

207 N. Academy St., Janesville, WI



2015 Prior To Restoration work



2016 Completed Restoration Work

Hezner

**REQUEST FOR
CERTIFICATION OF
COMPLETED WORK**

**PHOTO
DOCUMENTATION OF
BUILDING AND SITE
RESTORATION
REQUIREMENTS
ACHIEVED**

For:

**Greene Bros'
Holdings, Inc.,**

R.K. Smith Realty &

Foremost Media

At:

**207 N. Academy
Street**

Janesville, IL

Submitted to

***Wisconsin Historical
Society***

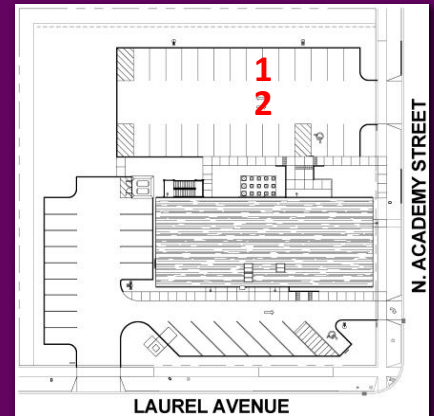
&

***United States
Department of the
Interior National Park
Service***

Exterior Photos: North Elevation

Restoration Requirements Achieved

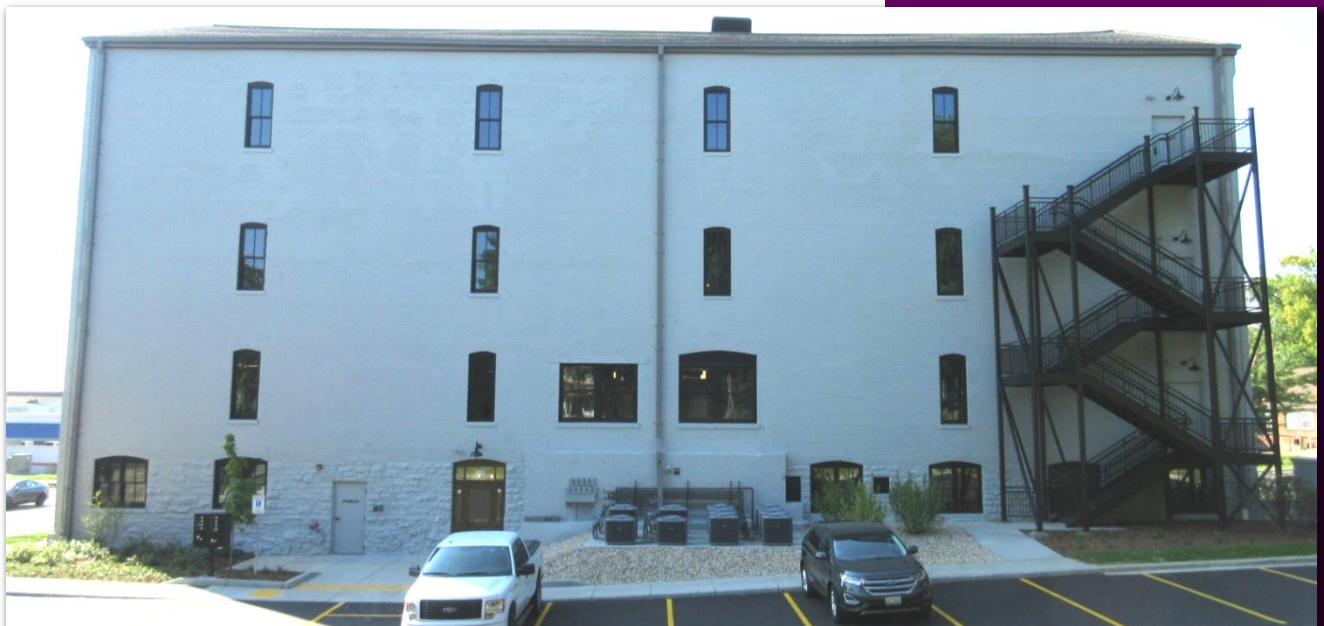
- The original stone & brick façade was cleaned, repaired, tuck-pointed and re-painted gray.
- The vast majority of existing window and door openings were preserved with minimal modifications made to a few of the opening sizes.
- The majority of the surrounding land grading has been preserved and the original elevation exposure remains.



Key Plan: Site



1. North Elevation - 2015

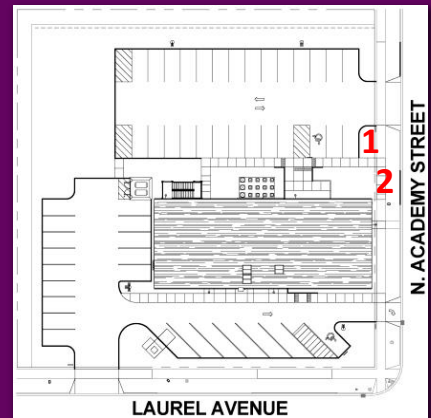


2. North Elevation - 2016

Exterior Photos: North Elevation

Restoration Requirements Achieved

- All of the existing window and door openings on Levels 2, 3 & 4 were preserved with the exception of minimal modifications made to two opening sizes on level 2.
- Six of the original window openings on Level 1 were preserved with no modifications to the opening size or location.
- Two of the original window openings on Level 1 were modified to accommodate a new sprinkler room door and north entry door.



Key Plan: Site



1. North East Corner – 2015

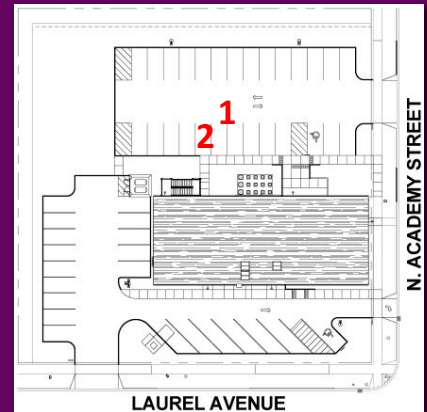


2. North East Corner – 2016

Exterior Photos: North Elevation

Restoration Requirements Achieved

- The Existing exterior steel stair was removed and replaced with a new steel stair in the same location.



Key Plan: Site



1. Exterior Steel Stair – 2015



2. Exterior Steel Stair – 2016

Exterior Photos: North Elevation

Restoration Requirements Achieved

- All of the existing window systems had failed and were replaced with new windows that replicate the original window design and proportions.



1. Window - 2015



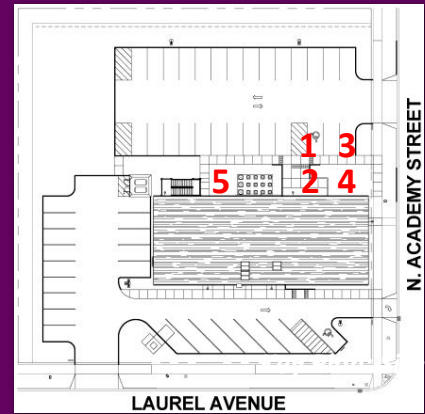
3. Window - 2015



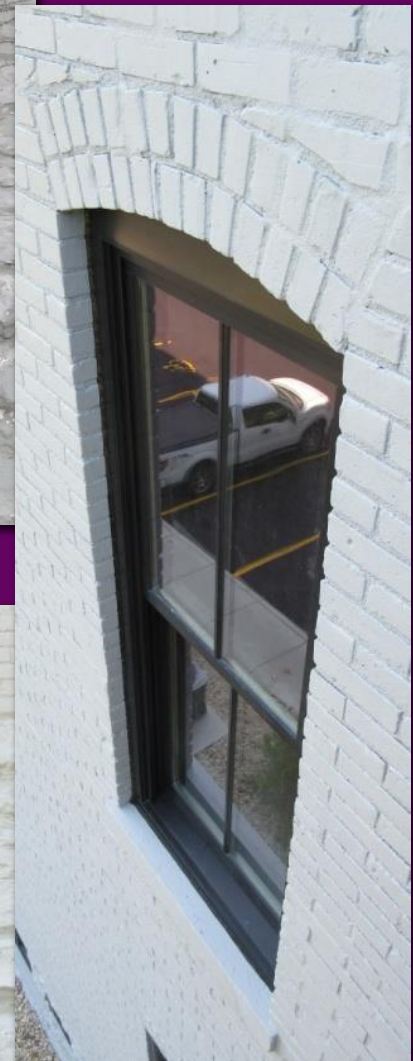
2. New Window - 2016



4. New Window - 2016



Key Plan: Site



5. New Window - 2016

Exterior Photos: North Elevation

Restoration Requirements Achieved

- Two of the failed window systems were modified to accommodate the new sprinkler room entrance door and the north entry door.



