TREANORHL

June 16, 2020
Revised July 14, 2020

Knox-Goodrich Building
34-36 S. First Street
San Jose, California

PRESERVATION PLAN

INTRODUCTION

TreanorHL has prepared the following Preservation Plan for the proposed renovation of the Knox-Goodrich Building at 34-36 S. First Street . This document discusses the existing historic resource, the Knox-Goodrich Building at the project site, evaluates the proposed work on the Knox-Goodrich Building per the Secretary of Interior's Standards, and assesses the condition of the historic fabric. This report does not address potential impacts or mitigations related to the demolition the Lido Building at 30-32 S. First Street or evaluate the proposed infill construction on that site. A separate document will address issues associated with the Lido Building.

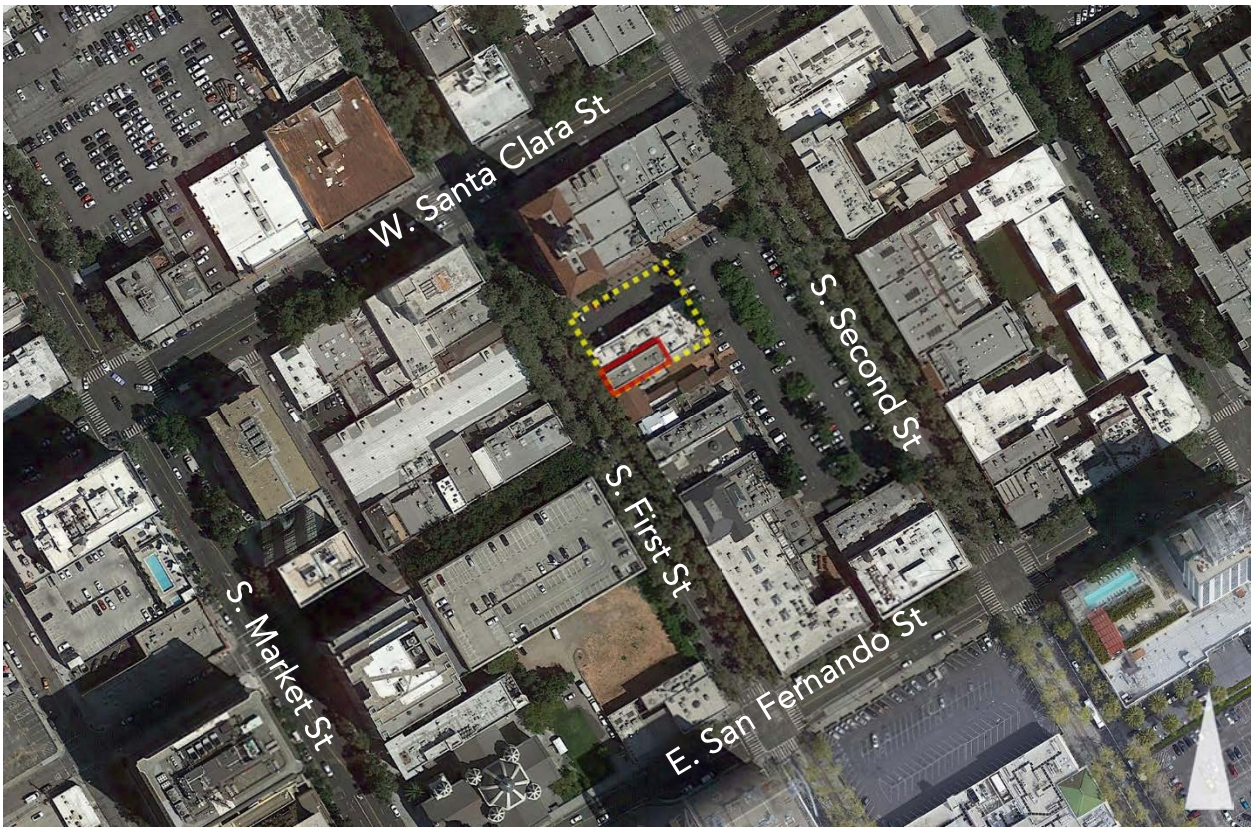


Figure 1. Aerial view of the Knox-Goodrich Building, outlined in red. The projects site is outlined in yellow. (Google Earth, imagery date June 2019).

This report includes:

- Introduction
- Methodology
- Historic Significance Summary
- Project Description
- Secretary of the Interior's Standards Evaluation
- Review of Deed for Easement of Façade of Knox-Goodrich Building
- Condition Assessment
- Conclusion
- Appendix

METHODOLOGY

TreanorHL staff conducted a site visit on May 21, 2020 to note and review the existing conditions, character-defining features, and historic significance of the property. Staff also reviewed several previously prepared documents on the property including a historic resource evaluation, district compliance reviews, and a Secretary of the Interior's Standards review all prepared by Garavaglia Architecture, Inc. (2019); the *Site Development Permit* and *Historic Preservation Permit* drawings by Studio Current (dated May 13, 2020); *Fountain Alley Building 25% Construction Drawings* by Brick dated April 3, 2020, and *San Jose Downtown Commercial Historic District National Register of Historic Places Inventory – Nomination Form* (February 1981).

This Preservation Plan was developed following TreanorHL's visit to the building and review of the existing conditions. On site exterior photographs were taken from the ground and the rooftop of the adjacent Lido Building. As noted above, proposed project plans were reviewed, as were previous documents on the subject building.

The Preservation Plan is intended to provide guidance on repairs at the building's exterior as it is renovated. All recommendations given are in keeping with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. This plan can direct construction related-activities as they relate to the historic fabric and character-defining features of the building. The report is intended to identify areas, materials, and types of deterioration or damage that is present at the building today. The report is not a comprehensive building survey but is meant to give guidance on appropriate construction methods and identify resources and protocols to use when repairs are undertaken. Specifically, structural issues were not addressed in this report, but several potential items were identified for which a structural engineer should provide feedback.

HISTORIC SIGNIFICANCE

The **Knox-Goodrich Building** was designated as a San Jose City Landmark on June 5, 1990 under Resolution No. 62435 of the City of San Jose City Council based on the following findings:

- Character, interest and value as a part of local history. The Knox-Goodrich Building is a good representation of a 19th century commercial building and was a part of the commercial activity and development of the time, a part of local heritage and culture.
- Exemplifies the culture and economic heritage of San Jose as a 19th century commercial building which is representative of the broad patterns of commercial industry in San Jose.
- Embodiment of distinguishing characteristics and details of an architectural style.

- Identification as the work of architect, George Page, whose individual work has influenced the development of the City of San Jose.
- Identification with Sarah Knox-Goodrich, Dr. William Knox and Levi Goodrich, each of whom have contributed to the development of San Jose's culture and history.[1]

Garavaglia Architecture, Inc. evaluated the Knox-Goodrich Building in 2019 and found it individually eligible for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR):

> The Knox-Goodrich Building (ca.1889) at 34-36 S. [First] Street in San Jose's Downtown Commercial District […] displays a level of historical significance that would qualify it for listing as an individual historic resource on the National Register of Historic Places and on the California Register of Historical Places under Criterion A/1, for association with patterns of commercial development in downtown San Jose; under Criterion B/2, for association with Sarah Knox-Goodrich; and under Criterion C/3, as a distinct example of a brick masonry commercial building designed in the Romanesque Revival Style in San Jose in 1889. Further, the building appears to possess contextual association and architectural merit that supports continued designation as a San Jose City Landmark based upon current evaluative criteria in the San Jose Municipal Code. As such, the building is considered a historic resource under the California Environmental Quality Act (CEQA).[2]

During the May 21, 2020 site visit, TreanorHL staff evaluated the character-defining features of the structure. The identified exterior elements include:

