

## D/DRC Case

335 S. Edisto Avenue

Hollywood/Rose Hill Community Character District

TMS: 11309-05-05

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**DESIGN/DEVELOPMENT REVIEW COMMISSION  
DESIGN REVIEW DISTRICT  
HISTORIC AGENDA  
EVALUATION SHEET  
Case # 3**

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**ADDRESS:** 335 S. Edisto

**APPLICANT:** Roger E. Davis, agent

**TAX MAP REFERENCE:** TMS#11309-05-05

**USE OF PROPERTY:** Residential

**REVIEW DISTRICT:** Hollywood-Rose Hill Community Character Area

**NATURE OF REQUEST:** Request Certificate of Design Approval for demolition

**FINDINGS/COMMENTS:**

This is a 1935 single-family wood-frame residence located at the edge of the Hollywood-Rose Hill Community Character Area (CC-1). Unlike historic districts, the CC-1 areas are under D/DRC purview for demolition and relocation requests only, and the owners in these areas do not have access to the Bailey Bill, a tax incentive for rehabilitation projects. This is the second request for a demolition in Hollywood-Rose Hill since the neighborhood requested this designation in 2011 in order to protect the historic character of their neighborhood. The character of this area is the sum of the parts made up by the historic buildings, which have created patterns in their setbacks from the street, their size, proportions or massing, and details such as exterior siding, windows and doors.

The house is vacant. It is owned by Ms. Cora Hildebrand who is 89 years old. Her parents purchased the house when she was a child and she lived there until this past summer when she moved to Christopher Towers

The applicant and his wife have Power of Attorney for Ms. Hildebrand and are requesting approval for demolition. They have provided several documents that are attached at the end of this evaluation. Their goal is to sell the property with an approval for demolition so that the new owner can tear the house down and develop the land as they choose.

Several items from the applicant are attached at the conclusion of this evaluation. As many of the applicant's photos did not have labels staff has attempted to label them; any corrections to these labels can be made by the applicant at the public meeting.

**PERTINENT SECTIONS FROM CITY ORDINANCE**

*17-674(e) Criteria for review of requests for demolition permits. The following criteria shall be used as a guideline by the DDRC or its staff for review of all requests for demolition permits. The commission may require the applicant to provide certain information dealing with the criteria. The type of information which may be required is detailed in the*

*commission's rules and regulations; however, only that information which is reasonably available to owners may be required.*

*(1) The historic or architectural significance of a building, structure or object;*

This was built as a single-family home in 1935, but within six years it entered a short period of time where the family rented out a front room to a gentleman in order to bring in some extra income during the World War II era. Thereafter it seems to have returned to a single-family home for the Hildebrands. This is probably a typical history for many homes in the city, but the building does not require individual historic significance. It maintains its integrity of architecture, and in fact has some architectural significance as the only example of its type in the area. It has influences of the Minimal Traditional style, with its lateral gable roof and small front gables, but is unusual in its symmetry. Buildings in CC-1 areas also do not require individual architectural significance as their contribution is the neighborhood as a whole, and this building fits in with the era that Rose Hill was developed, during the 1920s and 1930s.

*(2) A determination of whether the subject property is capable of earning a reasonable economic return on its value without the demolition, with consideration being given to economic impact to the property owner of the subject property;*

This structure is very capable of earning a reasonable economic return with the house remaining due to the fact that the property is owned free and clear with no mortgage, is located in a desirable neighborhood, and has a generally sound structure. Therefore, any sales price would be considered a return for the current owner.

Staff encouraged the applicant to seek out bids for repairs or to place the house on the open market in order to provide some information regarding costs and possible sales prices. However, to date, no bids have been provided and the house is still not available to the open market.

In the documentation provided, the applicant shows that one realtor had one potential buyer and another potential buyer who owns adjacent property expressed interest if the house could be demolished, making an offer of \$118,000. That potential buyer owns the adjacent property to the north and the property to the south, a large commercial lot. The applicant's information states that he believes the owner would accept an offer of \$100,000. The Richland County Tax Assessor values the property at \$156,600, however these values do not take always take into account the condition of the property.

*(3) The importance of the building, structure or object to the ambience of a district;*

As the last residential building on the west side of South Edisto Avenue in the Hollywood-Rose Hill Community Character Area, this building has some importance to the ambience of the district. It holds the line along the commercial corridor, and maintains key features of the district, such as typical setbacks, heights, materials, scale, and detailing. It originally featured exposed rafter tails, now covered by fascia boards, and has oversized wood clapboards, along with rounded corner boards and a projecting foyer, a feature popular during the 1930s but rare in this area, making this an important contributor to the eclectic collection of styles prevalent in the neighborhood.

*(4) Whether the building, structure or object is one of the last remaining examples of its kind in the neighborhood, the city or the region;*

This appears to be the only example of its kind in the neighborhood. It is difficult to determine if it is the only one in the city or region without conducting a large survey. There are many kit homes and architect-designed homes in Hollywood-Rose Hill, with a strong Craftsman, Minimal Traditional and Four Square influence as well as a number of Revival styles, such as Tudor, Colonial and Spanish. This home, however, has a unique character that contributes to the area but serves as a single example of its type.

*(5) Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;*

There are no proposed plans for this property, which means there will be a vacant lot if this house were to be demolished. The effect of the demolition and the proposed vacant lot would be negative. The character of the community is residential, and this is the last building on this side of the street as it abuts a commercial corridor along Rosewood. In fact there had been one more house next door many years ago but now there is a paved parking lot for a commercial business immediately adjacent to this property. The demolition would further erode the residential character of the street and would also stop short the historic rhythm of buildings along the streetscape. Since there is no design review over a new building on this lot, there is no guarantee that any future construction would conform to the typical setbacks, size, materials or styles that are prevalent in the area.

*(6) The existing structural condition, history of maintenance and use of the property, whether it endangers public safety, and whether the city is requiring its demolition*

Staff has visited the property twice and would suggest that the structural concerns raised by the applicant are largely relegated to a small portion on the back side of the house. It appears that there has been some maintenance over the years that has kept the paint, windows and doors intact, but deferred maintenance on a leaking roof and a collapsed rear addition has created some problems. A majority of the interior of the house appears well kept and sound, with minor areas of past roof leaks. The City Housing Official and an additional Housing Inspector visited the property and noted the damage but determined the house could be repaired. The City is not requiring its demolition and the building is not endangering public safety.

