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5. DESCRIPTION OF REHABILITATION WORK—Includes site-work, new construction, alterations, etc. Complete blocks below.

<p>NUMBER 1</p>	<p>Architectural feature <u>Roof</u> Approximate date of feature <u>2013</u></p>	<p>Describe work and impact on existing feature: The existing roof over the main house & carriage house will not be changed. The siding around the gabled openings (dormers) was originally cedar shake, but was replaced with asphalt shingles in 2001. We intend to bring this siding back to cedar shake. We'll re-flash areas where there are penetrations (ie chimneys). The rear kitchen porch roof is too low (see photo of me standing in rear stair well) and is in poor condition. We intend to raise this roof to provide better clearance and provide a new asphalt shingle roof.</p>
<p>Describe existing feature and its condition: The roof is in good condition as there was a new roof put on the Main house and the Carriage house in 2013 (estimated). The roof is an asphalt shingle roof. The rear kitchen porch was enclosed at some point and has a metal roof over it. This metal roof is in poor condition due to poor flashing and poor design where it adjoins the adjacent roof system. Leaks have occurred and have caused rot in the ceiling underneath.</p>		
<p>NUMBER 2</p>	<p>Architectural feature <u>Masonry</u> Approximate date of feature <u>1911</u></p>	<p>Describe work and impact on existing feature: We intend to provide point up where necessary. Some grouting will need to be removed and replaced entirely as it has become brittle and unstable.</p>
<p>Describe existing feature and its condition: The masonry is mostly the brick foundation for each structure. The condition is poor. There are numerous settling issues. Large cracks, openings and loose grout can be found around each structure.</p>		
<p>NUMBER 3</p>	<p>Architectural feature <u>Exterior Siding</u> Approximate date of feature <u>1911</u></p>	<p>Describe work and impact on existing feature: We intend to replace all cedar shake siding on the carriage house as this structure is in the worst shape. We'll use salvageable shakes on the carriage house to replace unreparable shakes on the main house. We intend to repair and reuse as many cedar shakes as we can on the main house. Should new shakes need to be used, we'll purchase wood cedar shakes to match existing. All shakes on the main house will be refinished and painted.</p>
<p>Describe existing feature and its condition: The majority of the house and carriage house is covered in cedar shake siding. The cedar shakes are in poor condition. They've splintered, warped (cupped), become water logged, split and in some areas, have fallen out completely.</p>		
<p>NUMBER 4</p>	<p>Architectural feature <u>Porches</u> Approximate date of feature <u>1911</u></p>	<p>Describe work and impact on existing feature: Main house: On the front porch, we intend to replace the bead board ceiling with new bead board. We'll repair or replace the wood flooring with new wood flooring. We intend to add a new covered rear patio as shown in the rear elevation (A-7 in the architectural plan). The rear patio can not be seen from the front or either side of the house as it is inset. (Also, see proposed addition below). Carriage house: We do not intend to change any of the Carriage House porches at this time.</p>
<p>Describe existing feature and its condition: The main house has a large front porch with railing and a bead board ceiling. The ceiling and flooring are in poor condition. Rot and warping have occurred in many places (photo 3 in the keyplan). The carriage house has a front porch facing 2nd st and a rear porch facing the side alleyway. These porches are in fair condition.</p>		
<p>NUMBER 5</p>	<p>Architectural feature <u>Windows</u> Approximate date of feature <u>1911</u></p>	<p>Describe work and impact on existing feature: We intend to repair and/or replace all windows with like kind materials on an as needed basis over the next five years. The new windows in the new rear kitchen lobby (A-7) will match existing window design and materials in the house.</p>
<p>Describe existing feature and its condition: The house and carriage house have a variety of windows - single hung, double hung, sliding, bow and custom. The windows are in poor condition. Most of them don't open and there has been a large amount of paint building up along the framing. They've cracked in many places and the wood framing has been splintering apart. Some windows have large cracks.</p>		

