

TOWN OF WESTON COMMUNITY PRESERVATION COMMITTEE
Project Submission Form – FY17

Submitter:

Alicia Primer
 for Weston Historical Commission (WHC)

Submission Date:

13 Sept 2016

Submitter's Address:

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Purpose: (Check all that apply)

- Acquisition, creation, or preservation of open space or the rehabilitation/restoration of open space if acquired or created with CPA funds _____
- Acquisition, creation, preservation, or rehabilitation/restoration of recreational land _____
- Acquisition, creation, preservation, or support of community housing (low and moderate income housing for individuals and families, including low or moderate income senior housing) or the rehabilitation/restoration of community housing if acquired or created with CPA funds _____
- Acquisition, preservation, or rehabilitation/restoration of historic resources X

Project Name and Brief Description:

As the School Department undertakes the renovation of the case House, the WHC wishes to fund portions of the architectural planning related solely to issues of restoration and/or historic preservation

How This Project Helps to Preserve Weston's Character:

The 1889 shingle-style case House is one of Weston's most significant buildings, for its history and for its architecture. It has long been at the top of the WHC list of priorities.

Projected Cost:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources
2017	\$297,000	\$27,000	General funds 270,000
2018			
2019			
Total			

For Community Preservation Committee Use:

Received on: 9/13/16

Revised 9/15/16

Reviewed on:

Associated Town Department/Committee:

Determination:

8/7/16

Notes on Case House

HERE FOLLOWS THE DESCRIPTIONS OF ROOMS AND AREAS THAT IN MY OPINION NEED ESPECIALLY TO BE RESTORED AND PROTECTED. I'VE DETAILED WHAT IS THERE, WHAT HAS BEEN CHANGED AND/OR DESTROYED AND HOW RESTORATION MIGHT BE DONE

BASICALLY I AM CALLING FOR RESTORATION OF ALL THE BIG PUBLIC SPACES ON THE GROUND FLOOR. ALSO OF ALL THE PUBLIC HALLS AND OF ROOMS ON THE SECOND AND THIRD FLOOR THAT ARE FORMAL AND CONTAIN FIREPLACES.

AREAS TO RESTORE (items to be especially considered are italicized)

GROUND FLOOR

(Numbers refer to HS numbering on plans)

1. Main stair Hall and stairs. (Note spectacular exposed hewn frame ceiling including pegged through-tenoned headers at fireplace and stairs and handsome ceiling boards above)*. Wainscot and wall paneling are rift/quartered white oak, beautifully detailed. Grand fireplace, complete with carved brownstone mantel and carved motto, as well as unusual brick face and firebox; the bricks speckled heavily with reduction iron spots.
 - a. Stair Hall with grand fireplace somewhat intact. Except:
 - i. Added double entrance area at E door by main stairs. *Remove this; appears that there used to be two doors hung back to back in the opening. Could install bronze interlock weather stripping and perhaps reproduce the original two door setup.*
 - ii. Heavily detailed wall (maybe with pocket doors, or arch) that connected DR to Stair Hall was demolished This has done severe damage to the architectural integrity of both rooms. *Original relationship between the rooms should be restored. I would guess that there were pocket doors or large swinging French doors set in a double-thick wall leading from the Stair Hall into the Dining Room. This doorway is lost, and the removal of the double wall has resulted in the loss of the cornice and all paneling and detailing on both sides of it. This should be recreated/restored.*
 - iii. Covering of floor with WW carpet, including some glued down. Floor probably is/was rift/quartered white oak with cherry border to

match other big public rooms. It may be quite fancy to give a good first impression. *Take up carpet, restore original floor.*

