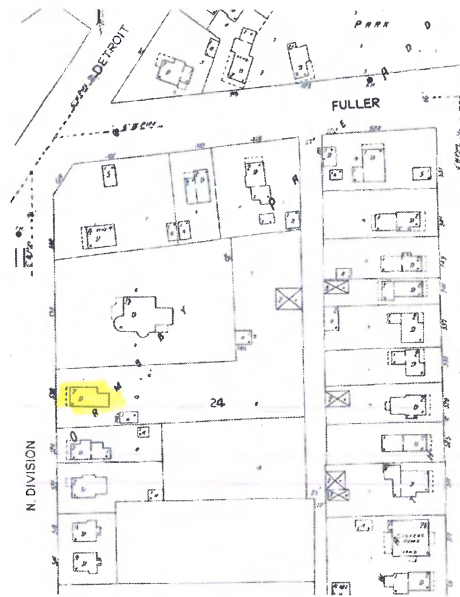


HISTORY OF THE SITE AND HOUSES

EARLY HISTORY – #42 DIVISION

- The original house on this lot was built sometime around 1866 by John Goetz (whose descendants founded Goetzcraft printing). The original address was #42 Division Street
- John was a saloon owner at the railroad depot. His son, who lived at the same address, ran another saloon at 2 Detroit Street.
- By 1878, the Goetz family had moved to another part of town, and had opened a saloon and restaurant at 221 South Main Street.
- In 1878, the house was occupied by George Miller. Miller was an immigrant from Hesse, Germany and started a pump manufacturing business under the name G. Miller and Son.
- In 1898, the address was changed to 530 N. Division with a city-wide re-numbering change
- George Miller died in 1901. He had 7 children who lived in the house as late as 1910
- The house had a series of tenants from 1910-1928. The house was listed as vacant in the late 1920's.
- There are no known pictures of the original house

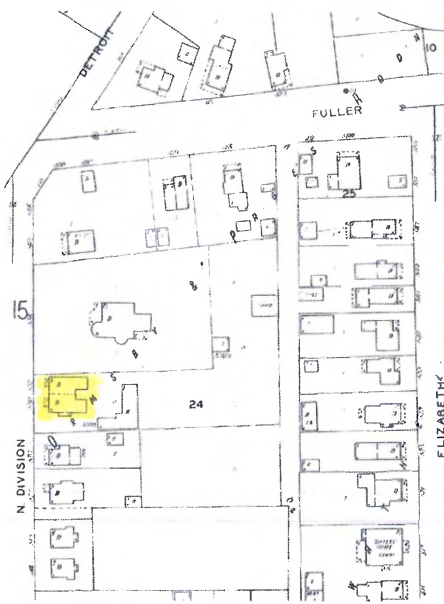


1925

HISTORY OF THE SITE AND HOUSES

TRANSITION TO A BOARDING HOUSE

- In 1928-1929, the home was conjoined with another home and a new roofline was added to tie both buildings together under one roof
- There are no building permits or news articles that show the project or where the second house came from
- There are two distinct top plates in the attic, and both homes have lumber consistent with pre-1900's construction. The current home is definitely two conjoined homes.
- There is a house that disappeared around the same time across the street at 537 N. Division where the Ever Ready gas station was built. It is possible that this is where the second house came from, although the configuration was slightly different
- In the 1930's, the home became a boarding house - a home for widows, a common practice at the time.
- The front porch and front bumpout were added after the 1940's, there is no record of when this work was performed
- Subsequently the home was converted to 4 apartment units



1931

HISTORY OF THE SITE AND HOUSES

RECENT HISTORY

- By the 1980's the house was in a state of decline with several of the nearby homes in similar condition
- None of the original architectural features remain from either home – the finishes, interior and exterior, have been replaced. The windows are vinyl from the 1990's. Presumably the siding was placed over the asphalt siding at the same time
- Doug and Jenny Selby purchased the home in 1999. By this time it was in a state of severe disrepair with homeless people sleeping in the basement and in one of the apartments that had been broken into. The absentee owners lived in NYC.
- The new owners cosmetically remodeled the home over the next 18 months, also hiring Bill Yadlosky to re-build the foundation on the north half of the house.
- An old boiler was replaced and some structural elements were shored up, but major structural deficits remain to this day
- 20 years later, the house is in need of remodeling again, and some significant structural repairs. The frame structure is currently sitting in the ground in some areas.



530-532 NORTH DIVISION STREET

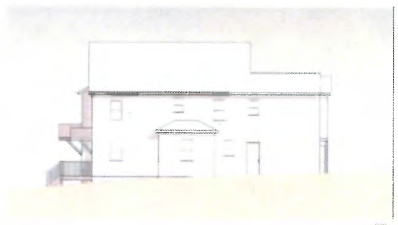
EXISTING CONDITIONS



EXISTING
4 NORTH ELEVATION
10/11/18 2/18



EXISTING
3 WEST ELEVATION
10/11/18 2/18



EXISTING
2 SOUTH ELEVATION
10/11/18 2/18



EXISTING
1 EAST ELEVATION
10/11/18 2/18

PRELIMINARY 5 7 18

EXISTING ELEVATIONS
530 NORTH DIVISION ST. RENOVATION AND ADDITION
3274 Lindbergh St. New York, NY 10018
ARCHITECT
10/11/18 2/18
X-1.2

530-532 NORTH DIVISION STREET

EXISTING CONDITIONS



NO ARCHITECTURAL FEATURES OF EITHER ORIGINAL HOUSE REMAIN, INSIDE OR OUTSIDE. THE NEW ROOFLINE WAS ADDED WHEN THE TWO HOUSES WERE CONJOINED

THE FRONT PORCH, FRONT DOOR GABLE ROOFS AND FRONT BUMP-OUT WERE ALL ADDED AFTER THE PERIOD OF SIGNIFICANCE

THE HOUSE HAS BEEN A TENANT HOUSE SINCE THE 1930'S, AND HAS NOT BEEN WELL CARED FOR

THERE IS NO EVIDENT ARCHITECTURAL STYLE TO THE HOUSE AFTER BEING CONJOINED, ITS PURPOSE SINCE HAS BEEN TO HOUSE HUMANS CHEAPLY

DESPITE BEING RE-INSULATED WITH MORE EFFICIENT EQUIPMENT INSTALLED, THE HOUSE IS A LEAKY ENERGY HOG WITH SOME SEVERE STRUCTURAL PROBLEMS