified during fieldwork and from historical documentation obtained from the files of the Delaware County Planning Department – Historic Preservation Office and, the Free Library of Philadelphia.

KSK used information contained on the Pennsylvania Historic Resource Survey Form completed for the building (n.d.) as its starting point for determining building chronology. This form identified the initial construction date of 1852 and noted numerous subsequent additions. Based on physical evidence, KSK believes that the house was constructed in two major phases with a number of later additions and interior modifications. The major phases of construction are suggested by the existence of stone bearing foundation walls. The phases of construction include a three-bay, center hall and two room wide section, with rear ell, constructed circa 1850 (Section 1); a small addition constructed later in the 19th c. (Addition 1); a major addition constructed in approximately 1910 (Section 2); and several smaller subsequent additions constructed primarily in the mid twentieth century. Section 1 is 2 1/2 stories in height including a finished attic with windows at the floor level, and a full basement. Section 2 a single story in height with a full basement. There were at least seven minor additions made over the course of the building's history. Only two of these appear sympathetic to the original building.

Oral history suggests that the house was modified in the twentieth century to include a doctor's office along with living quarters. Remaining physical evidence is consistent. These modifications include:

- an added entry (Addition 4)
- using the original dining room as a waiting room
- using the original kitchen as an exam room
- using a portion of Section 2 as a bathroom and changing room
- adding a kitchen, bathroom, study, and porch around Section 2

Oral history further suggests the building's conversion to apartments during the twentieth century. As a result of the conversion much original material was lost and the floor plan changed. This period of use damaged both the original fabric as well as the altered features. Physical evidence suggests that the building was poorly maintained following its conversion to apartments. Most recent alterations included partial demolition of plumbing and casework.

Each section of the building, with additions, is evaluated in more detail below. The evaluations include a listing of significant architectural elements. A comprehensive preservation plan evaluating the significance of a building over its entire history is an appropriate method for choosing a preservation treatment option; however, without such a plan, a general, conservative approach calls for the retention of as much remaining *historic* fabric as possible. In the case of 1000 Main Street, historic fabric is loosely defined as elements and structure dating to the nineteenth century.

Existing floor plans and elevations, based on the field survey, are included at the end of the report. Representative photographs of the building are also included.

Section 1. The Original circa 1850s House

This section is defined by approximately eighteen-inch thick rubble stone foundation walls and unique, consistent eave trim. These foundation walls support the original braced frame exterior walls, most of which remain. This section consists of a 2 1/2 story three-bay block facing Main Street and a two story one-room rear ell. This original house contains a main stair extending from the first floor to the attic, and once contained a second stair extending from basement to the rear second floor room. The main stair landing and the second floor of the rear ell nearly coincide, and are connected by a door revealed by KSK. This door demonstrates that it was once possible to travel from basement to kitchen to attic without having to enter the more formal parts of the house.

The first story contains the stair hall, the living room to the left and the dining room to the right. To the rear of the dining room is the original kitchen. There are indications in the first floor framing that the main stair had not originally continued down from the first floor into the basement. Additionally, the first floor framing between the dining room and kitchen contains the remains of a stair opening. This opening is currently closed. The second floor contains the main stair hall, two bedrooms and bathroom. Additionally, partitions, extra steps, and the newly uncovered door to the main stair landing separate the right side bedroom from the small bedroom in the rear ell. The main stair continues up to the attic, past a unique low closet located off the landing, which is tucked into the space above the rear ell ceiling and the attic floor. The attic contains two bedrooms and bathroom with low windows front and back.

Remaining window and door trim, as well as baseboard, are consistent throughout the rooms of this section and date from the mid nineteenth century. Generally, original features are more

evident on upper floors. Other original architectural details include the mantelpiece in the living room, wide heart pine floors in the upper levels, and stair treads whose ends contain the mortises for missing balusters.

Significant Architectural Features - Section 1

- most window sills, frames, and trim
- some baseboards
- first floor mantelpiece, hearth and configuration for charcoal brazier
- several paneled doors and trim
- plaster walls, plaster cornices and ceiling
- main stairway configuration and treads (no trim, rail, nor balusters remain)

Section 2. The Major Addition

Section 2 fills in the rectangle formed by the ell-shaped original building and is defined by an approximately eighteen-inch thick rubble stone foundation wall. Nearly all other physical evidence that would date this addition is lost or concealed. The original function and layout cannot be determined. Even the original shape of the roof is concealed by later construction. Evidence on period maps show an addition built shortly before 1910. The maps show it as a separate wing which made the house footprint 'U' shaped rather than a rectangle; this shape is not revealed in the remaining foundations.

Section 2 consists of a single room in the basement and the first floor space is divided into an extension of the living room and a narrow space with bathroom. Earlier fenestration is evident on the left wall but is not suggestive of a feature as old as the foundation. Remains of a back porch foundation can be seen in the basement, adjacent to the kitchen.

Significant Architectural Features – Section 2

- a pattern in the stone foundation of Section 1 where a porch may have been outside of a kitchen door to Section 1

Two Significant Additions

The two significant additions are identified on the drawings. Addition 1 is one story, without a basement, and perhaps served as a pantry, laundry room or other secondary use. It appears on a map dated 1909-10, but not definitively earlier. Its shape and exterior trim is consistent with the

rear ell of Section 1. There is a door and concrete porch on the rear. Foundation and construction details are concealed. It is possible that this addition predates Section 2 as it is an elaborate, sympathetic extension of the original house.

Addition 2 is a single room built over a portion of Section 2. It is accessed by stepping up from the second floor of Section 1, suggesting it was built upon the roof of Section 2. It was most recently a kitchen and also contained a mechanical equipment space. The removal of the kitchen cabinets has revealed exterior board siding bearing the ghosts of battens. This wall is full height but was once on the exterior; the other side of this wall is partly on the exterior as well. Perhaps this room was once a sleeping porch.

Significant Architectural Features – Addition 1

- exterior eave trim

Significant Architectural Features – Addition 2

- low pitch tin roof and eave trim
- exterior siding remaining on the interior

Five Insignificant Additions

The five insignificant additions are identified on the drawings as 3 through 7. Addition 3 contains a small bathroom connected to the second floor of the rear ell of Section 1, and is built over the roof of Section 2. Exterior board siding, with ghost battens is visible on the back of Section 1, and Exterior bevel siding is visible on the other outside of the wall described above for addition 2.

Addition 4 is a one story entry to the original dining room of Section 1. This entry served to access the Doctor's waiting room.

Addition 5 is a one story extension of Section 2. It contained a kitchen and a bathroom.

Addition 6 is a one story room which contains a pine paneled study.

Addition 7 is an enclosed porch placed to connect the above study with the extended living room of Section 2.

Significant Architectural Features in the five insignificant additions

- the exterior siding visible from within Addition 3

Exterior

The exterior displays a number of significant architectural features. These include three over three and six over six windows, window and door trim, wood wash and trim boards, as well as exterior vertical board siding occasionally visible under more recent stucco covering. The current front porch configuration is probably original but none of the construction is original. Any remaining shutter dogs are significant. The building has a unique soffit and trim applied to the underside of the roof framing of Section 1 and a simplified version of the same on addition 1. This feature is highly significant, unusual, and should be preserved.

General Notes

Much of the original flooring is covered by later floor coverings, damaged, or replaced by later materials. As original flooring is discovered it would be considered significant to the house and should be retained if possible. Similarly, original stair treads and risers should be preserved. Some window openings are currently covered. Original sash and glass should be preserved if possible. All extant structural materials, framing and exterior siding should be preserved if possible. Basement window openings have been altered and should be opened to their original dimensions.

3. Architectural Assessment

A. Structural Condition

1000 Main Street consists of nine separate structural elements:

Section 1. The original 1850s house

Section 2. The major addition

Two significant additions

Five insignificant additions

A tabulation consisting of existing and original floor areas is on page 16. Floor plans and elevations, based on the field survey, are included at the end of the report.

Section 1. The Original House

The original section of the house is constructed of 5" thick braced frame walls, bearing on rubble stone foundation walls approximately eighteen inches thick. The frame walls are currently finished in cement stucco on the exterior. Vertical board siding is believed to remain underneath the stucco; battens were applied over the vertical joints, but these are believed to have been stripped when the building was covered with stucco. Interior surfaces are plastered and the three major spaces of the first floor have plaster cornices. The front portion of the structure includes two main floors, a basement, and attic floor within the roof, the rafters of which bear on a plate about 4'6" above the attic floor. The exterior walls of the front portion enclose a space approximately 34'-5" wide by 21'-3" deep. The roof framing spans the 21'-3" dimension. Roof framing was not visible. The rear ell walls enclose a space approximately 13'-4" wide by 16'-0" deep. The original floors throughout are 1" thick, random width, tongue and grooved wood. The floor joists are 3"x10" with the front portion spanning 17'-2" from end to a beam running front to back at the center of the house. Framing joints visible in the basement are mortised, tenoned, and pegged. The basement floor is concrete.

Section 1 is in better structural condition than any of the other portions of the house. There is extensive deterioration throughout the first floor joists and beams due to insect damage (powder post beetles). Exterior wall sills, particularly on the northwest elevation are badly deteriorated, resulting from moisture penetration through the exterior walls. Much of the whitewashed facing on the interior basement walls has disintegrated, exposing the stone and soft mortar. Additional steel and wood beams and wood posts have been installed to support the building in the vicinity of the main stair. The original basement stair was removed and a new stair opening cut under the main stair. This work did not compensate for the loss of structure resulting from cutting through most of the joists. As a result the building sags very badly in the vicinity of the hall connecting the dining room to the original kitchen. The exterior stucco has disintegrated in many areas along the first floor sill, particularly on the northwest side of the building. The appearance of bulging in this area is, however, more a result of the way the stucco was applied over the protruding trim, rather than a sign of deterioration and subsidence of the wood building. The built in gutters of the tin roof have failed along the left front of the house. The resultant rotting has destroyed a portion of the framing, sheathing and cornice, and exposed the attic to the weather.

Work required to stabilize and preserve Section 1 would include:

- Replace portions of sills and corner posts, approximately 30%.
- Replace or sister floor joists, approximately 60%.
- Reframe under main stair to add header and trimmers, and add column and footing.
- Reframe at area of rotted roof, replace plate, studs, sheathing, trim.
- Remove stucco, replace portions of siding and trim, provide new battens on siding, repaint.
- Close windows with temporary closures (plywood panels bolted through to strongbacks and painted to resemble the sash).
- Close door openings to remain with temporary closures (plywood panels bolted through to strongbacks and painted to resemble the door).
- Reframe door and window openings to original configuration where later work is demolished.
- Renew basement window and door frames, and close with temporary closures
- Regrade after removal of portions described below
- Reconstruct porch roof in original configuration, including posts, trim and roof.
- Repair, replace roof.

Section 2. The Major Addition

Construction of the addition appears similar to that of the original section of the house: frame walls, bearing on rubble stone foundation walls approximately eighteen inches thick. The structure consists of one story with basement. The foundation walls enclose an interior space approximately 20'-9" wide by 15'-4" deep, 318 gross square feet. Roof framing is concealed but appears to have formed a shed, draining to the rear. The basement floor is concrete and is contiguous with Section 1.

The structure is in poor condition, except for the foundation walls and perhaps the concealed roof structure. The floor joists, subfloor and finished floor have been repeatedly wet by a failed portion of roof and are buckled and rotten. Original exterior walls of this addition are mostly concealed by later additions. No visible significant features remain to date the structure; refer to the assessment of Addition 2 for related observations.

The layout of this section is a very useful, and normal shape as it provides space adjacent to Section 1 first floor spaces and uses Section 1 walls efficiently. It would be cost effective to replace this addition on the stone foundation if a reuse scheme required it. However, work

required to eliminate the problems of this Section is demolition of the wood structure, demolition of the foundation if replacement is not contemplated, and regrading.

Two significant Additions

Addition 1 is one story, without an accessible basement, and may have been built as a pantry or other secondary use for the original kitchen. Its shape and exterior trim is similar to the rear ell of Section 1. There is a door and concrete porch on the rear. Measuring 12'-8" wide by 8'-0" deep, it is an elaborate, sympathetic extension of the original house.

Construction of Addition 1 is concealed, but may reasonably be assumed to be similar to Section 1, frame walls on a stone foundation. It appears in reasonably good condition. Unlike Section 2 and the other 6 additions, it may be appropriate to leave it in place and stabilize it as recommended for Section 1. It may also be appropriate to remove this portion since it would yield a relatively small space for the effort.

Work required to stabilize and preserve Addition 1 would include:

- Remove stucco, replace portions of siding and trim, provide new battens on siding, repaint.
- Close window with temporary closure (plywood panel bolted through to strongbacks and painted to resemble the sash).
- Close door opening with temporary closure.
- Regrade after removal of concrete porch and adjacent addition.
- Repair, replace roof.

As described above, Addition 2 is a single room built over a portion of Section 2. It is accessed by stepping up from the second floor of Section 1, suggesting it was built upon the roof of Section 2. If it were built at the same time then the floor would have aligned with Section 1.

The construction is concealed, however, it may reasonably be assumed to be frame. The curious survival, inside the northwest wall, of previously concealed exterior board siding bearing the ghosts of battens raises questions answerable only by removal of other finishes. This wall is full height but was once on the exterior; the other side of this wall is partly on the exterior as well. If the addition was once a sleeping porch, then other concealed surfaces such roofing serving as a walking surface may be revealed. The eave trim and standing seam hipped roofing remains

which demonstrates that unusual care was taken with the design of this addition and which also suggests that Section 2, below, was originally as carefully done as well.

Work to stabilize Addition 2 is problematical since the structure cannot remain if Section 2 is removed as recommended.

