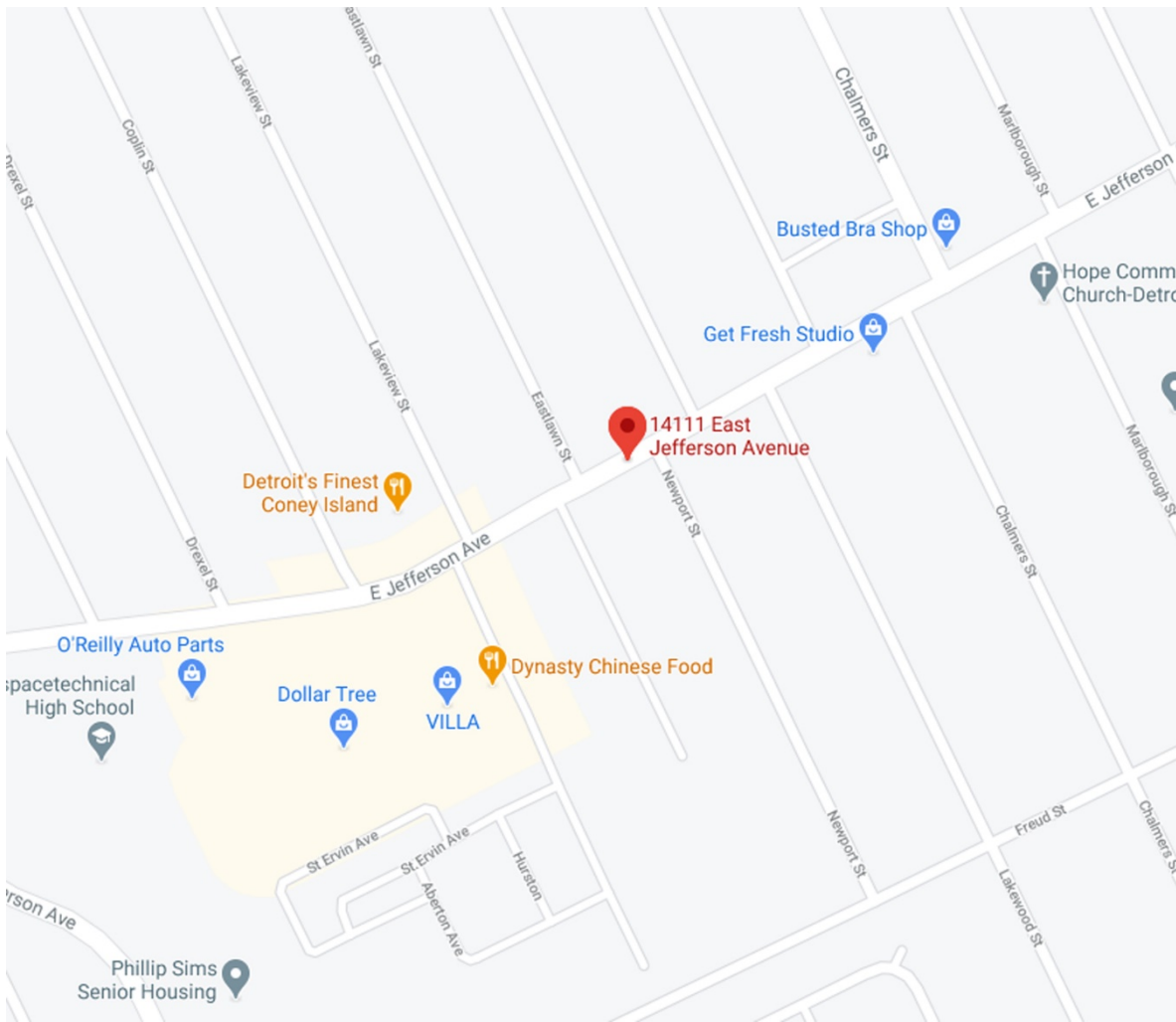


14111 & 14131 East Jefferson Buildings
EXISTING CONDITIONS AND RESTORATION PROPOSAL REPORT

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Location Map



Both buildings are next to each other.

