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HISTORIC PRESERVATION
CERTIFICATION APPLICATION-

PART 2

WEBBLEY

Property Name

403 S. WASHINGTON ST

Property Address

NPS Office Use Only

PROJECT NO: _____

Number 1: .

Architectural feature: Victorian Metal Roof Shingles

Approximate date of feature: 1905-07

Describe existing feature and its condition: The main roof of the dwelling is covered with Victorian metal shingles in very poor condition. The metal shingles have not been painted in almost 20 years and have been severely damaged by rust and improper patching materials. The shingles have completely rusted away in seven locations creating major water problems in the attic and the second level rooms.

Describe work and impact on existing feature: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize this part of the property will be

preserved. Deteriorated historic features shall be repaired and restored rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities including material (if possible). These standards will be followed as to all work outlined in this application. Specifically, will hand clean rust and tar as necessary from all metal shingles. Will purchase identical replacement shingles from manufacturer in Nevada, Missouri, and will only replace the metal shingles that have been completely rusted out. Will seek to avoid replacement of metal shingles whenever possible. Metal shingles will then be prepared for painting and will be coated with two coats of a black metal roof paint.

Relevant photographs are attached to the continuation sheet with the same first number as this particular paragraph (e.g., the pictures are numbered 1-A, etc., and then 2-A for paragraph number 2, etc.).

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PROJECT NO:

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Number 2:

Architectural feature: Gabled Attic Dormers

Approximate date of feature: 1905-07

Describe existing feature and its condition: The main roof of Victorian metal shingles is accented by gabled attic dormers centered on its west and north slopes. Each dormer contains a fanlight window over two ventilator type windows. The dormers are in generally good condition with the exception of the Victorian metal shingles (see number 1 above). However, the wood and windows have been severely weathered over the years.

Describe work and impact on existing feature: Distinctive features, finishes, and construction techniques or examples of

craftsmanship that characterize this part of the property will be preserved. Deteriorated historic features shall be repaired and restored rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities including material (if possible). These standards will be followed as to all work outlined in this application. Specifically, as to this feature all of the windows will be re-glazed and glass panes replaced as necessary (the existing panes were added in the 50's). The loose paint will be scraped by hand. No chemicals or heat will be used. The wooden joints between the lap boards will be re-caulked; the wood will be oiled; and the wood will be painted. No changes will be made in the physical appearance of the dormers.

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PROJECT NO:

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Number 3:

Architectural feature: Balustrades on flat roof deck of main roof.

Approximate date of feature: 1907.

Describe existing feature and its condition: The balustrades on the flat roof deck of the main roof are turned with square end section posts. The roof deck is rectangular in shape and the balustrades follow the outer lines of the deck. A pair of interior chimneys rise near the east end of the north and south sides of the deck. The balustrades run between these two chimneys at this point on the deck. The balusters are broken and missing at many points and over 95% of the balusters are in such

condition that they cannot be repaired and restored. The square end section posts are generally in the same condition and beyond repair. These wooden members were neither painted nor maintained for more than 20 years and the elements have simply taken their toll.

Describe work and impact on existing feature: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize this part of the property will be preserved. Deteriorated historic features shall be repaired and restored rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities including material (if possible). These standards will be followed as to all work outlined in this application. As to this part of the project, identical balusters will be purchased and affixed to the flat roof deck on the main roof. The rails will be produced locally in the same design and of the same wood so as to match the original rails. The rails and balusters will then be assembled by hand on site with each baluster the same distance apart as the old balusters. The balusters along with the top and bottom rails will then be affixed to the flat roof in the same location as the old structure. The square end section posts will be constructed on site to match the old rotten posts. The wood members will then be sealed and caulked and painted to match the exterior paint for the dwelling.

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PROJECT NO:

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Number 4:

Architectural feature: Flat roofs on the three-bay front

Approximate date of feature: 1907.

Describe existing feature and its condition: The west side of the home is dominated by a symmetrical three-bay front, with a full height central bay supported by fluted Ionic columns. The roof of each bay is covered by 3 X 5 and 2 X 4 sheets of flat metal. The metal has not been maintained and is rusted and separated at many of the joints. All of the flat metal suffers from heavy rust damage due to lack of maintenance.

Describe work and impact on existing feature: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize this part of the property will be preserved. Deteriorated historic features shall be repaired and restored rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities including material (if possible). These standards will be followed as to all work outlined in this application. As to these areas, all of the rust will be removed by hand from the flat metal. The joints will be re-joined in the same manner as they were originally affixed as necessary and the flat metal pieces that have been completely rusted out will be replaced by identical flat metal pieces. All of the tar and other petroleum products will be removed from the metal surfaces. The metal will then be properly prepared for painting and will be painted with a black metal paint.

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PROJECT NO:

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Number 5:

Architectural feature: Balustrades on Portico Roofs

Approximate date of feature: 1907

Describe existing feature and its condition: A balustrade with turned balusters and large, square-in-section posts surmounts the portico roofs on the west side of the dwelling. The balustrade is identical to those on the roof deck above at the apex of the main roof. The condition is the same as the balustrades in Item Number 3 above, which description is incorporated herein by this reference.

Describe work and impact on existing feature: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize this part of the property will be preserved. Deteriorated historic features shall be repaired and restored rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities including material (if possible). These standards will be followed as to all work outlined in this application. The balustrade on the front portico roofs on the west side will be subject to the same work as set forth under Item number 3 above, which work description is incorporated herein by this reference.

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403 S. WASHINGTON ST.

PROJECT NO:

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Number 6:

Architectural feature: Fluted Ionic Columns on west side.

Approximate date of feature: 1907.