Five insignificant Additions

Addition 3 contained a small bathroom connected to the second floor of the rear ell of Section 1, and is built over the roof of Section 2. Both floor and roof are severely damaged by rot caused by roof and plumbing leaks. It is possible that the addition is quite old, early 20th c., but it does not relate well to the adjacent spaces nor contribute positively to the architectural whole.

Demolition of Addition 3 is recommended.

Addition 4 is a single story entry to the original dining room of Section 1. This entry served to access the doctor's waiting room. The structure is in apparently good condition. It is slab on grade with wood frame and a shed roof. While the bedroom above the waiting room does not have a window in this portion of the northwest wall, the dining room would have been more attractive with windows flanking the chimney. The door between Addition 4 and the dining room may, therefore, be in the place of a window, as shown on the Restored Appearance drawing.

Demolition of Addition 4 is recommended.

Addition 5 is a one story frame extension to the rear of Section 2. It may have been a 20'-9" wide by 8'-0" deep open porch as the foundation appears to be piers with wood board and stucco infill. It contained a kitchen and a bathroom. This addition is in ruinous condition due to plumbing and roof leaks.

Demolition of Addition 5 is recommended.

Addition 6 is a one story room to the left of Addition 5. It appears to be constructed of stuccoed concrete block with a wood framed roof. This small, 10'-0" wide by 8'-0" deep, addition is architecturally undistinguished but in good condition.

Demolition of Addition 6 is recommended.

Addition 7 is an enclosed porch adjacent to Addition 6. It is an earth-filled, stone-topped, concrete block porch with steps to grade and has a wood superstructure. The shed roof is contiguous with that of Addition 6.

Demolition of Addition 7 is recommended.

B. Condition of Building Exterior

Typically, exterior foundation walls are finished in stucco in fair to poor condition. Foundation walls are either stone, concrete block or wire lath on wood as described in the assessment sections above. Except for Addition 6, exterior walls are wood frame. The older parts of the house are vertical boards that once had battens. The stucco finish is in very poor condition where it was applied over the original building 'water table' or base trim. There is extensive deterioration, buckling and failure of the stucco, due to moisture penetration and rotting wood substrate. Deterioration is particularly evident on the northwest wall. All the stucco should be removed as the accretions are removed and the original exterior repaired. The wood siding beneath the stucco can be assumed to be in fair condition with perhaps 40 percent requiring renewal as replacement battens, window and door head flashing, and other trim is installed.

The existing roof is standing and flat seam painted, tin plated steel sheet on Section 1, and on Additions 1 and 2. Other portions of the building are asphalt rolled roofing. Aluminum and internal gutters and downspouts are in a deteriorated condition. Eave soffit and trim and gable trim generally intact and in repairable condition except at the left front of Section 1. The roof structure of Section 1 is in good condition except as above. Some areas of framing and sheathing, however, may require renewal. Roof framing in Section 2 and in Additions 3, and 5 is likely to be in poor condition. The original roofing in Sections 1 and 2, and Additions 1, 2 and 3 would have been painted tin plated steel, as they remain today.

Many original windows remain in Section 1 and are repairable. Most other windows are architecturally undistinguished and in poor condition. Exterior doors have been replaced; frames and trim are in poor condition. Most original window frame mouldings and interior trim remain and are in repairable condition. The original windows had exterior wood shutters; none remain and only very little shutter hardware remains. Basement windows are in very poor condition.

The flagstone topped concrete decks to the front porch, Additions 4 and 7 are sound. The appearance of the front porch has been modified to the extent that nothing original remains. The porch would be reconstructed under a rehabilitation scheme.

C. Interior Architectural Layout and Finishes

Section 1. The Original House

The first floor of Section 1 is a traditional center hall layout with a living room to the left and dining room to the right. Both major rooms were accessed from the center hall through 2'-10 by 6'-10" doors; both openings have long been closed. The center hall contains the remains of a graceful stair which has straight runs and landings at mid levels. Under the stair landing is a closed door which once may have opened to the outside or into Section 2. The living room is the full depth of the original house while the dining room is shorter by the depth of a back, or service stair which has been removed. The living room retains its fireplace with hearth and mantel; this fireplace was for a gas or coal appliance which is now gone. The chimney breast in the dining room probably was similar as evidenced by the hearth framing visible in the basement. Ceiling height in these three spaces is 10'-0". To the rear of the dining room is the original kitchen. The kitchen contains an original fireplace and adjacent closet. There may have been a window and door on the wall shared with Section 2; a pattern in the stone foundation, visible from the basement of Section 2 suggests a porch floor. Ceiling height is 7'-10 1/2".

Existing wall and ceiling finishes are painted plaster. The original finishes in the three primary spaces are covered in sheet paneling or lay-in acoustical tile. Where visible, the plaster is in fair to poor condition, and there is extensive flaking paint. Any paint throughout the building can be assumed to be lead-based. Ceiling plaster is missing or badly damaged where below bathrooms or other plumbing: the stair hall, below the former 2nd floor bath, the second floor stair hall below the 3rd floor bath. Wood window and door trim and baseboards are in good condition and generally remain. The stairs are in poor condition. Only the treads remain on their stringers; skirts, trim, rail and balusters were removed and drywall partitions erected with the intent of providing a fire resistant stair access to the upper floors. Other single, two or three step runs remain, connecting varying levels in the second floor, which are in poor condition, do not meet current code and would be removed in most reuse schemes.

The second floor contained two bedrooms over the principal rooms below, a center hall and stair, and a bathroom between the bedrooms, in front of the stair hall. The bedroom over the living

room has been divided into two rooms. These bedrooms contain a chimney, with no evident thimble, at each gable end. Additionally, there is a third bedroom over the kitchen. Ceiling height in the front portion is 10'-0", and in the back bedroom is 8'-0 1/2". The plaster is in fair condition, but with paint in poor condition. As below, wood window and door trim and baseboard is in good condition and generally remains. Original doors remain in the back bedroom. The service stair down to the kitchen is gone, replaced with a heating unit closet. An original door between the main stair landing and the back bedroom hall was closed and concealed. Its existence was expected and revealed by the removal of plywood paneling. Additions, numbers 2 and 3, evaluated below, are accessed from rooms on the second floor of section 1.

The third floor also contained two bedrooms and bath similar to the second floor spaces. The bedroom over the living room and the bedroom below are similarly divided. These rooms are contained within a raised roof space; what would be knee walls in a normal attic are the exterior front and back walls. These low 4'-5" walls have low windows whose sills are just above the floor. These rooms served as a two-bedroom apartment units with heating equipment in a space over the stair, kitchen, and bathroom. There are chimneys at each gable wall, with no evident thimbles. Ceiling height is 7'-0" for the middle 11 feet, sloping down to the front and back walls. While most plaster is good condition, at the left front closet there is a hole through the roof where the gutter has rusted, with attendant rotted framing and damaged plaster.

The basement consists of a single ell shaped room, with stairs extended down under the main stair. Ceiling height is about 6'-6". The interior of the stone foundation walls is good condition; the whitewashed surfaces are deteriorated. The concrete floor is in good condition.

Section 2. The Major Addition

The first floor of the addition consists of a major room to the rear of the Section 1 living room, and a hall and a bathroom. None of these spaces is distinguished in any way. None are in good condition. The roof contains significant leaks, the ceiling has fallen and the floor is ruined and rotting. Walls are plaster and are in fair condition. The ceiling height was 8'-5".

The basement is a single room with stone walls and a concrete floor in good condition.

Two Significant Additions

Addition 1 is a sympathetic one story extension to the rear of the kitchen ell of the original house. While the exterior shape and visible detail suggests that it was added early in the history of the house; however, little remains of original surfaces and detail within. Plaster walls and ceiling are in poor condition. Original flooring is covered in layers of sheet goods. The window, door, and trim are in poor condition.

Addition 2 is built on the roof of the Section 2, the subsequent Addition. Finishes are various wallboards and plaster. No original interior finishes remain except for the curious survival of exterior board siding. The floor is covered in vinyl tile. No significant doors, windows or trim remain. The ceiling height is 8'-9".

Five Insignificant Additions

Addition 3 contained a small bathroom connected to the second floor of the rear ell of Section 1, and is built over the roof of Section 2. Both floor and roof are severely damaged, but there is evidence of previous framing repair. Floor and ceiling finishes are ruined and the wall surfaces are in poor condition. No significant door, window, or trim remains. The ceiling height was sloping from 6'-0" to 8'-0". The floor is 1'-7" above the back ell bedroom of Section 1, from which it is accessed.

Addition 4 is a one story entry to the original dining room of Section 1. Interior walls and ceiling are plaster in good condition. The floor is stone on a concrete slab.

Addition 5 is a one story frame extension to the rear of Section 2. This addition is in ruinous condition, most surfaces are in poor condition or are missing. The ceiling height was 8'-0".

Addition 6 is a one story room to the left of Addition 5. This addition has varnished pine paneling, tile ceiling, and vinyl tile floor. Windows are aluminum with little trim. As noted above, this addition is architecturally undistinguished but in good condition.

Addition 7 is an enclosed porch adjacent to Addition 6. The formerly exterior wall finishes are painted stucco or plaster. The porch exterior walls are wallboard or similar infill of the framing. The floor is stone on a concrete slab. This addition is in good condition.

4. Rehabilitation Program

Existing Built Area of 1000 Main Street is as follows:

	Gross Sq.Ft.	Net Sq.Ft.
Basement	1265	1004
First Floor	1762	1648
Second Floor	1086	1000
Third Floor	731	667
Total	3579	3315

(without basement)

Built area, after demolition of all but Section 1:

	Gross Sq.Ft.	Net Sq.Ft.
Basement	946	732
First Floor	946	844
Second Floor	946	857
Third Floor	731	667
Total	2623	2368

(without basement)

A. Restoration, renovation and preservation alternatives

Section 1 of the house contains the only significant interior features. Section 1 and Additions 1 and 2 contain the only exterior significant architectural features. Retention of Section 1 of the house is recommended and a preservation plan should be devised. Addition 1 might be retained but retention of Addition 2 depends upon the retention of Section 2, which has no remaining significant features and is in poor condition. Section 2 and all additions except possibly Addition 1 are in poor condition and/or contain no significant architectural features and should be removed under any preservation plan.

1000 Main Street forms part of the historic context along Main Street in Darby Borough that includes other historic structures, houses, the Darby Meeting House and Burial Ground, the Bunting House, and a variety of later residential and commercial construction. 1000 Main Street has an important presence on Main Street, particularly since it is nearer to a portion of Darby which has very few remaining early buildings. 1000 Main Street stands high above the street, and higher than the adjacent one story commercial building, which provides good visibility of the structure as one approaches on Main Street from the southeast. If sensitively preserved, it will become an important part of the improvement of the surrounding streetscape. The good visibility of this attractive structure will improve the image of the street and Darby as a whole.

Section I of 1000 Main Street is in restorable condition, although mostly concealed by stucco and unsympathetic additions. Sensitive choices for continuing existence can be made among reproduction of missing period elements and detail to the installation of appropriate semi-stock modern equivalents, and replacements. Such choices, while made easier by the relatively small scale of the project, are made with reference to the preservation plan, intended reuse, expected elapsed time before reuse, and budget.

B. Reuse alternatives

The small size and design of 1000 Main Street, as well as the relatively small size of the lot limits reuse options. Options include a residential use or those which limit public use to the first floor and private offices to the upper floors. Adaptive reuse of the upper floors for a public use would not be permitted without providing ADA accessibility, which could adversely impact the historic fabric and layout of the house. Such an access could be constructed in place of Section 2. The ceiling height of the third floor rooms is 7'-0", and thus is not permitted for rehabilitation as public use space.

1000 Main Street can be restored or rehabilitated, and refitted as a single family home. This residential option would be readily achieved within Section 1. The location of the house is such that, while a residential use is appropriate when considered in the context of the multiple residence next door and the houses across Main Street, the commercial properties to the southwest may discourage residential usage. Economic restoration, rehabilitation, and subsequent resale might prove difficult.

1000 Main Street can be rehabilitated for professional use. Public or semi-public uses include: 1. Professional offices. 2. Museum, Historic Society headquarters or similar public service uses.

The first and second floor can be rehabilitated and used for public or semi-public use, while the third floor could be rehabilitated and maintained as limited use, private office space, preserving the original design of the building. Professional use would require an ADA accessible route from the sidewalk or parking. Such a route is readily constructed but would require that a new porch deck be constructed to line with the first floor and that suitable toilet rooms be provided.

The remainder of the site is suitable for limited development since it is of limited size, accessibility and frontage. The site could accommodate a new addition for office use to the rear and parking.

C. Scope of work

The proposed scope of work includes work sufficient to stabilize and restore the exterior of the building, and provide a temporary electrical system to accommodate a future reuse program and a fire alarm and security system until such a reuse program is commenced. The intent of this first phase is to restore and secure the building for reuse at some later date. Proposed plans and elevations are included at the end of this report. Some elements of the proposed exterior rehabilitation are based on conjecture, and further investigation would be required for the final rehabilitation design. A second phase of work would finish the envelope (by adding prime and storm sash and the remaining exterior doors) and performing all interior work to finish the interior of the shell. The scope of work for the first phase includes the following items:

1. Demolition and Removal

- Demolition and removal of Section 2 and Additions 1 through 7 complete. Further investigation may result in the retention of Addition 1.
- Removal of existing roof finish, gutters, downspouts, and flashing.
- Removal of exterior stucco.
- Removal of existing electrical, heating, and plumbing systems.
- Removal of all non-original floor, wall, and ceiling finishes.
- Removal of all non-original partitions.
- Removal of front porch complete, including the concrete and stone deck.
- Removal of non-original or deteriorated windows and exterior doors.

2. *Site Work*

- Removal of existing asphalt paving and regrading of site where the additions are removed.
- Removal of existing walks and steps from sidewalk.
- Installation of exterior steps, walks, and railings to provide access to the first floor, and ramps, walks as required for handicap access as required for public use.
- Construction of temporary exterior access steps to the rear of the kitchen ell.
- Landscape or sod disturbed areas.