The description, According to the Final Report from the History Designation Advisory Board for the Jefferson-Chalmers Historic Business District:

“14111 “St Amour Building”, This multiple-storefront building has five large window openings on the second floor, and two smaller windows centered over the two apartment entrances. There were originally five storefronts on the first floor and thirteen apartments above" (May 11, 2007, page 22)

This Building in particular was designed by the architect E.C. Thulin, and finished in 1920.

Like the former Jefferson-Chalmers business district buildings, was built with solid brick walls (Old Chicago Rosse Color) and wood frame store fronts in the first floor.

The building next, 14131, according the same report from the History Designation Advisory Board: “Two-story, nine bay, ACommercial Brick building, 1916, 1920, Pollmar

& Ropes, architects. Six storefronts on the first floor, and six apartments above. This building was originally a two-story, two storefront structure. Four years later, an addition was constructed, closely matching the original building. The addition had four storefronts and four apartments. Cast stone window surrounds, and green Pewabic tiles are in a strip above each window opening. A string course separates the first and second stories. The parapet has two raised portions and a strip of green tiles and decorative brick” (May 11, 2007, page 22)

Current Photographs



South Facade 14131 (East Jefferson Ave. side)

South Facade 14111 (East Jefferson Ave. side)

South Facade 14131 (East Jefferson Ave. side)



Both buildings, 14111 & 14131, keep same original materials on South Facade, 2nd Floor: Old Chicago Rosse Brick color and gray stone for trimming.

The first floor is currently covered with wood panels and plywood as a prevention measure for weather or irruption.

South facade brick wall is planned to be restored and repaired as original, adding new framing to the 1st floor and finishing it with exterior composite siding.

First floor is proposed for commercial spacing.

Windows for both floors are missing and will be provided, keeping as much as possible the look from the first half of the 20th Century, according the Final Report from the History Designation Advisory Board for the Jefferson-Chalmers Historic Business District. (May 11, 2007)



Existing Masonry restoration will provide new bricks as needed, matching the current one, as well as the stone trimming detailing for each floor.

The use is planned to remain According the Final Report from the History Designation Advisory Board for the Jefferson-Chalmers Historic Business District: "This multiple-storefront building has five large window openings on the second floor, and two smaller windows centered over the two apartment entrances. There were originally five storefronts on the first floor and thirteen apartments above"

First floor store-front will be built as new framing and finishes, matching as much as possible the character of the building.





East Facade 14131 (Newport St. side)



East Facade 14131 (Newport St. side)



Stone and exterior tiles Details on facade are planned to be restored as needed. Any new material to be provided to match existing style.



West Facade 14111 (Eastland St. side)

Current west facade, by Eastland St, will be remain as a wall, no openings or windows are planned.

Brick finish to match South Side Facade.

Any trimming or tile detail be restore as required.

Scope of work

All windows and casing will be new installed respectively following the precepts stated in the Final Report from the Historic Designation Advisory Board for Jefferson-Chalmers Business District, since original windows are missing. Cut sheets from the windows provider are attached to this document.

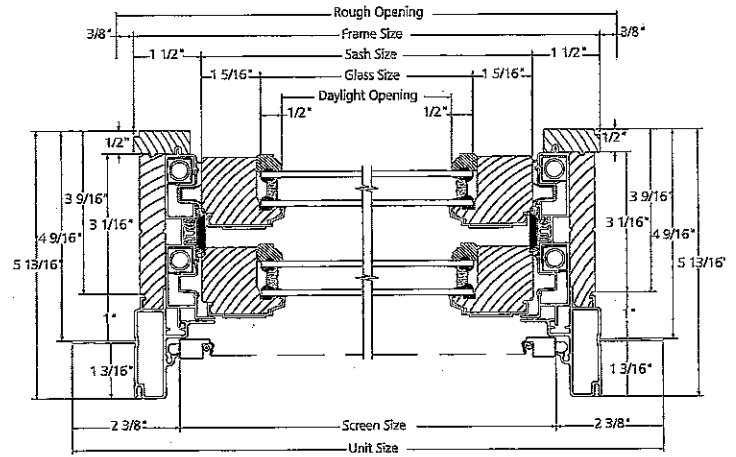
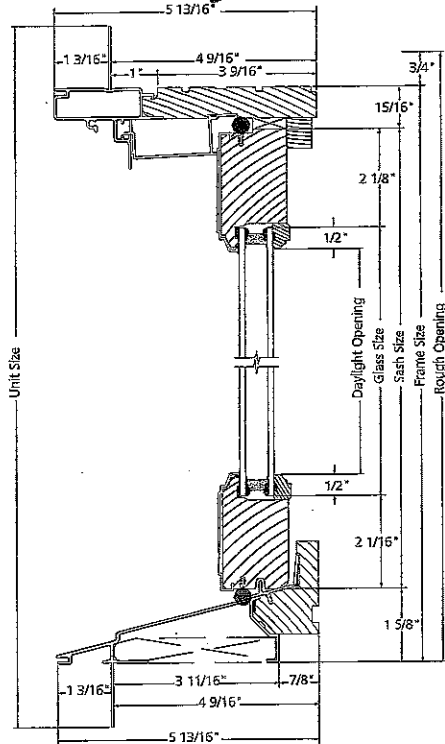
It is worth noting that both, windows and first floor opening are currently covered with wood panels and plywood as a preventive measure for unexpected irruptions or weather issues.

