

<p>KHC Form TC-2 Rev. 2022</p> <p>Page 2 of 9</p>	<p>COMMONWEALTH OF KENTUCKY Kentucky Heritage Council Kentucky Historic Preservation Tax Credit Certification Application Part 2 – Description of Rehabilitation</p>	<p>Date Received</p>
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Property Name: Swigert-Taylor-Bradley House

Property Address: 300 Washington Street, Frankfort, Franklin Co, KY 40601-1824

6. **Detailed description of rehabilitation work.** Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work including building exterior and interior, additions, site work, landscaping and new construction. Photographs with this application must show conditions **BEFORE** start of rehabilitation and must be keyed to a floor plan.

Number 1. Feature: SITE Date of feature: ca. 1870, ca. 1960, ca. 2000

Describe existing feature and its condition

A historic iron fence in deteriorating condition runs along the front of the property and is set in a concrete wall. There is a small wood fence on the north portion of the front of the property along adjacent property.

A brick sidewalk with a herringbone pattern runs along the front, side (north), and rear of the house.

The rear of the property is enclosed by a concrete block wall foundation, wood exterior siding covering asbestos siding, and a shed roof with asbestos shingles. It is situated in the same location as a ca. 1900 outbuilding, but does not appear to date to that time (Sanborn Fire Insurance Maps 1886, 1909, 1949, 1954).

Photo no. 1,2,4,7,9 Drawing no. A1.2, A2.0

Describe work and impact on feature

Existing iron fence to remain; repair and paint based on the guidelines of National Park Service Preservation Brief no. 27 "The Maintenance and Repair of Architectural Cast Iron".

Existing concrete wall along property to remain; repair. Existing wood privacy fence on adjacent properties to remain.

Provide new wood privacy fence along south side of rear yard.

Remove existing brick pavers along the front, side (north) and rear of the property. Remove existing exterior concrete slab at very rear of property. Provide new concrete slab along front, north, and rear of property with sidewalk leading to new rear parking pad.

Remove existing outbuilding including all structure, foundation, and finishes.

Number 2. Feature: FOUNDATION Date of feature: ca. 1870

Describe existing feature and its condition

The building has a stone foundation in decent shape with a stone water table on the main facade.

Photo no. 11 Drawing no. A1.0-A6.0

Describe work and impact on feature

Foundation will be maintained in its existing configuration. Stone will be cleaned with bleach, warm water, and bristle brushes to remove fungus growth. Proper drainage will be provided by downspout repair. Deteriorated mortar joints will be raked out by hand and repointed to match original in color, texture, strength and joint tooling. Repointing will be based on the guidelines of National Park Service Preservation Brief no. 2 "Repointing Mortar Joints in Historic Brick Buildings" (see enclosed specifications).

Number 3. Feature: EXTERIOR BRICK WALLS Date of feature: ca. 1870

Describe existing feature and its condition

This is a two and a half story, rectangular-shaped, Italianate style residence with elements of Greek Revival Style. The exterior walls are painted brick and are in decent shape.

There is a steel fire escape located on the north facade of the building.

Photo no. 2,10 Drawing no. A1.0-A6.0

Describe work and impact on feature

No substantial alterations to the brick walls are proposed. Deteriorated mortar joints will be raked out with hand tools to a depth of 2" and repointed to match original in color, texture, strength and joint tooling. Repointing will be based on the guidelines of National Park Service Preservation Brief no. 2 "Repointing Mortar Joints in Historic Brick Buildings" (see enclosed specifications).

Existing exterior wood trim to remain. Exterior wood trim that cannot be salvaged shall be removed and replaced with new wood to match existing size and profile. This work will be based on the guidelines of National Park Service Preservation Brief no. 10 "Exterior Paint Problems on Historic Woodwork".

Number 4. Feature: ROOF, CORNICE, CHIMNEYS Date of feature: ca. 1870

Describe existing feature and its condition

The building has a side-gabled roof with asphalt shingles, a wood cornice with paired brackets and dentils, and two interior chimneys on the north façade.

The rear portion of the house has a flat roof.

Photo no. 2,3,10,51-59 Drawing no. A1.1, A1.2

Describe work and impact on feature

Existing roofing will be removed. Roof structure and sheathing will be repaired as necessary, maintaining existing configuration. New asphalt shingles to be installed to match original configuration. This work will be based on the guidelines of National Park Service Preservation Brief no. 4 "Roofing for Historic Buildings".

Existing exterior wood cornice and trim to remain. Exterior wood trim that cannot be salvaged shall be removed and replaced with new wood to match existing size and profile. This work will be based on the guidelines of National Park Service Preservation Brief no. 10 "Exterior Paint Problems on Historic Woodwork".

