

## CERTIFICATE OF APPROPRIATENESS

**Applicant:** Albert Architecture, architect, for, 1014 Prairie Owner LLC, owner

**Property:** 1014 Prairie Street, Tracts 4 & 5, Block 56, SSBB Subdivision. The property includes a historic 13,500 square foot, three-story brick commercial building situated on an 11,250 square foot interior lot.

**Significance:** Contributing Commercial brick front building, constructed circa 1900, located in the Main Street Market Square Historic District.

**Proposal:** Alteration – Addition

### Property Detailed Description:

The rectangular-shaped building is composed of four exterior load-bearing wood and masonry walls and features a Romanesque Revival building facade. The facade is poly-chromatic stucco. At some point, a portion of the third-floor wall was removed and replaced with a metal shed roof.

The three-story building has a flat roof with patching. There is a short, square, brick tower with a tile roof situated at the middle of the front facade.

The building's front facade features sixteen regularly spaced one-over-one windows. The 2nd and 3rd floors each have five, boarded-up windows at the rear facade. On the west side of the building there are three bricked over windows on the second floor.

The storefront is boarded over, and the original storefront doesn't exist as it was removed years ago. An historic ramp leads up to the storefront.

### Proposed Work:

The applicant is proposing the following:

- Build a 4<sup>th</sup> floor addition. The building structure will be primarily existing wood and masonry walls. The 4th floor will be metal framed and clad with fiber cement panels with Fry Reglet reveals. Each new roof parapet wall will include metal cap flashing of anodized aluminum (18 gauge). Half-high walls at roof terraces will also include metal cap flashing of anodized aluminum (18 gauge). Soffits under cantilevered fascias on the 4th floor will be finished with a metal soffit system. At the new floor, an aluminum reveal will extend horizontally around the building to align with the window heads. This reveal separates the cantilevered fascia band from the rest of the new wall below. The metal shed roof on the third-floor wall will be removed and the existing void will be used as light well, providing daylight to the residential units.
- One floor will be added significantly stepped back from the existing historic front facade. 1014 Prairie is located in the middle of the block, sandwiched between two tall buildings, which helps to minimize the visibility of the additional floor. The middle, square tower will remain. The tile on the tower will be maintained and restored as needed. All roof terraces will be covered with a walkable roofing membrane. The roof of the 4th floor will be a TPO cool roof with anodized aluminum flashing. Access will be provided by a roof hatch and fixed ladder in the common hall on the 4th floor.
- Residential units will include historic wood single-hung windows (restored or replicated depending on the condition of each existing unit), as well as anodized aluminum fixed and casement windows. Access to residential terraces and courtyards will have large openings of sliding or hinged anodized aluminum doors. Three previously bricked-in windows on the alley side of the second floor will be restored matching the configuration and material of previous windows as much as possible. The existing windows at the rear will be preserved.

- Exterior doors at the commercial entry and residential common entry will be part of the anodized aluminum storefront system on Prairie Street.
- The street-level storefront will be recreated with metal and glass storefront systems along ground floor on Prairie Street. The existing cast-iron columns will be restored and standing free of the storefront on the exterior side of the storefront.
- Two new stairwells will be provided to meet the means of egress requirements. One stairwell will be located within the east side of the existing building. The other will be new construction at the rear of the building. The rear stairwell has been configured to maintain all existing windows in the rear.

Please find two letters of approval from NPS and THC Attached (Attachment A)

**Public Comment:** No public comment received.

**Civic Association:** No public comment received.

**Recommendation:** Approval

**HAHC Action:** -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- S D NA S - satisfies D - does not satisfy NA - not applicable
(1) The proposed activity must retain and preserve the historical character of the property.
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
(6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension, and scale;
(7) The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
(8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
(10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
(11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



PROPERTY LOCATION

MAIN STREET MARKET SQUARE HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



CONTEXT AREA



Figure 1- 500 Prairie St., next door neighbor

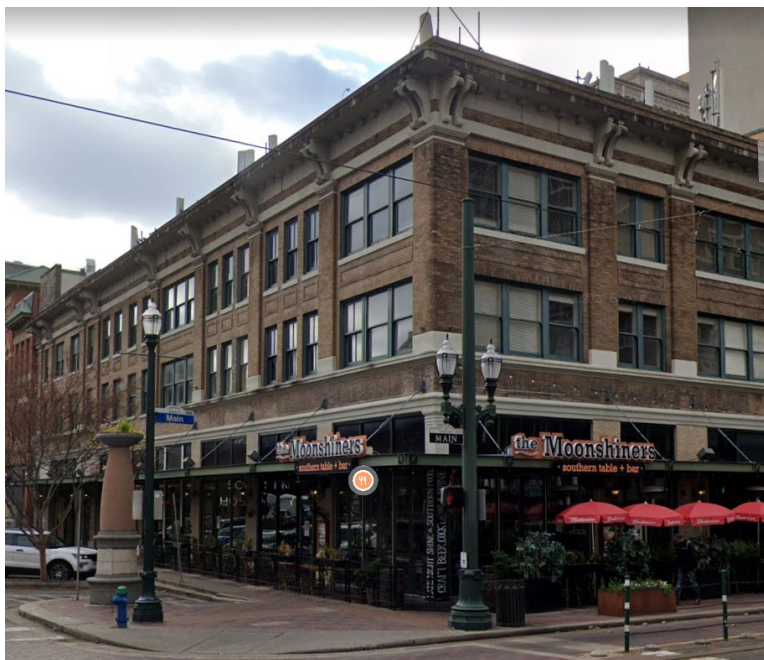


Figure 2- 1000, 1004, 1008 Prairie St., next door neighbor

HISTORIC PHOTOS



HISTORIC PHOTO

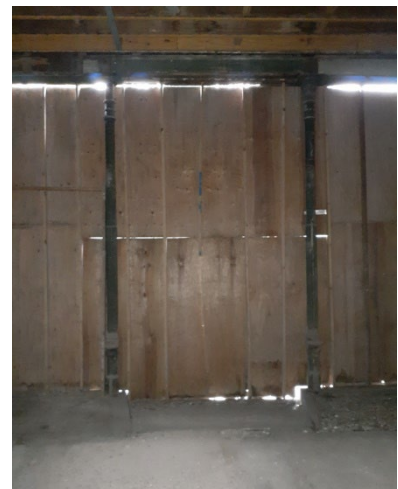




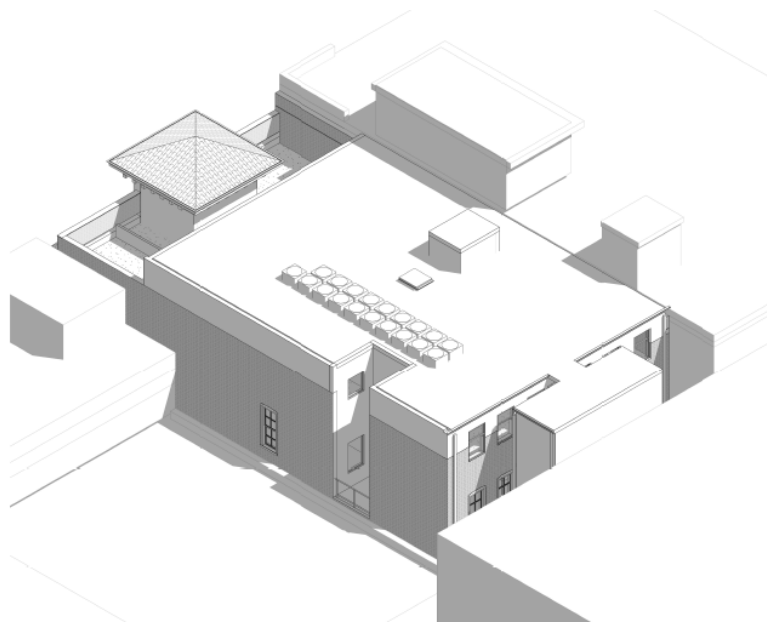
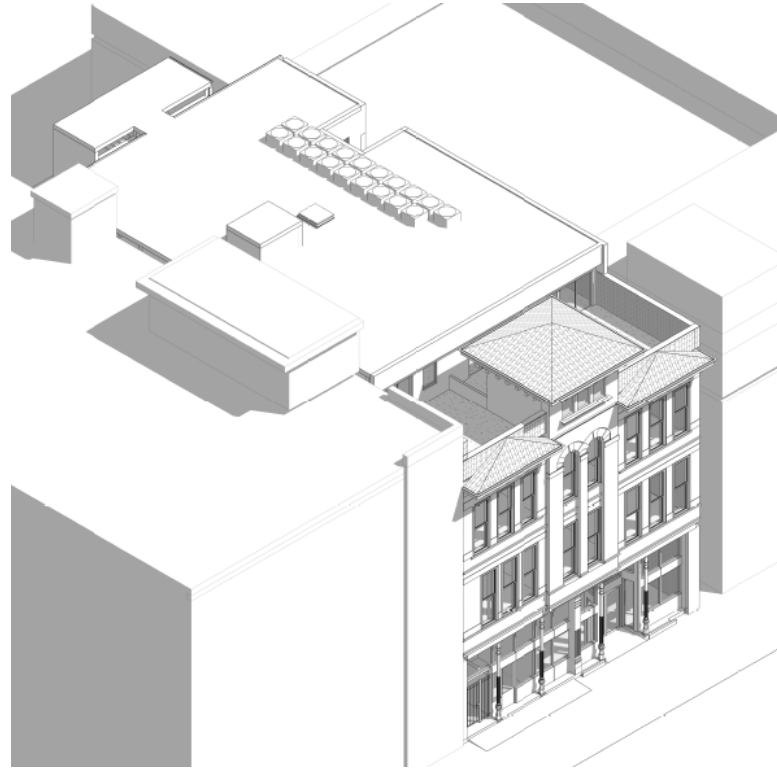
EXISTING PHOTOS