Describe existing feature and its condition: These four fluted Ionic columns support a full-height flat-roof portico with a balustrade. The columns end with ornamental capitals made of terra-cotta. The capitals are affixed to the columns with load-bearing wood plugs, which carry the weight from above. The capitals are of the scamozzi design. The columns are covered with approximately 17 to 20 layers of paint that has cracked and alligatored from top to bottom. Several of the columns have large holes due to dry rot and weathering. The wood on the

columns is severely scarred and indented as a result of past efforts to remove the hardened paint. The terra-cotta capitals are cracked and in danger of breaking apart due to lack of care and maintenance.

Describe work and impact on existing feature: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize this part of the property will be preserved. Deteriorated historic features shall be repaired and restored rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities including material (if possible). These standards will be followed as to all work outlined in this application. Specifically, will hand-clean and remove by hand all loose paint from the columns. No effort will be made to remove hard paint or paint that is firmly attached to the wood. Will repair the wood with wood cement and other patching materials. Will fill all joints between the fluted wood inserts with wood filler and caulking as needed. The wood will then be oiled and painted. As to the capitals, will selectively hand clean the old paint from each one and fill all cracks with joint material to match the existing terra-cotta material. Will then hand-paint all capitals after applying a proper sealer.

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403 S. WASHINGTON ST.

PROJECT NO:

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Number 7:

Architectural feature: One-Story Porches on West Side

Approximate date of feature: 1907

Describe existing feature and its condition: The main portico on the West side is flanked by one-story porches sheltering the end bays of the facade. These are supported by Doric columns connected by a handrail carried on turned balusters. The wood on the ceiling of each bay has been damaged by water and lack of maintenance. The balustrades have been damaged by lack of maintenance, the elements, and neglect. Several have been removed from the foot and hand-rails and many others have just fallen off. Numerous gaps are present, especially on the

southwest porch. The Doric columns rest on a solid brick porch supported by concrete.

Describe work and impact on existing feature: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize this part of the property will be preserved. Deteriorated historic features shall be repaired and restored rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities including material (if possible). These standards will be followed as to all work outlined in this application. Specifically, as to the turned balusters and handrails will all be replaced by identical turned balusters on identical foot and handrails. See the work description in Number 3 above, which is incorporated herein by this reference. The general condition of the vast majority of the balusters is such that they are simply beyond repair and restoration. The Doric columns, however, will be cleaned of all paint by hand and all gaps and holes will be filled. The columns will then be properly oiled and painted. The same procedures will be used on the wood ceilings of each bay. The brick floors will be cleaned with Tide, Clorox and water. None of the joints are in need of repair or re-pointing.

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Number 8:

Architectural feature: The Front Vestibule

Approximate date of feature: 1930

Describe existing feature and its condition: The central bay of the facade extends forward on the first-floor level in a three-sided vestibule. A single French door of three lights over five under a fanlight window occupies the center face of the projection, flanked by paneled pilasters. On the side faces of the projection are side window lights composed of twenty-one lights each, with small groupings of six lights over fifteen light groupings. A balustrade carries across the top of the vestibule, in front the paired windows occupying the center bay

of the facade on the second floor level. Except for the condition of the paint and some limited wood damage, this area is generally in good condition.

Describe work and impact on existing feature: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize this part of the property will be preserved. Deteriorated historic features shall be repaired and restored rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities including material (if possible). These standards will be followed as to all work outlined in this application. Specifically as to this part of the project, will selectively hand clean the wood, balusters, and rails as needed or necessary. The wood will then be patched and all joints caulked. All windows will be re-glazed. The entire wood area will then be properly oiled and painted. Since they have been protected from the elements, the balustrades above the vestibule are generally in good condition. This balustrade will therefore be cleaned and re-painted as noted above. None of the windows on the vestibule are in need of replacement but all are in need of re-glazing.

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Number 9:

Architectural feature: The Side Porch and Porte-Cochere

Approximate date of feature: 1907

Describe existing feature and its condition: A two story bay which was also added to the home in 1907 projects from the center of the north side elevation. An open porch with a porte-cochere attached extends off the first floor around the central bay; both porch and porte-cochere have roof balustrades identical to those of the small facade porches. The roof is of flat metal in the same sizes as is found on the three-bay front facade. The porch was enclosed by a screen around 1951. The roof is supported by Doric columns with balustrades identical to those on the two

porches on either side of the vestibule. All of the columns are broken and cracked due to deterioration and excessive weight caused by the collapse of the foundation on this side of the structure as noted below. The condition of the balustrades is poorer than those anywhere else on the property. This entire structure has been undermined by termites and wood rot caused by a broken steam pipe adjacent to the foundation wall. The flat metal roof has many holes and gaps and suffers from serious rust damage. The foundation on this side of the house has given way and dropped approximately 7 inches. This drop has caused serious structural damage both from an interior and exterior point of view. See Number 3 above, which is incorporated herein by this reference, for further information on the balustrades and the general condition thereof.

Describe work and impact on existing feature: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize this part of the property will be preserved. Deteriorated historic features shall be repaired and restored rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities including material (if possible). These standards will be followed as to all work outlined in this application. Initially, with respect to this portion of the project the screen will be removed along with the screened side door so as to completely reopen the porch as it was in 1907. The Doric columns will be

replaced with columns identical in height, design, size and shape to those that cannot either be repaired nor restored. Two large steel beams will be permanently placed under the structure on this side and the entire structure will be raised approximately 6 inches by way of railroad jacks. Brick piers will then be reconstructed under the raised joists to support this side of the structure at its original height. The porch will be totally removed (i.e., wood destroyed by dry rot and termites) and replaced. The balustrades on the porch and roof will be replaced with identical turned balusters and foot and handrails and the flat metal roof will be repaired (all as noted under number 3 above, which is incorporated herein by this reference). A planter will be reconstructed between the two Doric columns at the far end of the porte-cochere. The wood cieling over the porch and the porte-cochere will be restored in a manner consistent with the ceilings over the flanking front porches on the West elevation.

