



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

NPS Project Number

38923

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name 30 East Fifteenth Street

Street 30 East Fifteenth Street

City Cincinnati County Hamilton State OH Zip 45202-7055

Name of Historic District Over-the-Rhine Historic District

Listed individually in the National Register of Historic Places; date of listing _____

Located in a Registered Historic District; name of district Over-the-Rhine Historic District

Part 1 – Evaluation of Significance submitted? Date submitted 6/28/2018 Date of certification 7/30/2018

2. Project Data

Date of building 1882 Estimated rehabilitation costs (QRE) \$790,300

Number of buildings in project 1 Floor area before / after rehabilitation 4,516 / 4,516 sq ft

Start date (estimated) Fall 2019 Use(s) before / after rehabilitation Res / Res

Completion date (estimated) Spring 2021 Number of housing units before / after rehabilitation 2 / 4

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 2

3. Project Contact (if different from applicant)

Name Deanna Heil Company City Studios Architecture

Street 1148 Main Street City Cincinnati State OH

Zip 45202-7254 Telephone (513) 621-0750 Email Address dheil@citystudiosarch.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Adam Gelter Signature _____ Date 8/28/2018

Applicant Entity OTR Reinvestment Holdings LLC SSN _____ or TIN 26-4490064

Street 1203 Walnut St., Floor 4 City Cincinnati State OH

Zip 45202-7153 Telephone (513) 621-4400 Email Address kwestbrook@3cdc.org

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

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5. Detailed description of rehabilitation work Reproduce this page as needed to describe all work or create a comparable format with this information.

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PROJECT SUMMARY: The project is the rehabilitation of an existing four-story + attic residential building. The building was historically multi-family residential and will be completely renovated. Work to include exterior masonry repair, restored windows, restored exterior doors, new kitchens, new bathrooms, new unit partition walls, and interior finishes. Work also to include new HVAC, plumbing, and electrical systems. This building is part of a multi-building rehabilitation project in the Over-the-Rhine Historic District called *OTR Mixed Income*.

Number 1	Feature <u>SITE</u>	Date of Feature <u>c. 1882</u>
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Describe existing feature and its condition

30 East Fifteenth Street is a rectangular-shaped building located on the north side of East Fifteenth Street between Moore and Walnut Streets. At the rear of the building there is a recess along the east elevation that is four-stories high. The building is bounded by a concrete sidewalk along East Fifteenth Street to the south (front façade), a breezeway to the west, a parking lot to the north, and abuts a two-story structure along the southeast portion of the building. The remaining east elevation faces a breezeway and parking lot.

Fire Escape

There is a simple painted metal fire escape located on the north side of the east elevation. The fire escape was installed after the period of significance; the exact date is unknown. (See Photo #8, 9, 10)

Photo numbers 1-11 Drawing numbers A0.1, A2.0 series, A3.0 series

Describe work and impact on feature

The building's footprint and siting will remain the same.

Fire Escape

The fire escape will remain. It will be inspected, repaired, and repainted.

Number 2	Feature <u>EXTERIOR WALLS</u>	Date of feature <u>c. 1882, 1999</u>
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Describe existing feature and its condition

Exterior masonry

The south façade is constructed out of red brick running bond; the brick and mortar joints appear to be in fair condition. The east, west and north elevations are built with a red brick common bond. The brick and mortar joints on the east and north elevations appear to be in fair to poor condition.

Stone

Above the south façade windows (excluding centered window bay) and entry door there is a continuous band that is unpainted limestone with carved reed patterns and scallop detailing (see photos #1-4). Below the windows an unpainted continuous limestone band with limestone brackets runs the width of the building. The windows on secondary elevations have simple painted stone lintels and sills (see photos #8-10). All of the stone appears to be in fair condition.

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Number 2	Feature <u>EXTERIOR WALLS, <i>continued</i></u>	Date of feature <u>c. 1882, 1999</u>
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Bay Window

There is a two-story wood frame bay window on the south façade with a painted stamped metal clad finish (see photo #1, 2, 4). The historic metal detailing includes fluted pilasters, scallop detailing with disks, and a dentil course. The bay window appears to be in good to fair condition.

