

PRESERVATION EASEMENT

For a Historic Preservation Fund Grant to a Historic Subject Property

INTRODUCTION. This conservation easement agreement (hereinafter referred to as the "conservation easement") is made the ____ day of _____, 20 ____, between City of Warren, as GRANTOR of a conservation easement (hereafter referred to as the "Grantor"), and the, State Historic Preservation Office, as GRANTEE of the conservation easement (hereafter referred to as the "Grantee"). This conservation easement is entered under Ohio Municipal Law for the purpose of preserving the Perkins Mansion, 391 Mahoning Avenue, N.W., Warren, Ohio, a property that is important culturally, historically, and architecturally.

This document is comprised of _____ pages and includes:

Exhibit A -- Legal Description of the Subject Property

Exhibit B -- Baseline Documentation

Exhibit C - Ordinance City Council

1. **The Subject Property.** This document creates a conservation easement in real estate legally described in Exhibit A, attached hereto and incorporated herein by reference. The Subject Property is the site of the Perkins Mansion, City Hall Complex, located at 391 Mahoning Avenue, N.W., Warren, Ohio, (hereafter referred to as the "Subject Property").
2. **Grant of conservation easement.** In consideration of the sum of \$ 500,000 received in grant-in-aid financial assistance from the National Park Service of the United States Department of the Interior, the Grantor hereby grants to the Grantee a conservation easement in the Subject Property for the purpose of assuring preservation of the Perkins Mansion, City Hall Complex.
3. **Easement required for Federal grant.** This conservation easement is granted as a condition of the eligibility of the Grantor for the financial assistance from the National Park Service of the United States Department of the Interior appropriated from the Historic Preservation Fund for the Perkins Historical Property Restoration & Improvement Project.

4. Conditions of easement:

- a. Effective date; Duration.** This conservation easement shall become effective when filed by the Grantor in the Office of the Recorder of Trumbull County, State of Ohio, with a copy of the recorded instrument provided to the Grantee for its conservation easement file, and is granted for a period of Fifty Years (50 years) commencing on its Effective Date.
- b. Documentation of condition of the Perkins Mansion, City Hall Complex at time of grant of this easement.** In order to make more certain the full extent of Grantor's obligations and the restrictions on the Subject Property, and in order to document the nature and condition of the Subject Property, including significant interior elements in spatial context, a list of character-defining materials, features, and spaces is as attached hereto as Exhibit B and incorporated herein by reference. The Grantor has provided to the Grantee architectural drawings of the Subject Property. Grantee and/or the Grantor personnel have compiled a photographic record, including photographer's affidavit, black and white photographs and negatives, or electronic image files saved as high-resolution images, photograph logs, and a keyed location map. The Grantor agrees that the nature and condition of the Subject Property on the date of execution of this conservation easement is accurately documented by the architectural drawings and photographic record, which shall be maintained for the life of this conservation easement in the Grantee's file for the Subject Property.
- c. Duty to maintain the Subject Property.** The Grantor agrees to assume the cost of continued maintenance and repair of the Subject Property so as to preserve the architectural, historical, and archeological integrity of the Subject Property and its materials to protect those qualities that made the Subject Property eligible for listing in the National Register of Historic Places (or a Subject Property contributing to the significance of a National Register listed Historic District) throughout the duration of this conservation easement.
- d. Restrictions on activities that would affect historically significant components of the Subject Property.** The Grantor agrees that no demolition, construction, alteration, remodeling, or any other activity shall be undertaken or permitted to be undertaken on the Subject Property which would affect historically significant exterior features or interior

spaces identified as significant in Exhibit "B." Exterior construction materials, architectural details, form, fenestration, scale, and mass should not be adversely affected nor the structural soundness or setting altered without prior written permission of the Grantee affirming that such reconstruction, repair, refinishing, rehabilitation, preservation, or restoration will meet The Secretary of the Interior's Standards for the Treatment of Historic Properties (hereinafter referred to as the "Standards").

- e. **Restrictions on activities that would affect archeological resources.** The Grantor agrees that no ground disturbing activity shall be undertaken or permitted to be undertaken on the Subject Property which would affect historically significant archeological resources identified in Exhibit "A" without prior written permission of the Grantee affirming that such work will meet The Secretary of the Interior's applicable "Standards for Archeology and Historic Preservation".
- f. **Maintenance of recovered materials.** The Grantor agrees to ensure that any data and material recovered will be placed in a repository that will care for the data in the manner prescribed in the applicable Standards for Archeology and Historic Preservation or will comply with the requirements of the Native American Graves Protection and Repatriation Act, and with 36 CFR 79 and 43 CFR 10.
- g. **Public access.** The Grantor agrees to provide public access to view the grant-assisted work or features no less than 12 days a year on an equitably spaced basis. The dates and times when the Subject Property will be open to the public must be annually published and provided to the Grantee. At the option of the Grantor, the relevant portions of the Subject Property may also be open at other times in addition to the scheduled 12 days a year. Nothing in this conservation easement prohibits a reasonably nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area of the Subject Property.
- h. **Right to inspect.** The Grantor agrees that the Grantee, its employees, agents and designees shall have the right to inspect the Subject Property at all reasonable times, with twenty-four hours written notice, in order to ascertain whether the conditions of this conservation easement agreement are being observed. However, in the case of any natural or man-made

disaster or imminent endangerment to the Subject Property they shall be granted access to the Subject Property with no prior notice.

- i. **Anti-discrimination.** The Grantor agrees to comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d, the Americans with Disabilities Act (42 U.S.C. 12204), and with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794). These laws prohibit discrimination on the basis of race, religion, national origin, or disability. In implementing public access, reasonable accommodation to qualified disabled persons shall be made in consultation with the Grantee (or State Historic Preservation Office if another organization is holding the easement).
- j. **Easement shall run with the land; conditions on conveyance.** This conservation easement shall run with the land and be binding on the Grantor, its successors, and assigns. The Grantor agrees to insert an appropriate reference to this conservation easement in any deed or other legal instrument by which it divests itself in part or in whole of either the fee simple title or other lesser estate in the Subject Property, the Subject Property, or any part thereof.
- k. **Casualty Damage or Destruction.** In the event that the Subject Property or any part of it shall be damaged or destroyed by fire, flood, windstorm, earth movement, or other casualty, the Grantor shall notify the Grantee in writing within 14 calendar days of the damage or destruction, such notification including what, if any, emergency work has already been completed. No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Subject Property and to protect public safety, shall be undertaken by the Grantor without the Grantee's prior written approval indicating that the proposed work will meet the Standards. The Grantee shall give its written approval, if any, of any proposed work within 60 days of receiving the request from the Grantor. If after reviewing the condition of the Subject Property, the Grantee determines that the features, materials, appearance, workmanship, and environment (or setting) which made the Subject Property eligible for listing in the National Register of Historic Places have been lost or so damaged that its continued National Register listing is in question, the Grantee will notify the Keeper of the National Register (or the SHPO if the Grantee is not the State) in writing of the loss and, after evaluation by the Keeper of the National Register, the Grantee will notify the Grantor of the results of such evaluation. If the Subject Property is removed from the

National Register, the Grantee will then notify the Grantor that this conservation easement, and the Grantee's obligations hereunder, have been terminated.

- l. Enforcement.** The terms of this conservation easement are enforceable in a court of law. The Grantee shall have the right to prevent and correct violations of the terms of this conservation easement. If the Grantee, upon inspection of the Subject Property, finds what appears to be a violation of the terms of this conservation easement, the Grantee shall have the right to enforce its terms in a court of law having jurisdiction and may seek injunctive relief to require the Grantor to comply with the terms of this conservation easement, monetary relief requiring repayment of all or a portion of the Federal grant funds applied to the Subject Property, or other appropriate relief. Except when an ongoing or imminent violation will irreversibly diminish or impair the cultural, historical and/or architectural importance of the Subject Property, the Grantee shall give the Grantor written notice of the violation and allow thirty (30) calendar days to correct the violation before taking any formal action, including, but not limited to, legal action. If damage or destruction of the Subject Property is deliberately caused by the gross negligence or other actions of the Grantor or successor owner, the Grantee may request the return of the all or a portion of the Federal grant funds applied to the Subject Property to the U.S. Government. If the requested funds are not voluntarily returned the Grantee or the National Park Service may institute an action in a court having jurisdiction to recover, for example, some or all of the Federal grant funds. The failure of the Grantee to discover a violation or to take immediate action to correct a violation shall not bar the Grantee or the National Park Service from doing so at a later time.
- m. Severability.** If any part of this conservation easement is held to be illegal by a court, the validity of the remaining parts shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the conservation easement does not contain the particular part held to be invalid.
- n. Amendments.** The parties may amend this conservation easement by written agreement signed by both the Grantor and Grantee, provided the amendment shall be consistent with preservation purpose of this conservation easement and shall not reduce the provisions listed in the conditions of this conservation easement. Any such amendment shall not be

effective unless it is executed in the same manner as this conservation easement, refers expressly to this easement, and is filed with the Trumbull County Recorder.

This instrument reflects the entire agreement of Grantor and Grantee regarding the subject easement. Any prior or simultaneous correspondence, understandings, agreements, and representations are null and void upon execution of this agreement, unless set out in this instrument.

In witness whereof, Grantor and Grantee have set their hands under seal on the days and year set forth below.

GRANTOR: City of Warren, Ohio

By: _____
EDDIE L. COLBERT
its Director of Service and
Safety

STATE OF OHIO, TRUMBULL COUNTY, ss: On this ____ day of _____, 20__, before me the undersigned, a Notary Public for said State, personally appeared Eddie L. Colbert, to me personally known, who stated that he is Director of Service and Safety, that no seal has been procured by said corporation, and that the foregoing instrument was signed on behalf of said corporation, and that as such officer, he acknowledged that he executed the foregoing instrument as his voluntary act and the voluntary act of the corporation.

NOTARY PUBLIC

GRANTEE: State Historic Preservation Office

By: _____
Name and Title

STATE OF _____, _____ COUNTY, ss: On the _____ day of _____, 20__, before me, a Notary Public for said State, personally appeared _____ who stated that he is the duly appointed and actively serving _____, and that he executed the foregoing conservation easement agreement as his voluntary act and as the voluntary act of the State Department of Cultural Affairs.

NOTARY PUBLIC

EXHIBIT A TO THE CONSERVATION AGREEMENT

Legal description of the Subject Property

SEE DEED ATTACHED

EXHIBIT "A"

WARREN DEED.—No. 104.

Ol. and Blank Co., Cleveland.

Know all Men by these Presents, That Samuel Watson Smith, 3rd, a single man, and Elizabeth B. Smith Wilson, devisees of the estate and under the Will of Mary Perkins Lawton, deceased — — — — —

— — — — —, the Grantors,
for the consideration of One Dollar and other valuable considerations — — — — — Dollars,
(\$1.00 etc.) received to our full satisfaction of — — — — — The City of Warren, Ohio — — — — —

— — — — —, the Grantee, do give, grant, bargain,
sell and convey unto the said Grantee, its heirs and assigns, the following described premises,
situated in the City of Warren, County of Trumbull

and State of Ohio: and known as part of the homestead of Henry B. Perkins, deceased. Situated in section #28 in the original survey of Warren township, being also a part of Out Lot #7, according to the revised map of Warren, Recorded in Trumbull County Records of Maps, Vol. 5, pages 27 and 28, and is further known as the easterly part of a parcel of 20 20/100 acres conveyed by Joseph Perkins to Henry B. and Eliza B. Perkins, by deed dated March 20th, 1865 and recorded in Trumbull County Records of Deeds, Vol. 90, page 328; also the southeasterly part of a parcel of 13 74/100 acres conveyed by Jacob Perkins to Henry B. Perkins by deed dated April 12th, 1876 and recorded in said Deed Records, Vol. 120 page 615, and is further bounded and described as follows, to-wit:

Beginning at a point on the west side of Mahoning Avenue, and at the northeast corner of lands owned by Charles B. Kinsman; thence S. 52° 17.1' W. along the northwesterly side of said Charles B. Kinsman's land (passing through a stone monument 8 96/100 feet from the point of beginning) six hundred fifty two and forty seven hundredths (652.47) feet to a stone monument at the northwest corner of said Charles B. Kinsman's land; thence No. 53° 02' W. four hundred forty five and twenty six hundredths (445.26) feet to an iron pin, at the Southwest corner of a fifty four hundredths (54/100) acre parcel of land conveyed by Mary Perkins Lawton and Harry Abbot Lawton, her husband to the Perkins Realty Company, by deed dated December -- 1913, and recorded in Trumbull County Records of Deeds, Vol. 215, page 186; thence north 53° 30 1/2' E. along the southeasterly line of said parcel of land conveyed — — — — —

Five hundredths (778.25) feet to a point on the westerly side of Mahoning Avenue; thence south $36^{\circ} 36 \frac{1}{2}'$ east along the west side of Mahoning Avenue four hundred twelve and eighty five hundredths (412.85) feet to the place of beginning, and contains six and ninety hundredths (6.90) acres of land. Be the same more or less.

