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5641 Willoughby Road
Mazomanie, WI 53560

May 31st, 2019

Lance T. McGrath, P.E.
McGrath Property Group
730 Williamson St. Suite 150
Madison, WI 53703

Re: Essen Haus Property
506/508, 510, 514/516 & 518 East Wilson Street

Dear Mr. McGrath,

The following is my report on the properties at 506/508, 510, 514/516 & 518 East Wilson Street, Madison, Wisconsin.

Purpose

The purpose of the research and observations was to investigate the properties and to provide an opinion on condition, architectural significance, integrity and context of the properties.

Summary of Findings

506/508, 510, 514/516 and 518 East Wilson Street

Condition

Overall these four buildings are in poor to fair condition as compared to other similar properties. The state of repair and deterioration, especially of the second floor areas and roofs, are some of the worst conditions this consultant team has seen in Madison. The basement areas are essentially original crawl spaces that have been excavated to provide minimum headroom. These areas are all damp and most had standing water. The issues require substantial remedial, repair and rehabilitation efforts to make them weather tight, stable and to meet minimum standards for safety, sanitation and maintenance.

Most interior spaces of these older structures have been significantly remodeled and modified to accommodate changing uses over time. The floor plans of all first and second floors have been modified to accommodate these new uses. The majority of this has been subtractive, some additive.

In all of these buildings the existing mechanical, electrical and plumbing systems are functional and apparently generally code compliant. The age and state of maintenance of the equipment indicate upgrades and replacement that are not too far in the future. The buildings are heated and cooled by roof top air handling equipment of various vintages. Little thermal insulation exists in the walls of these buildings. Improvements to related energy consumption and mitigation of hazardous materials are warranted in all the buildings.

Hazardous materials are likely present in every building. Given the age of the buildings lead paint and asbestos containing materials are likely present.

The 506/508 buildings appear to be in good structural condition. Some minor maintenance repairs on the brick masonry are recommended. Exposed portions of the wood framing appeared to be sound. No significant alterations or modifications were noted other than the openings in the walls at first floor.

The 510 and 514/516 buildings are outdated, unattractive and suffer from a combination of structural defects, general deterioration and deferred maintenance of a significant extent to require major repair and rehabilitation to protect the health and wellbeing of occupants, neighbors and visitors.

The 518 building is judged to be in poor structural condition with significant repair or replacement warranted and numerous functional inadequacies. There is also excessive deferred maintenance. The building has several structural issues including foundations in need of significant repointing and repair work. Water infiltration over time has led to deterioration in the floor joists. The first-floor framing at the back half of the building has collapsed into the basement. The progression of the floor collapse has damaged the brick masonry rear wall of the building. In addition, without the attachment to a first floor, the exterior masonry walls of the back of the building are now much taller and slender, taken with the damage, portions may be unstable. The front portion of the building's first floor are showing similar signs of deterioration.

Architectural Significance

The architectural significance of the properties at 506/508 and 518 is high. These are contributing resources within the East Wilson Street National Historic District. The significance of the properties at 510 and 514/516 is very low. These are non-contributing resources within the district.

Historical Significance

A judgment concerning historical significance of the property (the association with events or lives of persons significant in our past) cannot be fully determined without intensive research into specific activities and their impact. There is likely some association of these properties with the railroad heritage as some of the buildings obviously served rail passengers and employees to some extent.

Architectural Integrity

Most of the original interior character defining elements for all these buildings have been removed, altered or covered over. On the exterior, all grade level facades have been altered. The original facades of 510 and 514/516 have been completely obliterated. The original facades of 506/508 been modified but a much of the original remains. The 518 façade is only fifty percent intact, that being above the first floor. The overall architectural integrity of these four properties is likely less than 20% of the character defining features or elements, interior and exterior, remain intact.

Architectural Context

It is my opinion that the architectural context of these properties is moderate. The scale of the surrounding neighborhood has changed significantly in the last few decades contributing to the loss of original streetscape character and scale. Two adjacent buildings to the west have been removed and the business uses of the area have shifted away from railroad and industry to service and small business.

The impact of the congestion and physical barrier that the intersection of South Blair Street, East Wilson Street and John Nolan Drive create is a substantial detriment to these properties for continued commercial use.

Recommendations

Responsible people want to be good stewards of the built environment. This stewardship includes preservation and rehabilitation of worthy buildings.