1. Window - 2015



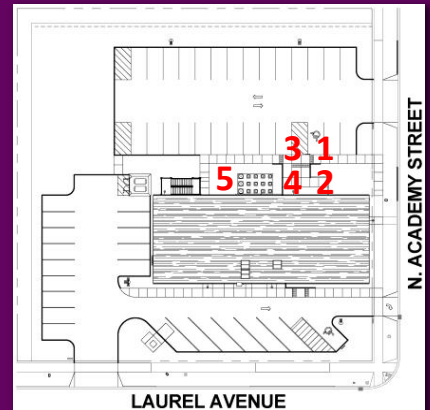
3. Window - 2015



2. New Sprinkler Door - 2016



4. New Entrance Door - 2016



Key Plan: Site

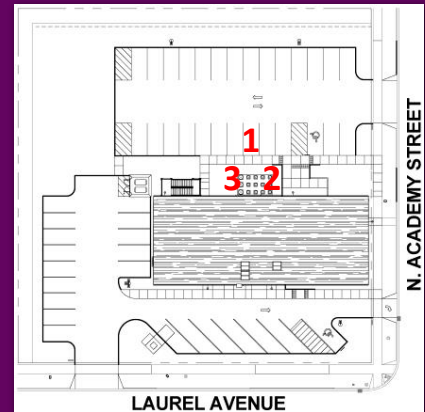


5. New Windows - 2016

Exterior Photos: North Elevation

Restoration Requirements Achieved

- The existing dock doors were removed and the openings were modified to accept new windows.
- The new windows installed in the existing dock door openings replicate the style and design intended for all new openings throughout the building.



Key Plan: Site



1. Existing Dock Doors - 2015



2. New Window - 2016

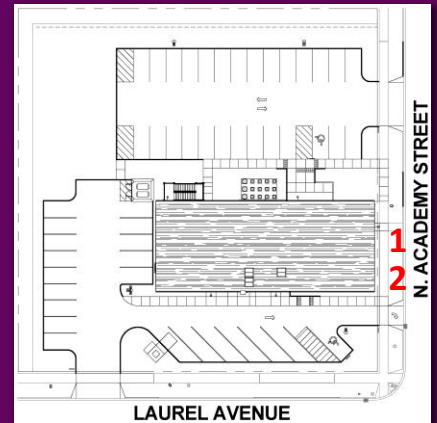


3. New Window - 2016

Exterior Photos: East Elevation

Restoration Requirements Achieved

- The original brick façade was cleaned, repaired, tuck-pointed and re-painted gray.
- Existing openings for the windows and entry door were preserved with no modifications to the opening sizes or locations.



Key Plan: Site



1. East Elevation - 2015



2. East Elevation - 2016

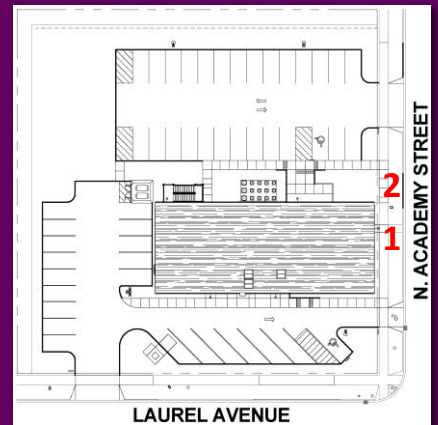
Exterior Photos: East Elevation

Restoration Requirements Achieved

- The surrounding land grading has been preserved and the original elevation relationships have been maintained.



1. Entrance Door - 2015



Key Plan: Site



2. Level 1 Facade - 2016

Exterior Photos: East Elevation

Restoration Requirements Achieved

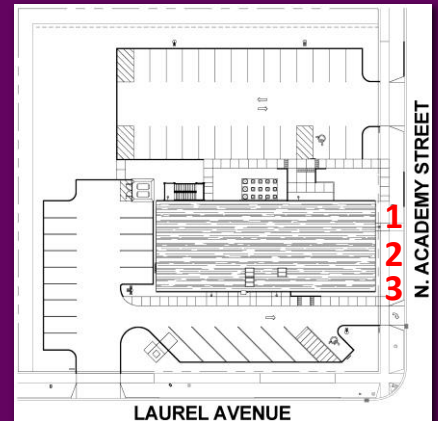
- All of the existing window systems had failed and were replaced with new windows that replicate the original window design and proportions.



1. Window - 2015



2. New Window - 2016



Key Plan: Site



3. New Window - 2016

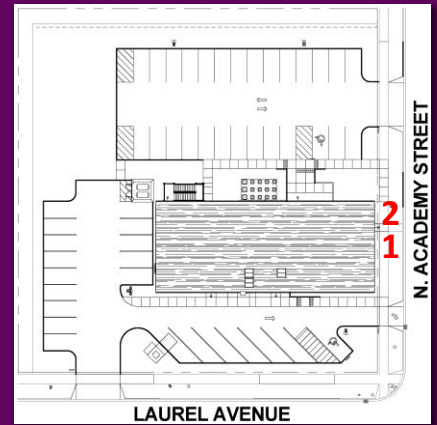
Exterior Photos: East Elevation

Restoration Requirements Achieved

- The existing entry door was removed and replaced with a new entry door intended to replicate the style and design for all door openings.



1. Entry Door - 2015



Key Plan: Site



2. New Entry Door - 2016

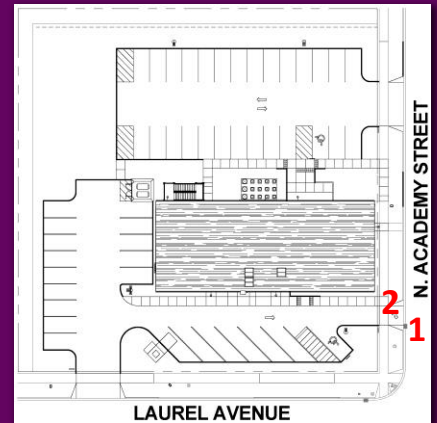
Exterior Photos: East Elevation

Project Restoration Requirements Achieved

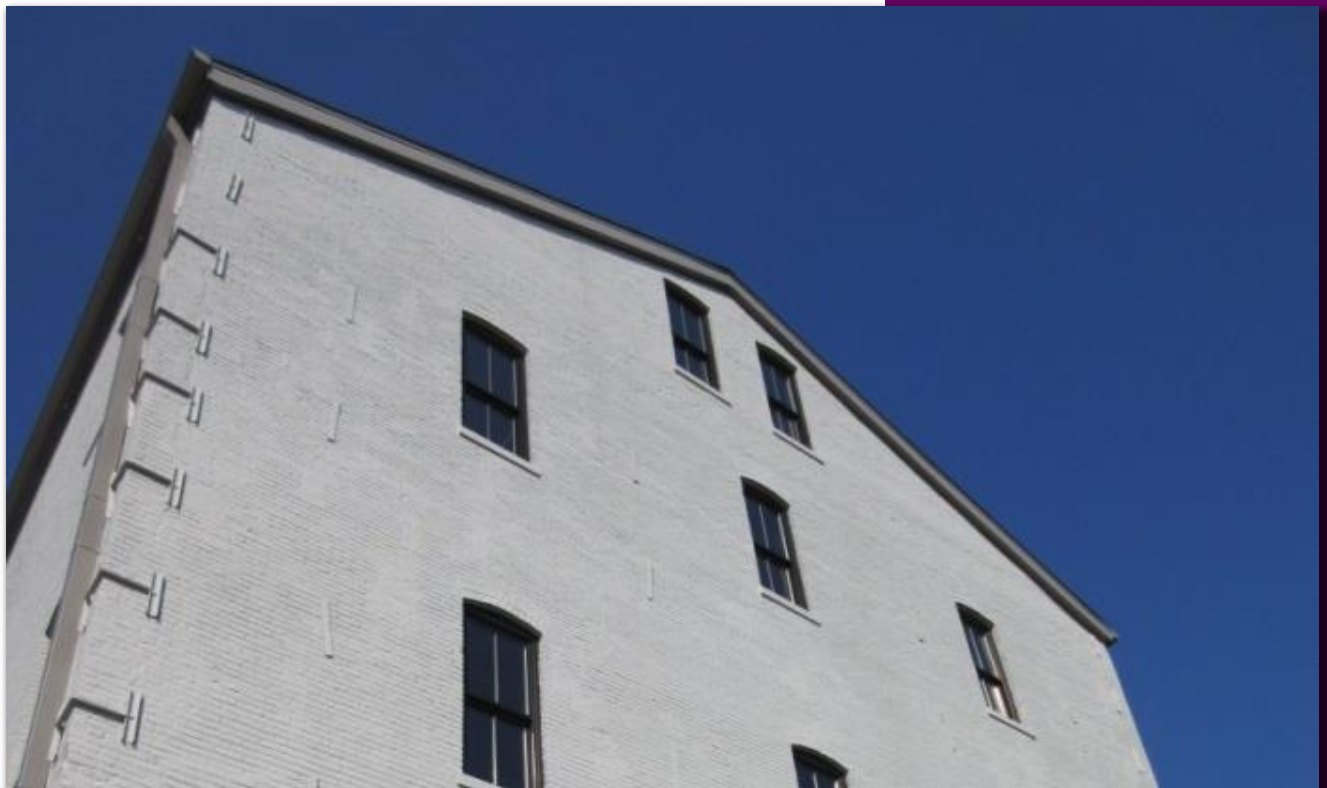
- The original steel reinforcing pieces located throughout the building façade and corners were preserved and re-painted gray to match the re-painted brick.



