

MINIMUM REHABILITATION STANDARDS
2501-03 West North Avenue

- Restore the North Avenue commercial storefront by removing existing boards and installing clear-glass windows in the original openings and replacing the front door with a full-light, clear glass door. Retain wood sashes where possible or use anodized aluminum frames.
- Repair or replace second floor windows and ground floor side and rear windows as necessary. Window replacement must be in the existing openings using the wood sashes where possible; any enlargement of the building must be compatible with existing building in terms of massing, scale, details, windows, and exterior cladding materials.
- Paint all wood surfaces
- Replace or repair the roof as needed including repair or replacement of the wood decking and installation of new flashing and asphalt shingles.
- Inspect the foundations and correct any structural defects.
- Tuck point the chimneys or repair vents used to exhaust the heating system.
- Cleaning the brick façade is not required, but if done should be power washed or chemically cleaned with the mildest solvent possible.
- Install new interior finishes – walls, ceilings and floors. Retain all significant interior features such as original staircases, wood or metal ceilings and original doors.
- Install new mechanical, plumbing and electrical systems to meet the building code.
- Fence and landscape the 25th Street frontage of the rear parking area according to City code, such as ornamental fencing. Repair paving as needed.