Being the first parcel of land conveyed by Olive Perkins Smith and Samuel W. Smith, Jr., (her husband) to Mary Perkins Lawton, by deed dated March 17, 1913, and recorded in Trumbull County Records of Deeds, Vol. 215, page 17, but excepting therefrom a fifty four hundredths ($\frac{54}{100}$) acre parcel of land conveyed by said Mary Perkins Lawton and husband to the Perkins Realty Company, by deed dated December ---1913, and recorded in Deed Volume 215, at page 186.

Said premises shall be used and maintained as a City Park and the buildings thereon for City Hall and other incidental purposes which are not inconsistent with the provisions of the Zoning Ordinance now or hereafter made applicable to the premises.

The grantee shall not erect or maintain upon said premises a jail, fire station or municipal court prior to April 1st, 1940.

The grantee shall at all times observe the set back line as now or hereafter established in the manner provided by law.

be the same more or less, but subject to all legal highways.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee..., its heirs and assigns forever. And we..., the said Grantors..., do for ourselves and our heirs, executors and administrators, covenant with the said Grantee..., its heirs and assigns, that at and until the enrolling of these presents, we are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except taxes and special assessments, if any, payable on December 20, 1931 and thereafter

and that we will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantee..., its heirs and assigns, against all lawful claims and demands whatsoever except as stated above

And for valuable consideration I, Russell Wilson, husband of said Elizabeth B. Smith Wilson - - - - -

do hereby remise, release and forever quit-claim unto the said Grantee..., its heirs and assigns, all my right and expectancy of dower in the above described premises.

In Witness Whereof, we have hereunto set our hand & the 22nd day of August, in the year of our Lord one thousand nine hundred and thirty-one.

Signed and acknowledged in the presence of

M. L. Allen to Samuel Watson Smith, 3rd
S. S. Sheffield for Elizabeth B. Smith Wilson
Signatures Russell Wilson

MAINE
STATE OF ~~Ohio~~

Hancock

County,

ss. Before me, a Notary Public

in and for said County and State, personally

appeared the above named Samuel Watson Smith, 3rd (a single man); Elizabeth B. Smith Wilson and Russell Wilson, (husband and wife) - - - - -

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In testimony whereof I have hereunto set my hand and official seal, at
M. L. Allen, Maine
Warren, Ohio, this 22nd day of

August, A. D. 1931
My Commission Expires March 11, 1936 M. L. Allen
M. L. Allen.

4-17 City of Warren
1711250 4

WARRANTY DEED

FROM

Samuel Watson Smith, 3rd.

et al

TO

The City of Warren, Ohio.

RECEIVED FOR RECORD

1 SEP - 1 1931 19

at 2 11 o'clock P. M.

Recorded SEP - 3 1931 19

In Cuyahoga County Records

Volume 371, Page 314

George W. Brown

RECORDER

ENTERED FOR TRANSFER

Sept 1 1931 150

David W. White

COMPARED

W. M. Brown

OHIO LEGAL BLANK CO. CLEVELAND

EXHIBIT B TO CONSERVATION EASEMENT AGREEMENT

Baseline Documentation

Perkins Mansion, City Hall Complex, Warren, Ohio

To remain eligible for listing on the National Register of Historic Places, a Subject Property must be able to convey its significance. The following character-defining materials, spaces, and features have been identified as those that help convey the significance of *Perkins Mansion City Hall Complex*. Current photo documentation and the narrative of the National Register nomination must be attached to the baseline documentation.

Significant Character Defining Interior Spaces and Features

-
- SEE ATTACHED EXHIBIT "B"
-
-

Significant Character Defining Exterior Spaces and Features

-
- SEE ATTACHED EXHIBIT "B"
-

EXHIBIT 'B'

Project Description Worksheet for Save America's Treasures Grants

Please read the instructions provided in the Notice of Funding Opportunity (NOFO) prior to completing this worksheet

1. Provide the name of the collection or property (properties – see instructions).

Historic Perkins Property

2. Historic Property or Collection Address

Street 1: 391 Mahoning Ave NW

Street 2: 391 Mahoning Ave NW

City: Warren

County: Trumbull

State: Ohio

Zip/ Postal Code: 44481-4604

3. Type of Project

Preservation

4. Does the applicant own this historic property or collection?

Yes

5. Is the applicant a non-profit organization?

Yes

6. Amount Requested

Federal \$ 500,000.00

Applicant \$ 1,100,000,000.00

Total \$ 1,600,000,000.00

7. Has the applicant received a Save America's Treasures grant in the past? Yes

If yes, what is the name of the property or collection for which the grant funds supported?

Kinsman House (FY2009 Application)

8. For ALL Preservation Applications: Properties/Objects/ Sites/ Structures must be listed on the National Register of Historic Places for national significance or as a National Historic Landmark to be eligible. Please indicate the property's current designation by checking A or B.

☐

a) Designated as a National Historic Landmark or located within and contributing to a historic district that is designated as a National Historic Landmark District.

☒

b) Listed in the National Register of Historic Places for national significance or located within and contributing to a historic district that is listed in the National Register for its national significance. The level of significance can be found in Section 3 – State/Federal

Agency Certification of the property's approved National Register nomination. Contact your State Historic Preservation office if you have questions about the level of significance or do not have a copy of the approved nomination. Contact information can be found at:
<http://ncshpo.org/directory/>

National Register Information System Number 78003115

Project Summary: Provide a summary of your project. This should simply state the major goal(s) of this project. Limit 3,000 characters.

The City of Warren, Ohio is seeking funding from the Department of the Interior, National Parks Service through the Saving America's Treasure's grant to assist with the preservation of three city owned historical facilities. Warren Ohio's Perkins Property (circa 1871) is comprised of the Perkins House (AKA the Mansion), the Perkins Business Office, and the Perkins Carriage House. The purpose of the project is to repair failing systems to ensure longevity and to preserve historically significant areas of the property.

The city and the architect have completed the building assessments and have finalized the plans and specifications for the project. The local non-Federal match is secured and in place. The vast majority of work will be on the exteriors of the three buildings with the main effort focused on the largest structure, the Perkins House. Overall efforts will involve masonry work, roof repairs, ADA accessibility improvements, HVAC upgrades, foundation work, and exterior wood repairs and painting. Portico and main entry renovations will be made to the main house and entry improvements will be made to the Carriage House. Ornamental features on the exterior of the building will be restored. Electrical service upgrades will be completed to accommodate HVAC improvements and to provide a safer and more effective power supply distribution to office spaces. Site work will include grading, concrete repairs to existing walkways, and other repairs.

The Perkins House is not ADA accessible. The scheduled work will be comprised of a new ADA compliant first-floor restroom along with an entry ramp and vestibule on the south-west side of the building. Last restored in 1976, the House will also have its stained glass skylight repaired. The Perkins House and Business Office building will get new forced air split systems to complement the existing boilers. The new wall mounted heat pumps will be utilized in areas where ducted systems are not feasible. These HVAC upgrades will aim to lighten the burden of heating and cooling while maintaining the existing systems, improving overall comfort, and enhancing an environment housing historically significant objects and interior architectural features.

National Significance: Limit 7,000 characters.

The Perkins Property is listed in the National Register of Historic Places, NR# 78003115 and is made up of three structures, the Perkins House, the Business Office, and the Carriage House. All three buildings are contributing structures of, and essential to, the Mahoning Avenue National Historic District. The historic district is a residential street of outstanding 19th Century structures featuring architecture from the Federal through the Victorian periods. The proposed improvements will continue to showcase the historic character of the District as well as downtown Warren and Trumbull County. The City of Warren, Ohio is the seat of Trumbull County. The proposed project's areas of significance involve Time Period, Architecture, Politics/Government, and Culture/Conservation:

Time Period:

The Perkins Mansion, Business Office and Carriage House were constructed during the 19th Century, circa 1871, in Warren, Ohio. The region played an important role in the early development of the United States. Northern Ohio was designated as the Connecticut Western Reserve by the state of Connecticut. In 1795 the Reserve land was sold to venture capitalists who organized the Connecticut Land Company. As early as 1796, settlers moved into the region earning the name "New Connecticut". Warren, Ohio was the historic capital of the Connecticut Western Reserve. Today, much of Northeastern Ohio is reminiscent of New England, especially in architecture.

Architecture:

The Perkins Mansion is an elegant 20-room red brick house built in the ornate Victorian-Italianate architectural style. Joseph Ireland (17 June 1843-Unknown) was a New York architect who practiced in Cleveland around 1865-1885 and is believed to have planned the Warren, Ohio home of Henry Bishop Perkins in 1870. Ireland worked in various phases of the Victorian Italianate and Eastlake styles but his principal contribution was the introduction and development of fireproof construction in northeastern Ohio. Of the many buildings he designed while in Cleveland, the Perkins Mansion was one of only three known structures still standing in the 1990's.

The mansion's interior boasts many architectural features. These consist of a stained glass skylight, several marble and soap stone fireplaces, hand-cut crystal chandeliers, oversized doors with bronze hinges, a free standing staircase with a hand carved black walnut banister, windows with wooden shutters and ornate valances, stationary wash bowls, intricate woodwork throughout, and a third floor ballroom where the traditional post and beam joinery method used to frame the house can be seen. The basement has an ice room, coal room, and water cistern. The exterior of the Mansion incorporates window caps, attic windows, cornice brackets, and decorative wood trim. Ornamental iron crestings line the roof surrounding a "widow's walk", and there are monumental stairs at the large front entrance and a north-side portico entrance. The Perkins Office Building sits immediately north of the main house and is a small two story brick building which Mr. Perkins used as his business office. Originally, this was a single-story structure with a second story added at a later date. During the 1930's, an addition was built on the rear as a WPA project. To the rear, and just west of the main house, stands a brick structure that was once a carriage house. Henry B. Perkins and his property were involved in the politics of the time.

Politics/Government:

Henry B. Perkins (1824-1902), son of General Simon Perkins (1771-1844), served two terms in the Ohio Senate (1871, 1881) and was Director of the Western Reserve Bank. He was selected in 1861 by Secretary Chase, of the U.S. Treasury, to assist in making the first national loan necessitated by the Civil War. The Perkins House was a notable social and political center. The Perkins family had important associations with state and national politicians and entertained many foreign dignitaries and public figures, including five United States Presidents: Ulysses S. Grant, James A. Garfield, Rutherford B. Hayes, Benjamin Harrison and Trumbull County native William McKinley. The aforementioned Presidents were all house guests at one time or another and came to cultivate political and financial support. The city has used the Perkins buildings for city offices since its purchase in 1931 which has effectively ensured their survival and upkeep.

Culture/Conservation:

This project will safeguard future generation's access to a site that encourages local tourism, education, and historical interpretation of the region. As a cultural center, the Perkins Mansion exhibits its period architecture and original items free to the public. Examples of articles on display that are original to the home include a buffet made of 17 different woods (built with no nails or screws), walnut and black leather chairs, mirrors, a clock, and a landscape painting of Long Island Sound by Warren artist John W. Bell (1845-1895). Several rooms have a hand pull that connects to a bell system in the kitchen. The kitchen features a wood burning cast-iron Warren range, a drying room, a maid's pantry, and a dumbwaiter. The property attracts many visitors each year. Throughout the school year, hundreds of students arrive for educational tours led by local volunteer docents who teach the history, culture, and architecture of the property and region as they walk through the Mansion and on the grounds. Likewise, walking and bus tours bring visitors to the historic district and the grounds of the Perkins estate and group and individual tours of the buildings can be arranged for guests visiting the area. The Harriet Taylor Upton Association, the Fine Arts Council of Trumbull County, the Trumbull County Historical Society, and the Trumbull County Tourism Bureau all promote and use the Perkins House and property for tours and various public events.

Severity of Threat to the Historic Property or Collection: Limit 7,000 characters.

The last major preservation effort to restore the Perkins House was in 1976 in the amount of \$175,000. The City of Warren has been working to address historical preservation and general aging and deterioration issues. These ongoing problems are affecting the building envelope and structural integrity of the three buildings that make up the Perkins Historic Property. Work has been delayed for years due to funding issues. With the late 2013 sale of local bonds, whose use is restricted to improving city owned buildings, the City is now in a position to move forward with a project. Significant deconstruction and rebuilding will be required for issues identified as emergencies by the architect. Without the grant, the city will be forced to move the project forward at a reduced scale risking the prospect of some areas of the three buildings continuing to deteriorate beyond the point of preservation.

