

Sample Project Descriptions for Consultation Letters

Rehabilitation

This scattered site project consists of the rehabilitation of approximately 20 vacant or partially occupied houses in a residential neighborhood that was developed from the 1890's to the 1920's. The houses are large, woodframe dwellings, with porches and historic architectural details. They have been divided into rental apartments, and will remain rental units after rehabilitation. Most are in fair condition. Work will consist of exterior and interior rehabilitation, some floorplan reconfiguration, energy upgrades, and code improvements. There will be only minor ground disturbance to repair foundations as needed.

New Construction

The project involves the demolition of 5 small houses from the 1920's and the construction of two 4-unit brick townhouses and associated parking for 20 cars. The buildings will be 2 stories high with full basements and will cover 6,000 square feet of the 2 acre site. The site is located at the edge of a residential neighborhood with below median rents, along East Street, a major mixed use arterial that leads to the downtown core of the city.

Energy-related Improvements

The project involves work to implement recommendations developed during energy audits of 15 single-family woodframe houses built around 1900. Although not listed on the National Register of Historic Places, they appear eligible for the Register and have been documented in the State Register of Historic Places. The proposed energy-related improvements consist of attic and basement insulation, replacement of furnaces with high efficiency units, and window repair and/or replacement. Copies of the energy audits and State Register forms are enclosed.

Disaster Recovery

The project is part of disaster recovery efforts following Hurricane Paul. While a Programmatic Agreement is being developed to address a broad range of recovery projects, emergency projects like this one are being reviewed on an ad hoc basis. The project involves demolition of three contributing buildings (#'s 22, 43, and 62) in the East Side Historic District which is listed on the National Register of Historic Places. Due to severe hurricane damage – collapsed roofs, racked frames, and missing entrance porches- they have been determined by the City to be immediate threats to health and human safety and have been condemned. Because of the emergency nature of the work, the timeframe for review is compressed to 15 days.