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Number 10:

Architectural feature: Rear Elevation

Approximate date of feature: 1920 thru 1931 (added in stages)

Describe existing feature and its condition: Two hip roof ells extend from the main block of the home on the rear elevation. The one on the southeast corner is two stories and two-bays deep; its two story companion is only one bay deep, but it is in turn extended on the first floor level with a one-story, hip roof projection. A one-story, flat roof enclosure connects the two ells. The hip roofs are covered with the Victorian metal shingles and the flat roof is constructed of flat metal in much larger sheets than is found on the front and side projections.

Both the hip and flat roofs are in very poor condition since the metal has been infrequently painted and suffers serious rust damage. The roofs have also been damaged by the excessive use of petroleum based products to try and patch rusted out areas, etc.

Describe work and impact on existing feature: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize this part of the property will be preserved. Deteriorated historic features shall be repaired and restored rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities including material (if possible). These standards will be followed as to all work outlined in this application. As was the case with the main roof, the Victorian metal shingles will be repaired and restored as was described in number 1 above, which description is incorporated herein by this reference. The same process will be used on the flat roof areas. See Number 4 above, which is incorporated herein by this reference. Deteriorated shingles will be repaired if at all feasible. All metal surfaces will be hand cleaned and then repainted with black metal paint.

Relevant photographs are attached to the continuation sheet with the same first number as this particular paragraph (e.g., the pictures are numbered 1-A, etc., and then 2-A for paragraph number 2, etc.).

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PROJECT NO:

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Number 11:

Architectural feature: Rear Entrance

Approximate date of feature: 1935

Describe existing feature and its condition: The rear entrance is a one-story flat roof enclosure that connects the two roof ells that extend off the main block of the home. The rear door is completely rotted away and the interior flooring of the one-story entrance has been consumed by dry rot and termites.

Describe work and impact on existing feature: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize this part of the property will be

preserved. Deteriorated historic features shall be repaired and restored rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities including material (if possible). These standards will be followed as to all work outlined in this application. As to this part of the restoration project, the entire floor joist, sub-floor and rear floor on the interior area will be replaced. This area evidences the worst interior deterioration in the entire dwelling. The rear door will be replaced by a single French door identical to the door at the front entrance and will be aligned with the front door in such a way that the one can see through the entire structure from front to back via the main hall. With the exception of the French door and the new flooring, the size, shape and location of the rear entrance shall remain as it was. An elevated brick walk shall be constructed at the rear entrance in order to provide for full access by the handicapped to the structure.

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PROJECT NO:

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Number 12:

Architectural feature: Interior walls; wood trim; light fixtures; and door hardware.

Approximate date of feature: Original in 1852 with Renovations in 1907.

Describe existing feature and its condition: The interior of the main block of the house follows a center hall plan, two rooms deep. Two twin parlors added in 1907 with a formal front foyer occupy the West end (front) of the home. The south side features a master bedroom and sleeping porch with an identical set of rooms on the second level. The second level features six master bedrooms with private baths. Remnants of the woodwork of the

1852 house can still be seen, chiefly with occasional symmetrically molded door surround with corner block rosettes, but the majority of the present interior work is high quality finish in the Colonial Revival manner. As previously noted, the house is an early twentieth century overbuilding of a mid-nineteenth century Italianate dwelling. However, the house is of thoroughgoing Colonial Revival character. All of the plaster walls in the interior of the home are cracked and seriously damaged and every ceiling on the second level has large holes from water damage. Many of the original plaster walls were replaced with sheetrock type walls in the 30's and 40's and all of these replacement walls are in a serious state of disrepair. This is especially the case where sheetrock was used on the ceilings. The plaster walls in the formal dining room and the breakfast room have deteriorated to the extent the plaster has fallen to the floors. The floors are covered by seven to ten layers of carpet and carpet pads. The carpet and pads have rotted due to mildew and other water damage. All of the woodwork is in need of minor repairs and the paint has either peeled off or faded.

Describe work and impact on existing feature: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize this part of the property will be preserved. Deteriorated historic features shall be repaired and restored rather than replaced. Where the severity of deterioration requires replacement, the new feature will match

the old in design, color, texture, and other visual qualities including material (if possible). These standards will be followed as to all work outlined in this application. Initially, all carpet and floor matting will be removed from the home and all of the wood floors will be sanded and refinished with a natural stain. All of the old wallpaper (which was added in the late 60's and early 70's) will be removed and new period wall paper will be applied. The closed-string stair along the south wall with its modled handrail will be completely refinished and the handrail stained in a natural wood color. The balusters will all be hand-sanded, including the volute, and then painted to match the interior wood finish. All of the loose paint on the interior wood-work will be removed by hand, the wood will be sanded by hand, and then sealed and painted. The acanthus leaf corbels leading into the northwest parlor will be likewise refinished. All of the interior doors will be completely sanded by hand and painted. All hardware (which is covered with layers of paint) will be cleaned and polished (this includes all hinges, plates and knobs). All of the light fixtures (including the old gas fixtures converted to electricity) will be removed, rewired, cleaned and polished. The plaster walls will be repaired or replaced on an as needed basis. To the extent possible, the old formula type plaster mix will be used for repair and replacement purposes. Sheetrock will be used to replace the damaged sheetrock. No interior walls will be moved, relocated or replaced. Since the majoriy of the present interior wood-work is

of a high quality finish in the Colonial Revival manner, it will only need to be cleaned, hand-sanded and repainted.

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1920 Hunter fans) and the plumbing within the interior walls is sound.