4. *Masonry*

- Repair and pointing of exterior foundation walls in Section 1

6. *Wood*

- Replacement of deteriorated first floor joists and beams, perimeter sills, and portions of corner posts and exterior walls of Section 1.
- Addition of new column and associated foundation at the main stair.
- Replacement of rotted roof structure at left front.
- Replacement of other floor or wall structure as required to preserve stability of building.
- Replacement of exterior wall structure as required at removed additions.
- Replacement of deteriorated or missing vertical board siding and provide new battens, washes and trim.
- Construction of new front porch, including posts, trim and roof.
- Repair or replacement of soffit, cornice, and trim to match original.
- Installation temporary subfloor and stair rail.

7. *Thermal and Moisture Protection*

- Installation of new metal roof and installation of associated new flashings to walls, at chimneys. Choices include prefinished aluminum, aluminum and EPDM flashings for rehabilitation, or site painted terne-coated stainless steel for all applications for restoration.
- Installation of new downspouts. Choices include aluminum for rehabilitation or site painted terne-coated stainless steel for restoration.

8. *Doors and Windows*

- Repair or replacement of existing wood window and door frames.
- New window and door frames at demolished additions.
- Installation of fixed semi-permanent plywood closures to window and door frames.
- Storage in house of existing original sash.
- New exterior paneled door, transom, and frame to opening on Main Street front
- Installation of new paneled shutters and louvered blinds.
- Existing original interior doors, trim, and hardware to remain in place or stored in house.
- New shutter hardware.
- New exterior door hardware to match original.

9. *Finishes*

- Paint exterior wood siding, trim, window frames, window and door closures, shutters, blinds, and doors.

16. *Electrical*

- New electric service (200 amp.).
- New fire and security system.

5. Cost Estimate

Estimated cost of proposed improvements, for budgeting purposes, is as follows:

This first phase of improvements is limited to selective demolition, structural repairs, and major rehabilitation of the building exterior.

A second phase of improvements would be undertaken when necessary and would include, windows, additional exterior doors, rear porches, interior lead paint abatement, rehabilitation and systems.

Cost Estimate Phase I:

Demolition	\$ 18,200
Site Work	\$ 6,000
Masonry	\$ 6,000
Wood	\$ 48,000
Thermal/Moisture Protection	\$ 15,200
Doors and Windows	\$ 26,800
Finishes	\$ 12,000
Electrical	<u>\$ 2,500</u>
Total	\$134,700
Contingency @ 15%	<u>\$ 20,200</u>
Grand Total	\$154,900

Cost Estimate, by square foot, for Phase 2:

Residential unit completion @ \$60 psf	<u>\$157,500</u>
Total Project Cost:	\$312,400

Detailed Cost Estimate, Phase 1

	Quantity	Unit Cost	Total
1.0 Demolition			
Remove Section 2, Additions 1 through 7	L.S.		\$ 12,000
Remove roof finish, guttering, flashing	1200 sq.ft.	\$ 1.00 sq.ft.	\$ 1,200
Remove existing electrical/mechanical/heating	950 sq.ft.	\$ 1.00 sq.ft.	\$ 1,000
Remove non-original finishes	L.S.		\$ 1,000
Remove non-original partitions	L.S.		\$ 500
Remove front porch and concrete deck	L.S.		\$ 1,000
Remove non-original windows and doors	5 ea.	\$ 150.00 ea.	\$ 500
Subtotal			\$ 18,200
2.0 Site Work			
Remove asphalt paving and regrade site where additions are removed	LS		\$ 2,000
Remove walks and steps from sidewalk	L.S.		\$ 1,000
Reconstruction of steps, walks, railings or ramps and walks as required	L.S.		\$ 1,000
Temporary access steps to rear	L.S.		\$ 500
Landscaping/Sod	L.S.		\$ 1,500
Subtotal			\$ 6,000
4.0 Masonry			
Repair and repoint foundation walls			\$ 5,000
Subtotal			\$ 5,000
6.0 Wood			
Replacement of first floor joists, beams, sills, corner posts and wall framing	L.S.		\$ 7,000
New column and foundation at main stair	L.S.		\$ 1,000
Replace rotted roof structure	L.S.		\$ 6,000
Replace other floor or wall structure	L.S.		\$ 500
Replace exterior wall structure at demolition	L.S.		\$ 1,000
Repair/replace exterior siding, replace battens washes, and trim	3,000 sf.	\$ 5 sf.	\$ 15,000
New front porch, posts, trim, roof	L.S.		\$ 10,000

Repair/replace soffit, cornice and trim	L.S.	\$ 7,000
Install temporary subfloor and stair rail	L.S.	<u>\$ 500</u>
Subtotal		\$ 48,000

7.0 Thermal and Moisture Protection

New metal roof, guttering, flashing	1,500 sq.ft.	\$ 10 sq.ft.	\$ 15,000
New downspouts	L.S.		<u>\$ 200</u>
Subtotal			\$ 15,200

8.0 Doors and Windows

Repair/replace window & door frames	24 ea.	\$ 150 ea.	\$ 3,600
New window and door frames	19 ea.	\$ 100 ea.	\$ 1,900
Window and door closures	42 ea.	\$ 100 ea.	\$ 4,200
Install new paneled door, transom & frame	L.S.		\$ 2,200
Install new paneled shutters & louvered blinds	36 pr.	\$ 250 pr.	\$ 9,000
New shutter hardware	36 sets	\$ 150 set.	\$ 5,400
New door hardware	1 set	\$ 500 set	<u>\$ 500</u>
Subtotal			\$ 26,800

9.0 Finishes

Paint exterior wood siding, trim, window frames, window and door closures, shutters, blinds and doors	L.S.	<u>\$ 12,000</u>
Subtotal		\$ 12,000

16.0 Electrical

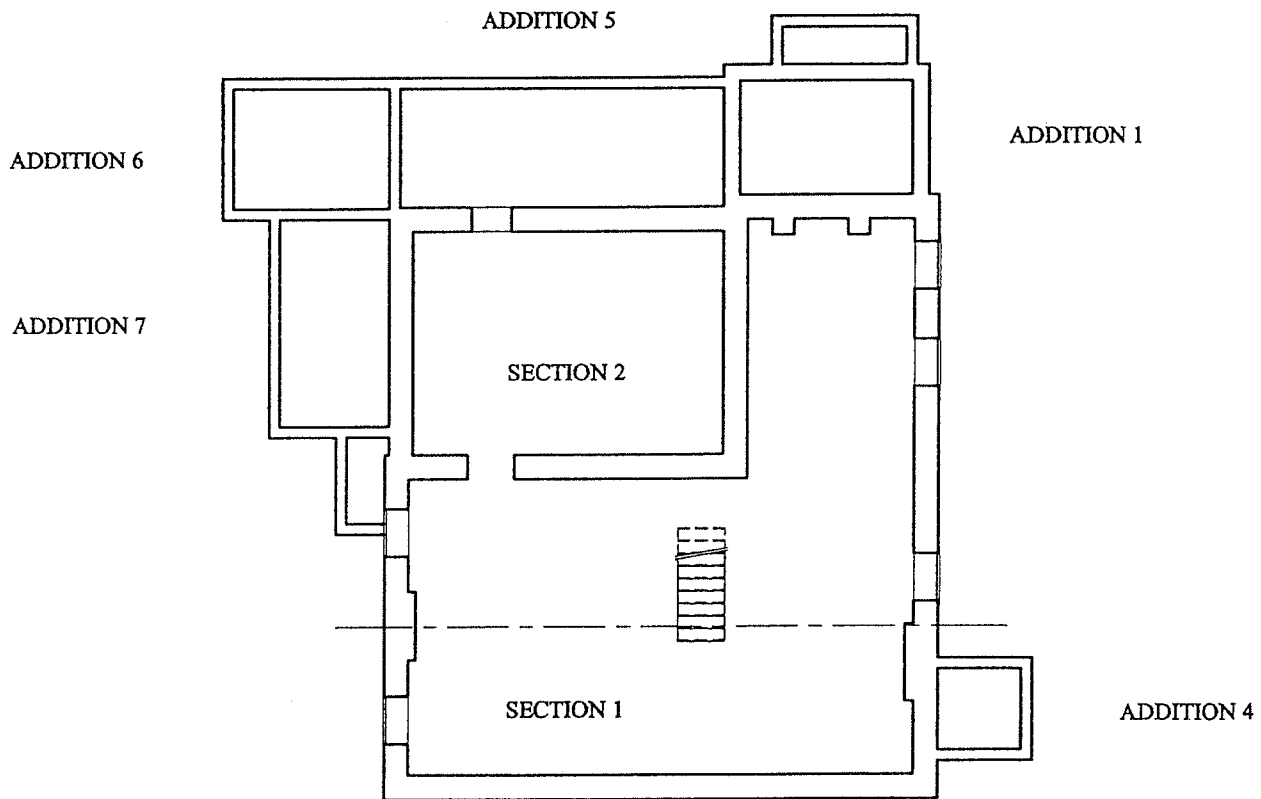
Service panel, wiring, devices	L.S.	\$ 2,000
Fire alarm & security system	L.S.	<u>\$ 500</u>
Subtotal		\$ 2,500

TOTAL	\$ 186,000
Contingency @ 15%	<u>\$ 27,900</u>
GRAND TOTAL	\$ 213,900

6. Summary

KSK concludes that 1000 Main Street is a significant resource in Darby. Main Street in Darby boasts a fine collection of attractive and historic properties in which 1000 Main Street is a significant contributor, and conversely, its loss would be significant as well. While 1000 Main Street is marginally structurally sound, it is relatively small so that restoration and renovation costs would be reasonable. Preservation efforts would enhance the quality of the street and encourage similar improvements in Darby. While plans exist for reshaping the site property lines, it will retain sufficient area for reuse and redevelopment as residence or small office.