- Three-story-over-basement height
- Rectangular plan
- Rusticated sandstone on the front façade
- Pedimented parapet
- "K-G" and "1889" ornamentation
- Floriated masonry details
- Symmetrical fenestration at second and third story with one-over-one, wood-sash windows
- Lightwell with two-over-two wood-sash windows visible at second and third story interior
- Exterior brick cladding on the side and rear façades, stucco parge on east façade [3]

The Knox-Goodrich Building was listed in the NRHP as a contributor to the San Jose Downtown Commercial Historic District.[4] The district is located roughly within the area between E. Santa Clara, S. First, S. Fourth and E. San Fernando streets. The district is significant both from historical and architectural perspectives reflecting the emergence of San Jose as an American city, San Jose's boom years as an agricultural center, and the South Bay's first skyscraper construction. It is unique in its broad representation of historic California commercial architecture: "Because the structures included within the district represent a variety of architectural styles found nowhere else within the county, and because of the historical significance of the development of the commercial core of San Jose as can be seen in their various styles, the district deserves to be included on the National Register of Historic Places." The

[1] The Council of the City of San Jose, Resolution 62435, adopted June 5, 1990, recorded October 1, 1990, Book L506, Page 1924-1927.
[2] Garavaglia Architecture, Inc., *34-36 S. 1st Street San Jose, CA, Historic Resource Evaluation – DRAFT* (August 12, 2019), 38.
[3] Edited from Garavaglia Architecture, Inc., *34-36 S. 1st Street San Jose, CA, Historic Resource Evaluation – DRAFT* (August 12, 2019), 34.
[4] Bonnie Bamburg, *San Jose Downtown Commercial Historic District National Register of Historic Places Inventory – Nomination Form* (August 1980, updated February 1981; included in the National Register on May 26, 1983).

period of significance spans from the 1870s to the early 1940s. The nomination does not list character-defining features but notes how district contributors represent a variety of architectural styles.[5]

Figure 2. Map of the San Jose Downtown Commercial Historic District; the Knox-Goodrich Building outlined in red. The projects site is outlined in yellow. (City of San Jose website, accessed May 2020.)

PROJECT DESCRIPTION

The proposed project site on S. First Street includes three parcels: the existing Lido Club Building (APN 467-22-03), the existing Knox-Goodrich Building (APN 467-22-04), and a surface parking lot (APN 467-22-02). The project description is based on the *Site Development Permit* and *Historic Preservation Permit* drawings by Studio Current (dated May 13, 2020), as well as the April 2020 drawings by Brick (25% Construction Documents).

The Knox-Goodrich Building restoration and rehabilitation is part of a larger project that involves the construction of the proposed Fountain Alley Building. The proposed Fountain Alley project calls for the demolition of the adjacent building (the Lido Club) and associated parking lot. The project site is approximately 0.35-acre and is comprised of three parcels located at 26-36 South First Street in downtown San Jose. The three-story Knox-Goodrich Building is designated as a San Jose City Landmark that has also been previously found individually eligible for listing on the National Register of Historic

[5] Bamburg, *San Jose Downtown Commercial Historic District;* City of San Jose, "Downtown Commercial National Register District," https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/historic-preservation/historic-districts-areas/downtown-commercial-national-register-dist (accessed May 27, 2020).

Places and California Register of Historical Resources. Additionally, the Knox-Goodrich Building is a contributing structure to the San Jose Downtown Commercial Historic District, a National Register-listed district. An approximately 91,992-square foot, seven-story new commercial building for office and retail uses will be constructed west of and internally connected to the Knox-Goodrich Building. The proposed new structure has a roof height of 86'-0" with rooftop projections reaching to 99'-7". Outdoor seating is proposed along South First Street and Fountain Alley at the new structure.

The project would retain the three-story, 7,900-square foot, Knox-Goodrich Building. The primary entrance to the new building would be through the ground level of the Knox-Goodrich Building. The ground level of the historic structure would function as a lobby providing access to the new building and the other floors within the historic building. Two openings in the exterior wall at the ground level of the Knox-Goodrich Building would allow for movement between the two structures. One opening would be created in the west wall and one in the north. The west connection will be an approximately 8' wide opening and the north connection will be through a single flush door. Between the proposed structure and the historic structure is a seismic separation gap. This gap will allow the new and existing buildings to move separately during an earthquake. A metal cover or plate will conceal the seismic gap at the roof level, street front and interior openings. The ground level serving as the lobby space will be renovated. In the basement internal non-original demising walls will be removed. Interior features like the stairs and upper level windows will be retained. No additional work will occur on the upper two levels of the Knox-Goodrich Building. The non-original ground level storefront will be replaced with a compatible new storefront. A steel and glass canopy is designed to shelter the entrance of the Knox-Goodrich Building. The canopy will be installed below the non-original transom windows at the non-original faux stone. The exterior of the Knox-Goodrich Building will be preserved and cleaned. The cleaning will remove the years of built-up dirt and soiling. The existing wood windows on the second and third floors will be retained.

Figure 3. Looking north from S. First Street towards Knox-Goodrich Building and the proposed project (Brick, April 3, 2020).

SECRETARY OF THE INTERIOR'S STANDARDS EVALUATION

As discussed above, the Knox-Goodrich Building is a designated San Jose Landmark and appears individually eligible for listing in the NRHP and CRHR. Therefore, the proposed project must comply with the *Secretary of the Interior's Standards for Rehabilitation* (the Standards) which establishes compatibility.

The Knox-Goodrich Building is also a contributor to the National Register-listed San Jose Downtown Commercial Historic District. The Standards can also be applied to individual building sites situated in historic districts. The following analysis applies the Standards to determine the appropriateness of the proposed renovation of the Knox-Goodrich Building to the San Jose Downtown Commercial Historic District, understanding that the proposed district as a whole must be considered a resource.

The ten standards are evaluated below.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

   The existing Knox-Goodrich Building will be used for commercial purposes; therefore, the proposed use is compatible with the individual historic resource and the surrounding historic district. The proposed use will require minimal alterations to the building's distinctive materials, features, and spatial relationships in order to accommodate use as a commercial building. The proposed openings at the ground level will modify the first-floor layout; however, the building had already received interior alterations in the 1960s and 1980s that modified the interior space. These openings will not be visible from street and will not affect the appearance of the Knox-Goodrich Building from S. First Street. TreanorHL considers the proposal as fully compliant since the character-defining features – two-story-over-basement height, rectangular plan, rusticated stone, pedimented parapet, stone ornamentation, symmetrical fenestration and light well - of the Knox-Goodrich Building will be preserved; the new openings are on the secondary elevations and will not impact the primary, publicly visible façade; and the building has been always be used for commercial purposes and will continue to serve a commercial purpose. Overall, the proposed project relating to the Knox-Goodrich Building is compliant with Standard 1.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.*

   The proposed west and north openings at the ground level will result in removal of small areas of the original perimeter brick wall. The localized and discreet demolition will not affect the historic character of the Knox-Goodrich Building in part because these sections of the façade adjoin the existing building at 30-34 S. First Street and have never been visible from public right-of-way. Even though the perimeter brick wall is identified as a character-defining feature, the original form of this feature will be still apparent despite the partial removal and the building will continue to communicate its significance. Further, the quantity of brick removal is minimal, and the majority of the brick will be retained as will the entire front façade of the historic resource.

   Overall, the proposed project relating to the Knox-Goodrich Building is compliant with Standard 2.

3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

   No such changes are proposed for the historic Knox-Goodrich Building. There will be no modifications to the Knox-Goodrich Building that will add conjectural features or elements from other historic properties. The proposed storefront will be contemporary in design and easily distinguished from the historic elements. The proposed storefront design will replace a non-historic and incompatible existing storefront. The designed storefront is simple, symmetrical, and contemporary in appearance. The minimal design does not distract or overwhelm the existing character of the front façade. The simplicity of the storefront allows it to recede into the void of the first floor opening, while the character-defining features on the front façade become the visual focus.