- iv. *What is wood species and original finish of exposed frame ceiling?
Probably oak. *Restore to original finish.*
- b. Painted wainscot and trim at West front door. Note damage to frieze at ceiling; probably insulation drilling. *Remove 50's era partitioning. Repair and restore to original finish*
 - i. *Both hall and stair opening need lighting studied; replica fixtures (gas style) combined with hidden, tasteful modern lighting. This approach should pertain to lighting throughout the house.*
 - ii. *Also true throughout the house, a restoration mason should carefully go over the exposed masonry at fireplaces and inspect all chimneys for condition of visible finish and detailing as well as for soundness and safety. The goal should be that they are restored to their original appearance and that they are functional – i.e., can have fires.*
- c. Stairs Ground to Third Floor: Quartered/rift white oak; carved brackets, newels and other trim, spiral turned balusters, two built-in benches. Excellent condition. *Needs minor repairs and light refinishing. Note; existing runner might want to be replaced with one more in keeping with period. Note: the quartered oak stair treads, landings and risers should be carefully sanded and refinished all the way to the Third Floor.*

2. & 3. Parlor (2.) and Library (3.): Originally these were two large and graceful rooms (now chopped awkwardly into 4 offices) both with elegant fireplaces and, in the case of the Library, a curved window bay. They may have had pocket or double doors between them but the partition that would have held them is lost. Some of the original wall paneling and shelving of the library was preserved in the conversion, much lost. Based on looking at a very small scraped area, this work may be mahogany, though more likely oak. The door into the Library is old, but not original, of poplar, badly stripped and not quite matching the original doors. *These rooms should be restored to their original configuration and finishes:*

- a. *Remove 50's era partitioning.*
- b. *Frame and finish new partition at location of lost one between Parlor and Library, including installing door(s) as close to original as can be determined.*
- c. *Note that when the Library was partitioned, some of the trim around its fireplace was cut off and damaged and all the trim on both sides of the original partition between the Library and Parlor was lost. Door(s) between them were also lost. Should be restored and the original replicated*
- d. *Remove acoustic and dropped ceilings, restoring original cornices common to both the rooms and repair/replace lost plaster.*
- e. *Floor will need extensive and careful patching to match original (oak and cherry) and refinishing*

- f. *As is true throughout the house the species and original finish of all painted woodwork should be determined, stripped if originally a clear finish and restored.*
 - g. *If possible, the door to the Library from the Stair Hall should match the one to the Parlor*
 - h. *As noted above, the two fireplaces should be carefully restored.*
 - i. *As noted above, original lighting should be restored.*
4. **Dining Room:** This was undoubtedly a fabulous room, much damaged by the 50's changes. The loss of the original partition between this room and the adjoining Hall has destroyed a good percentage of the oak woodwork and finishes that would have matched the opposite wall and framed the wonderful built-in sideboard and niche at the end of the room. A new door into the 50's addition was awkwardly punched through the paneled wall that is left. The floor is covered with w/w carpet. There is probably more of the oak and cherry seen in the other rooms under.
- a. *The partition shared with the Hall should be replaced and reproduced. (See note above: Main Stair Hall, a. ii.)*
 - b. *Oak woodwork should be stripped and refinished to its original state and to match the other formal first floor rooms. The built-in casework and decorations of the side board niche should be fully restored. Note delicate lozenge and bead at wainscot rail that needs to be reproduced and replaced where missing.*
 - c. *Original floor should be exposed and restored, as noted above.*
 - d. *There are two hanging light fixtures which are cheap replicas imitating gas lamps. I don't know what was there originally, but this needs to be identified and fixtures in character with the era (probably converted gas) installed. The notes above regarding lighting apply here as well.*
8. **Original Hall Half Bath:** Surprisingly, this little gem has survived, in particular the white marble walls and floors and the sink top and bowl. (Written in crayon on the underside of the marble top it says "Case House #1"). The original nickel plated spout and part of a pop-up mechanism (which I've never seen before) for the drain stopper is still there. I would love to identify that pop-up and see if it can be put back. The H&C valves are chrome and not original but very good replicas are available as well as restored old ones. (Note that the original supply piping appears to still be in place – plated brass - and failing). The toilet room has the original carved marble toilet base plate with a modern toilet badly mounted on it. A good restored or replica high-tank toilet could be used to replace the modern one.
- a. *Fully restore as suggested above.*

NOTE: The remaining rooms on the first floor, including the kitchen (with its original coal range), should be treated according to restoration principles as much as is allowed by the program.