1000 MAIN STREET
EXISTING CONDITIONS



BASEMENT FLOOR PLAN

7 DECEMBER 2001

0 5 10 20
Scale

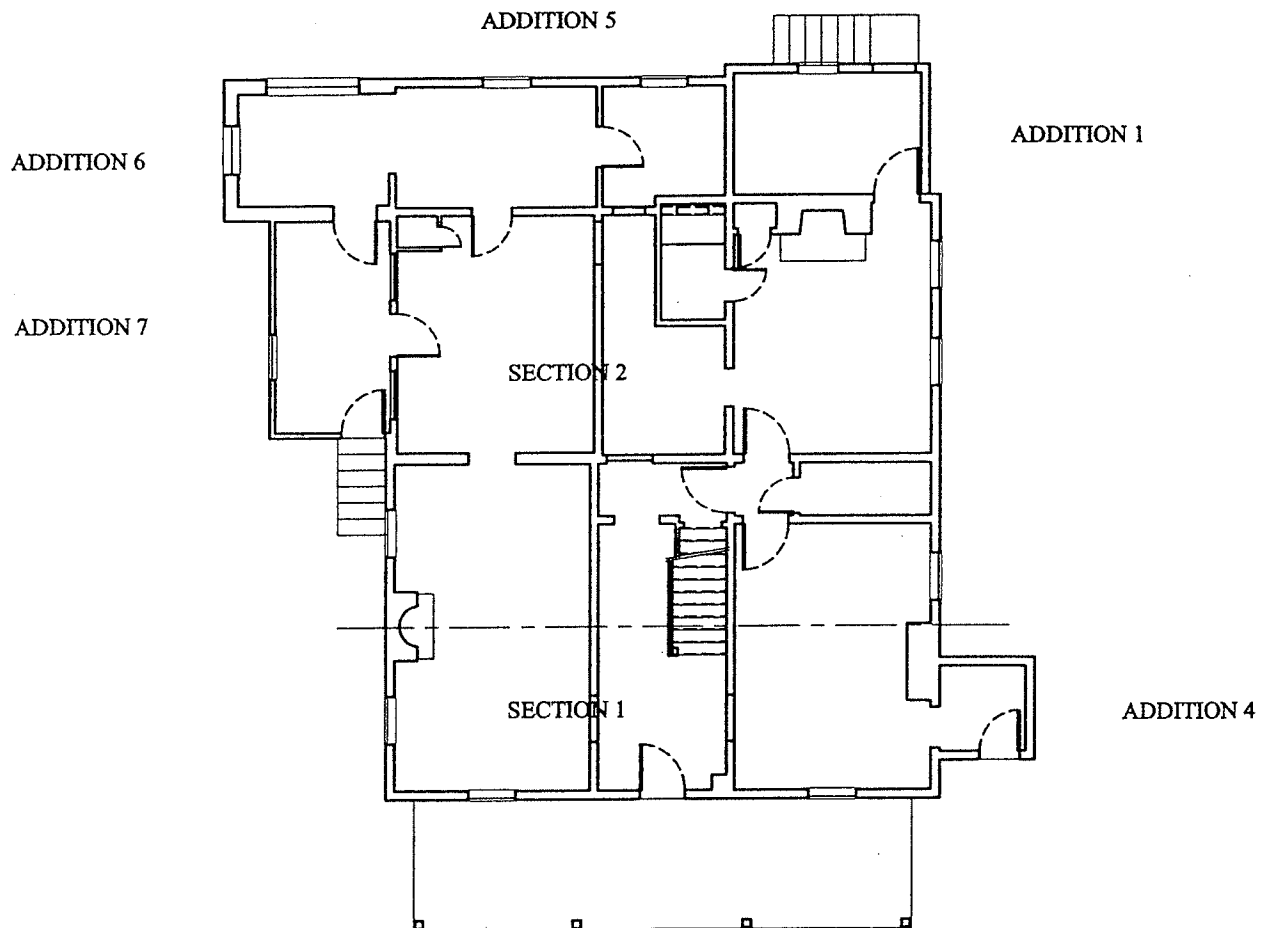


Kise Straw & Kolodner

Architects Planners Historians

123 S. BROAD STREET PHILADELPHIA, PA 19109

1000 MAIN STREET
EXISTING CONDITIONS



FIRST FLOOR PLAN

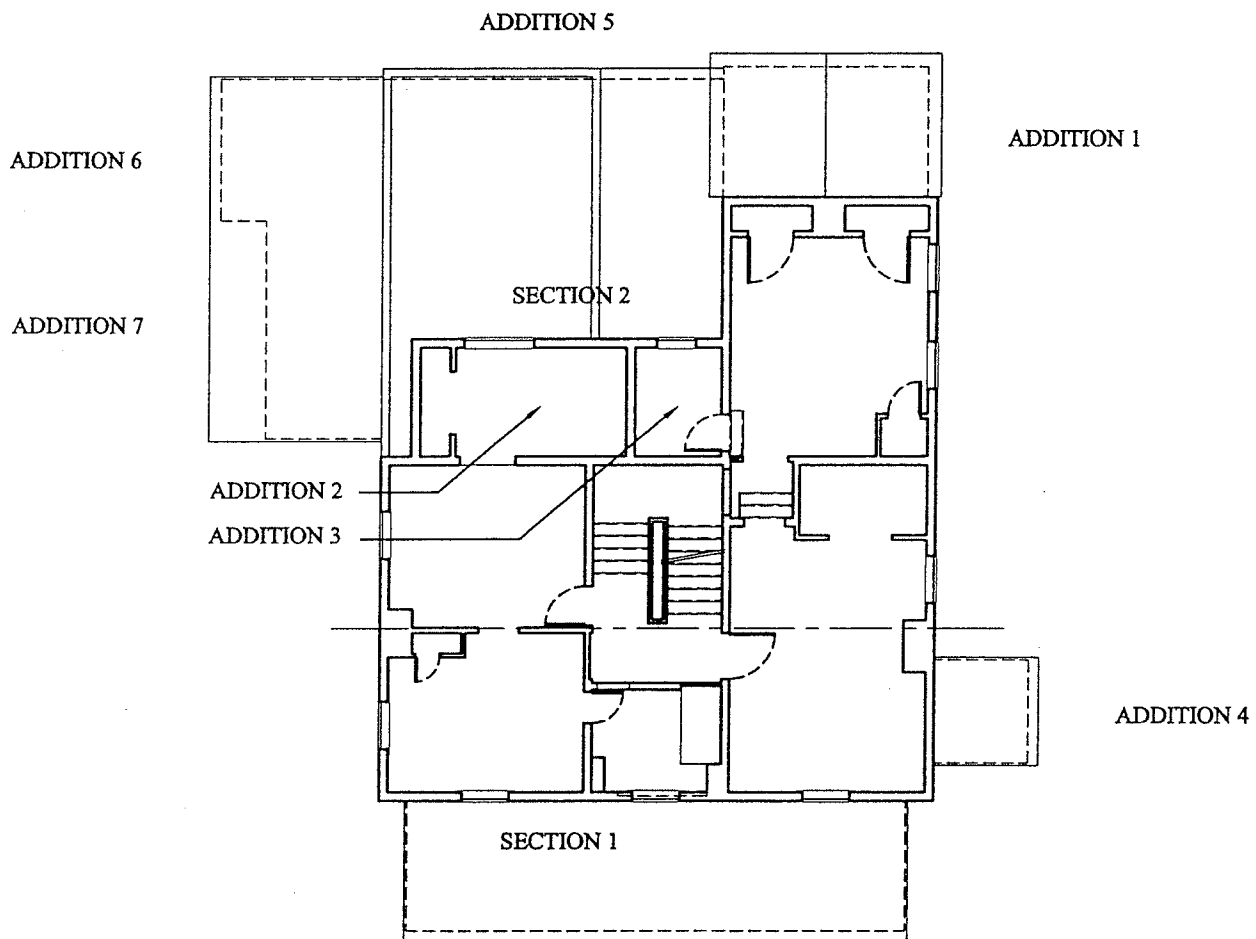
7 DECEMBER 2001

0 5 10 20
Scale

■ *Kise Straw & Kolodner* *Architects Planners Historians*

123 S. BROAD STREET PHILADELPHIA, PA 19109

1000 MAIN STREET
EXISTING CONDITIONS



SECOND FLOOR PLAN

7 DECEMBER 2001
0 5 10 20
Scale

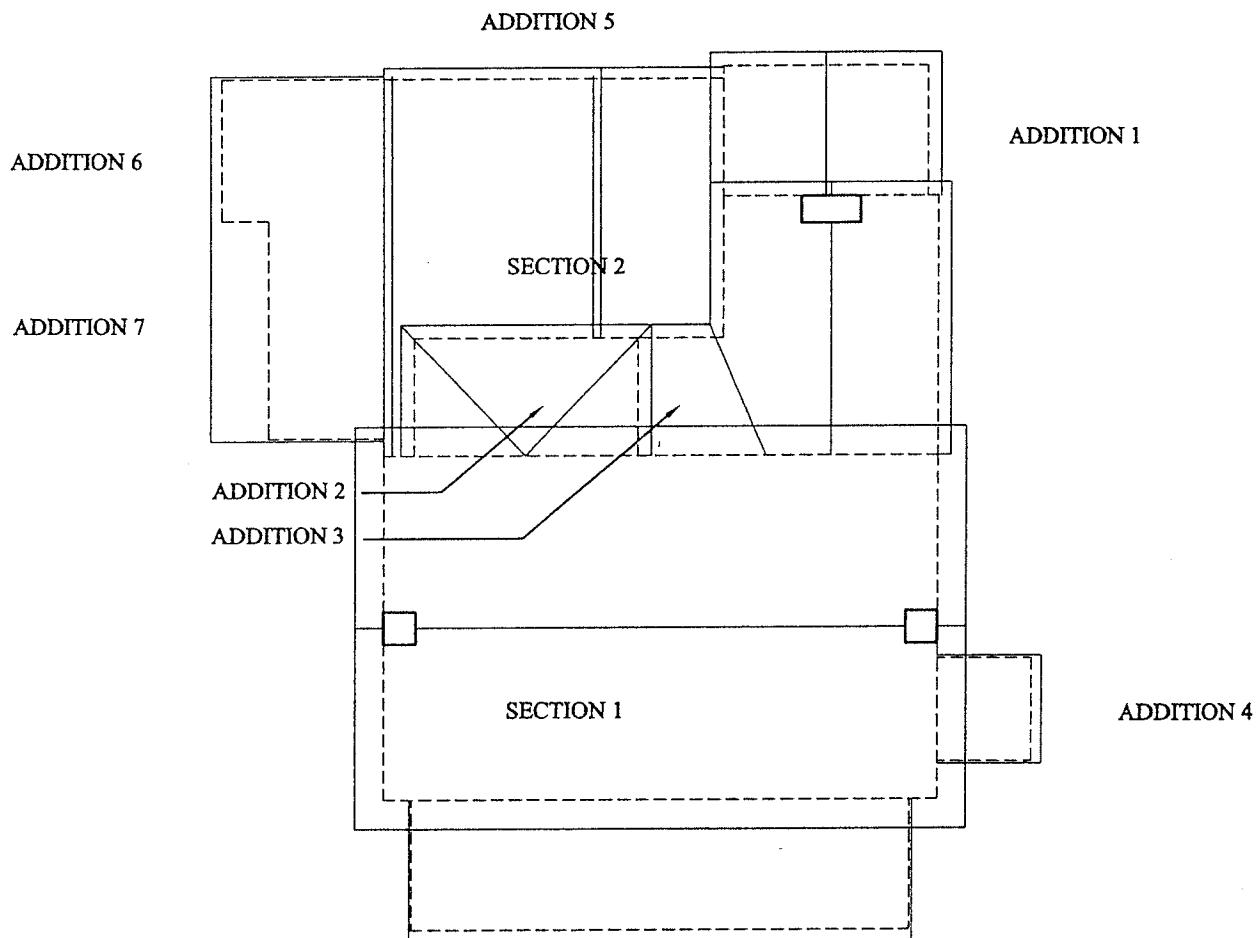


Kise Straw & Kolodner

Architects Planners Historians

123 S. BROAD STREET PHILADELPHIA, PA 19109

1000 MAIN STREET
EXISTING CONDITIONS



ROOF PLAN

7 DECEMBER 2001

0 5 10 20
Scale

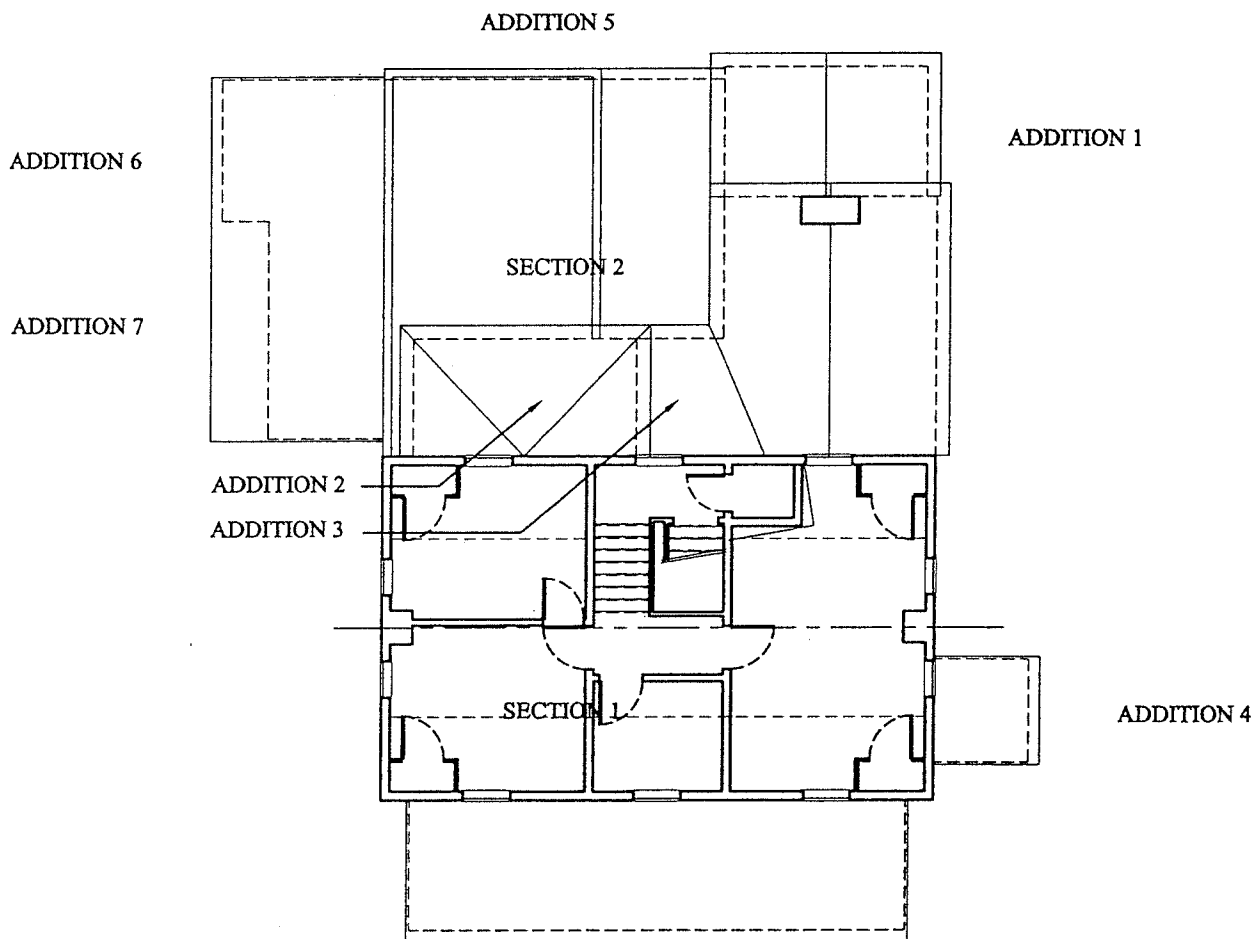


Kise Straw & Kolodner

Architects Planners Historians

123 S. BROAD STREET PHILADELPHIA, PA 19109

1000 MAIN STREET
EXISTING CONDITIONS



THIRD FLOOR PLAN

7 DECEMBER 2001
0 5 10 20
Scale



Kise Straw & Kolodner

Architects Planners Historians

123 S. BROAD STREET PHILADELPHIA, PA 19109

1000 MAIN STREET
EXISTING CONDITIONS



NORTHEAST ELEVATION



NORTHWEST ELEVATION

7 DECEMBER 2001
0 5 10 20
Scale

■ *Kise Straw & Kolodner* *Architects Planners Historians*
123 S. BROAD STREET PHILADELPHIA, PA 19109

