

**Town of Bedford  
Historic Building Preservation Commission**

**2<sup>nd</sup> Floor Conference Room  
425 Cherry Street  
Bedford Hills, NY 10507**

**Wednesday  
June 15, 2016  
6:30 P.M.**

**Agenda**

**Approval of Minutes:**

June 8, 2016

**Conference:**

Renovations to Existing Residence  
Section 73.10 Block 1 Lot 16, R-2A Zone  
52 Hook Road, Bedford  
Owner: **Coleman P. Burke**  
Applicant: **Leonard Woods, Architect**

Supporting documentation for all items on this agenda is available at the Town of Bedford website.  
([www.bedfordny.gov](http://www.bedfordny.gov))  
Larger documents and plans are available at the office of the Historic Building Preservation Commission.  
Agenda items subject to change.

**Town of Bedford  
Historic Building Preservation Commission**

**DRAFT**

**2<sup>nd</sup> Floor Conference Room  
425 Cherry Street  
Bedford Hills, NY 10507**

**Wednesday, June 8, 2016  
4:30 P.M.**

**Minutes**

Present: Chairman: John Stockbridge  
Members: Shelley Smith, Amy Parsons, Ben Branch, George Henschel

**Approval of Minutes:**

The Chairman made a motion to approve the minutes of April 20, 2016 – 1 (5:00 PM), April 27, 2016, May 4, 2016 and May 18, 2016; and the minutes of April 20, 2016 – 2 (6:30), as amended.

Motion Seconded by: \_\_\_\_\_

Vote: Ayes: Stockbridge, Smith, Parsons, Branch, Henschel Nays: None

**Work Session: Review of Historic Property Survey**

The Commission continued the review of the TKS Historical Resources, Inc. Historic Property Survey.

Date minutes approved by the Historic Building Preservation Commission: \_\_\_\_\_

Respectfully submitted,

\_\_\_\_\_  
Anne Paglia, Secretary  
Historic Building Preservation Commission

\_\_\_\_\_  
Date

TOWN OF BEDFORD – Historic Building Preservation Commission  
Application for Determination

**Identification of Owner(s):**

Name(s) of owner(s): Coleman P. Burke  
Mailing Address: 52 Hook Rd. Bedford, NY 10506  
Phone: <sup>917</sup>806-0187 (home) <sup>212</sup>695-8090 (work); Fax: — E-Mail: cpb@wfnyc.com

**Identification of Applicant (if other than owner(s)):**

Name of applicant: Leonard Woods Architect  
Address: 290 West End Ave New York, NY 10023  
Phone: <sup>917</sup>526-1045 (home) <sup>212</sup>873-7937 (work); Fax: — E-Mail: Leonard@LWArchitect.com

**Professional Preparing Site Plan:**

Name /Address: Leonard Woods Architect  
See above Phone: — Fax: — E-Mail: —

**Identification of Property:**

Bedford Tax Map Designation: Section 73.10 Block 1 Lot 16 Area 4.2 Acres Zoning District: R-2A  
Project Address: 52 Hook Rd. Bedford, NY 10503  
Approximate year of construction of structure(s): 1830 1st part, Late 1800's 2nd part

**Prior Applications/Other Applications (write "N/A" if not applicable; Project Cost):**

Identify any other Town of Bedford approvals required: 2BA, Building Permit  
Identify any other governmental approvals required: NA  
Project cost (including professional fees): \$ 900,000

**Project Description/Proposed Use (MUST BE DETAILED – Use Additional Pages if Needed)**

See attached Scope of Work

|   |
|---|
| RECEIVED<br>Town of Bedford<br>MAY 4 2016 |
|---|

**Proposed Project Start Date:** 7.1.16

The owner(s) hereby give(s) permission to the Town of Bedford, its agents, servants and employees, including, without limit, members of the Historic Building Preservation Commission and consultants to the Town to enter upon the property for the purposes incidental to the within application (including without limit, inspection of the project after completion) at reasonable times upon reasonable notice to the owner or tenant in possession, which notice may be by telephone. If the applicant is different than the owner(s), the owner(s) hereby approves this application and consents to the applicant acting as agent for the owner in submitting this application and the applicant accepts its designation as agent for the owner(s).