Constructed in 1935, the U-shaped house received an addition approximately 50 years ago in the back that filled in the U-shape with a poorly constructed, almost flat-roofed section that had problems from the day it was built, according to Ms. Hildebrand. This area is completely deteriorated and failing, with a caved in roof and floor system. This is accompanied by a problem in the roof in the adjacent hallway of the house, which has let in water for years and has subsequently damaged the wall and floor beneath the leak. These two areas have led to the inevitable problem of termites, however, the termites appear largely relegated to the water-damaged areas, a typical scenario considering they are interested in damp wood.

The applicant has provided several letters from a realtor, a termite company, and a contractor with their opinions regarding the condition of the property.

The letter from realtor Mike DiMaria states the house “should be demolished and condemned.” Staff contacted Mr. DiMaria to ask more about his professional opinion on the house and during that conversation he stated that while the house was probably more work than the average buyer would expect, that it could be repaired and would probably sell for the right price.

The letter from the termite company indicates that they believe the damage is “too extensive” and the cost to repair “too great,” but concludes with the fact that due to the areas of visible damage “we could not thoroughly inspect” the property. They make no indication as to the location of the damage or offer any estimate for repairs. As there are no photographs provided from their visit, it is difficult to determine whether the damage extends beyond anywhere that Staff has witnessed.

The letter from the contractor G. Pat Worrell indicates that he opened up a number of holes in the walls and looked in the attic. He suggests that these holes showed studs were “damaged from the bottom plate to the top plate.” He also noted the damage mentioned above. Staff also looked into the openings made by Mr. Worrell and a majority of them showed clean, sound studs from top to bottom, in contradiction to Mr. Worrell’s findings. The areas of damage were located in the walls with the water leak and around the failing addition, with another single stud showing potential water damage in the kitchen, although the two studs on either side of it were very clean and sound. Please see the attached Staff photos for more information.

Mr. Davis has provided additional information from his own perspective as to which “problems would make the renovation of the house an unreasonable option.” These items include electrical, plumbing, insulation, heating, air conditioning, windows, the failing addition, the siding and the roof. To his points Staff would suggest that electrical and plumbing issues are typical for older homes, and are exacerbated due to the delayed maintenance on the house, but are frequently updated in homes when purchased by a new owner. The lack of insulation is also typical of old homes, as is the lack of adequate heating and air conditioning systems, yet the house has been lived in continuously for the past 79 years. Mr. Davis’s conclusion that the windows “require replacement” is likely based on their age, but Staff’s opinion is that the windows appear to be in good condition.

Mr. Davis also concludes that the wood siding is “not salvageable” due to splits and cracks. These areas can often be repaired, and in fact they are limited to a very small percentage of the exterior. As indicated by both Mr. Davis and Staff, the roof has failed in at least one major area and should be repaired or replaced. Due to deferred maintenance, the roof repair is probably larger than a typical roof project. In short, staff would suggest that none of these items make renovation “unreasonable,” but rather are typical issues facing an older house that has suffered from deferred maintenance in a relatively isolated section of the building.

It appears that the house is in fair structural condition, and an estimated 75% or more of the house is relatively sound and intact, in respect to wall and floor systems that were visible. Staff looked under the house in the room adjacent to the failed addition and the floor system appeared perfectly intact, with no obvious termite or other damage; the soil in

the crawl space was dry and the joists appeared sturdy. Staff looked up into the hole to the attic and in that particular spot the roof sheathing and joists appeared perfectly intact and showed no evidence of water or termite damage; although staff did not go up into the attic to investigate further. The City Housing Official visited the house before the walls were opened up but similarly concluded that the damage was isolated to a minor portion of the house, and that the failed addition could be removed.

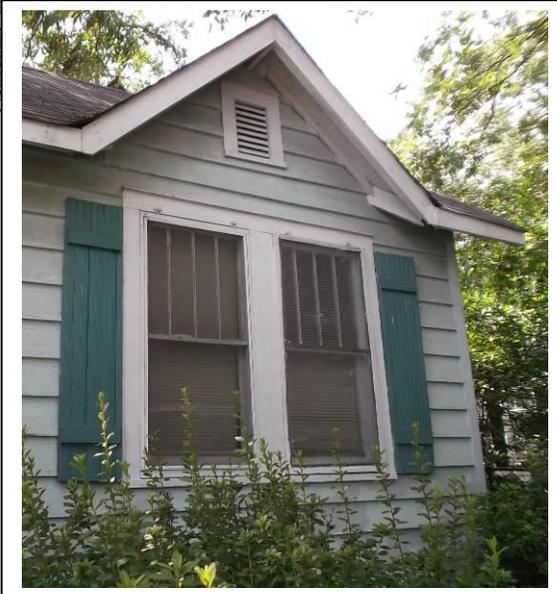
*(7) Whether the building or structure is able to be relocated, and whether a site for relocation is available; and*  
No information has been provided.

*(8) Whether the building or structure is under orders from the city to be demolished due to severe structural deficiencies, and this criterion shall have added significance in comparison to the criteria mentioned in subsections (1) through (7) of this subsection.*

The City is not ordering the house to be demolished, but is ordering the house to be repaired. The list of violations from the City is largely due to the crumbling addition, the leak in the roof, the rotted fascia (not original and can be easily removed) and the associated failing paint, walls or floors and electricity generated by the addition and the water leak.

**STAFF RECOMMENDATIONS:**

Staff finds that according to Section 17-674(e) of the City Ordinance that the house has architectural significance, is capable of earning a reasonable economic return, is important to the ambience of the district, is potentially the only one of its kind in the area, that the proposed vacant lot would have a negative effect on the character of the area, that the house has repairable structural issues located in a minor portion of the home, and that the house is not under orders from the City to be demolished. Therefore, staff recommends that the request for Certificate of Design Approval for demolition be denied.