The preservation of 506/508 East Wilson Street through rehabilitation of the interior and restoration of the exteriors may serve both contemporary needs while maintaining a legacy of the past for future generations. Modern life can go on within these old buildings. The use of State and Federal Rehabilitation Tax Credits would make the reuse financially feasible. 510, 514/516 and 518 East Wilson Street are in very poor overall condition with significant defects, original construction deficiencies and continued neglect or lack of repair of such an extent that reuse is not feasible.

Background Information

The location of these properties is just south and east of the Capitol Square on the eastern edge of the Capitol Neighborhoods. This is part of the original plat of Madison of 1836 known as block 115. The houses on South Blair Street are part of the First Settlement Local Historic District. The commercial buildings on East Wilson Street are part of the East Wilson Street National Historic District.

The immediate area was originally characterized by small single-family homes, mid-size single-family homes, two-flat units and some commercial businesses very typical of the early settlement patterns of the areas close to the Capitol Square. There have been substantial interventions along East Washington Avenue, East Main Street, East Wilson Street, South Franklin Street and portions of South Blair Street and South Handcock Streets. These have resulted in a disruption and fragmentation of the historic character and urban pattern of the First Settlement neighborhood.

Research

Research began with a review of neighborhood images at the Wisconsin Historical Society archives and their on-line digital collection. I also obtained Intensive Architectural Survey information from the City of Madison Preservation Planner, Ms. Heather Bailey and from the Wisconsin Historical Society, Division of Historic Preservation. Additional research for images and residence information was conducted at the Madison Central Library. Madison Sanborn maps were reviewed through the Library of Congress on-line source.

Although the Sanborn maps yielded little substantive information, they did provide some information on relative shape, size and configuration of buildings on the subject properties.

The neighborhood was stable during the era of the railroads. Railroad were the life blood of the immediate area. The heyday was likely just after World War II. Then railroads lost their relevance to the automobile and large trucks. The immediate area of South Blair Street and East Wilson Street was impacted by these changes. Use of commercial and light industrial space diminished, there was little investment in the area and there was a general move of the population away from the central city towards the suburbs. Traffic at the intersection drastically increased creating a barrier between the immediate area and the near east side.

Later redevelopment in the neighborhood, especially near the Capitol Square, began to significantly alter the character and density of the area. New non-sympathetic, larger, "modern" buildings were inserted on many streets. The original, more cohesive fabric of the neighborhood started to become fragmented.

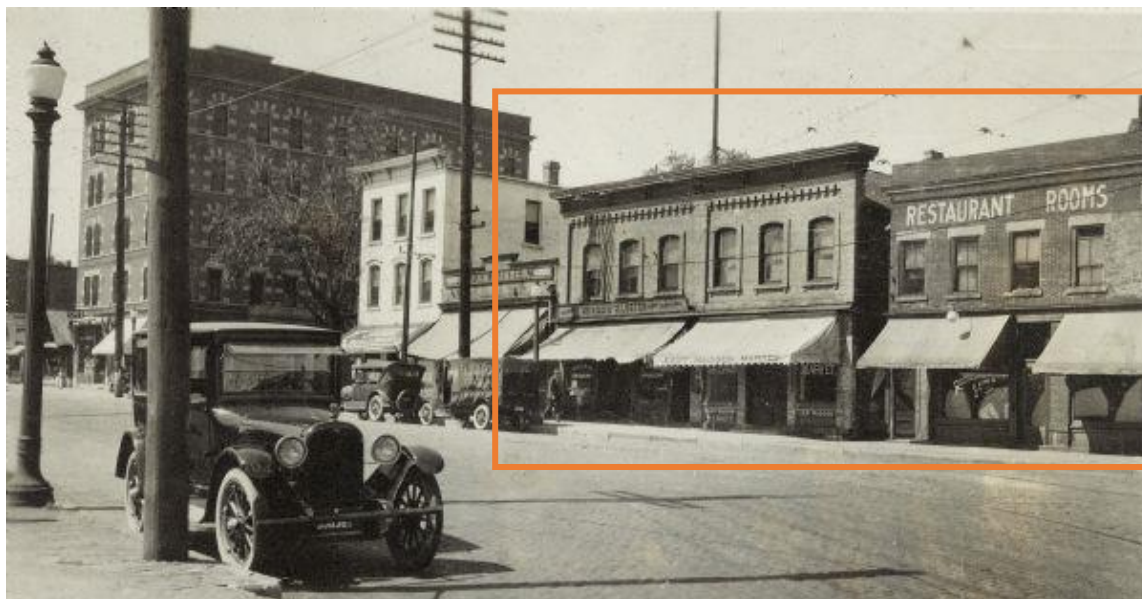
City Directories reviewed from 1890 through 1950 provide a glimpse of the diverse range of businesses located in the buildings along East Wilson Street. 506 was the Klueter Grocery for many years becoming Tallard's restaurant and bar by the late 1950s.