   Therefore, the proposed project relating to the Knox-Goodrich Building is compliant with Standard 3.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

   Over the years the Knox-Goodrich Building has been modified. None of the modifications, like the storefront, have gained historic significance since installation. The existing storefront installed in 1988 and interior alterations have not acquired historic significance. As proposed, the project relating to the Knox-Goodrich Building is compliant with Standard 4.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

   The existing character-defining features of the Knox-Goodrich Building, including its overall height and massing, rusticated sandstone exterior, pedimented parapet, front façade ornamentation and masonry details, original symmetrical fenestration and wood-sash windows, interior wood staircase and lightwell, and majority of its brick cladding, will be preserved.

   Therefore, the proposed project is compliant with Standard 5.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

   The proposed project does not include replacement or repair of any historic features. The existing storefront was installed in 1988 and will be replaced with a contemporary design that includes a glazed storefront with a pair of double doors. The documentary or pictorial evidence presented in the *Historic Resource Evaluation* did not reveal any details of the historic storefront.[8] The proposed storefront follows some of the recommendations offered in the *Downtown San Jose Historic District Design Guidelines* including high ceilings, transparency, a central recessed entry, transom windows

[8] Garavaglia Architecture, Inc., *Historic Resource Evaluation,* 16-22.

and display windows.[9] As proposed, the project relating to the Knox-Goodrich Building is compliant with Standard 6.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

   The proposed project does not involve any chemical or physical treatments to the existing historic resource. The project currently calls for cleaning the exterior of the structure to remove dirt and soiling that has accumulated over the years. The gentlest means possible should be used to clean the stone façade. See the Condition Assessment section for recommendations on cleaning. If the recommendations are followed the project relating to the Knox-Goodrich Building will be compliant with Standard 7.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

   No excavation is likely going to be undertaken at the Knox-Goodrich Building, but the construction of the adjacent building will require excavation. If any prehistoric or archeological resources be encountered during the course of the project, a professional archeologist should be contacted, the resources documented, and standard archaeological monitoring should occur. A plan ensuring the project's compliance with local and state requirements will need to be prepared.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

   The overall proposed project includes additions and alterations on the first floor of the Knox-Goodrich Building as well as demolition of an adjacent building (adjoined by a common wall and not within the scope of this report). Two openings at the perimeter brick wall will be created to provide access to the adjacent new building. The measures to be taken to ensure structural safety of the historic building during demolition of the adjacent building (Lido Building), partial removal of the brick wall (for proposed openings), and the installation of a building separation to enable movement in a seismic event are not clear in the HP Permit drawings. This aspect of the project is of the utmost importance as it needs to be completed with proper care and methods to ensure the Knox-Goodrich Building is not damaged.

   TreanorHL reviewed the 25% Construction Documents completed by Brick (dated April 2020) which provide details for connection between the existing and new building. The openings will be supported by HSS beams. A steel surround plate and a seismic joint cover will be attached to the brick wall around the openings. TreanorHL recommends all anchorage for the attachment of the seismic joint cover be located at a masonry joint, not on a brick.

[9] *Downtown San Jose Historic District Design Guidelines* (approved by the San Jose City Council, November 4, 2003), 35 and 40-45.

The proposed storefront and the canopy at the Knox-Goodrich Building will be differentiated from the old in its materials and detailing. The new storefront glazing system will be set back approximately 3 feet from the face of the building. The storefront will be installed into areas of exposed brick and will not attach to the stone. Anchors and attachments should be installed at masonry joints when possible. Two adjacent double doors with sidelights and transoms will be centered on the façade (Sheets A3.01 and A4.01).

The canopy will feature a sheet of laminate glass with a steel C-channel frame and metal louvers below. It will be carried by cable rod supports. The canopy will be installed below the non-original transom windows and appears to have a single attachment to the non-original stone at exterior walls at each side. Anchors and attachments should be installed at masonry joints when possible.
Based on observation of the project site, review of the most recent project drawings, and evaluation of additions and alterations above, TreanorHL considers the proposed project compliant with Standard 9.

Overall, the proposed project is compliant with Standard 9.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project includes construction of a seven-story building to the north of the Knox-Goodrich Building. According to the drawings from Brick, a seismic separation between the Knox-Goodrich Building and the proposed building will be installed. This large gap, roughly 1'-1" space, runs the length of the building on the west and north sides. A metal flashing system covers this gap to prevent water from entering the void. It will also allow for movement between the two structures in the case of an earthquake. The impact from the attachments required to install the seismic joint cover will be minimal. Attachments when possible should be made at masonry joints, not into bricks. The new building will not physically affect the character-defining features of the historic building. A small portion of the existing brick perimeter wall will be removed to provide connection to the adjacent new construction, but it can later be infilled in-kind if needed. If new construction were to be removed in the future, the essential form and integrity of the historic building will be unimpaired.

The new storefront will be installed in the existing opening on the front façade. A new glass canopy with steel C-channel frame will be attached to the non-original sandstone cladding of front façade at both sides of the transom. The installation of these features should be carried out in a way not to damage the character defining features of the building. If the architect follows recommendations, the additions will be removed without damaging the character-defining features of the building. If the features are damaged during removal, then they should be repaired following the Secretary of the Interior's Standards and returned to their current condition.

Therefore, the proposed project relating to the Knox-Goodrich Building is compliant with Standard 10.

REVIEW OF DEED FOR EASEMENT OF FAÇADE OF KNOX-GOODRICH BUILDING

On December 28, 1984, the San Jose Historical Museum (Grantee) was granted an architectural façade easement on the Knox-Goodrich Building to ensure the preservation of the visible exterior features of the structure. The deed addresses the following key items:

- Exterior surface improvements including changes to exterior walls, roofs, and chimneys. (This deed was in place prior to the first-floor façade being restored in 1988. The deed repeatedly references photos in attached exhibits which were not provided or reviewed for this report. Further, there are currently no chimneys present at the building.)
- Damage to the building, from deterioration or average wear, must be repaired. Any repairs that alter the appearance are to be reviewed and authorized by the Grantee. Upon completion of any work that alters the exterior, photographs of the building are to be taken and provided to the Grantee for permanent placement in the property file.
- The exterior of the structure is required to be maintained including the exterior walls, windows, roof, cornices, turrets, and chimneys.
- The building must be used for uses under the current zoning code and should not be subdivided.
- If the building is damaged or destroyed by fire, flood, earthquake or other disaster, it shall be restored/reconstructed to maintain the building's status on the National Register of Historic Places as a contributor to the San Jose Downtown Commercial Historic District.[12]

The restoration project at the Knox-Goodrich Building complies with the restrictions on the deed for the architectural façade easement. As described below in the Condition Assessment section of the report, the building will be cleaned, and façade elements have been identified for repair. The restoration plans do call for a new storefront, which will be replacing the storefront that was installed in 1988. The proposed storefront is compatible with the overall character of the front façade and is replacing a non-historic feature. Additionally, the canopy at the entrance will help identify the entrance of the building and is easily reversable. For the early history of the building, a canopy was a prominent feature of the front of the building. The new canopy will be a modern interpretation and is simple enough in design that it is compatible with the character of the building. The project does call for a single opening in the west and north walls, however, these openings are in a location that were never visible from the public right-of-way and will not impact the overall appearance of the structure or the front, main facade. The deed refers photographs of the exterior that should govern any alterations or improvements to the building. While these photographs were not available to TreanorHL, we have compared the project to available photographs from 1978 and 1982. As indicated in the language of the deed, any alterations to the building need to be reviewed by the Grantee. TreanorHL finds that the proposed restoration project at the Knox-Goodrich Building conforms to the intent of the architectural façade easement requirements placed on the building in 1984.