Wall Vents

Two wall vents are located on the east elevation within the recess area. (See photo #8).

Photo numbers 1-10 Drawing numbers A2.0 series, A3.0 series, A5.0 series, A6.0 series

Describe work and impact on feature

Exterior masonry

Brick masonry will be cleaned with 300 psi maximum water pressure, and approximately 50% of the brick will be tuck-pointed. Tuck-pointing is to match the historic mortar joints in size, color, composition, texture, depth, and tooling of joints. All work will be done without damage to the masonry. Close-up 'before-and-after' masonry photographs will be submitted to SHPO with the Part 3 submission.

Stone

All stone will be cleaned with 300 psi maximum water pressure. All work will be done, without damage to the stone. Previously painted stone will be repainted.

Bay Window

The bay window will remain and will be repaired to match. Wood and metal cladding that is damaged beyond repair will be replaced with new to match. All the metal cladding will be repainted.

Wall Vents

There will be 6 new exhaust vents located on the north recessed elevation. The vents will be approximately 7 ¾" x12" and will be painted metal to blend in with the brick color and will not impact the historic character of the building.

General

Exterior finish colors are to be compatible with the historic character of the building and context. Exterior color selections will be submitted to SHPO for review and approval.

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Number 3	Feature <u>FOUNDATION</u>	Date of Feature <u>c. 1882</u>
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Describe existing feature and its condition

The building has a stone foundation that is primarily below grade with an unpainted stone band along the bottom of the south façade (see photos #1-3). The stone band sits upon three courses of dimensioned stone. The east, west, and north elevations also have an exposed stone foundation with painted parged surfaces (see photos #8, 9). The exposed stone on the south façade appears to be in fair condition. Parging on secondary elevations appears to be in fair to poor condition.

Photo numbers 1-3, 8, 9 Drawing numbers A 2.0 Series, A3.0 series, A5.0 series, A6.0 series

Describe work and impact on feature

The stone bands will be cleaned with 300 psi maximum water pressure. All work will be done without damage to the surrounding brick masonry and foundation. The parged stone will be repaired to match the existing texture of the remaining parging. The previously painted stone foundation will be repainted.

Number 4	Feature <u>ROOF / GUTTERS / DOWNSPOUTS / CORNICE / SKYLIGHT / CHIMNEYS</u>	Date of Feature <u>c. 1882, 1999</u>
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Describe existing feature and its condition

Roof, gutters, and downspouts

The building has a side-gable roof with a conventional pitch sloping to the north and south (see photos #5, 6). The rear of the building has a shed roof sloping from the west to the east (see photo #8). The roof was renovated in 1999 using a black single ply roofing membrane. The roof drains to box gutters on the south façade, north elevation, and the east elevation within the recessed area. There are three downspouts along the perimeter of the building: one on the south façade, one on both the north and east elevations (see photos #2, 8, 10). The downspouts were repaired and replaced during the 1999 renovation. The roof, box gutters, and downspouts appear to be in fair condition.

Bay Window Roof

The roof the bay window is a wood frame structure with a painted metal flat seam roof. There is a box gutter and a downspout located on the east side of the bay. The roof appears to be in poor condition.

Cornice

The building has a painted decorative bracketed tin cornice on the south façade, which appears to be in good condition (see photos #1, 2).

Skylight

A historic skylight is intact above the fourth floor light well in the northwest corner of the building. The skylight appears to be in fair condition (see photo #58).

Chimneys

There are three unpainted brick chimneys with stone caps located on the east perimeter wall (see photos #5, 6). A fourth unpainted chimney with a stone cap is located on the west elevation. All chimneys appear to be in fair to poor condition.