Describe work and impact on existing feature: With the exception of new wall paper and paint, the existing bathrooms will simply be cleaned and polished. All of the tile is in tact and will be re-glued on an as needed basis. It will then be re-grouted as needed by hand to match the width of existing joints. None of the tile work will be removed or replaced. The chrome and brass fixtures will all be cleaned and polished and the pearl knobs will receive the same treatment. Two of the sinks are in need of replacement hardware and period reproductions of the correct knobs and faucets will be used. Conversion kits will be added to several of the bathroom fixtures in order to allow for the use of showers. However, these kits attach to the present tub hardware. The Hunter wall fans will all be cleaned, repainted and reattached. A half bath will be added on the south side in an area that was used as the first half bath in the home but which was converted to a closet around 1930. A full bath will be added to the unoccupied area on the southeast side of the second level. Old fixtures of the same period as those in the existing baths will be used in this area.

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PROJECT NO:

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Number 14:

Architectural feature: The Doll House

Approximate date of feature: 1852

Describe existing feature and its condition: This small out-building is approximately 50 feet from the back entrance to the home. The construction tends to reveal that this structure was built at the time of the original 1852 home. A full bath was added to the structure in 1977 and remains. At that time (1977), the structure was used as a pool house for an adjacent swimming pool. The exterior wood and roof of asphalt shingles is seriously deteriorated, the exterior lap board is rotted away on

the East side, and the interior flooring has been consumed by termites.

Describe work and impact on existing feature: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize this part of the property will be preserved. Deteriorated historic features shall be repaired and restored rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities including material (if possible). These standards will be followed as to all work outlined in this application. Specifically, this historically significant structure will be compleety restored without making any changes to the current exterior or interior from a structural point of view. The roof will be covered with a metal roof material that will be painted with black paint in order to match the roof on the main building. All non-usable exterior wood will be replaced with identical lap boards which will match the old design. New floor joists will be installed along with a new sub and finish flooring. The exterior will be painted to match the main home. The full bath will simply be cleaned and repainted but otherwise will not be changed.

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PROJECT NO:

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Number 15:

Architectural feature: The Kitchen in the Main Dwelling

Approximate date of feature: 1852-1860.

Describe existing feature and its condition: The kitchen was originally more or less a square free-standing building. It was separated from the original 1852 home for fear of fire from cooking in an open hearth. Many remnants of the woodwork of the 1852 house can be seen in this room. The door surrounds with the corner block rosettes are clearly the most prominent feature from this period. The old chimney that was used for cooking has been removed but remnants remain inside the west wall. The celotex ceiling hides an old metal ceiling. The walls hide two exterior

windows that were covered over when the kitchen became incorporated in the north wing of the home. The floors and counter tops are covered with a 1950's type lineoleum and the window panes on the cabinet doors have all been painted to mimick wood. All of the floors are covered with deteriorated tiles and glue used to affix the tiles to the wooden floor.

Describe work and impact on existing feature: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize this part of the property will be preserved. Deteriorated historic features shall be repaired and restored rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities including material (if possible). These standards will be followed as to all work outlined in this application. As to this area, the celotex ceiling and a second plywood ceiling will be removed. A metal ceiling of similar design to the one that was there (long since rusted out) will be installed but will not be painted. It will simply be sealed with a clear polyurethane. All of the tile and glue will be removed and the hardwood floors and counters and they in turn will be sanded, refininsed, and stained with a natural wood varnish. The paint will be removed from all of the glass panels on the cabinet doors, thereby exposing the original glass doors of two lights over eight. Although new appliances will be installed, they will be located in such a way as to not impair in any way the historic look of

this area. Two 1860 work tables that were used in the kitchen from 1917 until 1978 will be restored and replaced in the original positions. The new stove will be placed in the same location as the first electric stove which was first used in the home in the 1920's.

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PROJECT NO:

Property Address

Number 16:

Architectural feature: The Rose Garden

Appoximate date of feature: 1922

Describe existing feature and its condition: The original rose garden was the pride of Governor and Mrs. Gardner. It was erected in the early 1920's. None of the plants in the garden were maintained at all after Mrs. Gardner's death in 1969. Governor Gardner died in 1947. It was completely removed from the property in 1977 when Ralph W. Gardner constructed an in-ground swimming pool in its place. When Ralph Gardner died in 1982, his heirs had the swimming pool removed and filled the area

with dirt. It therefore appears as a flat area full of weeds at this time.

Describe work and impact on existing feature: Based on a few old family pictures of the Rose Garden and collective family recollections, the approximate size and dimensions of the old Rose Garden have been determined. The garden paths were constructed of brick pavers layed in sand. This same design will be used and over 50,000 bricks will be laid in this manner. With the help of historically knowledgeable landscape architects, and input from family members and friends, the garden will be replanted with as many period plants as possible.

Relevant photographs are attached to the continuation sheet with the same first number as this particular paragraph (e.g., the pictures are numbered 1-A, etc., and then 2-A for paragraph number 2, etc.).

HISTORIC PRESERVATION
CERTIFICATION APPLICATION-

PART 2

WEBBLEY

NPS Office Use Only

Property Name

403 S. WASHINGTON ST

PROJECT NO:

Property Address

Number 17:

Architectural feature: Heating System

Approximate date of feature: 1930

Describe existing feature and its condition: Natural gas fired 1945 converted boiler with radiators. The boiler was converted from coal to gas in the 1950's. The boiler is outdated and is operating at approximately 21% efficiency. The steam pipes under the house at or near ground level suffer numerous breaks and need to be replaced. In addition, all of the pipes at this level are covered with an asbestos based material, which must be removed.

Describe work and impact on existing feature: The boiler will be removed and replaced by a new high efficiency natural gas fired boiler. All of the steampipes under the home will be removed and replaced on an as necessary basis. All of the asbestos on the pipes will be removed by a certified asbestos removal company. The existing radiators in the home will be upfitted with new cut-off vales and steam released joints, will be thoroughly cleaned (inside and out), and will be returned to their prior locations in the dwelling. No other changes will be made in the heating system.

Relevant photographs are attached to the continuation sheet with the same first number as this particular paragraph (e.g., the pictures are numbered 1-A, etc., and then 2-A for paragraph number 2, etc.).