Signature of owner(s): CP Burke  
All owners must sign Print name/title: owner

Date: 4.20.16

Print name/title: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of applicant (if different): LW Woods  
Print name/title: Architect

Date: 4.28.16

290 West End Avenue  
New York, NY 10023  
212.873.7937 phone  
212.580.0570 fax  
www.lwarchitect.com

April 28, 2016

**Proposed Renovations to the Burke Residence**

52 Hook Road Bedford, NY 10506

**Scope of Work**

The project is an interior renovation, which does not increase the size of the building foot print.

On the First Floor the existing Kitchen, Family Room, Mud Room, Laundry and Powder Room are being renovated and rearranged. An entrance hall is being created out of a portion of an existing porch.

On the Second Floor the Master Bedroom, Closets and Master Bath are being renovated and rearranged. A new dormer is being added on the west elevation to increase the head room and foot print of the Master Bath.

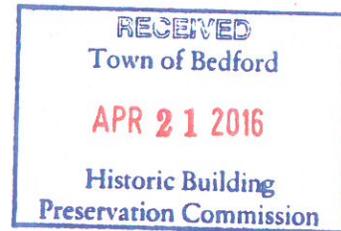
The exterior elevations are being changed only in the area of the proposed work. All other elevations remain unchanged.

The site work includes extending the existing cobble stone paving at the road to create a parking spot for one car. Another step opening, similar to the existing, will be created in the existing stone wall. A stone path will lead from the steps to the Kitchen door.

**TOWN OF BEDFORD  
BUILDING & CODE  
ENFORCEMENT**

**Memo**

**To:** Historic Building Preservation Commission  
**From:** Ralph Tarchine – Acting Building Inspector  
**CC:** Jeff Osterman  
**Re:** 52 Hook Rd. 73.10-1-16, R-2A  
**Date:** April 21, 2016



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With reference to the above property, a building permit application has been submitted for renovations to interior and addition of a dormer to the existing residence. The age of the structure on the parcel is listed on the Assessor's card as 1830. I have attached copies of the Assessor's card and the Certificates of Occupancies for this parcel.

Please advise the outcome of the Commission's review.

Thank you.

New Building  Addition  Alteration  Demolition  Roof  Pool  Already Built

Bldg. Permit No. \_\_\_\_\_

To the Building Inspector:

Application is hereby made for permission to perform the work in accordance with the plans and specifications herewith submitted and in compliance with the information given below.

It is agreed that if such permission is granted, said building will conform in all respects to said plans and specifications and shall comply with all provisions of the Town of Bedford Zoning Ordinance, and all State and Federal Laws or regulations pertaining in any way thereto.

Attached hereto are duplicate copies of the survey showing to scale position of building on the plot.

Owner Celestine Burke Address 52 Hook Road Tel.# 203-770-9151  
 Applicant The Shenahan Group LLC Address 667 <sup>New Milford CT</sup> Canastota Lake RD Tel.# 203-770-9151  
 Architect/Engineer Learned Woods Address 290 West End Ave Tel.# 212-873-7937  
 Builder Shenahan group LLC Address New York, New York  
 Building is located at 52 - Hook Road Bedford N.Y.  
 Section 73.10 Block #1 Lot 16 Town of Bedford Assessment Map.

**INFORMATION MUST BE PROVIDED:**

Detail of proposed construction: Renovation / master Bath / kitchen / master Bath Dormer.