Number 5. Feature: GUTTERS AND DOWNSPOUTS Date of feature: ca. 1870, ca. 1960

Describe existing feature and its condition

Built-in metal lined gutters are seriously deteriorated with many metal and tar patches. Water is not effectively conveyed to downspouts because of tears in gutter lining. Non-original replacement metal downspouts exist at the northwest and northeast corners of the main building. Downspouts drop rain water directly against the foundation.

Photo no. 3,10 Drawing no. A6.0

Describe work and impact on feature

Gutters will be rebuilt in their historic configuration. Drainage will be improved by augmenting upper ends of each gutter, behind the cornice and parapets. Flashing on all sides will be renewed. Leaf guard will be added over scuppers. Non-original downspouts will be replaced with new downspouts in same locations. Below grade leaders will be installed at the foot of each downspout to carry rain water away from foundation.

Number 6. Feature: WINDOWS Date of feature: ca. 1870

Describe existing feature and its condition

Existing windows are historic. There is a combination of one-over-one, two-over-one, and six-over-six double hung, wood sash. They have plain stone sills and flat stone lintels. The windows have been evaluated and they are deteriorated beyond reasonable repair.

Photo no. 2,3,10 Drawing no. A1.1-A5.0

Describe work and impact on feature

Replace the side and rear deteriorating windows with new window sashes. New contemporary window sashes to be composite clad (exterior) wood one-over-one double-hung and are to be similar in appearance to the existing windows. Existing brick molding and exterior wood stops are to remain. Brick molding that is deteriorated beyond repair is to be replaced to match existing based on the guidelines of National Park Service Preservation Brief no. 9 "The Repair of Historic Wooden Windows".

The front windows are to be repaired based on the guidelines of National Park Service Preservation Brief no. 9 "The Repair of Historic Wooden Windows".

Number 7. Feature: FIREPLACES Date of feature: ca. 1870

Describe existing feature and its condition

Historic fireplace mantels are located on the 1st and 2nd floors and are in good condition. There is a non-historic mantel on the fireplace in the front room on the 2nd floor.

Photo no. 6,21,29,31 Drawing no. A1.2-A3.1

Describe work and impact on feature

Existing historic fireplace mantels to remain; repair and repaint. Remove existing non-historic fireplace mantel in front room on 2nd floor.

Number 8. Feature: EXT. DOORS & ENTRANCES Date of feature: ca. 1870, ca. 1960

Describe existing feature and its condition

The front entrance consists of stone steps leading up to a Greek Revival style, pediment door surround. Beyond the first door surround, there is a recessed entryway leading to the front door with a simplified version of the first door surround. A former transom has been covered and a wood replacement door has been installed.

An exterior door leading up to the 2nd floor is located on the side (north) façade. A single stone step leads up to a bold stone sill. The original door opening was quite large, but has been filled in with wood beneath the lintel and a wood replacement door has been installed.

There is an exterior door located on the north façade of the two-story rear portion. There is a stone step leading up to a bold stone sill. There is a flat lintel above a wood replacement door and a transom that has been covered.

Photo no. 6,8,24,50 Drawing no. A1.1-A5.0

Describe work and impact on feature

Existing stone steps leading up to main entrance to remain; reset in appropriate location. Existing historic wood frame, trim, and transom to remain at front entrance; repair and repaint. Remove existing plywood at transom above main entrance.

Install new painted 4-panel wood door.

Existing stone steps leading up to entrance on north façade leading to 2nd floor; reset in appropriate location. Existing historic wood frame, trim, and transom to remain at front entrance; repair and repaint. Remove existing wood panel at transom. Remove existing infill walls in historic door opening. Install new sidelight and new painted 4-panel wood door.

Existing stone steps at entrance to rear portion of building to remain; reset in appropriate location. Existing historic wood frame, trim, and transom to remain at front entrance; repair and repaint. Remove existing wood panel at transom. Install new painted 4-panel wood door.

This work will be based on the guidelines of National Park Service Preservation Brief no. 10 "Exterior Paint Problems on Historic Woodwork".

Number 9. Feature: INTERIOR UNIT LAYOUT Date of feature: ca. 1870, ca. 1960

Describe existing feature and its condition

The interior of the house is divided into five units and remains largely intact. Closets have been added and partial walls have been constructed in rooms.

Photo no. n/a Drawing no. A2.0-A3.1

Describe work and impact on feature

The building will have three apartment units; a two-bedroom unit on the 1st floor, a one-bedroom unit in the front of the 2nd floor, and a two bedroom unit occupying the rear portion of the 2nd floor and the 3rd floor.

Minimal demolition of existing interior walls will take place to accommodate a contemporary and livable apartment layout. Removal of all existing closets.

This work will be based on the guidelines of National Park Service Preservation Brief no. 18 "Rehabilitating Interiors of Historic Buildings".