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CERTIFICATION APPLICATION-

PART 2

WEBBLEY

NPS Office Use Only

Property Name

403 S. WASHINGTON ST

PROJECT NO:

Property Address

Number 18:

Architectural feature: Air Conditioning System

Approximate date of feature: Window Units (installed in early 1950's)

Describe existing feature and its condition: All of the rooms on the first and second levels of the main dwelling are equipped with large window air conditioning units. All of the units require 220 volt service. The service has been provided to these units by running 220 volt lines on the exterior of the house to each window unit and then by cutting a hole through the exterior wall into the interior baseboard. The exterior wiring is

unsightly and in serious state of disrepair due to its exposure to the elements. Many of the window units are not operational.

Describe work and impact on existing feature: All of the existing window units will be removed. All of the 220 volt wiring for each of the window units will be removed from the exterior of the dwelling and the exterior and interior holes will be replaced. Three central air cooling zones will then be installed. Two zones will be on the lower level and a third will service the second level. The installation of the air conditioning systems on the lower level will be accomplished by placing the ductwork in the crawl space under the home. No walls, windows, or other areas will be impacted by the installation of this system. The same type system on the second level will be installed by placing the ductwork in the attic space above the second level. No walls, windows or other areas will be impacted by the installation of this system.

Relevant photographs are attached to the continuation sheet with the same first number as this particular paragraph (e.g., the pictures are numbered 1-A, etc., and then 2-A for paragraph number 2, etc.).

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CERTIFICATION APPLICATION-

PART 2

WEBBLEY

NPS Office Use Only

Property Name

403 S. WASHINGTON ST

PROJECT NO:

Property Address

Number 19:

Architectural feature: Electrical system

Approximate date of feature: All wiring installed in mid-1940's
with the exception of the 220 Volt A/C wiring.

Describe existing feature and its condition: Most of the interior wiring is of the old double post design with the positive and negative wires exposed between the posts. All of the wiring has fatigue points and is generally in a dangerous condition. Service to the main dwelling is by way of several utility poles located at the rear of the home with virtually hundreds of above-ground wires running from the utility poles to multiple junction boxes attached to the side of the home.

Describe work and impact on existing feature: All of the utility poles will be removed from the lot itself along with the exterior breaker and junction boxes. The exterior wiring will then be run underground from the nearest street utility pole to the rear entrance to the basement. New junction and breaker boxes will then be placed at the rear entrance to and inside of the basement area. New wiring will then be installed in the home itself and all of the old wiring will be replaced. No physical changes for either the exterior or the interior of the dwelling will be required in order to complete this part of the project.

Relevant photographs are attached to the continuation sheet with the same first number as this particular paragraph (e.g., the pictures are numbered 1-A, etc., and then 2-A for paragraph number 2, etc.).

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CERTIFICATION APPLICATION-

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WEBBLEY

NPS Office Use Only

Property Name

403 S. WASHINGTON ST.

PROJECT NO:

Property Address

Number 20:

Architectural feature: Attic Storage/Alterations or New
Construction

Approximate date of feature: 1907 Renovations (totally
unfinished)

Describe existing feature and its condition: Except as noted
herein, no plans have or will be developed for any additions,
alterations or new construction on any existing feature of the
dwelling. All of the planned construction will be in the form of
restoration and repair of existing structures and architectural
features. The third floor attic area is presently unfinished and
has been used solely as a storage area for old clothes, boxes, etc.

It is very dirty and full of soot from years of using wood and coal in the fireplaces. Access to this area is via an interior stair case that rises from a doorway on the second level main foyer to the attic area. The two dormers on the west and north sides of the roof provide windows and natural light for this area.

Describe work and impact on existing feature: The old attic storage area will be converted into a seventh bedroom. The roof dormers will be used as the windows and no additional windows will be added to this area. No change in the roof lines will result from this work. The interior area will be fully used and interior walls will be erected around what is now the attic storage area. The walls will be constructed in such a way so as not to permanently hide the roof joist and the roof construction in general. In fact, the new walls will be constructed in such a manner to allow for viewing of the roof behind the new walls (which areas will be fully accessible). Furthermore, access will be maintained from this room to all of the remaining unfinished attic areas in the structure. The entrance from the second level main foyer to the attic area along with the existing stairs will be used for ingress and egress to this room. No changes will be made to the second level entrance or to the stairway exit in the attic. In addition, a set of metal steps will be installed inside the attic room to the widow's walk on the very top of the dwelling with access through a sky-hatch type door. These steps to the roof will allow for easy access to this area for future

repairs and maintenance work on the roof. No additional heating systems will be required for this area and the air conditioning system for the second level will be used to cool this room.

Relevant photographs are attached to the continuation sheet with the same first number as this particular paragraph (e.g., the pictures are numbered 1-A, etc., and then 2-A for paragraph number 2, etc.).

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WEBBLEY

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Property Name

403 S. WASHINGTON ST.

PROJECT NO:

Property Address

Number 21:

Architectural feature: The Mantels & Fire Surrounds

Approximate date of feature: 1852 and 1907

Describe existing feature and its condition: The mantels or fire surrounds in the home vary in form, including Neo-Georgian, Neo-Federal and Neo-Classical types. Several of the mantels have delicate relief carvings of garlands, swags, urns and other motifs. All of the mantels on the first level are accented with variations of marble tile. All of the mantels on the second level are classical French and English design with iron firebacks. The tile is loose at many places on most of the first level mantels and relief carvings have been obscured in many places by

multiple layers of paint. In addition, the paint was allowed to run in such a manner as to obscure much of this work.