[12] Draft Easement – Deed of Architectural Façade Easement, Santa Clara Limited, recorded December 28, 1984.

CONDITION ASSESSMENT

See Appendix for Reference Drawings keyed to photos in Condition Assessment Section.

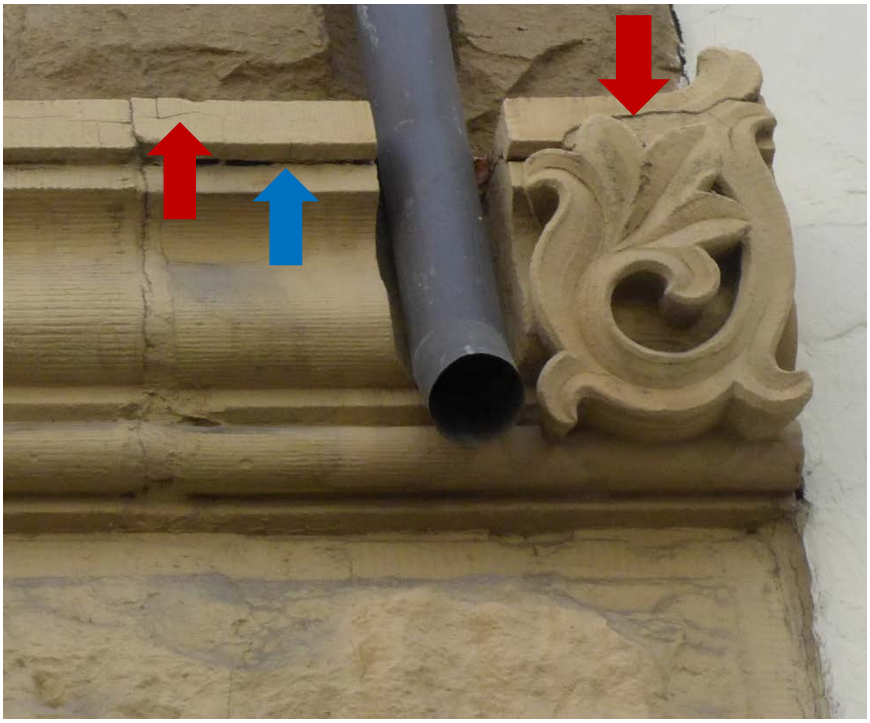
	1. Reference photograph of South First Street façade. Over the years modifications at the ground floor resulted in the loss of the stone below the second-floor windows and the original storefront assembly (non-original material is outlined in red). The recreated first floor stonework is a faux stone installed in the late 1980s, painted to match the stone at the upper levels.
	2. Reference photograph of storefront. Lower storefront to be replaced as part of the rehabilitation project and the transom is to remain. Red box identifies the storefront elements to be replaced with a contemporary and compatible system. See the Secretary of the Interior's Evaluation section of this report for in-depth review of proposed storefront.

	3. Many of the joints between the stones are open or deteriorated. This is a typical condition that occurs at stones that project from the face of the building. The decorative bands that project at each floor have many open joints. Refer to N.P.S. *Technical Preservation Services, Brief 2,* "Repointing Mortar Joints in Historic Masonry Buildings" for guidance on repointing. Review extent of joint repair with historic architect prior to undertaking work.
	4. Anchor visible at window jamb. Remove anchor if it is determined to be ferrous metal. Leaving the ferrous metal in the stone could damage the stone as it deteriorates. Review procedures for removal of anchor and patching of stone with historic architect prior to undertaking the work.

5. Dirt on surface. This is a typical condition that occurs on the surface of the stone face. Areas where the buildup of the soiling is especially visible are locations where water can run down the surface when it rains.

Front (south) façade to be cleaned as part of the rehabilitation project. Gentlest means possible to be used. Review cleaning protocols with historic architect.

Prior to cleaning the front façade refer to N.P.S. *Technical Preservation Services, Brief 1*, "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings" and *Technical Preservation Services, Brief 6,* "Dangers of Abrasive Cleaning to Historic Buildings."

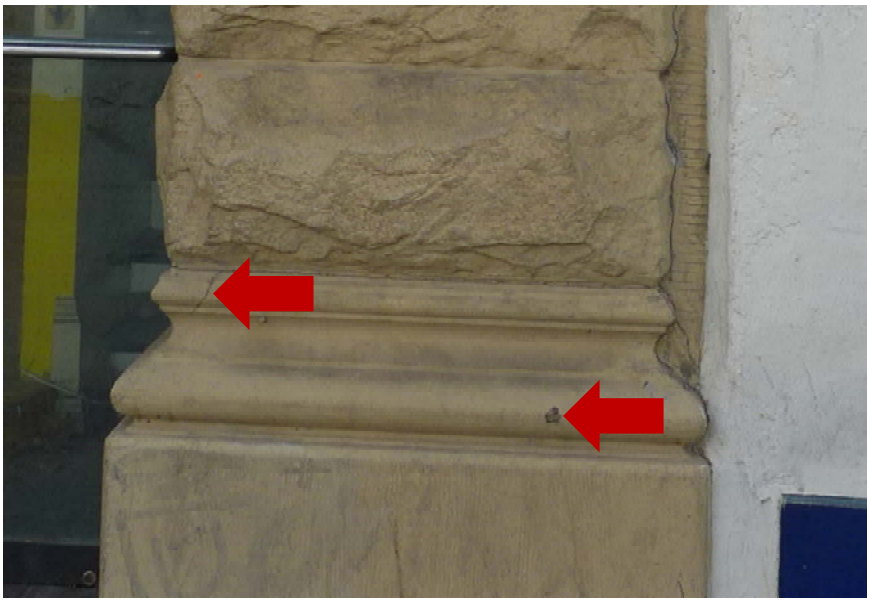


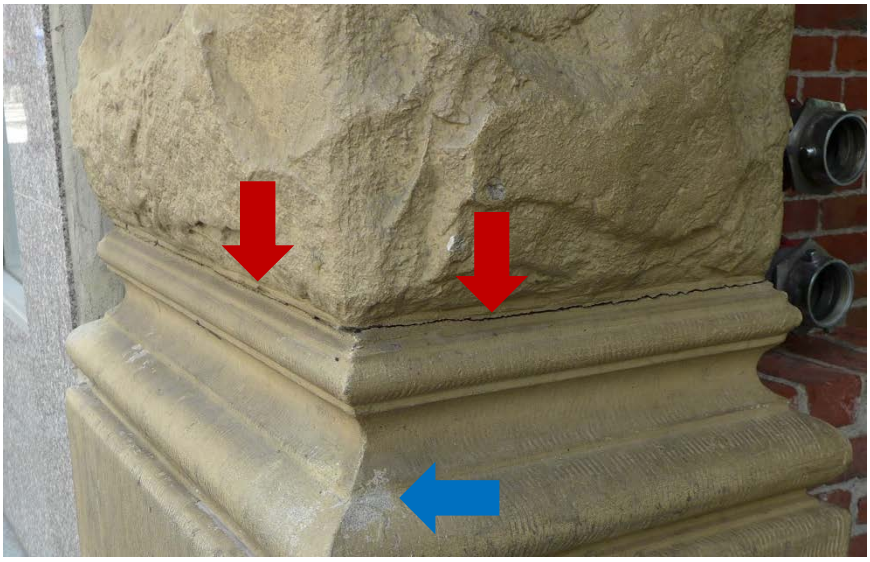
6. Cracks at the decorative band and ornamental end element (red arrows). Open joints are visible at the underside of the decorative band (blue arrow). Between the cracking and separation at the joint this end stone should be reviewed to ensure it is sound and that no pieces will spall off onto the sidewalk below.