During the investigation process, the City completed a survey of the three buildings. The roof systems of the three structures are wood joist construction with transite shingles on sloped areas and modified bitumen at flat areas with internal gutters. The survey concluded that the flat roofs are badly saturated and need to be completely replaced, the flashing and counterflashing at penetrations is failing, and the transite shingles exhibit damage from hail storms and require selective replacement and sealer. Repair of sloped roof assemblies and replacement of flat roof assemblies are required before further system failures and additional damage occurs to the structures.

The Perkins House front porch is in very bad shape and its canopy is rotting. A top priority is to repair the main porch, side portico and canopy of the House. Both front and side entrances need significant work and are rated as emergencies. The porch's sandstone balustrade, railing and handrails are deteriorating and separating to the point that wood 2x4's have been introduced to provide bracing. The sandstone stairs are uneven and cracking due to settling. This too has been rated as an emergency situation that needs immediate attention to preserve the historical integrity of the Perkins House. The portico, front porch, and stairs will require deconstruction and complete restoration work. The Carriage House's front walkway and threshold will need to be completely removed and replaced and the Business Office entry will be included in the sandstone stair refurbishment.

An additional emergency scope is exterior masonry repointing and repairs. The three buildings have damage to the brick facades, sandstone bases and stairs, and buttresses. Exterior damage has occurred from air conditioner condensate, failing downspouts, and settling. Substantial repointing of the brick facades is required to eliminate an inappropriate mortar used in a previous rehabilitation project that has caused sections of brick to crack.

A combination of other issues is negatively impacting the buildings and need to be corrected. Areas affecting walls and foundations include problems with storm drains, grading, deteriorated walkways and stairs, vegetation, downspouts, collection boxes, scuppers, and gutters.

Both the main House and the Business Office require HVAC upgrades. The House boiler controls are aging and in need of replacement and there is a substantial disparity of temperatures between upper and lower levels of the buildings. Beyond the damage they cause, the through-wall air conditioning units are inefficient and detract from the historical and architectural character of the three buildings.

Significant repairs and renovations need to be done to both the Perkins House and the Carriage House to meet Federal ADA compliance. The main House is inaccessible and the Carriage House, which currently acts as the main accessible building for the Perkins campus, is not in full compliance.

A special allowance is also being made to preserve a key feature of the Mansion interior. Over the central grand staircase is an original stained glass artwork placed below a skylight. Natural light filters through the stained glass throughout the day and illuminates original hand painted murals in a decorative cove ceiling. The stained glass, however, is bowing and requires stabilization. This was last restored in 1976.

How Effectively the Project Mitigates the Threat: Limit 7,000 characters.

1. The project would mitigate the largest threats to the integrity of the three buildings by addressing the exterior envelope, structural integrity, and deterioration to architectural elements of the property. Exterior work will correct the emergency issues related to roofs, entry areas, and exterior walls. Interior renovations will focus on ADA improvements, HVAC upgrades, electrical work, and the conservation of a stained glass window. A construction management consultant experienced in historical preservation will manage the pre-construction and construction phases of this project ensuring proper products and methods are employed.

2. The repair of flashing and counterflashing, replacement of bad roof shingles with slate, installation of new flat roof sections, and clear sealing the transite roofs will resolve roofing system issues and help to protect both the interior and exterior of the three structures. The exterior walls of all buildings will be repaired through masonry repointing. The Perkins House front porch canopy and decorative guardrails will be repaired and work will incorporate the complete cleaning and repair of the main porch and side portico, including replacing and resetting deteriorated balusters, handrails and railings, and leveling and resetting the stairs and piers. New concrete cast balusters will replace damaged balusters. All buildings will see full patch and repair of the sandstone base including grinding and resealing all skyward joints that will prevent water penetration. Sandstone stairs on the property will be repaired, reset, and receives new sandstone stair treads. These original features are critical to the historic beauty and integrity of the structures and to the various public events that occur on and around them. Repairs will resolve general safety concerns regarding public use.

Work will include repairing and painting exterior wood trim throughout the property. Building foundations will be improved by clearing storm drains, regrading for positive slope, repairing concrete walkways and stairs, and removing vegetation. Issues with the foundations and exterior walls will be further mitigated by removing and resealing downspouts, collection boxes, scuppers, and gutters. This work will help to protect the foundations and exterior walls while improving structural integrity. Metal work includes cleaning and restoring copper and ironwork details, including the decorative guardrail at the Widow's Walk on the Perkins House, and exterior handrails.

Removal of window AC units followed by filling in the openings with matching brick will restore architectural integrity and resolve condensate issues damaging the brick exterior. HVAC upgrades will use a combination of split forced air systems and ceiling and wall hung heat pumps that will supplement the existing boiler systems. These climate control upgrades will better protect historically significant objects and architectural features inside the buildings. The project also involves repairing existing windows. ADA updates will provide accessible entries, restrooms and meeting space and will effectively alleviate physical access issues with the Perkins House and bring both the main House and Carriage House into Federal compliance. The stained glass feature above the staircase that requires attention will be restored by a qualified stained glass specialist.

3. In 2016, the city engaged Dimit Architects to assess the buildings and recommend a scope that would keep the buildings in good condition into the future. This will be accomplished by restoring and preserving deteriorating historic features, correcting physical accessibility issues, improving comfort through HVAC enhancements, and increasing utility efficiency. Dimit Architects worked with a team of contractors, sub-contractors and engineers to evaluate the property.

4. Warren City follows the Ohio Revised Code and uses a qualification based selection process when selecting key personnel. The City will select a construction manager consultant experienced in historic renovation to manage the pre-construction and construction phases of the project. Dimit Architects also offers extensive experience in the areas of historic preservation and the adaptive re-use and renovation of historic properties. Dimit is experienced in the Section 106 review process and has worked on many projects that have received Federal and State Historic Tax Credits. Dimit Architects has been honored by the Ohio History Connection with Preservation Merit Awards for the Wagner Awning Building (2017), Fairmont Creamery (2015), Rialto Theatre (2014), ASM International (2012) and the Andrew Jackson House (2011).

5. The project will have a clear public benefit through the continued local government services provided by the city offices housed on the property while concurrently supporting public historical and educational tours, regional tourism, local public events, and historical interpretation. The project will ensure the general public's free and safe access to a 19th century property of national significance featuring late Victorian style architecture and its original items.

6. The City of Warren owns the historic property and will continue to maintain it through its annual budget.

7. This application is not a component of a larger project.

8. The buildings will not have a new use after the grant funded work is complete.

9. No new construction is expected in the vicinity of the historic property.

10. No, this project will not use Federal Historic Preservation Tax Credits.

Feasibility: Limit 7,000 characters

1. The non-Federal match is being provided by the City of Warren through local bond funds in the amount of \$1,100,000. These funds are secured and in place specifically for the Perkins preservation project. These are the remaining funds generated from a 2013 issuance and sale of \$4,000,000 in bonds authorized through City Ordinance # 12488/13. This money must be used to renovate and repair existing city buildings.

The City of Warren, Ohio will be an effective partner with the Department of Interior, National Park Service and has a successful track record of managing both State and Federal funds along with numerous projects. The city makes use of various state funding sources including the ODOT Urban Paving Program, Ohio Public Works Commission, Ohio Department of Natural Resources, Ohio EPA, and Ohio Facilities Construction Commission. The city receives CDBG and HUD funds and has received Federal awards through ODOT, FEMA, USDOJ, and FHWA. Monies have been secured through the Surface Transportation Program (STP) and the Congestion Mitigation and Air Quality Improvement Program (CMAQ). Warren has also received grants through Assistance to Firefighters, Community Oriented Policing Services (COPS), Fire Prevention & Safety (FP&S), and Staffing for Adequate Fire & Emergency Response (SAFER) programs.

Beyond its regional economic development efforts, the city has administered over fifty million dollars in construction projects over the last decade. On average, state and federal sources have covered 88% of project costs with 12% coming from local funds. Projects include annual road resurfacing and sidewalks programs, bridge projects, development of Warren's Riverwalk and walking trail network, the building of a community amphitheater, and constructing Warren's section of the Great Ohio Lake-to-River Greenway Trail. There were renovations to several city office buildings, its theatre/music hall, and the historic Kinsman House. General park improvements and local maintenance projects were also completed. These efforts help to attract visitors to the city and supports the economic, political, and social well-being of residents.

2. Both the Director of the city's Engineering, Planning, and Building Department and Dimit Architects expect that all construction work related to this project can be accomplished within a one (1) year period once an award is approved. Local funds are secured and project planning is complete with formal architectural plans and detailed construction estimates in place. The city intends to solicit statements of qualifications for a construction manager in early 2019. If selected for an award, all required clearances and reviews will be completed and the grant agreement signed prior to the start of work.

The City of Warren will hire a Construction Manager (CM) experienced in historic preservation to manage both the pre-construction and construction phases of the project. The CM will be paid out of the non-Federal local match funds. All remaining Federal and non-Federal match dollars will be used towards meeting the proposed project scope. No other reimbursement will be sought for indirect costs, personnel, fringe benefits, consultant fees, travel, or other administrative costs.

The first three months, which is projected to be the fall of 2019, would encompass the solicitation of proposals and the formal awarding of the project contracts. Northeast Ohio can provide 8-9 months of good weather for outdoor construction. Deconstruction and construction work will be initiated and exterior work will go as far as weather permits. Months 4-6 would include interior tasks, significant electrical upgrades, and ADA improvements. Months 7-9, the spring of 2020, would consist of any remaining exterior and interior work such as masonry work, roof repairs, and the heating, ventilation, and air conditioning upgrades. The final three months would see the completion of all work including any punch list issues. The city would request final payment and complete all project reporting and close out requirements.

3. The City, in partnership with the Harriet Taylor Upton Association, the Fine Arts Council of Trumbull County, and the Trumbull County Historical Society, will continue to promote and make use of the Perkins House and property for historical and educational tours and various public events that will assist in the recognition, understanding, and preservation of associated resources. Warren City and its partners will continue the valuable work of presenting the Perkins property and its role in local, regional and national history as well as the exhibition of facilities and original objects that are of cultural and historic significance. The Trumbull County Visitor's Bureau incorporates the Mahoning National Historic District and the Perkins Property in its marketing and promotional materials used to attract visitors and tourism to the area. This too will help in the recognition and understanding of the role the Perkins Property played in 19th Century America. The City will continue to tell the story of the Perkins Family and make the property available at no cost to the general public.

The City is seeking assistance through the National Park System to complete this project. There are no financial private-public partnerships connected with this project. Warren City will sustain and continue to support the associated resources and preservation of the Perkins Property through its annual operating budget. Additionally, the City would recognize the National Park Service through press releases and include a historical marker through the Department of Interior, National Park Service, if available. Upon completion of the project, the City of Warren will attempt to qualify the property as a National Historic Landmark.

DOI Priorities: Limit 7,000 characters

1. In addition to preserving an estate of national significance, this project would assist in modernizing city infrastructure that provides local government services to the public. Local funding constraints are an impediment to completing this project as intended. Without the Department of Interiors support, the scope of the project will have to be reduced to the point that long-standing issues with the property may remain. The National Park Service's Saving America's Treasures grant would remove this obstruction to infrastructure improvements and allow the City to successfully finish the project.

The project will include major ADA improvements to meet Federal compliance. This work will include a restroom, access ramp, and entry vestibule to the Perkins House that will conform to today's requirements. The Carriage House will receive a new entry walkway and threshold, a new push-to-open automatic door operator and a compatible restroom, lobby, and meeting space to meet its designation as the primary public ADA space for the Perkins campus.

HVAC and power upgrades, lighting and energy improvements, and new roofing systems and masonry work will both modernize and protect the longevity of the entire property. This will help in maintaining the historical, cultural, and architectural elements from the 19th century in what was once the capital of the Connecticut Western Reserve.

Improvements to the Perkins Property are a fundamental component of supporting the revitalization of downtown Warren neighborhoods. Historic preservation and heritage tourism are considered practical grass-root economic development strategies that balance community assets with inherent interest in regional and national history, culture, and natural resources. Preservation of historically significant structures exerts an influence beyond protection of forgotten buildings and cultural landscapes. Preservation improves quality of life, stimulates local economies, promotes local development, manages growth, and presents an accurate portrayal of American history.