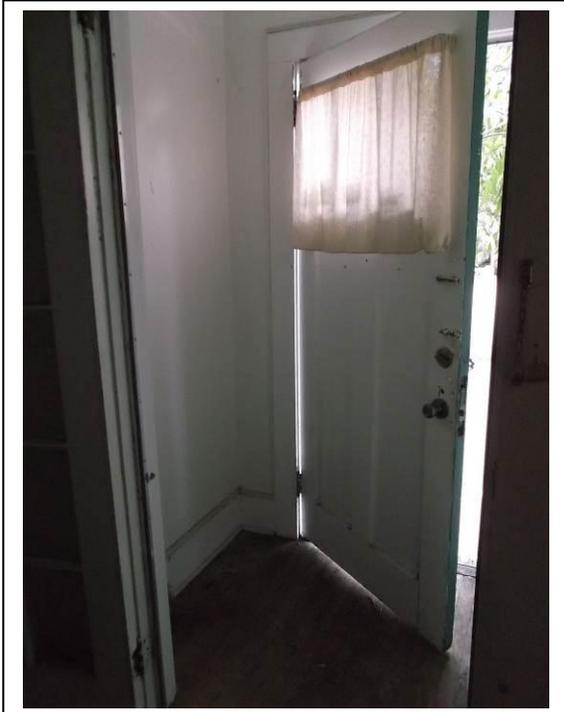
Central portion is failing addition

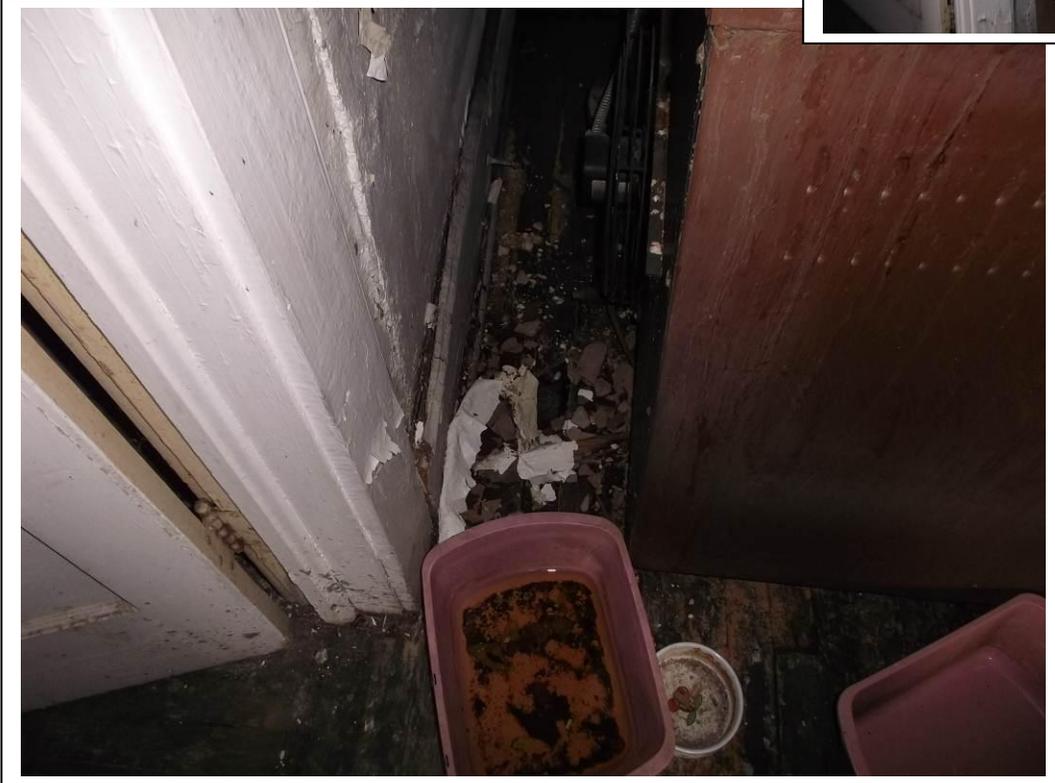
Worst area of siding disrepair, on left side



Staff photos of living room, rear bedroom, and foyer

**Below:** Image of sill plate behind baseboard, the plate and studs were intact with no visible termite or water damage





Hallway: The ongoing leak from the roof has left the ceiling (top image) damaged. A basin sitting on top of the oil furnace (top left) catches rain water. The water has damaged the floor in the hallway (bottom). Staff photos

Staff photos



Phone nook in hallway



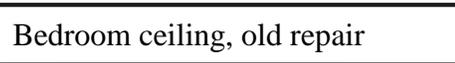
Bathroom



Bedroom



Bathroom ceiling, old repair

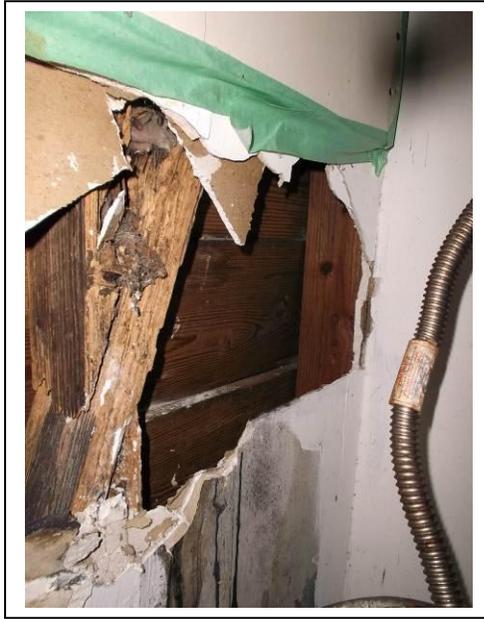


Bedroom ceiling, old repair

Looking into wall hole made by contractor, debris but no termite or water damage visible



