

AGENDA

Kane County Historic Preservation Commission Meeting
June 27, 2019

7:00 p.m.

4th Floor Conference Room, Building A
Kane County Government Center
719 S. Batavia Ave.
Geneva, IL 60134

- I. Roll Call
- II. Approval of Meeting Minutes February 28, 2018
- III. Review of 1212 Larkin Ave. (Larkin Center Property) Redevelopment
Kane County is providing HOME funds for the rehabilitation of the landmarked Larkin building and its hospital building (single story bldg. to rear of the main bldg.) The County's Programmatic Agreement with the ILSHPO requires that the Commission review the project for compliance with Section 106/Secretary of the Interior Standards.
- IV. Staff Report
 - Amasa White House- Update
 - Whitney Schoolhouse- Update
 - Beatty-Mongerson House and the question of appraisal for historic properties
- V. Other Business
- VI. Adjourn

CONTINUATION/AMENDMENT SHEET
Historic Preservation
Certification Application

Larkin Home for Children
1212 Larkin Avenue
Elgin, IL 60123

PART 2 – PHASES 1 AND 2 – UPDATED 12/19/2018

Instructions. Read the instructions carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

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NPS Project Number: **38866**

Item #1 – PHASE 1 OF 2

Architectural Feature: Overall Rehabilitation
Date of Feature: 1912; 1925; 1964; 1970s

Existing Feature and Condition

The former Larkin Home for Children is comprised of five extant buildings on a 3.4-acre parcel at 1212 Larkin Avenue in Elgin, Kane County, Illinois. Of these buildings, three buildings were found in the Part 1 to be contributing and two are considered non-contributing:

- **Main Building (Contributing)**
Constructed 1912, designed by architect George Morris
The first building constructed on the site for the Larkin Home for Children and the site's oldest and largest building
- **Hospital (Contributing)**
Constructed 1925 -1926 by Illinois Hydraulic Stone & Construction Company
Constructed to serve Larkin Home for Children residents
- **Garage (Contributing)**
Constructed in 1964 to hold three service vehicles, the garage is partially built into the Larkin Home's sloped landscape, is not visible from busy Larkin Avenue to the south (the main vantage toward the site) and is not a highly significant visual feature on the site.
- **Dormitory (Non-Contributing)**
Constructed between 1971 and 1972, designed by Schmidtke & Layer Architects of Elgin
Constructed after the Larkin Home for Children was reorganized as a group home and renamed Larkin Center. The dormitory is non-contributing because it was constructed after the period of significance. The dormitory is at the rear of the property, not visible from busy Larkin Avenue to the south (the main vantage toward the site) and does not contribute to the site's historic character.
- **Metal Trailer (Non-Contributing)**
Installed after 1974
Archival documentation indicates that four trailers were installed north of the Main Building between 1974 and 1979 following the reorganization of the Larkin Home for Children into a group home. Only one metal trailer is extant, and it is non-contributing because it was installed after the period of significance.

The Main Building, Hospital, and Garage have been determined eligible for National Register listing by the Illinois SHPO, and a National Register nomination has been approved by Illinois' National Register review board and is currently under review at the National Park Service.

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A Part 1 application for the Larkin Home for Children has been approved by NPS and determined the Main Building, Hospital, and Garage as contributing structures and the 1972 dormitory and post-1974 metal trailer as non-contributing structures.

The period of significance for the Larkin Home for Children spans from 1912, the year the main residence building was constructed, to 1966 when the main building was converted from residential to office use and the organization expanded to offer group home services for both children and adults, a major change from its early-twentieth-century mission.

Site

The property is approximately one and a half miles west of downtown Elgin and the Fox River. Historically located on the outskirts of Elgin, the Larkin Home for Children today maintains its large open lot but is surrounded by early and mid-twentieth century residential developments. Frame single-family, Ranch with some split-level style homes built during the 1950s through the 1970s fill adjacent blocks along narrow residential streets to the east, north, and west.

The Larkin Home for Children buildings are set on a landscaped rectangular parcel bounded by Larkin Avenue on the south, N. Melrose Avenue on the east, Wolff Avenue on the north, and N. Clifton Avenue on the west. The buildings are concentrated on the southern portion of the site, flanked by a grassy lawn and dotted with clusters of mature deciduous trees. Two driveways provide access to the site. To the south of the Main Building, a crescent-shaped paved driveway leads from Larkin Avenue to the front of the Main Building. A secondary paved driveway from the west elevation and Clifton Avenue runs behind the Main Building to a paved parking lot and connects to N. Melrose Avenue to the east. To the north of the Hospital Building is a wide, lawn, predominantly open at the center, with limited trees along the western edge of the site and a non-historic dormitory along the eastern edge.

The grade of the site slopes down from the southern edge to the north, significantly limiting views of the site's northern end from Larkin Avenue.

Exteriors – Contributing Structures

Main Building

The three-story brick Main Building was constructed in 1912. The building faces south and has a rectangular footprint, a full basement, a symmetrical façade, and a hipped roof with dormer windows; a shed dormer tops the north elevation. The primary façade has seven bays on the first and second stories, while the east and west elevations are divided into three bays. A nearly full-width one-story brick porch spans the center of the primary (south) façade. A small two-story brick addition with a square footprint and a hipped roof was constructed on the Main Building's northeast corner in 1934. Two modern metal fire escapes are affixed to the north elevation. A shallow, brick shed projects from the north elevation.

The Main Building features full-height brick quoining at the corners, symmetrically arranged fenestration, and a stone belt course between the basement and first story that continues along all elevations. A wood dentiled cornice and shallow eaves with wood modillions ornaments the primary façade and secondary elevations. All window bays feature stone sills and flat arch lintels with brick voussoirs and a stone keystone. A majority of the window infill is historic wood windows. Almost all window openings are covered with plywood boards and vandals have damaged most of the building's windows. A brick chimney rises from the northwest side of the building.