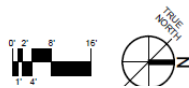
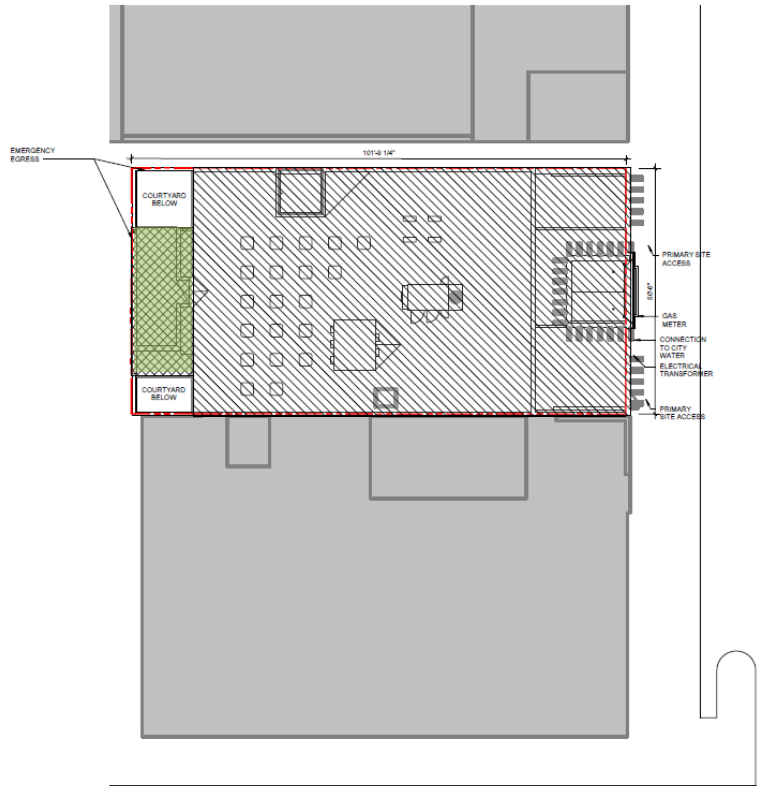
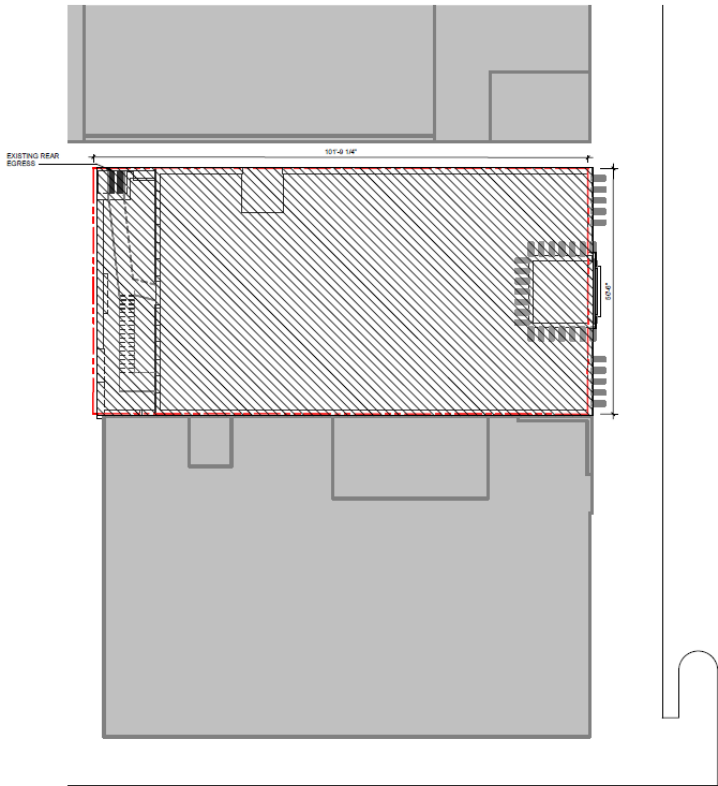
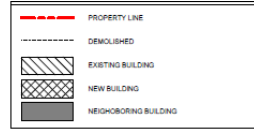
STORE FRONT



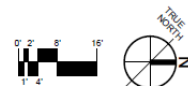
3D VIEWS



SITE PLAN



1 SITE PLAN EXISTING  
A-1 3/32" = 1'-0"

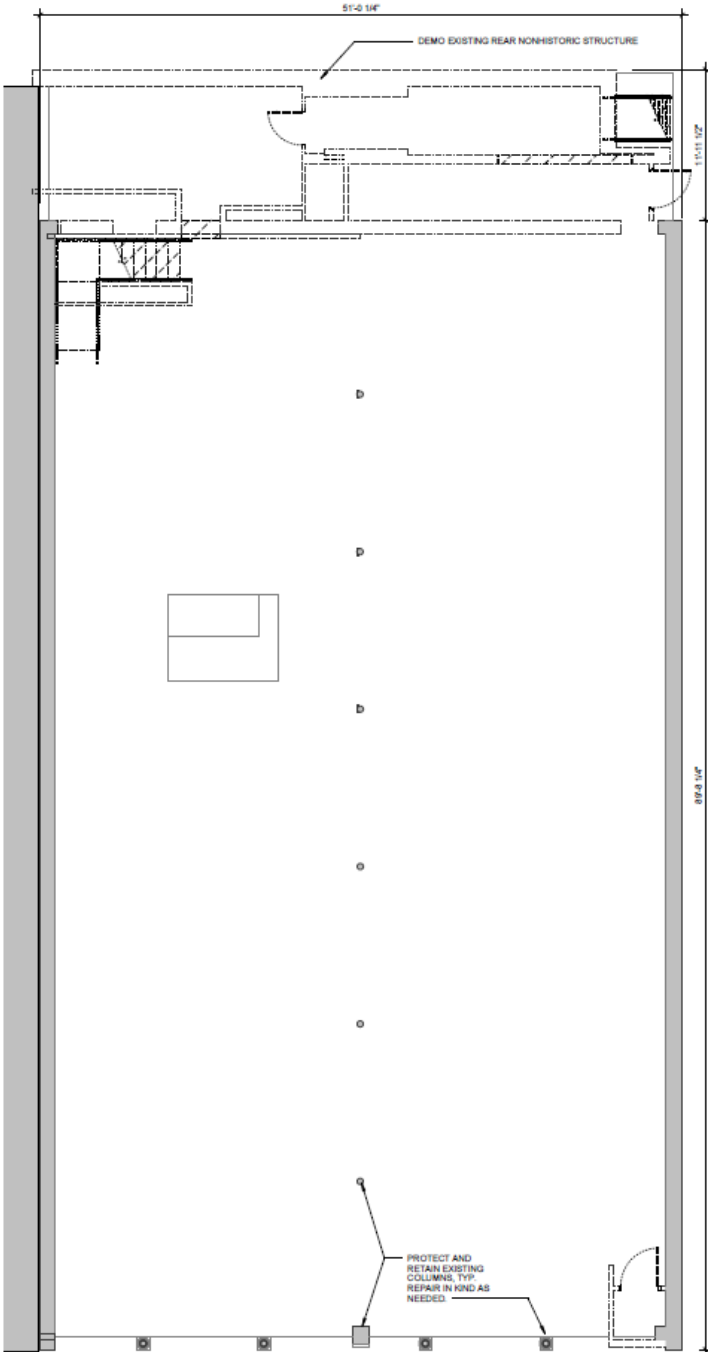


2 SITE PLAN PROPOSED  
A-1 3/32" = 1'-0"

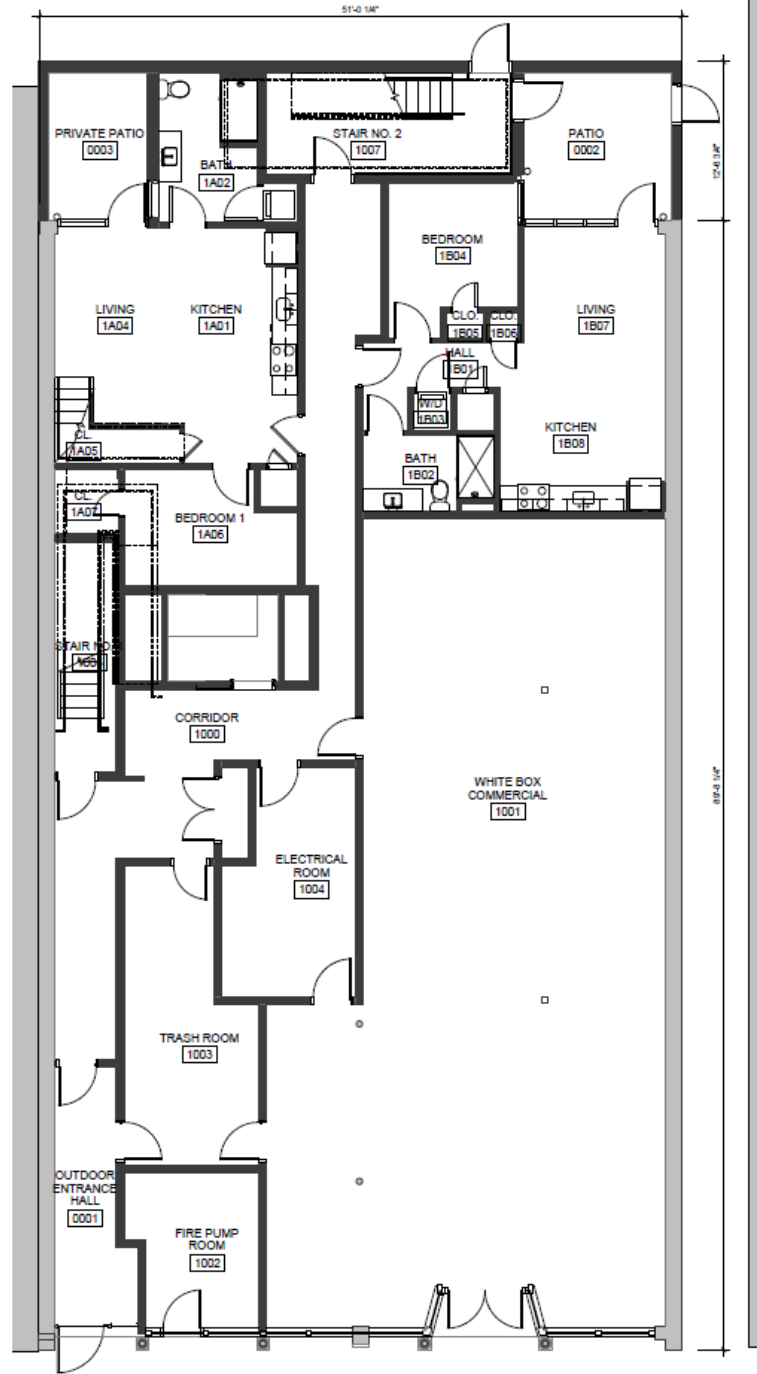
FIRST FLOOR PLAN



\*PROTECT AND RETAIN ALL EXISTING STRUCTURAL COMPONENTS. REPAIR IN KIND AS NEEDED.