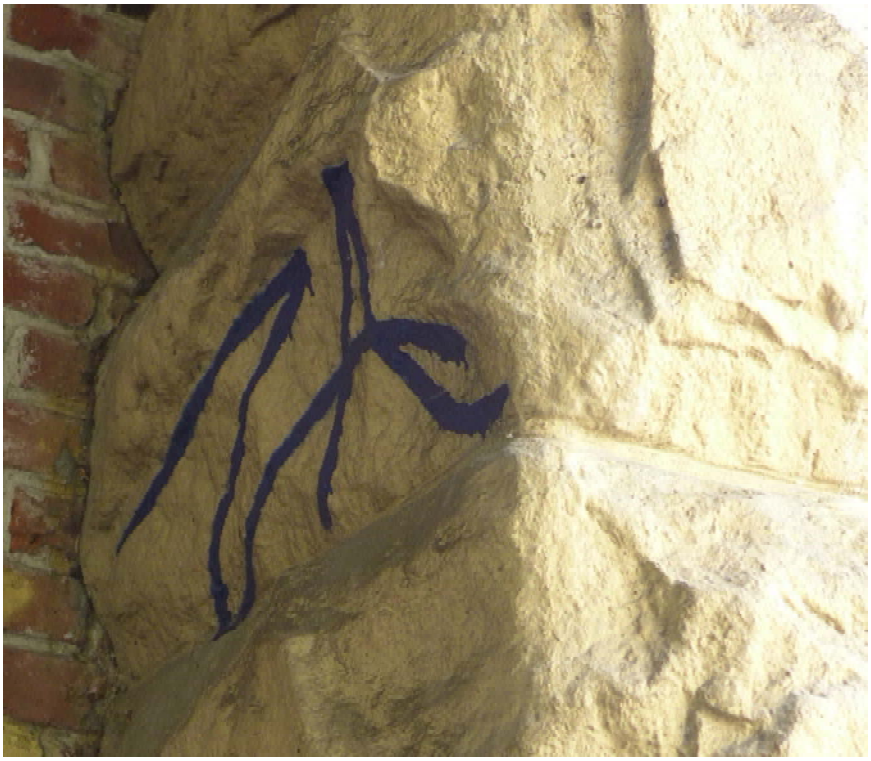
Refer to N.P.S. *Technical Preservation Services, Brief 47* "Maintaining the Exterior of Small and Medium Size Historic Buildings."

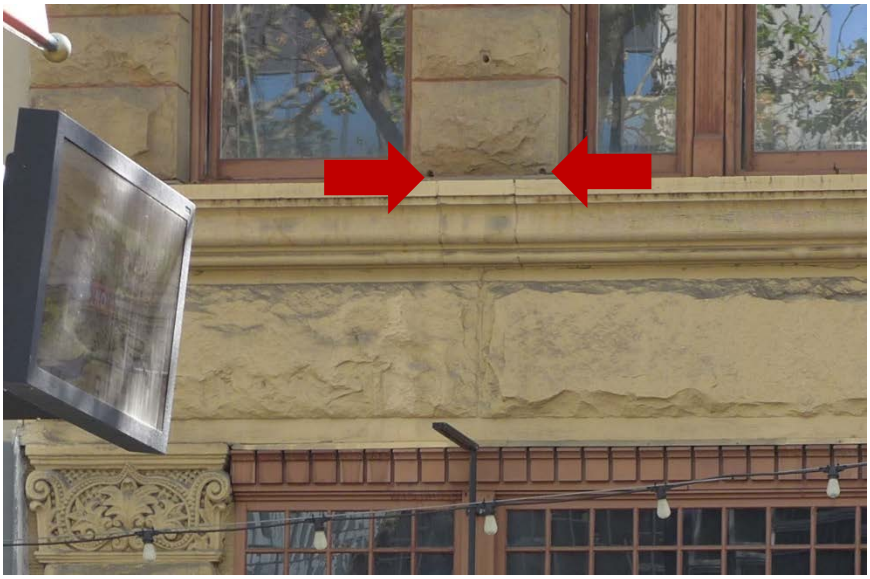
Review planned crack and spall repairs with historic architect.

	7. Reference photograph. Dirt on surface. Condition typical on stone and faux stone. Front (south) façade to be cleaned as part of the rehabilitation project. Gentlest means possible to be used. Review cleaning protocols with historic architect. Prior to cleaning the front façade refer to N.P.S. *Technical Preservation Services, Brief 1*, "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings."

	8. Joint between the first-floor replacement stone and the adjacent building is open. Seal joint and paint to match surrounding surface. Review planned repair with historic architect prior to undertaking work.
	9. Chip at lower base (front façade, east side) and hairline crack at corner of the base. Review repair with historic architect prior to undertaking work.

	10. Crack between the faux stone elements at the base (red arrow). Fill open joint and painted. Coating on the corner is damaged (blue arrow). Recoat the faux stone at the first floor of the structure. Review repair with historic architect prior to undertaking work.
	11. Graffiti on the brick at the eastern side of the entry alcove. Remove the graffiti. Refer to N.P.S. *Technical Preservation Services, Brief 38,* "Removing Graffiti from Historic Masonry" for information on removing graffiti. Review graffiti removal protocols with historic architect prior to undertaking work.

	12. Graffiti on the faux stone surface at the eastern side of the entry alcove. Remove the graffiti. Refer to N.P.S. *Technical Preservation Services, Brief 38,* "Removing Graffiti from Historic Masonry" for information on removing graffiti. Review graffiti removal protocols with historic architect prior to undertaking work.
	13. Open vertical joints at the horizontal bands. Repoint. Refer to N.P.S. *Technical Preservation Services, Brief 2,* "Repointing Mortar Joints in Historic Masonry Buildings" for guidance on repointing. Review extent of joint repair with historic architect prior to undertaking work.

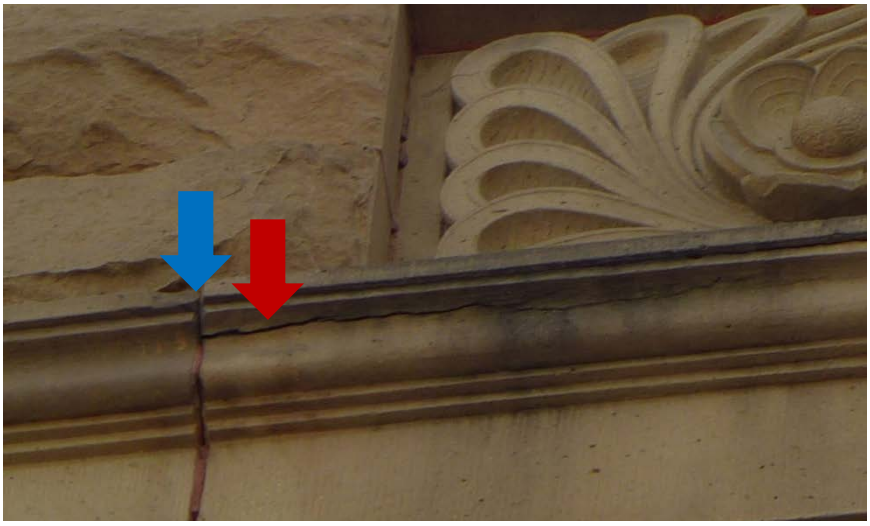
	14. Holes at lowest stone above decorative band. Patch stone. Review planned repairs to be completed with historic architect prior to beginning work.
	15. Hole in the middle of the stone. Patch stone. Review planned repairs to be completed with historic architect prior to beginning work.

16. Minor discoloration and paint wear on the window sashes and frames. Overall, the windows appear to be in excellent condition. As paint is the first line of defense in protecting the wood, the painted surface should be maintained. Repaint windows and frames.

While it does not appear any notable deterioration or damage is occuring at the windows the N.P.S. *Technical Preservation Services, Brief 9, "*The Repair of Historic Wooden Windows," should be reviewed prior to any window work including repainting.