Estimated COST OF CONSTRUCTION: \$ 750,000.00

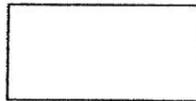
**AFFIDAVIT OF CONSTRUCTION COST:** This affidavit must be completed by the Design Professional if the estimated cost is \$20,000 or more OR for Legalizations

I \_\_\_\_\_ do hereby affirm and certify as follows: (i) I am an architect/engineer (circle one) licensed by the State of New York; (ii) I have reviewed the plans, drawings and specifications for this application and am fully familiar with the proposed construction; (iii) based on my training and experience, I estimate the total cost of construction including all labor, all materials, all professional fees and all associated costs to be approximately \$ \_\_\_\_\_, and (iv) pursuant to Penal Law § 210.45, I acknowledge that a false written statement made knowingly is a Class A misdemeanor.

Signature: X

Date: \_\_\_\_\_

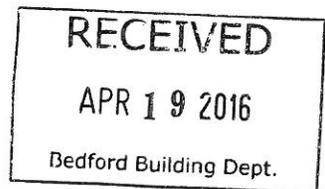
Sign and Affix Seal



Amount of square feet for new project \_\_\_\_\_ Total % of Building Coverage of property \_\_\_\_\_

Total % of Impervious Surface of property \_\_\_\_\_ Area of disturbance \_\_\_\_\_ If over 5000 sq. ft. submit erosion & sediment control plan.

Age of Building or year built \_\_\_\_\_



TYPE OF STRUCTURE

Accessory Structure \_\_\_\_\_ Pool  Tennis Court  Commercial

ZONING DISTRICT ~~R-4A~~ **2A** 1A 1/2A 1/4A TF VA MF EL  
(circle)

RO CB NB LI RB PBO PBR PBOK

Number of stories 2; Height existing - feet. Interior only \_\_\_\_\_

Front yard 16 feet. Rear yard 260 plus feet. Side yard 139 feet one side.

Side yard 40 feet other side.

**The above setbacks must be filled in.**

I hereby certify that the statements and data on this sheet are correct and true to the best of my knowledge and belief.  
Property Owner shall sign application or file letter of approval to:

(Signed) [Signature]

Telephone No. 203-770-9151 / Email Shangroup.Sec@Comcast.ca

Contact Leonard Woods, Architect  
leonard@lwarchitect.com

Action By Building Inspector

The foregoing application and accompanying plans and specifications have been examined and considered, and the following action taken by me:

- Board of Health Approval
- Highway Approval
- Town of Bedford
- Westchester County
- State of New York
- Application Rejected
- Application Granted
- Referred to Board of Appeals

Variance Requested \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Building Inspector of the Town of Bedford, New York

**FEES:**

Building: \_\_\_\_\_

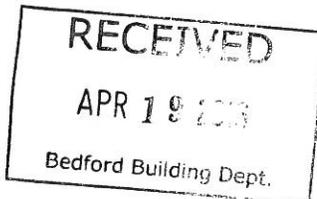
Certificate of Compliance \_\_\_\_\_

Total: \_\_\_\_\_

Permit No. \_\_\_\_\_

Date Approved \_\_\_\_\_

Date Notified \_\_\_\_\_



# PARCEL HISTORY



Town of Bedford  
Building Dept.  
425 Cherry St.  
914-666-8040

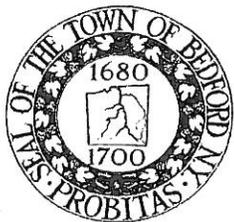
4/21/2016

Address: 52 Hook Rd

Parcel ID: 73.10-1-16

| Issued Date   | Item               | Status | CO/CC # | CO/CC Date |
|---|--------------------|--------|---------|------------|
| 12/18/1934  | PERMIT #:441       | VOID   | 0       |            |
| Owner: Burke, Coleman P.<br>Frame                   |                    |        |         |            |
| 6/19/1935   | PERMIT #:463       | VOID   | 0       |            |
| Owner: Burke, Coleman P.<br>Frame                   |                    |        |         |            |
| 1/25/1939   | PERMIT #:824-VOID  | VOID   |         |            |
| Owner:  |                    |        |         |            |
| 6/15/1944   | PERMIT #:2035-VOID | VOID   |         |            |
| Owner:  |                    |        |         |            |
| 5/7/1957  | PERMIT #:4147-void | VOID   | 0       |            |
| Owner: Burke, Coleman P.<br>Garage - Detached Frame |                    |        |         |            |