1. South East Corner - 2015



Key Plan: Site

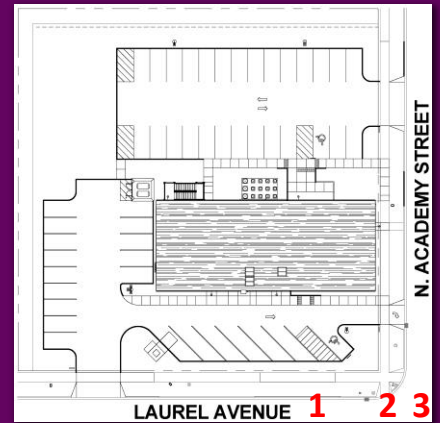


2. South East Corner - 2016

Exterior Photos: South Elevation

Project Restoration Requirements Achieved

- The original brick façade and chimney was cleaned, repaired, tuck-pointed and re-painted gray.
- All of the original window openings on Levels 2, 3 & 4 were preserved with no modifications to the opening size or location.
- Seven of the original openings on Level 1 were preserved with no modifications to the opening size or location. Three of the original openings were modified to accommodate two new entry doors and a utility alcove entrance.



Key Plan: Site



1. South Elevation - 2015



1. South Elevation - 2015



3. South East Corner - 1900

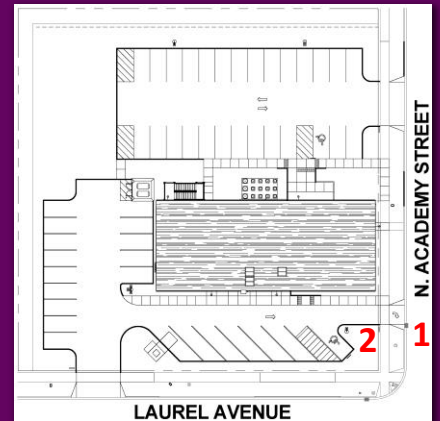
Exterior Photos: South Elevation

Restoration Requirements Achieved

- The existing lean-to structure extending along the south façade was deemed a non-historic element of the building and was removed, restoring the south elevation to its original elevation composition.



1. South East Corner - 2015



Key Plan: Site

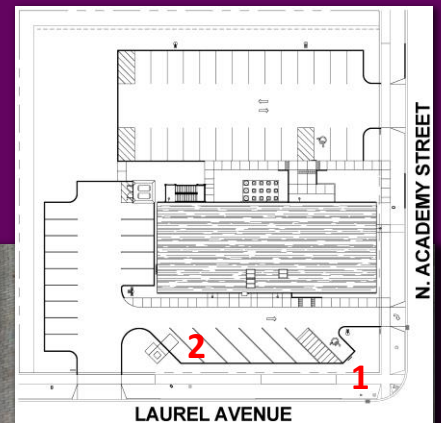


2. South East Corner - 2016

Exterior Photos: South Elevation

Restoration Requirements Achieved

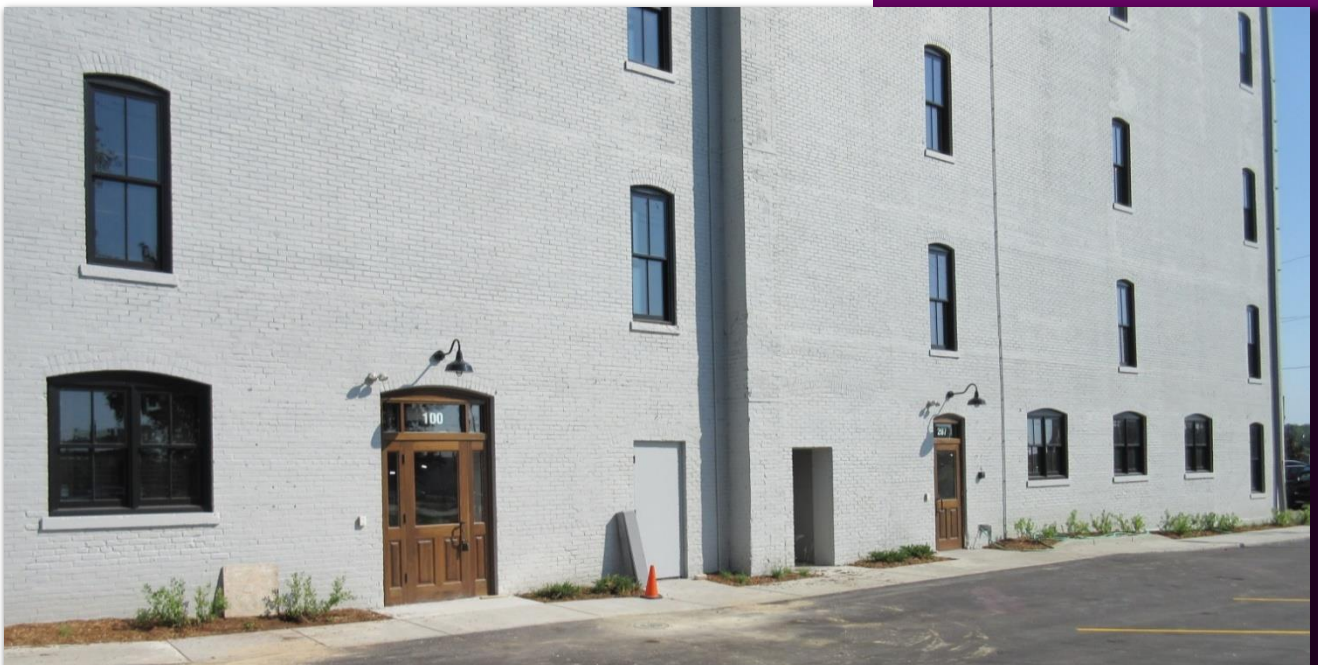
- Removal of the existing lean-to structure reveals level 1 & 2 original window and door openings.



Key Plan: Site



1. South Elevation - 2015



2. South Elevation - 2016

Exterior Photos: South Elevation

Restoration Requirements Achieved

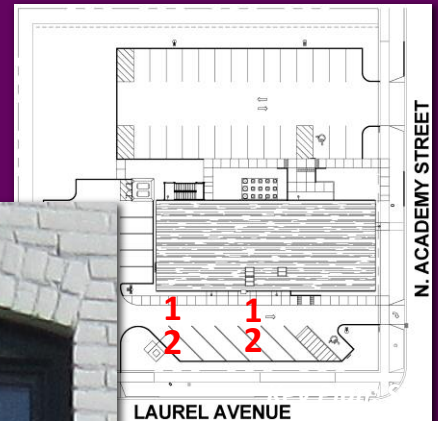
- All of the existing window systems had failed and were replaced with new windows that replicate the original window design and proportions.



1. Windows - 2015



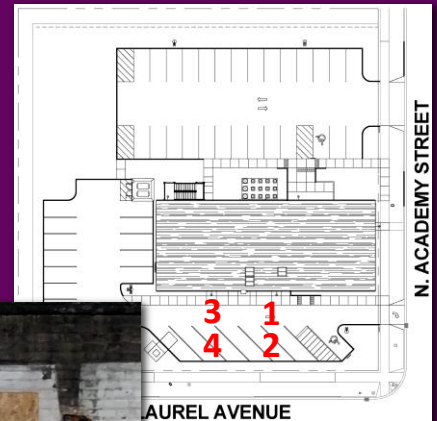
2. New Windows - 2016



Exterior Photos: South Elevation

Restoration Requirements Achieved

- Original entry door opening was modified to accommodate the new utility alcove entrance.
- Original window opening was modified to accommodate new entry door intended to replicate the style and design for all door openings.



Key Plan: Site



1. Original Entry Door Opening



3. Original Window Opening



2. New Utility Alcove Entrance - 2016



4. New Entry Door - 2016

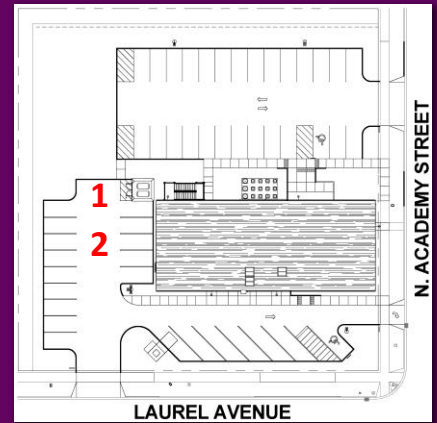
Exterior Photos: West Elevation

Restoration Requirements Achieved

- The original brick façade was cleaned, repaired, tuck-pointed and re-painted gray.
- The original window openings were preserved with no modifications to the sizes or locations.