This project is an essential component of a long-term community wide effort to revitalize downtown Warren over the last decade. Examples of city center development includes the Kinsman House renovation (National Historic District), the Wean Foundation building, the Robins Theatre restoration, improvements to the Atrium and Mahoning buildings, the new Tech Belt Energy Innovation Center (TBEIC), the addition of a community amphitheater, and the restoration of the County Courthouse. In addition to attracting more people to existing businesses, these large investments have supported the growth of new downtown apartments and condos, restaurants, bars, and coffee shops including a recent brewery startup and current plans for a riverfront winery and restaurant scheduled to open in 2019. A Department of Interior and National Park System partnership with Warren, Ohio will continue the momentum of these long-term private and public sector efforts that are serving local American needs each and every day.

2. The Saving America's Treasure grant would help in restoring trust with a local community by supporting an investment in a historic property owned by a city government. The Perkins property is an iconic public asset that has been open to the public since the 1930's and is significant to the region and the Nation. Warren Ohio is the county seat and the city's Perkins campus is nearby the historic Trumbull County Courthouse and several downtown county office buildings. This undertaking would play a pivotal role in safeguarding the historic character of local neighborhoods, the Mahoning Avenue National Historic District, and Downtown. The county has suffered long-term economic downturn, unemployment, and poverty issues following significant manufacturing losses, especially in the steel and auto industries. This continues today with the most recent difficulties coming from the closure of a local K-Mart Distribution Warehouse and the scheduled closing of the General Motors Lordstown Plant in March of 2019. Despite the recent economic and market improvements, Warren remains a distressed community that can feel left behind and forgotten in many respects. A project through the National Park Service would have a positive impact on a small city that has had its struggles. A NPS investment would strengthen ties between the Federal government and a community that is in the process of re-inventing itself in terms of economic development, investment, and future success.

Timeline: Limit 7,000 characters

TIMELINE:

The timeline represents a schedule that the City would hold to as much as possible while recognizing that unforeseen conditions may cause changes to the project timetable. The City's proposed project dates would encompass eighteen (18) months, which allows for unforeseen delays in the award, bidding, or construction schedules. As mentioned previously, local funds are secured and the project planning is complete with formal architectural plans and detailed construction estimates in place. The City will advertise the Request for Qualifications (RFQ), interview short-listed candidates, and select a construction manager (CM) in early 2019.

If Warren, Ohio is not selected as a recipient of the Save America's Treasures Preservation Grant, the City will work with the construction manager to reduce the work scope and proceed with the project using available funds. In the case of a Save America's Treasures grant award notification, the City will complete the award process with the Department of Interior, National Parks Service. This would include finalizing any required clearances and reviews and signing the grant agreement prior to any construction work starting. The city understands that no work or payments can be reimbursed prior to this.

The city's Engineering, Planning, and Building Director, along with Dimit Architects, expect that actual construction work related to the project can be accomplished within a one (1) year period. The proposed timeline for construction is as follows:

Month 1-3: Solicitation of bids, formal award of project, begin deconstruction and construction work.

Month 4-6: Construction work continues including interior work, ADA improvements, and electrical upgrades.

Month 7-9: Construction work continues including masonry, roof, and HVAC upgrades.

Month 10-12: Complete all construction work along with the final project report and payment.

As stated above, the city would plan on an eighteen month period for administrative and construction purposes that would allow time for the initial award process to be finalized, the twelve month construction period and closeout, while allowing for any unforeseen delays.

Historic Preservation Fund Grants

1. Personnel. Provide the names and titles of principal project personnel. Please note that grant funds may not be used to pay Federal employee salaries, nor may Federal salaries be used as match/cost share.

2. **Fringe Benefits.** If more than one rate is used, list each rate and salary base. Rates are based on the percent of time spent working on this project.

3. Consultant Fees. Include payments for professional and technical consultants participating in the project. For all consultants, please include either a flat rate or the number of days x their daily rate. Maximum hourly wages charged to this grant for personnel and consultants may not exceed 120% of the salary of a Federal Civil Service GS-15, Step 10. Current salary tables can be found on the Office of Personnel Management website: <http://www.opm.gov>.

Type of Consultant	Flat Rate	No. of Days	Daily Rate	Federal Grant Funds	Match/Cost Share	Total
Construction Manager	125,000			\$ 0.00	\$ 125,000.00	\$ 125,000.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
SUBTOTAL				\$ 0.00	\$ 125,000.00	\$ 125,000.00

4. **Travel and Per Diem.** Indicate the number of persons travelling, the total days they will be in travel status, and the total subsistence and transportation costs. Lodging and per diem must be based on government rates which can be found at <http://www.gsa.gov/>.

From/To	No. of People	No. of Days	Daily Lodging & Per Diem	Transportation Costs Per Person	Federal Grant Funds	Match/Cost Share	Total
NA							\$ 0.00
							\$ 0.00
							\$ 0.00
							\$ 0.00
							\$ 0.00
							\$ 0.00
							\$ 0.00
							\$ 0.00
							\$ 0.00
SUBTOTAL					\$ 0.00	\$ 0.00	\$ 0.00

5. Supplies and Materials. Include consumable supplies and materials to be used in the project and any items of expendable equipment, i.e., equipment costing less than \$5,000 or with an estimated useful life of less than one year. Items costing more than that should be listed in "Equipment."

Item	Cost	Federal Grant Funds	Match/Cost Share	Total
NA				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
	SUBTOTAL	\$ 0.00	\$ 0.00	\$ 0.00

6. Equipment. List all equipment items in excess of \$5,000. Each item of equipment must be approved by NPS in writing prior to purchase. Items worth less than \$5,000 or that have a useful life of less than one year must be listed in "Supplies and Materials."

Item	Cost	Federal Grant Funds	Match/Cost Share	Total
NA				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
	SUBTOTAL	\$ 0.00	\$ 0.00	\$ 0.00

7. Construction/Conservation Materials and Labor. Itemize by work elements (for example, "repair roof," "underpin foundation"). "Lump sum" amounts must be broken into specific work components to be funded by the grant.

Item	Cost	Federal Grant Funds	Match/Cost Share	Total
masonry	390,000	\$ 195,000.00	\$ 195,000.00	\$ 390,000.00
roof repairs	130,000	\$ 65,000.00	\$ 65,000.00	\$ 130,000.00
ADA accessibility improvements	250,000	\$ 125,000.00	\$ 125,000.00	\$ 250,000.00
wood repairs & exterior painting	230,000	\$ 115,000.00	\$ 115,000.00	\$ 230,000.00
HVAC upgrades	234,000		\$ 234,000.00	\$ 234,000.00
stained glass conservation	8,000		\$ 8,000.00	\$ 8,000.00
misc. metals (handrails, roof crestring, etc)	8,000		\$ 8,000.00	\$ 8,000.00
electrical upgrades	80,000		\$ 80,000.00	\$ 80,000.00
site work	45,000		\$ 45,000.00	\$ 45,000.00
general conditions	100,000		\$ 100,000.00	\$ 100,000.00
				\$ 0.00
				\$ 0.00
SUBTOTAL		\$ 500,000.00	\$ 975,000.00	\$ 1,475,000.00

8. Administrative Costs. Allowable, reasonable, and allocable costs related to the overall management of activities directly related to finance (accounting, auditing, budgeting, contracting), general administrative salaries and wages (grant administration, personnel, property management, equal opportunity) and other "overhead" functions (general legal services, general liability insurance, depreciation on buildings and equipment, etc.) not directly attributable to specific program areas identified in the grant agreement. All administrative costs reported must be absolutely necessary for project and/or program implementation, such as the cost items identified in the final grant agreement or items otherwise approved in writing by the NPS Awarding Officer (AO). Administrative costs plus any indirect costs charged to the grant may not exceed 25% of the overall project budget (Federal and matching share).

Item	Cost	Federal Grant Funds	Match/Cost Share	Total
NA				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
Indirect costs (if applicable)				\$ 0.00
	SUBTOTAL	\$ 0.00	\$ 0.00	\$ 0.00

9. **Other Costs.** Include items not previously listed. Please note that "miscellaneous" and "contingency fees" are not eligible budget items.

Item	Cost	Federal Grant Funds	Match/Cost Share	Total
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
	SUBTOTAL	\$ 0.00	\$ 0.00	\$ 0.00

What are the sources of the non-federal match? If required, list the secured and non-secured sources and amounts of non-Federal match, which can be cash, donated services, or use of equipment.

Secured Match	Unsecured Match
<p>The non-Federal match is being provided by the City of Warren through local bond funds that are secured and earmarked for the Perkins Project in the amount of \$1,100,000. These are the remaining funds from City Ordinance # 12488/13 from a Fall 2013 issuance and sale of \$4,000,000 in bonds for renovating and repairing existing city buildings.</p>	<p>NA</p>

Notes:

Non-Federal Applicants Only

Please state the organization's non-Federal operating budget for the most recently completed fiscal year:

Year: 2017 Non-Federal Budget: \$83,500,539

BUDGET SUMMARY

	Federal Grant Funds	Match/Cost Share	Total
1. Personnel	\$ 0.00	\$ 0.00	\$ 0.00
2. Fringe Benefits	\$ 0.00	\$ 0.00	\$ 0.00
3. Consultant Fees	\$ 0.00	\$ 125,000.00	\$ 125,000.00
4. Travel and Per Diem	\$ 0.00	\$ 0.00	\$ 0.00
5. Supplies and Materials	\$ 0.00	\$ 0.00	\$ 0.00
6. Equipment	\$ 0.00	\$ 0.00	\$ 0.00
7. Construction/Conservation Materials and Labor	\$ 500,000.00	\$ 975,000.00	\$ 1,475,000.00
8. Administrative Costs	\$ 0.00	\$ 0.00	\$ 0.00
9. Other Costs	\$ 0.00	\$ 0.00	\$ 0.00
Total Project Costs	\$ 500,000.00	\$ 1,100,000.00	\$ 1,600,000.00

Please answer the following questions:

- ☒ Do you have policies and procedures in place that meet the financial management standards in 2 CFR 200.302? If yes, please check the box.

If no, what mitigation measures are you proposing or do you already have in place?

- ☒ Do you have a single audit and when was it submitted to the Audit Clearinghouse? If yes, please check the box.

If no, do you have another type of audit or annual financial statement?

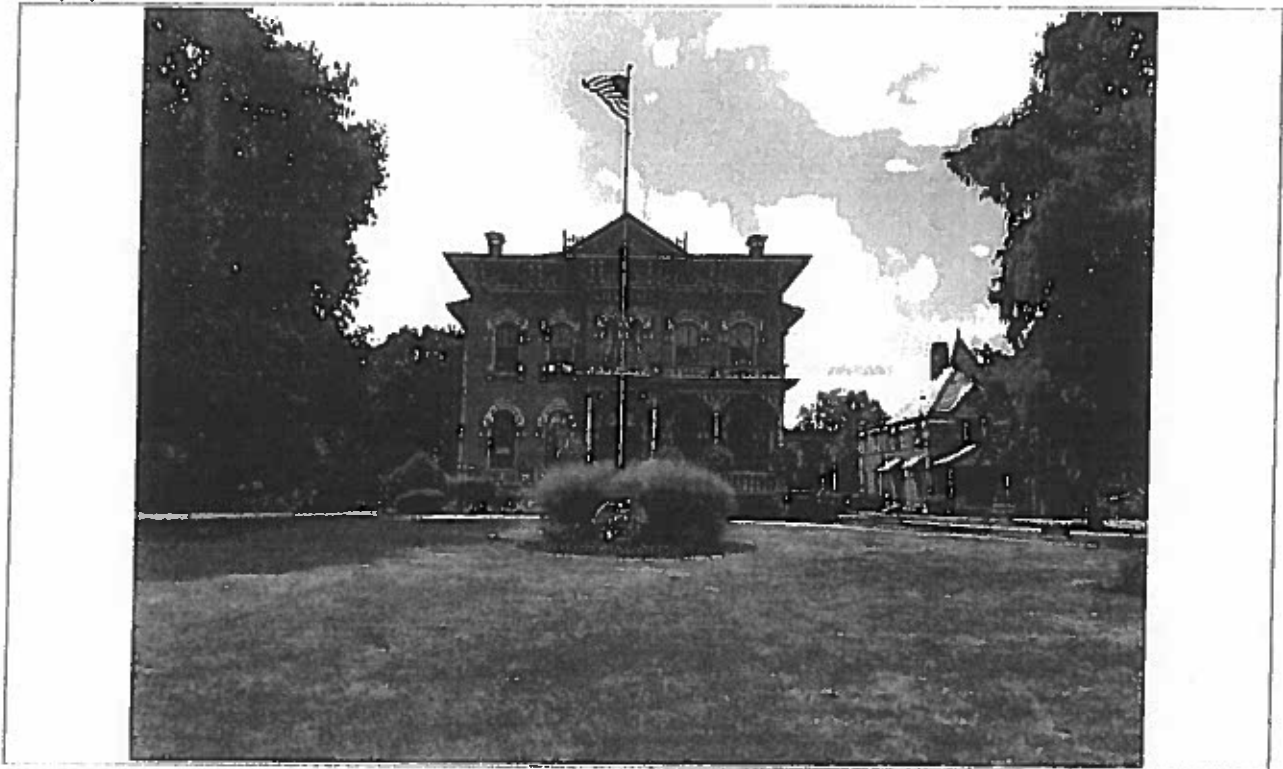
List any past HPF grants your organization has received in the past 5 years, the name of the project, and the location. If your organization has received grants from the State Historic Preservation Office, or the Tribal Historic Preservation Office, please list these as well.

