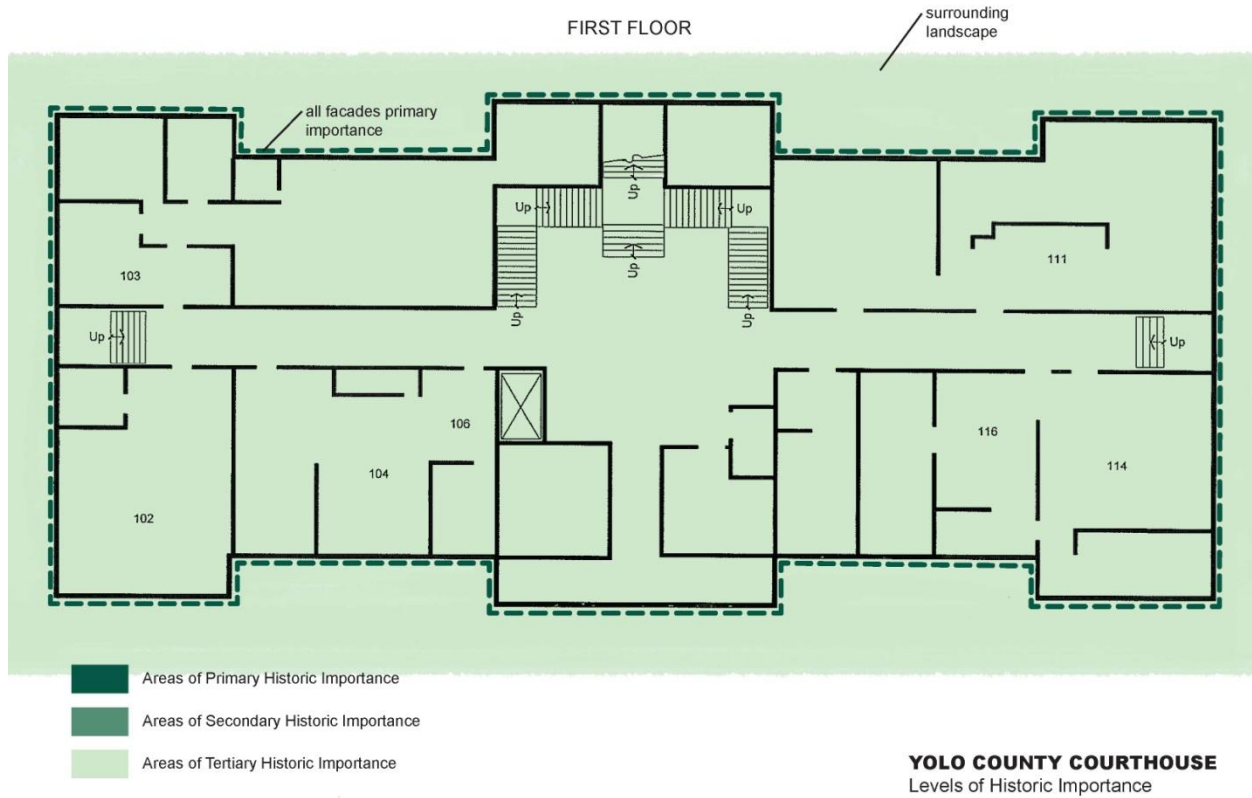


# APPENDIX A – PLANS



# APPENDIX A – PLANS (CONT'D)



# APPENDIX A – PLANS (CONT'D)



## APPENDIX B – SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places. The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. “Rehabilitation” is defined as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.”

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the Standards for Rehabilitation (the Standards) have been widely used over the years—particularly to determine if rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long term preservation of a property’s significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building’s site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary of the Interior to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment “rehabilitation” assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building’s historic character. For example, certain treatments – if improperly applied – may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The ten Standards are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

## APPENDIX B – SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION (CONT’D)

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemicals or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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