1  
A-2  
EXISTING FIRST FLOOR PLAN  
3/16" = 1'-0"

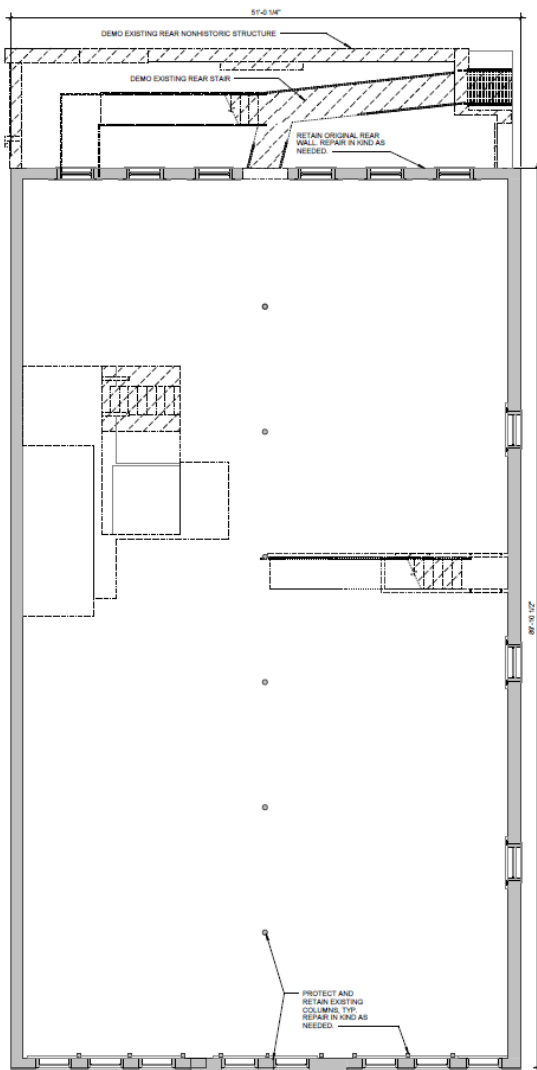


2  
A-2  
PROPOSED FIRST FLOOR PLAN  
3/16" = 1'-0"

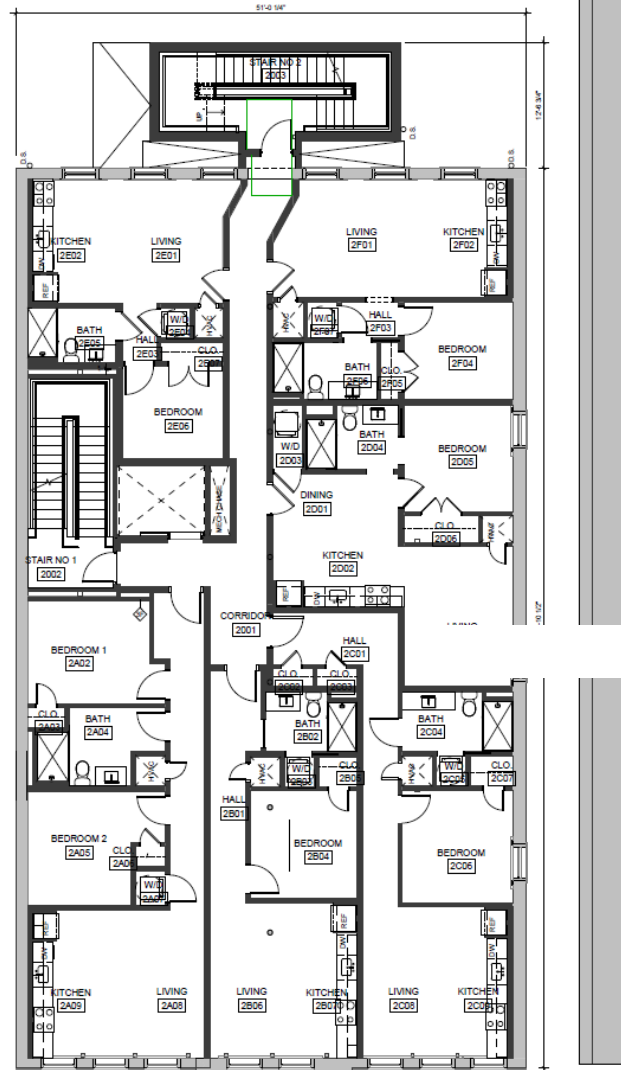
SECOND FLOOR PLAN



\*PROTECT AND RETAIN ALL EXISTING STRUCTURAL COMPONENTS. REPAIR IN KIND AS NEEDED.



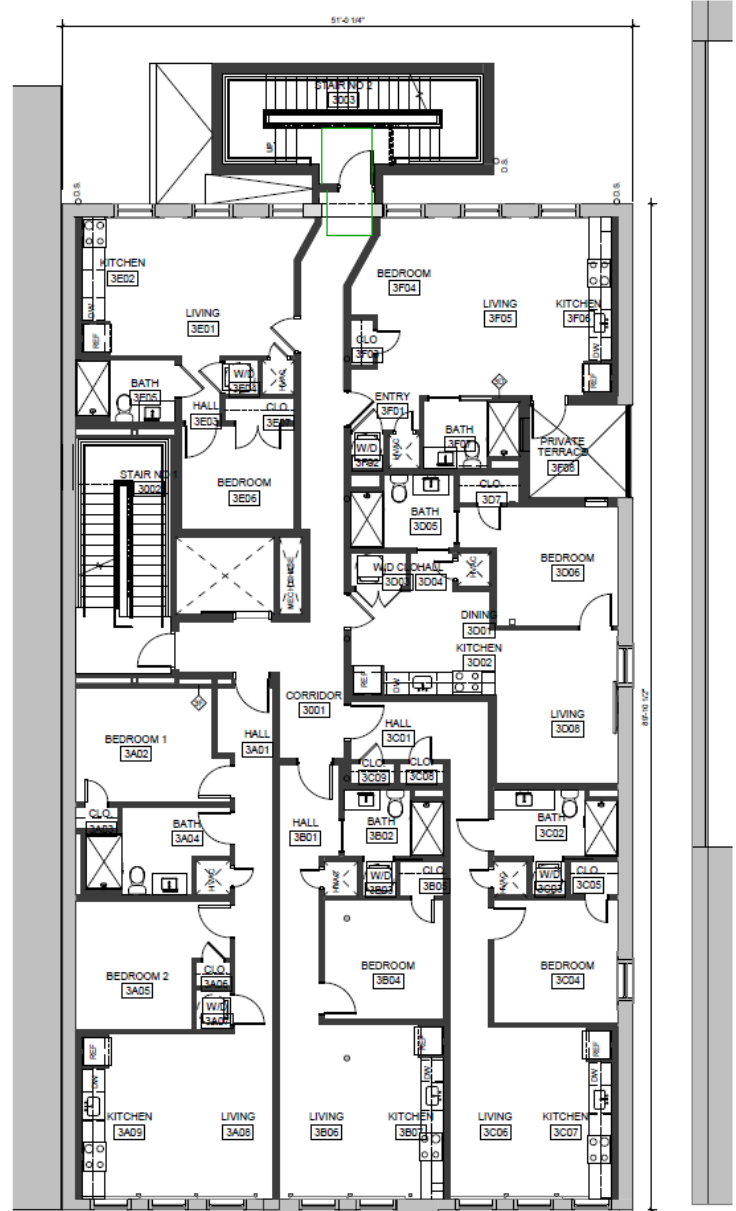
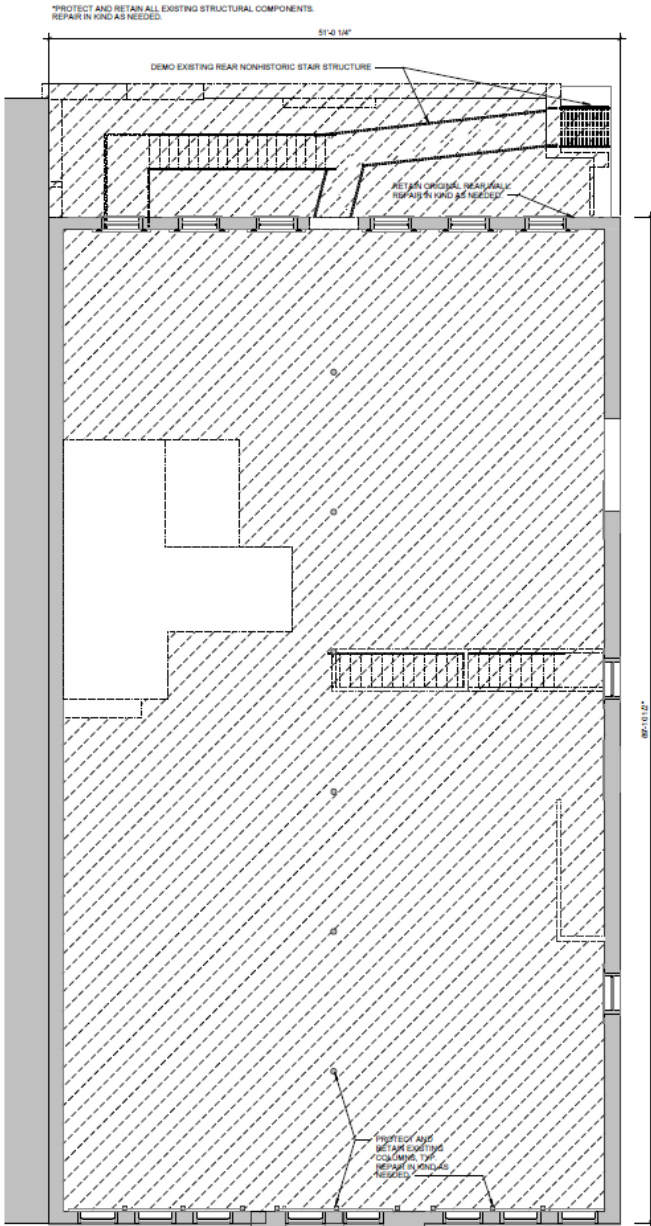
1 A-3 EXISTING SECOND FLOOR PLAN 3/16" = 1'-0"