Number 10. Feature: FLOORING Date of feature: ca. 1870, ca. 1960

Describe existing feature and its condition

Wood floors exist throughout the house; however, carpet has been installed in the majority of the rooms and linoleum flooring is located in the kitchens and bathrooms.

Photo no. 18,32,41,44 Drawing no. A1.1-A3.1

Describe work and impact on feature

Repair and replace any deteriorating floor joists.

Remove carpets to determine existing condition of flooring. If repairable, replace damaged boards as needed, lightly sand and refinish. If damaged beyond repair, document conditions. Upon approval from KHC, install bamboo flooring.

At kitchens, bathrooms, and laundries, install ceramic tile flooring over concrete board subfloor.

Number 11. Feature: INTERIOR WALLS & WOODWORK Date of feature: ca. 1870, ca. 1960

Describe existing feature and its condition

Historic plaster and wood trim remains throughout the building. Baseboards have been replaced in front portion of the 1st floor and in 2nd floor rear bathroom.

Wood paneling has been installed in the front room on the 2nd floor.

Photo no. 13,18,28,44 Drawing no. A1.0-A3.1

Describe work and impact on feature

The existing exterior walls will be furred out with 2x4 wood studs and drywall finish. Any existing historic door, window, and wall base trim is to be removed and reinstalled. All of the jambs and sills are to be extended; the historic relationship of the reinstalled trim and new wall surface will not change.

Existing wood trim to remain. Trim that cannot be repaired and salvaged shall be removed and replaced with new wood trim to match existing size and profile. All existing toe molding to be removed and replaced.

Where historic trim is missing, and on newly constructed walls, the trim will be new square profile MDF baseboards.

Existing historic plaster walls, wood window trim, and baseboards to remain throughout the building (except where demolition is indicated); repair and repaint. Remove non-original wood baseboard from two rooms on 1st floor.

Construct fire rated partition at existing masonry opening at side entry hall. Overlap masonry 6". Existing historic casing, transom, and door to remain; repair and repaint.

Remove existing wood wall paneling in front room on 2nd floor. Remove existing wood wainscoting in middle room on 2nd floor.

Install cement board in bathroom areas to receive tile.

Number 12. Feature: INTERIOR DOORS Date of feature: ca. 1870, ca. 1960

Describe existing feature and its condition

Some historic wood doors remain throughout the building and are in good condition. Doors leading into apartment units have been replaced with modern wood or metal doors.

Photo no. 26,36,37,38,42 Drawing no. A1.1-A3.1

Describe work and impact on feature

Repair all existing historic interior doors and frames where they are to remain. Install new wood doors at closets, bathrooms, and bedrooms at new door locations. Doors on 1st floor bathroom and bedrooms to be ADA accessible.

Remove existing door jamb leading into front room on 1st floor; provide new drywall cased opening.

Remove existing attic access panel and related trim.

Number 13. Feature: INTERIOR STAIRCASE Date of feature: ca. 1870, ca. 1960

Describe existing feature and its condition

Historic staircase leading from 1st to 2nd floor is in good condition. A wood panel has been installed in place of former balustrades.

The wood stair leading from the 2nd floor to the 3rd floor has been encased with wood paneling.

Photo no. 25,43 Drawing no. A1.2-A3.1

Describe work and impact on feature

Existing historic wood stair, railing, and trim leading from 1st to 2nd floor to remain. Remove existing wood paneling at historic railing. Replace missing spindels, paint.

Existing wood stair leading from 2nd floor to 3rd floor to remain. Remove existing wood paneling at stair enclosure.

Number 14. Feature: CEILINGS Date of feature: ca. 1870, ca. 1960

Describe existing feature and its condition

Historic plaster ceilings remain; however, a suspended ceiling system is in place throughout the building.

Photo no. 13,18,32,45,48 Drawing no. A1.1-A3.1

Describe work and impact on feature

Remove all existing drywall/plaster and lath ceilings and suspended ceiling system for mechanical and electrical access. Install new drywall at all ceilings. Some drywall ceiling areas are to be lowered to accommodate new ductwork. New drywall soffits (12" lowered ceiling) for mechanical/plumbing equipment are located above kitchens, bathrooms, and mechanical closets. The ceiling heights will always be above the historic window and door trim.

Number 15. Feature: KITCHENS Date of feature: ca. 1960

Describe existing feature and its condition

Kitchens appear to have been renovated with contemporary cabinets, appliances, and linoleum flooring.

Photo no. 13,20,34,40,41,45 Drawing no. A1.1-A3.1

Describe work and impact on feature

Remove existing kitchens throughout building, including all cabinets, countertops, appliances, and sinks. Construct new kitchens in front portion of 1st floor (new walls will be half height and stop at countertop level) and rear portion of 2nd floor. Install tile floor and island bars in both kitchens. Provide four equally spaced fixed 3/4" thick painted wood pantry shelves. Kitchen at 1st floor to be ADA accessible.