SECOND FLOOR

1. Stair Hall: In very good shape. It is one step down in fanciness from the first floor as the wainscot paneling appears to be yellow pine or maybe poplar (gum wood?) with a semi-transparent colored varnish as a sort of faux oak. The molding profile matches the first floor. The other wood trim (baseboards, door and window casings) appears to be either poplar or gum wood - probably the same as the wainscot and are consistent profiles, surely original. The floor (throughout the central corridor) is rift/quartered white oak, very worn at the top of the stairs. The plaster walls have a grainy texture that should be preserved or replicated as needed.

It appears that originally the central hall ran uninterrupted from the front stair hall to the back. Two later walls and doorways were clumsily installed to separate the two stair halls. The wainscot trim was mostly left intact under the changes and the full sweep of the halls could be brought back.

- a. *Floors need careful refinishing as they show some evidence of being thin. Should come up fine and in the future not be allowed to wear through before being re-coated.*
 - b. *The rest of the wood trim needs cleaning and a light refinishing.*
 - c. *Removing the partitions and doors to restore the hall to its original layout will require some restoration of the wainscot and refinishing. Would present a wonderful light-filled interior prospect.*
 - d. *See notes above about lighting.*
2. Eight-sided Sitting room: This is a spectacular little space over the secondary west entrance door and porch below - a show-stopper! The floor has w/w carpeting and given how the rest of the surfaces are treated, is probably wonderful. All the other surfaces – casings, pilasters, brackets, paneling, dentils and ceiling coffers are made of quilted mahogany. The ceiling plastered panels are heavily textured and there is a frieze band along the top of the wall that is smooth painted plaster. I wouldn't be surprised if there had been a decorative paint, paper or even gilt, treatment to that band. The wood is in great shape, but its finish is completely gone. Years of sun and no attention have left it appearing stripped and with raised grain as if someone had actually used stripper on it to remove paint. It was probably shellacked.

There is evidence of roof leaks and it is imperative that this room be completely protected from the elements. This means a proper long-lived roof such as slate or copper (whatever it was originally) and may entail dealing very carefully with insulation and heating (now electric baseboard) and cooling so condensation is not an issue and so the floor is warm (probably why it was carpeted).

- a. *The floor needs to be exposed, repaired as needed and refinished properly.*
- b. *The wood work will respond spectacularly to skilled refinishing. The grain will pop and the color should be beautiful.*
- c. *Lighting; see above*

3, 4, 5 and 6: Bedrooms: All four of these rooms appear to be essentially in their original state. The floors are southern yellow (long-leaf) vertical grain pine (SYP) in fine shape needing only sanding and refinishing. The walls are all smooth plaster (maybe papered originally) and in good shape. The trim and fireplace surrounds are all painted wood and are probably yellow pine or poplar under the paint. They may have had a treatment similar to the Hall trim, or always were painted. At any rate careful investigation will be required to see how, or if, they should be restored. All four rooms have large fireplaces with nice mantels and surrounds and are each a different design. The masonry seems generally good, but see my notes re. fireplaces above. Even the fire boxes are each a different design incorporating diverse shapes, bricks and at least one cast-iron fire back. Room 5 has a door in the middle of the bay that used to lead out to a porch above the missing porte-cochere.

- a. *Floors refinished.*
- b. *General painting and associated repairs*
- c. *Mason's assessment and work as indicated (see above)*
- d. *Lighting; see above*

THIRD FLOOR

1. Stair Hall: In good shape and continuous with the Stair Halls below it. Another step simplified from the Halls below, but still really nice and worth restoring. The floor is SYP in great shape. The trim is the same as the floor below, with a transparent colored varnish in good shape, though the wainscot is reduced in height, simplified and leaves off at the top of the stairs.