NA. The City of Warren has received no HPF grants in the last 5 years.

Project Images Worksheet (1)

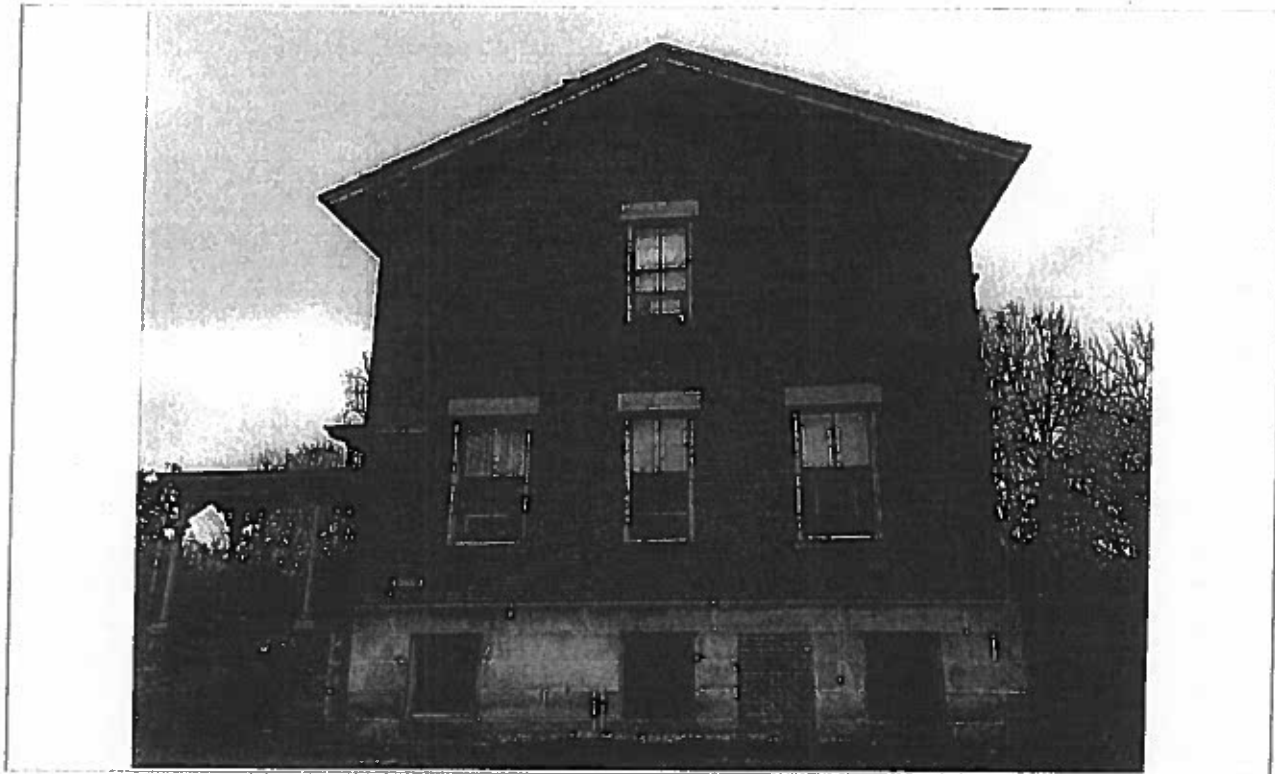
To add photographs, simply click on the space for each image and select the photo to attach from your files. All photos must have a caption and photo credit. Photos should be of good quality. All application materials, including photographs, become the property of the National Park Service and may be reproduced by NPS or its partner organizations without permission; appropriate credit will be given for any such use.

- Please ensure you include one current photo per elevation as well as one current overall photo at a minimum.
- Photos should show current conditions and immediate threat. Include photos showing representative examples of damaged resources
- Color or black and white photos are both accepted
- Photographs should be of the community and the historic site, museum property, downtown, or significant resource involved in the project.



Caption: Image 1 Perkins House (Front) East Elevation

Date Taken 8/15/17 Credit City of Warren, Ohio



Caption: Image 2

Perkins House (Rear) West Elevation

Date Taken

12/9/16

Credit

Dimit Architects



Caption: Image 3

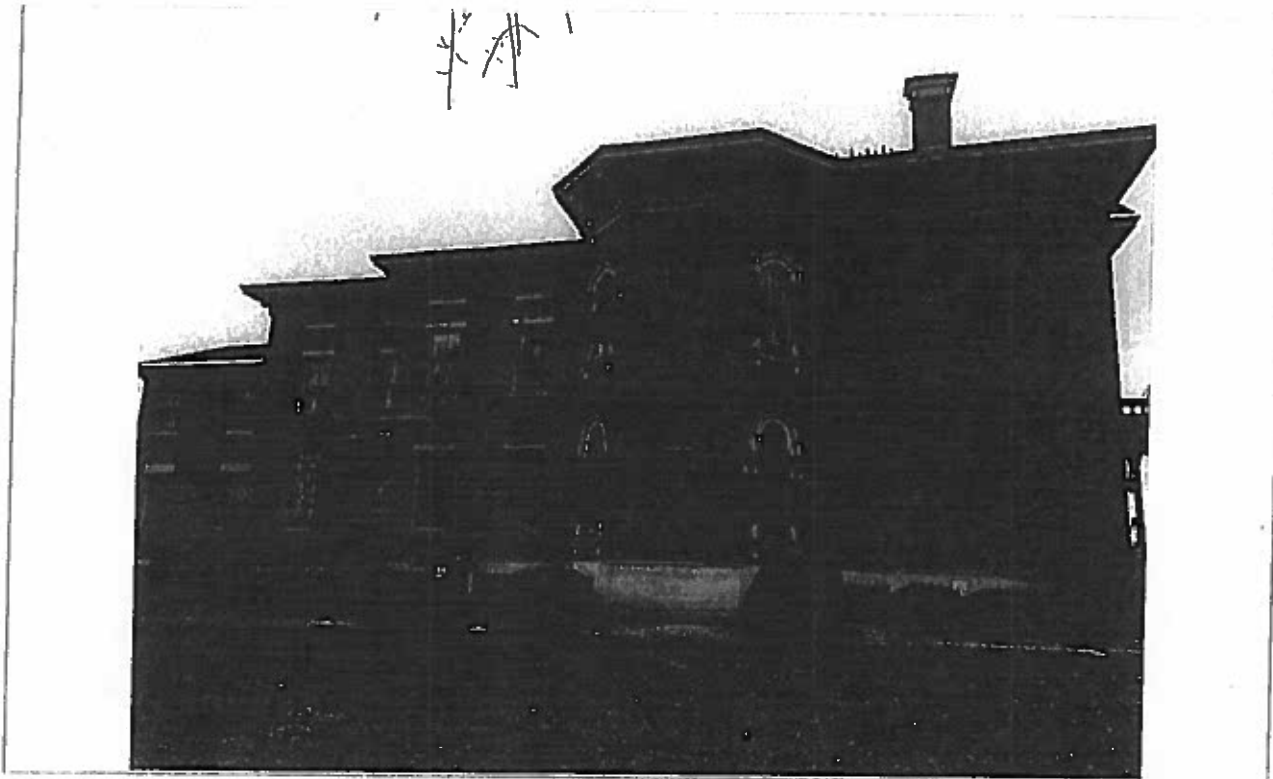
Perkins House North Elevation (Business Office shown off to the right)

Date Taken

12/9/16

Credit

Dimit Architects



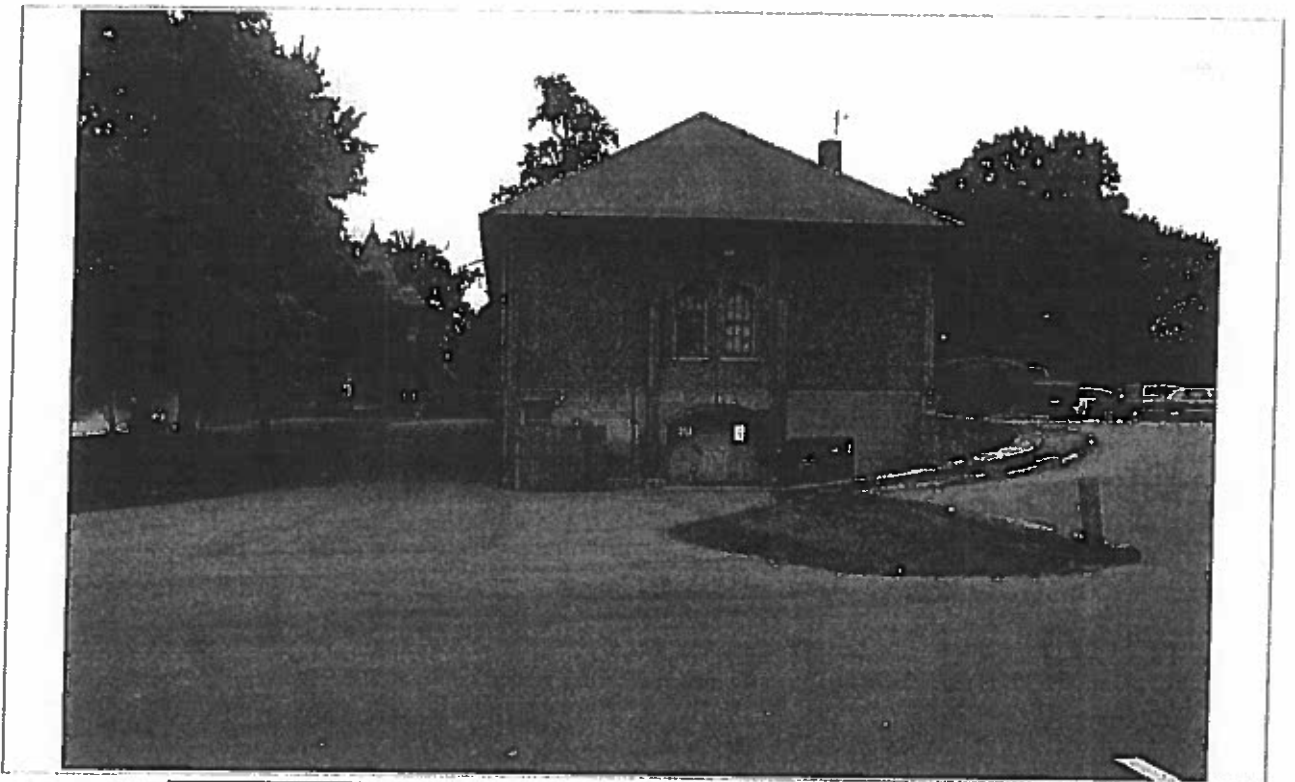
Caption: Image 4 Perkins House South Elevation

