

## Historic Preservation Work Detail

For work on historic properties, using the categories Exterior and Interior Public Spaces, indicate – in priority order – the existing conditions (keyed to photos) and proposed work; see below sample.

### CONSTRUCTION

#### Existing Conditions

**Slate Roof** : Loose, cracked a/o missing slates in some areas, active leaks in valleys and at chimneys, gutters and downspouts detached, damaged from ice, or missing altogether. [See photos 1-10])

**Foundation**: west foundation wall shifted out of alignment, with sill plate unsupported for 10 linear feet. [See photos 11-15]

**Masonry repairs**: loose mortar a/o open joints on walls, chimneys and porch piers; deteriorated stone window sills and lintels; and graffiti on rear elevation. [See photos 16-25]

**Carpentry repairs**: deteriorated a/o missing primary window sash, exterior doors and associated trim. [See photos 26-40]

**Painting**: Existing conditions: no or peeling paint on all exterior wood trim and doors, as well as primary sash. [See photos 41-50]

#### Proposed Work

Reattach loose slates, replace missing a/o cracked pieces with slate to match existing, install new copper flashings at all valleys and other roof penetrations, install new half-round copper gutters and downspouts to match existing.

jack west wall and temporarily support to allow dismantling of deteriorated foundation and re-building with salvaged stone and new stone to match; treat sill for moisture and mildew damage; re-point entire west foundation wall.

rake out joints and re-point with mortar to match existing; use consolidants/epoxies to repair damaged stone features; and remove spray paint graphics with masonry cleaners.

repair sash, doors and trim by treating for mold/mildew, splicing in new wood to match, a/o replacing in kind where too deteriorated for repair; and replacing missing features with new to match in design, material and dimensions.

prep all wood features by hand-scraping and sanding, treat with 1 coat primer, and finish with 2 coats paint.