510 was the Germania House restaurant in 1901 with other businesses, such as the Knotty Pine Liquor Store, occupying the building later. 514 and 516 has been a grocery, a men's clothing store, the Northwestern restaurant and by the late 1950's the Hoffman House restaurant.

The second floors housed apartments or single rooms. Many occupants are listed as living at 506, 510 and 516 East Wilson Street from 1900 to the late 1950s. As with the rental houses, the apartments above the commercial businesses have been remodeled to accommodate additional rental units. Given the character of the finishes, it appears these remodeling projects date from the 1950s and 1960s.

Several photographs in the collection of the Wisconsin Historical Society were located that showed the East Wilson Street buildings under study.

Other sources for historic photographs were investigated but no relevant images were located within the time frame of this report. The nomination form for the East Wilson Street Historic District was reviewed but provided no additional information.



1918 view looking at East Wilson Street and corner of South Franklin Street. Whi 55076, Courtesy of the Wisconsin Historical Society. The subject properties at 506/508 and 510 East Wilson Street are at the right of the image. (orange box)

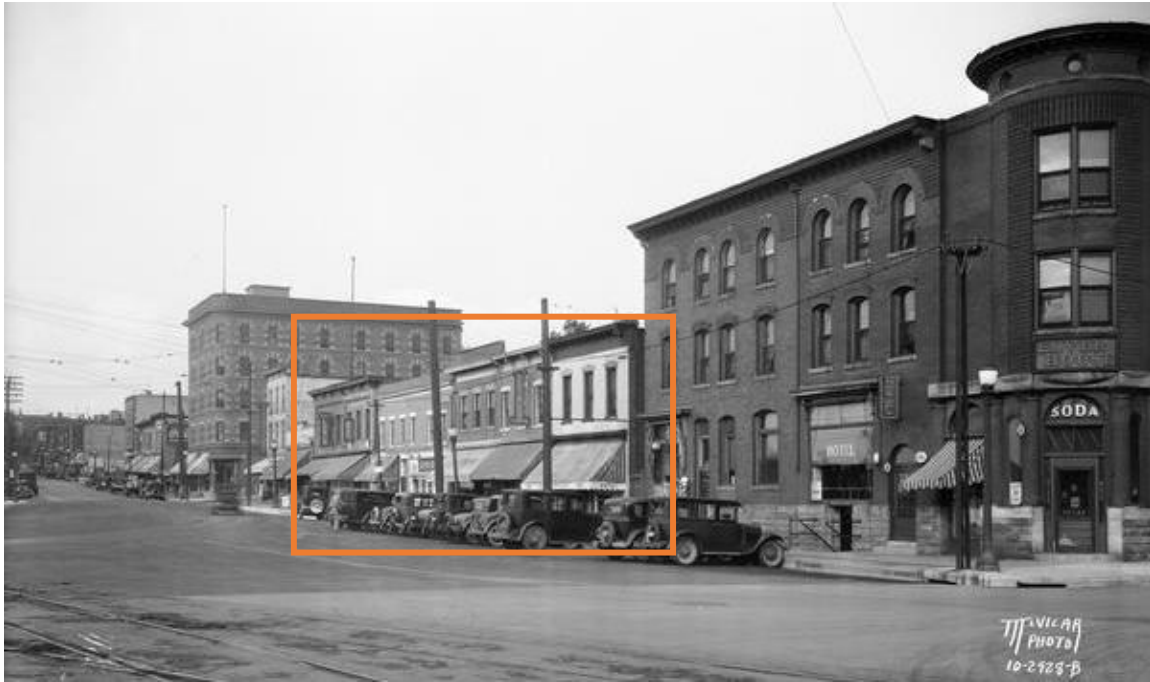


Image of East Wilson Street, September 17, 1931 by McVicar. Whi 6377, Courtesy of the Wisconsin Historical Society. View of the subject properties at 506/ 508, 510, 514/516 and 518. (orange box)



Image of East Wilson Street, September 17, 1931 by McVicar. Whi 6377, Courtesy of the Wisconsin Historical Society.