Photo numbers 1, 2, 5, 6, 8, 10, 58 Drawing numbers A2.6, A3.6, A5.0 series, A6.0 series

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Number 4

Feature ROOF / GUTTERS / DOWNSPOUTS / CORNICE / SKYLIGHT / CHIMNEYS *continued*
Date of Feature c. 1882, 1999

Describe work and impact on feature

Roof, gutters, and downspouts

The existing roof will be removed including the fasteners down to the roof sheathing. Any damaged or deteriorated sheathing will be removed and a new fully adhered white TPO membrane roof will be installed. The box gutters metal lining will be removed and the gutters will be relined with rubber membrane along with the roof replacement work. The wood box gutters and new gutter boards will be painted a color compatible with the historic building. The downspouts will be removed and replaced with new round prefinished bronze colored aluminum downspouts in the original location. All downspouts will have a 6'-0" high painted PVC boot at the base for protection.

Four condensing units will be placed on the rear (north) end of the building. A 42" high metal roof guardrail will be installed around the units. The units and the guardrail will not be visible from the ground.

Bay Window Roof

The existing roofing on the bay window will be removed and replaced with new TPO membrane roofing material. Wood and metal clad that is damaged beyond repair will be replaced with new to match. The downspout will be removed and replaced with new round prefinished bronze colored aluminum downspouts in the original location. The existing box gutter will remain and will be relined, repaired and repainted.

Cornice

The cornice will remain. It will be cleaned with low-pressure water, repaired to match and repainted. All work will be done without damage to the cornice and building.

Skylight

A new custom size skylight will be installed to fit the existing opening.

Chimneys

The four chimneys will remain. They will be cleaned and tuck-pointed. All work will be done without damage to the brick and stone caps.

General

Exterior finish colors will be compatible with the historic building. Selected colors will be submitted to SHPO for approval, prior to commencing work.

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Number 5	Feature <u>WINDOWS</u>	Date of Feature <u>c. 1882, 1999</u>
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Describe existing feature and its condition

There are thirty existing windows. Twenty-four are historic double-hung wood windows: thirteen are one-over-one single pane and twelve are two-over-two single pane. The north and east elevations have two-over-two windows (see photos #34, 32, 49, 54, 62) while the south façade has primarily one-over-one windows (see photos #27, 45, 65, 66) with the exception of two two-over-two located within the window bay (see photo #1, 27, 45). There are five attic windows: three on the south façade and two on the north elevation (see photo #69). Historic windows appear to be in fair to poor condition. All double-hung windows have contemporary storm windows (see photo #3, 9, 10). Wood brick moulds are in place and appear to be deteriorated.

Photo numbers 1, 3, 9, 10, 19, 27, 32, 34, 45, 49, 54, 62, 65, 66, 69

Drawing numbers A0.5, A2.0 series, A3.0 series, A5.0 series, A6.0 series

Describe work and impact on feature

At the south and east elevations, the original wood windows will remain and will be restored. Brick mould will remain in place; brick mould that is deteriorated beyond repair will be replaced to match. The windows and wood brick moulds will be painted.

Four windows within the recessed area of the north elevation will be removed and infilled with brick, set back 2" from the face of the adjacent brick. The brick will closely match the existing brick. All of the windows that are being infilled are located within new laundry closets. The infilled windows will not impact the historic character of the building because they are not visible from the street.

The existing storm windows will be removed. New aluminum storm windows with screens, with a factory finish color and clear glass, will be installed at the historic windows. The storm window frames will not obscure the wood brick moulds and the meeting rails will align with the wood window meeting rails.

Historic interior window trim and sills are to remain in place.

General

Exterior finish colors will be compatible with the historic building. Selected colors will be submitted to SHPO for approval, prior to commencing work.

Number 6	Feature <u>EXTERIOR DOORS AND ENTRANCES</u>	Date of Feature <u>c. 1882</u>
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Describe existing feature and its condition

There is a single historic doorway on the south façade (see photos #3, 15). The historic four-panel wood door leads to the common stair hall. The historic transom, transom framing, brick mould, and interior door trim remain intact. The doorway appears to be in fair condition.

Photo numbers 3, 15 Drawing numbers A0.4, A2.0 series, A3.0 series, A5.0 series, A6.0 series

Describe work and impact on feature

The original wood door will remain and will be restored. Brick mould will remain in place; brick mould that is deteriorated beyond repair will be replaced to match. The door, transom, transom framing, and brick mould will be painted.