2 A-3 PROPOSED SECOND FLOOR PLAN 3/16" = 1'-0"



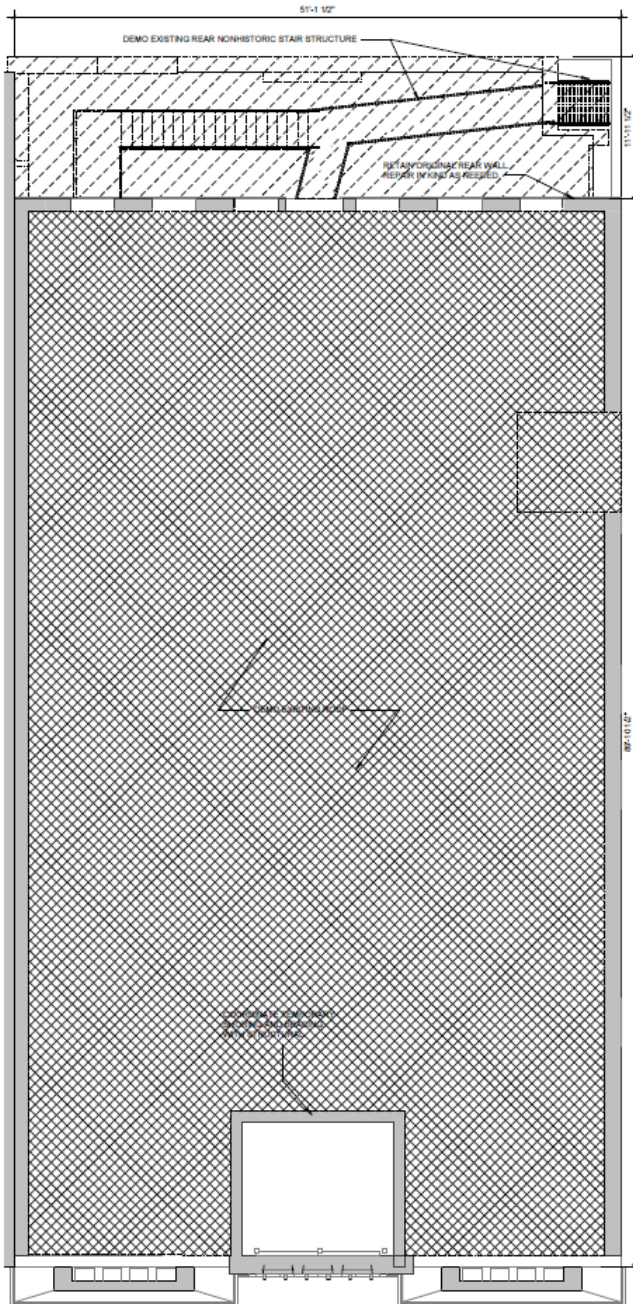
THIRD FLOOR PLAN



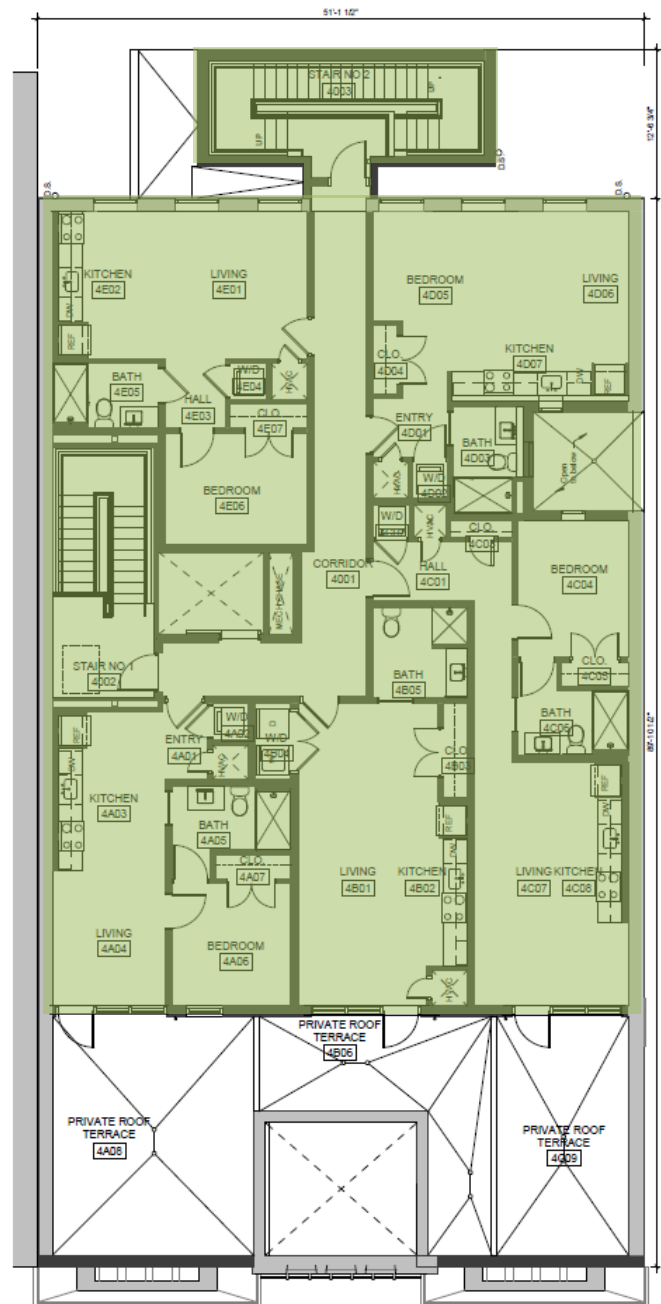
1  
A-4  
EXISTING THIRD FLOOR PLAN  
3/16" = 1'-0"

2  
A-4  
PROPOSED THIRD FLOOR PLAN  
3/16" = 1'-0"

### FOURTH FLOOR PLAN

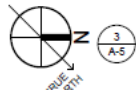
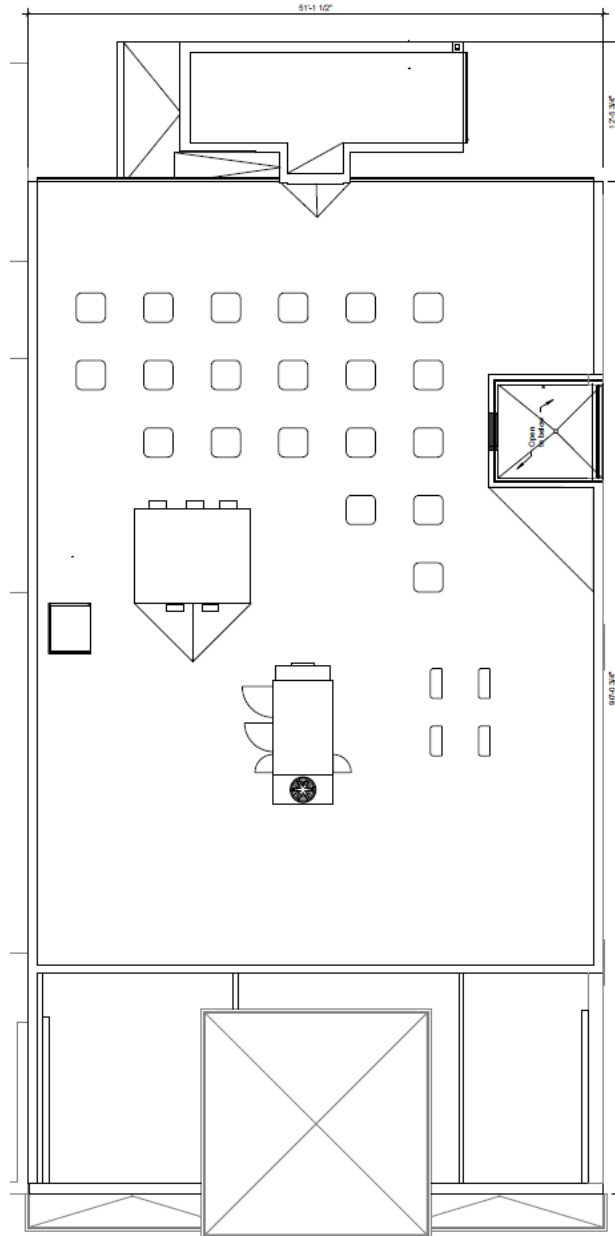


1  
A-5  
3/16" = 1'-0"  
EXISTING FOURTH FLOOR/ROOF PLAN



2  
A-5  
3/16" = 1'-0"  
PROPOSED FOURTH FLOOR PLAN

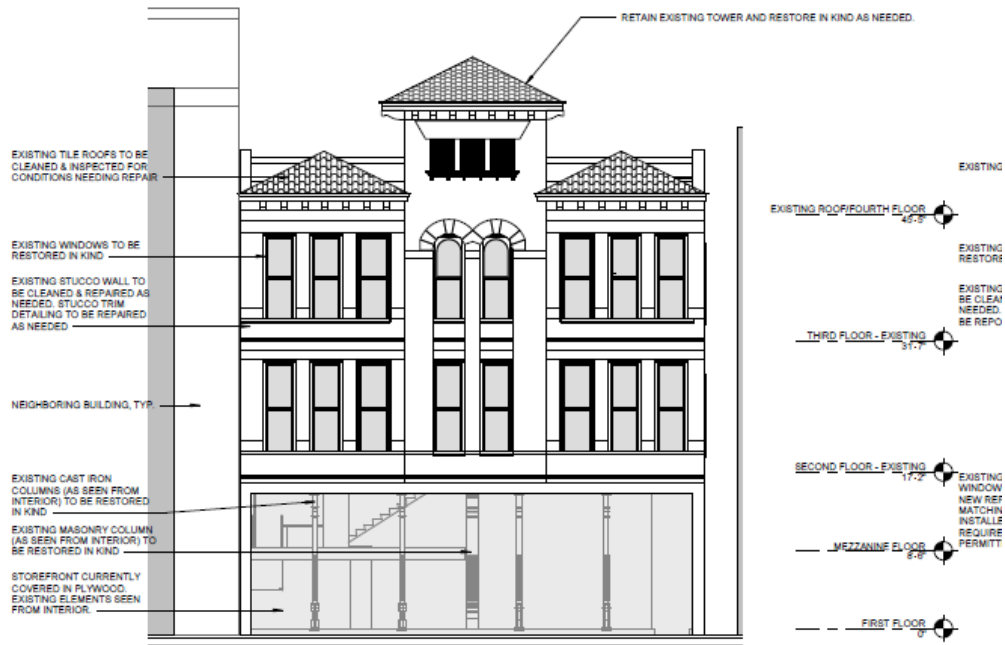
ROOF PLAN



**PROPOSED ROOF PLAN**  
3/16" = 1'-0"  
© 2021 Albert Architecture & Urban Design apic



**NORTH (FRONT) ELEVATION**

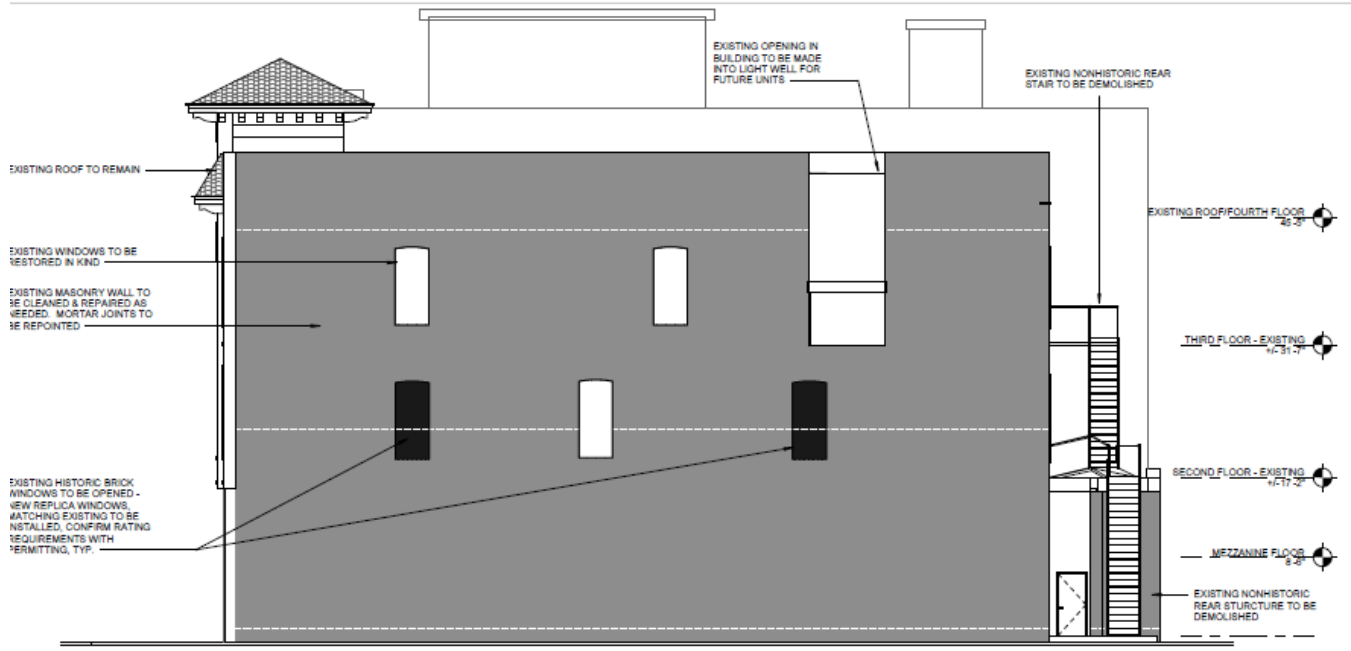


1 **EXISTING NORTH ELEVATION**  
1/8" = 1'-0"