View of 506/608, 520, 524/526 and 518 East Wilson Street March 29, 2019.

Architectural & Structural Observations

On March 29th, 2019, Kurt Straus (Structural Engineer) and Charles Quagliana (Preservation Architect) conducted on site observations of the properties. Elements open to view were observed, photographs taken, and field notes were recorded.

In the written material that follows there will be many similarities in the descriptions and analysis of the various buildings, since they have some have significant interrelationships, comparability and sameness.

Condition

The condition criteria utilized for this report are as follows:

- | | |
|------------|---|
| Excellent: | Near original condition, all items that can normally be repaired or refinished have recently been corrected. No functional inadequacies of any consequence evident. |
| Good: | Mostly intact, no obvious maintenance required, little deterioration, retains a high degree of utility and life expectancy. |
| Fair: | Badly worn, signs of wear and deterioration, much repair needed. Deferred maintenance obvious shortened life expectancy. |
| Poor: | Worn out, badly damaged. Significant repair or replacement warranted, numerous functional inadequacies. At the end of useful life. |

506/508 East Wilson Street

Exterior

This building is an Italianate brick masonry, two-part commercial block, constructed in 1871 with an addition in 1891. Known as the Herman Klueter Building, it was originally a grocery store on the main level and two apartments on the second floor.



The two-part block refers to the two distinct zones, one at street level for public space such as for business, and the second floor private spaces, apartments, hotel rooms and offices, common in downtown districts during late 19th and early 20th centuries.

The street façade is approximately forty-four feet wide, the east half being the original building and the west half the later seamless addition.

View of the street façade of 506/508 East Wilson Street

The second floor front façade is relatively intact from original conditions, although the masonry has been painted and replacement non-sympathetic windows installed. The first floor original commercial façade with its large open display windows, recessed double doors and transoms has been infilled to replicate the façade above.

The west masonry wall originally functioned as a party wall for a now lost adjacent building. This exterior of this wall has the ghost of the roof line of the former neighboring building imprinted upon it. This wall is deteriorating along the ground plane as water infiltrates the porous brick masonry.

The roof of this building is a flat roof with EPDM over the 506 section and a gable roof over the 508 section with three-tab fiberglass asphalt shingles.

A rear addition of concrete block was added to 506 to provide a small interior space at the first floor with the roof supporting mechanical equipment to serve both 506 and 508. The equipment is screened from view by a wood wall.

Structural

The foundations consist of rubble stone and mortar. The approximate thickness of the walls is 18 to 20 inches. The height of these foundation walls are approximately 8 feet. The condition of the foundation is fair, with signs of deterioration and deferred maintenance issues. The walls were wet, and leakage of water is apparent in several areas. The mortar in the walls was deteriorated in several areas, especially along the base of the walls. The footings for the walls and interior support columns were concealed from view. The floor was covered with slab on grade as the walking surface.

There is an outside vault below the sidewalk along Wilson Street. The header over the opening to the vault is somewhat corroded. The walls of the vault appear to be had been reconstructed using CMU block. The original walls of the vault were likely constructed of limestone matching the walls of the building.



View of added support column and partial beam in basement.

The floor framing consists of 2x12 at 12-inch centers. The framing appeared generally in good condition. There were a couple instances where framing is being “helped” by added supports. The floor framing spans the complete width of the building without an intermediate beam in the basement. A portion of the floor in this building at the rear has been replaced with new 2x12 framing with plywood decking over it. The joist framing bears in masonry wall pockets at ends. It appears that the flooring is placed directly on original joists without a subfloor.

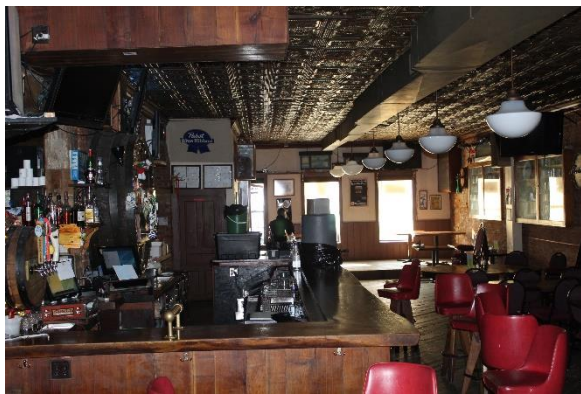
The floor framing systems were inaccessible as they are covered in finishes. There is some sloping in the floors suggesting long term creeping in the members, particularly where the floors supported walls to the roof. The floors appear to be generally good condition; no damage was noted or suspected.