Dining Room and Kitchen, Staff photos



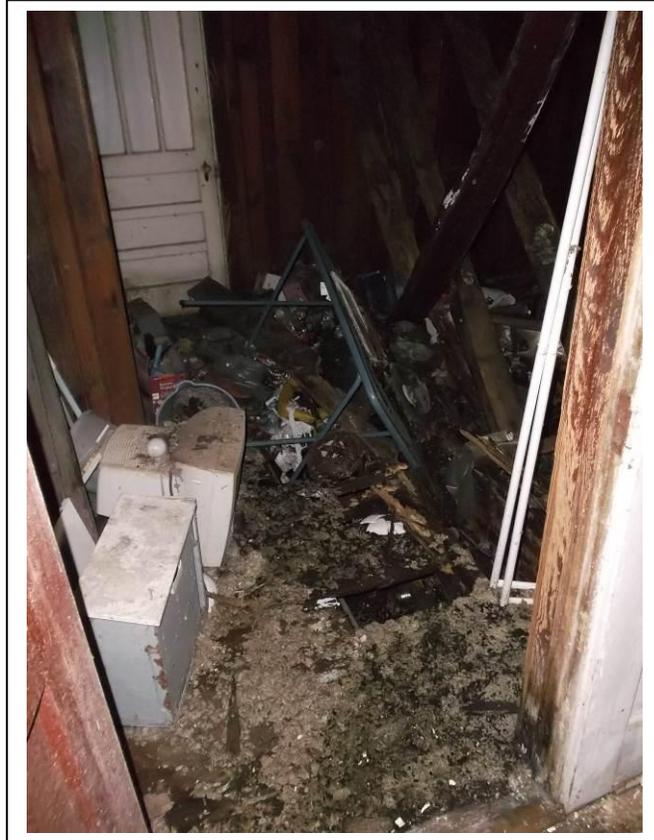
Above: One water damaged stud between two intact studs in kitchen, at water heater, in newly created hole. Staff photo



Staff photos



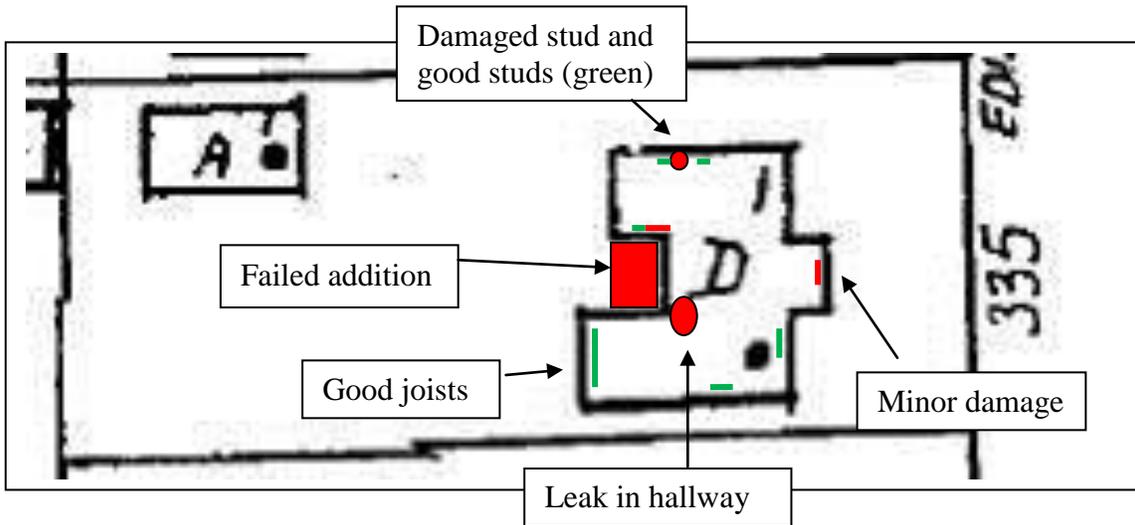
Left: Image of collapsed roof in addition  
Above: Adjacent wall to addition showing termite damage in stud



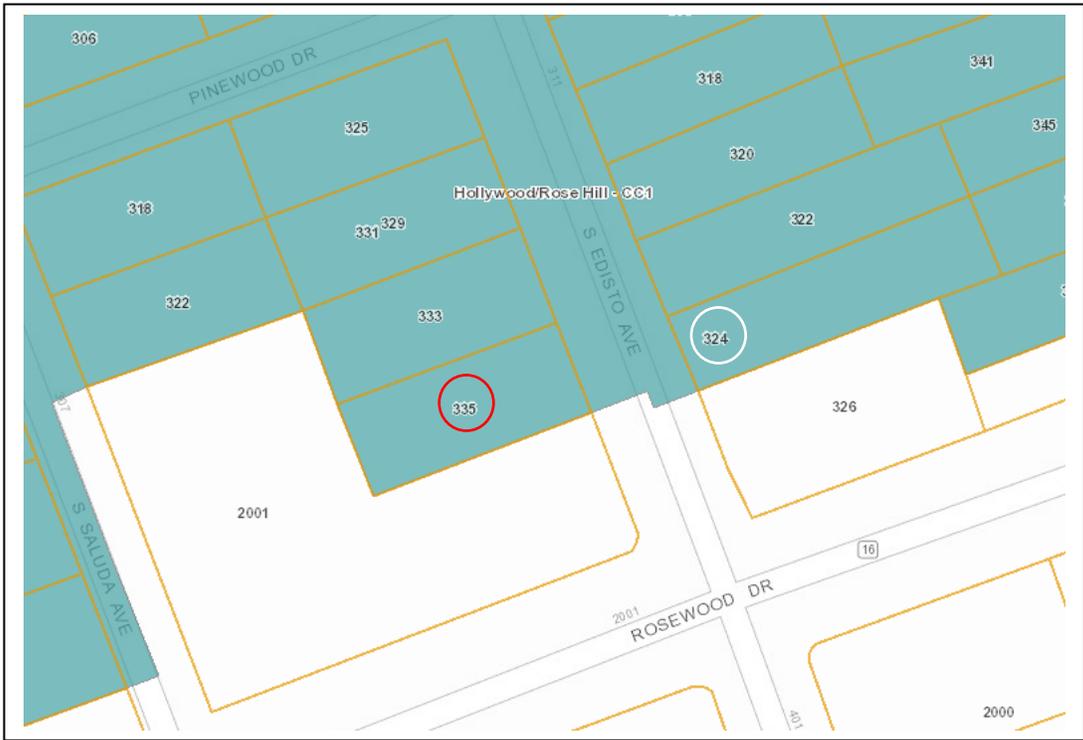
Collapsed floor in addition



Sound stud and wall adjacent to collapsed addition



Staff's observations regarding the condition of the home, as visible through the crawl space and recently opened holes in the walls.