If window scope goes beyond repainting, review repairs with historic architect prior to undertaking the work.

	17. Open joints at the vertical band. The open joint condition is typical at vertical joints at the decorative bands between the floors. Refer to N.P.S. *Technical Preservation Services, Brief 2,* "Repointing Mortar Joints in Historic Masonry Buildings" for guidance on repointing. Review extent of joint repair with historic architect prior to undertaking work.
	18. Damage, spalling at the face of the stone. Review spall repair procedures with historic architect prior to undertaking any repair.



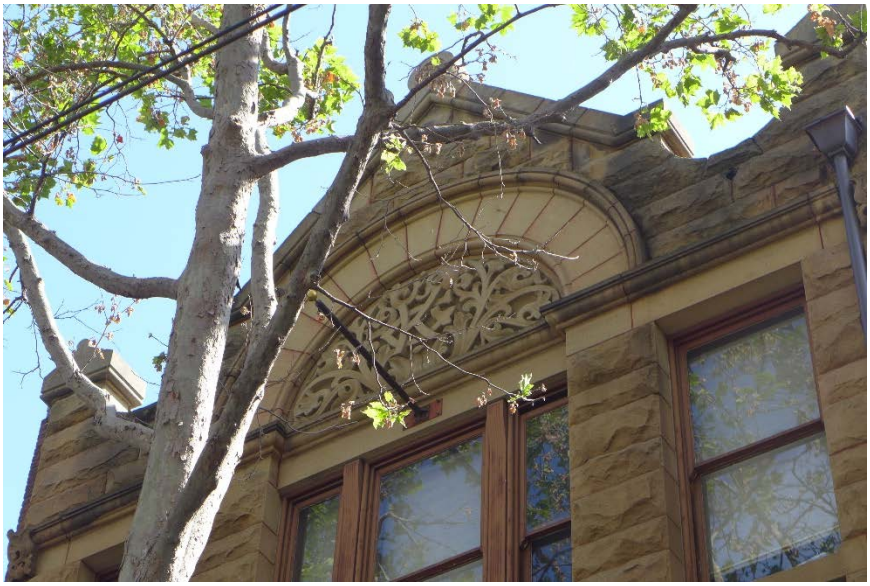
19. Crack (red arrow). Condition only present at level above second floor windows. Deteriorated mortar joints (blue arrow).

Review crack repair of stone element with historic architect prior to undertaking any repairs.

The deteriorated and open joints are typical at decorative horizontal bands.

Refer to N.P.S. *Technical Preservation Services, Brief 2,* "Repointing Mortar Joints in Historic Masonry Buildings" for guidance on repointing.

Review extent of joint repair with historic architect prior to undertaking work.

	20. Heavier staining at the top of the structure. Clean surface staining. Front (south) façade to be cleaned as part of the rehabilitation project. Gentlest means possible to be used. Review cleaning protocols with historic architect. Prior to cleaning the front façade refer to N.P.S. *Technical Preservation Services, Brief 1*, "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings" and *Technical Preservation Services, Brief 6,* "Dangers of Abrasive Cleaning to Historic Buildings."
	21. Deteriorating anchor at the joint. Remove anchor and patch the joint and stone if necessary. Review removal and patching procedures with historic architect prior to undertaking planned work.

22. Crack and open joint.

Review crack repair of stone element with historic architect prior to undertaking any repairs.

The open joints are typical at horizontal bands.

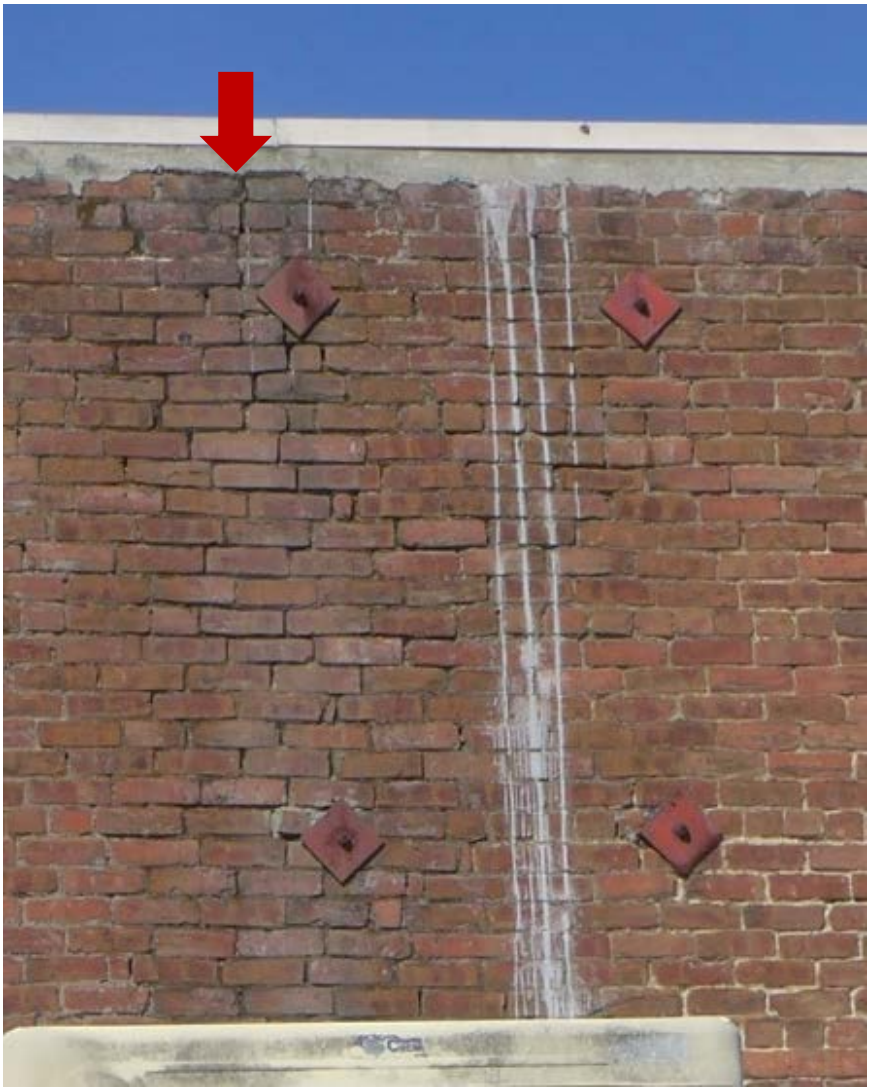
Refer to N.P.S. *Technical Preservation Services, Brief 2,* "Repointing Mortar Joints in Historic Masonry Buildings" for guidance on repointing.

Review extent of joint repair with historic architect prior to undertaking work.

	23. Between the brick face of the western wall and the stone face of the front (south façade) there is an open joint. This condition should be reviewed by a structural engineer who is experienced in working on historic structures. Any proposed repair or stabilization proposed by the structural engineer should be reviewed by the historic architect. At a minimum the joint should be sealed to prevent water infiltration.
	24. Reference photograph. Ghost sign on the west side of the structure, viewed from the public right of way (South First Street).

	25. The stucco covered brick on the east side of the structure, viewed from the public-right-of-way (South First Street). The stucco parge coat has one visible area of failure where bricks are exposed. Other areas, near the top of the parapet wall appear to show signs of cracks in the stucco parge coat surface. This side of the structure was only visible from the ground at the South First Street side of the building and the north parking lot at the rear of the structure. Review repairs to the stucco parge coat with historic architect prior to undertaking work.
	26. Reference photograph. The east façade of the building, viewed from the northern parking lot at the rear of the structure.