# PARCEL HISTORY



Town of Bedford  
Building Dept.  
425 Cherry St.  
914-666-8040

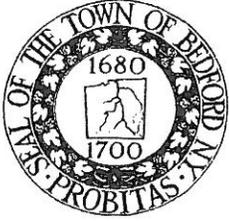
4/21/2016

Address: 52 Hook Rd

Parcel ID: 73.10-1-16

| Issued Date   | Item            | Status   | CO/CC # | CO/CC Date |
|---|-----------------|----------|---------|------------|
| 7/9/1957  | PERMIT #:4192   | APPROVED | 005631A |            |
| <b>Owner:</b><br>Addition to residence  |                 |          |         |            |
| 2/28/1984   | PERMIT #:10971  | APPROVED | 005633A |            |
| <b>Owner:</b><br>Swimming pool and pool enclosure                                     |                 |          |         |            |
| 5/20/1992   | PERMIT #:771752 | APPROVED | 005631A |            |
| <b>Owner:</b><br>One family residence<br>Inspected - 5/7/92<br>CO covers permit #4192 |                 |          |         |            |
| 5/20/1992   | PERMIT #:771753 | APPROVED | 005632A |            |
| <b>Owner:</b><br>Barn   |                 |          |         |            |
| 12/7/2001   | PERMIT #:773472 | APPROVED | 010152A |            |
| <b>Owner:</b><br>Attached storage shed area (already built)<br>Inspected on 12/4/01   |                 |          |         |            |

# PARCEL HISTORY



Town of Bedford  
Building Dept.  
425 Cherry St.  
914-666-8040

4/21/2016

Address: 52 Hook Rd

Parcel ID: 73.10-1-16

| Issued Date  | Item             | Status  | CO/CC # | CO/CC Date |
|--|------------------|---------|---------|------------|
| 10/24/2013   | PERMIT #:23437   | PENDING |         |            |
| Owner: Burke, Coleman  |                  |         |         |            |
| Honeywell 48 KW Generator  |                  |         |         |            |
| 11/4/2013  | PERMIT #:00067OT | CLOSED  |         | 2/21/2014  |
| Owner: Burke, Coleman  |                  |         |         |            |
| Installation of two, 330-gallon fuel oil tanks in basement                                 |                  |         |         |            |
| 2/21/2014  | PERMIT #:00096OT | CLOSED  |         | 2/21/2014  |
| Owner: Burke, Coleman  |                  |         |         |            |
| Remove two 550 -1500 gallon underground storage tanks from front of house and rear of barn |                  |         |         |            |

Issued May 20, 1992

TOWN OF BEDFORD  
WESTCHESTER COUNTY, N. Y.  
CERTIFICATE OF COMPLIANCE

Building Permit No. No Record

This is to certify that Colman P. Burke  
of 52 Hook Road having filed on May 20, 1992  
Application No. 5631A for a Certificate of Occupancy applying to premises located  
at 52 Hook Road being Sec. 14, Lot 56, Town of  
Bedford Assessment Map at a R4A zone as shown on the building zone map, and the  
application having been approved, authority is hereby given to occupy or use said premises or build-  
ing or part thereof for the following purposes:

One family residence

Inspected 5/7/92

This C.O. covers Permit # 4192  
under the following limitations

on and after this date until revoked, and subject to all the provisions of  
THE BUILDING ZONE ORDINANCE

Richard Megna  
Asst Building Inspector

Certificate 005632 A

Issued May 20, 1992

TOWN OF BEDFORD  
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF <sup>Occupancy</sup> COMPLIANCE