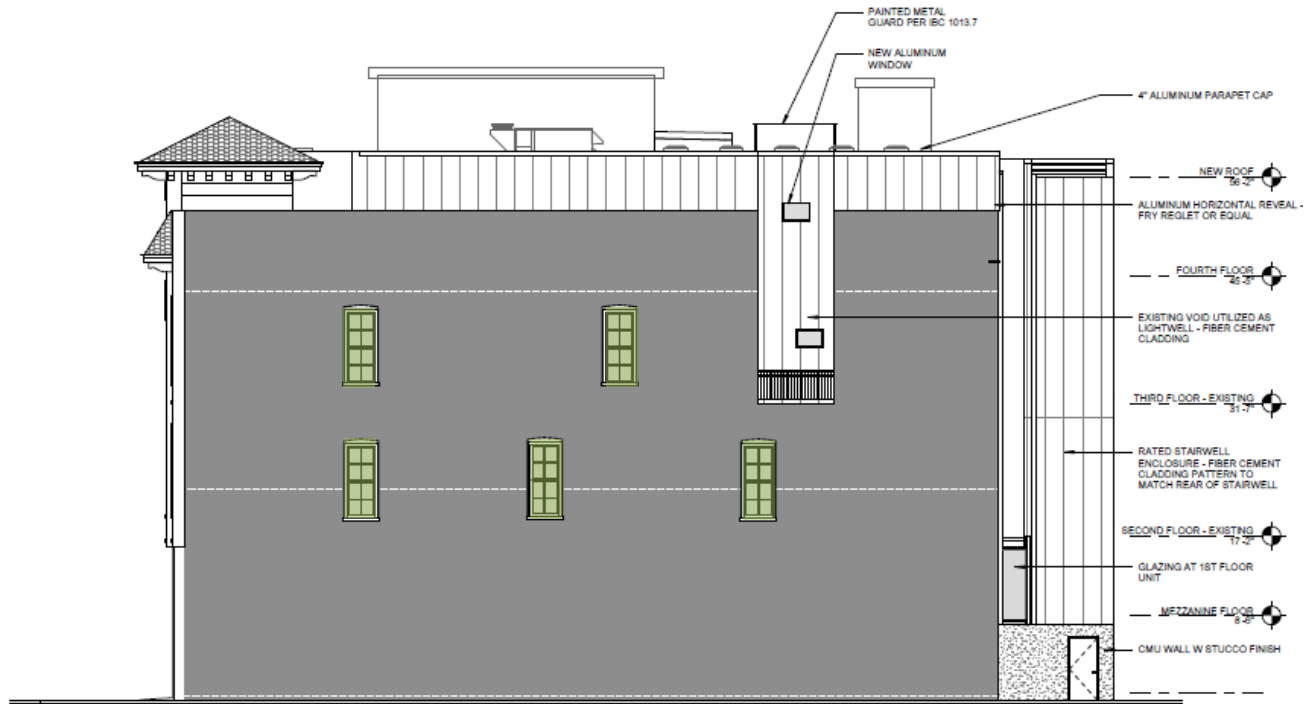


2 **PROPOSED NORTH ELEVATION HAHC**  
1/8" = 1'-0"

