



Non-original pre-manufactured kitchen cabinets that were installed by a previous owner. (Photo taken: March 21, 2022)



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Non-original pre-manufactured kitchen cabinets that were installed by a previous owner. A non-original cabinet that was installed in place of the original icebox is also visible in the southwest corner of next to the kitchen door. (Photo taken: March 21, 2022)



Non-original pre-manufactured kitchen cabinets that were installed by a previous owner. Note the metal backsplash behind the sink. (Photo taken: March 21, 2022)



New custom built-in kitchen cabinets and countertops derived from the details in the Butler's Pantry, which retains its original cabinets. (Photo taken: April 17, 2024)



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New custom built-in kitchen cabinets and countertops derived from the details in the Butler's Pantry, which retains its original cabinets. A tile backsplash closely matching the original was installed behind the sink (Photo taken: April 17, 2024)



Installation of kitchen radiant floor heating from below and electrical subpanel upgrades. (Photo taken: August 30, 2022)



Installation of kitchen radiant floor heating from below. (Photo taken: August 30, 2022)



Ceiling repair after the radiant floor heating was installed in the kitchen. (Photo taken: January 3, 2023)



Ceiling repair after the radiant floor heating was installed in the kitchen. (Photo taken: January 3, 2023)



New removable storm window installed over original kitchen window. (Photo taken: January 30, 2024)



New removable storm windows installed over original kitchen windows. (Photo taken: January 30, 2024)



East wall of secondary bedroom before construction. (Photo taken: March 14, 2022)



New built-in bookshelves on east wall of secondary bedroom. (Photo taken: April 14, 2023)





Original primary bathroom sink and faucet. (Photo taken: September 23, 2021)



Original primary bathroom sink reinstalled after refinishing with new plumbing fixtures that closely match the original fixtures. (Photo taken: April 17, 2024)



Original primary bathroom showerhead. (Photo taken: October 4, 2021)



Original primary bathroom shower valves. (Photo taken: October 4, 2021)



The original primary bathtub before refinishing. The Greek key decoration was added by the current owners and is not historic. (Photo taken: December 21, 2022)



New primary bathroom plumbing fixtures that closely match the original fixtures. (Photo taken: April 17, 2024)



Existing sink faucet in the guest bathroom that had been replaced by a previous owner. (Photo taken: July 25, 2023)



New sink faucet in the guest bathroom. (Photo taken: April 17, 2024)



Existing shower valves and tub filler in the guest bathroom that had been replaced by a previous owner. (Photo taken: July 25, 2023)



New shower valves and tub filler in the guest bathroom. (Photo taken: April 17, 2024)



Original Butler's Pantry sink faucets which could no longer be repaired. (Photo taken: March 2, 2022)



New Butler's Pantry faucet. A non-original cabinet panel was also removed below the sink and replaced with a curtain. (Photo taken: April 17, 2024)



Existing boiler and water heater. (Photo taken: August 9, 2022)



New boiler and water heaters. (Photo taken: April 17, 2024)



Water damage at foyer ceiling from the bathroom above. (Photo taken: September 8, 2023)



Repaired plaster at foyer ceiling. (Photo taken: April 17, 2024)





Original rathskeller fireplace surround. (Photo taken: June 25, 2021)



Reconstructed rathskeller fireplace surround with new fireplace insert. (Photo taken: April 17, 2024)



Existing residence viewed from northeast prior to construction. (Photo taken: March 25, 2022)



Existing residence viewed from east prior to construction. (Photo taken: March 25, 2022)



Existing residence viewed from northwest prior to construction. (Photo taken: March 25, 2022)



Existing residence viewed from southwest prior to construction. (Photo taken: March 25, 2022)



Repointing historic brick site wall at west edge of property. An established jasmine plant to be retained can be seen supported by scaffolding inside the fence. (Photo taken: May 11, 2022)



New concrete cap at the west site wall with replacement privacy fencing installed on top. (Photo taken: July 18, 2022)



Historic site wall at the northeast corner of the property before repointing. (Photo taken: August 29, 2022)



Repointed historic site wall at the northeast corner of the property. (Photo taken: October 26, 2022)



Original entry steps prior to construction. (Photo taken: May 6, 2021)



Reconstructed front entry steps. (Photo taken: October 19, 2022)



Reconstructed front entry steps with reconstructed low site wall cap. The lighter sections of the cap were in the process of being acid-etched to darken the tone of the fresh concrete. (Photo taken: October 19, 2022)



