

Historic Preservation Work Detail (Planning, Construction, Sectarian)

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.

PLANNING

Existing Conditions	Proposed Work
Drawings: There are no existing drawings of the building, and signed and sealed drawings are required for planned construction.	Measured drawings of the existing building will be prepared. They will serve as the basis for construction documents to be prepared by a registered architect.
Historic Structure Report: Very little is known of the history of construction and alterations/additions to the house over its 185-year history	An architectural historian and restoration architect will prepare a Historic Structures Report to document the history, record existing conditions and make recommendations for priority work.

CONSTRUCTION

Existing Conditions	Proposed Work
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]	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.
Foundation: west foundation wall shifted out of alignment, with sill plate unsupported for 10 linear feet. [See photos 11-15]	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.
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]	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.
Carpentry repairs: deteriorated a/o missing primary window sash, exterior doors and associated trim. [See photos 26-40]	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.
Painting: Existing conditions: no or peeling paint on all exterior wood trim and doors, as well as primary sash. [See photos 41-50]	Rep all wood features by hand-scraping and sanding, treat with 1 coat primer, and finish with 2 coats paint.

SECTARIAN

In addition, for projects on sectarian properties (defined as properties used for worship or owned by sectarian organizations such as rectories, convents, cemeteries, synagogues, residences, schools), grant assistance can fund only costs necessary for the historically accurate restoration to restore and preserve the historic integrity of the historic property, and only to the extent that those costs exceed the cost of basic rehabilitation (information and instructions on how to structure/present a sectarian project can be found at <https://parks.ny.gov/grants/consolidated-funding-app.aspx>); therefore, the applicant must provide a comparison between Basic Repair and True Restoration as part of the Proposed Work narrative; see below sample.

Existing Conditions

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

Masonry: Loose mortar a/o open joints on walls, chimneys and porch piers; [See photos 16-25]

Wood Windows: Six existing double-hung wood windows are painted shut and do not open. [See photos 16-25]

Proposed Work

Basic Repair: Remove deteriorated slate roof. Install 3-tab asphalt shingle roofing using “slate blend”, install factory-finish aluminum flashing, K-gutter and downspouts.

True Restoration: Remove deteriorated slate roof. Install new slate to match pattern and color of existing (unfading green and unfading red). Install lead-coated copper flashing, half-round gutters and 5” dia. Downspouts

Basic Repair: Deteriorated mortar will be cut out with a saw and masonry joints will be filled with an off-the-shelf redi-mix mortar.

True Restoration: Perform mortar analysis to formulate an historically appropriate mortar mix. Remove deteriorated mortar with hand tools and/or small pneumatic chisels. Repoint joints using approved mortar mix in 3/8” lifts, letting mortar set to leather hard before applying subsequent layers of mortar. Strike final mortar layer to match historic profile of mortar joints, 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.

Basic Repair: They will be left this way and not made operable.

True Restoration: Restore operation of six wood windows by stripping paint from sash and window jambs, removing dried glazing putty and applying new putty, priming and painting sash and frame, replacing broken sash cords and applying graphite lubricant to sash pulleys.