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Hospital Building

The Hospital was constructed from 1925 through 1926 and is located to the northwest of the Main Building. A paved asphalt driveway with integrated parking runs between the Main Building and the Hospital. The one-story brick Hospital has a rectangular footprint with a basement, a symmetrical façade, and a hipped roof with asphalt shingles. The primary (south) façade of the Hospital has seven bays, while the east and west elevations have two bays. A brick chimney rises from the rear slope of the roof. A stone water table ornaments the building on all elevations. Punched, regularly spaced rectangular window openings are found on all elevations. Window infill includes non-historic windows.

Garage

The east elevation of the garage, facing North Melrose Avenue, contains three garage openings, infilled with replacement metal roll-down doors. Brick piers divide the openings. The north, west, and south elevations are only minimally visible, as the garage is built into the slope of the ground. A portion of the garage's concrete base is visible above the ground.

Interior – Contributing Structures

Main Building

The Main Building retains characteristic features of the historic layout and historic finishes on all floors, such as the overall plan, plaster partitions, and wood trim and doors. The building was converted to administrative offices for the organization around 1966. Each floor is organized into east and west halves on either side of a central stair hall extending the depth of the building from north to south. A secondary stair runs parallel to the main stair. Both sets of stairs have shallow landings, and wood treads and balusters.

The basement has a central stair hall, located off of what is the secondary stair on the upper floors. Both halves of the basement are divided evenly by masonry walls into quadrants. The southwest quadrant is divided into four storage rooms, some finished with CMU, which appear to be a later addition. The northwest quadrant has two storage spaces and the main boiler room with an auxiliary exterior entrance. The northeast quadrant has the secondary stair at its west end, followed by two storage rooms and an auxiliary entrance through the 1930s addition on the building's northeast corner. The southeast quadrant is one large storage room with an auxiliary entrance on its east wall. A large storage room with shelving is also located beneath the front porch along the building's south side. Historic finishes include exposed brick walls, concrete floors, and metal fire doors. Many rooms were subdivided after the initial construction of the building and were finished with vinyl tile floors.

The first floor retains its basic historic floor plan, with some alterations to the plan of the rooms to the southeast. The central hall has a vestibule at the south end and a main stair at the north end, which is separated from the hall by a non-historic partition with twin doors. The west half is divided into two quadrants with additional later partitions. The southeast quadrant was formerly a large room but is subdivided with temporary partitions into a corridor with four smaller adjoining offices. To the north, the northeast quadrant is a larger lunchroom space that connects to a 1930s kitchen addition at the building's northeast corner. The west half is comprised of a second large room that is subdivided into a main conference room to the west side and two small reception rooms on the east side. The conference room extends the depth of the building along the west wall and features an original brick-front fireplace mantle centered on the west wall.

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Historic finishes remain including door and window frames, wood floors, and select wood doors. Non-historic finishes are also present, including vinyl floors, baseboard heating units, non-historic partitions, and non-historic door infill.

The second floor is similarly organized to the first, with a central stair hall. The west half is accessed by an L-shaped corridor that extends west and then turns northward, connecting a series of six offices on the building's perimeter. The east half contains a large conference room that extends the depth of the building along the east wall, with the enclosed secondary stair at the northwest corner of the space and an office at the southwest corner. An office located in the 1950s second-floor addition on the building's northeast corner connects to the east half. Historic finishes include wood window and door surrounds and wood built-in cabinets. Non-historic finishes include carpet and vinyl flooring, baseboard heating units, dropped ceiling tiles, wood wainscot and wall paneling, and non-historic partitions.

The third floor is also organized around a central hall that runs east-west from the stair hall. A second corridor was created to the south in the west half that connects later subdivided rooms. Offices are located to the south, east, and west of the stair corridor. Historic finishes include wood window surrounds, wood door surrounds, wood doors, wood baseboards, and sloped roofs, following the line of the exterior dormers. Non-historic finishes include vinyl tile floors, dropped ceilings, fluorescent lights, and non-historic partitions.

Hospital Building

The one-story and basement Hospital building retains its basic historic layout and open circulation plan. The small building's layout features interconnected rooms with no central circulation corridors. Some non-historic partitions were constructed to subdivide the historic spaces. Historic finishes remain and include a fireplace and brick mantel surround, wood built-in cabinets, simple wood window surrounds, plaster walls, and wood baseboard and ceiling trim. Non-historic finishes include carpet and vinyl tile flooring, dropped ceiling tiles, and non-historic partitions.

Garage

The single-story garage is a utilitarian space with concrete floors and exposed brick walls.

Work and Impact on Feature

**** This is a phased rehabilitation project. Descriptions of Phase 1 work are included in this submission.**

The Larkin Home for Children, specifically the Main Building and Hospital Building, will be rehabilitated for affordable housing with integrated supportive housing services. The Main Building will accommodate 6 studio and 5 one-bedroom units and the Hospital Building will house the manager's unit.

The extant metal trailer (photos 93-98), single-story garage (photos 99-102), and non-contributing dormitory (photos 103-114) will be removed from the site.

The north portion of the site will be developed with 12, new multi-unit buildings, landscaping, and a parking lot. The new construction will be compatible with the surrounding residential construction.

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The rehabilitation will be undertaken in two phases:

Phase 1

**** This Part 2 submission includes scope of work for both Phases 1 and 2.**

Site

The single-story garage will be removed from the site.

The existing, non-contributing metal trailer and dormitory building will be removed.

Existing hardscape, including the crescent-shaped drive on the south elevation of the Main Building and the existing parking lot on the north side of the Main Building, will be retained and repaved as necessary.

New landscape features will be added, particularly between the Main Building and the new construction to the north to limit views of the new construction from Larkin Avenue.

To compensate for grade changes, new low-slope ramps will be added to connect the north half of the site to the Main Building.

As noted below, Phase 2 will include the addition of new residential buildings to the rear (north) of the Larkin Home's Main Building and Hospital. To allow for this new construction, the applicant will demolish the 1972 dormitory (construction after the end of the site's period of significance) and prepare the north end of the site for new construction.

**** The applicant requests NPS' conceptual approval for the north new construction – more detailed drawings of the new construction will be submitted in Phase 2.**

Exterior

Main Building

Exterior elements of the Main Building, including brick, wood, and stone, will be retained and cleaned and repaired as necessary.

Historic windows will be retained and repaired as necessary. Existing doors will be retained and repainted.