**WEST (SIDE) ELEVATION**

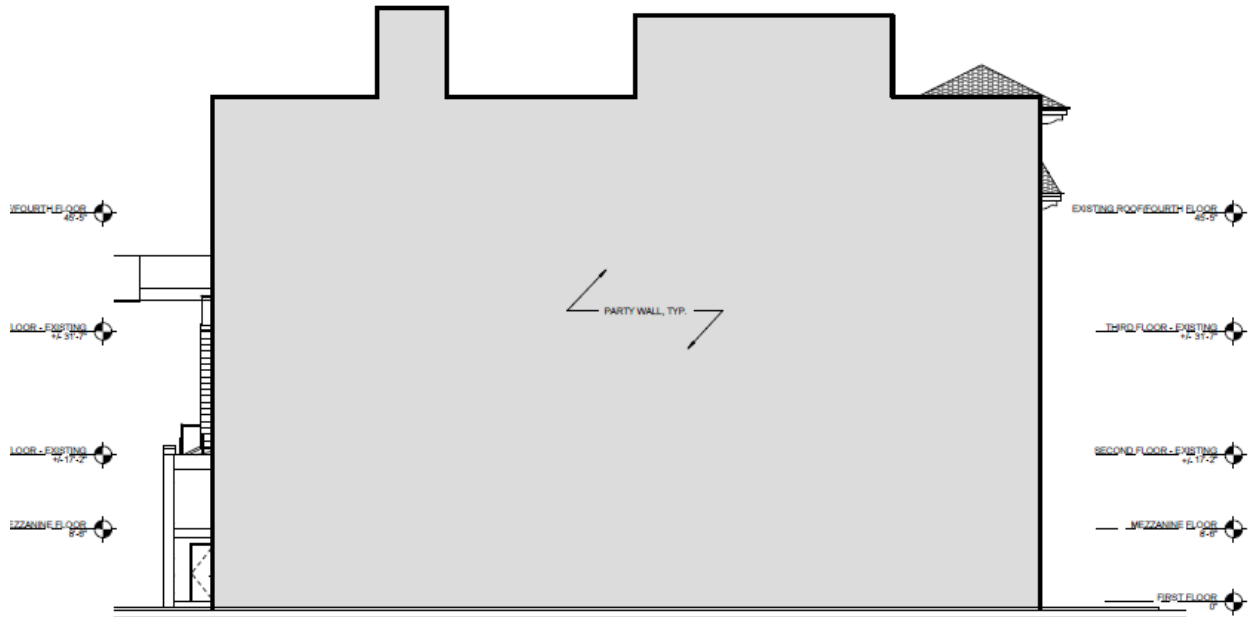


**3 EXISTING WEST ELEVATION**  
1/8" = 1'-0"

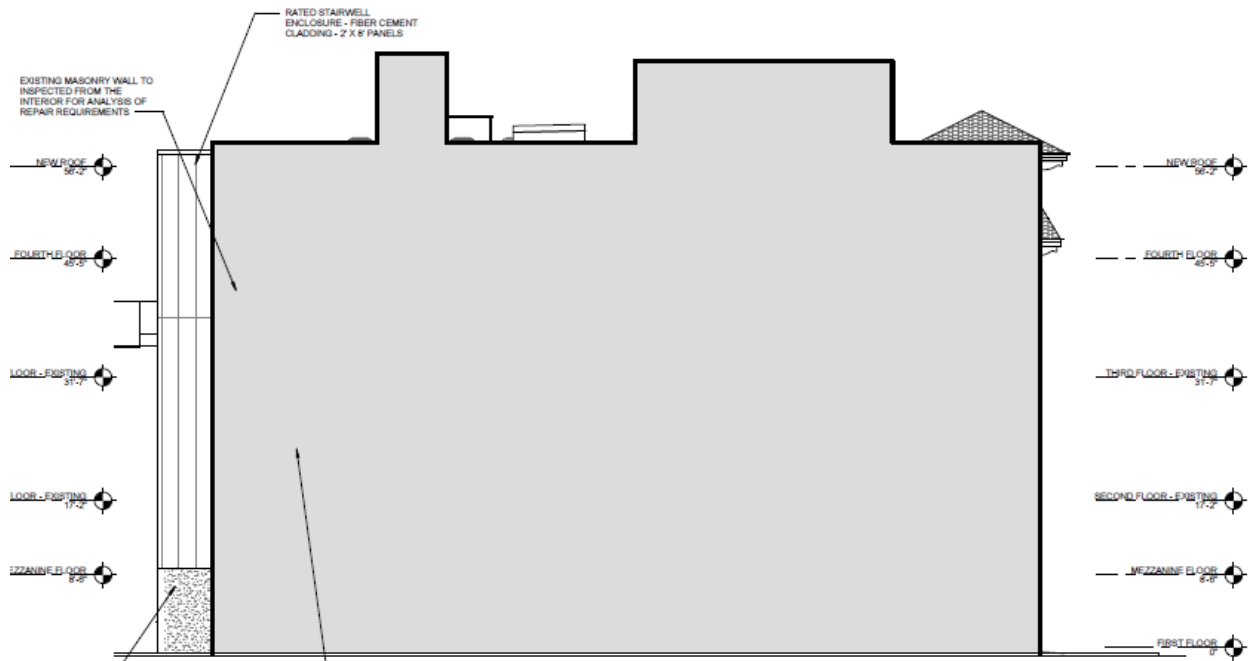


**4 PROPOSED WEST ELEVATION**  
1/8" = 1'-0"

EAST (SIDE) ELEVATION

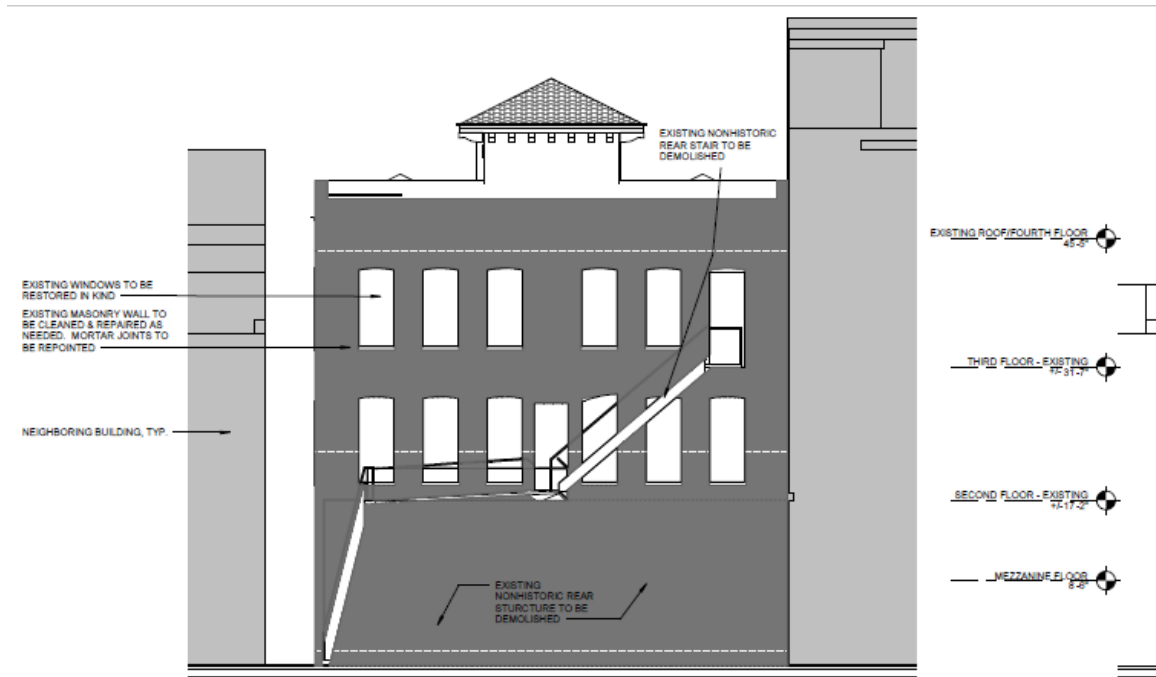


3 EXISTING EAST ELEVATION / SECTION  
1/8" = 1'-0"

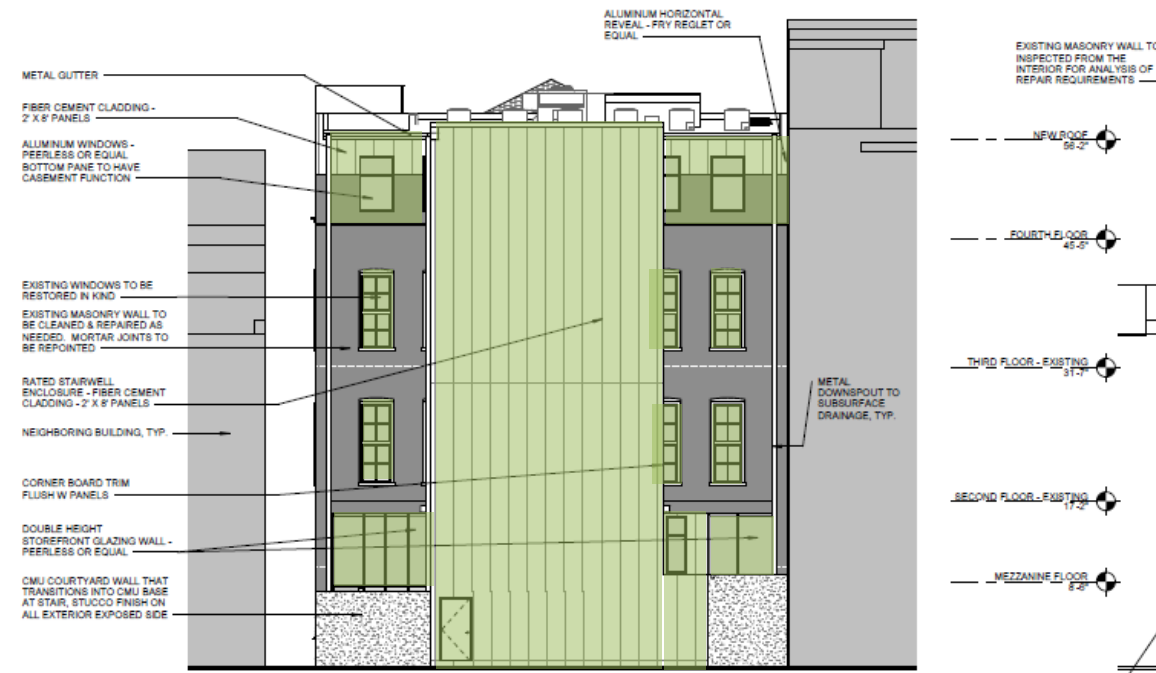


4 PROPOSED EAST ELEVATION/SECTION HAHC  
1/8" = 1'-0"

### SOUTH (REAR) ELEVATION



1 EXISTING SOUTH ELEVATION  
A-7 1/8" = 1'-0"



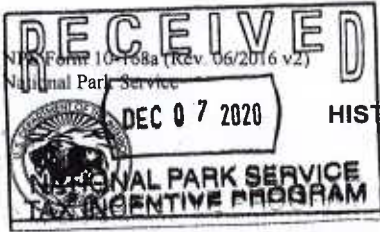
2 PROPOSED SOUTH ELEVATION HAHC  
A-7 1/8" = 1'-0"

**ATTACHMENT A**

Received

SEP 11 2020

OMB Control No. 1024-0009



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION



Table with 2 columns: Instructions and NPS Project Number (41638)

1. Property Name 1014 Prairie Street
Street 1014 Prairie Street
City Houston County Harris State TX Zip 77002-3129
Name of Historic District Main Street Market Square Historic District
Listed individually in the National Register of Historic Places; date of listing
Located in a Registered Historic District; name of district Main Street Market Square Historic District
Part 1 - Evaluation of Significance submitted? Date submitted 1/1/20 Date of certification 3/20/20

2. Project Data
Date of building 1894-1895 Estimated rehabilitation costs (QRE) \$5,000,000
Number of buildings in project 1 Floor area before / after rehabilitation 13,500 / 20,000 sq ft
Start date (estimated) 12/01/2020 Use(s) before / after rehabilitation Vacant / Multi-fam
Completion date (estimated) 11/01/2021 Number of housing units before / after rehabilitation 0 / 19
Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 /

3. Project Contact (if different from applicant)
Name Nicol Cole Company Albert Architecture & Urban Design
Street 3221 Tulane Avenue City New Orleans State LA
Zip 70119 Telephone (504) 827-0056 Email Address ncole@albert-architecture.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]:
I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
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 5 years.
Name Cullan Maumus Signature (Sign in ink) Date 9/9/20
Applicant Entity 1014 Prairie Owner LLC SSN or TIN 84-5081405
Street 3221 Tulane Avenue City New Orleans State LA
Zip 70119 Telephone (504) 376-4926 Email Address cullan@norf.build
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 10/19/21 National Park Service Authorized Signature (Sign in ink) Paul Trumb

NPS conditions or comments attached



### HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

Instructions: This page must bear the applicant's original signature and must be dated. NPS Project Number  
41638

1. **Historic Property Name** 1014 Prairie Street  
Street 1014 Prairie Street  
City Houston County Harris State TX Zip 77002

2. **This form**  includes additional information requested by NPS for an application currently on hold.  
 updates applicant or contact information.  
 amends a previously submitted  Part 1  Part 2  Part 3 application.  
 requests an advisory determination that the completed phase \_\_\_ of \_\_\_ phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date 11/01/2021 Estimated rehabilitation costs of phase (QRE) \$5,000,000

Summarize information here; continue on following page if necessary.

This amendment is being submitted to describe the changes to the overall description of the 1014 Prairie Street project. The renovation will eliminate the fifth floor in its entirety. Updated drawings and renderings will be attached for review. Exterior and interior finishes as described in the originally submitted Part II are to remain. The building structure will remain as existing wood and masonry walls. The 4th floor will be metal framed and clad with fiber cement panels with Fry Reglet reveals. (continued on following page)

3. **Project Contact (if different from applicant)**  
Name Nicol Cole Company Albert Architecture & Urban Design  
Street 3221 Tulane Avenue City New Orleans State LA  
Zip 70119 Telephone (504) 827-0056 Email Address ncole@albert-architecture.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]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 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 Ilse Stough Signature (Sign in ink) [Signature] Date 8-20-21  
Applicant Entity 1014 Prairie Owner LLC SSN \_\_\_\_\_ or TIN \_\_\_\_\_  
Street 3221 Tulane Avenue City New Orleans State LA  
Zip 70119 Telephone (504) 376-4926 Email Address cullan@norf.build  
 Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
- will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
- does not meet the Secretary of the Interior's Standards for Rehabilitation.
- updates the information on file and does not affect the certification.

**Advisory Determinations:**

The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.



Date 10/19/21 National Park Service Authorized Signature (Sign in ink) [Signature]

NPS conditions or comments attached



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS**

Historic Property Name \_\_\_\_\_ Project Number 41638

Property Address, City, State 1014 Prairie Street, Houston, TX

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

**Part 2 as amended August 20, 2021**

1. **Rooftop addition:** The revised fourth floor addition is approved as proposed; exterior cladding must be neutral in color to blend with the general color palette of the surrounding buildings. Final cladding specification and color must be provided for review. New window and exterior door systems must have a paint-like finish and clear glazing; windows/doors must not have a clear anodized finish.
2. **Storefront:** The proposed storefront design does not meet the Standards and must be revised; proportions of the bulkhead, display windows, and transoms appear to be incompatible with the historic character of the building. Physical and historic evidence must be provided for review to help determine an appropriate storefront design. Measured drawings of the revised storefront design, including elevations, sections, and material notes, must be submitted via amendment for review and approval prior to construction.
3. **Interior finishes:** Interior finishes must be compatible with the historic character of the building. Mechanical, electrical, and plumbing systems must be concealed. Final finish plans and reflected ceiling plans must be provided for review and approval.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

**The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.**

10/19/21  
Date

Drew Tumb  
National Park Service Signature





P.O. Box 12276  
Austin, Texas 78711-2276  
512-463-6100  
thc.texas.gov

November 29, 2021

Cullan Mamus  
1014 Prairie Owner LLC  
3221 Tulane Ave.  
New Orleans, LA 70119

PROPERTY: 1014 Prairie Street, Houston, Harris County  
PROJECT NUMBER: THPTC-0555-20-025  
APPLICATION: Part B  
DECISION: Approved with Conditions

Dear Mr. Maumus,

The Texas Historical Commission has reviewed your Texas Historic Preservation Tax Credit Application, Part B – Description of Rehabilitation for this property, and this letter represents the official determination of the Executive Director of the Texas Historical Commission. The rehabilitation of the above property, as described in the submitted Part B application, correlates with corresponding federal project #41638 and associated submissions up to the current date. Our office received notification of the conditional approval by NPS of this project on July 3, 2019. As such, this rehabilitation described will meet the Secretary of the Interior's Standards for Rehabilitation, provided that the following conditions are met:

- 1) Rooftop addition: The revised fourth floor addition is approved as proposed; exterior cladding must be neutral in color to blend with the general color palette of the surrounding buildings. Final cladding specification and color must be provided for review. New window and exterior door systems must have a paint-like finish and clear glazing; windows/doors must not have a clear anodized finish.
- 2) Storefront: The proposed storefront design does not meet the Standards and must be revised; proportions of the bulkhead, display windows, and transoms appear to be incompatible with the historic character of the building. Physical and historic evidence must be provided for review to help determine an appropriate storefront design. Measured drawings of the revised storefront design, including elevations, sections, and material notes, must be submitted via amendment for review and approval prior to construction.
- 3) Interior finishes: Interior finishes must be compatible with the historic character of the building. Mechanical, electrical, and plumbing systems must be concealed. Final finish plans and reflected ceiling plans must be provided for review and approval.