Date Taken 12/9/16 Credit City of Warren, Ohio



Caption: Image 5 Perkins Carriage House (Front) East Elevation

Date Taken 12/9/16 Credit Dimit Architects



Caption: Image 6

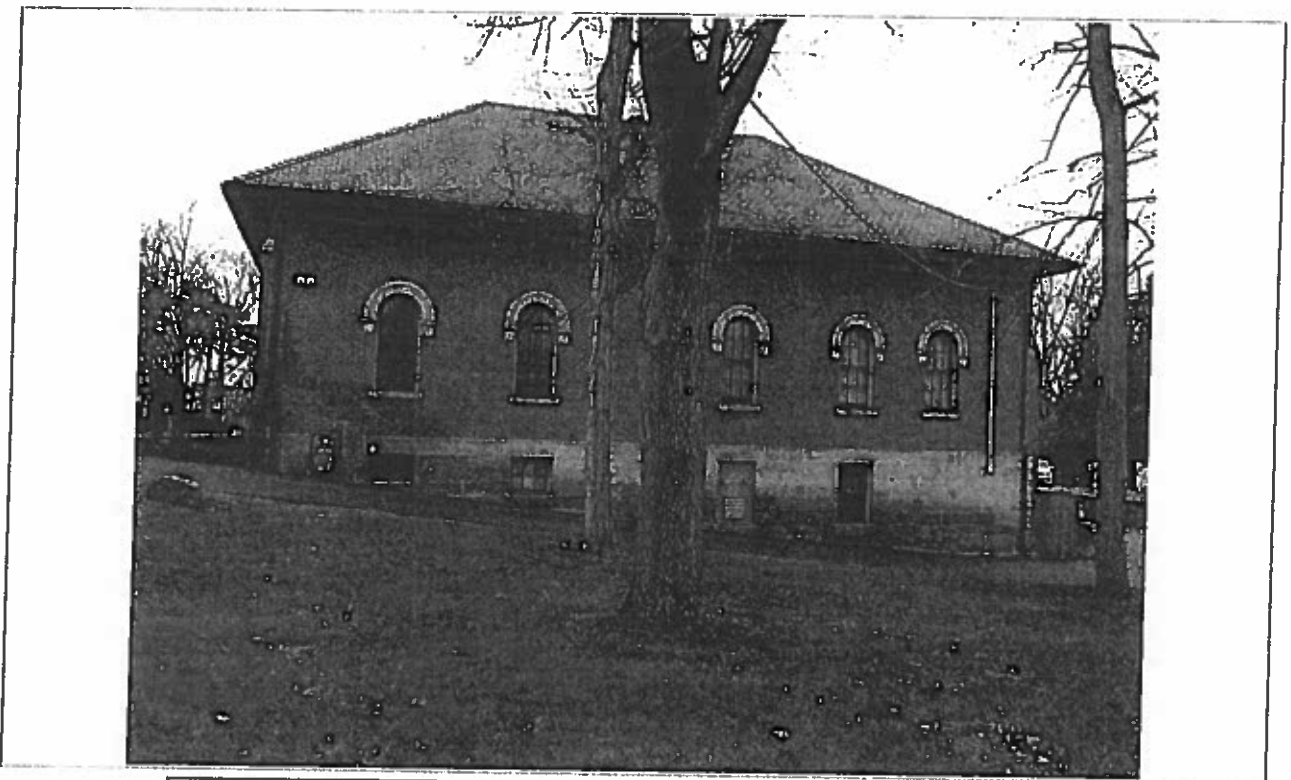
Perkins Carriage House (Rear) West Elevation

Date Taken

9/7/16

Credit

Dimit Architects



Caption: Image 7

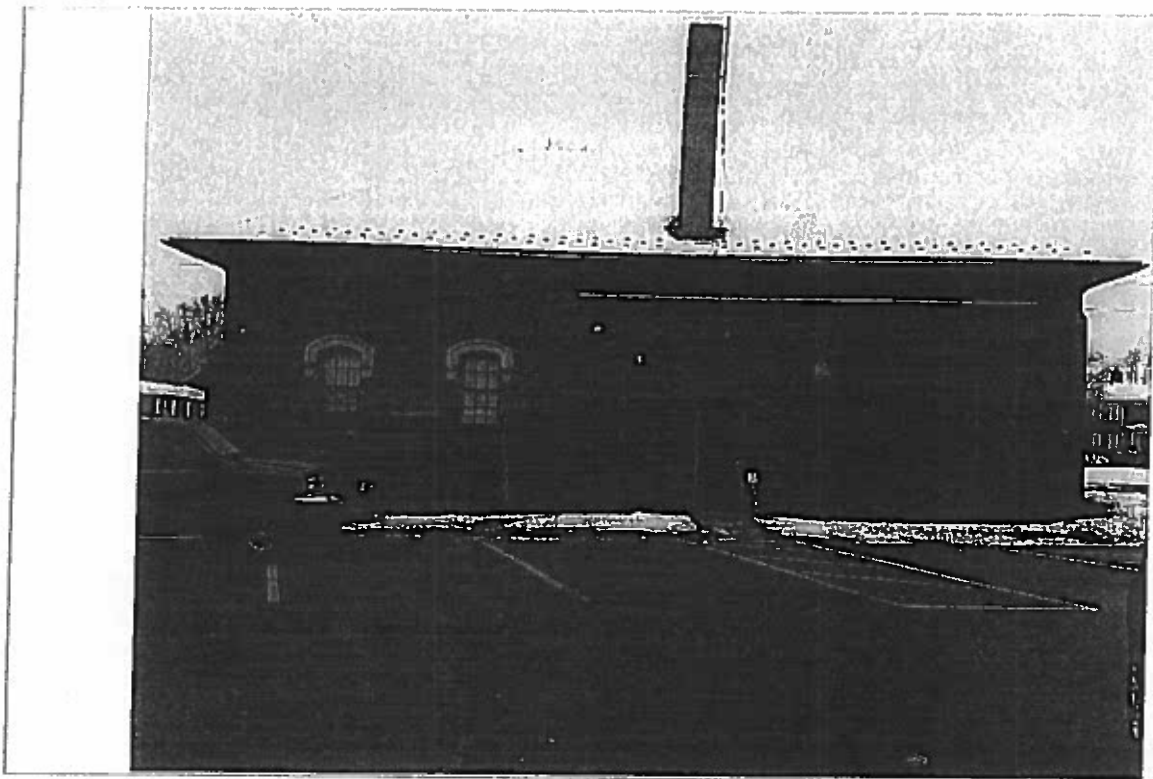
Perkins Carriage House North Elevation

Date Taken

3/8/17

Credit

Dimit Architects



Caption: Image 8 Perkins Carriage House South Elevation

Date Taken	11/16/18	Credit	City of Warren, Ohio
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Caption: Image 9 Perkins Business Office (Front) East Elevation

Date Taken	12/9/16	Credit	Dimit Architects
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Caption: Image 10 Perkins Business Office (Rear) West Elevation

Date Taken 12/9/16

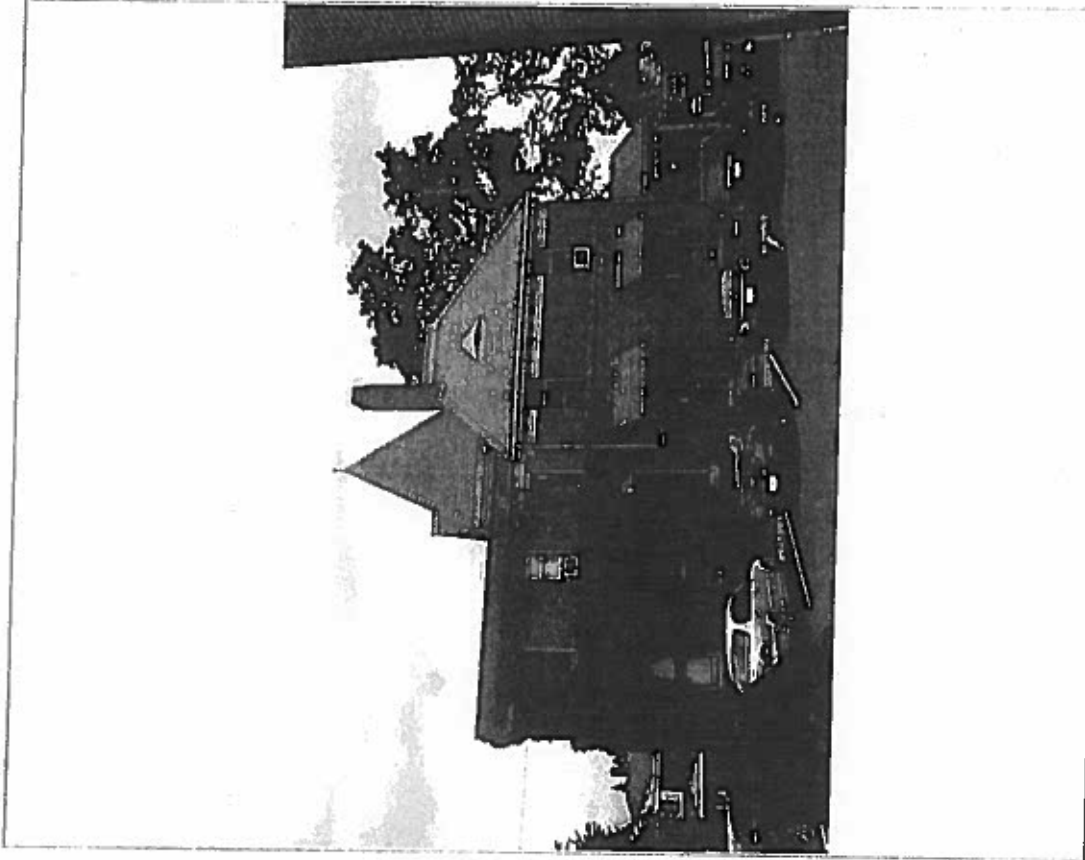
Credit Dimit Architects



Caption: Image 11 Perkins Business Office North Elevation

Date Taken 3/8/17

Credit Dimit Architects



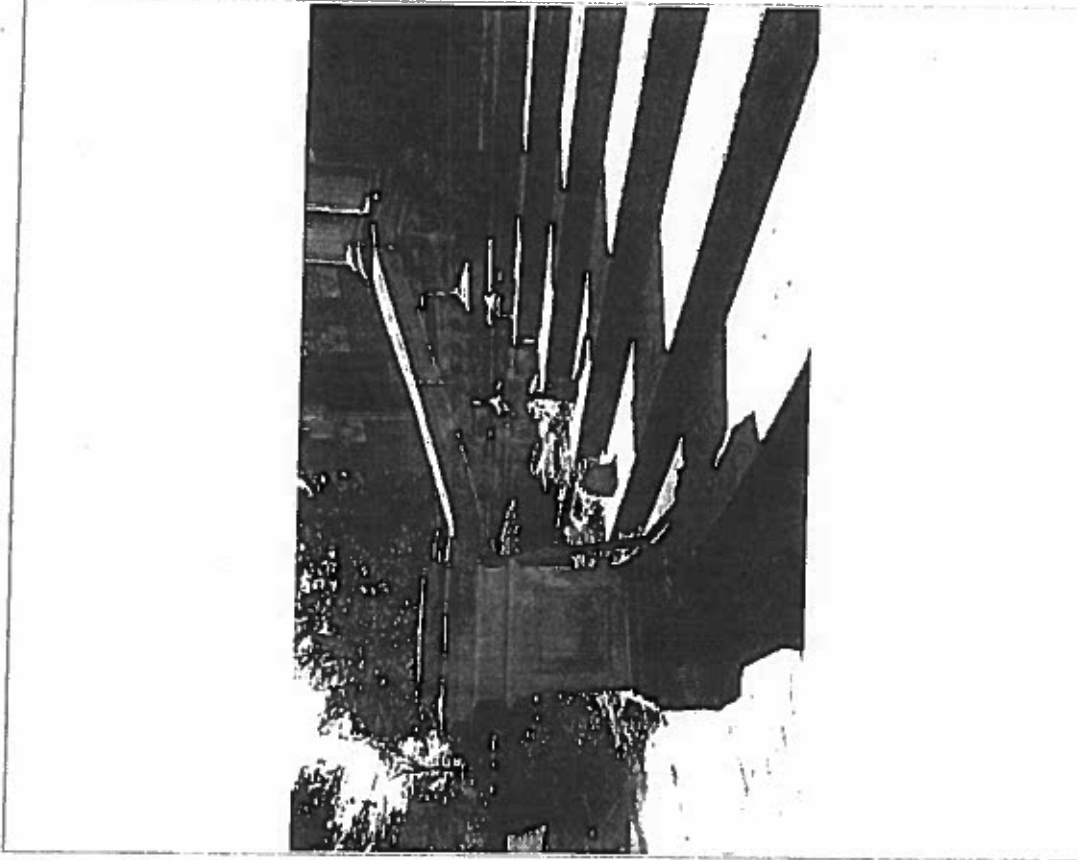
Caption: Image 12

Perkins Business Office South Elevation

Date Taken 9/7/16

Credit

Dimit Architects



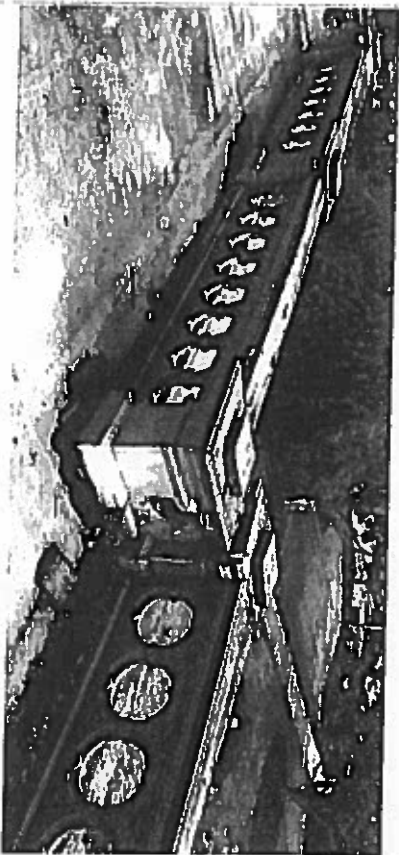
Caption: Image 13

Perkins House -- The front monumental stairs are in poor condition. The top rail has several missing stone balusters and the rail is supported by a 2 x 4.