The existing fire escapes on the north side of the building will be removed. A new, code-compliant fire escape will be installed in the same locations as the existing.

A new elevator overrun will be installed on the north side of the roof. The overrun will be minimally visible from the north elevation.

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Seven new ground mounted condenser unit will be installed at the north side of the building.

Hospital Building

Exterior elements of the Hospital Building, including brick and stone, will be retained and cleaned and repaired as necessary.

The existing windows will be retained and repaired as necessary. Existing doors will also be retained and repainted.

The roof will receive new layers of sheathing and asphalt shingles. The existing brick chimney will be retained and repaired with new brick to match the existing.

One new ground mounted condenser unit will be installed at the east side of the building.

Garage

The garage will be removed from the site. The building contains very little historic fabric and is constructed in the side of the site's grade change, leaving very little of the structure exposed or visible. The removal of the garage will not have a significant impact on the historic character of the overall site.

Interior

Main Building

Historic finishes and features will be retained at the Main Building interior. The building's overall floor plan will also be retained, with modifications to the existing corridors.

The lower level through third floor will be rehabilitated for residential units and supportive housing services. Primary spaces, including the entrance foyer, first floor community room, and corridors will be retained. Historic finishes on the first through third floors, including wood trim and floors, and ceilings will be retained and repaired. Wood built-in cabinets and wood doors will be salvaged for potential reinstallation. Non-historic finishes including carpet, vinyl tile floors, electric baseboard heaters, non-historic cabinets, exposed lighting and conduit, and dropped acoustical tile ceilings will be removed. In the basement, areas of exposed, painted brick will be retained. Non-historic finishes including vinyl tile floors, will be removed. New finishes will be compatible with the historic character of the floors. All pipes, ducts, and conduit will be concealed on floors one through three.

The primary stair to the west will be retained. The secondary stair to the east will be removed. A new elevator running from the basement to the third floor will be installed in the former location of the secondary stair.

All new MEPs, including ducts, pipes, and conduit, will be concealed in the basement, first, second, and third floors.

Hospital Building

Historic finishes and features will be retained at the Hospital Building interior. The building's overall floor plan will also be retained.

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The first floor will be rehabilitated to function as the manager’s suite. The former, open reception room will be retained as an open volume. The historic location of the fire place will also be retained. The spaces to the east and west will be divided for bedrooms, a bath, and kitchen.

Historic finishes, including a fireplace and brick mantel surround, wood built-in cabinets, simple wood window surrounds, and wood baseboard and ceiling trim will be retained. New finishes will be compatible with the historic character of the building.

Phase 2

The Phase 2 scope of work will include site improvements and new construction.

As of now, no additional work is planned for the exterior or interior of the Main Building or the Hospital Building.

Site Work and New Construction

The north portion of the site will be developed with 12, new multi-unit buildings, consisting of a mix of 2-story 2 and 4 unit buildings. The new construction will be held an appropriate distance from the historic Main and Hospital Buildings, to allow these buildings to read as they did historically. The new construction will be compatible with the surrounding residential construction.

Enclosed are elevations of the new construction for NPS review and approval.

Photos: All
Drawings: All

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Item #2

Architectural Feature: Site Work – Phases 1 and 2

Date of Feature: 1912; 1925; 1964; 1970s

Existing Feature and Condition

Historically located on the outskirts of Elgin, the Larkin Home for Children maintains its large open lot.

The primary (south) elevation of the property, viewed from Larkin Avenue, features the historic Larkin Home for Children buildings. The terrain slopes down from south to north, limiting the visibility of the rear (north) portion of the property from Larkin Avenue. The south, east, and north edges of the property are lined with concrete pedestrian sidewalks and concrete curbing.

The Larkin Home for Children’s Main Building, constructed in 1912, is situated at the center of the south portion of the lot, facing Larkin Avenue. The Main Building is fronted by an asphalt paved crescent-shaped drive, a historic design feature of the site. Several mature deciduous trees dot the grass lawn on this portion of the property. Two short non-historic brick piers with concrete caps are situated at the center of the south edge of the property; the piers supported a non-historic marquee sign that was removed after the institution closed in 2013.

The property’s Hospital, constructed in 1925-1926, and a non-historic metal trailer are located to the northwest of the Main Building. An east-west oriented asphalt paved driveway with abutting paved vehicular parking slots along its north edge runs between the Main Building and the Hospital, connecting Clifton and Melrose Avenues. A non-historic concrete pathway leads between the Hospital and the metal trailer.

A brick garage constructed in 1964 is situated to the northeast of the Main Building. It sits almost entirely below grade with three vehicular bays facing east toward Melrose Avenue. Curved concrete retaining walls flank the east façade of the garage. A non-historic dormitory is situated on the east side of the rear portion of the property. Non-historic concrete pathways lead from the driveway to the metal trailer and the dormitory.

The rear portion of the property is undeveloped. It currently retains an open grass lawn sparsely dotted with deciduous trees.

The surrounding residential area was developed from the early through the mid-twentieth century. Early twentieth century houses are located to the south of the property while single-family Ranch houses built from the 1950s through the 1970s fill adjacent blocks along narrow residential streets to the east, north, and west. Larkin Avenue, a wider arterial road that bounds the southern edge of the property, runs at a slight southwesterly angle relative to the area street grid. Larkin Avenue is characterized with houses set between commercial establishments and religious facilities with paved parking lots. To north of the nominated property is a large landscaped block occupied by a one-story brick elementary school built in the 1970s.

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Work and Impact on Feature

Phase 1

The existing open, green spaces and trees will be retained. The existing, curved drive on the south elevation will be retained in location and shape and repaved with crushed gravel.

New low-slope, concrete-paved ramps will be installed to the north of the Hospital Building, connecting the north portion of the site to the Main Building. This ramp will allow for access to the southern portion of the site, while accommodating the site's changing grade. The existing parking spaces to the rear (north) of the Main Building will be retained and repaved as necessary, with two fewer parking spaces due to the creation of the new ramp.

New site signage and lighting will be added as required. The lighting and signage will be in keeping with the historic character of the building.

The non-contributing metal trailer and dormitory building will be removed from the site.