Building Permit No. 70 Rev d

This is to certify that Coleman E. Burke  
of 52 Hook Road having filed on May 20, 1992  
Application No. 5632A for a Certificate of Occupancy applying to premises located  
at 52 Hook Road being Sec. 14, Lot 56, Town of  
Bedford Assessment Map at a R4A zone as shown on the building zone map, and the  
application having been approved, authority is hereby given to occupy or use said premises or build-  
ing or part thereof for the following purposes:

Barn

Inspected 5/7/92

under the following limitations

on and after this date until revoked, and subject to all the provisions of  
THE BUILDING ZONE ORDINANCE

Richard Megra  
Asst. Building Inspector

Certificate 005633

A

Issued *May 20*, 19*92*

TOWN OF BEDFORD  
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. *10971*

This is to certify that *Coleman B. Burke*  
of *52 Hook Road* having filed on *May 20*, 19*92*  
Application No. *5633A* for a Certificate of Occupancy applying to premises located  
at *52 Hook Road* being Sec. *14*, Lot *56*, Town of  
Bedford Assessment Map at a *R4A* zone as shown on the building zone map, and the  
application having been approved, authority is hereby given to occupy or use said premises or build-  
ing or part thereof for the following purposes:

*Swimming pool and part*  
*enclosure*

*Inspected 5/7/92*

under the following limitations

on and after this date until revoked, and subject to all the provisions of

THE BUILDING ZONE ORDINANCE

*Richard Megna*  
Asst. Building Inspector

Certificate 010152 A

Issued December 7, 2001

**TOWN OF BEDFORD**  
WESTCHESTER COUNTY, NY  
CERTIFICATE OF ~~COMPLIANCE~~ <sup>OCCUPANCY</sup>

Building Permit No. \_\_\_\_\_

This is to certify that Colman P. Burke  
of 52 Hook Road, Bedford having filed on Dec 7, 2001  
Application No. 10152A for a Certificate of Occupancy applying to premises located  
at 52 Hook Road, Bedford  
being Sec. 73.10, Block 1, Lot 16, Town of Bedford Assessment Map at a R2A  
zone as shown on the building zone map, and the application having been approved, authority is hereby given to  
occupy or use said premises or building or part thereof for the following purposes:

Attended storage shed area  
(already built)

Approved on 12/14/01  
under the following limitations \_\_\_\_\_

on and after this date until revoked, and subject to all the provisions of  
**THE BUILDING ZONE ORDINANCE**

Robert Merritt  
Building Inspector

LOUISE DAY PUTMAN LEE  
 2 THE Hook Road  
 BEDFORD NEW YORK 10506

RI  
 7

14 56 4600 27400

2733

73.10-1-16

9/24/75 RECORD OF OWNERSHIP  
 Coleman P. Barker (Trust Adm)  
 60 M. Manhattan, I.R. Co., 99-332-780