## APPENDIX C – PHOTOGRAPHS



Image 1 – Formal Plaza at South Side of Courthouse

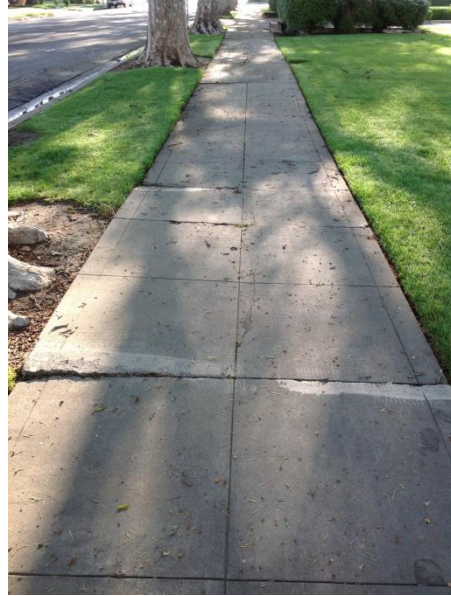


Image 2 – Sidewalk Lifting



Image 3 – Faux Rock Lighting Enclosure



Image 4 – Courthouse Main Entry

## APPENDIX C – PHOTOGRAPHS (CONT'D)



Image 5 – Grand Entry Stairway

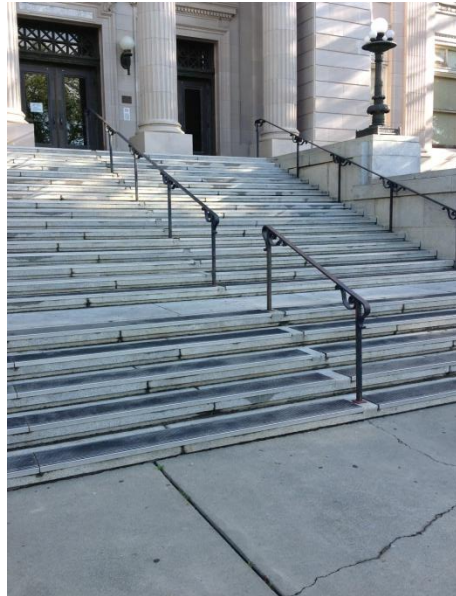


Image 6 – Grand Entry Stairway



Image 7 – One of Three Main Entry Doors



Image 8 – Main Basement Entry Below Grand Entry Stairway

## APPENDIX C – PHOTOGRAPHS (CONT'D)



Image 9 – Main Basement Entry



Image 10 – South Façade



Image 11 – South Façade

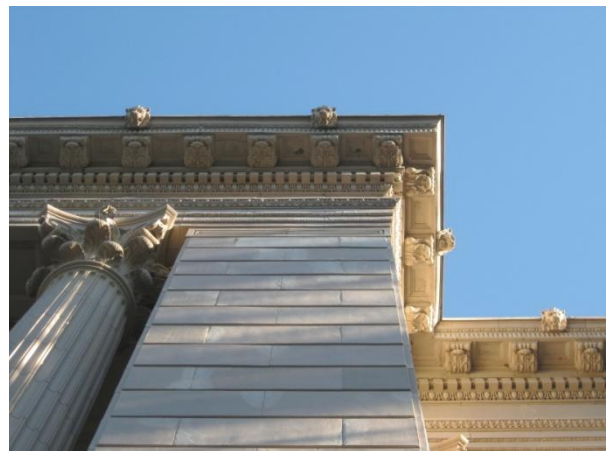


Image 12 – South Façade Detail



## APPENDIX C – PHOTOGRAPHS (CONT'D)



Image 13 – South Façade Detail



Image 14 – South Façade Detail



Image 15 – South Façade Detail



Image 16 – South Façade Detail

## APPENDIX C – PHOTOGRAPHS (CONT'D)



Image 17 – South Façade Detail



Image 18 – South Façade Detail

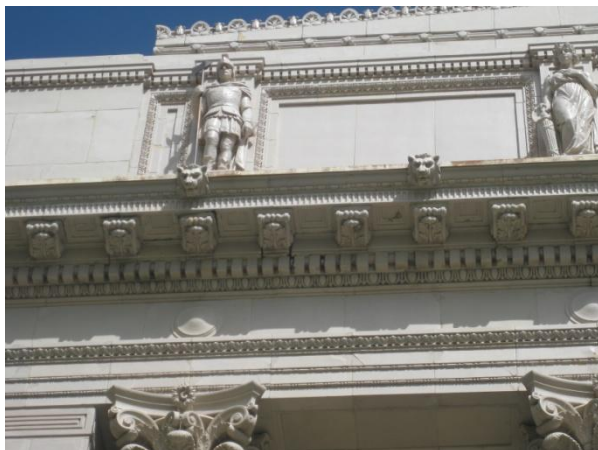


Image 19 – South Façade Detail



Image 20 – Water Damage at Underside of Cornice

## APPENDIX C – PHOTOGRAPHS (CONT'D)



Image 21 – North Entry



Image 22 – East Entry



Image 23 – Mechanical Unit at Basement



Image 24 – Plumbing Utility Entry – Domestic Water, Gas and Fire Sprinkler

## APPENDIX C – PHOTOGRAPHS (CONT'D)



Image 25 – RAC at Grade – First Floor HVAC



Image 26 – Transformer-Generator-Electrical Switch Gear



Image 27 – Standing Water at Cornice

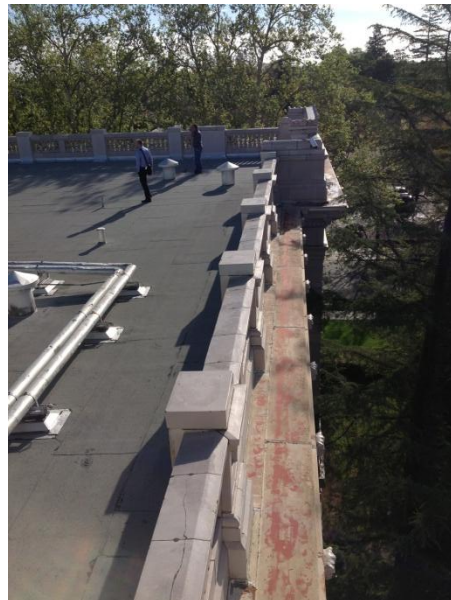


Image 28 – Worn Paint at Cornice

## APPENDIX C – PHOTOGRAPHS (CONT'D)



Image 29 – Standing Water at Cornice



Image 30 – Standing Water at Cornice



Image 31 – Cornice Element

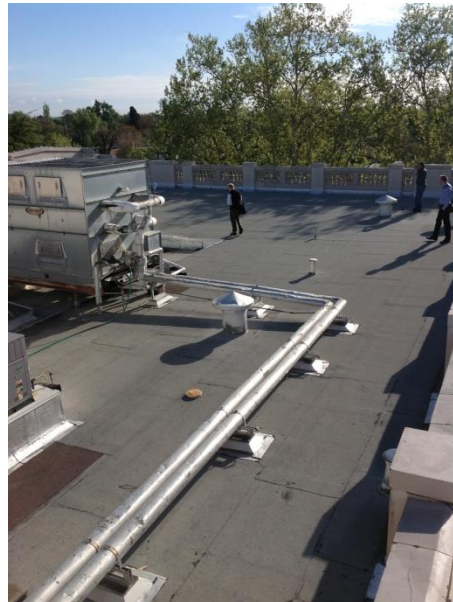


Image 32 – Existing Roof

