



**MCR SERVICES, INC.**  
MANAGEMENT • CONSTRUCTION • RENOVATION

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### BACKGROUND

Peak 10 Development purchases, develops and leases fine condominiums and commercial properties in Victorian Village and the surrounding areas.

In July 2004, referred by one of our working partners, Peak 10 Development asked us to explore a possible apartment building conversion in Victorian Village to Town Home condominiums. Design, zoning and permitting lasted ten months, laying the groundwork for the careful restoration of the historic brick apartment block, dating from the 1890's.



### TEAM

Shawn McAllister Architect, Inc.  
Claire Fisher-Brofford  
2Reveal, LLC  
Deb's Cleaning  
Affordable Hauling & Demolition  
Oxley Concrete Contractor, Inc.  
Village Millwork  
Emtech  
Khempeco Building Supply Co., Inc.  
Gale Insulation  
Lang Stone Company  
Porter Drywall, Inc.  
Focus Floors, LLC  
Holt Mechanical  
Uni-Fab Heating & Cooling  
MJB Electric Service, Inc.

### CHALLENGES

#### No Substitutes for Superior Handicraft

The project required extensive custom carpentry and restoration of the hardwood floors. The work on site lasted a year and demanded continuous attention to detail:

- ⊙ Restored plasterwork and hardwood flooring
- ⊙ "Creative" construction solutions
- ⊙ Instant Value Engineering ideas
- ⊙ Continuing revisions due to on-site discoveries—and opportunities
- ⊙ Master Carpenter put in charge of project to ensure quality craftsmanship throughout

### FEATURES

#### Classic Original and Recreated Victorian Architectural Details

- ⊙ 2,367 average square foot Town Homes, 9 units total
- ⊙ Full, finished Basements with new concrete floors
- ⊙ Attic Storage / Living Spaces
- ⊙ Classic, restored Victorian architectural details plus original oak fireplace mantels (three or four per unit)
- ⊙ Original stained glass windows
- ⊙ Restored brick and stone exterior, with slate roofs and copper gutters & downspouts
- ⊙ Completely new kitchens and 2 baths per unit
- ⊙ New plumbing, wiring and HVAC systems

### RESULT

#### Fine Craftsmanship; Fine Results

The teamwork and cooperation of all parties was the real cornerstone of success on Victorian Quarters.

The restoration of all the fine details and basic repairs gives the "new" Town Homes their unique charm. Updating and replacing the electrical and mechanical systems—plus all new kitchens and baths—gives these homes a new lease on life for their 2nd century.

Restoring these fine buildings was a real "delight" during 2005 & 2006.



**VICTORIAN QUARTERS**  
**NEIL & TAPPAN TOWNHOMES**  
1055 ( APTS A – H ) & 1057 NEIL AVENUE  
COLUMBUS, OH 43201-3441

**PROJECT**  
**PROFILE**  
**# 2004.148**