1. West Elevation – 2015



Key Plan: Site



2. West Elevation - 2016

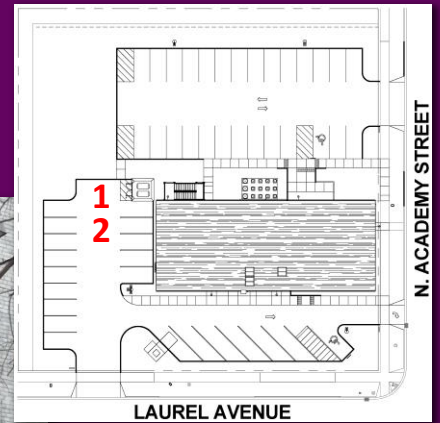
Exterior Photos: West Elevation

Restoration Requirements Achieved

- The surrounding land grading has been preserved and the original elevation relationships have been maintained.



1. West Elevation – 2015



Key Plan: Site



2. West Elevation - 2016

Exterior Photos: West Elevation

Restoration Requirements Achieved

- All of the existing window systems had failed and were replaced with new windows that replicate the original window design and proportions.



1. Window - 2015



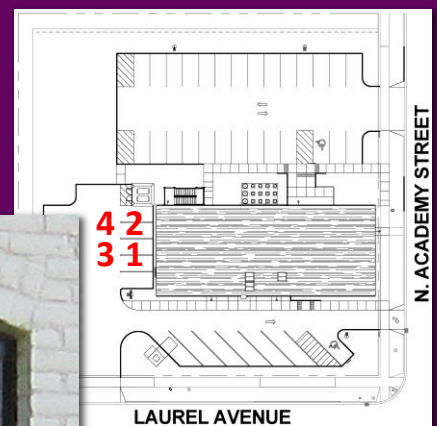
3. New Window – 2016



2. Window - 2015



4. New Window - 2016

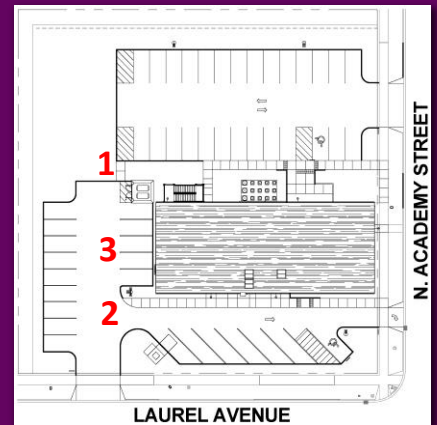


Key Plan: Site

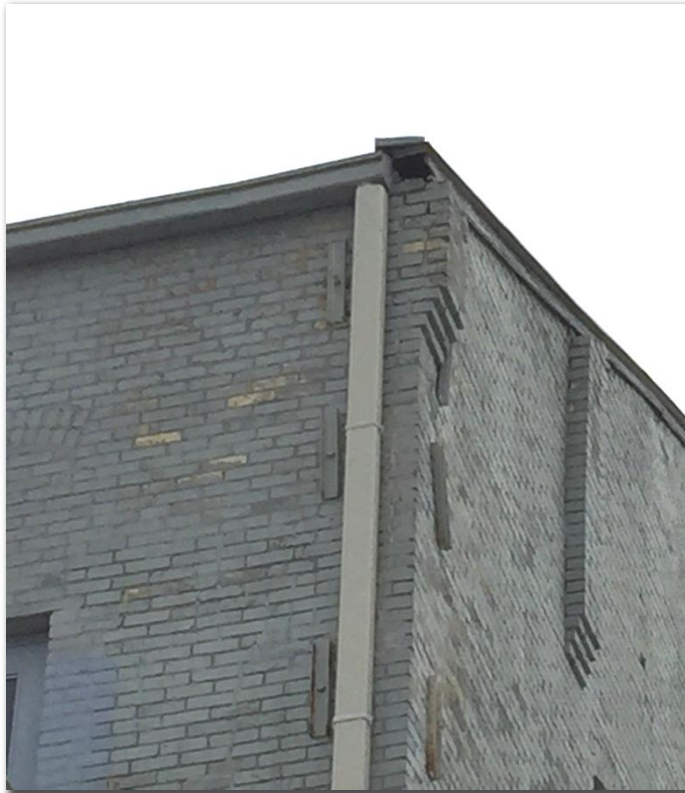
Exterior Photos: West Elevation

Restoration Requirements Achieved

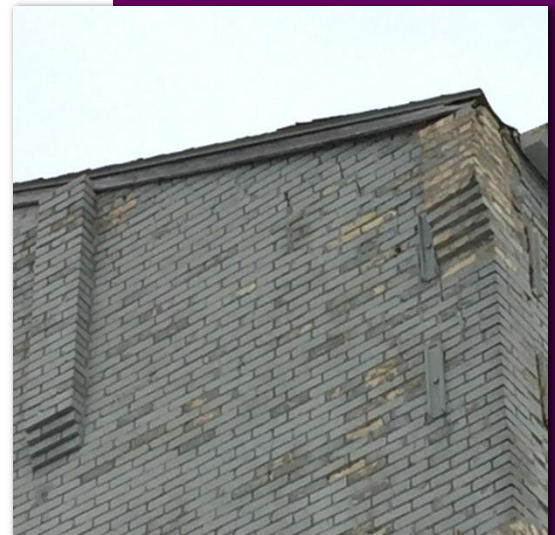
- The existing steel reinforcing located at the building corners has been preserved and re-painted gray to match the re-painted brick.



Key Plan: Site



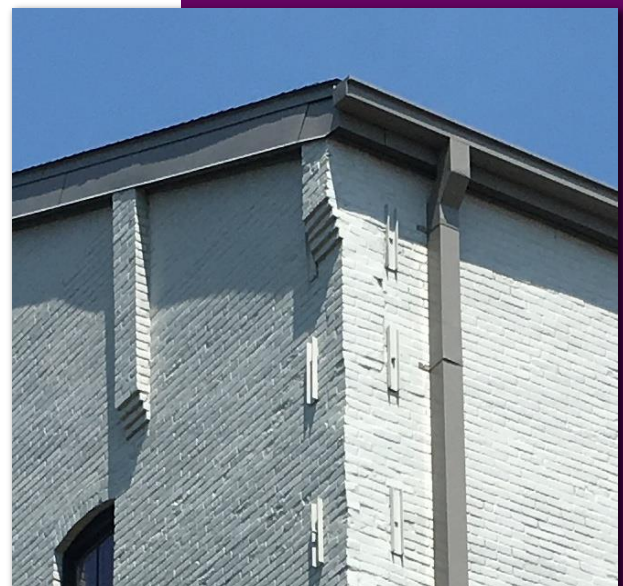
1. Wall Reinforcing - 2015



2. Wall Reinforcing - 2015



3. Wall Reinforcing - 2016



4. Wall Reinforcing - 2016

Interior Photos: Level 1

R.K. Smith Realty: Restoration Requirements Achieved

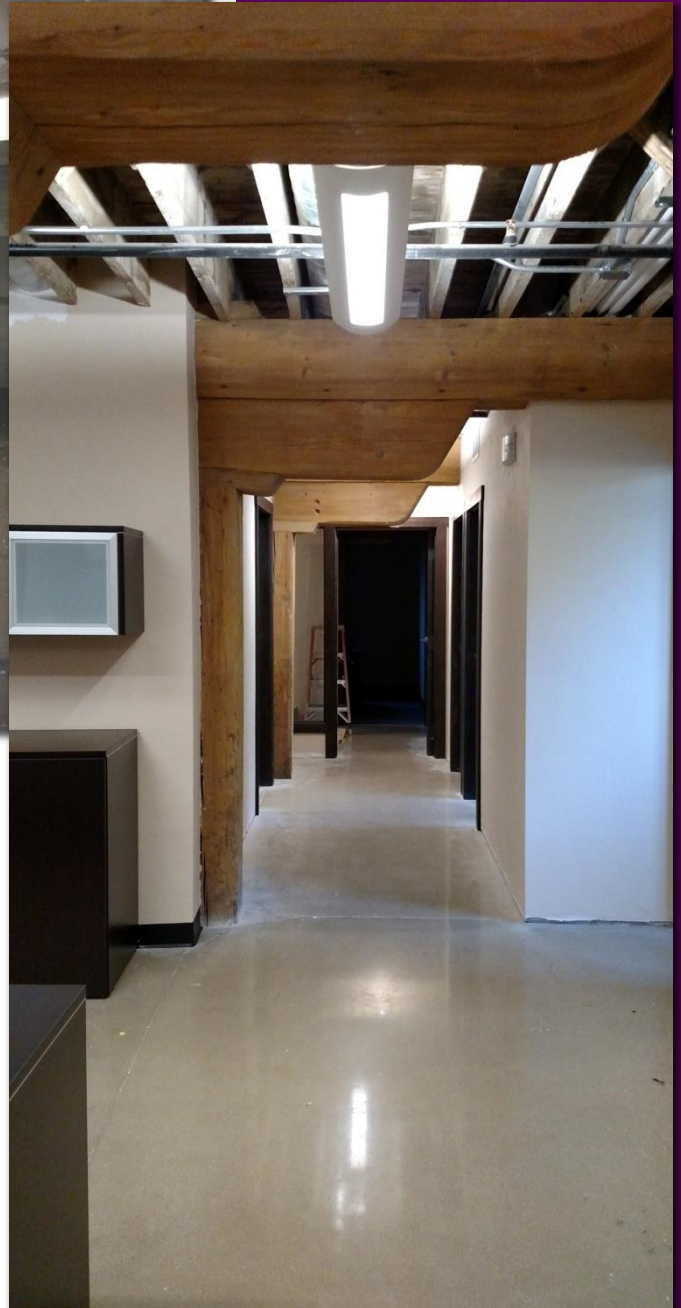
- The application of a new exposed concrete finish within the corridors and common areas was used to replicate the original building flooring.