Describe work and impact on existing feature: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize this part of the property will be preserved. Deteriorated historic features shall be repaired and restored rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities including material (if possible). These standards will be followed as to all work outlined in this application. As to this phase of the project, all of the tile will be cleaned by hand and the joints will be re-grouted to match the existing joints. The mantels will all be hand-sanded to the natural wood so as to expose all of the relief carvings. The mantels will then be properly prepared for repainting and will be hand painted with a small brush. It is anticipated that 3 to 4 coats of paint will be used on each mantel. None of the mantels will be replaced or removed and the same holds true for the tile.

Relevant photographs are attached to the continuation sheet with the same first number as this particular paragraph (e.g., the pictures are numbered 1-A, etc., and then 2-A for paragraph number 2, etc.).

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CERTIFICATION APPLICATION-

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WEBBLEY

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Property Name

403 S. WASHINGTON ST

PROJECT NO:

Property Address

Number 22:

Architectural feature: Insulation

Approximate date of feature: N/A

Describe existing feature and its condition: The home has no insulation at all.

Describe work and impact on existing feature: No type of insulation will be introduced into any of the exterior or interior walls of the dwelling. It is felt that this could damage the historic fabric within these walls. However, batting type insulation will be used in the attic areas between the roof joists. This type of insulation is installed by hand and is

neither sealed nor affixed by nails or other similar devices. This same type insulation may be used between the joists under the first level flooring (i.e., in the crawl space under the home). Vent covers will be made to cover all vents on the brick foundation. These covers will be identical in design and material to the covers that were originally used for these vents but which have been lost or misplaced over the years.

Relevant photographs are attached to the continuation sheet with the same first number as this particular paragraph (e.g., the pictures are numbered 1-A, etc., and then 2-A for paragraph number 2, etc.).

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CERTIFICATION APPLICATION-

PART 2

WEBBLEY

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Property Name

403 S. WASHINGTON ST

PROJECT NO:

Property Address

Number 23:

Architectural feature: Exterior Brick Foundation

Approximate date of feature: 1907

Describe existing feature and its condition: The exterior brick foundation is free from graffiti, stains or serious deterioration of bricks or joints.

Describe work and impact on existing feature: The brick composing the foundation will be cleaned with Tide, Clorox and water. No other changes will be made to the original foundation.

Relevant photographs are attached to the continuation sheet with the same first number as this particular paragraph (e.g., the pictures are numbered 1-A, etc., and then 2-A for paragraph number 2, etc.).

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WEBBLEY

NPS Office Use Only

Property Name

403 S. WASHINGTON ST

PROJECT NO:

Property Address

Number 24:

Architectural feature: Brackets on Overhang

Approximate date of feature: 1907

Describe existing feature and its condition: Curvilinear sawn brackets carry underneath the overhanging eaves of the main portico on the west end of the home and continue under the eaves of the entire dwelling. Many of the brackets are broken or cracked and have little or no paint to protect the wood from the elements. A substantial number of the brackets are simply missing and their whereabouts is not known.

Describe work and impact on existing feature: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize this part of the property will be preserved. Deteriorated historic features shall be repaired and restored rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities including material (if possible). These standards will be followed as to all work outlined in this application. As to this part of the project, the brackets where possible will be hand scraped and sanded to remove all loose paint. The holes and cracks will then be filled and the brackets will be oiled and painted. The replacement brackets will be sawn by hand on-site using one of the original brackets as a guide. It is estimated that approximately 24 brackets are either missing or must otherwise be replaced.

Relevant photographs are attached to the continuation sheet with the same first number as this particular paragraph (e.g., the pictures are numbered 1-A, etc., and then 2-A for paragraph number 2, etc.).

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Property Name

403 S. WASHINGTON ST

PROJECT NO:

Property Address

Number 25:

Architectural feature: Secret gutters

Approximate date of feature: 1907

Describe existing feature and its condition: The gutter system for the home is hidden inside of the boxing that surrounds the building. It is constructed of flat metal. It is called a secret gutter because it cannot be seen from ground level. The metal is in poor condition and has numerous holes. These holes in the metal have caused serious water damage in the eaves and on the exterior lap boards. These same defects have also caused substantial damage on all of the portico areas.

Describe work and impact on existing feature: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize this part of the property will be preserved. Deteriorated historic features shall be repaired and restored rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities including material (if possible). These standards will be followed as to all work outlined in this application. As to the gutters, all of the bad metal will be replaced with new metal which will be pressed on site with a molding machine that will create a piece of the same size, density and shape as the existing flat metal that is used in the existing gutters. This newly pressed metal will then be used to cover all defective areas of the existing gutters. Once this work has been completed, all of the gutters will be cleaned by hand to remove all rust and other foreign substances. They will then be sealed with a rubber type sealant and covered with a metal paint for protection. No structural changes will be made in any part of the gutter system.

Relevant photographs are attached to the continuation sheet with the same first number as this particular paragraph (e.g., the pictures are numbered 1-A, etc., and then 2-A for paragraph number 2, etc.).

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Property Name

403 S. WASHINGTON ST

PROJECT NO:

Property Address

Number 26:

Architectural feature: The downspouts

Approximate date of feature: 1950

Describe existing feature and its condition: The original rounded metal downspouts were replaced in 1950 with aluminum gutters of a rectangular shape. These aluminum gutters did not fit well at the point of attachment to the secret gutter system and this situation created substantial water damage at the point of each connection. Many of the 1950 downspouts have rusted out and are no longer attached to the gutter system or even to the house.

Describe work and impact on existing feature: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize this part of the property will be preserved. Deteriorated historic features shall be repaired and restored rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities including material (if possible). These standards will be followed as to all work outlined in this application. The 1950 downspouts will all be removed. The rectangular connectors in the secret gutter system will also be removed. In lieu of these downspouts, round PVC piping of the same size, shape and dimensions of the original round metal downspouts will be installed. Standard PVC connection joints will be installed in the secret gutter system at each point of connection so as to provide for a complete seal at these critical points. Extra long pieces of PVC will be used for all downspouts so as to avoid the use of many connector joints. Once installed and properly glued, the PVC will be caulked and painted the same color as the exterior wood on the dwelling.