The existing single-story garage is proposed to be removed from the site. The garage, while constructed within the period of significance, does not contribute broadly to the history or residential character of the Larkin Home for Children. The garage is also not marked by any significant, historic finishes or features, as it is clad in modern brick and is not highly visible from the surrounding constructed within the slope of the site.

New landscape features will be added, particularly between the Main Building and the new construction to the north to limit views of the new construction from Larkin Avenue.

Phase 2

Proposed work will respect the historic character of the existing Larkin Home for Children and its setting. The existing massing and footprint of the building will be retained.

A new curb cut and driveway will be cut on the east side of the site off N. Melrose Avenue. The driveway will lead to a new 61 space parking lot. At the center of the parking spaces will be a green space. Trash enclosures will be provided within the parking area.

New trees and ornamental plants will be added throughout the site. The landscaping will be in keeping with the historic, residential character of the site.

Phase 2 – New Construction

As discussed in Phase 1's scope, the 1964 garage and 1972 dormitory will be removed to accommodate new construction north of the Main Building and Hospital. The undeveloped north portion of the site will be developed with 12, new multi-unit buildings, consisting of a mix of 2-story 2 and 4 unit buildings. Enclosed are elevations of the new construction for NPS review and approval.

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Due to their distance from busy Larkin Avenue and the downward slope of the Larkin Home site from the Main Building northward, the proposed new two-story buildings at the north end of the site will not impact the most important view of the Larkin Home from Larkin Avenue and will not impact the historic character of the site. The design of the new construction is compatible with the low-rise single-family residential character of the surrounding neighborhood, and has been developed with considerable input from the City of Elgin.

The new construction will be held an appropriate distance from the historic Main and Hospital Buildings, to allow these buildings to read as they did historically. The site also slopes significantly down to the north, rendering site lines of the new construction considerably diminished from the Main Building and Hospital Building. The new construction will be compatible with the surrounding residential construction.

Photos: 1-10, 93-108
Drawings: Main Building Set – Sheets A0.1, A0.2 and L1
 New Construction Package

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Item #3

Architectural Feature: Exterior – Main Building and Hospital Masonry and Other Façade Features – Phases 1 and 2

Date of Feature: 1912; 1925; 1964; 1970s

Existing Feature and Condition

Main Building

Brick is the primary cladding material used on all elevations of the Main Building. Multi-hued face brick with red, orange, and brown tones is found on all elevations. The brick is laid in a common bond pattern with reddish tinted mortar. The corners of the building feature decorative brick quoining. Window and door openings punctuate the brick cladding on all elevations and splayed brick lintels cap each window opening. A broad brick porch with brick piers and wood flooring is affixed to the south elevation.

The brick is generally in good condition and appears to have been repointed. Some mortar loss is apparent on the four brick porch piers. Limited replacement brick is evident around a basement doorway on the east elevation.

Limited applications of stone are used on all elevations, including limestone water table cap, sills, and keystones.

Dormers are generally clad in non-historic horizontal clapboards. A wood dentil course runs above the dormers. Wood eaves and cornices with scroll cut brackets are in generally good condition, with areas of damage and the northwest, northeast, and south elevations.

Metal downspouts and non-historic lights are attached to the brick on all elevations. Non-historic conduit and vents are attached to and penetrate the brick on the east and north elevations. Non-historic signage is also attached to the brick.

Two metal fire escapes are attached to the north elevation.

Hospital Building

Brick is the primary material used on all elevations of the Hospital. Multi-hued face brick with red, orange, and deep purple tones is found on all elevations. The brick is laid in a common bond pattern with reddish tinted mortar. At the eaves, two courses of brick project slightly and support the historic copper rain gutter. Window and door openings punctuate the brick cladding on all elevations. One basement window opening is infilled with non-historic brick. Cast-stone replacement sills are at the base of each window opening. A concrete water table is visible and stands up to two feet above the ground level in some places. It has a smooth finish, with some cracks around basement windows and limited spalling.

The brick is in generally good condition with areas of mortar loss on the north and south elevations.

Metal downspouts are attached to all elevations, including some historic copper downspouts. A non-historic wood stair and porch is attached to the brick on the north elevation.

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Work and Impact on Feature

Phase 1

Main Building

The Main Building's brick and stone masonry will be retained, repaired, replaced, and repointed as necessary. Stained or soiled areas will be selectively cleaned where necessary. The gentlest means necessary will be employed to carry out the cleaning program.

Damaged brick or stone will be repaired or replaced where necessary to match the original condition. Replacement brick will match the historic brick in color, texture, and unit size. Select areas of the brick will be repointed with mortar matching the historic in terms of color, texture, width, and profile. The wood dentil course will be retained and repainted, as needed. Any damaged areas of wood soffit will be repaired or replaced in-kind.

The existing porch will be retained and repaired. New lighting will be installed. The existing wood floor will be retained, repaired, and repainted.

Non-historic conduit, electrical boxes, and other non-historic features will be removed from the façade. New exterior signage, lighting, outlets, and exposed conduit will be installed, similar to the existing.

The existing fire escapes on the north elevation of the building will be removed. Two, new, code-compliant fire escapes will be installed in the same location and configuration. The fire escape will have a metal stair and railing. Some existing building lighting may be retained, as needed.

Hospital Building

The Hospital Building's brick and stone masonry will be retained, repaired, replaced, and repointed as necessary. Stained or soiled areas will be selectively cleaned where necessary. The gentlest means necessary will be employed to carry out the cleaning program.

Damaged brick or stone will be repaired or replaced where necessary to match the original condition. Replacement brick will match the historic brick in color, texture, and unit size. Select areas of the brick will be repointed with mortar matching the historic in terms of color, texture, width, and profile. The concrete water table will be cleaned and patched to match the original concrete, or replaced with new concrete.

Non-historic conduit, electrical boxes, and other non-historic features will be removed from the façade. New exterior signage, lighting, outlets, and exposed conduit will be installed, similar to the existing.

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Phase 2

No additional work is planned at this time for Phase 2 for the Main Building or the Hospital Building.