The masonry walls of the building were generally in good condition. Some deterioration was noted along the base of the walls on the interior and exterior related to moisture absorption and freeze thaw damage.

The roof framing of this building is concealed. From satellite images, the building roof is composed of two separate roof structures. The northeast half is a gable roof, the southwest is a flat roof. The roofs are melded together along the center of the building. The lines of the roof appeared to be true and planer.

The rear of the building has been modified with several small additions and retaining walls to create a more interesting entrance feature to the venue. These features appear to be in good condition.

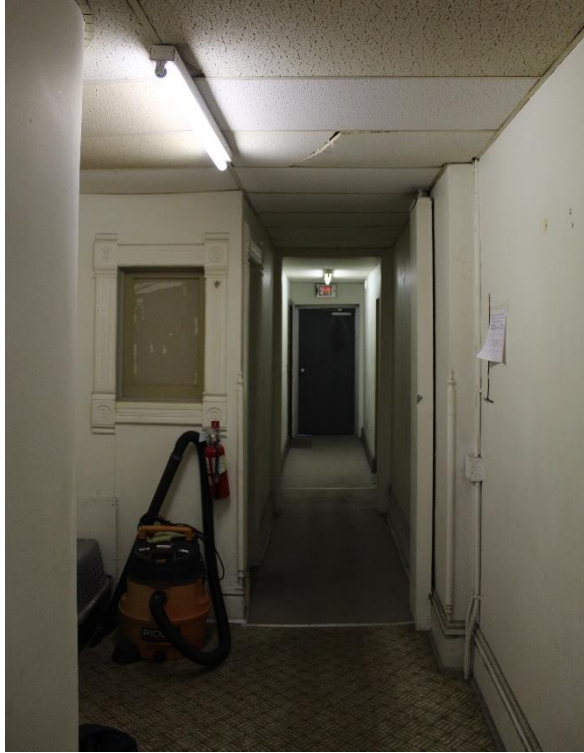
Interior



View of bar area of 506.

The first floor interior has been modified over time by multiple remodeling projects. The “volumes” of the original primary historic commercial space(s) of the first floor are recognizable but the wall and ceiling finishes and mechanical systems are contemporary. The diagonal 5” wide oak wood floor does remain.

The second floor originally housed two apartments and small business interests, such as a tailor. The two original apartments of the second floor are now subdivided into four smaller apartments that share two bathrooms.



Interior view of second floor corridor 506

Remnants of original wood trim, doors and flooring do remain in some areas. The apartments generally feature carpet in most rooms with vinyl flooring in kitchens, drywall and plaster partitions, 2x4" acoustic ceiling tiles.

All original windows have been replaced with vinyl double hung units and aluminum storm sash.

The existing second floor rooms are worn, outdated and deteriorated. They are very substandard in terms of condition. The state of condition does warrant a very significant extent of repair and rehabilitation to bring these spaces into contemporary standards.



Interior view of 508



Interior view of west wall of 506

The west wall of 506 is an exterior wall. This common brick wall is absorbing water from the adjacent ground and this is causing deterioration of the brick. Freeze thaw action is delaminating the face of the brick and water intrusion is facilitating efflorescence. Efflorescence is a fine, white, powdery deposit of water-soluble salts left on the surface of masonry as the water evaporates.

510 East Wilson Street

Exterior

510 East Wilson Street is known as the Ramthun commercial building built 1872 with an addition in 1886. This is a seven-bay wide, partial two-story structure that housed business such as the Germania, American Lunch and a barber shop. The second floor occurs only over the front one third of the building footprint.



Front façade view of 510

The original façade has been partially removed at the first floor and both first and second floor exterior covered with stucco. The current second floor window locations are approximate to original locations but have been scaled down from original size. All original character defining features have been removed from the front façade.

Significant elements included: corbeled brick parapet, large second floor double hung windows, sandstone window lintels, first floor commercial windows and recessed doorways. The exact configuration and materials of the original lower façade is difficult to discern as no clear photographs of this street front have been found. It is assumed that the materials were like adjacent structures but that the detail was restrained.