1000 MAIN STREET
EXISTING CONDITIONS



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

7 DECEMBER 2001
0 5 10 20
Scale

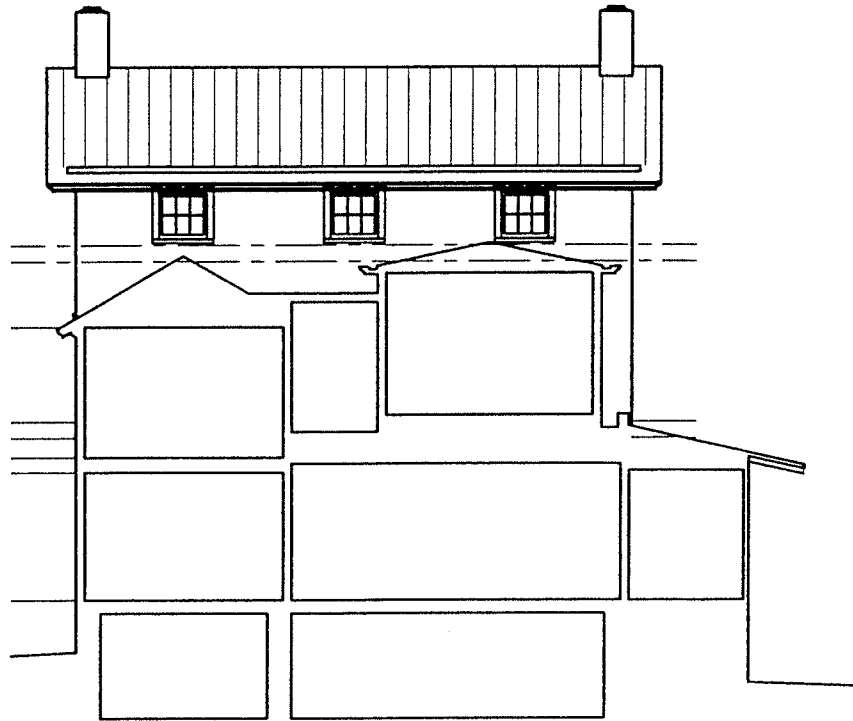


Kise Straw & Kolodner

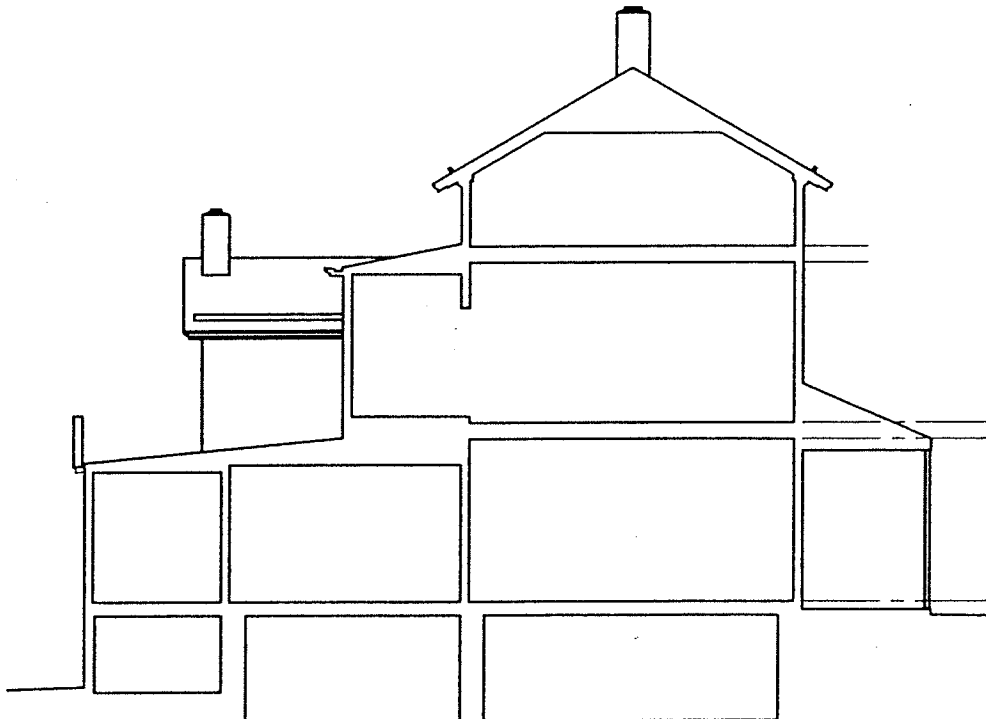
Architects Planners Historians

123 S. BROAD STREET PHILADELPHIA, PA 19109

1000 MAIN STREET
EXISTING CONDITIONS



SECTION THROUGH EXISTING BUILDING



SECTION THROUGH EXISTING BUILDING

7 DECEMBER 2001

0 5 10 20
Scale

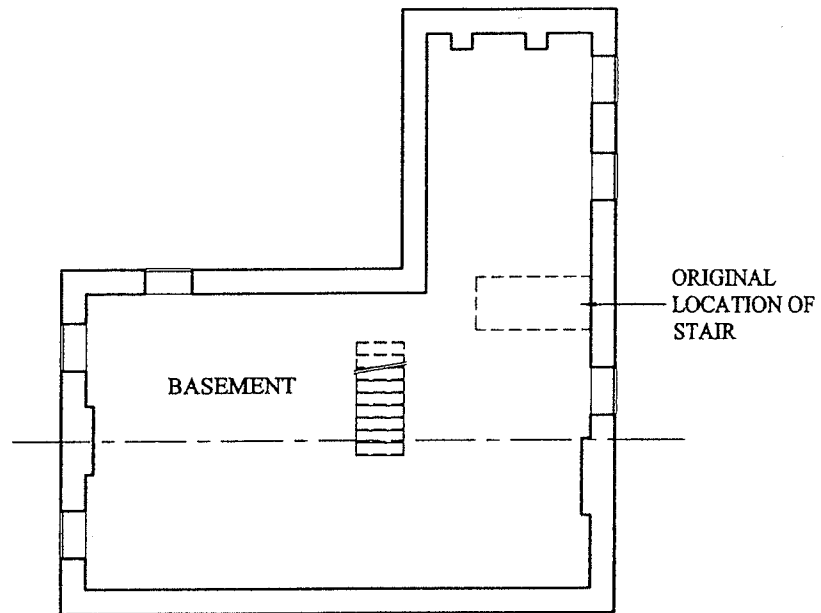


Kise Straw & Kolodner

Architects Planners Historians

123 S. BROAD STREET PHILADELPHIA, PA 19109

1000 MAIN STREET
ORIGINAL PLAN



BASEMENT FLOOR PLAN

7 DECEMBER 2001

0 5 10 20
Scale

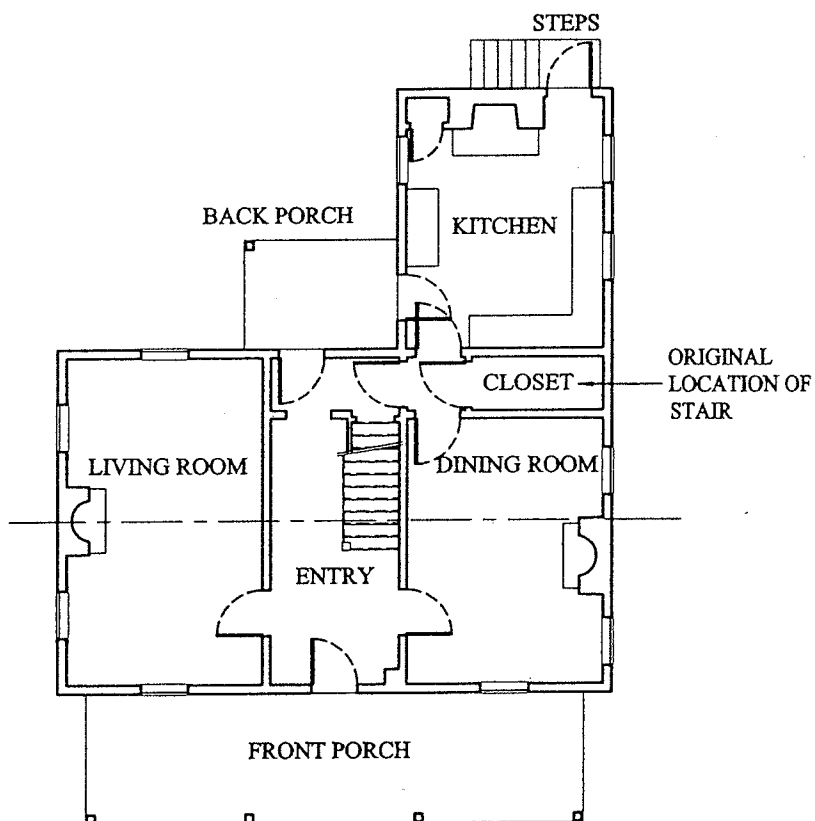


Kise Straw & Kolodner

Architects Planners Historians

123 S. BROAD STREET PHILADELPHIA, PA 19109

1000 MAIN STREET
ORIGINAL PLAN
(RESIDENTIAL ALTERATIONS ADDED)



FIRST FLOOR PLAN

7 DECEMBER 2001
0 5 10 20
Scale

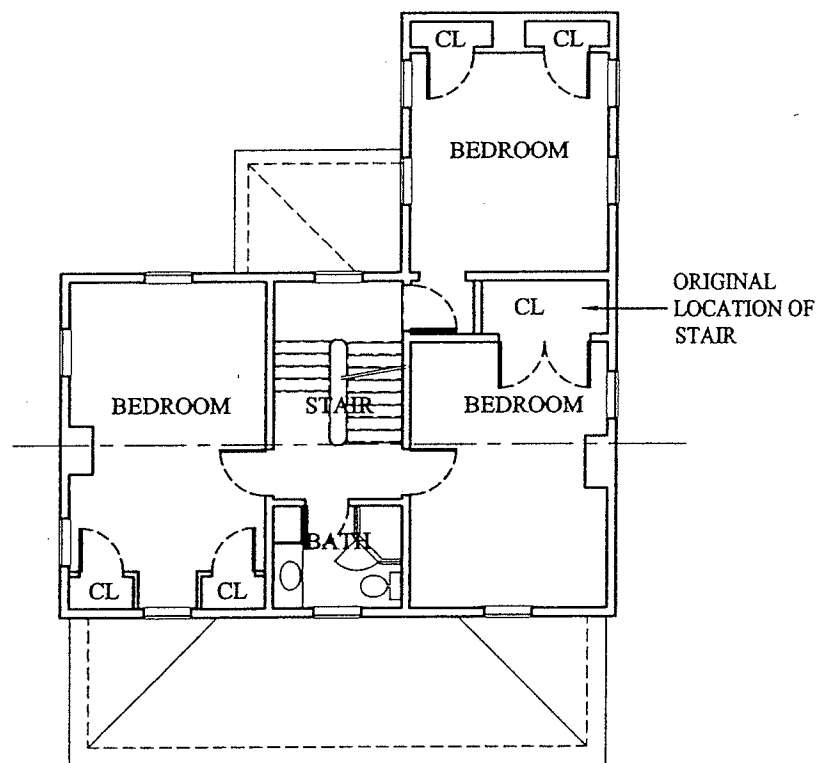


Kise Straw & Kolodner

Architects Planners Historians

123 S. BROAD STREET PHILADELPHIA, PA 19109

1000 MAIN STREET
ORIGINAL PLAN
(RESIDENTIAL ALTERATIONS ADDED)



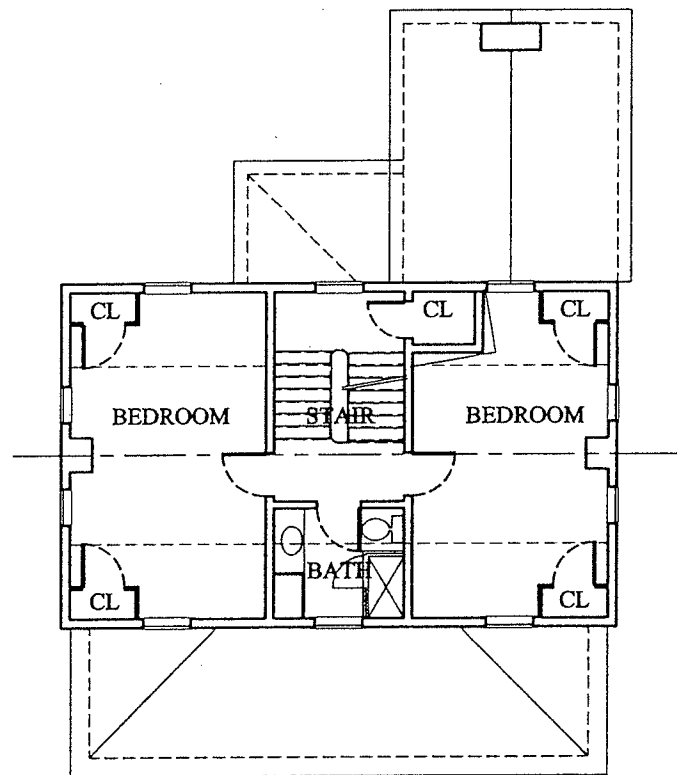
SECOND FLOOR PLAN

7 DECEMBER 2001
0 5 10 20
Scale

■ Kise Straw & Kolodner Architects Planners Historians

123 S. BROAD STREET PHILADELPHIA, PA 19109

1000 MAIN STREET
ORIGINAL PLAN
(RESIDENTIAL ALTERATIONS ADDED)



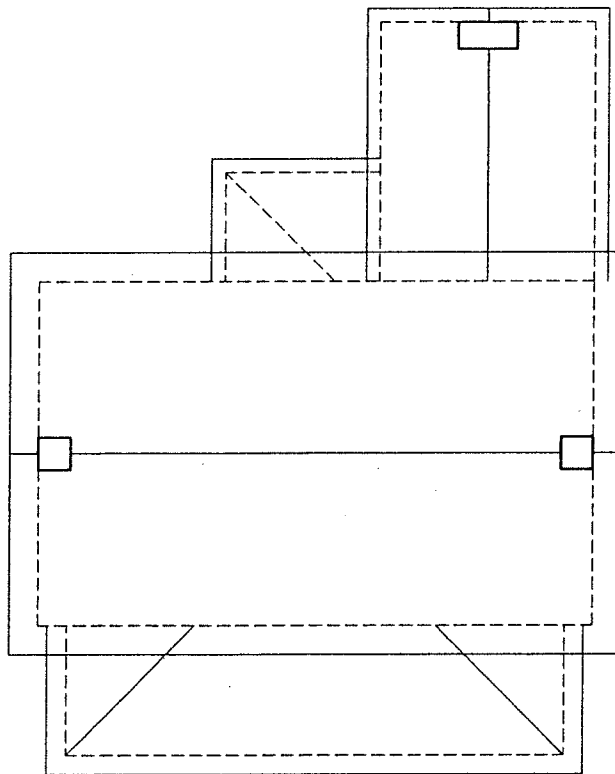
ATTIC FLOOR PLAN

7 DECEMBER 2001
0 5 10 20
Scale

■ Kise Straw & Kolodner Architects Planners Historians

123 S. BROAD STREET PHILADELPHIA, PA 19109

1000 MAIN STREET
ORIGINAL PLAN



ROOF PLAN

7 DECEMBER 2001

0 5 10 20
Scale



Kise Straw & Kolodner

Architects Planners Historians

123 S. BROAD STREET PHILADELPHIA, PA 19109

1000 MAIN STREET
RESTORED APPEARANCE



NORTHEAST ELEVATION



NORTHWEST ELEVATION

7 DECEMBER 2001

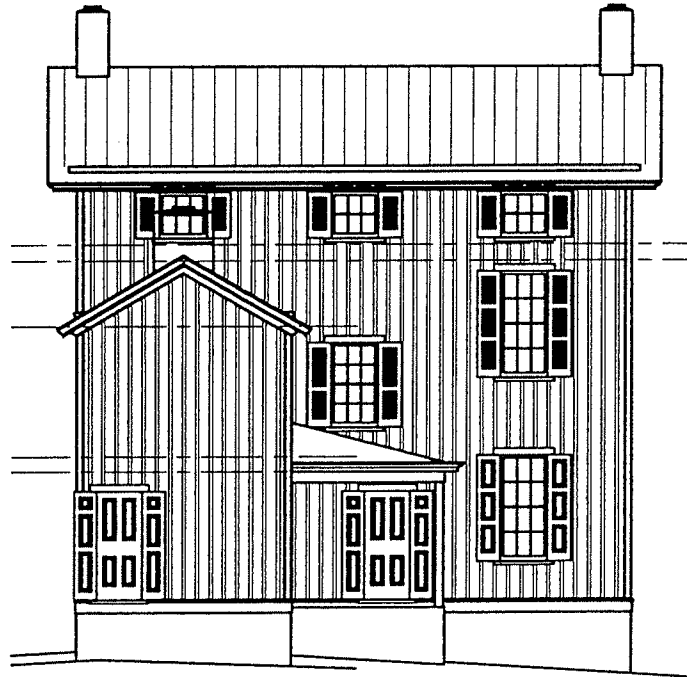
0 5 10 20
Scale

■ *Kise Straw & Kolodner*

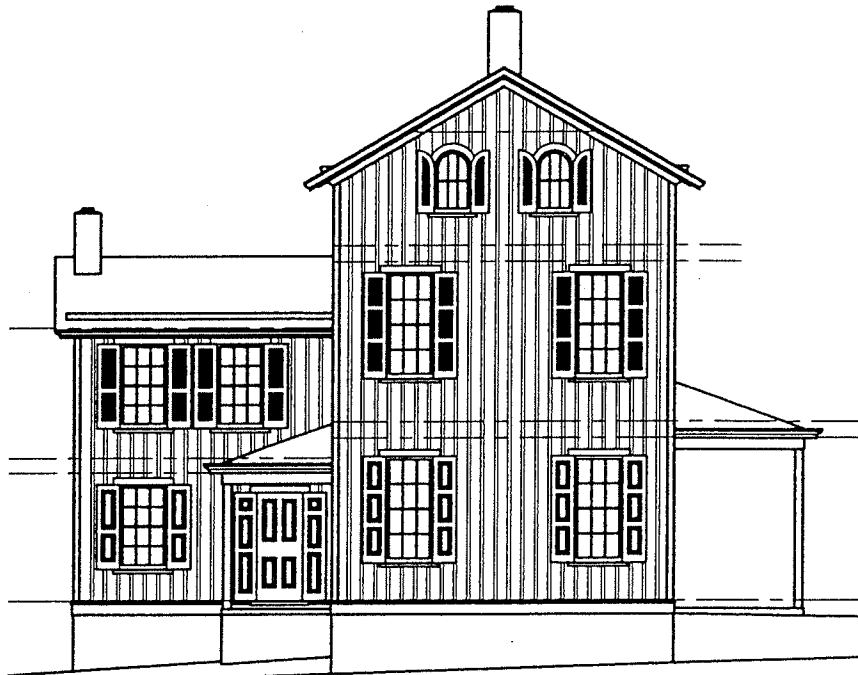
Architects Planners Historians

123 S. BROAD STREET PHILADELPHIA, PA 19109

1000 MAIN STREET
RESTORED APPEARANCE



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

7 DECEMBER 2001

0 5 10 20
Scale



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Architects Planners Historians