1. Level 1 – 2015



Key Plan: Level 1



2. Corridor & Common Area - 2016

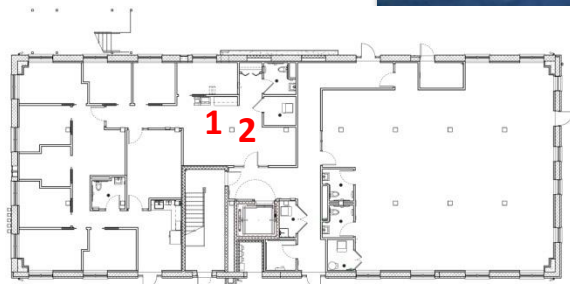
Interior Photos: Level 1

R.K. Smith Realty: Restoration Requirements Achieved

- The positioning of new clerestory windows in the Waiting Area provides a visual connection between neighboring developed spaces.



1. Waiting Area – 2016



Key Plan: Level 1

2. Level 1 - 2015

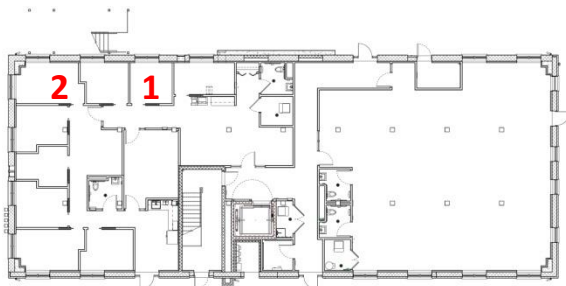
Interior Photos: Level 1

R.K. Smith Realty: Restoration Requirements Achieved

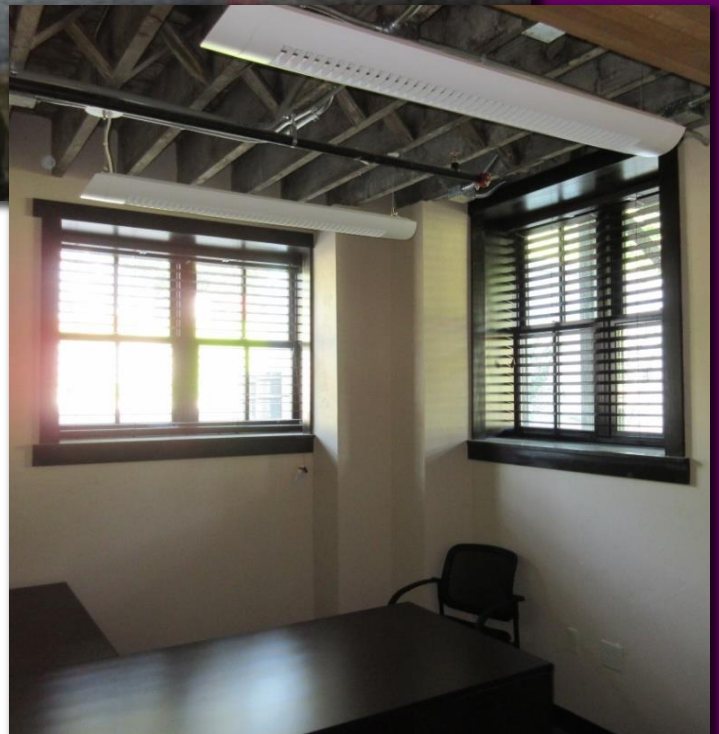
- All of the existing window systems had failed and were replaced with new windows that replicate the original window design and proportions.
- All new building elements that extend below the top of surrounding exterior windows are set back a minimum of five feet from the windows (example: light fixtures, diffusers, piping and walls) so that views are not obstructed.
- The original exterior stone walls have been finished out with metal studs, insulation and drywall in order to obtain a habitable climate controlled environment.



1. North West Corner – 2015



Key Plan: Level 1



2. North West Corner - 2016

Interior Photos: Level 1

R.K. Smith Realty: Restoration Requirements Achieved

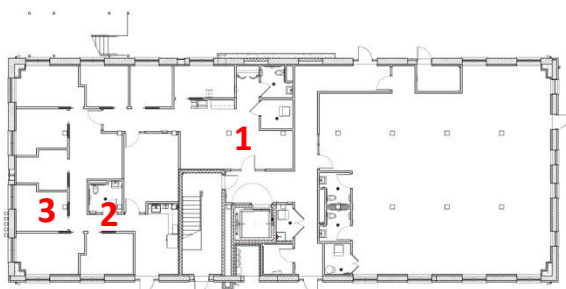
- The original wood structural elements have been cleaned and remain exposed and prominent throughout all spaces.
- All piping, duct work and fixtures are positioned within and below the exposed wood floor structure above.



1. Exposed Wood Structure – 2016



2. Exposed Wood Structure – 2015



Key Plan: Level 1



3. Exposed Wood Structure - 2016

Interior Photos: Level 1

Future Tenant Space: Restoration Requirements Achieved

- The existing carpet and vinyl floor finish was removed.
- The application of a new exposed concrete finish throughout the entire space was used to replicate the original building flooring.



1. North East Corner - 2015



2. South East Corner - 2016



Key Plan: Level 1

Interior Photos: Level 1

Future Tenant Space: Restoration Requirements Achieved

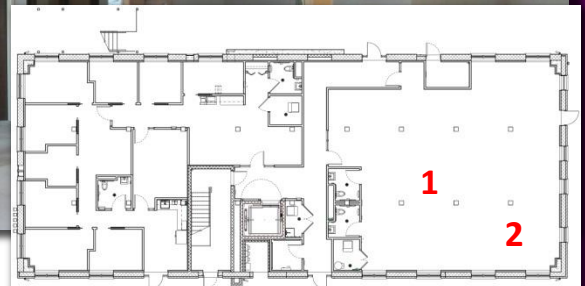
- The existing finished ceiling materials were removed and the original wood structural elements have been cleaned and remain exposed and prominent throughout all spaces.



1. Ceiling - 2015



1. Exposed Wood Structure - 2016



Key Plan: Level 1

Interior Photos: Level 1

Future Tenant Space: Restoration Requirements Achieved

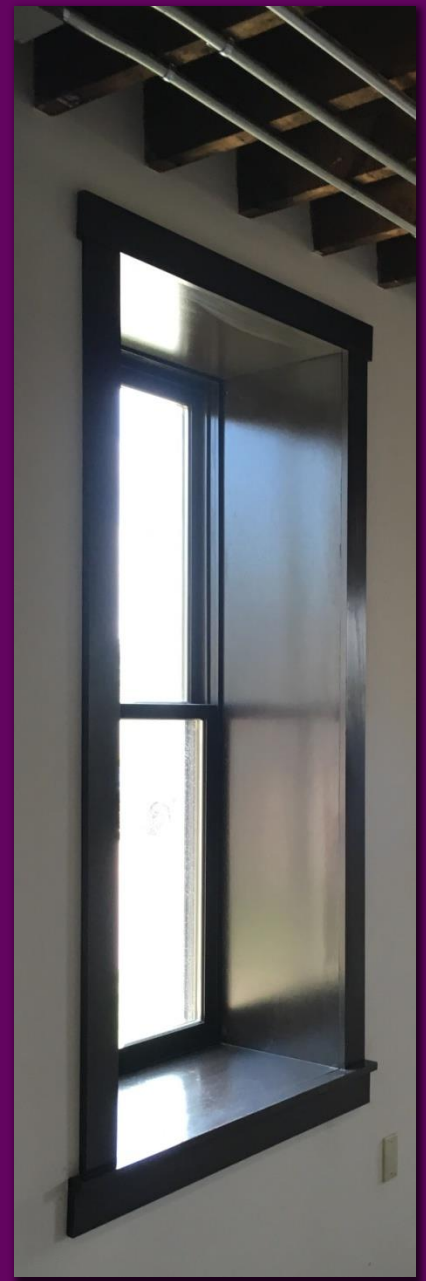
- All of the existing window systems had failed and were replaced with new windows that replicate the original window design and proportions.
- All piping, duct work and fixtures are positioned within and below the exposed wood structure.