Existing masonry for all facades will be restore as needed, matching the original brick, stone and tiling, as required.

For the first floor, the original commercial storefronts use will remain. Wood framing to be done for the first floor, following existing openings and proportions, and keeping the entrance doors for the staircase to the second floor.

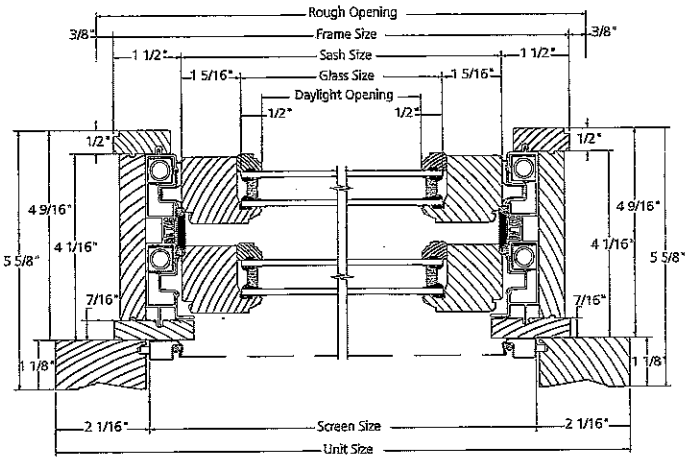
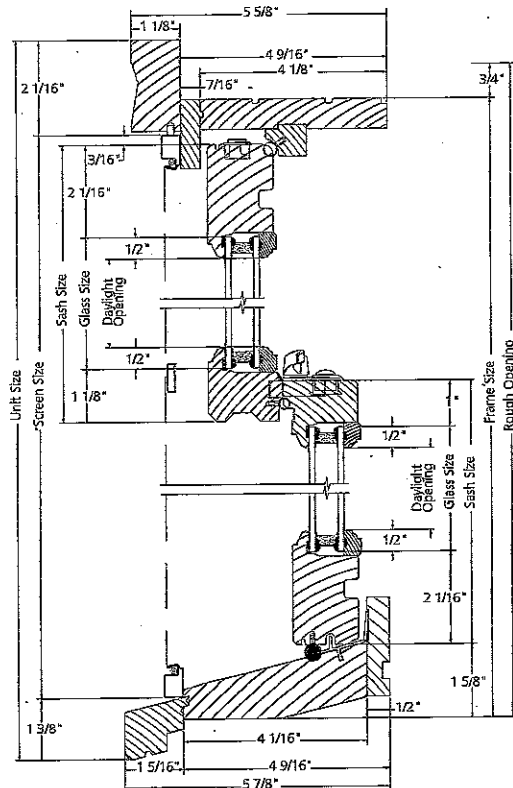
Once again, it should be noted, that windows for second floor are missing, as well as for the first floor. That's the main reason for the installation of new windows and doors.

CLAD SECTION DETAILS AND DIMENSIONS FOR OPERATING UNITS



DOUBLE-HUNG

WOOD SECTION DETAILS AND DIMENSIONS FOR OPERATING UNITS



JELD-WEN SITELINE EX SERIES