Relevant photographs are attached to the continuation sheet with the same first number as this particular paragraph (e.g., the pictures are numbered 1-A, etc., and then 2-A for paragraph number 2, etc.).

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PART 2

WEBBLEY

NPS Office Use Only

Property Name

403 S. WASHINGTON ST

PROJECT NO:

Property Address

Number 27:

Architectural feature: Circular Driveways

Approximate date of feature: 1930

Describe existing feature and its condition: The west end of the home is serviced by a circular driveway of brick pavers laid on a concrete base. This drive has one entrance on South Washington Street and a second entrance on Pinkney Street. The north side of the home (i.e., the Porte Cochere) is serviced by a semi-circular drive of the same material and construction. This second drive has its own separate entrance on the upper end of Pinkney Street and shares a second entrance on Pinkney Street with the primary driveway. All of the bricks have been severely

stained by mildew, motor oil, and the elements in general. Many bricks were broken when heavy trucks were used to remove all of the furniture from the home at the death of Mrs. O. Max Gardner and again at the death of her son, Ralph. It is also believed that when two large oak trees were removed from the front yard in 1985 they damaged many of the bricks. Finally, several root systems have cracked and uplifted the bricks at several points in the main drive.

Describe work and impact on existing feature: The same standards as noted in number 26 above will be followed for this part of the project. Will selectively hand clean all of the brick and where necessary will use a pressurized water cleaning system. No chemicals or other foreign substances will be used to clean the brick. Where necessary, the old brick will be removed and replaced with similar old brick pavers to the extent they can be found and are otherwise available. To the extent old replacement bricks are not available, new bricks of the same style, shape, design, color and texture will be used. All of the joints in the driveways will be re-pointed with mortar and joint width to match that of the original.

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WEBBLEY

NPS Office Use Only

Property Name

403 S. WASHINGTON ST

PROJECT NO:

Property Address

Number 28:

Architectural feature: Landscape: Plantings and Fence

Approximate date of feature: 1930

Describe existing feature and its condition: The circular driveways is lined on both sides with English and American boxwoods. None of these plants have received any care or maintenance in approximately 20 years and this lack of care has caused many distortions in shape and size. Furthermore, many gaps exist were boxwoods have died and never been replaced. Almost all of the trees in the front, back and side yards suffer from lack of care and several large oaks need to be

removed and replaced. A large magnolia tree in front of the dwelling needs re-shaped and pruned. All of the trees are in need of substantial pruning. The front of the property is partially surrounded by a chain type fence that attaches to brick columns or piers. All of the chains have long since been removed or stolen and all of the brick columns or piers have either been removed or reduced to small remnants of their original structure.

Describe work and impact on existing feature: All dead, diseased or missing plants will be replaced with similar plants of the same design, size and shape as the originals. All of the assorted boxwood plants will be removed and will be replaced by 310 English boxwoods of the identical size and shape as those that were planted in 1930. To the extent possible, the new English boxwoods will be placed in the same location as the 1930 plants. Two large oak trees that are heavily diseased will be removed and young oaks of the identical species will be planted in their place. All of the side, front and back yard trees will be pruned and new trees will be planted as needed. It is anticipated that over 150 such trees will have to be planted. The large magnolia tree will be pruned and shaped so that it will look the same as it did in the 1930's period. All of the trees will be fertilized. Approximately 380 burford hollies will be planted along the Dekalb and Henderson Street borders of the property. These plantings will form a natural fence for this side of the combined lots. The holly trees and bushes have been

present on these lots since the turn of the Century. The entire front of the property as it faces South Washington Street will be surrounded by a period iron fence that will be copied from a fence that surrounds one of the family grave sites as Sunset Cemetery in Shelby. This fence will then carry around on Henderson Street until it meets the burford hollies and will be extended up Pinkney Street until it meets the old brick fence that separates the side walk from what will be the restored Rose garden.

Relevant photographs are attached to the continuation sheet with the same first number as this particular paragraph (e.g., the pictures are numbered 1-A, etc., and then 2-A for paragraph number 2, etc.).

NUMBER 1



1-A



1-B



1-C



1-D



1-E



1-F



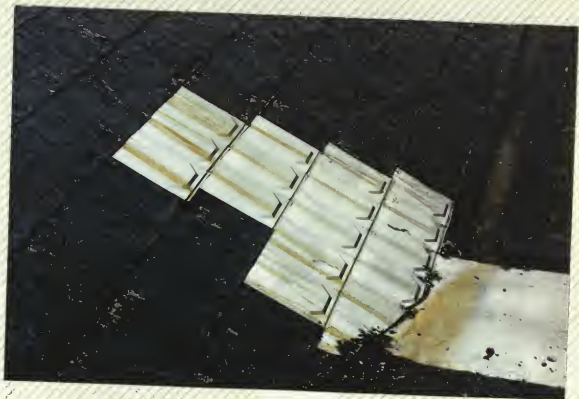
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1-H