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<p>NUMBER 6</p>	<p>Architectural feature <u>Doors</u></p> <p>Approximate date of feature <u>1911</u></p> <p>Describe existing feature and its condition:</p> <p>There are wood doors throughout both houses. They are in fair to poor condition. Some have warped or have been shaved to fit into the opening.</p>	<p>Describe work and impact on existing feature:</p> <p>We intend to repair or replace the doors. Some doors have been shaved or have warped beyond repair and will need to be replaced. We will replace with like kind material and design.</p>
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<p>NUMBER 7</p>	<p>Architectural feature <u>Interior Woodwork</u></p> <p>Approximate date of feature <u>1911 & 2001</u></p> <p>Describe existing feature and its condition:</p> <p>The interior woodwork of the main house is original. There is waynescotting, ceiling trim, floor trim throughout the main house. The carriage house doesn't have architectural woodwork and was fully renovated in 2001.</p>	<p>Describe work and impact on existing feature:</p> <p>We intend to preserve and refinish all woodwork in the main house. We'll refinish the trim as needed, enclose any gaps between the encased openings, the trim and the window framing against the wall.</p>
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<p>NUMBER 8</p>	<p>Architectural feature <u>Floors</u></p> <p>Approximate date of feature <u>1911</u></p> <p>Describe existing feature and its condition:</p> <p>The main house and carriage house seem to have original wood flooring. There have been slight warps or sloping in certain areas. Most sloping is due to structural settling in the house.</p>	<p>Describe work and impact on existing feature:</p> <p>We intend to refinish all wood flooring. We'll try to fix sloping where economically feasible. The rear kitchen lobby floor was replaced with tile in 2001 and it slopes considerably. We intend to replace this floor area with wood to match the rest of the house.</p>
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<p>NUMBER 9</p>	<p>Architectural feature <u>Walls</u></p> <p>Approximate date of feature <u>1911</u></p> <p>Describe existing feature and its condition:</p> <p>The walls are mostly plaster throughout the main house. The plaster has cracked in many areas and needs point up and painting. The carriage house has drywall.</p>	<p>Describe work and impact on existing feature:</p> <p>We intend to repair and paint the plaster walls in the main house.</p> <p>We plan to expand the kitchen area in the main house as it is currently very small. See A-2 and A-4 in the architectural floorplans, which illustrates our plans to expand the kitchen area.</p>
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<p>NUMBER 10</p>	<p>Architectural feature <u>Ceilings</u></p> <p>Approximate date of feature <u>1911</u></p> <p>Describe existing feature and its condition:</p> <p>The ceilings are mostly plaster in the main house and drywall in the carriage house. We believe the rear kitchen lobby used to be a porch and was enclosed at some point. The existing ceiling in this space is in poor condition - warping, sloping and rot have occurred. This ceiling height is around eight and a half feet. The ceiling over the rear stairwell is too low - I'm six feet tall and have to bend down to avoid hitting the ceiling going down these stairs. There is a photo of this.</p>	<p>Describe work and impact on existing feature:</p> <p>We intend to preserve and refinish the ceilings in the main house. We plan to change the structure of the rear kitchen lobby ceiling to include a raised ceiling as shown in the rear elevation (A-7). This will address the poor existing roof design, the low ceiling over the lobby and the low ceiling over the rear stairwell.</p>
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<p>NUMBER 11</p>	<p>Architectural feature <u> Kitchen </u> Approximate date of feature <u> 1911 </u></p>	<p>Describe work and impact on existing feature: We intend to open up the kitchen area to create a more liveable kitchen in today's standards. This area will be expanded to include the adjacent rear kitchen lobby to the left (old rear porch area) and the room below, which is labeled "Kitchen" in the floorplan (page 2 of the Wadsworth Keyplan). The existing chimney in the kitchen will be modified to include a fire place (See A-4 in the architectural plan).</p>
<p>Describe existing feature and its condition: The kitchen in the main house is a typical small kitchen in the early 1900's. This area is in very poor condition. Parts of flooring are missing (photo 16 in the keyplan) and there are holes in corners of the walls (photo 18). Countertops are ceramic and cabinets are falling apart. One closet has a significant gap that looks into the subfloor of the 2nd floor. <u>The rear kitchen lobby flooring is tile and slopes considerably.</u></p>		
<p>NUMBER 12</p>	<p>Architectural feature <u> Bathrooms </u> Approximate date of feature <u> 1911 </u></p>	<p>Describe work and impact on existing feature: We intend to fix the sloping floors and re-tile the bathrooms. The lower bathroom in the main house was expanded for commercial ADA purposes. we plan to bring this bathroom back to a traditional size, which will help square off the library room. We think we'll be bringing this bathroom and the adjacent library room back to their original sizes.</p>
<p>Describe existing feature and its condition: The upstairs bathrooms have tile, free standing tubs and older sinks. The downstairs bathroom has tile and was converted into an ADA bathroom in 2001. Floring in the bathrooms have warped significantly due to settling and the weight of the tubs.</p>		
<p>NUMBER 13</p>	<p>Architectural feature <u> Plumbing </u> Approximate date of feature <u> 2001 </u></p>	<p>Describe work and impact on existing feature: Most plumbing lines will remain, but new stub locations will be established in the kitchen and lower bathroom.</p>
<p>Describe existing feature and its condition: The plumbing seems to have pex or copper lines throughout the main house and carriage house.</p>		
<p>NUMBER 14</p>	<p>Architectural feature <u> Heating/Air Conditioning </u> Approximate date of feature <u> 2005 - 2013 </u></p>	<p>Describe work and impact on existing feature: All HVAC units will need to be replaced over the next 5 years. A new, more efficient HVAC system will be installed in each structure over time.</p>
<p>Describe existing feature and its condition: There are 4 split system units for the main house and 2 split system units for the carriage house.</p>		
<p>NUMBER 15</p>	<p>Architectural feature <u> Electrical </u> Approximate date of feature <u> 2001 </u></p>	<p>Describe work and impact on existing feature: We intend to keep existing electrical though there will be new electrical work in the kitchen, bathroom areas and rear covered patio.</p>
<p>Describe existing feature and its condition: All electrical seems to have replaced knob and tube with copper wiring.</p>		