1. Windows - 2015



2. New Windows - 2016



3. New Window - 2016



Key Plan: Level 1

Interior Photos: Level 1

Future Tenant Space: Restoration Requirements Achieved

- The original exterior stone walls have been finished out with metal studs, insulation and drywall in order to obtain a habitable climate controlled environment.
- The positioning of new clerestory windows in the Waiting Area provides a visual connection between neighboring developed spaces.



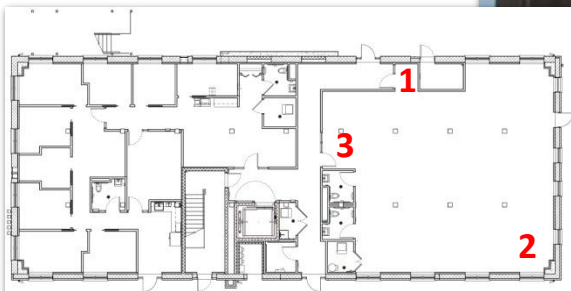
1. Stone Walls - 2015



2. New Wall Furring - 2016



Clerestory Window Beyond – 2016



Key Plan: Level 1

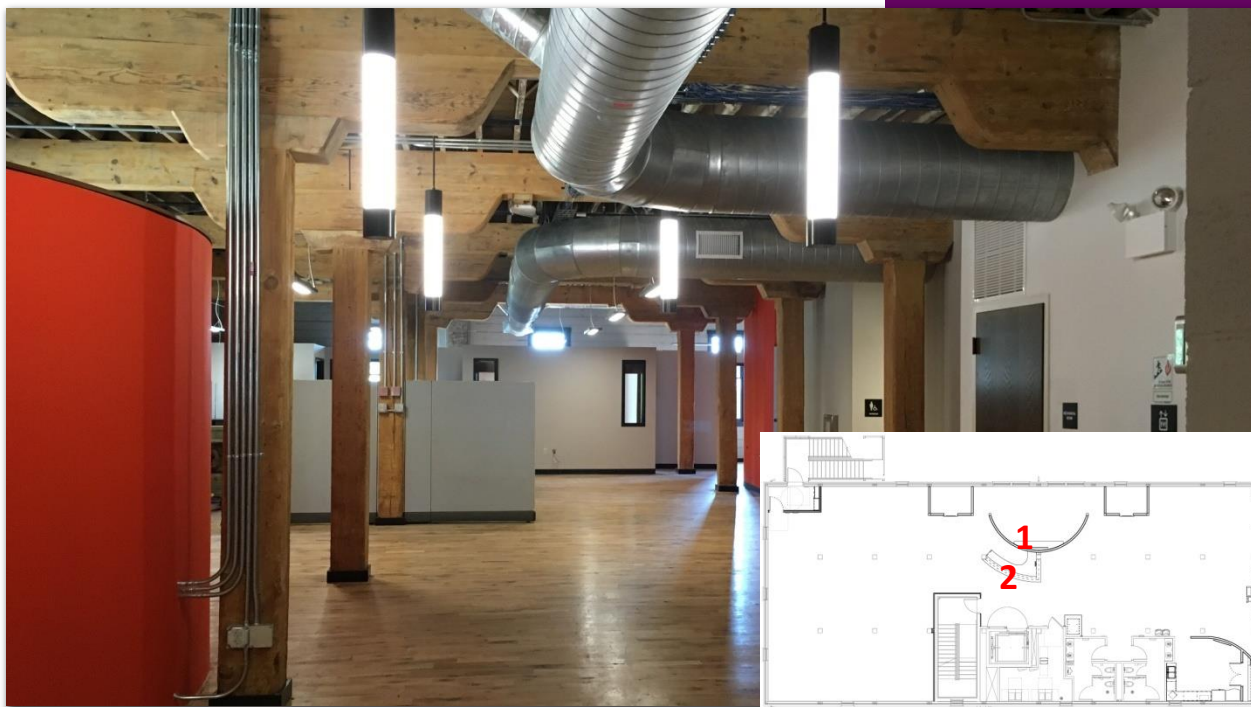
Interior Photos: Level 2

Foremost Media: Restoration Requirements Achieved

- Layers of existing flooring materials have been removed, exposing the original wood plank flooring below.
- A new composite OSB and finished natural wood flooring system was installed over the original wood plank flooring to accommodate code required life safety and structural standards.



1. Southeast View - 2015



2. East View - 2016

Key Plan: Level 2

Interior Photos: Level 2

Foremost Media: Restoration Requirements Achieved

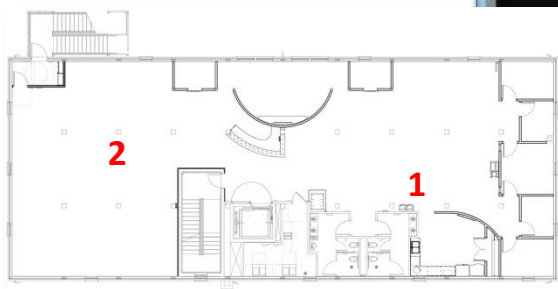
- The original wood structure was cleaned and remains exposed throughout entire space.
- All piping, duct work and fixtures are positioned within and below the exposed wood floor structure above.



1. Wood Structure - 2015



2. Wood Structure – 2016

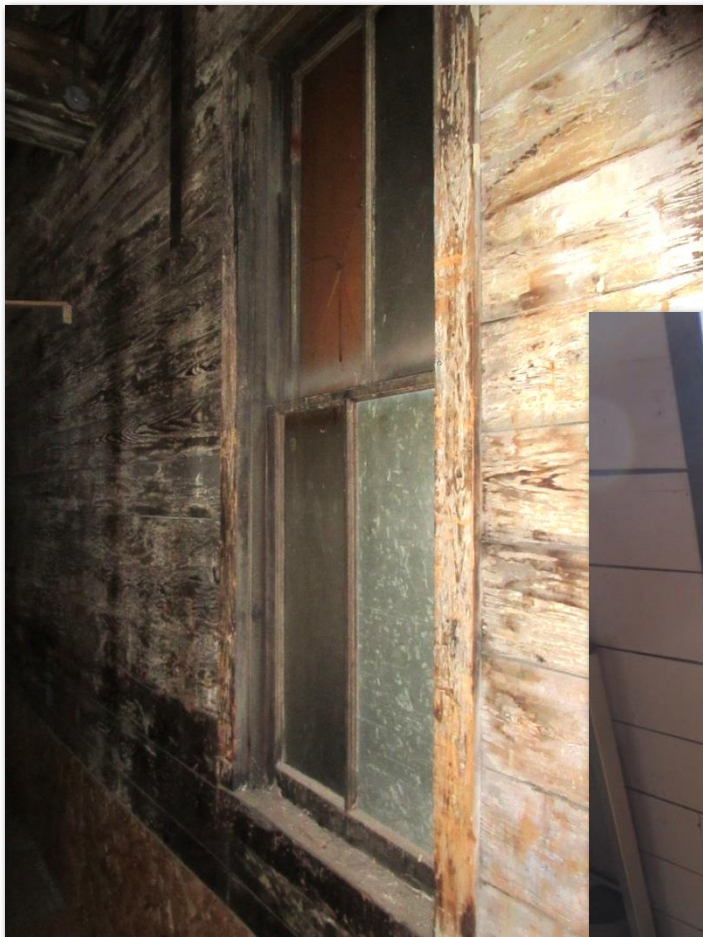


Key Plan: Level 2

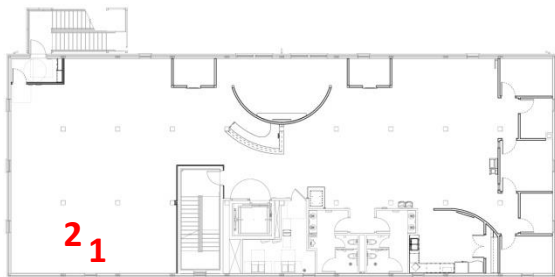
Interior Photos: Level 2

Foremost Media: Restoration Requirements Achieved

- The original wood wall planks located on the exterior walls were re-used in as close to the original location as possible and painted white.
- All of the existing window systems had failed and were replaced with new windows that replicate the original window design and proportions.