- a. *See basic recommendations for Stair Hall above*

2, 3, 4, and 5.: Bedrooms: These, as is the case on the floor below, are the rooms with fireplaces. They are another step more modest than the fireplaces on the floor below, but they are still very nice and each unique. The floors, where not carpeted, are SYP, and I suspect under the carpets are as well. Two rooms (4 and 5) have the transparent finish on the wood work and the others are painted. There is a nice ceiling treatment in rooms 2 and 3.

- a. *See basic recommendations for the four bedrooms on the floor above*
- b. *It appears that room 5 originally was connected internally to room 9 (bedroom – nursery/dressing room?) and the small hall awkwardly built to make 9 private. Putting it back as it was would make both 5 and 9 a lot nicer.*

Remaining Rooms on Second and Third Floors: Needing careful and respectful treatment, if not full restoration:

Second Floor: 7, 8, 9, 11 and 13: Misc Rooms: At least two (9, 12) were bathrooms and the rest most likely servants' (or children's) quarters heated with stoves, not fireplaces, and/or the old gravity hot air system. 8 may have been an upstairs pantry. These rooms, while mostly original, are not as precious finish-wise as the above.

- a. *These rooms will need work and restoration according to their uses. Every effort needs to be made to adhere as closely as possible and as allowed by the program to the principles of restoration.*

Third Floor: 6 – 11: Includes a bathroom (including one great period sink in 6) and a mysterious space (7) next to the 6 bathroom which may have been part of the bathroom originally. As above, these must have been servant's or poor relations quarters...

- a. *These rooms will need work and restoration according to their uses. Every effort needs to be made to adhere as closely as possible and as allowed by the program to the principles of restoration.*

BASEMENT (notes)

- Dumb waiter from basement to third floor
- Cistern with float valve fill from house water system
- Old gravity hot air system replaced with hot water/cast-iron
- Not sure where coal bunker was
- Interesting crawl space under Library curved bay

ATTIC

Large open space (four chimneys passing through), with beautiful elliptical window at south side gable end. Completely undeveloped.

GENERAL NOTES REGARDING MECHANICAL SYSTEMS

- HVAC: if a ducted system for AC (and heat) is required in the renovated building then extra care will have to be taken to preserve the detailing and shapes of the existing rooms. This will be particularly challenging on the Second Floor because it can't be easily fed from above or below as can the Ground and Third Floors. A hi-velocity system might be the easiest to hide and has 2 ½" outlets that will do less damage on installation.

- **PLUMBING:** If the hot water heating system is eliminated, then a lot of pipes currently exposed on the surface, as well as the various forms of cast-iron radiation, can be removed. This will generate the need for a lot of careful repair and restoration. All new supply and DWV piping will likewise have to be very carefully handled to preserve the period detailing and finishes. Default should be to plumbing fixtures and fittings that are in the Victorian style. The sprinkler system will be another real challenge to preservation.
- **WIRING AND LIGHTING:** Here also great care will have to be taken to minimize disruption to the period detailing and finishes. See notes above about lighting.

ADA: Maybe the hardest challenge to a restoration will be meeting ADA requirements, particularly an elevator. (I noted the location of the dumb waiter shaft because it runs the full height of the house and at each level has hall areas into which a small elevator shaft might be expanded).

Henry Stone

617-538-6805

DRAFT

8/28/16

Weston Historical Commission: Historical and Architectural Restoration of the Case House

(Please refer to the 8/7/16 site notes and the marked up PDF of JR Assoc. drawings)

EXTERIOR should be restored using, as best as can be determined, materials used in original construction, including:

- Wood side-wall shingles. Species is currently probably red cedar, clear R&Rs. Replacements/patching should match. Pre-primed o.k.
- Decorative masonry should be repaired and restored carefully to match original, including red mortar, etc.
- All original trim (roof edges, gable ends, corner boards, casings, decorative brackets, etc) is probably painted old-growth white pine (or possibly old-growth long leaf southern yellow pines) which hold up really well in New England weather when maintained. Replacements/repairs should be of a resistant wood such as mahogany or Spanish cedar unless salvaged old growth pine is available. Should be back-primed. This applies to doors as well, and where originals are missing or irreparably damaged, new should be made of the proper species of wood to match originals.
- Roof is currently asphalt shingles and rubber. *Still trying to determine original material. We would assume that the flat or low-pitch areas were originally metal, either copper or galvanized iron. The pitched is harder to determine; a reference in the Arnold Arboretum library from the time of the '38 hurricane mentions that at that time it was part wood shingles, part asbestos (!) shingles. What isn't known is the treatment of the low-pitch areas. Maybe they were built-up asphalt. There is a low resolution aerial photo that seems to show a lot of color variation, so it is possible that it was variegated slate (or variegated asbestos shingles). At this point we would recommend a red cedar shingle roof and copper, raised and/or flat seam, elsewhere.*
- The sashes are, almost without exception, in excellent shape and should be repaired as needed and restored. Low-profile aluminum storm windows (manufactured for historical buildings) should be used. NO MODERN, CLAD, REPLACEMENT WINDOWS.
- *The preference of the Historical Commission is that the 1950's meeting room addition be removed and the surfaces, exterior and interior, of the house be restored to their original state.*
- *It would also be the HC's strong desire to see a replica of the missing porte-cochere restored above the south entrance. More research is needed to determine the original shape and detailing of it. It might be that with clever and sensitive design work this structure could be put to use as something other than as a drive-through.*

INTERIOR: **General specifications** for areas of concern described below;

- Avoid making irreversible changes to the original fabric
- Do not cut up any of the rooms in these areas (use low, non-permanent office partitioning systems when divisions are needed).
- Preserve all existing trim (and doors) and repair areas of loss.
- Do not paint any more of the clear finish original woodwork. (Natural woodwork gets painted because people don't like "dark" rooms. Carefully designed and installed lighting might help off-set this complaint).

- Remove all w/w carpet and repair, sand and re-finish wood floors.
- All fireplaces, surrounds, mantels and trim to be repaired as needed, and restored as close to original appearance as is possible.
- All mechanical/electrical/HVAC/fire suppression, etc. system upgrades and replacements need to be done to minimize physical and aesthetic damage to the rooms. The same applies to the exterior (no line sets on the exterior, careful handling of direct venting, careful locating of compressors ...)
- Elevator: This will present one of the most significant design challenges to the architects in regard to minimizing damage to the original design of the Case House. We would note that the existing dumb waiter shaft could perhaps point to a location and solution. At every level there is adjacent hall space to accommodate the lift itself and its lobby. (It would be hard to provide access to the attic at this location without creating some sort of roof house for it. But that access may not be needed, or a careful design might have such a structure blend in).

INTERIOR areas of primary concern for preservation and restoration:

(There are rooms and detailing, which are not included below that are interesting and typical of a Victorian mansion. However, recognizing that the program for School Department use is different from what might be developed for residential use, we have reluctantly left them off this list. This includes all of the former service wing and quarters).

First Floor:

- All of entrance and stair hall, and stair case, with large fireplace (#1 on marked up drawing)
- (Note: missing porte-cochere outside of east entrance)
- All Rooms with fireplaces (#2,3,4)
- Original Half-Bathroom (#8)

Second Floor:

- Stair Hall up to doorway at back stair hall
- All rooms with fireplaces (#3,4,5,6)
- Eight-sided Sitting Room (#2)

Third Floor

- Stair Hall up to doorway at back stair hall
- All rooms with fireplaces (#2,3,4,5)
- Porches off bedrooms

The following are essential historical and architecturally important areas that we want to see preserved and/or brought back.

1. **Main three-story stairs** (treads, risers, handrail, balusters and other oak trim) should be repaired as needed and refinished as needed.