WATER PARK LIGHT FIRE SCHOOL  
 DISTRICT SECTION LOT

EXEMPTION CODE GRID COORDINATE

PROPERTY CLASS ZONING CARD NUMBER ROUTING NUMBER

HOOK RD

PROPERTY ADDRESS

DATE TYPE SALE PRICE SOURCE VALIDITY

NO. YR. 1 LAND 2 L&B 3 BUYER 3 FEE 1 YES 2 NO  
 2 25 10 159,000 1 2 4 1 2

1 2 3 4 1 2

1 2 3 4 1 2

LAND DATA & COMPUTATIONS

| LINE | LOT            | GROSS | ACTUAL FRONTAGE | EFFECTIVE FRONTAGE | EFFECTIVE DEPTH | UNIT PRICE | DEPTH FACTOR | ACTUAL PRICE | INFLUENCE FACTOR | LAND VALUE |
|------|----------------|-------|-----------------|--------------------|-----------------|------------|--------------|--------------|------------------|------------|
| 1    | REGULAR LOT    |       |                 |                    | SO. FT.         |            |              |              |                  |            |
| 2    | UNUSUAL LOT    |       |                 |                    | SO. FT.         |            |              |              |                  |            |
| 3    | APARTMENT SITE |       |                 |                    | SO. FT.         |            |              |              |                  |            |
| 4    | RESIDUAL       |       |                 |                    |                 |            |              |              |                  |            |
| 5    | TILLABLE       |       |                 |                    |                 |            |              |              |                  |            |
| 6    | PASTURE        |       |                 |                    |                 |            |              |              |                  |            |
| 7    | WOODLAND       |       |                 |                    |                 |            |              |              |                  |            |
| 8    | WASTELAND      |       |                 |                    |                 |            |              |              |                  |            |
| 9    | HOMESITE       |       |                 |                    |                 |            |              |              |                  |            |
| 0    | TOTAL          |       |                 |                    |                 |            |              |              |                  |            |
| 10   | IRREGULAR LOT  |       |                 |                    |                 |            |              |              |                  |            |
| 11   | SITE VALUE     |       |                 |                    |                 |            |              |              |                  |            |
| 12   | RESIDUAL       |       |                 |                    |                 |            |              |              |                  |            |
| 13   | HOMESITE       |       |                 |                    |                 |            |              |              |                  |            |
| 14   | HOMES R.O.W.   |       |                 |                    |                 |            |              |              |                  |            |

PROPERTY CLASSIFICATION CODE

ASSESSMENT RECORD

1974

1975

MEMORANDA

lots 56 & 56 combined - and 100 divided -

see 11/26/75

1974

BLDG. 32,200

EX. 75,300

TOTAL 107,500

1975

BLDG. 75,300

EX. 107,100

TOTAL 182,400

1976

BLDG. 28,800

EX. 86,300

TOTAL 115,100

1977

BLDG. 28,800

EX. 86,300

TOTAL 115,100

BUILDING PERMIT RECORD

| DATE    | TYPE   | AMOUNT | NUMBER | C.O. |
|---------|--------|--------|--------|------|
| 1/24/75 | Visual | 16,000 | 1097   | 56   |
| 1/24/75 | Visual |        |        | 56   |
| 1/24/75 | Visual |        |        | 56   |
| 1/24/75 | Visual |        |        | 56   |

RESIDENTIAL NEIGHBORHOOD & LOT FACTORS

RESIDENTIAL NEIGHBORHOOD I.D.