1-I



1-J



1-K



1-L



1-M



1-N



1-0



1-P



2-A



2-B



2-C



2-D



2-E



3-A



3-B



3-C



3-D



3-E



3-F



3-G



3-H



3-I



3-J



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4-J

NUMBER 5

NUMBER 7



5/7-A



5/7-B



5/7-C



5/7-D



5/7-E



5/7-F



5/7-G



5/7-H



6-A



6-B



6-C



6-D



6-E



6-F



6-G



8-A



8-B



8-C



8-D



8-E



8-F



8-G



9-A



9-B



9-C



9-D



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9-F



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11-A



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NUMBER 12

NUMBER 13



12/13-A



12/13/-B



12/13-C



12/13-D



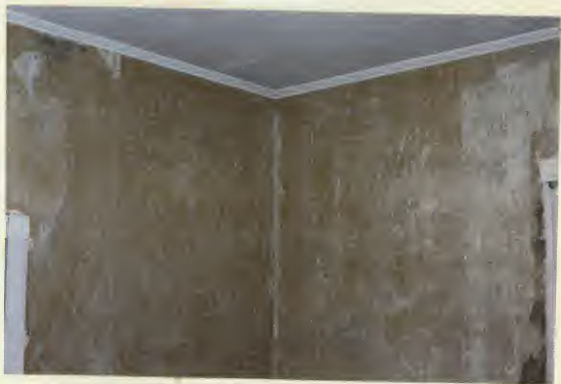
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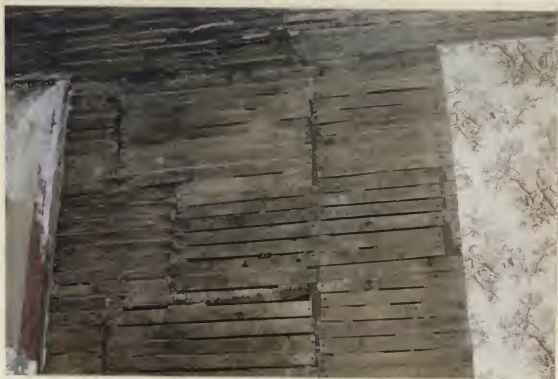
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12/13-p



12/13-Q



12/13-R



12/13-S



12/13-T



12/13-U



12/13-V



12/13-W



12/13-X



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14-A



14-B



14-C



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15-A



15-B



15-C



15-D



15-E



15-F



15-G



15-H



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15-J



15-K



15-L



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15-P



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16-J



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16-M



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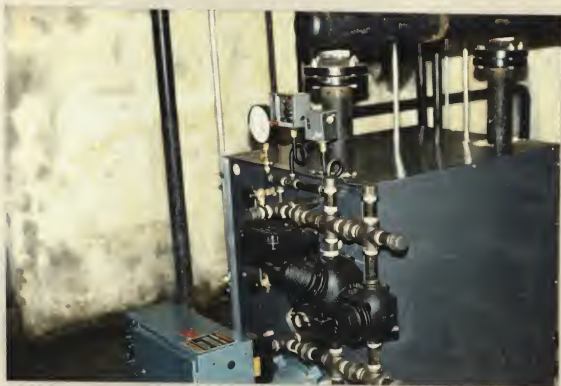
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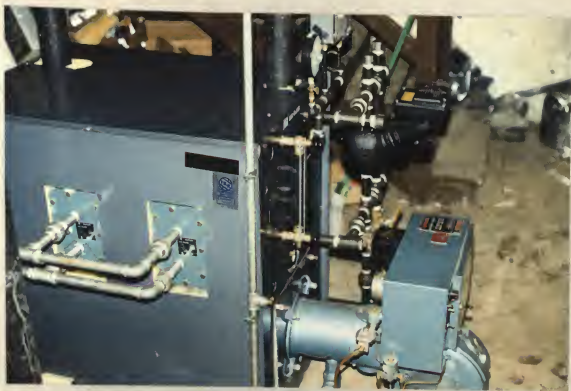
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18-C



18-D



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18-H



18-I



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NUMBER 21



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24-A



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24-D



24-E



24-F



24-G

NUMBER 25

NUMBER 26



25/26-A



25-/26-B



25/26-C



25/26-D



25/26-E



25/26-F



25/26-G



25/26-H



25/26-I



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27-A



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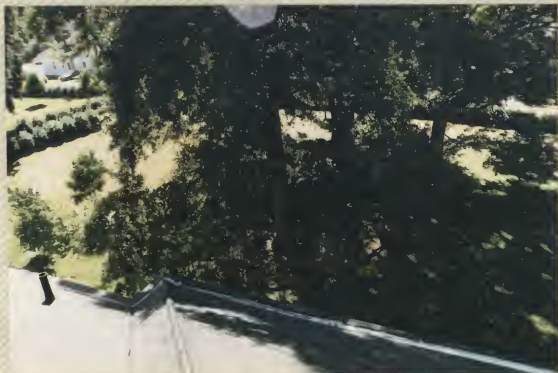
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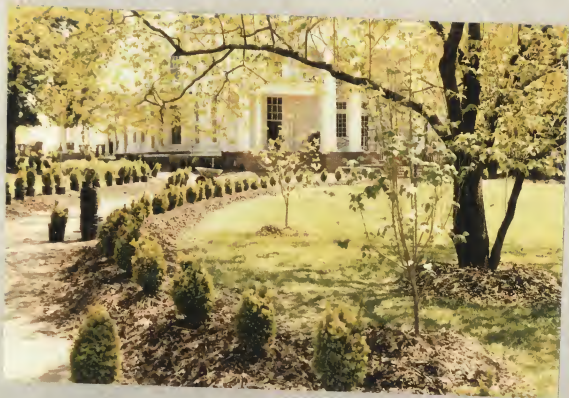
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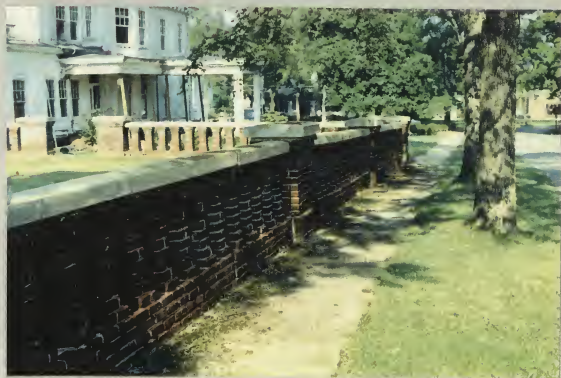
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28-II



28-JJ



28-KK



28-LL



28-MM



28-NN



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