2. **First floor public areas:** Restoration of the original layout and detailing including the following;
 - Stair Hall; at the south door wall; strip off paint and restore the original oak wall and door trim. (All of Stair Hall; the oak ceiling planking, as well as the exposed hewn oak floor beams, probably originally had a clear finish. Even if it is determined that the original finish was clear, maybe stripping these is not a high priority).
 - Removal of the carpet from the tile floor of the Entrance Hall (#1) and restoration of the tile.
 - Restoration of the Parlor (#2) and the Library (#3) to their original layout and of their original paneling, trim, cornices etc. and reproduction of the original doors and doorways between them. Note current replacement door from Hall to Library; it is not oak (poplar, gum) and not a match to the original. Should be replaced with replica door in quartered/rift oak. *(More research needed to try and determine how the two rooms were connected. The trim, paneling etc. can be extrapolated from what is there).*
 - Removal of all dropped ceilings and restoration of ceiling and crown moldings etc.
 - Restoration of the wall and the doors between the Dining Room (#4) and the Stair Hall (#1). It appears that the original wall was double thickness which would indicate that pocket doors connected the two spaces, probably lined up with the grand Stair Hall fireplace. *(More research is needed to try and determine how the two rooms were connected. The trim, paneling etc. can be extrapolated from what is there).* Included in the Dining Room restoration is to remove the doorway that was crudely punched through the wall to connect to the 50s addition. Restore the paneling there. Strip and refinish the built-in Dining Room hutch and surrounding trim.
 - Restore, including the vintage fixtures, the old half-bath off the Stair Hall (#8)
 - Repair all woodwork as needed and refinish as needed.
 - Sand and refinish all wood floors

3. **Eight-sided sitting Room** off second floor stair hall (#2); The original (probably) quilted mahogany paneling, moldings, trim and brackets are in very good shape, as are the plastered surfaces, other than some water staining. The whole of the walls, window surrounds and ceiling need very careful refinishing. The floor is covered in w/w carpet which should be removed and the floor under restored (replicated if missing). *The toughest challenges for this room are introducing insulation and mechanical systems without destroying the historical fabric, and the issue of accessibility. The latter may require some sort of variance and/or dispensation from the state.* It is WHC's opinion that this room needs extraordinary attention and effort at restoration: very special and very unusual.

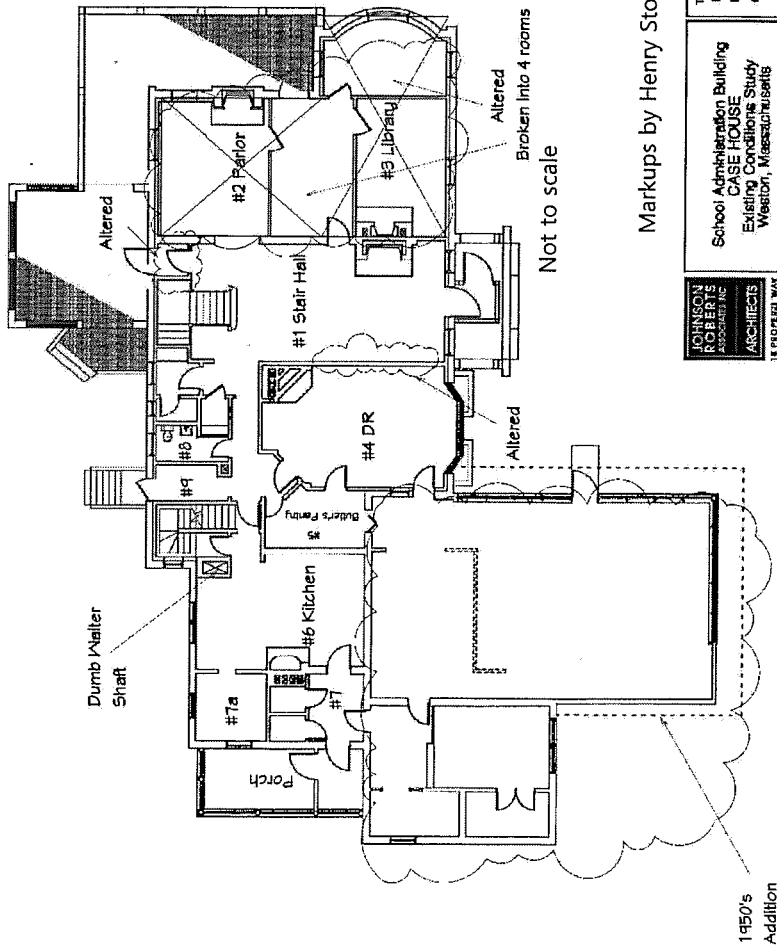
4. **Removal of 1950s Addition** and restoration of the original surfaces of the house (and the ground which will be freed up) to what was there originally. (Note; It is the WHC opinion that within the existing Case House, particularly with elevator access to the whole building, including attic and basement, there is