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Number 7

Feature STRUCTURE Date of feature c. 1882

Describe existing feature and its condition

The building has masonry exterior walls and wood floor and roof framing. Overall the structure appears to be in good condition.

Photo numbers exterior and interior photos Drawing numbers A2.0 series, A3.0 series, A5.0 series, A6.0 series

Describe work and impact on feature

The building structure will remain the same. New floor structure will be installed where an existing stair is being removed. The floor structure will be modified at the new interior stair location. Any damaged or deteriorated wood-framing members will be replaced to match the existing depth of structure.

Number 8

Feature INTERIOR LAYOUT / UNIT CONFIGURATION Date of Feature c. 1882, 1999

Describe existing feature and its condition

Historically, the building consisted of four apartment units accessible by the common stair hall. Currently there are two townhouses in the building. There is a townhome occupying the first and second floors with another occupying the third and fourth floors. The townhouse on the first and second floors has a non-historic staircase built during the 1999 renovation (see photos #16, 21, 25).

The building has a full basement and attic that is accessible by the common stair hall.

Photo numbers interior photos, 16, 21, 25 Drawing numbers A2.0 series, A3.0 series

Describe work and impact on feature

The common stair hall will remain in its original location. The building will remain residential and consist of four apartments. The non-historic interior spiral staircases will be removed and the floor will be infilled. Each floor will consist of a one-bedroom apartment. The layouts will reflect the original apartment configurations.

The basement and attic will remain.

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Number 9	Feature <u>INTERIOR WALLS / PLASTER</u>	Date of Feature <u>c. 1882, 1999</u>
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Describe existing feature and its condition

Interior walls

Historic interior wood frame partition walls are intact in the existing living units of floors one through four. All other partition walls surrounding bathrooms, closets, mechanical units, and non-historic stairs are wood frame with drywall finish and were constructed during a previous renovation in 1999. All interior walls are in good to fair condition.

Plaster

Historic plaster finishes remain throughout the interior of the building on historic interior wood partition walls and on perimeter brick walls. The historic plaster finishes are damaged in areas and paint is peeling.

Describe work and impact on feature

Interior walls

The historic stair hall walls will remain as well as historic interior unit walls. All of the contemporary walls on floors one through four will be removed and new partition walls will be constructed for bathrooms and closets. The walls will extend to the historic ceiling heights and will have a smooth drywall finish. None of the walls will interrupt historic windows or trim.

Plaster

The historic plaster will remain at the perimeter walls and historic interior partition walls to remain exposed. The plaster will be repaired to match the historic texture finish and will be painted. The apartment side of the historic stair hall walls will be covered with new framing and drywall in order to meet the required fire rating for the exit enclosure. This drywall will have a smooth painted finish.

Select areas along the west perimeter walls (within each apartment unit) will have furred walls for concealing plumbing lines and electric wiring consisting of metal framing and insulation for a thickness of 2 5/8" with smooth painted drywall finish. Locations are on non-window walls and will not have an impact on the historic spaces. (See Item #11 – TRIM AND WOODWORK regarding baseboard)

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Number 10	Feature <u>INTERIOR DOORS AND DOOR TRIM</u>	Date of Feature <u>c. 1882, 1999</u>
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Describe existing feature and its condition

There are two historic four-panel wood doors remaining intact on the first and second floors at the common stair hall (see photos #15, 30). Historic wood door trim and transom framing remain in place. The glass transoms are missing and replaced with a wood panel.

Historic door trim and transoms with wood paneling remain in place on historic plaster walls throughout the building. In areas where historic doorways have been altered or infilled with drywall the historic door trim remains intact (see photos #21, 28, 37, 40, 44, 58, 63, 67). Historic trim also remains at the historic closet locations; doors are contemporary (see photos #21, 50, 63).

Non-historic doorways have painted wood flat stock door trim throughout the building. Contemporary doors are painted flush wood doors.