Photos: 11-24, 76-80

Drawings: Main Building Set – Sheets A5.1-A5.4, EC1.4-EC1.7
 Hospital Set – A5.1

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Item #4

Architectural Feature: Exterior - Main Building and Hospital Entries – Phases 1 and 2

Date of Feature: 1912; 1925; 1964; 1970s

Existing Feature and Condition

Main Building

The Main Building retains six entrances in their historic locations on the south, east, and north elevations. It also retains four upper level fire escape doorways on the north elevation.

The historic and current primary entrance is centered on the south elevation off the main front porch. It features an original wood entrance surround with wood multi-light sidelights and a fanlight transom. The door infill is a pair of non-historic wood doors with large central glazed panels.

The east elevation has two basement entrances and a first-floor secondary entrance to the former kitchen. The two basement doorways retain historic wood raised panels doors, while the first-floor door is a modern non-historic replacement wood door.

Along the north elevation are three secondary entrances and four fire escape doors. All three secondary entrances contain non-historic metal doors. Two fire escape doors on the second level retain historic infill comprised of single wood paneled and glazed doors with multi-light sidelights and transoms. Two fire escape doors at the third level have non-historic metal doors with historic three-light transoms.

Hospital Building

The Hospital Building retains three entrances in their historic locations on the south and north elevations. The primary entrance is located on the south elevation and is comprised of a wood door with a solid flat bottom panel and a glazed upper panel set in a wood frame with original wood frame sidelights separated by brick piers. The north elevation retains an original wood raised panel basement door. A secondary door at the first-floor features a non-historic glazed metal door.

Work and Impact on Feature

Phase 1

Main Building

All six entrances will be retained across the Main Building. Existing door infill will be retained and repaired as necessary.

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Hospital Building

All three entrances will be retained across the Hospital Building. Existing door infill will be retained and repaired as necessary.

Phase 2

No additional work is planned at this time for Phase 2 for the Main Building or the Hospital Building.

Photos: 12, 13, 16, 18, 19-22, 76-79

Drawings: Main Building Set – Sheets A5.1-A5.4, EC1.4-EC1.7
 Hospital Set – A5.1

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Item #5

Architectural Feature: Exterior - Main Building and Hospital Windows – Phases 1 and 2

Date of Feature: 1912; 1925; 1964; 1970s

Existing Feature and Condition

Main Building

The majority of windows on the building are original, with few non-historic replacements. All original windows are wood, double-hung, sash with multi-light upper sashes and single lower sashes. Windows in the dormers contain wood tracery elements. All windows are covered with painted plywood, with the exception of several windows on the third floor. Non-historic replacements are limited to basement windows and include metal louvered vents and one-over-one windows. Basement windows are single sash, and appear to be either top- or side-hinged.

Historic brick molds remain at window openings.

Hospital Building

All windows on the building are one-over-one, non-original wood sash windows. First floor windows are painted, double-hung, one-over-one, sash, while basement windows are three-light, fixed windows. Some basement windows are boarded over with plywood. Several first-floor windows are covered by exterior non-historic aluminum storm window frames.

Historic square brick molds with a beaded corner remain at window openings.

Work and Impact on Feature

Phase 1

Main Building

All original wood sash windows will be retained and repaired. Existing loose paint will be scraped from the wood and the wood will be assessed for condition. Any damaged or missing pieces will be repaired or replaced in-kind. Damaged glazing will be replaced.

Plywood boards will be removed from windows and the condition of sashes and glazing will be evaluated.

On the north elevation, one window at the second floor will be blocked from the interior to accommodate the new elevator shaft. The applicant explored ways to pull the elevator shaft away toward the south to prevent any interference with windows, but this would create an unusable and inaccessible shaft of space, that would present maintenance and issues. The proposal to block one window is the best solution. The window is on the north (rear) elevation of the building and will still read as an historic window opening, re-glazed with etched glass.

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Hospital Building

Existing windows will be retained and repaired. Any loose paint will be scraped and wood will be assessed for condition. Damaged or missing pieces will be repaired or replaced in-kind. The windows will be repainted.

Existing aprons and sills will be repaired.

New insect screens will be installed as required.

Phase 2

No additional work is planned at this time for Phase 2 for the Main Building or the Hospital Building.

Photos: 11, 15-17, 19-22, 76-80

Drawings: Main Building Set – Sheets A5.1-A5.4, EC1.4-EC1.7
 Hospital Set – A5.1

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Item #6

Architectural Feature: Exterior - Main Building and Hospital Roofs – Phases 1 and 2

Date of Feature: 1912; 1925; 1964; 1970s

Existing Feature and Condition

Main Building

The Main Building has a hipped roof and gabled dormers. There are three dormers along the south elevation, single dormers along the east and west elevations, and a single shed dormer that extends nearly the width of the north elevation. Two brick chimneys penetrate the edge of the roof at the northwest corner and along the eastern edge. The roof's deep overhanging eaves are finished with a bracketed and dentiled wood cornice with an integrated rain gutter. The roof is clad in non-historic asphalt roofing shingles. Various ducts and flues penetrate the roof. The roof is in good condition, having been replaced within the last five years.

The front porch and the single-story kitchen addition on the east elevation have flat roofs with a non-historic roofing membrane.

Hospital Building

The Hospital Building has a shallow pitched hipped roof that is penetrated by a single brick chimney on the north side. Pipes also penetrate the roof. The roof has no eaves and ends at an original copper gutter that encircles the building. Fragments of copper downspouts are attached to the building but are not in working order.

The roof is clad in non-historic asphalt roofing shingles.

Work and Impact on Feature

Phase 1

Main Building

The Main Building's historic roofline will be retained and repaired (with new architectural shingles installed) with flat roof membrane and flashing replaced where necessary. The dormers will be retained, repaired, and repainted, as needed.

A new elevator overrun will be installed on the north side of the roof to accommodate the new elevator shaft running to the third floor.

Hospital Building

The Hospital Building's historic roofline will be retained and repaired.

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All existing, non-historic asphalt shingles will be removed. A new 5/8" roof sheathing will be added. A new ice and water shield will be added up to 3' from the exterior wall and new architectural shingles will be installed.

Stub portions of the copper downspouts will be removed. New aluminum downspouts will be installed. The existing copper gutter below the soffit will be retained.