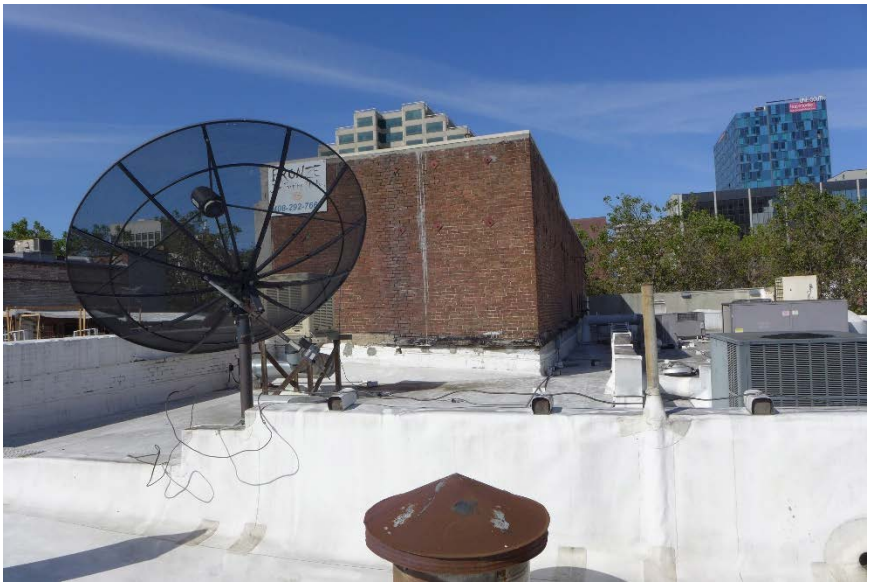
	27. Damage to the upper portion of the parge coat (red arrow). This condition is typical along the length of the parapet on the east side of the structure. Limited cracking below the parapet level (blue arrow). Review repairs to the stucco parge coat with historic architect prior to undertaking work.
	28. Reference photograph of the north side of the building, viewed from the roof of the Lido Building. Only the upper portion of the exterior wall is visible.



29. Mortar is missing near the center of the rear (north) wall. A structural engineer should review and recommend any required repairs for building stabilization.

If the wall was going to be exposed the recommendation would be to repoint the mortar where it is missing, but since the wall will be enclosed in the seismic gap between the two buildings there is no need to repoint the mortar joints unless there are structural concerns.

Refer to N.P.S. *Technical Preservation Services, Brief 2,* "Repointing Mortar Joints in Historic Masonry Buildings" for guidance on repointing.

	30. Reference photograph. View of the north and west walls of the Knox-Goodrich Building from the roof of the Lido Building.

31. West side of the building viewed from the roof of the Lido Building. Only the upper portion of the exterior wall is visible.

A large crack, mostly running along the mortar joints, is present at the northern end of the building. The crack is visible at the lower levels of the structure on the interior.

A structural engineer should evaluate the crack and recommend repairs. Any recommendation should be reviewed by a historic architect since they will be visible on the interior. Repairs to the crack will likely need to be completed prior to the demolition of the Lido Building, but careful scheduling and coordination with the contractor will determine the best path forward. The contractor demolishing the Lido Building should have verified experience in working with historic resources.[13]

"Refer to N.P.S. *Technical Preservation Services, Brief 2,* "Repointing Mortar Joints in Historic Masonry Buildings" for guidance on repointing.

[13] Email from Urban Catalyst says mockups of a crack repair will be available for review. The crack repair should be reviewed by the historic architect.

	32. Reference photograph. The middle section of the west wall. No major cracks were visible. There were various eras of mortar repairs, but all joints appeared to be sound.
	33. Reference photograph. View of the west wall, looking at the southern end with the ghost sign.

	34. Reference photograph. West wall, looking north. The metal brackets and attachments protruding from the wall will be removed. If damage to bricks occurs during their removal, the bricks should be replaced or patched. Any replacement bricks or patching should match the adjacent bricks. Refer to N.P.S. *Technical Preservation Services, Brief 2,* "Repointing Mortar Joints in Historic Masonry Buildings" for guidance on repointing.
	35. Reference photograph. The ghost sign at the south end of the west wall. Several signs have been painted on top of one another, so it is difficult to tell what any one sign says. However, "GLOVES" can easily be identified, as well as "A. BERNAUER". These both make sense as the building was home to a glove manufacturer Alexander Bernauer. The rest of the various signs are illegible.

	36. Close up of a portion of the sign.
	37. It appears that the sign is currently partially covered by roofing and flashing. It is unknown how long it has been that way. The sign should be photographed with digital photos prior to any demolition work. The construction of the adjacent building and required seismic joint will have a limited impact on the ghost sign. While the ghost sign will be enclosed in the seismic gap between the two buildings, it will remain mostly untouched because of the gap. There will be anchors at select intervals installed at one location as well as sealant. The proposed work is all reversable with minimal damage to the sign.

	38. A closeup of the faint letters under old flashing (red arrow identifies the flashing).

While TreanorHL has reviewed drawings relating to the rehabilitation work of the Knox-Goodrich Building and the new office structure being constructed adjacent to the historic resource, final construction details should be reviewed to ensure impacts to the Knox-Goodrich Building are as minimal as possible and that the building's historic significance will be retained. Currently, the large seismic joint between the two structures, which is enclosed by a metal seismic joint cover will have a limited impact on the historic fabric of the Knox-Goodrich structure. When possible, all attachments should be made at joints in the masonry, rather than through the stone or brick.

All work on the Knox-Goodrich Building associated with the rehabilitation and repairs of the existing structure shall conform with the *Secretary of the Interior's Standards for the Treatment of Historic Properties for Rehabilitation*. Currently, the project conforms to the SOIS and any modifications that substantially change to the elements relating to the Knox-Goodrich Building should be reviewed by the historic architect to ensure the project remains in compliance with the SOIS. For example, if the storefront design is modified, that should be reviewed. Additionally, repairs to the historic fabric, especially the stone should be reviewed by the historic architect. The role of the historic architect should be clearly identified in the project specifications and most of the review would generally happen once the project is under construction as the historic architect would review the repair protocol established by the contractor or subcontractor.

Construction-related activities tied to soil disturbance, likely could have the potential to produce ground borne vibrations resulting in potential damage to the Knox-Goodrich Building. Considerations to how to reduce or avoid potential damage from soil disturbance should be considered. For example:

1. Survey the structure just prior to commencing construction to identify damage (cracks and spalls). This existing condition report would be completed by the structural engineer and historic architect.
2. The report regarding existing conditions would be used as the baseline throughout construction to monitor conditions. Additionally, crack monitors may be used if determined to be beneficial.

3. If monitoring reveals the building is being damaged by construction activities, the structural engineer and historic architect can identify repair methods.

Since construction of the new building is attaching to the Knox-Goodrich Building it would be advantageous to, prior to construction, have a training program for construction workers involved in the project that emphasizes the importance of protecting the historic structure and such a requirement would be outlined in the project specifications. This program would include information on recognizing historic fabric and materials, and directions on how to exercise care when working around and operating equipment near the historic building, including storage of materials away from the historic structure. It would also include information on means to reduce vibrations from construction and highlight the importance of monitoring and reporting any potential problems that could affect the Knox-Goodrich Building.

As stated above in the condition assessment, it is vital that a historic architect reviews any proposed repairs to the historic fabric of the Knox-Goodrich Building. This will ensure all repairs comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and will allow the building to retain the character-defining features that help express its significance.

CONCLUSION

TreanorHL finds the proposed project at 34-36 S. First Street which includes the rehabilitation of the Knox-Goodrich Building to be compliant with the Secretary of the Interior's Standards. To ensure compliance throughout construction all work should follow the provided recommendations in this preservation plan, include the continued consultation of a historic architect and adhere to the identified preservation briefs.