The roof area of 510 is a complex layout of original roofs and added components. The roof of the two-story area is a three-tab fiberglass asphalt shingles on a gable configuration. Over the one-story area is a white PVC roof system. A metal barrel-vaulted roof Trachte building sits on top of this roof at the rear of the building. The rear screen wall is made of metal structural supports and galvanized metal panels.



Roof of 510

Structural

This building is a wood framed partial two story with a brick masonry exterior. The tall front façade parapet on this building hides the partial second floor roof. The roof area is unobstructed except for mechanical equipment and metal storage space.

The rooms of the second floor are accessed by a spiral staircase near the kitchen of the Essen Haus and Come Back In. The second-floor front rooms connect through to the rooms on the second floor at 514 Wilson.



Concrete floor slab of first floor viewed from basement

The foundations are a combination of concrete and rubble limestone. The walls were covered with stored materials, equipment and utilities and not completely accessible to view. Portions that were visible had some holes punched through but otherwise appeared to be in fair condition. The headroom is low in the space, in this building; the foundation walls are only approximately 6 feet tall. Some standing water was noted in this area.

The lower level along the front of the building at Wilson Street is partly unexcavated space.

The first-floor wood framing at the back of the building was 2x10 at 16-inch centers. The framing is collected by wood beams and columns in several locations and by the bearing walls. The joists are topped by 1x sheathing. The beams and columns appeared to be mostly 6x6's.



Steel beams supporting portions of second floor.

The second-floor framing was concealed. The back walls of the front structures hidden behind the front parapet appear to be supported with black painted steel. A beam end was present in the stairway to the second floor southwest structure.



View of deteriorated ceilings and roof in second floor of 510.

The roof at the second floor was concealed from view. A portion of the roof over the front portion is visible from the office areas on the second floor. The nature of the roof framing is difficult to see due to the presence of insulation and other materials. The framing is believed to be 2x framing. This framing is likely to have some water damaged areas since the ceilings and other areas have significant water damage.

The front wall of this building appears to be in generally good condition, although concealed behind finishes. The back wall of the building is constructed of concrete masonry block units. The CMU wall has a section of mansard stacked on it that hides the Trachte building. This wall is not believed to be original; it is not known whether this is an additional wall added to expand the original space or a replacement wall for an original wall. The floor, roof and mansard in this area are inaccessible to view.

The southwest wall has two doorway passages, one from the Come Back In to the Essen Haus and the second from the Come Back In to the kitchen. The northeast side wall of the building has been modified to add large passages from the bar to the adjacent dining areas for the Essen Haus. The means by which these openings have been added to support the roofs and walls above is concealed and not accessible to view. The lines and planes of the walls and openings appear to be correct, true, and functioning as intended.



View of the kitchen in 510, first floor

Interior

The first floor interior has been significantly modified by multiple “subtractive” remodeling projects. The primary historic commercial space(s) of the first floor is unrecognizable. The original finishes, floors, walls, ceilings and components (doors/windows) are all lost.



View of second floor office space 510

The second floor currently houses a labyrinth of office space, storage and dressing rooms for the restaurant below. The corridor is extremely narrow as are the office doors. Access is by way of a spiral stair from the restaurant first floor kitchen or by access from the adjacent building second floor level. Many remodeling projects have altered this second floor.

There are multiple layers of ceilings and a wide variety of materials and finishes from different eras. All are in poor condition with deterioration and water damage apparent. No original fabric was identified.

514/516 East Wilson Street



Front faced view of 514/516

Exterior

This commercial building had a three bay, two story, brick masonry, Italianate style façade.

The original façade at the first floor has been removed and a new stucco façade installed. Original character defining features have been removed although a portion of the upper story brick façade is intact but painted.

Significant elements included: corbeled brick parapet, large second floor double hung windows, sandstone window lintels, first floor commercial windows and recessed doorways.

The exact configuration and materials of the original lower façade is difficult to discern as no clear photographs of this street front have been found. A general photo of the historic façade can be found on page 17.

The roof of 514 is a black EPDM system. The roof of 516 is a flat roof, sloping front to rear, with a white PVC system.

Structural

The 514 East Wilson Street building houses a portion of the dining seating of the Essen Haus. The building is two story in nature; the second floor at one time hosted additional dining and party space. Currently, it contains various stored materials. The roof is a mono-sloped “flat roof”, sloping to the rear of the building.

