

Comments from some who toured the houses are below. They are listed as received – earliest submittal is first.

Houses toured:

717, 719, 725, 731, 733, 737

Houses not toured:

727 - proposed to be moved between 745 and 751

739/741, 743 - development team is exploring moving these two to another site

745 - proposed to be saved

751 - proposed to be saved

***** **Comments from Keith Wessel**

In addition to inspecting the homes, I reviewed a majority of the work orders for all of the homes. In general, the work orders require a substantial number of minor repairs. For example, smoke and carbon detectors must be installed, 2 ½” screws must be put in exterior door strike plates. The buildings need painting, windows repaired, light switches replaced, soffit repaired etc. The overwhelming majority of the work orders are for very minor and inexpensive repairs.

The exteriors have asbestos or metal siding. This siding could be painted and present a reasonable look for years to come. This siding could be removed and I suspect one would discover cedar siding that could be painted and repaired. I have done this twice with minimal repair and replacement of cedar siding that is readily available. Removal of asbestos siding would require professional abatement. I am not aware of any health hazard to leaving the asbestos siding and painting it.

717, 719:

717 and 719 are the most problematic. Facing 719 from the front, I note that the rear right corner of the home is substantially lower in elevation than the front. The rear of 717 is also lower. This elevation change is noticeable inside both homes as the rooms in the rear of the homes are clearly pitching to the back of the home. These buildings could be jacked up to be made level. This would require modification of the foundation walls. Before making this type of investment I would want to know what caused them to sink like this.

719 is a classic home from the era. It has bay windows and solid structure. However, it has been cobbled and much of the original trim is missing. Likewise, 717 retains minimal historical character inside. These two buildings have more significant work orders in that tubs and sinks need to be replaced or resurfaced and need porch repairs. Porch repairs could run \$5,000-15,000.

725, 731, 733, 737:

I suspect the work orders for all 4 buildings could be satisfied within a week of work by one or two workers per building. Cost for repair materials would be in the range of \$1,500 – 5,000 per building. If the buildings need substantial soffit and siding repair this cost may be understated. One building needs a roof which could cost in the \$10,000-20,000 range. **Minor** electrical work

would also be required, but I didn't see anything in the work orders that would require more than \$1,000-2,000 per building. Probably more in the range of \$500 per building. There are several plumbing/HVAC inspections that need to be made. Apparently water heaters and furnaces were installed without permits. The work orders require permits to be pulled and inspections made. One of the water heaters had the vent improperly installed which is a minor fix.

I was surprised by the homes in this group. Although divided into multiple units, much of the original trim is still intact and NOT PAINTED. I also note that at least two of these buildings had a more substantial original investment in the second floor trim than is typical in the neighborhood. All of these buildings can be cleaned up and livable for minimal investment. They are solid and have many attractive features.

All of these 4 buildings could be restored to the original splendor or better. Where original trim is missing it can be replaced. It is a simple matter to have a millwork shop create identical trim. The bathrooms and kitchens are functional but modest. They could be upgraded for modest or exorbitant cost based on preference for function and aesthetics.

As is, with paint, wall repair, locks repaired, windows repaired and working smoke detectors, these units could be rented at reasonable rents.

******* Comments from Joe Lusson**

725:

Rock solid foundation and particularly nice front porch with historic details intact (clapboard siding, beadboard ceiling, 3-over-1 divided light windows, wood floor.)

731:

Beautiful big 2-flat with unpainted original trim, operable nicely stained pocket doors, cute and functional pantries with windows. Also untapped potential in massive high-ceilinged attic, unfinished. I think this was also the house with the gorgeous oak staircase with beaded newel posts and intricate spindles.

733:

I don't have notes other than floor drain in basement. Was this the one with modern updated small units?

737:

Gorgeous, best of all the houses, nice wood floors, unpainted dark stained trim, great shape. Built in shelves around tile fireplace surround.

Also worth noting is that several backyards, between 4 to 6 of them are not gravel parking lots but instead natural open space with trees and great potential.

******* Comments from Liz Avenius**

717:

- Water is seeping into the basement
- there is significant sloping of the floor slab in the basement
- obvious shifting/movement of the house
- rotting exterior sills below the windows
- aesthetics/character are lost
- the house is ill kept and there would need to be a large amount of general repairs and replacement of finishes
- Poor and illogical apartment layout

719:

- There is asbestos in the basement
- Shoring wall in the basement was added for support
- It was stated that the boiler needs to be replaced
- significant sloping in the basement floor
- the windows were poorly sealed
- pitch in the first floor
- loss of character inside

725:

- it is in better shape than the previous 2 houses but the supports in the basement are in need of repair
- it was mentioned that the furnace is bad
- dry rot
- water stains in the kitchen, evidence of leaks
- no character left on the inside

731:

- shoring in the basement was added for support
- the stairs are separating from the stringer in the basement, evidence of significant settling/movement
- there is a lean to the whole house, it is apparent from the outside
- like the other houses this has been cut into multiple oddly laid out apartments this unusable pieces (odd closets, extremely narrow bathrooms, etc.)
- the attic is an insulation "catch all"
- can see the sun through attic exterior wall
- hole in the attic floor that is just cover with plywood
- window in the attic was installed backward