## APPENDIX C – PHOTOGRAPHS (CONT'D)



Image 33 – Existing Roof



Image 34 – Wood Stair at Roof



Image 35 – IT Room at Roof



Image 36 – IT Room at Roof

## APPENDIX C – PHOTOGRAPHS (CONT'D)



Image 37 – IT Room at Roof



Image 38 – IT Room at Roof



Image 39 – Skylight Over Rotunda



Image 40 – Skylight Over Rotunda

## APPENDIX C – PHOTOGRAPHS (CONT'D)



Image 41 – Fluid Cooler



Image 42 – Fluid Cooler Leakage



Image 43 – Fluid Cooler Mineral Deposit Build-up



Image 44 – Rooftop RAC



## APPENDIX C – PHOTOGRAPHS (CONT'D)



Image 45 – Courthouse Main Entry



Image 46 – Basement Main Corridor



Image 47 – Exiting Office Space

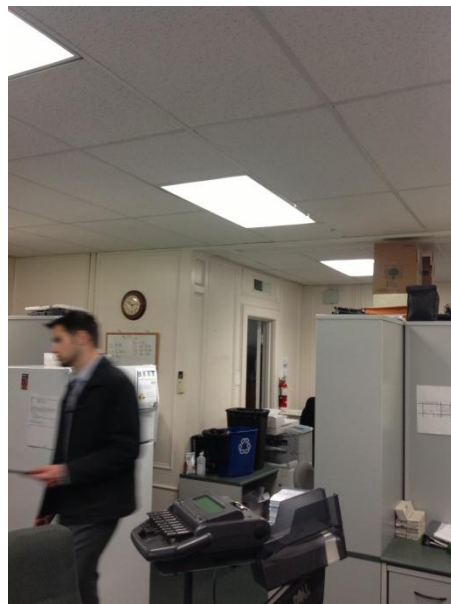


Image 48 – Exiting Office Space

## APPENDIX C – PHOTOGRAPHS (CONT'D)

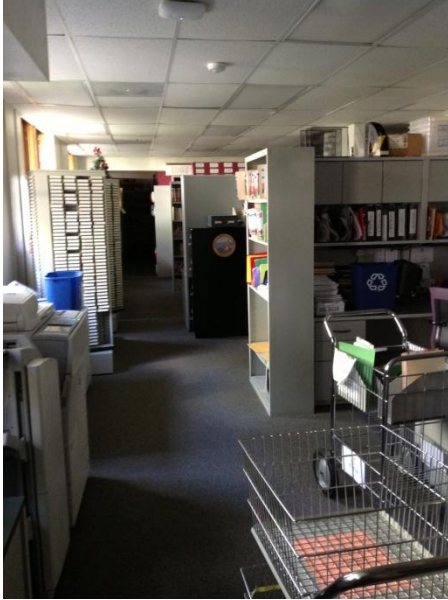


Image 49 – Exiting Office Space



Image 50 – Filing Aisle



Image 51 – Worn Carpet



Image 52 – Existing Courtroom

## APPENDIX C – PHOTOGRAPHS (CONT'D)



Image 53 – Existing Courtroom



Image 54 – Existing Courtroom



Image 55 – First Floor Rotunda



Image 56 – First Floor Rotunda Ceiling

## APPENDIX C – PHOTOGRAPHS (CONT'D)



Image 57 – First Floor Rotunda Ceiling



Image 58 – Main Hallway



Image 59 – Existing Courtroom



Image 60 – Second Floor Rotunda

## APPENDIX C – PHOTOGRAPHS (CONT'D)



Image 61 – Main Hallway



Image 62 – Formal Staircase



Image 63 – Existing Courtroom



Image 64 – Existing Courtroom

## APPENDIX C – PHOTOGRAPHS (CONT'D)



Image 65 – Existing Courtroom



Image 66– Tile Mosaic in Rotunda



Image 67 – Damaged Ceiling Tile



Image 68 – Finishes Worn at Door

## APPENDIX C – PHOTOGRAPHS (CONT'D)



Image 69 – Lobby Ceiling



Image 70 – Formal Staircase



Image 71 – Main Hallway



Image 72 – Exposed Rebar