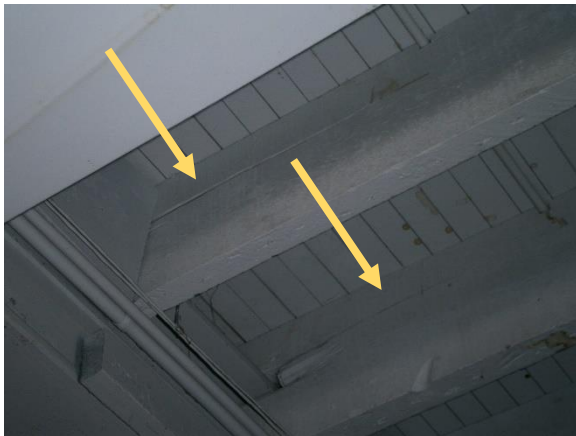
The foundations consist of the same rubble limestone foundations and thickness of other adjacent buildings. The foundations were in fair condition. The foundations for this building were originally only constructed to approximately frost depth. Later in the life of the building, the crawlspace was excavated and the basement floor lowered. The exposed edges of the original footings as well as the soils below them were then retained by added walls constructed down to the new basement level. These foundations appear to be performing as intended. The framing of the floor appeared to be mostly 2x10 at 16” centers. The framing appeared to be in generally good condition. The joists were covered in 1x sheathing. Some standing water as noted in this location.

The second-floor framing is covered by a tin ceiling and mostly concealed. Some ends of joists were visible where the second-floor framing engaged a large steel girder at the northeast end of the building. This steel girder also supports the masonry wall that extends up from second floor to support the roof of 514 Wilson Street. The girder also supports the floor of the next adjacent building, 516 Wilson Street.

The 516 Wilson Street building is a two-story building, wood framed with brick wall exterior. The first floor space supports a continuation of the restaurant seating space for the Essen Haus and a stage. The second floor supported the larger party use space (no longer utilized) over the Essen Haus.

The first floor appeared to be framed mostly with 2x10 at 1-inch centers with 1x decking over the joists. The condition of the joist framing appeared to be fair.

The second floor of this space is framed with 2x10 at 16-inch centers. It appears that the flooring for second floor is placed over the joists without a subfloor. The brick bearing wall from first floor to second for the southwest wall of the building was removed sometime in the past and a steel beam added in its place at second floor. This large steel beam/girder supports a significant portion of two buildings.



View of cracked joists at intersection with steel beam.

In the case of 516 Wilson Street, second floor joists were coped to allow them to rest on a steel angle riveted to the side of the girder. Approximately 1/3 to half of the joists are cracked and failing. This room is only occasionally occupied and is used mostly for storage.

There is a significant concern that the stored materials present on second floor could be enough to cause portions or all the floor in this building section to collapse onto the first floor dining space below.

Stored materials above this area should be carefully removed and that additional study performed as soon as possible to develop an approach to reinforce the area without losing the use of the building.

The roof of the structure was inaccessible. The lines and planes of the roof appeared to be relatively true, several areas where rainwater infiltration had been present and had caused some damage to ceilings and walls was observed.

The walls of the structure are generally concealed behind finishes and not accessible. The exterior wall at the back appears to have been built outward from the original; a space exists between what is believed to be the original back wall of the building and the newer exterior back wall. The newer wall contains a mansard like the adjacent building. It is speculated that this wall is likely CMU; the wall is covered in a stucco.

Interior

This building has originally housed restaurants, men's clothing store and a shoe store. The first floor interior has been significantly modified by multiple "subtractive" remodeling projects. The primary historic commercial space(s) of the first floor is unrecognizable. The original finishes, floors, walls, ceilings and components (doors/windows) are all lost.



View of portion of dining room in the Essen Haus.



Second floor of 514/516

The second floor is presently used as storage and has been extensively altered over time. It once housed apartments, small business and later a dinner theatre. There are multiple layers of materials and finishes from numerous remodeling campaigns. Many of the rooms are piled high with stored artifacts, collectables and general supplies.

518 East Wilson Street

Exterior

This building is known as the J.B. Drives building and was built 1886. This building was home to the Bailey's Restaurant & Tavern for over 40 years. The primary façade is a three bay, two story, brick masonry structure designed in the commercial vocabulary of Italianate style. This style typically features brackets beneath the eaves, window head molding, large windows open into street level storefronts and flat roofs.