Date Taken 9/7/16

Credit

City of Warren, Ohio

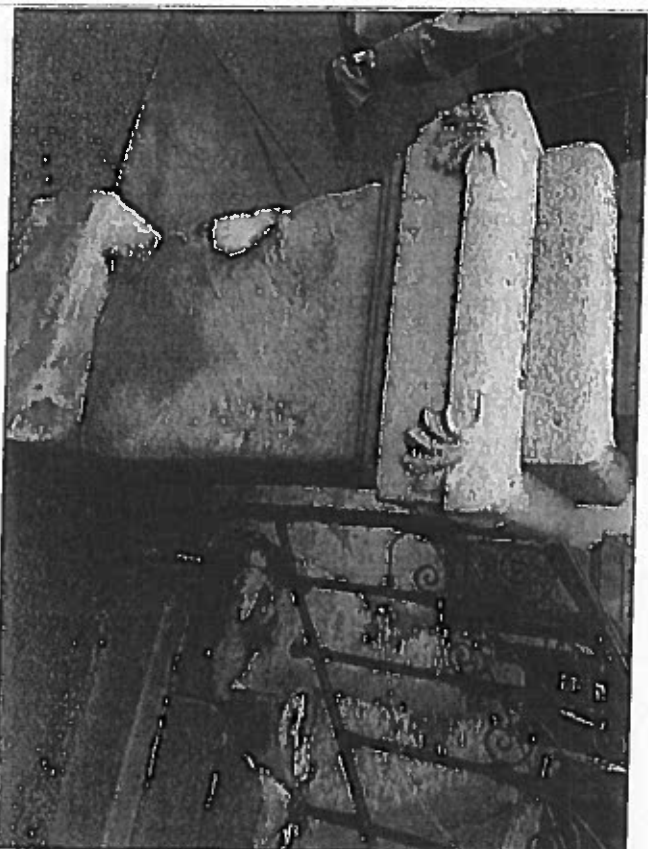


Caption: Image 14
 Perkins House - The front porch and front monumental stairs need significant restoration. The decorative railing for the roof of the front porch of the Mansion will be reconstructed.

Date Taken 9/7/16

Credit

City of Warren, Ohio

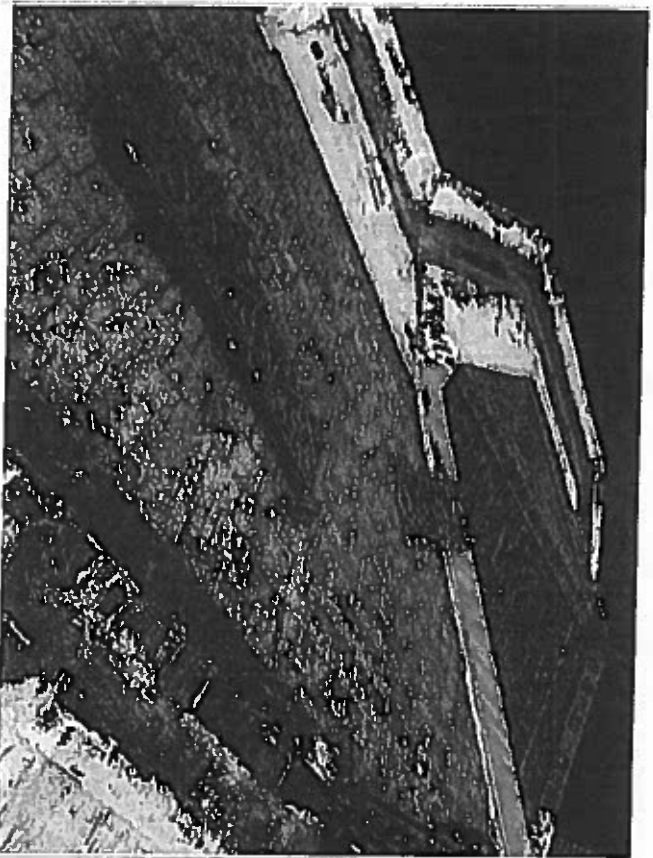


Caption: Image 15
 Perkins House - the side entrance portico area needs repairs. All property sandstone stairs will receive restoration work including new stair treads.

Date Taken 9/7/16

Credit

City of Warren, Ohio



Caption: Image 16

Perkins House Roof – The steep slopes section of the roof is comprised of transite asbestos roofing material. The ornamental iron crestings have become dislodged. Fastening points and penetrations are no longer waterproofed. All flat roofs on the property are saturated and need a complete tear off and replacement.

Date Taken 9/8/17

Credit

City of Warren, Ohio



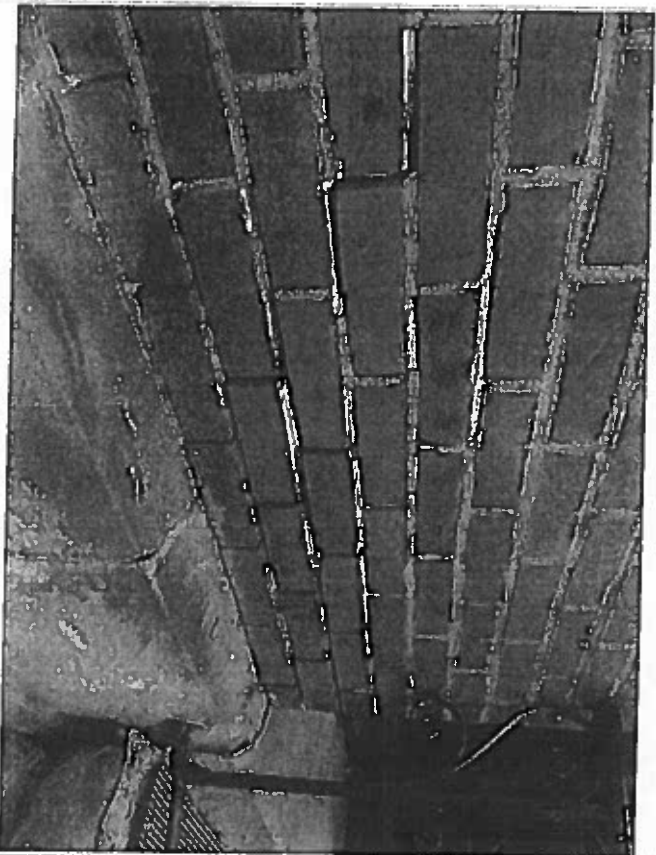
Caption: Image 17

The Perkins House, Business Office, and Carriage House all have roofs comprised of transite asbestos roofing material. Spot repairs will be made and roofs will receive a clear coat sealer.

Date Taken 9/8/17

Credit

City of Warren, Ohio

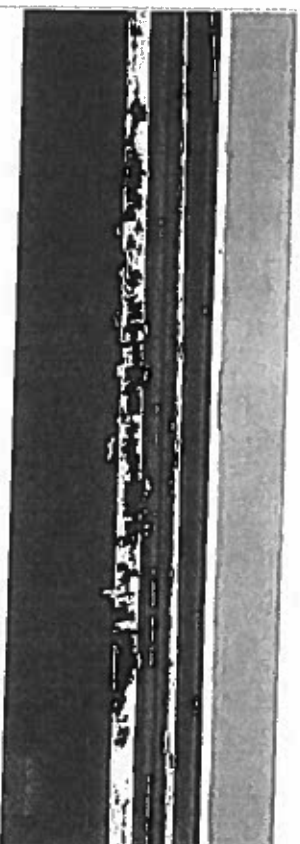


Caption: Image 18
 Perkins House - an example of the weathering and decay that has caused numerous areas of the three buildings to have loose or missing mortar between bricks. Water entering into these voids can cause significant damage. Considerable masonry work will be required with the project.

Date Taken 9/8/17

Credit

City of Warren, Ohio



Caption: Image 19
 The decorative trim of the three structures is in need of restoration to protect it from further deterioration. Many areas of the wood surfaces are peeling and will be scraped, patched, sanded, and repainted.

Date Taken 9/8/17

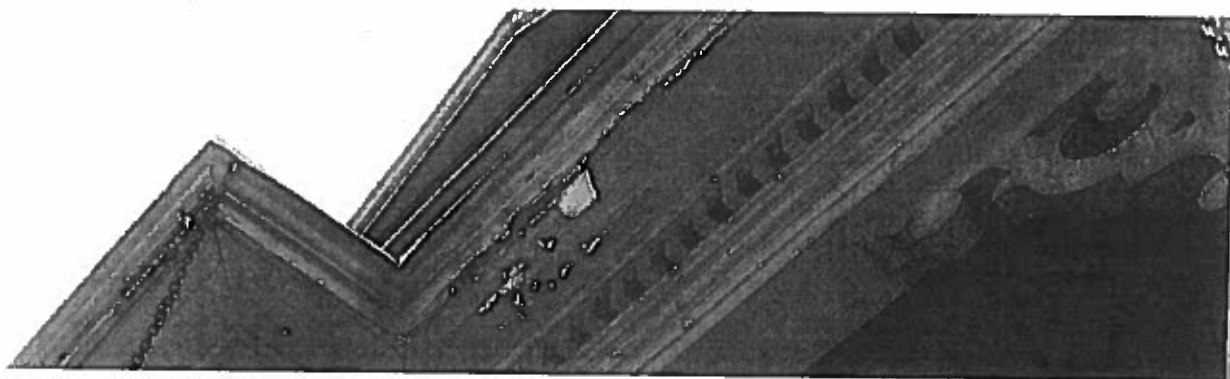
Credit

City of Warren, Ohio

Project Images Worksheet (2)

To add photographs, simply click on the space for each image and select the photo to attach from your files. All photos must have a caption and photo credit. Photos should be of good quality. All application materials, including photographs, become the property of the National Park Service and may be reproduced by NPS or its partner organizations without permission; appropriate credit will be given for any such use.

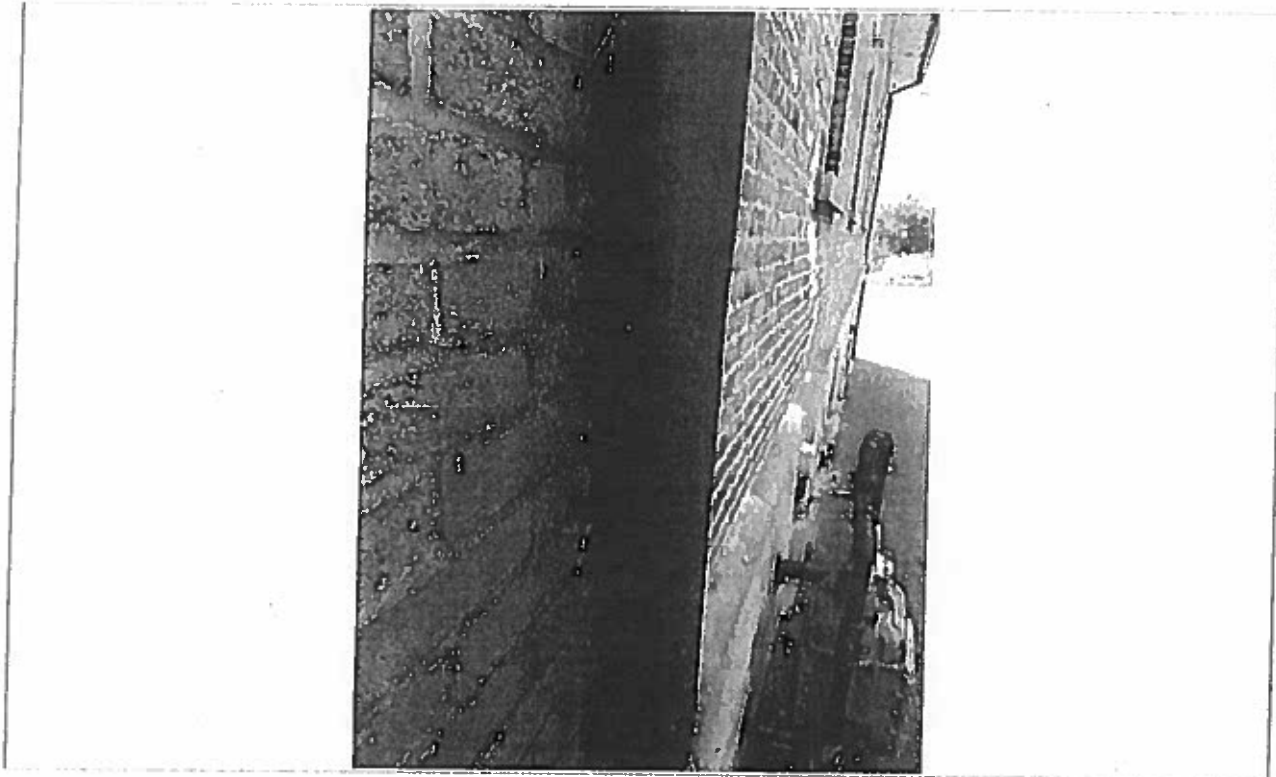
- Please ensure you include one current photo per elevation as well as one current overall photo at a minimum.
- Photos should show current conditions and immediate threat. Include photos showing representative examples of damaged resources
- Color or black and white photos are both accepted
- Photographs should be of the community and the historic site, museum property, downtown, or significant resource involved in the project.