Teal in the above map shows the Hollywood-Rose Hill CC-1 Area. The red circle shows the location of 335 S. Edisto Ave. The white circle shows a previous demolition request that the D/DRC denied.



At left: view of roof sheathing and joist in the kitchen  
Above: view under house  
Below: rear elevation  
Below left: intact window



Staff photos

Below: view under the floor showing intact joists, bracing and subfloor



Staff photos



Across the street



Across the street



Across the street



Two houses north



Adjacent house



Commercial lot next door

# Information Submitted by Applicant

Addendum to Application for Permit to Demolish  
335 S. Edisto Avenue; Columbia, SC

Marketing efforts to date: The initial attempt to sell the property was a private negotiation with potential buyer, Jim Padgett, owner of adjacent property. Mr. Padgett entered a contract with Ms. Hildebrand in the amount of \$118,000, contingent upon receipt of permission to demolish the house. Mr. Padgett let the contract lapse after concluding that permission to demolish the house would not be successful.

Mike DiMaria, licensed real estate agent, was engaged to attempt to sell the property. He had a potential investor who has purchased other residential properties in the neighborhood look at the house; that potential buyer declined to make an offer on the property due to its poor condition. Mr. DiMaria has continued to seek other potential buyers, but none has materialized to date.

Ms. Hildebrand still wants to sell the property, as she is unable to afford to make the improvements necessary to make it habitable. I believe she would accept an offer, as is, for \$100,000. Obviously, with her advanced age, health condition, and financial condition, she needs to get as much as possible from the sale, as she has no family or other means to assist with her health care expenditures that will likely arise. There is no mortgage on the property, so the sale proceeds would be available to meet her needs, to an extent. Time is a critical factor, as she will likely not be able to afford the higher property tax on an uninhabited structure and additionally pay her apartment rental.

Repair efforts: A licensed contractor, Pat Worrell, evaluated the property for renovation potential. He has renovated other properties in the neighborhood. His assessment was that the condition of the structure rendered it economically infeasible to repair. No estimate was prepared, as it appeared that any potential buyer would reach the same conclusion, and Ms. Hildebrand does not have the financial resources to undertake such a costly project (or probably even a cheap project). It is doubtful that she could even finance the removal of the crumbling addition at the rear of the house. Efforts to have the addition removed by charitable organizations have been unsuccessful.

The major roof leak that caused most of the structural damage to the house is not part of the addition; it is the original part of the house. Therefore, removal of the addition at the rear will not solve the roof leak and associated structural issues, including termite infestation.

September 4, 2014

Mr. Jerre F. Threatt, City Planner  
Planning and Development Services  
1136 Washington Street  
Columbia, SC 29201

RE: Supporting Documentation for Design/Development Review Commission Application

335 S. Edisto Avenue

Miss Cora Ione Hildebrand, Owner

Dear Mr. Threatt:

This letter and the attached documents are submitted in support of a previously submitted request for permission to demolish the single family dwelling on the referenced property. I have attempted to address the guidance received from you verbally and in your email of August 5, 2014, as follows:

**Why is demolition proposed?**

The home is presently not occupied. Miss Hildebrand has relocated to Christopher Towers in June 2014 due to the unsuitability of her home for continued occupancy. Miss Hildebrand does not have the financial resources to repair the home to make it habitable. She is age 89 and obviously cannot qualify for a loan for renovation of the property; she has no family. Miss Hildebrand receives Supplemental Security Income (SSI) as her sole source of income, in the amount of \$721 per month (see enclosure). The subject property is her only asset, other than the limited furnishings in her apartment. Over the years, repairs have been made to the home by her church and by Home Works, a 501 (c) (3) nonprofit organization. Over the past three years, appeals for help from charitable organizations have not been fruitful.

The property cannot be rented or leased in its current condition. The increase in property tax on the non-occupied property will increase to an unaffordable level, according to information Miss Hildebrand received from the Assessor's office. This tax burden will soon deplete both Miss Hildebrand's limited resources as well as any remaining value of the property.

**Is the house currently for sale or rent?**

The house is not suitable for rent or lease, as it is not habitable in its current condition. Attempts to sell the house have not been fruitful. One potential buyer expressed interest in the property if the house could be demolished. A licensed realtor, Mike DiMaria, RE/MAX Real Estate Services, was contacted to sell the property. Mr. DiMaria had a potential buyer who has renovated other properties in the Rose Hill/Hollywood area, but declined interest after looking at the condition of the house. An assessment from Mr. DiMaria about the unmarketability of the home is enclosed.

### Condition of the structure

An addition made to the house over 50 years ago has been an ongoing source of problems, primarily roof leakage. Repair efforts over the years have not corrected the problem. The addition has substantially caved in.

A major roof leak on the original part of the house has caused significant damage over a period of years. The leak has not only ruined the underlying ceiling, but has caused structural decay in roof sheathing, rafters/ joists, and flooring, accompanied by mold growth.

In July, 2014, the house was checked for termite damage by Clark's Termite and Pest Control; the assessment is enclosed. In August 2014, Worrell Construction, a licensed contractor with renovation experience in the Rose Hill/Hollywood area, evaluated the house to determine the feasibility of renovation. Mr. Worrell's assessment is enclosed.