123 S. BROAD STREET PHILADELPHIA, PA 19109

1000 MAIN STREET
RESTORED APPEARANCE



SECTION THROUGH ORIGINAL BUILDING



SECTION THROUGH ORIGINAL BUILDING

7 DECEMBER 2001

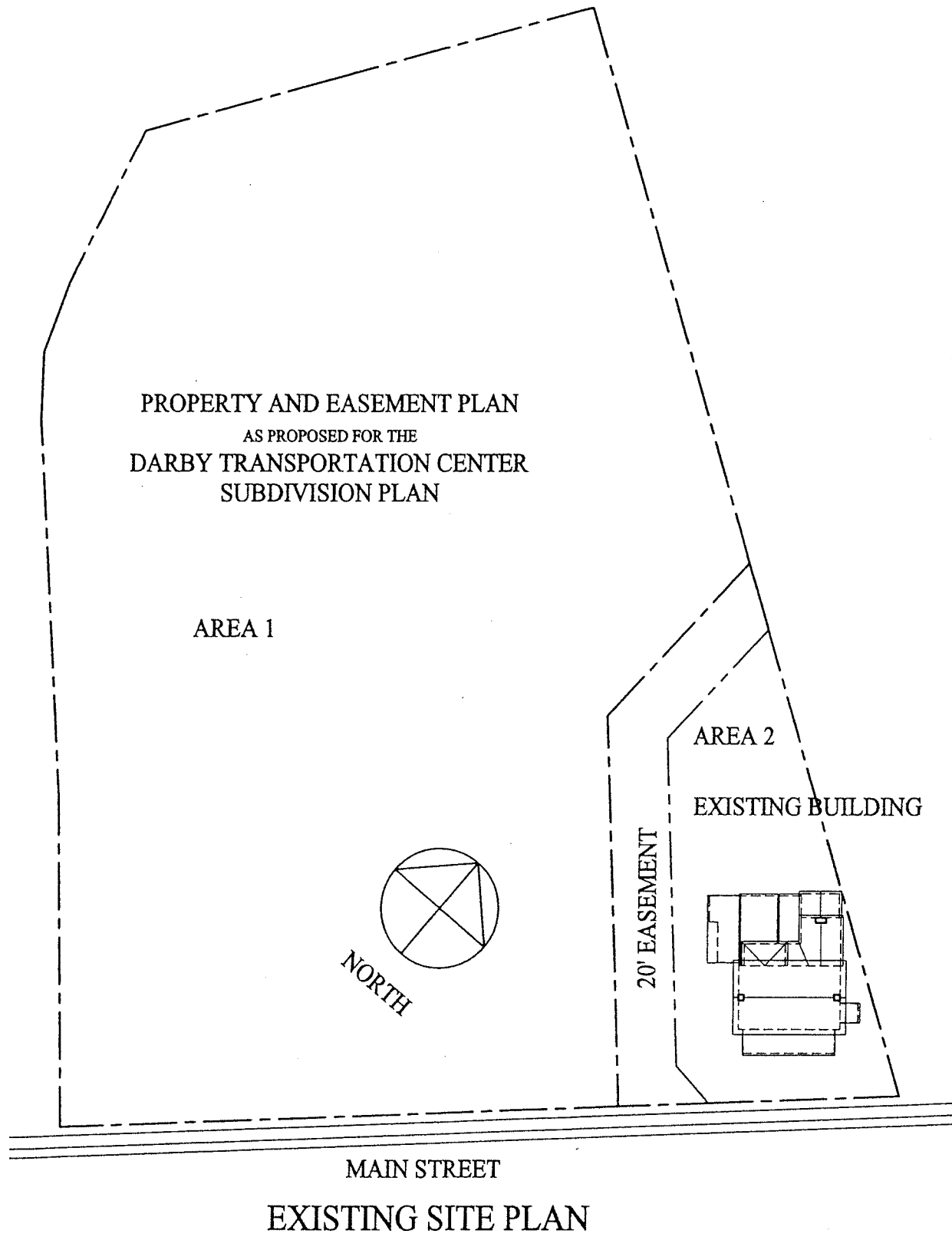
0 5 10 20
Scale

■ Kise Straw & Kolodner

Architects Planners Historians

123 S. BROAD STREET PHILADELPHIA, PA 19109

1000 MAIN STREET
EXISTING CONDITIONS



7 DECEMBER 2001

0 5 10 20 40 60 80 100
Scale



Kise Straw & Kolodner

Architects Planners Historians

123 S. BROAD STREET PHILADELPHIA, PA 19109

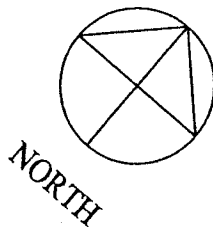
1000 MAIN STREET
EXISTING CONDITIONS

PROPERTY AND EASEMENT PLAN
AS PROPOSED FOR THE
DARBY TRANSPORTATION CENTER
SUBDIVISION PLAN

AREA 1

AREA 2

A 750 SF ADDITION
SHOWN FOR OFFICE USE



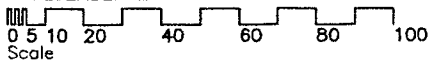
20' EASEMENT

RESTORED BUILDING

MAIN STREET

PROPOSED SITE PLAN

7 DECEMBER 2001



Kise Straw & Kolodner

Architects Planners Historians

123 S. BROAD STREET PHILADELPHIA, PA 19109

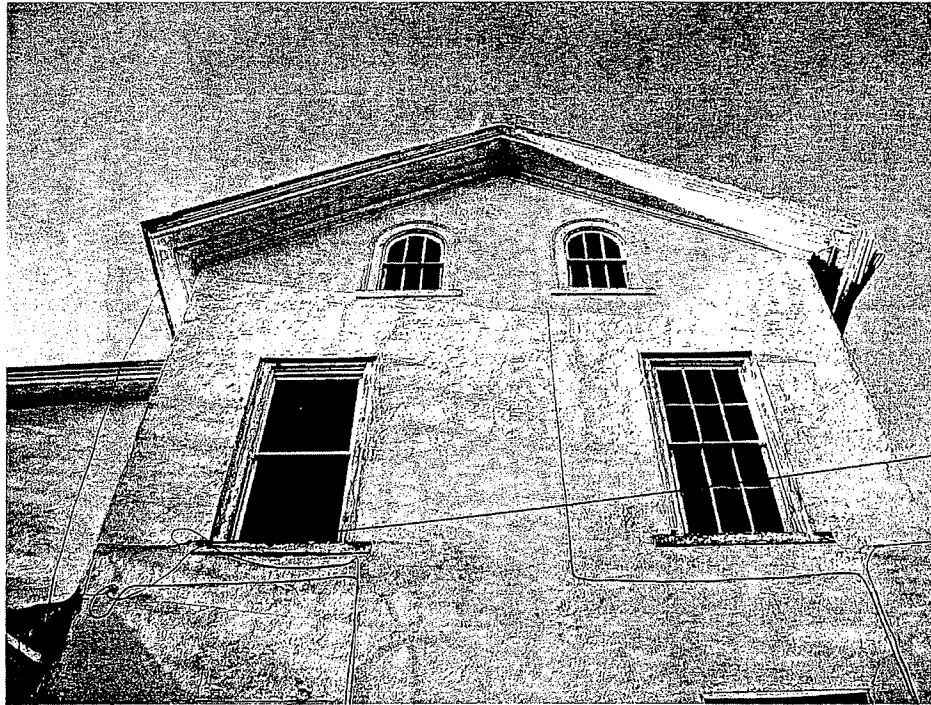


Front View



Detail of Upper Front

1000 MAIN STREET



Rear View



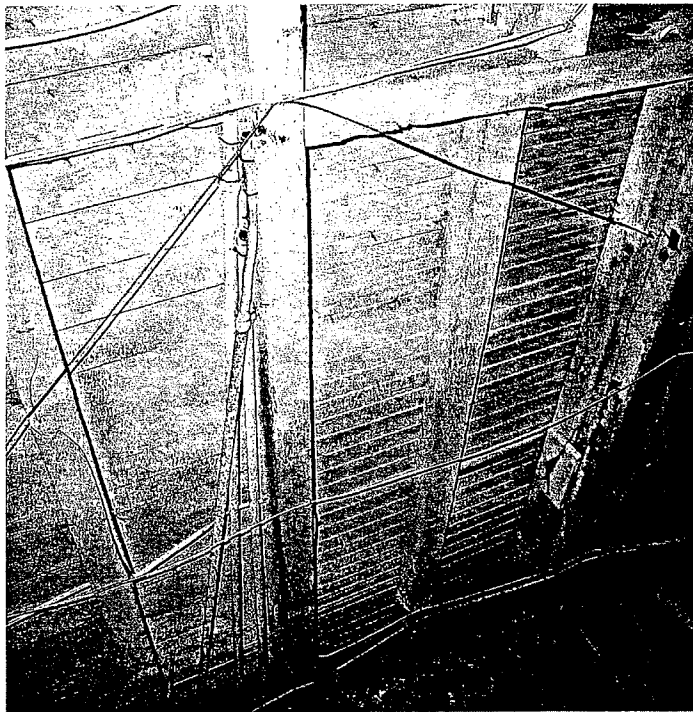
Rear View



Section 1 with Additions 1 and 5



Section 1 with Addition 1



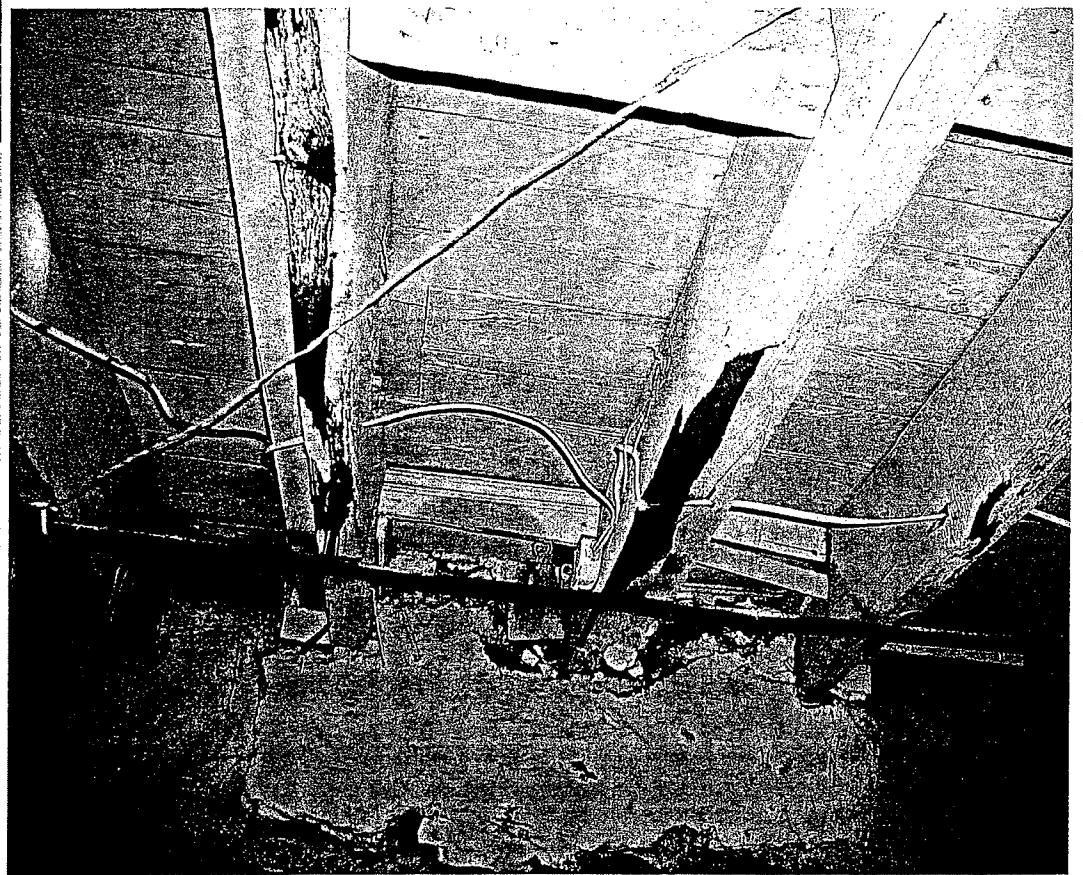
Service Stair



Kitchen Hearth



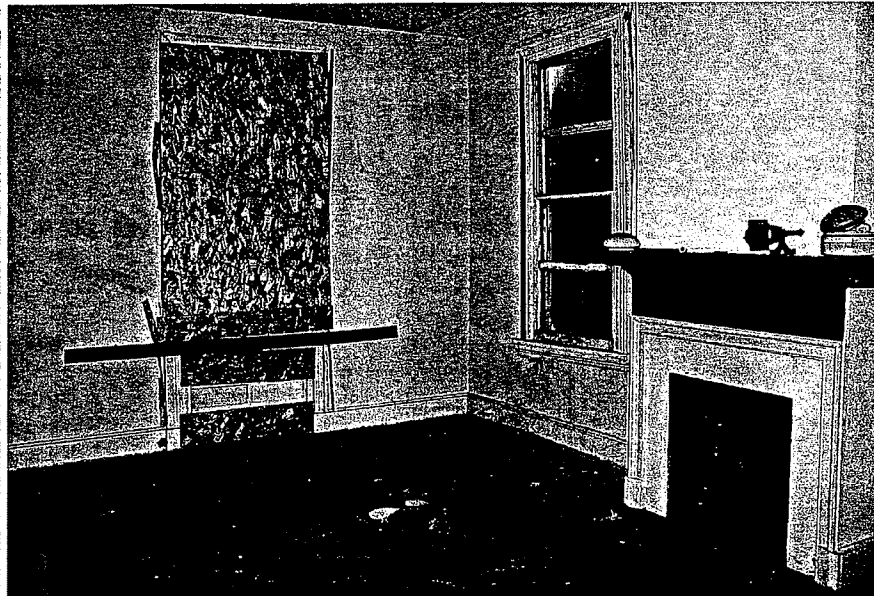
Damaged Framing



Damaged Framing



Entry Hall & Stair



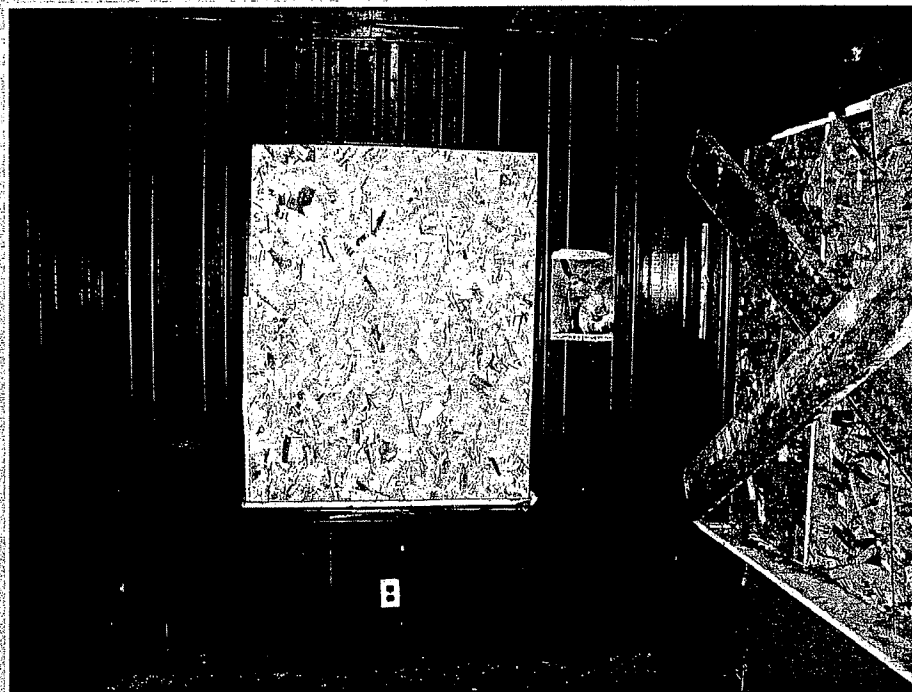
Living Room



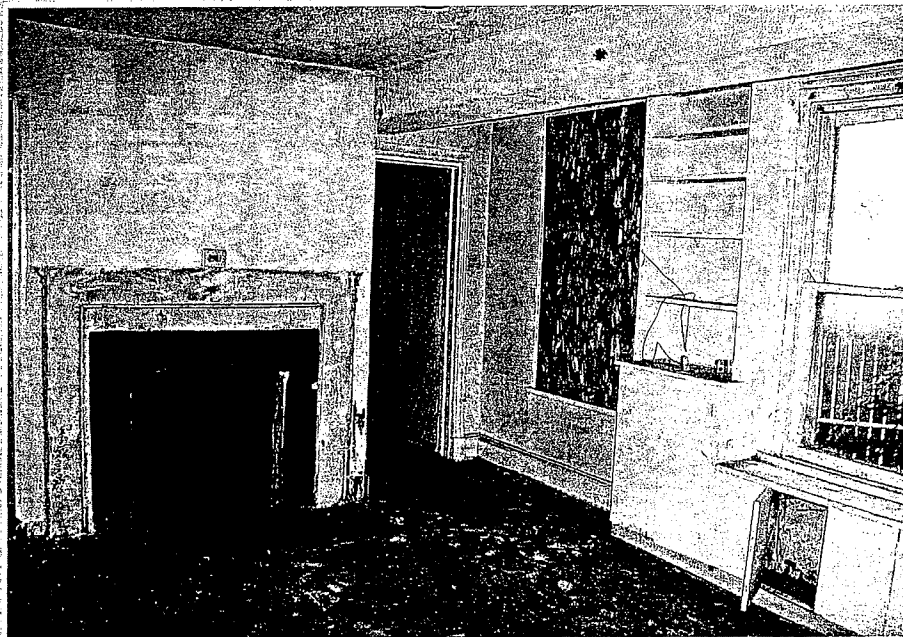
Dining Room



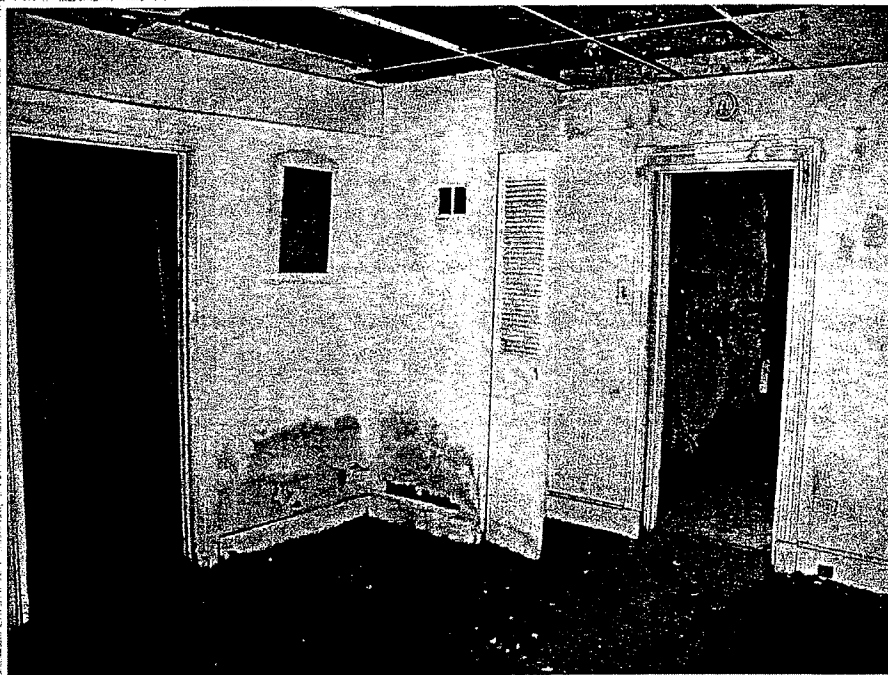
Bedroom over Dining Room



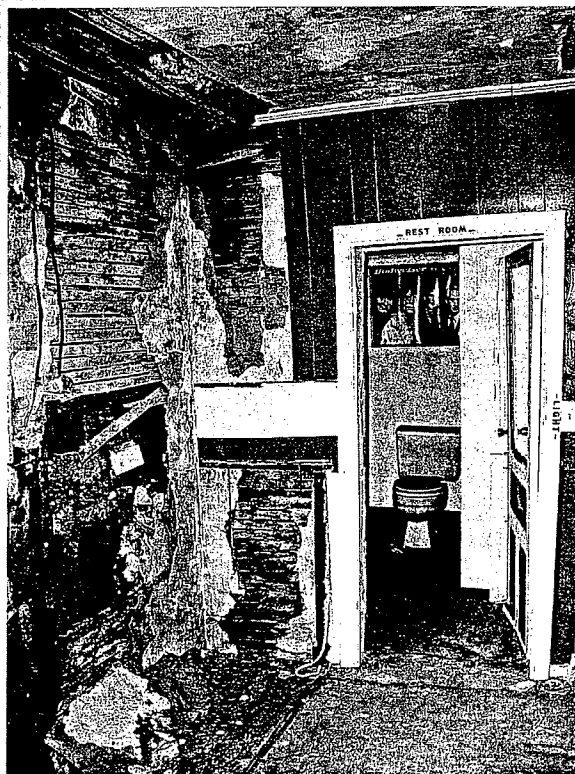
Addition 6



Original Kitchen



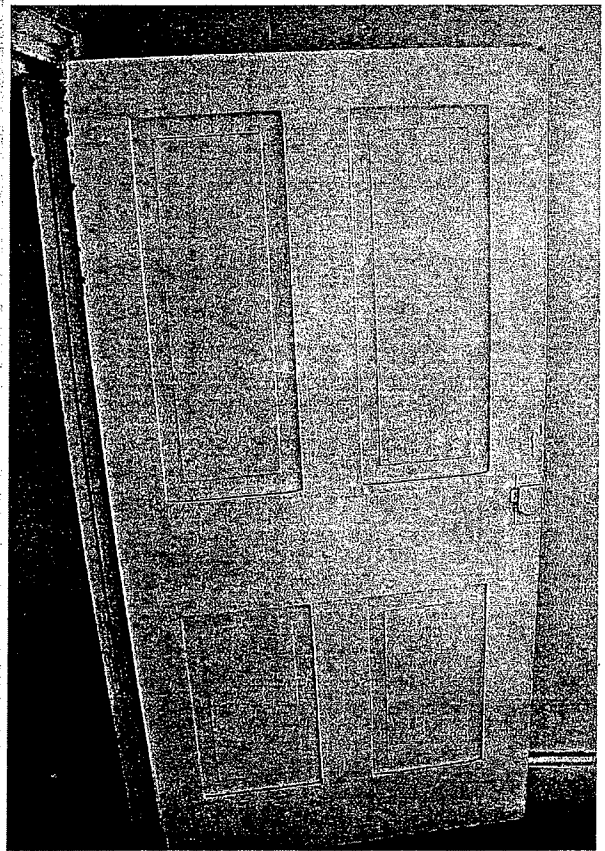
Section 2



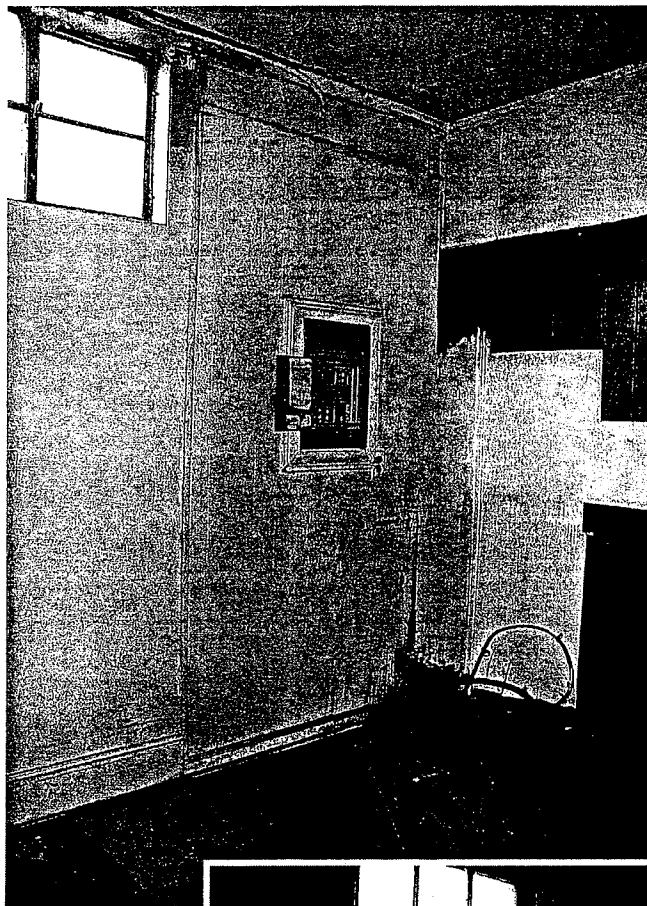
Addition 5



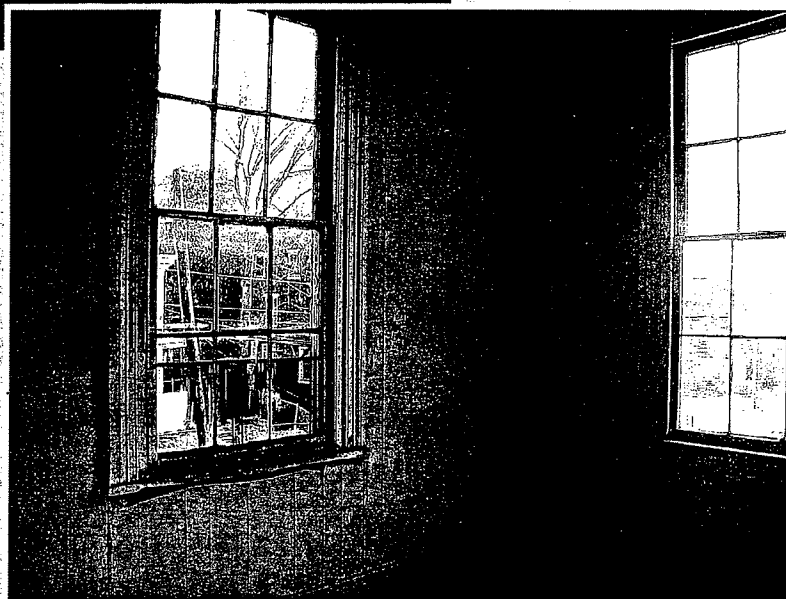
Original Door



Original Door



Addition 2



Bedroom over Living Room



Attic Bedroom



Stair from Attic

MEMORANDUM

14 February, 2002

To: Michael W. Roane, Del. Co. Planning Dept.

From: Douglas S. Heckrotte, KSK

SUBJECT: 1000 Main Street, Darby, PA; Corrected cost estimate and reduced scope
with cost estimate.

Enclosed is the corrected cost estimate which is intended to replace pages in the report which you have received. Following that is a reduced scope of work and associated cost estimate. This scope is intended to give an improved appearance of 1000 Main Street to the passersby; it rectifies few of the problems addressed by the previous Phase 1 scope.

Also enclosed is Glen Ceponis's memorandum about the potential for listing the project.

5. Cost Estimate

Estimated cost of proposed improvements, for budgeting purposes, is as follows:

This first phase of improvements is limited to selective demolition, structural repairs, and major rehabilitation of the building exterior.

A second phase of improvements would be undertaken when necessary and would include, windows, additional exterior doors, rear porches, interior lead paint abatement, rehabilitation and systems.

Cost Estimate Phase I:

Demolition	\$ 17,200
Site Work	\$ 6,000
Masonry	\$ 5,000
Wood	\$ 48,000
Thermal/Moisture Protection	\$ 15,200
Doors and Windows	\$ 26,800
Finishes	\$ 12,000
Electrical	\$ 2,500
Total	\$132,700
Contingency @ 15%	<u>\$ 19,900</u>
Grand Total	\$152,600

Cost Estimate, by square foot, for Phase 2:

Residential unit completion @ \$60 psf	<u>\$157,500</u>
Total Project Cost:	\$310,100

*new math for original
cost estimate*

Detailed Cost Estimate, Phase 1

	Quantity	Unit Cost	Total
1.0 Demolition			
Remove Section 2, Additions 1 through 7	L.S.		\$ 12,000
Remove roof finish, guttering, flashing	1200 sq.ft.	\$ 1.00 sq.ft.	\$ 1,200
Remove existing electrical/mechanical/heating	950 sq.ft.	\$ 1.00 sq.ft.	\$ 1,000
Remove non-original finishes	L.S.		\$ 1,000
Remove non-original partitions	L.S.		\$ 500