Number 16. Feature: BATHROOMS Date of feature: ca. 1960

Describe existing feature and its condition

Bathrooms appear to have been renovated with contemporary cabinets, appliances, and linoleum flooring.

Photo no. 15,35,39,47 Drawing no. A1.1-A3.1

Describe work and impact on feature

Remove existing bathrooms throughout building, including all cabinets, countertops, appliances, and sinks. Construct new bathrooms at 1st, 2nd and 3rd floors.

Install new fixtures, wood doors, and tile floors in all bathrooms. Provide five equally spaced fixed 3/4" thick painted wood bathroom shelves. Bathroom at 1st floor to be ADA accessible.

Number 17. Feature: BASEMENT Date of feature: ca. 1870

Describe existing feature and its condition

The historic basement windows are present and have been covered with metal screens.

A concrete window well and grate has been added to a basement window on the front façade. There are two rounded brick window wells at basement windows on the north façade of the main portion of the building and two on the rear portion of the building.

There is a wood bulkhead door at the rear façade of the main portion of the building.

Photo no. n/a Drawing no. A1.2-A5.0

Describe work and impact on feature

Basement to be unoccupied. Landlord access only; no storage.

Repair basement slab as required.

Remove existing wood stair in center of basement.

Remove existing concrete window well and grate on front façade. Any existing basement windows are to be removed and infilled with concrete block, parged and painted. Vents are to be installed at two locations. The existing brick window wells are to be removed; the new concrete sidewalk will cover window well areas.

Remove existing wood bulkhead door and related deteriorated structure. Install new steel bulkhead door and repair basement stair as required. Repair concrete/masonry wall and curb as required. Provide new handrail.

Supply new furnaces and water heaters.

Number 18. Feature: ELECTRICAL Date of feature: (unknown)

Describe existing feature and its condition

The existing electrical system (light fixtures, outlets, switches, etc) was presumably updated with the latest modernization and no original fixtures or elements survive. Existing system is clumsy and unsafe. It does not satisfy the requirements of current building codes.

Photo no. n/a Drawing no. A2.0-A4.1

Describe work and impact on feature

All aspects of existing electrical system including electrical panels, wiring, light fixtures, switches, outlets, etc will be removed.

A new electrical system is to be installed. New light fixtures are to be simple and contemporary. New wiring is to be concealed in existing walls or new walls to avoid visual impact. No removal or alteration of significant historic features will be required.

Number 19. Feature: PLUMBING Date of feature: ca. 1960, ca. 2000

Describe existing feature and its condition

The existing plumbing system was presumably updated with the latest modernization and no original fixtures or elements survive. Existing system is clumsy and unsafe. It does not satisfy the requirements of current building codes.

Photo no. n/a Drawing no. A2.0-A4.1

Describe work and impact on feature

All aspects of existing plumbing system including all supply and waste lines, plumbing fixtures, etc will be removed.

New plumbing system to be installed. New plumbing fixtures and controls are to be simple and contemporary.

Install new drywall soffit above kitchen, mechanical closets, and bathrooms for plumbing and mechanical systems.

Number 20. Feature: MECHANICAL Date of feature: ca. 1870, ca. 1960

Describe existing feature and its condition

The existing HVAC/mechanical system was presumably updated with the latest modernization and no original fixtures or elements survive. Existing system is clumsy and unsafe. It does not satisfy the requirements of current building codes.

Photo no. n/a Drawing no. A2.0-A4.1

Describe work and impact on feature

All aspects of existing HVAC systems including mechanical units, diffusers, etc will be removed.

The air conditioning units will be located at the rear of the property. Install new concrete pad at rear of house for condenser units.

Install new drywall soffit above kitchen, mechanical closets, and bathrooms for plumbing and mechanical systems.

Install new furnace and water heater for 1st floor apartment in basement; run ductwork in basement. Install new furnace and water heater for 2nd floor apartment in front room on 2nd floor; run ductwork in soffit. Install new horizontal furnace and water heater for 2nd and 3rd floor unit - run ductwork in soffit areas on both floors.

This work will be based on the guidelines of National Park Service Preservation Brief no. 24 "Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches".

Number 21. Feature: _____ Date of feature: _____

Describe existing feature and its condition

Photo no. _____ Drawing no. _____

Describe work and impact on feature

Number 22. Feature: _____ Date of feature: _____

Describe existing feature and its condition

Photo no. _____ Drawing no. _____

Describe work and impact on feature

Number 23. Feature: _____ Date of feature: _____

Describe existing feature and its condition

Photo no. _____ Drawing no. _____

Describe work and impact on feature

Number 24. Feature: _____ Date of feature: _____

Describe existing feature and its condition

Photo no. _____ Drawing no. _____

Describe work and impact on feature