Photo numbers interior photos, 15, 21, 28, 30, 37, 40, 44, 50, 58, 53, 63, 67

Drawing numbers A0.4, A2.0 series, A3.0 series

Describe work and impact on feature

All contemporary doors and door trim will be removed along with the walls. Contemporary doorways in historic walls will be infilled or modified to accommodate contemporary livable apartments.

Three historic doors at the historic stairway will remain in the fixed closed position, The rest of the historic and contemporary doors at the historic stairway will be removed. New fire-rated painted 4-panel metal doors with painted metal door frames will be installed at the unit entries, to match the existing door opening size, in a new fire-rated wall set back from the existing door frame and transom. The historic door trim and transom divider will remain on the stairway side. At the apartment side, the historic door trim will be removed in order to construct install drywall over the plaster for the required fire rating. The transom opening will be covered from the apartment side and new 3 ½" painted flatstock wood door trim will be installed at the new door frame. Removing the historic door trim and covering the transom openings inside of the apartments will not impact the historic character of the building.

Historic door trim will remain at historic closet locations and historic interior apartment walls throughout the building.

New four-panel painted wood doors with wood frames and 3 ½" flat stock door casing will be installed at new doors in new partition walls. All of the doors and door casing will be painted.

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Number 11	Feature <u>TRIM AND WOODWORK</u>	Date of Feature <u>c. 1882, 1999</u>
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Describe existing feature and its condition

Window trim

Historic, painted, wood window trim and sills remain throughout the building and appear to be in good condition (see photos # 27, 34, 45, 54, 62, 66).

Door trim

(See Item #10- INTERIOR DOORS AND DOORWAYS for interior partition door trim information)

Baseboard

Historic painted wood baseboard trim remains along the perimeter and historic walls of occupied spaces throughout the building and the attic (see photos # 20, 30, 46, 54, 65, 66, 69, 72). The baseboards appear to be in good condition.

Wainscoting and beadboard

Historic painted wainscoting is located on the walls of the stair hall from the first floor to the attic. Wainscoting appears to be in good condition (see photos #14, 37-45, 57, 58, 68). Bead board is located at the stairway light well enclosure.

Photo numbers 20, 27, 30, 34, 37-45, 46, 54, 57, 58, 62, 65, 66, 69, 72

Drawing numbers A0.4, A0.5, A2.0 series, A3.0 series

Describe work and impact on feature

Window trim

Historic wood window trim and sills will remain and be cleaned and painted. Window trim will be removed at window infill areas.

Door trim

(See Item #11- INTERIOR DOORS AND DOORWAYS for interior partition door trim information)

Baseboard

All of the historic wood baseboards will remain on historic walls.

Historic wood baseboards will be removed on the apartment side of the demising stair hall wall in order to install drywall over the plaster for the required fire rating. The remaining historic baseboard will be removed and new 2 5/8" furring with drywall finish will be installed. The historic baseboard will be reinstalled on the face of the new drywall at furred out perimeter walls and the front (south) room. If the historic baseboard is damaged, deteriorated beyond repair, or missing, new baseboard to match will be installed. All of the baseboard will be painted.

All of the contemporary interior baseboard will be removed along with the contemporary walls. New 5 1/2" painted flat stock wood baseboard will be installed on all of the new walls. All baseboards will be painted.

Wainscoting

The historic wainscoting and beadboard will remain and be cleaned and painted.

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Number 12	Feature <u>STAIRCASES</u>	Date of Feature <u>c. 1882, 1999</u>
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Describe existing feature and its condition

There is one common historic stairway serving the basement to the attic. The painted wood stair has a wood railing with turned balusters, a newel post, and stair brackets. The stair landings are covered with contemporary 12"x12" vinyl composition tile. There is a simple unpainted wood stair leading down to the basement. The historic stairs leading up to the attic are unpainted wood with a simple wood handrail.

A contemporary spiral stair was installed in the first floor townhouse during the 1999 renovation (see photo #21).

Photo numbers 21, 37-41, 43, 44, 57, 68 Drawing numbers A2.0 series, A3.0 series

Describe work and impact on feature

The historic staircase will remain. The painted wood railing, balusters, newel post, and brackets will be scraped and repainted. The vinyl flooring at landing locations will be removed. Historic wood flooring will be refinished. All work will be done, without damage to the historic stair.