**Please note that these conditions are the same as those applied to your federal project. Any responses to these conditions or any substantive change in the work as described in the application must be treated as an amendment for both the federal and state programs and submitted to the THC to ensure that the proposed project continues to meet the Standards. When your rehabilitation project is complete, you may submit Part C – Request for Certification of Completed Work.**

Thank you for your commitment to the cultural heritage of Texas. **If you have any questions concerning our review or can be of further assistance, please contact Austin Lukes at [Austin.Lukes@thc.texas.gov](mailto:Austin.Lukes@thc.texas.gov) or at 512-463-5907.**

Sincerely,

A handwritten signature in blue ink, reading "Bess Althaus Graham". The signature is fluid and cursive, with a long horizontal stroke at the end.

Bess Althaus Graham, AIA, LEED AP BD+C  
Director, Deputy SHPO, Division of Architecture  
Texas Historical Commission



**Applicant Agreement**

I hereby swear or affirm, under penalty of perjury, that the information which has been provided in this application is, to the best of my knowledge, true, correct, and complete. I further swear or affirm that I am the owner or have the authority to act on behalf of the owner(s) of the above-described property (within the meaning of owner set forth in Title 13, section 13.1 of the Texas Administrative Code). If I am not the owner of this property, the owner(s) is/are aware of the action I am taking relative to this application, has no objection, and has signed below to affirm the same.

**Release of Project Financial Information**

I understand that the information I have provided in this Texas Historic Preservation Tax Credit application may be subject to release to the public under the Texas Public Information Act, Texas Government Code Chapter 552 (the "Act"). I also understand that under Subchapter C of the Act, certain information, including project costs, may be exempted from required disclosure if I timely demonstrate to the Office of the Attorney General of Texas that an exception to mandatory disclosure applies. By checking the appropriate box below, I hereby waive my right to assert that an exception applies to information I have provided in the Project Information section of the application and grant THC permission to release this information in response to a records request submitted to THC under the Act without notifying me. I further authorize THC to use application information I provide in the Project Information section in THC publications or on THC's website to publicize and promote the Texas Historic Preservation Tax Credit and projects certified through the program. Applicant responses below do not affect approval or disapproval of this application.

- Yes, I authorize THC to release information provided in the Project Information section as described above.
- No, I do not authorize release of information provided in this Application.

	<u>Cullan Maurus</u>	<u>9/2/20</u>
Applicant Signature	Applicant Name	Date
	<u>Cullan Maurus</u>	<u>9/2/20</u>
Owner Signature	Owner Name	Date

**THC Official Use Only**

- Application fee received on 9/8/2020

The Texas Historical Commission has reviewed the Historic Preservation Tax Credit Application – Part B for the above-named property and has determined that:

- The proposed rehabilitation described herein is consistent with the 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 to the owner(s) of a certified historic structure only after rehabilitation work is complete and found to conform to the description provided in this application.
- The proposed rehabilitation will meet the Secretary of the Interior's *Standards for Rehabilitation* if the attached conditions are met.
- The proposed rehabilitation 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*.
- There is not enough information to determine whether the proposed rehabilitation will meet the Secretary of the Interior's *Standards for Rehabilitation*.
- The project (or portions thereof) does not appear to meet the program's eligibility requirements.

	<u>12.6.2021</u>
Texas Historical Commission Authorized Signature	Date

**APPLICANT'S MATERIAL**

## CERTIFICATE OF APPROPRIATENESS

**Applicant:** Albert Architecture, architect, for Ilse Stough, owner

**Property:** 1014 Prairie Street, Tracts 4 & 5, Block 56, SSBB Subdivision. The property includes a historic 13,500 square foot, three-story brick commercial building situated on an 11,250 square foot interior lot.

**Significance:** Contributing Commercial brick front building, constructed circa 1900, located in the Main Street Market Square Historic District.

**Proposal:** Alteration – Addition

### Property Detailed Description:

The rectangular-shaped building is composed of four exterior load-bearing wood and masonry walls and features a Romanesque Revival building facade. The facade is poly-chromatic stucco. At some point, a portion of the third-floor wall was removed and replaced with a metal shed roof.

The three-story building has a flat roof with patching. There is a short, square, brick tower with a tile roof situated at the middle of the front facade.

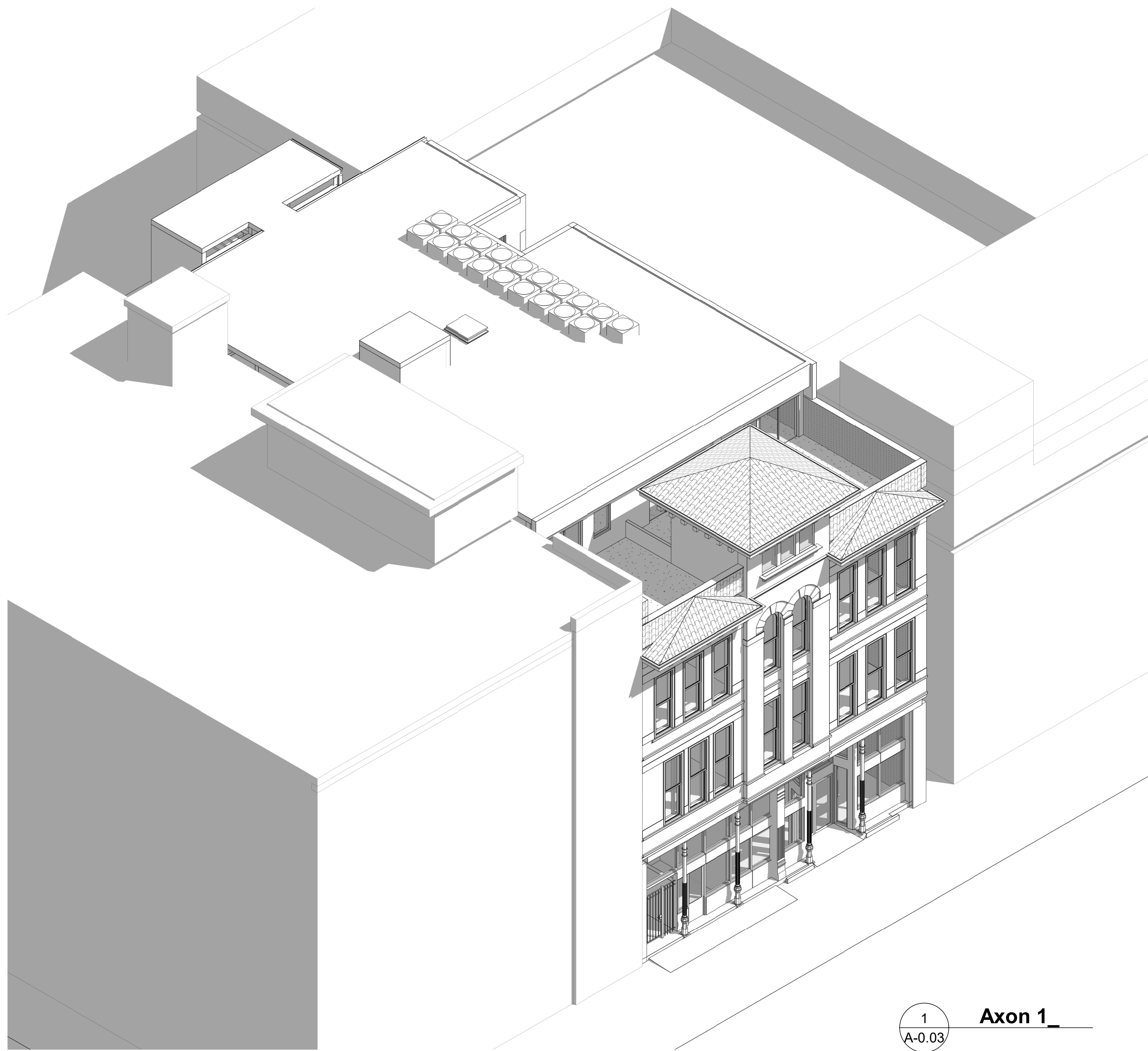
The building's front facade features sixteen regularly spaced one-over-one windows. The 2nd and 3rd floors each have five, boarded-up windows at the rear facade. On the west side of the building there are three bricked over windows on the second floor.

The storefront is boarded over with original cast iron columns on the interior of the boarded area. An historic ramp leads up to the storefront.

