

THE LINCOLN BUILDING: BUILDING ANALYSIS

The structure is a three and one-half story federal-style brick end-of-row commercial building constructed in 1833. The rest of the row has since been demolished, so the building is now free-standing although the West wall may still be a "party wall" with all that entails. The rear wall is stucco over brick.

The roof is tin. The basement is full with a front exterior "well", allowing for basement show windows and open stairway access. There is a rear one-story wing at the Southwest corner. There is half ground-level access to the basement at the rear.

The basement is finished and is leased as a coffee shop. It has the plate glass windows in front, a cherry floor, a tin ceiling, a food service counter and a powder room. It is bright and cheery with a fireplace in one wall.

The first floor contains two rooms on the East, a hallway on the West, and the rear wing contains two powder rooms and a closet.

The attic has been finished as a one room apartment with open ceiling. It is lit by dormer windows and skylights. There is a kitchen area with stainless steel sink, under-counter refrigerator/freezer, and counter top Jenn Aire range. There is a full bath with ornate tub. The Apartment is heated and cooled by a heat pump and has its own hot water heater.

The second and third floors are duplicates of the first floor but without the powder rooms and without washer/dryer closet. Interior finish is completely in keeping with the age and history of the building. Floors are wide wood boards; walls are plaster, ceiling heights range to 9'. Woodwork is formal and extensive.

Each room has a fireplace, and good woodwork including ceiling molding. Each room is fitted with a simple chandelier in keeping with the building.

The basement contains 830 square feet and is rented.

The first, second and third floors each contain 900 square feet, with an additional 85 square feet in the one story wing.

The attic apartment contains approximately 450 square feet, for a total of 4,065 square feet of floor area overall.

The building is heated by gas fired water heat with radiator distribution. All services in excellent condition, as is the building itself.