The contemporary spiral stair will be removed and the floor openings will be infilled with new floor framing to match existing.

Number 13	Feature <u>CEILINGS</u>	Date of Feature <u>c.1882, 1999</u>
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Describe existing feature and its condition

Historic textured plaster ceilings at historic heights (1st Floor 11'-0", 2nd Floor 10'-6", 3rd Floor 10'-0", 4th Floor 9'-7") exist throughout the building. There is a textured plaster ceiling underneath the common stairway. The plaster ceilings appear to be in fair to poor condition.

There is exposed painted duct work throughout the building.

Photo numbers interior photos

Drawing numbers A0.3, A2.0 series, A3.0 series, M1.0 series, P1.0 series

Describe work and impact on feature

All of the plaster ceiling finishes will be removed, except for the plaster ceilings in the historic stairway. The existing exposed duct work will be removed. Removing the plaster is necessary to conceal electric and plumbing work as well as to provide a proper code required fire-rated floor/ceiling assembly. New smooth painted drywall finish will be installed at the historic ceiling heights (see heights above) except where mentioned below.

Bathrooms and centralized ceiling areas near the mechanical closets will be lowered (approximately: 16"/1st fl., 10"/2nd fl., 12"/3rd fl., 13"/4th fl.) in order to conceal new ductwork, electric, and plumbing (see hatched areas on the New Work Plan sheets for locations). Bulkheads will be built above kitchen cabinets. The lowered ceilings will not be visible from the street. All bulkheads and lowered drywall ceilings will have a smooth drywall finish and will be painted.

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Number 14	Feature	<u>FLOORING</u>	Date of Feature	<u>c. 1882, 1999</u>
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Describe existing feature and its condition

There are no historic floor finishes within the building. Non-historic floor finishes are placed throughout the building including vinyl and carpet. All flooring appears to be in poor condition.

Photo numbers interior photos Drawing numbers A0.2, A2.0 series, A3.0 series

Describe work and impact on feature

The existing finish flooring will be removed throughout the building. Wood flooring will be restored in living room areas. Ceramic tile will be installed in bathrooms. New hardwood flooring will be installed in the remainder of the apartment spaces.

Number 15	Feature	<u>KITCHENS</u>	Date of Feature	<u>1999</u>
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Describe existing feature and its condition

The kitchens were updated during the 1999 renovation. The cabinets, countertops, and appliances are outdated and damaged and need to be replaced.

Photo numbers 22, 48, 50 Drawing numbers A2.0 series, A3.0 series

Describe work and impact on feature

The existing kitchens will be removed and new kitchens will be constructed. The new kitchens will consist of new cabinets and countertops and new appliances. New kitchen cabinets and countertops will not be placed in front of windows and will be contemporary and compatible with the historic building.

Number 16	Feature	<u>BATHROOMS</u>	Date of Feature	<u>1999</u>
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Describe existing feature and its condition

The bathrooms were updated during the 1999 renovation. They appear to be in poor condition and need to be replaced.

Photo numbers 33, 42, 56, 59 Drawing numbers A2.0 series, A3.0 series

Describe work and impact on feature

All existing bathrooms will be removed and new bathrooms with new vanities, toilets, and bathtubs will be constructed. New bathrooms will have a new layout and configuration. New cabinets will not be placed in front of windows, and will be contemporary and compatible with the historic building.

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

Property name 30 East Fifteenth Street NPS Project Number 38923

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5. Detailed description of rehabilitation work Reproduce this page as needed to describe all work or create a comparable format with this information.

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Number 17 Feature BASEMENT Date of Feature c. 1882

Describe existing feature and its condition

The basement is accessed by the common stair. The basement has exposed foundation walls and an exposed ceiling. The basement floor is concrete.