I personally am intimately familiar with this house. My wife, Linda Davis (Miss Hildebrand's POA) and I have been assisting Miss Hildebrand for over 30 years. I have assisted both the church and Home Works in the major repair efforts they undertook, as well as ongoing repairs and upkeep. As a licensed professional mechanical engineer with additional experience in homebuilding and repairs, I believe that I am qualified to offer an assessment of this structure, as well. Aside from the water damage and associated structural damage, the following problems would make renovation of the house an unreasonable option:

- Electrical- a bedroom, the bathroom, hallway and the addition have no electrical service due to faulty wiring. The circuits in the remaining bedroom, living room and kitchen frequently trip out (when occupied) due to wiring overloads. All electrical, including the service panel require replacement.
- Plumbing- The water distribution lines have significant corrosion problems, limiting flow of water in the house. A new clothes washer installed 10 or so years ago would not function due to limited flow. The plumbing drains are in poor condition. The bathtub will barely drain; a sink in the bathroom will not drain at all, and a plumber responding to the problem with the past year could not restore drainage without major repairs which Miss Hildebrand could not afford. All plumbing requires replacement.
- Insulation- non-existent. Miss Hildebrand had difficulty staying warm during the heating season, and had excessive fuel costs; during cold nights, she had to resort to use of electric space heaters. Renovation would require placement of insulation throughout the structure.
- Heating system- the existing oil space heater is outdated, and the flue attachment to the chimney is faulty, creating a dangerous condition. The heating system requires replacement, including installation of ductwork for adequate distribution.
- Air conditioning- none present
- Windows- all windows are original to the house (more than 80 years old) and require replacement.
- Room addition- requires removal due to poor condition.
- Siding- the lap siding is not salvageable, due to the presence of numerous age-related splits and cracks.
- Roofing- the entire roof requires replacement, including much of the sheathing.

**Plans for Replacement**

Miss Hildebrand does not plan to replace the structure, due to her age and financial means. Her plan is to obtain approval for demolition of the substandard structure to make the real property more marketable, and to secure a reasonable price for the sale to provide for her ongoing health care needs and living expenses. The only alternative that appears to achieve her needs is to gain approval for demolition, as the house is seen as a liability by everyone who has assessed its condition.

**Neighborhood Association**

Miss Hildebrand has not discussed her plan with the Association, but has an understanding of their desire to preserve the character of the area. Her plan to sell the property is the only feasible way that we have found to achieve this end; she cannot undertake renovation, cannot sell the property for a reasonable price in its current condition, and cannot rent the property at all. Presumably, the interests of the Association will be protected by existing zoning ordinances.

Miss Hildebrand has been fully involved in the efforts described, and is fully supportive of them; she has made the decisions on this property based on an evaluation of the information developed over a period of at least the past year. Miss Hildebrand has appointed Linda S. Davis (my wife) as her Power of Attorney, and although Miss Hildebrand is physically frail, she is very alert mentally.

In addition to the documents discussed herein, photographs of the condition of the house are enclosed. I will be happy to schedule an inspection for you and/or your staff to further evaluate this application. If anything further is needed, please let me know. You may contact me at any of the telephone numbers or addresses included on my enclosed business card, or at home at 803-772-7690.

Sincerely,



Roger E. Davis

Date: December 1, 2013

Claim Number: [REDACTED]



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583 18S1748J49731



CORA I HILDEBRAND  
335 S EDISTO AVE  
COLUMBIA SC 29205-3311

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We are writing to tell you about changes in your Supplemental Security Income (SSI) payments. The rest of this letter will tell you more about this change. This letter also includes how to find information about affordable health care.

We explain how we figured the monthly payment amount on the worksheet at the end of this letter. The explanation shows how your income, other than any SSI payments, affects your SSI payment. We include explanations only for months where payment amounts change.

**Information About Your SSI Payments**

- The amount due you beginning January 2014 will be \$721.00.
- The amount due you is being raised because the law provides for an increase in Supplemental Security Income payments in January 2014 if there was an increase in the cost-of-living during the past year.



See Next Page

**HOW WE FIGURED YOUR PAYMENT FOR January 2014 ON**

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**Your Payment Amount**

The most SSI money the law allows us to pay	\$721.00
We didn't subtract (-) any income from SSI money	<u>- 0.00</u>
<b>Total Monthly SSI Payment for January 2014 on</b>	<b>\$721.00</b>

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Mike DiMaria, Licensed Realtor, Columbia SC  
RE/MAX Real Estate Services  
1410 Colonial Life Blvd., Suite 230  
Columbia, SC 29210

To whom it may concern:

I was asked to look at Listing and Selling the property located at 335 S. Edisto Street, Columbia SC 29205. I thoroughly inspected this home, and it is my professional opinion that this home should be demolished and condemned. There are too many structural issues with this home for repair. Repair in lieu of demolishing is not worthwhile to the current homeowner, or potential Buyer. There are many structural safety concerns currently, that could cause harm. Please call or email me with any questions.

Mike DiMaria, Realtor  
RE/MAX Real Estate Services  
803-238-8991  
mikedimaria@remax.net

## Roger Davis

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**From:** George Stoll <GStoll@ClarksPest.com>  
**Sent:** Tuesday, July 15, 2014 2:09 PM  
**To:** Roger Davis  
**Subject:** 335 S. Edisto Ave. Columbia SC 29205-3311

Roger,

Thank you for the opportunity to allow Clarks to access the above mentioned property. However after inspecting the home, We feel that the amount of damages are too extensive to address and the cost of repairs would be too great. The house has excessive, Water, Termite and structural damages that are throughout the structure, to include but not limited to the crawl space, interior walls, roofing and exposed wood members throughout, there is a portion of the house in the mid center of the structure where the roof and flooring have collapsed due to water and/or Termite damage. We could not thoroughly inspect due to these conditions.

Should you have any additional questions, comments and or concerns, please feel free to contact me.

Thank you,

## George C. Stoll, III

Clark's Termite and Pest Control  
Phone: 803-550-2970  
Fax: 803-781-6089



Visit us on [Facebook](#).

Make sure to "Like" our page!

Learn more at [www.ClarksPest.com](http://www.ClarksPest.com)

**Worrell Construction LLC  
4550 Oakwood Road  
Columbia SC 29206  
(803) 331-3611**

September 3, 2014

Mrs. Linda Davis, POA for Ms. Hildebrand  
335 S. Edisto Avenue  
Columbia, SC 29205

On August 15, 2014 Mr. Davis and I met to access the condition of the above mentioned property. A visual inspection was made to the attic area, inside the living area and the crawl space. At each corner room of the house an observation hole was opened in each wall. The hole revealed active and inactive severe termite damage. The studs in the wall are damaged from the bottom plate to the top plate. At the center location of the house there is a major colony of active termites in the wood floor and floor joist. The original oil burning heating system was at this location. All wood flooring beneath the heater is rotten from water damage due to the open roof. The shingles, wood sheeting and roof joists are also damaged. At the rear of the house the middle family room is completely rotten and falling in on itself. The roof is in need of replacement as well as many of the rotten rafters and ceiling joist. The band joist, beams and floor joist have significant water and termite damage. The old electric wiring has been damaged by rodents and are a fire hazard.