Caption: Image 1 Perkins House. The decorative wood trim on the three structures is in need of restoration.

Date Taken 9/8/17

Credit City of Warren, Ohio



Caption: Image 2

Carriage House North Wall: Areas affecting walls and foundations include problems with storm drains, grading, deteriorated walkways and stairs, vegetation, downspouts, collection boxes, scuppers, and gutters.

Date Taken

9/8/17

Credit

City of Warren, Ohio



Caption: Image 3

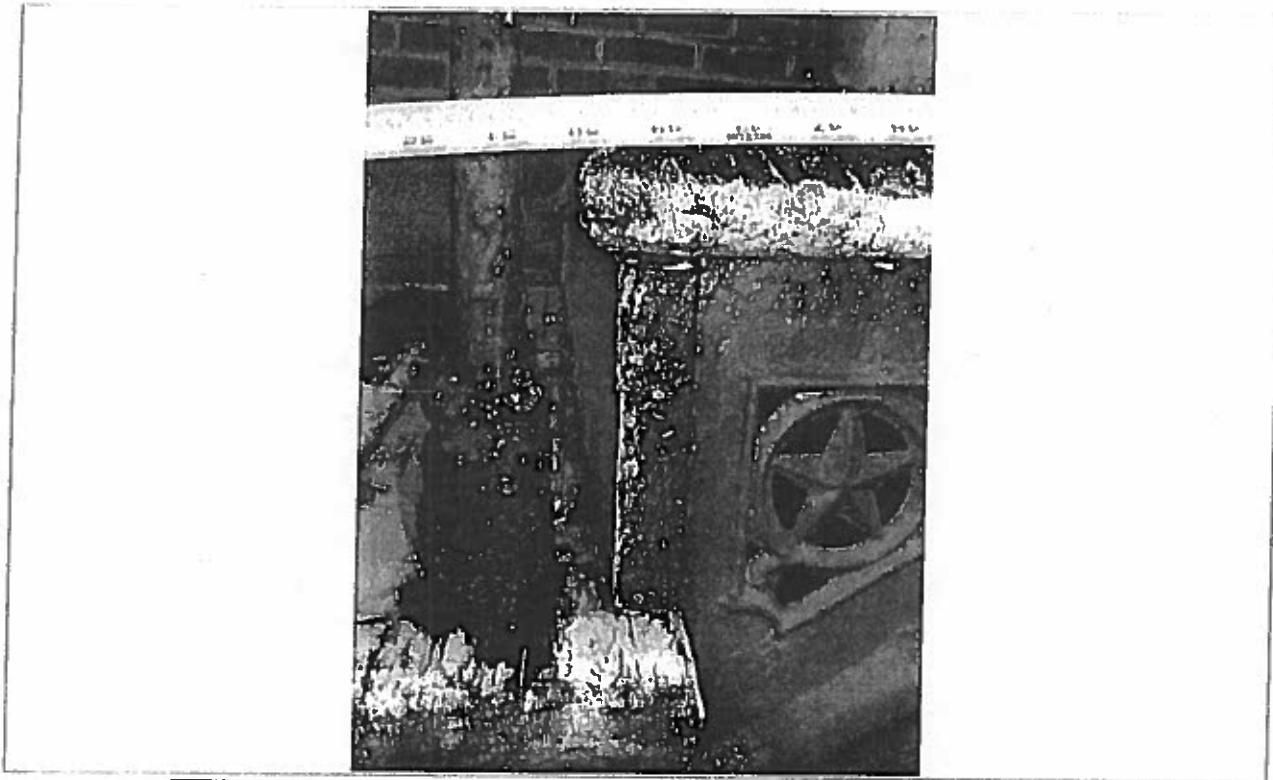
Entry ways at the Perkins House and Carriage House are in poor condition and need immediate attention.

Date Taken

9/8/17

Credit

City of Warren, Ohio



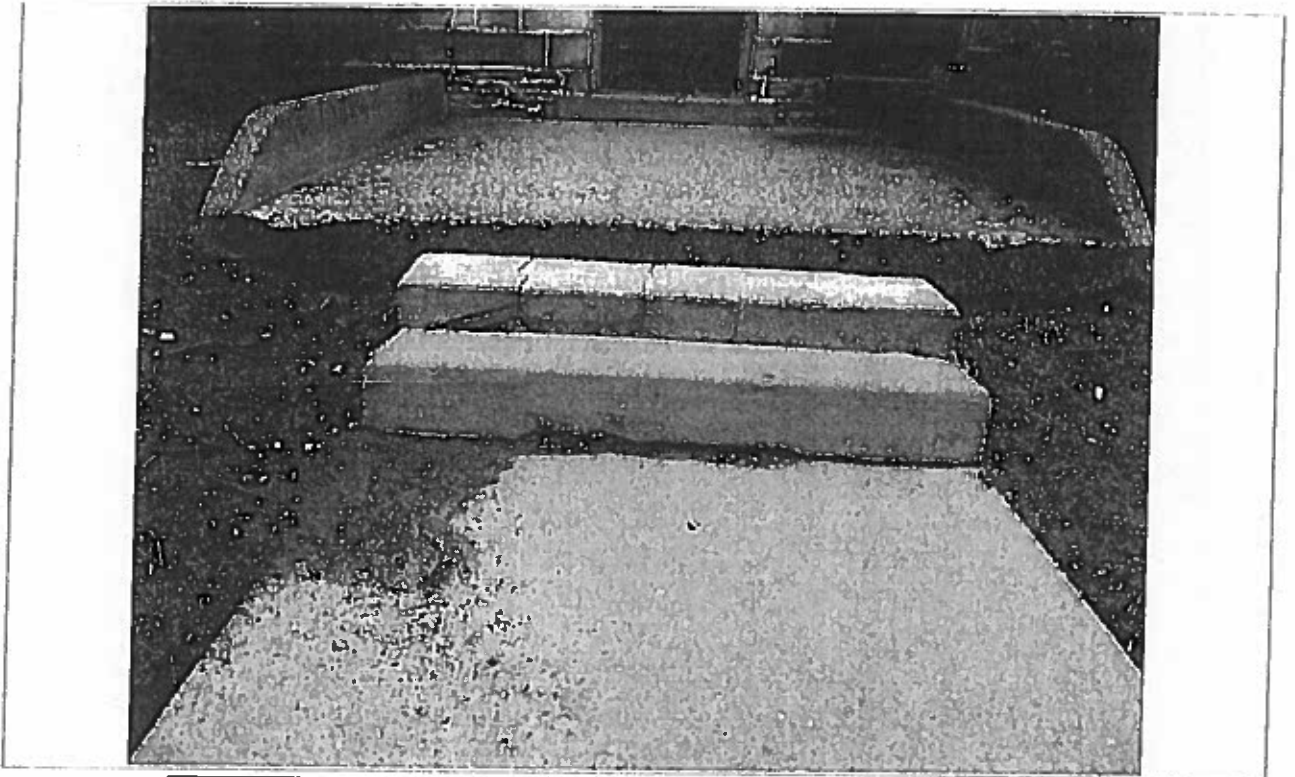
Caption: Image 4 Work will include exterior stair and entry repairs throughout the property.

Date Taken 3/8/17 Credit Dimit Architects



Caption: Image 5 Perkins property: Work will include exterior stair and entry repairs throughout the property.

Date Taken 3/8/17 Credit Dimit Architects



Caption: Image 6

Perkins property: Concrete work will include slab replacement and walkway repairs where needed.

Date Taken

3/8/17

Credit

Dimit Architects



Caption: Image 7

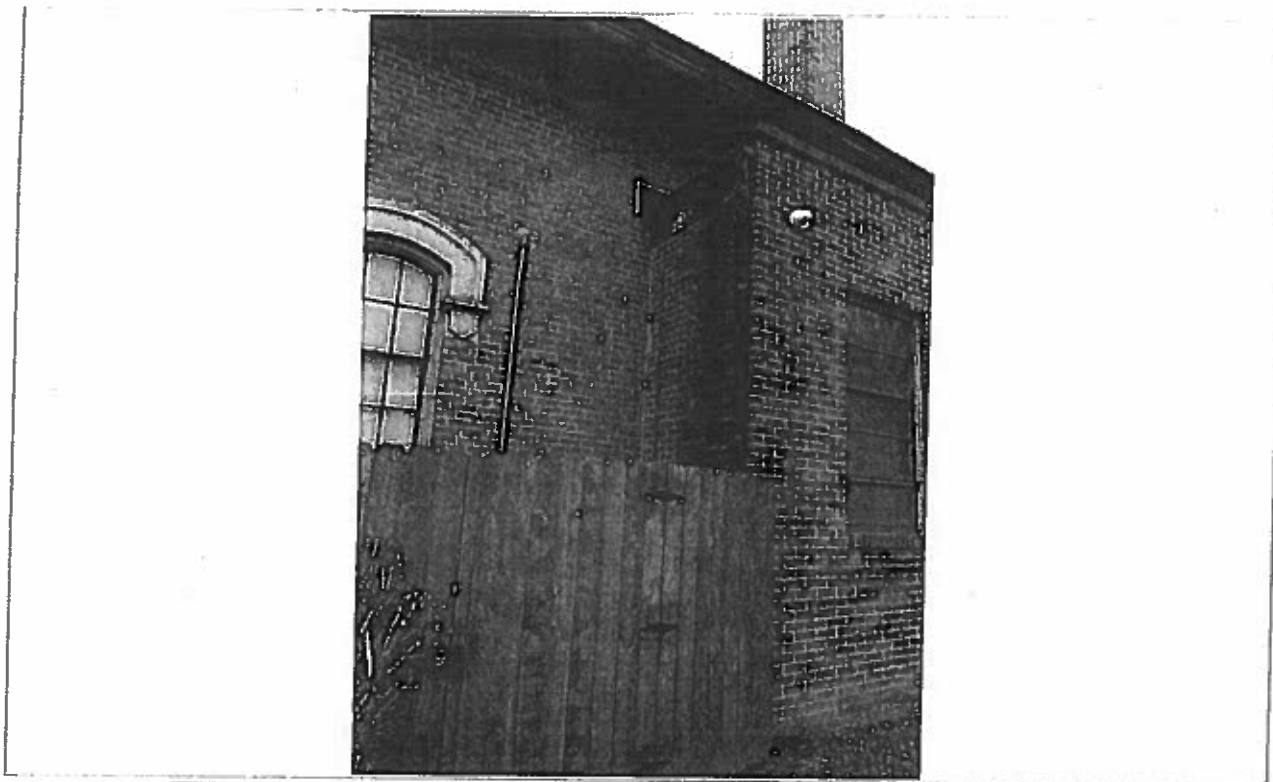
Masonry work will include foundation and wall restoration. Window repairs are also incorporated into the project.

Date Taken

3/8/17

Credit

Dimit Architects



Caption: Image 8 Carriage House: Areas affecting walls and foundations include problems with storm drains, grading, deteriorated walkways and stairs, vegetation, downspouts, collection boxes, scummers, and gutters.

Date Taken 3/8/17 Credit Dimit Architects



Caption: Image 9 Carriage House: Site work will include regrading surrounding areas for proper drainage away from buildings.

Date Taken 3/8/17 Credit Dimit Architects