## APPENDIX C – PHOTOGRAPHS (CONT'D)



Image 73 – Exposed Rebar – Underside of Concrete Floor Joists



Image 74 – Exposed Rebar



Image 75 – Un-braced Utilities



Image 76 – Delta Control Thermostat



## APPENDIX C – PHOTOGRAPHS (CONT'D)



Image 77 – Un-braced Tanks



Image 78 – Tank without Base Anchorage







Image 79 – Un-braced Utilities



Image 80 – Exposed Rebar Supporting Ceiling Channels

## APPENDIX C – PHOTOGRAPHS (CONT'D)

 A photograph showing a close-up of a concrete ceiling with several steel rebar rods protruding downwards. The rebar is supported by a metal beam, and some of the concrete around the rebar is cracked and crumbling.	 A photograph showing a ceiling area with significant water damage. The concrete is heavily cracked and peeling away, revealing the underlying rebar. Blue flexible hoses and a metal pipe are visible in the foreground, suggesting a mechanical or utility area.
<p>Image 81 – Exposed Rebar Supporting Ceiling</p>	<p>Image 82 – Exposed Rebar at Water Damage</p>
 A photograph showing a section of a wall or ceiling. The top part consists of hollow clay tiles, which are reddish-brown and have a grid-like pattern. Below the tiles is a layer of white plaster or paint that is cracked and peeling.	 A photograph showing a close-up of a corrugated metal surface, likely part of a fluid cooler. The surface is covered in a thick, yellowish-brown mineral deposit, which has built up significantly, obscuring the original metal texture.
<p>Image 83 – Hollow Clay Tile</p>	<p>Image 84 – Fluid Cooler Mineral Deposit Build-up</p>

## APPENDIX C – PHOTOGRAPHS (CONT'D)



Image 85 – Water Softener



Image 86 – Domestic Hot Water Heater



Image 87 – Acorn Pendant Light



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