GENERAL PROPERTY FACTORS

RELATIVE TOPOGRAPHY TO STREET ELEVATION

LEVEL

1 HIGHER 2 LOWER

TOPOGRAPHY RATINGS

GOOD FAIR POOR VERY POOR

STREET OR ROAD

PAVED UNPAVED PROPOSED NONE

ALLEY

YES NO

UTILITIES

WATER SEWER ELECTRICITY GAS

0. NONE 1. PUBLIC 2. PRIVATE

INFLUENCE ON SUBJECT PROPERTY

IMPROVING 1 2 3 4 5 6 7 8 9 10

STATIC 1 2 3 4 5 6 7 8 9 10

DECLINING 1 2 3 4 5 6 7 8 9 10

DEVALUING 1 2 3 4 5 6 7 8 9 10

DESIRABILITY RATING

EXCELLENT 1 2 3 4 5 6 7 8 9 10

VERY GOOD 1 2 3 4 5 6 7 8 9 10

GOOD 1 2 3 4 5 6 7 8 9 10

POOR 1 2 3 4 5 6 7 8 9 10

VERY POOR 1 2 3 4 5 6 7 8 9 10

INFLUENCE ON SUBJECT PROPERTY

IMPROVED 1 2 3 4 5 6 7 8 9 10

UNIMPROVED 1 2 3 4 5 6 7 8 9 10

FRONTING TRAFFIC

LIGHT 1 2 3 4 5 6 7 8 9 10

MEDIUM 1 2 3 4 5 6 7 8 9 10

HEAVY 1 2 3 4 5 6 7 8 9 10

COMPARISON TO NEIGHBORING PROPERTIES

LOT 1 2 3 4 5 6 7 8 9 10

IMPROVEMENTS 1 2 3 4 5 6 7 8 9 10

1. TYPICAL 2. POORER 3. BETTER 4. MORE

LANDSCAPE RATING

EXCELLENT 1 2 3 4 5 6 7 8 9 10

GOOD 1 2 3 4 5 6 7 8 9 10

POOR 1 2 3 4 5 6 7 8 9 10

NONE 1 2 3 4 5 6 7 8 9 10

DWELLING SETBACK

APPROXIMATELY 50 FEET

LANDSCAPE RATING

EXCELLENT 1 2 3 4 5 6 7 8 9 10

GOOD 1 2 3 4 5 6 7 8 9 10

POOR 1 2 3 4 5 6 7 8 9 10

NONE 1 2 3 4 5 6 7 8 9 10





**BUILDING VALUE CALCULATION**

| ITEM NO. | AREA OR QUANT. | UNIT COST | TOTAL |
|----------|----------------|-----------|-------|
| Base     | 1038           | 3836      | 38911 |
|          | 3300           | 1855      | 49619 |

**ADDITIONS AND DEDUCTIONS**

|    |      |     |       |
|----|------|-----|-------|
| 6  |      |     | 42176 |
| 7  |      |     | 41226 |
| 8  |      |     | 4320  |
| 9  | 1696 | 200 | -3392 |
| OP | 152  | 469 | 528   |
| OP | 160  | 420 | 670   |

TOTAL REPLACEMENT COST \$ 68579  
 Cost Conversion Factor + 15%  
 Replacement Cost 89150

**DEPRECIATION AND OBsolescence**

|                             |     |
|-----------------------------|-----|
| Effective Age Depreciation  | 40% |
| Observed Physical Condition | %   |
| Total Depreciation (a + b)  | %   |
| d, Net Condition (100 - c)  | 60% |

**OBsolescence**

|                             |     |
|-----------------------------|-----|
| Overimprovement             | %   |
| Underimprovement            | %   |
| Other                       | 20% |
| Net Condition (100 - (d+g)) | 80% |

**FINAL NET CONDITION (d+h)**

48%

**SUMMARY OF APPRAISED VALUE**

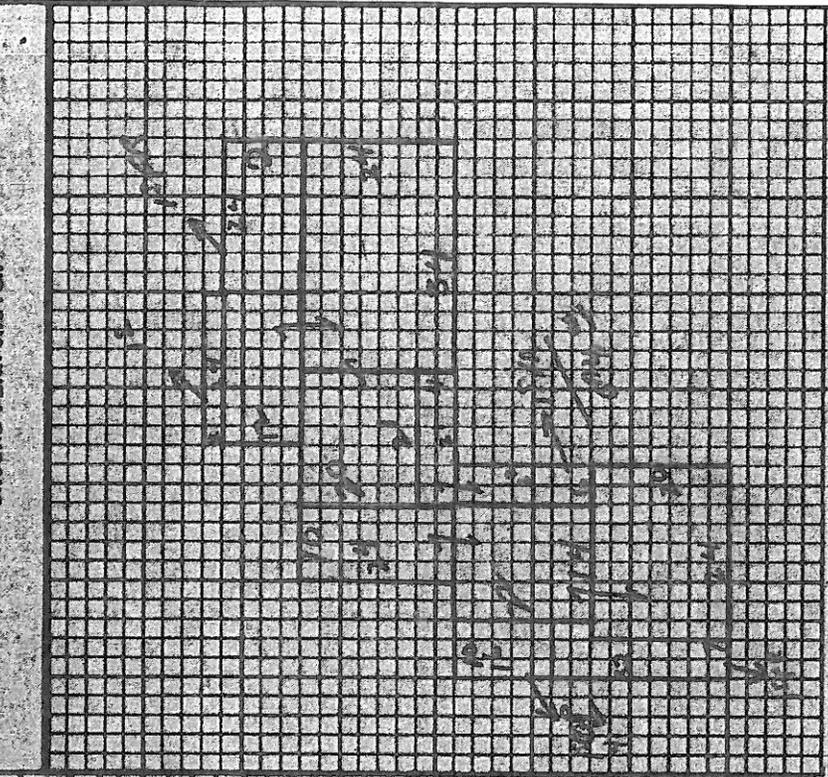
|                                     |       |
|-------------------------------------|-------|
| Principal Building appraisal        | 42800 |
| Other Principal Buildings Appraisal |       |
| Accessory Buildings appraisal       | 2700  |
| Hotel Building Appraisal            | 45500 |