Phase 2

No additional work is planned at this time for Phase 2 for the Main Building or the Hospital Building.

Photos: 11, 20, 76, 78

Drawings: Main Building Set – Sheets A2.5, A5.1-A5.4, EC1.4-EC1.7
 Hospital Set – A5.1

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Item #7

Architectural Feature: Interior - Main Building and Hospital Stairs and Elevators – Phases 1 and 2

Date of Feature: 1912; 1925; 1964; 1970s

Existing Feature and Condition

Main Building

The Main Building contains two U-shaped stairs separated by an interior wall. The primary stair is a wide central stair that begins at the north end of the first-floor central hallway and runs through the third floor. One flight leads down to the secondary rear door and the ground floor. A narrow secondary stair to the east of the main stair connects all floors.

The main stair has wood treads and risers with a non-historic vinyl covering. The historic original railings have square balusters with a flat handrail and square newel posts with peaked caps. Non-historic beadboard wainscoting lines the wall of the main stair. Exposed pipes and conduit run throughout the stair.

The secondary stair has wood treads and rises with similar railings systems to the main stair. All stairs have smooth plaster ceilings.

There is no elevator in the building.

Hospital Building

There are no stairs or elevator inside the Hospital Building.

Work and Impact on Feature

Phase 1

Main Building

The primary stair will be retained and repaired and extended to the basement. The non-historic beadboard wainscoting will be removed and the existing plaster will be repaired and repainted, or where beyond repair the plaster will be covered in new drywall. The non-historic fire separation doors flanking the stair halls will be removed from the second and third floors to create accessible corridors.

Perimeter walls at the center stair from the first floor up to the third floor will be left unfurred with original lath and plaster repaired, or drywall installed where plaster is beyond repair, and original wall, window and door trim left in place and painted.

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The secondary stair will be removed. Historically this stair was secondary to the larger, more formal stair to the west. This stair contains no significant historic finishes or features. In the location of the former secondary stair, a new elevator will be installed to provide accessibility to the basement through the third floor. This is the least obtrusive location in the building for a proposed new elevator and causes very minimal impact to the historic floor plan of the building.

Hospital Building

There are no stairs or elevator in the Hospital Building.

Phase 2

No additional work is planned at this time for Phase 2 for the Main Building or the Hospital Building.

Photos: 25, 39, 40, 45, 47, 59, 60, 68

Drawings: Main Building Set – Sheets A1.0-A1.3, A2.1-A2.4, A3.0-A3.3, EC1.0-EC1.3

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Item #8

Architectural Feature: Interior - Main Building and Hospital Basements – Phases 1 and 2

Date of Feature: 1912; 1925; 1964; 1970s

Existing Feature and Condition

Main Building

The basement is subdivided by masonry walls into utilitarian storage and mechanical rooms, a crawl space, and an office. A square hall sits at the center of the floor, but no central circulation corridors connect each of the subdivided rooms. The secondary stair connects to the basement at the north side of the floor. The 1930s kitchen addition is connected to the east side. Two exterior entrances are located on the east side of the floor.

Historic finishes include painted brick walls, concrete floors, flat plaster ceilings, and metal fire doors. Mechanicals are hung from the ceiling and exposed in some areas. Several rooms were subdivided with non-historic temporary partitions after the initial construction of the building and were finished with non-historic vinyl tile floors. Finishes are in poor condition.

Hospital Building

The basement is accessed from the exterior by a door centered on the north elevation. The floorplan is open, interrupted only by a central row of square concrete posts. Floors and ceilings are a mix of exposed and painted concrete. Walls are comprised of painted brick and CMU block. Exposed pipes and conduit are attached to and penetrate the walls and ceiling.

Work and Impact on Feature

Phase 1

Main Building

The Main Building basement will be rehabilitated for residential amenity and back-of-house mechanical spaces. The eastern side of the space will contain a new central stair and elevator lobby and corridor to the east, leading to a tenant gym, laundry facility, group meeting room, and two toilet rooms. The spaces to the west of the stair and elevator lobby will be used for a tenant library/computer lab, tenant storage, and mechanical rooms.

Historic, utilitarian finishes, including concrete floors, painted brick walls, and flat plaster ceilings will be retained. Non-historic finishes will be removed, including vinyl tile floors and dropped acoustical tile ceilings. New finishes will be installed, including luxury vinyl tile, rubber tile, and modular carpet flooring, new gypsum board installed over existing plaster ceilings, and new paint on existing painted brick walls. Exterior walls will be insulated and finished in drywall in the new Gym, Meeting Room, and Computer Lab/Library.

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Hospital Building

The Hospital basement will retain its utilitarian finishes and will be used for storage to serve the management unit. A new, conventional gas-forced air furnace and associated ductwork will be installed to connect to grilles and vents on the first floor to allow for the transfer of air.

Phase 2

No additional work is planned at this time for Phase 2 for the Main Building or the Hospital Building.

Photos: 25-30, 91, 92

Drawings: Main Building Set – Sheets A1.0, A2.4, A3.0, EC1.0

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Item #9

Architectural Feature: Interior – Main Building and Hospital First Floors – Phases 1 and 2

Date of Feature: 1912; 1925; 1964; 1970s

Existing Feature and Condition

Main Building

The first floor retains its historic floor plan. The central hall has an entrance vestibule at the south end and a main circulation stair at the north, separated by a non-historic partition with twin doors. The secondary stair is located to the east. Modern offices are found to the west of the entrance vestibule and off a single-loaded corridor to the south of the entrance vestibule. Other spaces throughout the floor, including the community room to the west, former lunch room and kitchen to the east, are not connected by a central circulation corridor.

Some historic finishes remain in select locations throughout the floor, including wood door and window enframements and wood trim. The entrance vestibule features a set of wood double-leaf doors set within a historic door surround with a wood frame elliptical fanlight and twelve-light sidelights. The historic, primary space of the first floor community room retains historic wood floors, wood, trim, and a fireplace with brick mantel surround. The former kitchen space retains a set of cabinets on one wall with a counter.