In my estimation, there is not enough value in the existing structure to warrant any restoration. It is not financially feasible to save the existing structure and it is my recommendation that it be demolished.

Sincerely,  
G. Pat Worrell  
RRB  
SC License # 19985



1 rear-roof screening in

Rear addition



Attachment

2

Hallway floor

3

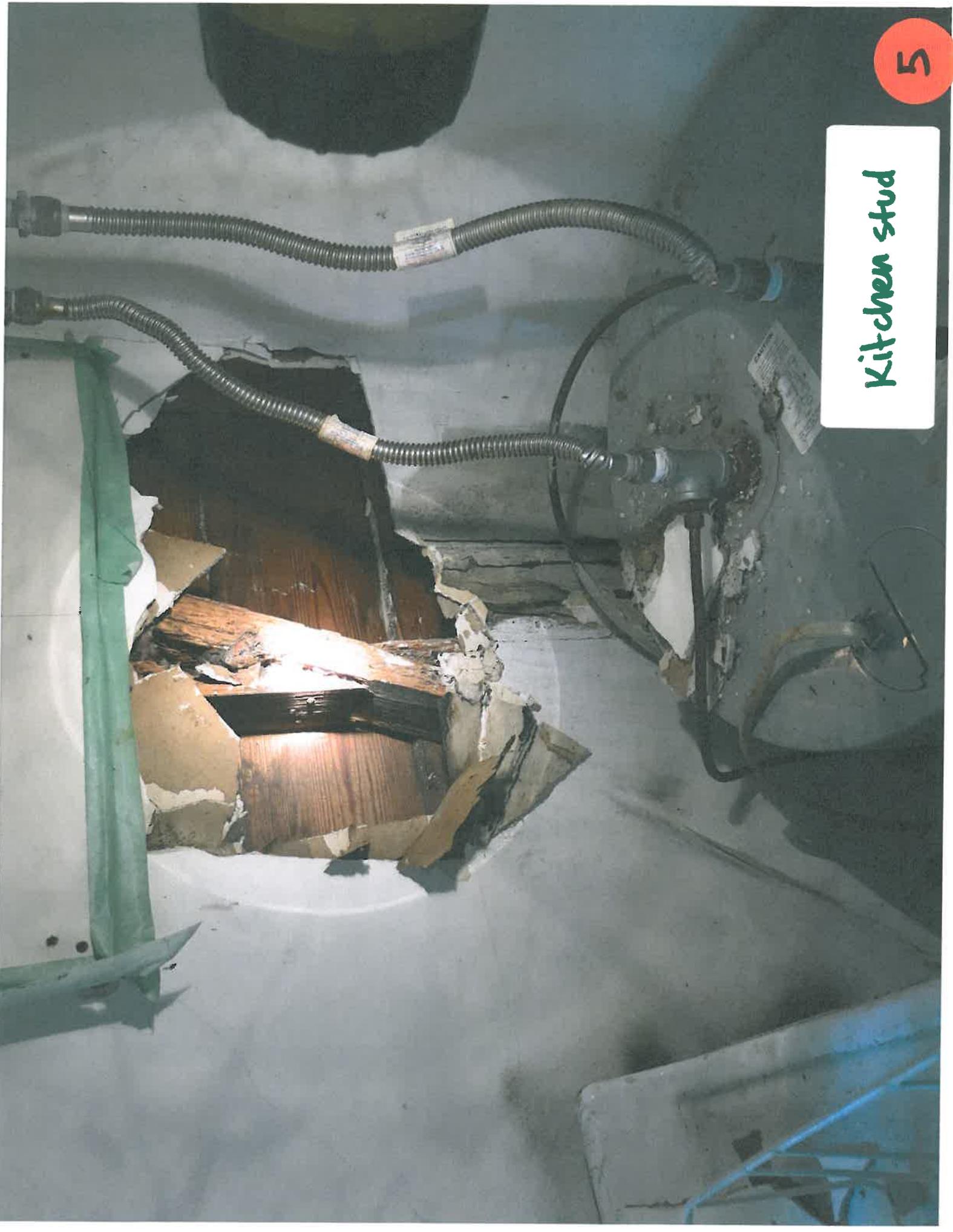


Hallway floor  
close-up

4



Kitchen stud



Kitchen stud  
close-up



Bedroom? Floor

7



Hallway ceiling

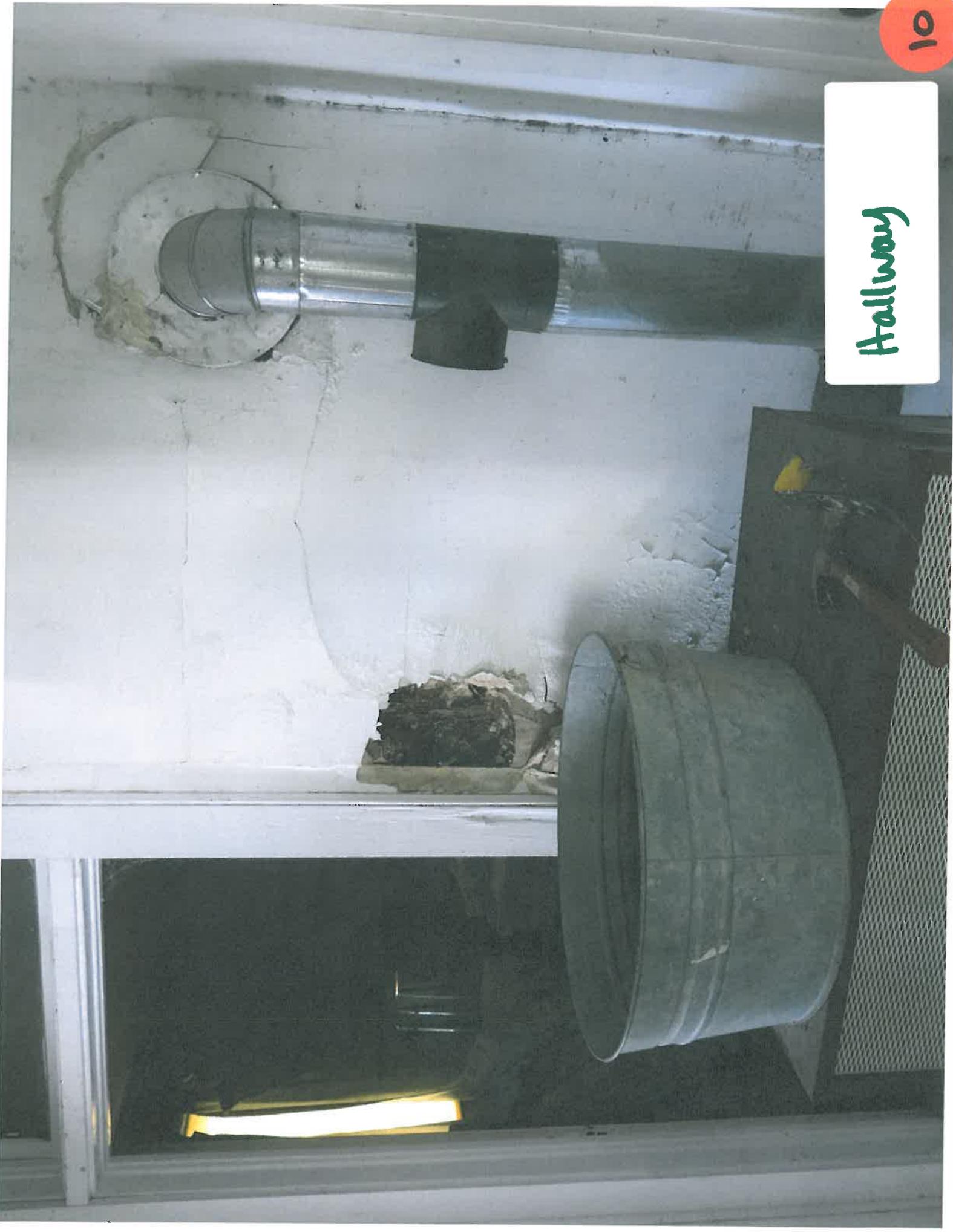


Hallway floor?

9



Hallway



Hallway wall  
close up

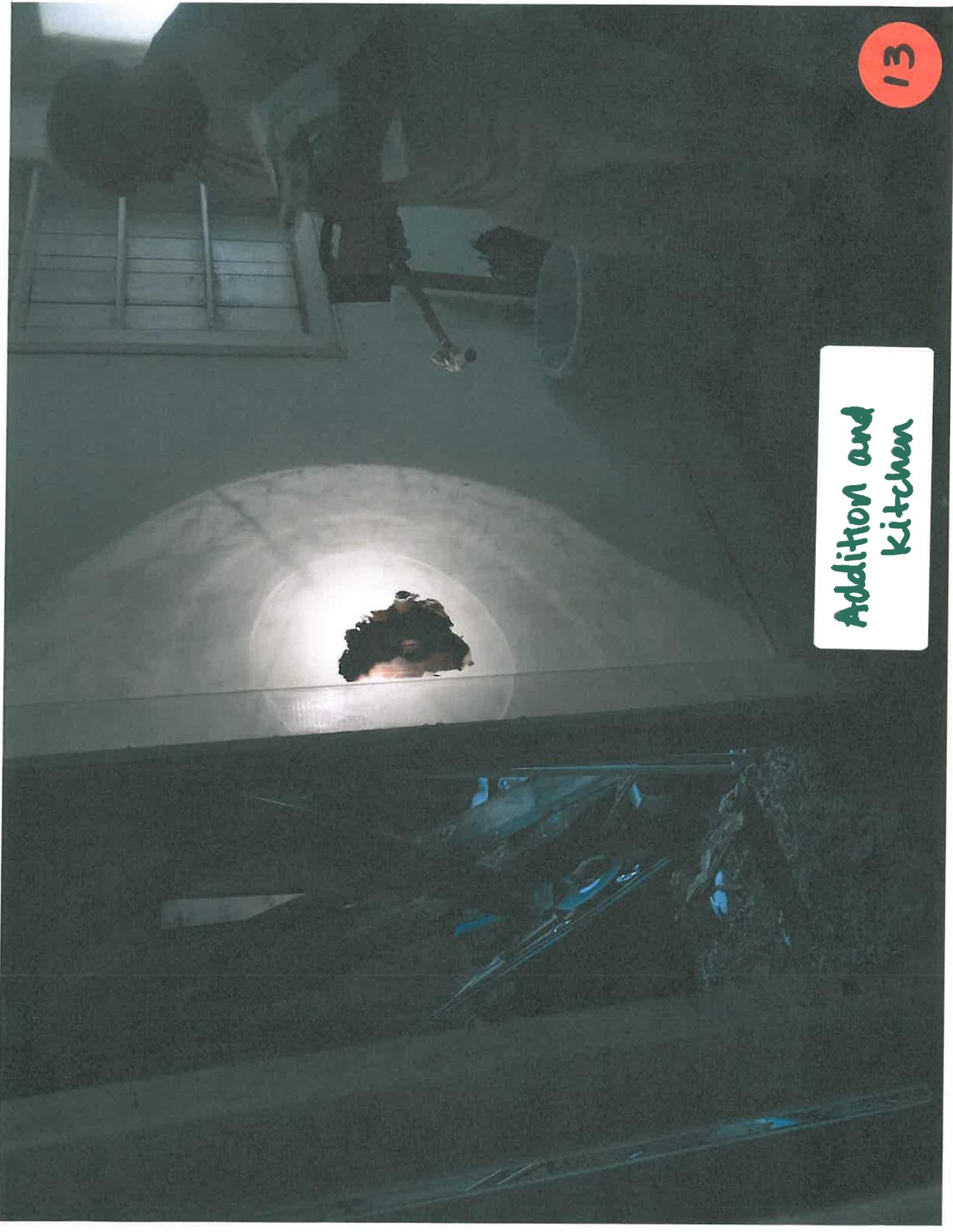


Hallway wall  
close up

12



Addition and  
Kitchen



14



Kitchen wall  
close up