View of front façade of 118 East Wilson Street

This architectural style was very popular in the late 19th and early 20th centuries for downtown commercial buildings. This style is characterized by a horizontal division of the building into two distinct zones. These are the lower zone or storefront with its large amount of glass, and the upper zone with a series of windows, typically accommodating office or residential space.

Approximately twenty-six feet wide, the first floor of the red brick and sandstone street façade has been altered several times. The exact configuration and materials of the original street façade are difficult to discern as no clear photographs of this street front have been found.

But it can be assumed that the storefront originally featured large glass windows with a recessed entrance. As was typical for storefronts along a commercial street, the building had a full width retractable canvas canopy. The recessed entry area remains but the lower façade has been altered with modern windows and applied Lannon stone.

The roof is an older EPDM on the sloping roof, front to rear.

Structural

This building is a two-story wood framed building with additional, more private seating for the Essen Haus and residential rental units on the second floor. The residential units on the second floor are no longer being used for that purpose but rather as light storage for the restaurant.

The foundations are rubble limestone and mortar. The basement was likely originally a crawlspace. Sometime in the building's life the basement was excavated and the floor lowered. The exposed edges of the footings as well as the soils below were retained by newer concrete retaining walls. The retaining walls appear to be in generally good condition. Some standing water was noted in this area.



The framing at first floor (not accessible by guests) at the back of the building has collapsed. We suspect that the framing at the front of the building is on the same course if not corrected with intervention soon.

View of collapsed first floor at rear of building.



The framing of the floor is 2x12 at 16" centers. The framing had several additional supports likely added to resupport the framing at damaged bearing ends at the masonry walls. The space is very dirty, wet and some concealed deterioration in floor joists is likely.

The framing at this level was concealed and not accessible.

The roof structure was also not accessible.

View of the supplemental structure in the basement.

The walls appear to be brick masonry. The walls are believed to be generally in good condition with a couple of exceptions. We noted that in the area where the floor collapsed, a portion of the floor must have damaged the back wall. A portion of this brick wall was cracked and in danger of further damage or collapse. The crack from the back of the building did not appear as significant as viewed from the interior.

The 518 building is judged to be in poor structural condition with significant repair or replacement warranted and numerous functional inadequacies. There is also excessive deferred maintenance. The building has several structural issues including foundations in need of significant repointing and repair work. Water infiltration over time has led to deterioration in the floor joists.

The first-floor framing at the back half of the building has collapsed into the basement. The progression of the floor collapse has damaged the brick masonry rear wall of the building. In addition, without the attachment to a first floor, the exterior masonry walls of the back of the building are now much taller and slender, taken with the damage, portions may be unstable. The front portion of the building's first floor are showing similar signs of deterioration.



Interior

The first floor interior has been modified by multiple “subtractive” remodeling projects. The primary historic commercial space of the first floor is unrecognizable. The original finishes, floors, walls, ceilings and components (doors/windows) for first are lost. The rear section of the interior is a ruin, as the first floor has collapsed into the basement.

First floor of 518

The second floor interior remains an apartment, but this has been modernized several times and only fragments of original fabric remain in one bedroom. Access is from an interior stair on the right side of the building.



Second floor 518

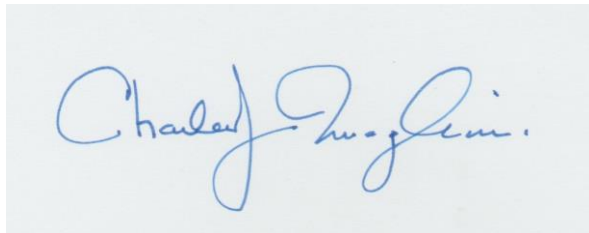
The information and recommendations presented above are based on these field observations of readily accessible areas of the building. Further investigation will be necessary as the proposed project proceeds.

On-site condition evaluation of the buildings was conducted on March 29th, 2019. Architectural and structural elements were examined to identify their type and determine their condition. Mechanical systems were noted but not evaluated.

Methods were not overly invasive or destructive. No parts of the buildings were dismantled during the survey. Photographs were taken and condition information was recorded in field notes and sketches. Not every space in each building was accessible to observations.

This concludes the report portion of this project. We appreciate the opportunity to serve you. If you have any questions or comments concerning these observations and findings, please contact me at (608) 444-9589.

Sincerely,

A rectangular box containing a handwritten signature in blue ink. The signature reads "Charles J. Quagliana" in a cursive script.

Charles J. Quagliana, AIA
Preservation Architect