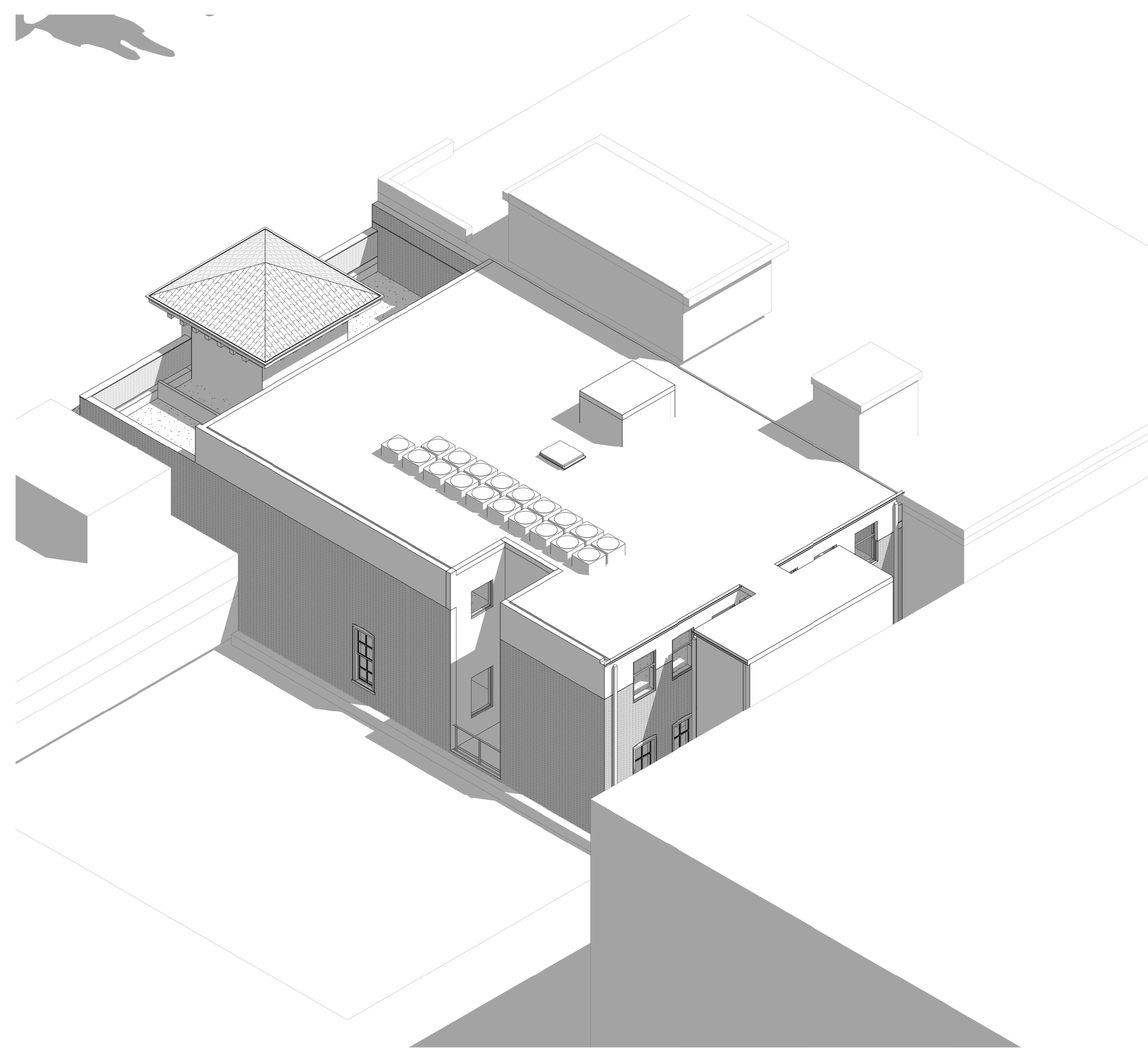
### Proposed Work:

The applicant is proposing the following:

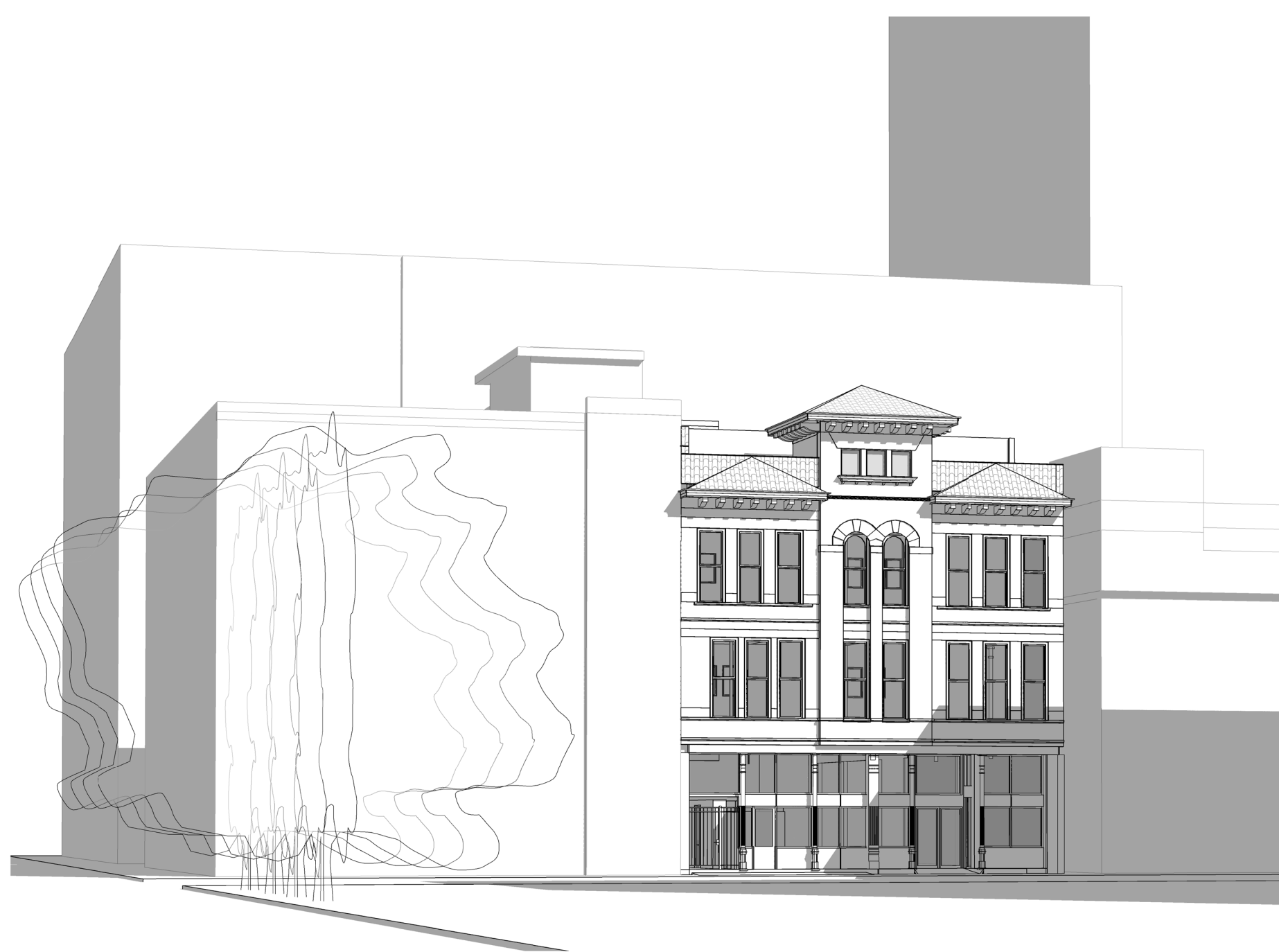
- Build a 4<sup>th</sup> floor addition. The building structure will be primarily existing wood and masonry walls. The 4th floor will be metal framed and clad with fiber cement panels with Fry Reglet reveals. Each new roof parapet wall will include metal cap flashing of anodized aluminum (18 gauge). Half-high walls at roof terraces will also include metal cap flashing of anodized aluminum (18 gauge). Soffits under cantilevered fascias on the 4th floor will be finished with a metal soffit system. At the new floor, an aluminum reveal will extend horizontally around the building to align with the window heads. This reveal separates the cantilevered fascia band from the rest of the new wall below. The metal shed roof on the third-floor wall will be removed and the existing void will be used as light well, providing daylight to the residential units.
- One floor will be added significantly stepped back from the existing historic front facade. 1014 Prairie is located in the middle of the block, sandwiched between two tall buildings, which helps to minimize the visibility of the additional floor. The middle, square tower will remain. The tile on the tower will be maintained and restored as needed. All roof terraces will be covered with a walkable roofing membrane. The roof of the 4th floor will be a TPO cool roof with anodized aluminum flashing. Access will be provided by a roof hatch and fixed ladder in the common hall on the 4th floor.
- Residential units will include historic wood single-hung windows (restored or replicated depending on the condition of each existing unit), as well as anodized aluminum fixed and casement windows. Access to residential terraces and courtyards will have large openings of sliding or hinged anodized aluminum doors. Three previously bricked-in windows on the alley side of the second floor will be restored matching the configuration and material of previous windows as much as possible. The existing windows at the rear will be preserved.



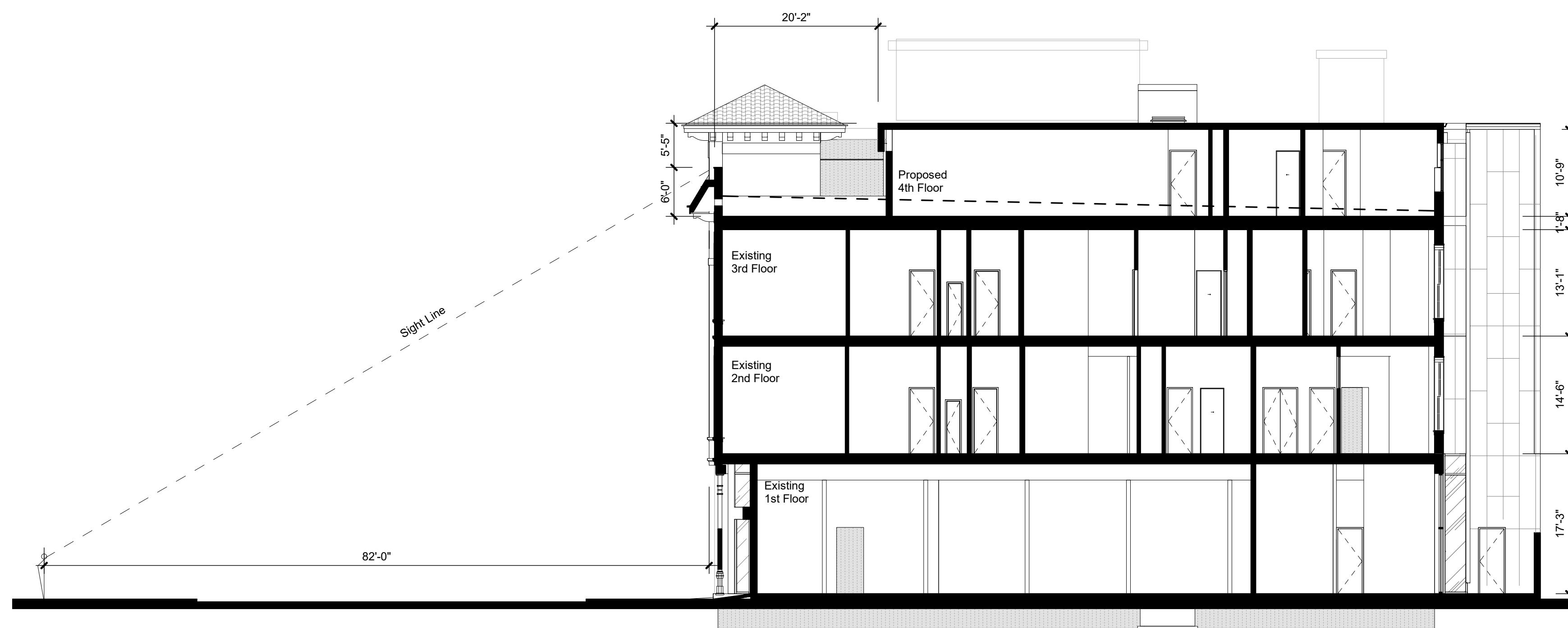
1  
A-0.03 **Axon 1**



2  
A-0.03 **Axon 2**



3  
A-0.03 **THC View 2**



4  
A-0.03 **Sightline - Section**  
3/32" = 1'-0"











DR. JEROME  
DENTIST

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