adequate space for larger meetings [Dining Room, for example]. Further, there are large meeting spaces nearby [Community Center, Field School] as well as in the new buildings throughout town [DPW, Police Station]. The modernist addition is very damaging to the architectural integrity of this fine old house and can be removed without significant practical loss.)

5. **All fireplace bedrooms**, second and third floors; see “general specifications” above. These eight rooms need to be left as intact as is possible by the work to be done, no more losses of original fabric, and detailing restored as completely as possible.
6. **Reproduction of porte-cochere**; See above under exterior; *“It would also be the WHC’s strong desire to see a replica of the missing porte-cochere restored above the south entrance. More research is needed to determine the original shape and detailing of it. It might be that with clever and sensitive design work this structure could be put to use as something other than a drive-through.”*

Note concerning Basement and Attic

It is worth noting that both these areas represent large volumes of space that can perhaps be utilized to help minimize losses to the original rooms of the mansion.



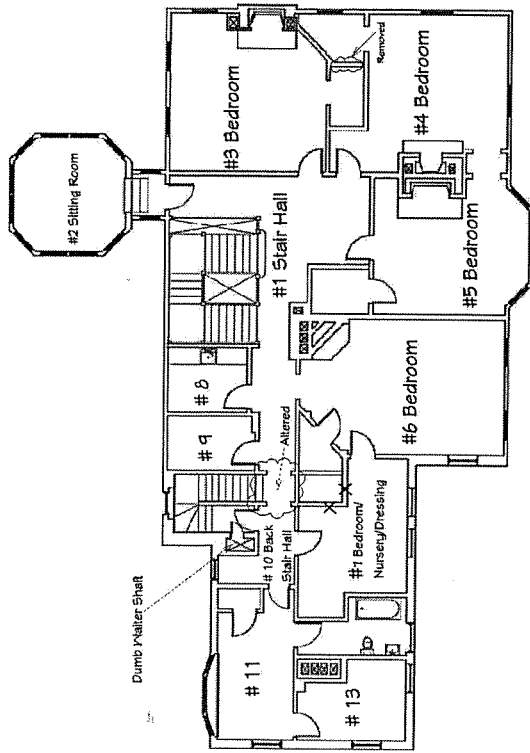
Markups by Henry Stone

Date: 28-Mar-18
 Scale: 3/32" = 1'-0"
 Drawn By: PD
 Sheet No.: EX-2

Title:
 EXISTING CONDITIONS
 FLOOR PLAN
 GROUND

School Administration Building
 CASE HOUSE
 Existing Conditions Study
 Weston, Massachusetts