1. Wood Planks and Window - 2015



Key Plan: Level 2



2. Wood Planks & Window— 2016

Interior Photos: Level 2

Foremost Media: Restoration Requirements Achieved

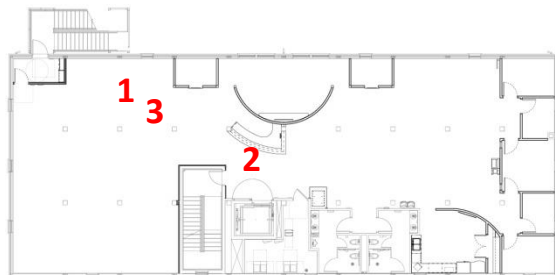
- The new stair and elevator core are positioned alongside the original wood structure, preserving the original structural bay dimensions and north south beam locations.



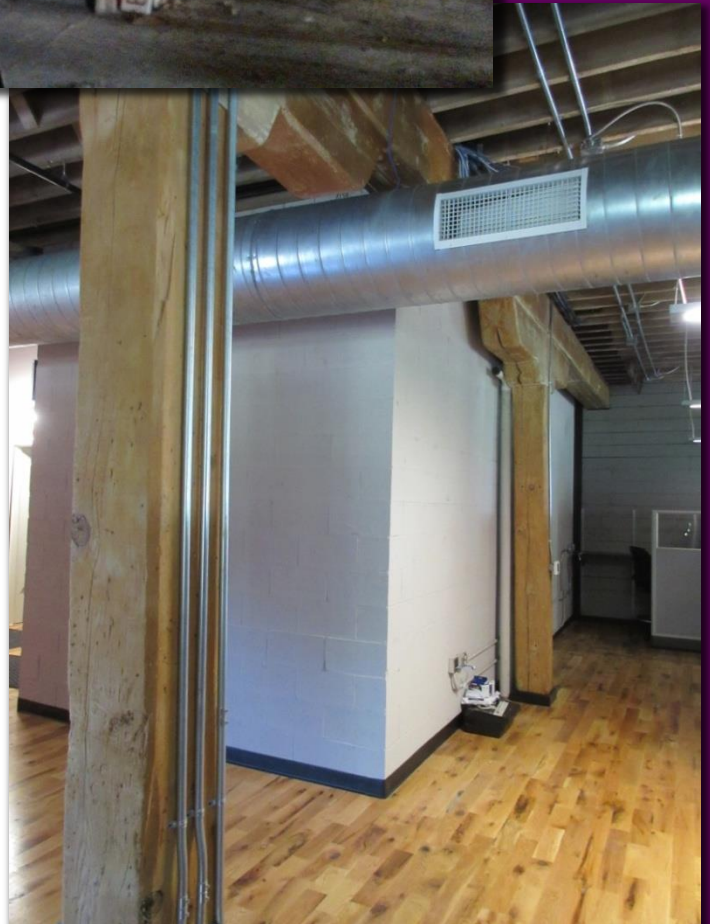
1. Stair & Elevator Core - 2015



2. New Stair & Elevator Core - 2016



Key Plan: Level 2



3. New Stair & Elevator Core— 2016

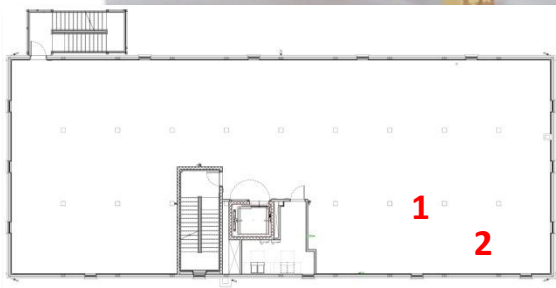
Interior Photos: Level 3

Future Tenant Spaces: Restoration Requirements Achieved

- New composite OSB floor sheathing was installed over the original wood plank flooring to accommodate code required life safety and structural standards.



1. North East View - 2015



Key Plan: Level 3

3. South East View – 2016

Interior Photos: Level 3

Future Tenant Space: Restoration Requirements Achieved

- The original wood structure was cleaned and remains exposed throughout entire space.
- All piping, duct work and fixtures are positioned within and below the exposed wood structure above.



1. East View - 2015



2. North View— 2016

Key Plan: Level 3

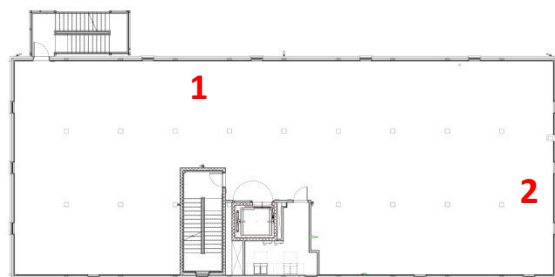
Interior Photos: Level 3

Future Tenant Space: Restoration Requirements Achieved

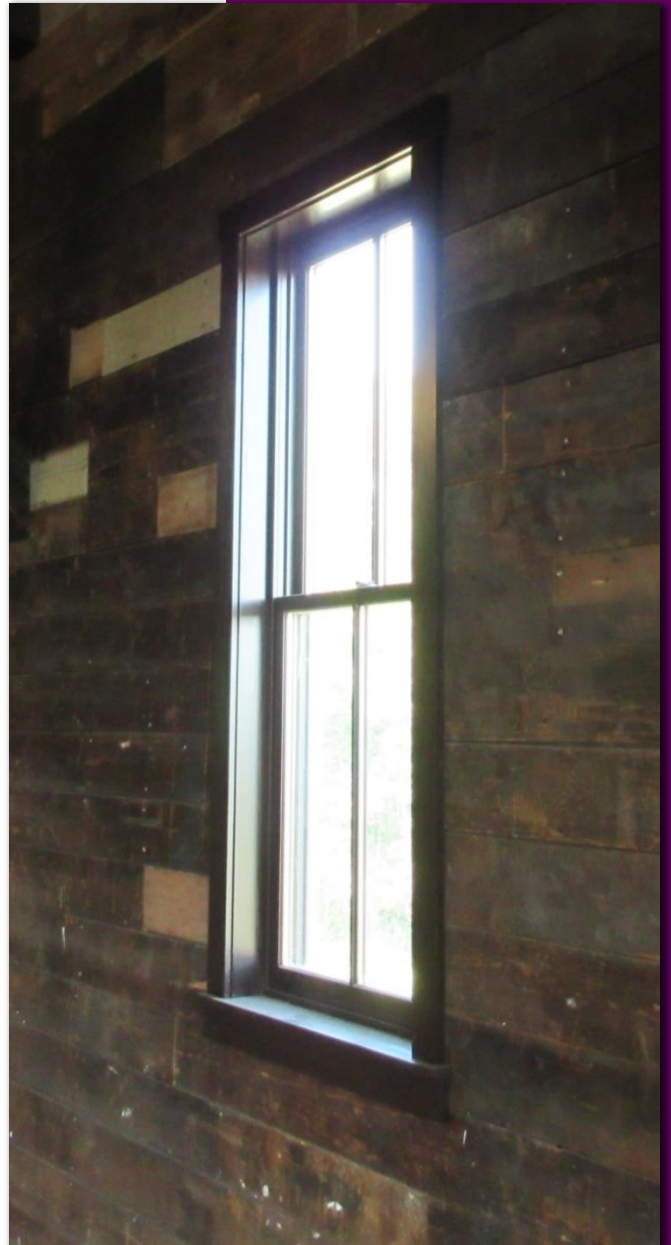
- The original wood wall planks located on the exterior walls have been re-used in as close to their original location as possible.
- All of the existing window systems had failed and were replaced with new windows that replicate the original window design and proportions.



1. Window - 2015



Key Plan: Level 3



2. New Window-- 2016

Interior Photos: Level 3

Future Tenant Space: Restoration Requirements Achieved

- The new stair and elevator core are positioned alongside the original wood structure, preserving the original structural bay dimensions and north south beam locations.