Photo numbers 12, 13 Drawing numbers A2.0, A3.0

Describe work and impact on feature

The stone foundation wall will receive minimal tuck-pointing. New drywall ceiling will be installed in the front south half of the basement for fire rating at the stair hall. New fire rated drywall partitions to be built in basement to enclose the existing stairway. Drywall will have a smooth painted finish. The concrete floor will be cleaned and repaired. No other work is proposed for the basement.

Number 18 Feature ATTIC Date of Feature c. 1882, 1999

Describe existing feature and its condition

The attic is accessed by the common stair. The attic space is unoccupied with plaster perimeter walls, a sloped painted drywall ceiling, and wood flooring. A single light well remains in the northwest corner of the building (see photo #70).

A small room defined by exposed wood studs remains on the west side of the attic (see photo #71).

Photo numbers 69-72 Drawing numbers A2.5, A3.5

Describe work and impact on feature

The interior wood studs will be removed. New fire rated drywall partitions to be built in the attic for fire rated stair. Drywall will have a smooth painted finish. No other work is proposed.

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Number 19	Feature <u>ELECTRICAL</u>	Date of Feature <u>1999</u>
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Describe existing feature and its condition

The existing electrical system was likely updated during the 1999 renovation. There are outdated contemporary light fixtures installed within the apartment units.

Photo numbers interior photos Drawing numbers A5.0, A6.0, E1.0 series

Describe work and impact on feature

The existing electrical system will be removed and a new electrical system will be installed. New interior light fixtures will be installed throughout the building. The light fixtures will be simple and compatible to the historic building. Electric wiring will be concealed in interior walls and in ceilings and exposed painted conduit and electrical boxes will be located on plaster finish masonry walls.

New exterior light fixtures will be installed, which will be appropriately sized, compatible with the historic building, and secured to the building at mortar joints. Cut-sheets for exterior light fixtures and location will be submitted to SHPO for review and approval.

Number 20	Feature <u>PLUMBING</u>	Date of Feature <u>1999</u>
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Describe existing feature and its condition

The existing plumbing system was updated during the 1999 renovation. Water heaters are located in mechanical closets in each townhouse. Non-historic plumbing fixtures are in place throughout the building.

Photo numbers interior photos Drawing numbers A2.0 series, A3.0 series, P1.0 series

Describe work and impact on feature

The existing plumbing system will be removed and replaced with a completely new system. A plumbing engineer was contracted to design a new, technically feasible system. New water heaters will be installed in mechanical closets of apartment units. The existing plumbing fixtures will be removed and replaced with new, water-saving plumbing fixtures. The new plumbing fixtures will be simple and contemporary. All new plumbing lines will be concealed with the depth of the structure in lowered ceiling areas or in walls. (See Item #13 – CEILINGS).

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Number 21	Feature <u>HEATING, VENTILATION AND AIR CONDITIONING (HVAC)</u> Date of Feature <u>1999</u>
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Describe existing feature and its condition

Gas fired HVAC systems were installed in each townhouse. Ductwork is exposed throughout the building (see photos #16, 17, 19, 45, 46, 48, 51, 55).

Photo numbers 16, 17, 19, 45, 46, 48, 51, 55 Drawing numbers A2.0 series, A3.0 series, M1.0 series

Describe work and impact on feature

Existing HVAC system will be removed and replaced with new HVAC system. A mechanical engineer was contracted to design a new, technically feasible, HVAC system. New high-efficiency furnaces will be installed in newly constructed mechanical closets in individual apartments. All of the new ductwork will be concealed in new lowered ceiling areas (See Item #13 – CEILINGS). Four new condensing units will be located on the rear portion of the higher roof, with 42" high railings. The condensing units and the railings will not be visible from the ground around the building.

Number 22	Feature <u>FIREPLACES/MANTELS</u> Date of Feature <u>c. 1882</u>
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Describe existing feature and its condition

There are seven historic mantels throughout the building: two per each floor. The mantels are intact with the aprons, pilasters, and trim panels that appear to be in good condition. All fireboxes have been sealed and painted.

Photo numbers 16, 20, 28, 31, 46, 64, 65 Drawing numbers A2.0 series, A3.0 series

Describe work and impact on feature

All seven fireplaces will remain in place. They will be cleaned and repainted.