JOHNSON
 ADLERSON
 ARCHITECTS
 100 BRATTLE STREET
 SCARSDALE, MA
 01918-3228



Not to scale

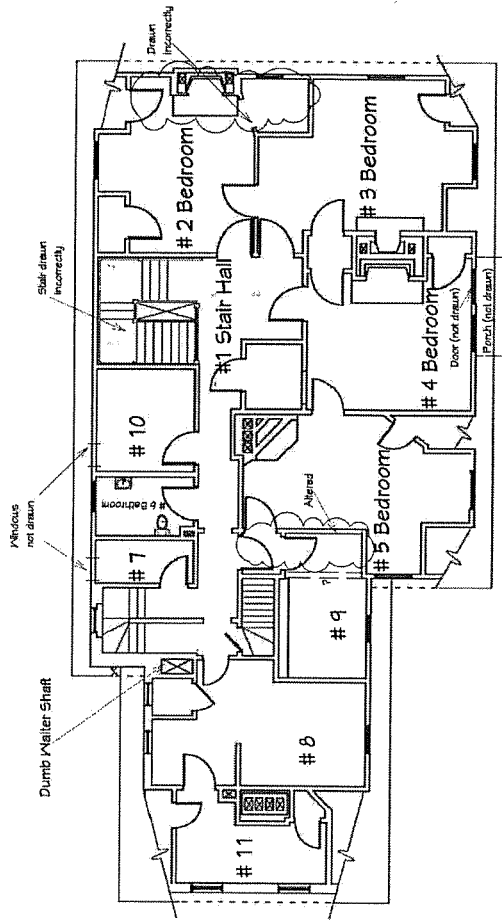
Markups by Henry Stone

**JOHNSON
ROBERTS
ASSOCIATES INC.**
ARCHITECTS
15 PROPERZI WAY
SOMERVILLE, MA
02143 • 3228

School Administration Building
CASE HOUSE
Existing Conditions Study
Weston, Massachusetts

Title:
EXISTING CONDITIONS
FLOOR PLAN
SECOND

Date: 25-Mar-15
Scale: Size = 1/8"
Drawn By: PD
Sheet No.:
EX-3



Not to scale

Markups by Henry Stone

Date: 25-Mar-15
 Scale: 3/32" = 1'-0"
 Drawn By: PO
 Sheet No.: **EX-4**

Title:
 EXISTING CONDITIONS
 FLOOR PLAN
 THIRD

School Administration Building
 CASE HOUSE
 Existing Conditions Study
 Weston, Massachusetts

JOHNSON ROBERTS ASSOCIATES INC.
ARCHITECTS
 15 PROPERLY WAY
 SOMERVILLE, MA
 02143 - 3228

Background:

The WHC funds requested in the amount of \$27,000 would be used for specific portions of the building that were not anticipated in the School Dept/Comm request for renovation funds.

The SC request is for planning and design phases to determine how and where to best located the School department offices, conference rooms and ancillary spaces necessary for proper and efficient operation of the School Department.

The design work needs to be sympathetic to the fabric of the building, and maintain certain elements that are considered important to the building. These items are in general the fireplaces, the main staircase and the lobby.

Further, the renovation work needs to maintain the other historic elements in the building while making the modifications that are needed to serve the building's tenant.

A major element in the design is the incorporation of all new HVAC, Electrical, Plumbing and Sprinkler systems, as these systems, if existing, are beyond their useful life. The other major element is for MAAB accessibility, and the addition of an elevator.

The 1950's addition has been an item of disagreement, as it may be a necessary area to maintain, to satisfy the needs of the tenant.

PBC Consideration for use of CPC funds:

- Apply funds to elements of renovation that directly affect significant historic elements, ie., fireplaces, main stair case and Lobby.
- Apply funds to repair exterior elements with materials and detailing consistent with historic restoration.
- Apply the funds to certain other areas of the project that are mutually agreed to be restored by the WSC and WHC.
- Initial contract with design firm, estimated to be prior to fall TM, will be the WSC scope and schedule. After the planning portion of the design, determine with the WHC, WSC and PBC which elements effected by the renovations are to be included as restoration, and adjust the design firms scope to include the expanded "restoration" type design work, in lieu of the previously stated renovation work.
- The Design firm will need to maintain the "restoration" elements as separate from the renovation elements and bill accordingly.
- The contract documents will need to also identify which of the elements are "restoration", and which are considered renovation.

This is an initial plan and will need review and acceptance by the WSC, WHC and the PBC.