New handrail for accessibility at front entry stairs. (Photo taken: July 25, 2023)



Existing east elevation prior to construction. The original east patio was badly damaged and had been carefully documented and removed in 2007. (Photo taken: August 20, 2021)



Pipe piles below the reconstructed east patio. (Photo taken: July 26, 2022)





New concrete at reconstructed east patio. (Photo taken: August 23, 2022)



Installation of new steel frames into existing openings at east porch. (Photo taken: October 27, 2022)



New terra cotta tile at reconstructed east patio. (Photo taken: November 15, 2022)



Reconstructed south bench at east patio. (Photo taken: February 10, 2023)



Reconstructed north bench at east patio. (Photo taken: February 22, 2023)



Reconstructed east patio after construction. (Photo taken: October 6, 2023)



The coal chute was originally located below the dining room window at the northwest side of the house. It was removed by a previous owner and patched with an obtrusive concrete panel. (Photo taken: July 26,2022)



New screened enclosure inserted into existing openings at west porch. (Photo taken: September 9, 2022)



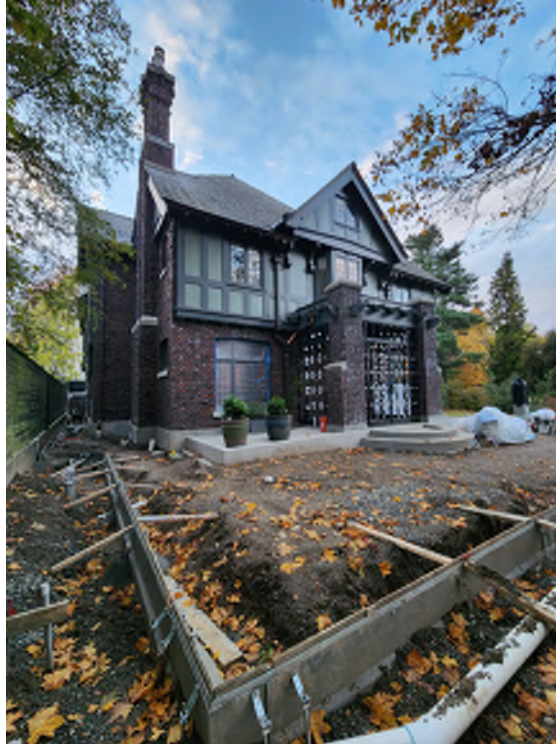
New stormwater collection pipes along the west side of the property. Note that the old coal chute patch has been removed and replaced with salvaged clinker brick to match the house. (Photo taken: November 11, 2022)



New stormwater collection pipes at the southwest corner of the property. (Photo taken: October 19, 2022)



New stormwater collection pipes along the south edge of the property. (Photo taken: October 19, 2022)



Stormwater collection pipes in southeast corner of property with reconstructed east patio in the background. (Photo taken: November 11, 2022)



Storm and sanitary sewer repairs in east yard. (Photo taken: November 1, 2022)



Storm and sanitary sewer repairs in 15th Avenue East. (Photo taken: February 15, 2023)



Drainage conduit to remove groundwater that collected around the northeast corner of the residence. (Photo taken: June 15, 2023)



Waterproofing the foundation at the northwest corner of the residence where groundwater was collecting and moving into the basement. (Photo taken: September 27, 2023)





Exterior sump pump and catchment to remove groundwater that collects around the northeast corner of the residence. (Photo taken: September 27, 2023)



Original window well grate with spalling metal visible. These were originally cast into the concrete window wells, and a later concrete cap was added on top of the northeast well that was causing it to crack and pull away from the house. (Photo taken: July 26, 2022)



Cracking in the northeast window well. (Photo taken: August 2, 2022)



Formwork for new concrete work to stabilize the northeast window well from the inside. Note the deteriorated window well grate at the right of the photo. (Photo taken: September 20, 2022)



View inside the northwest window well showing the new concrete for stabilization. (Photo taken: December 21, 2022)



Peeling paint applied to the inside of the window wells by a previous owner was removed. (Photo taken: August 2, 2022)



Existing residence viewed from northeast at the end of construction. (Photo taken: October 6, 2023.)



Existing residence viewed from east near the end of construction. (Photo taken: March 28, 2023)



Existing residence viewed from northwest after construction. (Photo taken: April 17, 2024)



Existing residence viewed from southwest after construction. (Photo taken: April 17, 2024)