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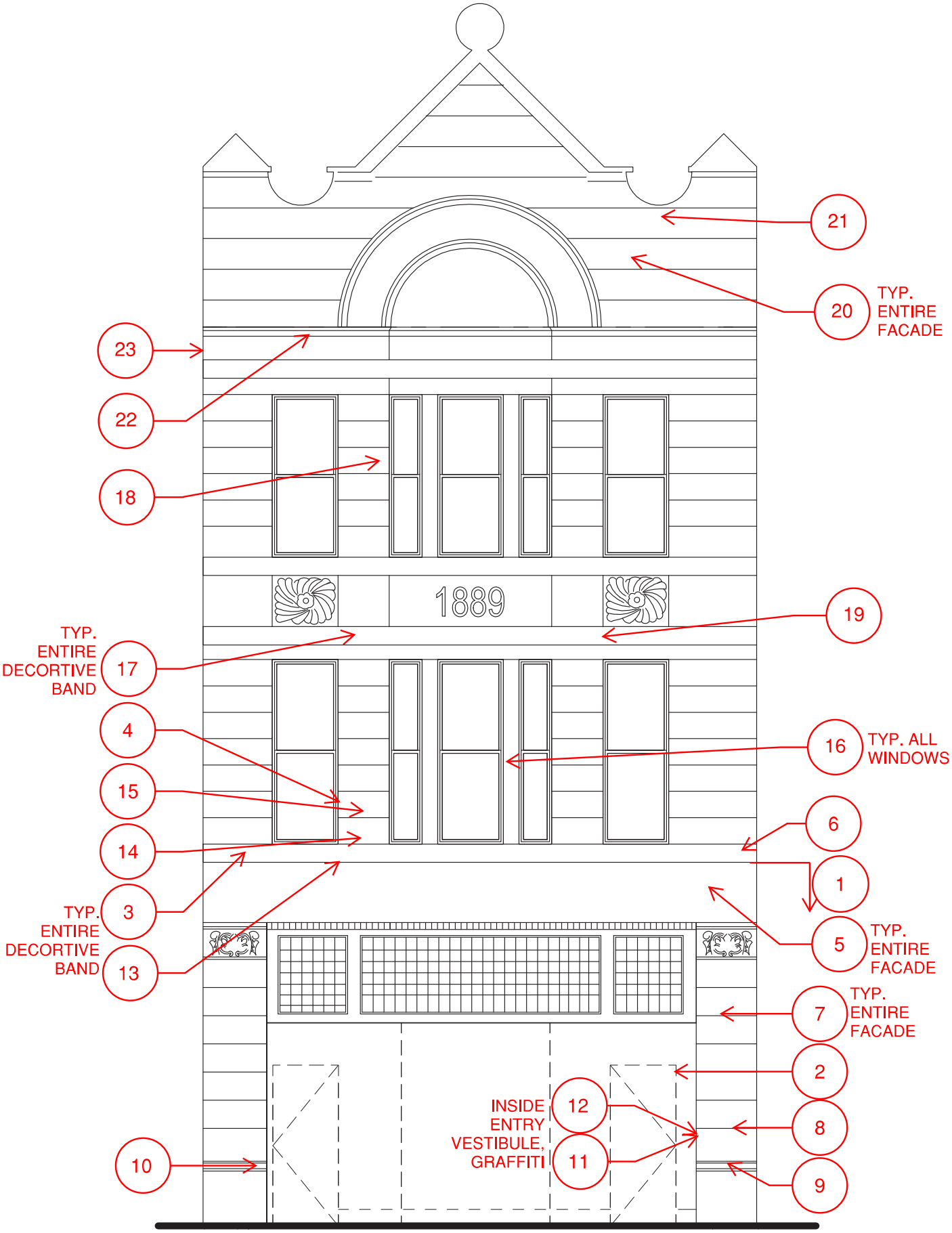
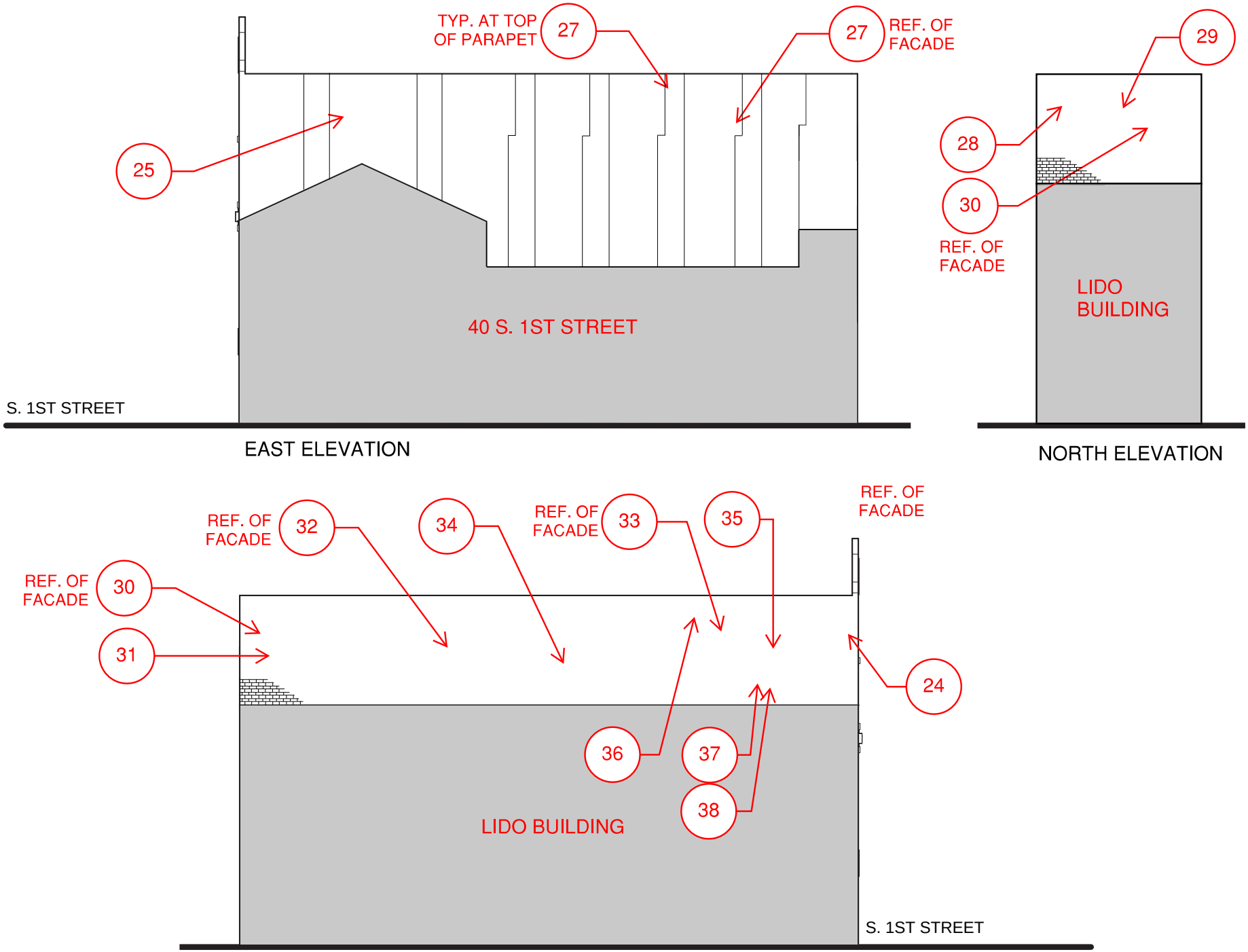
APPENDIX

Reference Drawings

Background drawing taken from 25% CD Set,
May 5, 2020 by Brick, edited by author for clarity.



SOUTH ELEVATION



Background drawing taken from 25% CD Set,
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