

Rehabilitation of the Angelus Hotel was completed by general contractor Investor Services, LLC for building owner TAJ 2 LLC. The attached "Signed Angelus Contract.pdf" provides agreement details and page 9 of the contract provides an itemization of rehabilitation costs stemming from construction, sub consultants, utilities during construction, property taxes, and building insurance during construction.

Paid invoices from March 1, 2019 through 2021 recording progress payment receipts by the building owner to the general contractor are attached as "Invoices_full.pdf."

The following provides a list of work completed on the building exterior and interior as part of this project.

Exterior Walls

- Cleaned and repainted the facades, fire escapes, and exterior doors. Retained the existing contemporary painted mural on the east facade. Installed horizontal boards at the story transitions on the east and north facades.
- Installed a wood frame drip tray supported on wood brackets below the restaurant vent on the east facade.

Windows

- Repaired and repainted existing wood windows.
- Replaced failed aluminum windows with a 1:1 vinyl window color matched to the existing aluminum windows to maintain overall continuity. Replaced caulking at the perimeter frame on all windows.
- Retained, repaired, and repainted interior and exterior casings, sills, stools, and aprons.

Roof

- Cleaned and repainted the cornice, repaired flashing and roofing in-kind as needed.

Storefronts

- Cleaned and repainted the storefronts retaining existing bulkheads and display windows.
- Replaced existing contemporary wall sconce lighting fixtures along 4th Avenue W with period compatible LED wall sconces.

Entrance, Apartments

- Cleaned and repainted. Retained the tile landing.

Vertical Circulation

- Main stairway: Rebuilt the internal structure of the flight between the second floor to the intermediate landing to correct settling, reinstalled the original railing and wainscoting. Cleaned and repaired the rest of the stairway. Replaced carpeting and metal nosing as needed. Repainted the painted plaster stairwell walls, ceiling elements, and painted the stairway elements.
- Secondary stairway: cleaned and repainted.

First Floor

- 210-1/2 4th Ave W: tenant improvements for barber shop use. Work included the repair and replacement of gypsum board at walls. Repainted walls and columns. Installed vinyl wall to wall flooring. Cleaned and repainted the display window bulkhead and transom. Installed new ceiling mounted task lighting.
- 210 4th Ave W: repaired and replaced gypsum board at the walls. Repainted walls and columns. Installed vinyl wall to wall flooring. Cleaned and repainted the display window bulkhead and transom. Retained the existing ceiling and light fixtures. Replaced bathroom fixtures and plumbing including the toilet and vanity.
- 208 4th Ave W: No work, vacant, formerly Juju's Iced Cream & Frozen Custard restaurant.
- 206 4th Ave W: No work, vacant, formerly Urban Parlor Lashes & Hair Design.
- 202 4th Ave W: No work, Lily's What to Where Boutique
- 200 4th Ave W: No work, Cascadia Grill.
- 105 Columbia St NW: No work, this is the staff entrance for the Cascadia Grill.

Second Floor

Rebuilt the hallway sub floor structure to level the hallway and replaced the attached carpeting. Trim along the hallway was retained, holes puttied, sanded and repainted. The limited areas of stained trim within the hallway, were painted as well to bring back a cohesive finished character to the hallway and stairway.

Work within units to include the following:

- Flooring, removed multiple layers of vinyl and composite flooring, wood floor repaired as needed, floors leveled using a self-leveling compound, and installed new wall-to-wall composite flooring.
- Walls, retained the plaster on lath. Holes were patched, and gypsum wall board installed at failed areas, and the plaster and gypsum wall board were painted.
- Ceilings, retained plaster ceilings. Removed added layers including textured ceiling finishes, repaired and repainted the plaster.
- Trim, retained, holes puttied, sanded and repainted. There were some limited areas of stained trim, these were sanded and painted as well to bring back a cohesive finished character within the units.
- Built in cabinetry was retained, holes puttied, sanded and repainted.
- Original, paneled wood doors, knobs and hardware within units was retained, wood elements: holes puttied, sanded, and repainted.
- Replaced shower enclosures and associated plumbing as needed in units and upgraded exhaust fans for bathrooms and kitchens as needed.
- Installed partitions to create bathrooms and closet spaces within units. Converted the former apartment offices to a bedroom and bathroom connected to the adjacent apartment unit.
- Adjusted doorway placement along the hallway to support continued apartment usage, particularly along the north side of the hallway. These were previously shallow studio units. Work connected units to create one bedroom units with enclosed bathrooms and closet storage space. The wainscot and door casings along the hallway were adjusted to match the doorways to maintain the hallway visual character.
- On the second floor only, at the east end, the previous shared bathroom, and three small units were reconfigured as two larger units each with their own bathroom matching the pattern of other units on this floor. The contemporary fixtures and finishes of the shared bathroom and the small northeast unit were removed and the spaces each reconfigured as a bathroom and kitchen area serving the associated living space to the south. All walls clad with gypsum board and painted. Trim within the reconfigured spaces consists of wood base and casings having a simplified profile that is compatible with the original base and casings in the associated living space to the south. Installed new lighting fixtures, wiring, and plumbing to service these spaces.

Third floor

- Refer to the Second Floor above, this was the same scope of work except for items specifically identified as unique to the second floor.
- Studio units along the north side of the hallway were combined to create a mix of studios and one-bedroom apartments.

Signage

- Removed existing commercial signs above the storefronts and the multiple types of contemporary brackets along 4th Avenue W.
- Installed new sign brackets compatible with the building character at a consistent height and rehung existing commercial signs from these brackets.

Building Systems

- Work installed new mechanical, electrical and plumbing systems throughout the building's upper two floors. This replaced all wiring and plumbing systems servicing the apartment units with modern, code compliant systems.
- Installed individual unit electric meters in a single bank at that north setback area for utility access.
- Installed a new fire alarm system for the building.
- Installed new water heaters for the building on the first floor in the mechanical room.

Photographs

The following photographs show before (2019) and after (2020, 2021) completed work. Note that interior apartment photographs were taken as units were completed and nearing completion due to the rapid leasing of the units and needing to complete the photographs before the units were occupied. The interior apartment photographs show typical conditions for all units.