1. Elevator & Stair Core - 2015



2. Elevator & Stair Core - 2016

Key Plan: Level 3

Interior Photos: Level 3

Future Tenant Space: Additional Restoration Views



1. West View - 2016



2. East View - 2016

Key Plan: Level 3

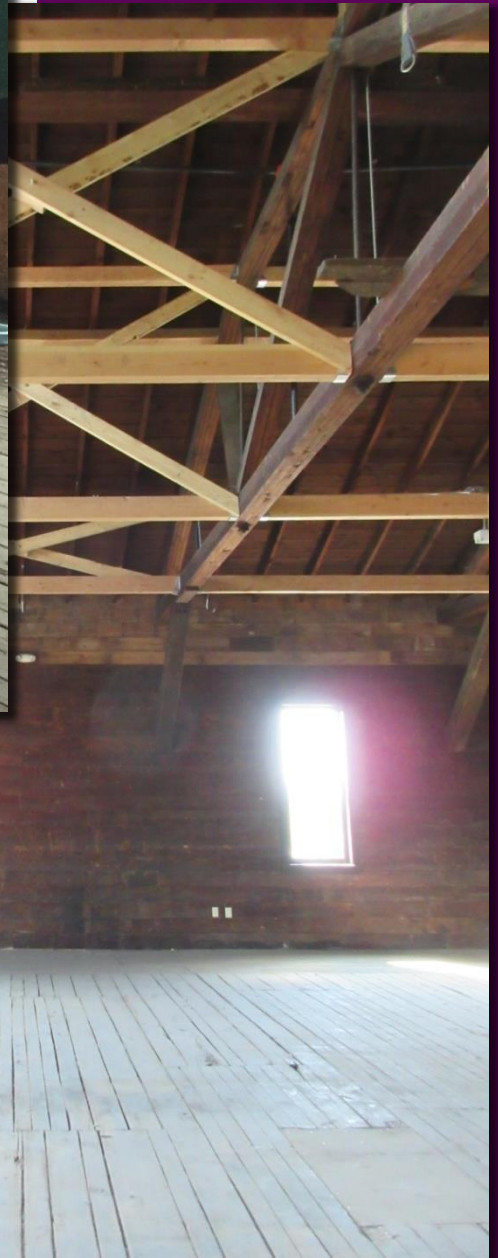
Interior Photos: Level 4

Future Tenant Space: Restoration Requirements Achieved

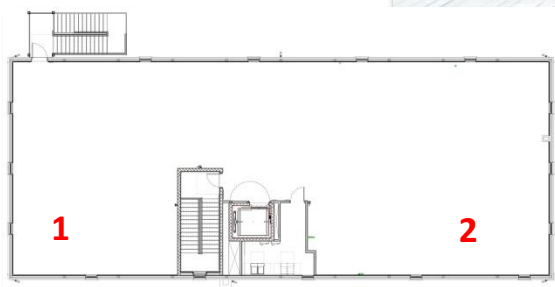
- The original wood plank flooring remains exposed throughout entire space.



1. Wood Plank Floor - 2015



2. Wood Plank Floor– 2016

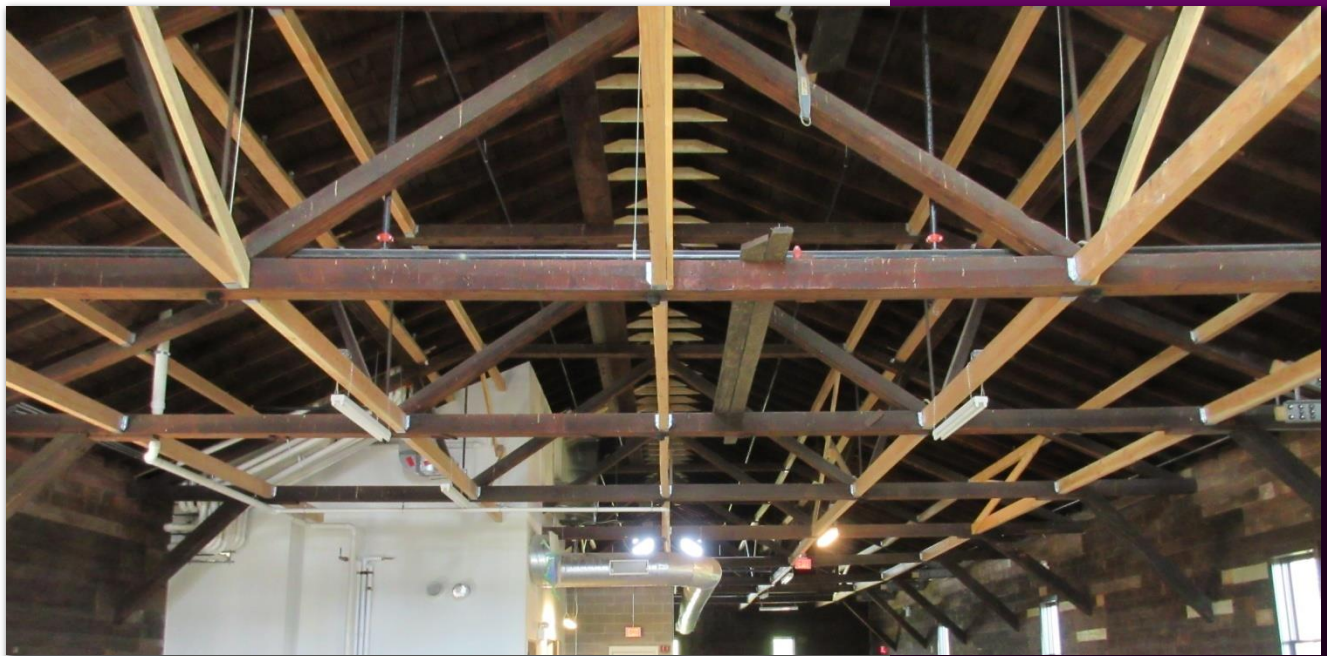


Key Plan: Level 4

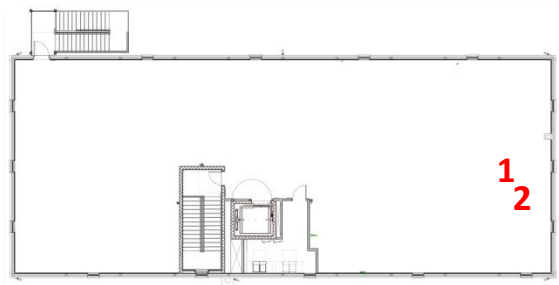
Interior Photos: Level 4

Future Tenant Space: Restoration Requirements Achieved

- The original wood structure was cleaned and remains exposed throughout entire space.
- Additional wood and steel reinforcing was added to the original framing system to accommodate current structural standards.
- All of the new structural elements are represented by a lighter wood color to accentuate the original building structure.



1. Roof Structure - 2016



Key Plan: Level 4



2. Roof Structure– 2015

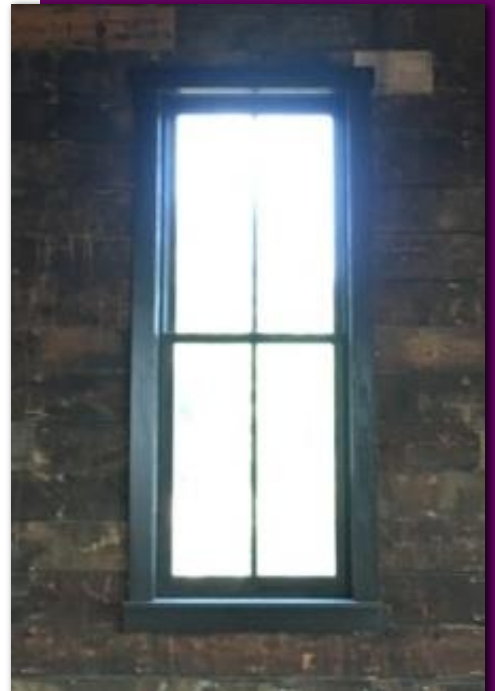
Interior Photos: Level 4

Future Tenant Space: Restoration Requirements Achieved

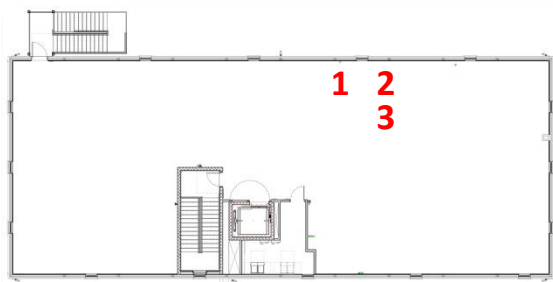
- The original wood wall planks located on the exterior walls have been re-used in as close to their original location as possible.
- All of the existing window systems had failed and were replaced with new windows that replicate the original window design and proportions.



1. Wood Planks & Window Conditions - 2015



2. New Window – 2016



Key Plan: Level 4



3. New Window – 2016

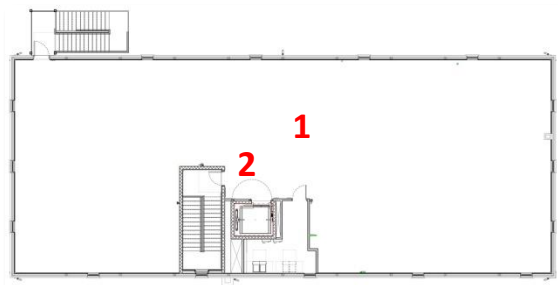
Interior Photos: Level 4

Future Tenant: Restoration Requirements Achieved

- The new stair and elevator core are positioned below and alongside the original wood roof structure, preserving the original truss spacing dimensions and locations.
- All piping, duct work and fixtures are positioned within and below the exposed wood timber structure.



1. Elevator & Stair Core - 2016



Key Plan: Level 4



2. Elevator & Stair Core - 2015

Interior Photos: All Levels

Methods of Structural Repair



Level: 1 Beam Reinforcement - 2016



Level 2: Corner Reinforcement - 2016



Level 4: Truss Bearing Reinforcement - 2016



Level 4: Truss Reinforcement - 2016