

804 Baylor - Schmedes House

Certificate of Appropriateness

SCOPE OF WORK

June 15, 2015

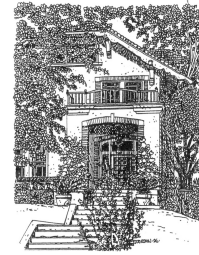


Illustration by Ed Jordan, 1996

Restoration Scope

Restore the windows, doors, masonry, metal railings, and wood detailing completely. Repair and modify the roof as needed. Improve drainage and waterproof the basement foundation. Paint the exterior.

Concrete flatwork to include:

- Existing historic flatwork and stairs at the front lawn to remain
- Existing historic flatwork at curb of alley entry to remain ¹
- Existing flatwork at south and west sides of house to be replaced as needed for basement waterproofing and subgrade drainage work to occur — new flatwork to be in character with original to the extent feasible

Masonry restoration to include:

- replace Cordova Cream limestone to match original color where deteriorated beyond repair
- repoint brick where needed (very limited) to match original color, composition, texture & tooling
- repair/reconstruct chimney as needed to allow for modifications to dormers
- patch and repair masonry at west elevation with salvaged brick for smooth transition to new addition

Roof scope to include:

- removal and salvage of existing Medco flat interlocking clay tile field with Ludowici tile ridge caps
- repair limited areas of damage at roof deck
- raise and reconstruct dormers to align with main ridge to allow for improved functionality of third floor space ²
- install new self-adhering underlayment
- reinstall tile roof, using supplemental tile from garage if needed to replace broken tile ³
- replace existing flat seam roof at third floor terrace with new per recommendation of roofing consultant

Drainage and waterproofing to include:

- replace existing, severely damaged and undersized formed copper gutters and downspouts to handle actual roof capacity, matching in all other aspects of character
- replace existing collapsed clay tile subgrade drain system with new 6" pvc subgrade drains
- positive or negative side basement waterproofing to be determined in consultation with waterproofing consultant
- discrete enlargement of drainage outlets at front terrace to improve drainage

Wood restoration to include:

- repair or replacement in kind of existing window boxes
- installation of new concealed flashings at wood roof brackets to protect wood

Window and door repairs to include:

- epoxy repairs and Dutchman patches where needed (very limited)
- replacement of window sills where beyond repair (very limited)
- replacement of deteriorated glazing compound
- protection of all original glass, replacing glass in kind to match where broken

¹ Section stamped "Wallace R. Miller - 1923 - We Pave The Way."

² The Castle Hill LHD Design Standards state "Consider creation of useable space by finishing out an existing attic, including the addition of dormers on a side roof that is set back from the front of the building by at least 15' or 1/3 of the building depth."
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³ If salvage from garage is needed to supplement the main roof tile, then we will replace roof tile on the garage in its entirety to match original character under a separate permit.

- repair or replacement in kind of existing weatherstripping
- restoration of all original hardware
- restoring functionality to all windows in the sun room and at least one sash in every other room.
- installation of clear window film where needed for improved thermal performance and protection of interior features and finishes
- addition of a new window at the rear south side of the house for the new bathroom, possibly visible from the alley
- modifying window openings at the rear, north side to accommodate new uses inside, as noted on the drawings; none will be visible from the street
- reuse of existing windows when the north dormer is raised, maintaining the relationship between the windows and roof detailing

Third floor terrace scope to include:

- installation of new non-reflective glass guard rails behind parapet
- conversion of one window into a door, salvaging existing sash and adding a new solid panel at the base
- maintaining the relationship between the windows and roofline by raising the entire assembly to align with roof ridge
- replacing existing, non-original cast concrete balusters at third floor terrace to match original design in limestone as documented through historic photographs and a remnant of the original balustrade
- replacing stucco finish with new to match existing character

Painting to include:

- surface prep of metal railings to remove corrosion and apply rust inhibitive primer
- prep, prime and paint all metal, wood, and stucco with new 100% acrylic paint finish; colors to match or be in character with original design, to be approved by the CHPO

Rear Addition

The new addition on the west/rear of the house will replace an earlier, small, one-story mud room. It is a modestly sized, two story addition, and is set back from the corners of the original house to fit within the roof brackets and avoid damage to the distinctive third floor attic windows. It is compliant with the Castle Hill Local Historic District Design Standards and the Secretary of the Interior's Standards for Rehabilitation.

The design takes cues from the original house in form, massing, and character. Our intent is to find matching brick and limestone for the walls and use new wood sash windows and wood framed doors that respond to the original design. The addition will not be visible from Baylor Street.

There will be a new dormer at the rear north corner of the main house to enclose a new attic stair. Detailing will be in character with the original house.⁴

Design Team:

William Hablinski, Architect
 Charlotte Grant, Consulting Architect
 Tere O'Connell, Historical Architect
 Jeff Smith, Structural Engineer
 Joe Pinnelli, Contractor
 Kim Collins, Owner's Representative

Please let me know if you have any questions or concerns about the project.

Best Regards,



Tere O'Connell, AIA, LEED AP

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DRAFT FOR APPROVAL