Non-historic finishes are also present, including vinyl floors, ceramic tile floors in the entrance vestibule, baseboard heating units, dropped ceilings and acoustic tiles, exposed insulated pipes, exposed conduit, non-historic partitions, and non-historic door infill. Non-historic shelving is also found in the addition to the east.

Finishes are in poor condition in some areas due to water infiltration and vandalism.

Hospital Building

The first-floor of the Hospital Building retains its basic historic layout and open circulation plan. The small building's layout features interconnected rooms with no central circulation corridors. Historic finishes remain and include a fireplace and brick mantel surround, a wood built-in cabinet, simple wood window surrounds, plaster walls, and wood baseboard and ceiling trim. Non-historic finishes include carpet and vinyl tile flooring and dropped ceilings.

Work and Impact on Feature

Phase 1

Main Building

The entrance vestibule and first floor of the Main Building will be rehabilitated for residential use and supportive housing services.

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The basic floor plan will be retained. The primary entrance will be located off the entrance vestibule on the south side of the building. The vestibule will be expanded to connect to the primary stair to the north, through the removal of the non-historic interior doors and partitions. The corridor wall will be retained.

The non-historic offices to the east of the central entrance vestibule will be reconfigured and new partition walls be constructed for use as a residential unit.

The offices to west of the of the central entrance vestibule will be retained and refurbished with new floor, wall, and ceiling finishes for continued use as offices. Care will be taken to uncover and retain exposed the historic decorative stenciling that lines to the top of the reception room walls.

The primary space of the community room at the far west side of the building will be retained in volume and reused as a community space.

The former kitchen and lunch room spaces to the northeast will be reconfigured for a residential unit. New partitions will be constructed to create one-bedroom unit with a kitchen and bathroom. The lunch room's west cabinetry will be moved to the room's new south wall but will be kept within the original lunch room.

In the first floor community room, historic wood floors, wood window and door enframements, wood trim will be retained and repaired.

Perimeter walls at the first floor community room and at the center stair from the first floor up to the third floor will be left unfurred with original lath and plaster repaired, or drywall installed where plaster is beyond repair, and original wall, window and door trim left in place and painted (see **Main Building Set Sheet A2.4, detail D15-2**).

Within all other spaces on the first floor, the applicant proposes to fur out the perimeter walls in new insulated drywall and to replace existing trim with new wall, window, and door trim to match. This scope will preserve the historic residential character of the building, while addressing energy code requirements and lead abatement. Lead abatement, including the removal of existing casing, treating the wood for lead removal, and reinstallation in the building are cost-prohibitive for this applicant. (see **Main Building Set Sheet A2.4, detail D15**).

The counter and cabinets in the former kitchen space will be retained for reinstallation within the building. Non-historic finishes of vinyl tile floors, baseboard heaters, and acoustical dropped ceiling tiles will be removed. The non-historic tile floor in the entrance vestibule will be retained and the logo will be removed and replaced with new tile. The non-historic shelving unit in the addition to the east will be removed.

New luxury vinyl tile flooring will be installed in common areas, corridors, and in common areas within the units. A vinyl plank tile is proposed for the corridors, due to the need for the corridor flooring to properly meet the height of the stair treads. Installation of a wood or an engineered wood floor would lead to an uneven condition with at least 1/2" different between the corridor flooring and the stairs. A porcelain tile will be installed in the bathrooms. Modular carpets will be installed in the offices.

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New gypsum board ceilings will be dropped throughout the corridors and new units to conceal mechanical equipment. The ceilings will be installed to hold as tightly to the historic height as possible. New ACT panel ceilings will be added to the office and reception area to the east of the community room to dampen sound and provide privacy for these spaces.

New VRF, ductless units will be installed within wall chases throughout the first floor. The new chases will have vents to expel air. These will not cross in front of windows and will not damage historic fabric.

Hospital Building

The first floor of the Hospital Building will be rehabilitated for residential use as the manager's suite.

The main entry room will be retained with a large new wall opening created at the west wall and the east angled bedroom entry walls rebuilt with the original angled walls referenced in a soffit above. New partition walls will be constructed for two bedrooms, a bathroom, and closets.

Historic finishes will be retained, including wood window and door enframements, wood trim, the brick fireplace and mantel surround, and the entry room's northwest wood cabinetry.

New kitchen counters will be installed along the north (rear) wall. Where kitchen counters intersect with lower north window sills, the higher counters will be recessed and the vertical returns down to the window sills painted a dark color to limit visibility of the counters from outside.

Within the Hospital, the applicant proposes to fur out the perimeter walls in new insulated drywall and to replace existing trim with new wall, window, and door trim to match. This scope will preserve the historic residential character of the building, while addressing energy code requirements and lead abatement. Lead abatement, including the removal of existing casing, treating the wood for lead removal, and reinstallation in the building are cost-prohibitive for this applicant. (see **Main Building Set Sheet A2.4, detail D15**).

New gypsum board ceilings will be installed against the existing plaster ceilings.

A new, conventional gas-forced air furnace and associated ductwork will be installed in the basement, as discussed above in the "Basement" section. New grilles will be installed in the floor of the first floor to allow for the transfer of air.

Phase 2

No additional work is planned at this time for Phase 2 for the Main Building or the Hospital Building.

Photos: 31-43, 81-90

Drawings: Main Building Set – Sheets A1.1, A2.1, A2.4, A3.1, EC1.1

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Item #11

Architectural Feature: Interior – Main Building Second and Third Floors – Phases 1 and 2

Date of Feature: 1912; 1925; 1964; 1970s

Existing Feature and Condition

Main Building - Second Floor

The second floor is organized similarly to the first-floor around the central stair hall. A shallow, L-shaped corridor extends to the west and north from the primary stair. Former bedrooms turned to offices are located at the perimeter. To the east of the primary stair hall is the secondary stair, a small office, and a large conference room and office beyond, located in the 1930s addition.

Historic finishes include wood window and door surrounds, some historic wood doors, and flat plaster ceilings. Non-historic finishes include carpet and vinyl flooring, plywood doors, free-standing cabinet furniture, baseboard heating units, exposed insulated pipes, surface-mounted conduit, dropped ceilings, wood wainscot and wall paneling, and non-historic partitions.