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NUMBER 16	Architectural feature <u>Basement</u> Approximate date of feature <u>2001</u>	Describe work and impact on existing feature: We think the new rear covered patio will fix this issue as it will redirect water away from this rear wall. Should the problem persist, we will have to install an internal system that directs all water to a pump for removal.
Describe existing feature and its condition: The basement currently floods. Dry Pro believes this is occurring due to water seeping down the rear wall of the house and down the rear basement wall. The sump pump pumps water out every time it rains hard.		

NUMBER 17	Architectural feature <u>Proposed Addition</u> Approximate date of feature <u>Rear Patio</u>	Describe work and impact on existing feature: We intend to add a covered rear patio that will be accessed by the rear kitchen lobby. see rear elevation on A-7 and a 3d model on A-8 in the architectural plans. This is on the rear of the house and will be inset as the house makes an L shape and will cover it from the side street.
Describe existing feature and its condition:		

NUMBER 18	Architectural feature <u>Site Work</u> Approximate date of feature _____	Describe work and impact on existing feature: We intend to convert the concrete parking area in the rear, back to a landscaped area - grass, gardens, etc.
Describe existing feature and its condition: The property has been used as an event center since 2001. A large part of the property was converted to concrete and parking area. The front lawn is still in tact and there is a fire pit area on the left side of the house and a side yard to the right side of the house.		

NUMBER 19	Architectural feature <u>Chimneys</u> Approximate date of feature _____	Describe work and impact on existing feature: We intend to rebuild the chimneys to match original chimneys and meet today's code.
Describe existing feature and its condition: The chimneys are either falling over or too low to meet existing code. Birds and squirrels have been getting into the chimneys.		

NUMBER 20	Architectural feature _____ Approximate date of feature _____	Describe work and impact on existing feature:
Describe existing feature and its condition:		

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