Remove front porch and concrete deck	L.S.		\$ 1,000
Remove non-original windows and doors	5 ea.	\$ 150.00 ea.	\$ 500
Subtotal			\$ 17,200
2.0 Site Work			
Remove asphalt paving and regrade site where additions are removed	LS		\$ 2,000
Remove walks and steps from sidewalk	L.S.		\$ 1,000
Reconstruction of steps, walks, railings or ramps and walks as required	L.S.		\$ 1,000
Temporary access steps to rear	L.S.		\$ 500
Landscaping/Sod	L.S.		\$ 1,500
Subtotal			\$ 6,000
4.0 Masonry			
Repair and repoint foundation walls			\$ 5,000
Subtotal			\$ 5,000
6.0 Wood			
Replacement of first floor joists, beams, sills, corner posts and wall framing	L.S.		\$ 7,000
New column and foundation at main stair	L.S.		\$ 1,000
Replace rotted roof structure	L.S.		\$ 6,000
Replace other floor or wall structure	L.S.		\$ 500
Replace exterior wall structure at demolition	L.S.		\$ 1,000
Repair/replace exterior siding, replace battens washes, and trim	3,000 sf.	\$ 5 sf.	\$ 15,000
New front porch, posts, trim, roof	L.S.		\$ 10,000

Repair/replace soffit, cornice and trim	L.S.	\$	7,000
Install temporary subfloor and stair rail	L.S.	\$	<u>500</u>
Subtotal		\$	48,000

7.0 Thermal and Moisture Protection

New metal roof, guttering, flashing	1,500 sq.ft.	\$	10	sq.ft.	\$	15,000
New downspouts	L.S.				\$	<u>200</u>
Subtotal					\$	15,200

8.0 Doors and Windows

Repair/replace window & door frames	24 ea.	\$	150	ea.	\$	3,600
New window and door frames	19 ea.	\$	100	ea.	\$	1,900
Window and door closures	42 ea.	\$	100	ea.	\$	4,200
Install new paneled door, transom & frame	L.S.				\$	2,200
Install new paneled shutters & louvered blinds	36 pr.	\$	250	pr.	\$	9,000
New shutter hardware	36 sets	\$	150	set.	\$	5,400
New door hardware	1 set	\$	500	set	\$	<u>500</u>
Subtotal					\$	26,800

9.0 Finishes

Paint exterior wood siding, trim, window frames, window and door closures, shutters, blinds and doors	L.S.	\$	<u>12,000</u>
Subtotal		\$	12,000

16.0 Electrical

Service panel, wiring, devices	L.S.	\$	2,000
Fire alarm & security system	L.S.	\$	<u>500</u>
Subtotal		\$	2,500

TOTAL

\$ 132,700

Contingency @ 15%

\$ 19,900

GRAND TOTAL

\$ 152,600

C. Scope of work (reduced to minimum for street appeal)

This reduced scope of work includes work sufficient to preserve and restore the appearance of the front and left side of the building a reuse program is commenced. The intent of this reduced scope first phase is to preserve and secure the building for reuse at some later date. Proposed plans and elevations (showing the whole building as restored) are included at the end of this report. This proposed minimum exterior rehabilitation would leave the later porch roof in place; and further investigation would be required for the final rehabilitation design. A later phase of work would correct structural deficiencies, finish the envelope (by continuing the exterior restoration, including prime and storm sash, shutters and blinds, and the remaining exterior doors) and performing all interior work to finish the interior of the shell. The scope of work for the first phase includes the following items:

1. Demolition and Removal

- Demolition and removal of Section 2 and Additions 1 through 7 complete. Further investigation may result in the retention of Addition 1.
- Removal of existing roof finish, gutters, downspouts, and flashing.
- Removal of exterior stucco from front and left side.
- Removal of non-original or deteriorated windows and exterior doors.

2. Site Work

- Landscape or sod at demolished areas.

6. Wood

- Addition of 'lally' column and pressure treated wood crib foundation at the main stair.
- Replacement of rotted roof structure at left front.
- Minimum replacement of other floor or wall structure as required to preserve stability of building.