**PRINCIPAL BUILDING DESCRIPTION**

| BUILDING CLASS           | OBSERVED PHYSICAL CONDITION |                           | EFFECTIVE AGE |
|--------------------------|-----------------------------|---------------------------|---------------|
|                          | Good                        | Fair                      |               |
| <b>TYPE AND USE</b>      | 3) None                     | 7) PLUMBING               | Date          |
| 1 Family Dwelling        | Type: Flat                  | Water Only                | Year          |
| 2 Family Dwelling        | Hip                         | No. Bathrooms (3 Flr 1)   |               |
| Other                    | Mansard                     | No. Toilet Rms. (2 Flr 1) |               |
| <b>FOUNDATION</b>        | Roofing: Proper Roll        | No. Single Fixtures       |               |
| Concrete Walls           | Build-up Asphalt or T & G   | Septic Tank               |               |
| Wood or Block Plan       | Wood or Comp. Shingle       | Stove or Unit Heaters     |               |
| Block                    | Mixed                       | Hot Air Pipeless          |               |
| Stone                    |                             | Piped (Gravity)           |               |
| <b>STORIES AND ROOMS</b> | 4) AIR CONDITIONING         | Forced Circulation        |               |
| Stories 1 1/2 2 3 4 5    | Washed                      | Steam                     |               |
| Split Level              | Refrigerated                | Hot Water or Vapor        |               |
| B. Rooms                 | Area Supplied               | Radiant, Concealed        |               |
| 1a Rooms                 |                             | Fuel: Coal Gas            |               |
| 2a Rooms                 |                             | Oil Burner                |               |
| <b>EXT. WALL CONSTR.</b> | 5) FLOORS                   | Oil Burner - Coal Stoker  |               |
| Stucco                   | Softwood                    | BASEMENT                  |               |
| Frame with Wood Shingle  | Hardwood                    | None                      |               |
| Concrete Block or Tile   | Concrete                    | Part %                    |               |
| Stucco on Block or Tile  | Tile Flrs: Bath Kitchen     | Finished                  |               |
| Brick Solid              | 6) INTERIOR FINISH          | Recreation %              |               |
| Brick, Veneer            | Walls Unfinished            | Apartment %               |               |
| Stone Solid              | Wallboard                   | Floor: Dtn                |               |
| Stone Veneer             | Plaster                     | Wood                      |               |
| Other                    | Doors and Trim              | Cement                    |               |
|                          | Softwood                    | 10) HALF STORY ATTIC      |               |
|                          | Tile Walls: Bath Kitchen    | Unfinished                |               |
|                          | Fireplaces                  | Finished %                |               |
|                          | None                        |                           |               |

LAYOUT & REMARKS:  
 1 - 18 +  
 2 - 4B + 18

**GROUND PLAN SKETCH**



**DESCRIPTIONS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS**

| CLASS   | FLOOR | FLOOR | ROOF | WALLS | HEAT | LIGHT | PLBG. | AGE | AREA   | UNIT COST | REPLACE MENT COST | NET COND. % | NET APPRAI- SAL |
|---------|-------|-------|------|-------|------|-------|-------|-----|--------|-----------|-------------------|-------------|-----------------|
|         |       |       |      |       |      |       |       |     |        |           |                   |             |                 |
| Garage  | 1     | 25    | 12   | Wood  |      |       |       |     | 427.00 | 7800      | 25%               | 2000        |                 |
| Storage | 1     | 36    | 16   | Wood  |      |       |       |     | 575.5  | 2880      | 25%               | 700         |                 |