733:

- the basement floor had been "leveled"/repaired
- just a little of the original character of the house has remained
- the layout of the apartments is still poor and the house has been obviously been poor cut up to create them
- the house has been fixed up to better maintain the 4 one bedrooms

737:

- this was definitely the house that had the most character and the best maintained interior
- in the basement there were some plumbing issues (backed up sink, and it was mentioned that this has happened before and will sometime lead to sewer backup)
- possible buried fuel oil tank
- evidence of asbestos
- the original character of the house can easily be seen in both apartments that we toured

******* Comments from Bob Klebba**

I would like to emphasize that 719 should not be a tear-down. It is a spectacular gem that needs some TLC. It will take some work to convince people that this building should be saved, IMO.

I think the only building that would not be worth saving is 717. The second on the list might be 733. Otherwise all the other buildings contribute significantly to our neighborhood's character.

One other note: the south side of the street has the power lines and all the street trees were removed during the E Johnson reconstruct. The lack of canopy puts the houses in a poorer perspective.

717:

- built 1874
- nothing special about this building, no trim on inside worth saving
- Obvious subsidence in the rear, will need some investigation
- high ceilings inside, large kitchen
- nice backyard with 2-car garage.

719:

- built 1874
- Large, gorgeous, stately building
- South corner subsiding, needs investigation
- Beautiful grand building on the inside, many old features
- Built as spacious two-flat, preserved as 2-flat
- Still has original china closets, original floor plans
- All interior trim still remains, unpainted
- Front porches need restoration
- Bay windows
- Very much worth pursuing complete restoration
- house is valuable neighborhood asset

725:

- built 1905
- Tiny basement, structurally sound
- Ranch moulding throughout

- Great front porch
- Subsidence in back kitchen
- Easy to restore
- 2 separate units upstairs

727: built 1884, not toured

731:

- built 1900
- Solid basement, great structural shape
- Al siding
- large kitchen
- Bay windows
- Beautiful front room
- Oak stairwell in front is gorgeous
- Original back stairwell
- Upstairs and downstairs still have pocket doors
- Phenomenal attic space

733

- built 1905
- dry basement, sump pump
- 4 apartments, chopped up building
- nothing original on inside, good condition
- presentation on street adds significant character to neighborhood

737

- built 1892
- basement dry, sound structure
- beautiful street presentation
- original front door
- original fireplace
- pocket doors
- bay windows
- all original trim
- original trim on front porch
- upstairs has nice sun porch

739: built 1906, not toured

743: built 1895, not toured

745: built 1901, not toured

751, built 1913, not toured

******* Comments from Ross Kelley**

My overarching observation is that, while most of the buildings' interiors had been stripped of their character, many seemed structurally sound. One building showed signs of differential settlement based on a noticeable slope in the floor. 737 E. Johnson seemed to retain much of its historic character. 731 E. Johnson seemed to have some of its historic character, though it seems like it would take a good amount of restoration to return it to its original condition.

******* Comments from Greg Stroupe**

717:

This building is complete junk and unsalvageable.

719:

Foundation and structural framing beyond the point of economically feasible repair. There is asbestos everywhere and a back porch tear off and rebuild necessary, but it seemed pointless to review further as I never recommend sending good money after bad. As repair of structures and foundations are beyond even the normal long term capital improvements/repairs such as roofs and heating systems, it seemed unnecessary to review the building further.

725:

- Basement foundation and framing is average to slightly below average
- First floor is ok if you liked the 70's décor
- Exterior is fair to poor.
- Jump basket appears ok.
- Back stairs need replacing.
- Slight settling but typical.
- Siding has been nailed/re-nailed everywhere, not from original install. Every nail is a point of water infiltration which has me concerned about long term integrity of the drain plane and the framing structure itself. Too many holes where they don't belong.
- Strangely, the foundation on both sides lists to the right. It is uniform as if the entire building foundation is leaning right from uneven settling. There is, however, no noticeable pitch in the sidewalls, so I don't know what to make of it.

731:

The toilet sinking into the basement from complete failure of the floor and subfloor had a nicely done repair. I was not that bothered by that piece of gross neglect as I found the overall structure decent and the front half (3 rooms) on both floors nice and in original condition. It may have some leaky windows and some knob and tube wiring but that isn't a big deal. The back porch was already removed from neglect hence the second floor may need a "jump basket" but that is easily accomplished.

733:

Interesting laundry entrance, a scramble to get into the basement. Basement is good. Vinyl siding wrapped and fairly well done. Roof looked good too. Electrical service is good on this building is good also. Glass is good.

- Unit 3 2nd floor front is in good condition
- Unit 4 2nd floor Modern kitchen, new glass, not sure bedroom exit to deck is legal.
- First floor front unit is in good condition.
- First floor back is\$690/mo. Not sure what that means.
- Best of the first five buildings I've seen.

737:

Bsmt. Is ok. Water poring out of laundry tub didn't bother me. Electrical service has been redone here. Boiler has some asbestos to encapsulate. Siding is marginal. Interior is very good and mostly original. Nice building and definitely worth salvaging.