- Replacement of exterior wall structure as required at removed additions.
- Replacement of deteriorated or missing vertical board siding and provide new battens, washes and trim at front and left side only, temporary corner boards at right front corner and left rear corner.
- Repair or replacement of soffit, cornice, and trim at main roof to match original.

- Installation temporary subfloor and stair rail

7. Thermal and Moisture Protection

- Installation of new asphalt shingle roof, EPDM internal gutters, aluminum flashings.
- Installation of new aluminum downspouts.

8. Doors and Windows

- Repair or replacement of existing wood window and door frames.
- New window and door frames at demolished additions.
- Installation of fixed semi-permanent plywood closures to window and door frames.
- Storage in house of existing original sash.
- New exterior paneled door, transom, and frame to opening on Main Street front
- Installation of new paneled shutters and louvered blinds.
- Existing original interior doors, trim, and hardware to remain in place or stored in house.
- New shutter hardware.
- New exterior door hardware to match original.

9. Finishes

- Paint stucco, wood siding, plywood sheathing, trim, window frames, window and door closures, and doors.

5. Cost Estimate

Estimated cost of proposed improvements, for budgeting purposes, is as follows:

This first phase of improvements is limited to selective demolition, minimal structural repairs, enclosure at demolished areas, and rehabilitation of the building exterior, front and left side.

A second phase of improvements would be undertaken when necessary and would include, windows, additional exterior doors, rear porches, interior lead paint abatement, rehabilitation and systems.

Cost Estimate (Reduced Scope):

Demolition	\$ 13,700
Site Work	\$ 2,500
Wood	\$ 22,500
Thermal/Moisture Protection	\$ 4,800
Doors and Windows	\$ 5,200
Finishes	<u>\$ 8,000</u>
Total	\$ 56,700
Contingency @ 15%	<u>\$ 8,500</u>
Grand Total	\$ 65,200

Cost Estimate for remainder of exterior restoration (from previous Phase 1 estimate):

(A bit low because some work would be redone for restoration)	\$ 87,400
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Cost Estimate, by square foot, for Phase 2:

Residential unit completion @ \$60 psf	<u>\$157,500</u>
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Total Project Cost:	\$312,400
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Detailed Cost Estimate, (Reduced Scope)

	Quantity	Unit Cost	Total
1.0 Demolition			
Remove Section 2, Additions 1 through 7	L.S.		\$ 12,000
Remove roof finish, guttering, flashing	1200 sq.ft.	\$ 1.00 sq.ft.	\$ 1,200
Remove non-original windows and doors	5 ea.	\$ 150.00 ea.	\$ 500
Subtotal			\$ 13,700
2.0 Site Work			
Regrade site where additions are removed	LS		\$ 2,000
Landscaping/Sod	L.S.		\$ 1,500
Subtotal			\$ 2,500
6.0 Wood			
Temporary column and f'd'n at main stair	L.S.		\$ 500
Replace rotted roof structure	L.S.		\$ 6,000
Replace other floor or wall structure	L.S.		\$ 500
Replace exterior wall structure at demolition	L.S.		\$ 1,000
Repair/replace exterior siding, replace battens washes, and trim	1,500 sf.	\$ 5 sf.	\$ 7,500
Repair/replace soffit, cornice and trim	L.S.		\$ 7,000
Subtotal			\$ 22,500
7.0 Thermal and Moisture Protection			
New asphalt roof, EPDM guttering, flashing	1,500 sq.ft.	\$ 3 sq.ft.	\$ 4,500
New downspouts	L.S.		\$ 200
Subtotal			\$ 4,800
8.0 Doors and Windows			
Window and door closures	42 ea.	\$ 100 ea.	\$ 4,200
Install new temporary door, transom & frame	L.S.		\$ 1,000
Subtotal			\$ 5,200
9.0 Finishes			
Paint exterior wood siding, trim, window frames, window and door closures, shutters,			

blinds and doors	L.S.	\$ 8,000
Subtotal		\$ 8,000
TOTAL		\$ 56,700
Contingency @ 15%		\$ 8,500
GRAND TOTAL		\$ 65,200