Main Building - Third Floor

The third floor is also organized around the central stair hall. A corridor runs from west to east and jogs to the south at the west end. Perimeter spaces include former bedrooms converted to office spaces. The 1930s addition does not extend to the third floor.

Historic finishes include wood window surrounds, wood door surrounds, wood doors, wood trim, and sloped ceilings, following the line of the exterior dormers. Non-historic finishes include vinyl flooring, baseboard heating units, dropped ceilings, fluorescent lights, non-historic partitions, replacement door infill, and surface-mounted concealed cables and conduit.

Work and Impact on Feature

Phase 1

The Main Building's second and third floors will be rehabilitated for residential use and supportive housing services.

The existing west-east running corridor will be retained on the second floor and reconstructed on the third floor to lead from the primary stair and new elevator lobby to perimeter spaces. The applicant explored retaining the existing corridor on the third floor but found that the location of corridor wall on the third floor relative to the stair wall does not meet code for the approach to the door, which would require the reconfiguration of the stair wall. The applicant is proposing to retain the stair wall and reconstruct the corridor, in generally the same location and configuration as the existing.

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Perimeter spaces will be reconfigured for residential units. New partitions will be constructed to create one-bedroom and studio units with kitchens and bathrooms.

A built-in cabinet in the former southwest nurse's room will be relocated and reinstalled in a new 2nd floor unit. Utilitarian recessed shelving found in two east service rooms will not be replicated.

In the corridors, existing plaster walls will be retained on the second floor. On the third floor, new gypsum board partitions will be installed. Historic wood door casings will be retained or reinstalled to match the historic configuration. Historic corridor doors will be salvaged and reinstalled within new unit door openings. The doors will be fire-rated on the interior side.

At the majority of the 2nd floor which has no historic perimeter trim, the applicant proposes to fur out the perimeter walls in new insulated drywall and to replace existing trim with new contemporary style trim (see **Main Building Set Sheet A2.4, detail D15-1**). Historic wainscoting trim found in a small northeast service room will be removed and reinstalled in a northeast unit.

At the 2nd floor east addition where some historic trim remains, the applicant proposes to fur out the perimeter walls in new insulated drywall and to replace existing trim with new wall, window, and door trim to match. This scope will preserve the historic residential character of the building, while addressing energy code requirements and lead abatement. Lead abatement, including the removal of existing casing, treating the wood for lead removal, and reinstallation in the building are cost-prohibitive for this applicant (see **Main Building Set Sheet A2.4, detail D15**).

At the 3rd floor perimeter walls (mostly wood frame dormer walls), existing window trim will remain in place and existing base trim removed. New insulated drywall furring will be installed around window openings, leaving original trim intact, and new base trim will be installed (see **Main Building Set Sheet A2.4, details D15-2**).

On the third floor, the ceiling following the historic dormers will be retained.

Non-historic finishes including vinyl tile floors, carpet, free-standing cabinet furniture, and dropped acoustical tile ceilings will be removed.

New luxury vinyl tile flooring will be installed in common areas, corridors, and in common areas within the units. A vinyl plank tile is proposed for the corridors, due to the need for the corridor flooring to properly meet the height of the stair treads. Installation of a wood or an engineered wood floor would lead to an uneven condition with at least ½" different between the corridor flooring and the stairs. A porcelain tile will be installed in the bathrooms.

New gypsum board ceilings will be dropped throughout the corridors and new units to conceal mechanical equipment. The ceilings will be installed to hold as tightly to the historic height as possible.

New VRF, ductless units will be installed within wall chases throughout the second and third floors. The new chases will have vents to expel air. These will not cross in front of windows and will not damage historic fabric.

CONTINUATION/AMENDMENT SHEET
Historic Preservation
Certification Application

Larkin Home for Children
1212 Larkin Avenue
Elgin, IL 60123

PART 2 – PHASES 1 AND 2 – UPDATED 12/19/2018

Instructions. Read the instructions carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: continues Part 1 continues Part 2 amends Part 1 amends Part 2

NPS Project Number: **38866**

Photos: 46-76

Drawings: Main Building Set – Sheets A1.2-A1.3, A2.2-A2.4, A3.2-A3.3, EC1.2-EC1.3

CONTINUATION/AMENDMENT SHEET
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Item #12

Architectural Feature: Mechanical, Electrical, Plumbing, Fire Protection and Security Systems – Phases 1 and 2

Date of Feature: 1912; 1925; 1964; 1970s

Existing Feature and Condition

The Larkin Home for Children Main Building’s and Hospital’s existing mechanical, electrical, plumbing, and fire protection systems are a patchwork of systems with original portions supplemented and replaced by outdated upgrades.

Systems are currently concealed under dropped ceilings in some locations and exposed in others.

Work and Impact on Feature

All existing power equipment and mechanical, electrical, plumbing, and fire protection systems within the Main Building and Hospital will be removed. New mechanical, electrical, plumbing, and fire protection systems will be installed to bring the building up to current code and to introduce energy-saving features where possible.

In the basement, new ducts, pipes, and conduit will be installed tightly to the ceiling and left exposed, in keeping with the utilitarian nature of the basement.

On the first, second, and third floors, all new ducts, pipes, and conduit will be installed in new walls, dropped ceilings, or will be concealed by soffits held above perimeter windows or held back at least three feet. No ducts or conduits will be left exposed on these floors, with the exception of any sprinkler heads or conduit required to be exposed by code.

New VRF, ductless units will be installed within wall chases throughout the Main Building. The new chases will have vents to expel air. These will not cross in front of windows and will not damage historic fabric. A forced air system will be introduced into the Hospital Building, with installation of a new gas-forced air furnace and associated ductwork, with vents on the floor of the first floor to transfer air.

Existing interior and exterior lighting will be removed and replaced throughout the building.

New standpipes will be left exposed in the stair.

New smoke detectors, exit signage, fire alarm pull stations, carbon monoxide detectors, emergency lighting, fire alarm horns and strobes, and fire extinguishers will be installed throughout as required by code.

New ground level mechanical equipment will be installed where necessary. The equipment will be screened with stained wood enclosures.

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NPS Project Number: **38866**

New outdoor electrical meters will be installed.

Photos: All

Drawings: All