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A R C H I T E C T

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24 July 1995

Robert Kalkbrenner
Housing & Economic Development Specialist
City of San Mateo Community Development Department
330 W. 20th Avenue
San Mateo, California 94403-1388

Regarding: 353 N. Claremont Street

Dear Rob,

The purpose of this letter is to outline to you the issues involved with the repair and rehabilitation of the house located at 353 N. Claremont Street in San Mateo. It is my opinion that the following scope of work meets the Secretary of the Interior's Standards for Rehabilitation and presents no adverse affect on the historic property, so long as work is carried out in accordance with the outlined scope. Enclosed are photographs which will help to illustrate the proposed work.

Background

The one story wood-framed Queen Anne Victorian residence was constructed around 1895. It has been determined to be eligible for listing in the National Register of Historic Places; this status mandates the use of the State Historical Building Code (SHBC), and requires Section 106 Review by the State Historic Preservation Office (SHPO) if federal funds are involved. Projects which are determined by the SHPO to have an adverse affect may jeopardize the building's National Register eligibility.

SCOPE OF WORK:

Front Porch

1. Remove existing rotted wood decking and replace with new tongue and groove decking to match in material and dimension.

2. Remove rotted risers and treads and replace in kind. Notches in existing treads indicate that the original steps have been replaced. New treads and risers should be detailed to relate to the angle of the bottom rail so that the new treads do not need to be notched.

3. Scrape, sand, prep, and repaint existing original stair railings. Repair or replace only those portions which are rotted. At the bottom of the railing where fretwork details are missing, reconstruct new wood detailing, based on the pattern and rhythm of similar rail fretwork.

4. The existing newel posts appear to be original, but have been modified at the bottom, and a steel angle has been attached to one side. Remove the steel angle, and patch and repair all holes. Remove the newer portion of bottom posts and reconstruct new sections which provide a snug joint with the original newel posts. Provide an epoxied dowel connection if necessary for structural support.

Rear Porch

5. The entire rear porch and deck is a later addition to the original structure. Remove existing rotted deck and reconstruct a new wooden deck and stairs. New construction will be unroofed and compatible with the historic character of the house.

Doors

6. Install clear glass in missing panel of original front door. Repair and reinstall existing non-original screen door.

7. Remove existing non-original rear door and install a new door of simple design.

Windows

8. Remove aluminum sash from the larger of the side window openings. Install new operable 1/1 wood sash of a profile to match existing original sash. Leave existing trim in place. (It is my opinion that a pair of windows were originally located in the center of this wall, and were replaced with the existing configuration at a much later date.)

Electrical

9. Remove non-operable electrical panels from front porch wall. Make necessary repairs to existing wood siding.

Drainage

10. Existing drainage at the south side of the house currently drains toward the wood-finished wall. This is an undesirable situation which should be alleviated. My suggestion is to regrade the unpaved drive-way to allow for drainage away from

the house rather than toward it. The installation of a French drain under a gravel base would also be very beneficial. A complete survey of the perimeter of the house should be conducted and poor drainage areas reworked for positive drainage away from the residence.

Ventilation

11. Install flush-mounted soffit vents as needed to provide positive attic ventilation. Vents should be wooden inserts, painted to match the soffit.

Chimney

12. Reconstruct the chimney which was removed to the roofline after the Loma Prieta earthquake of 1989. Based upon a conversation with the SHPO, it was determined that the chimney can be constructed with a brick veneer of simulated old brick over a code-compliant chimney structure. Interior work shall not damage any existing significant finishes.

If you have any questions regarding my comments, or need further clarification, please do not hesitate to contact me. Thank you for allowing me the opportunity to provide suggestions for this project.

Sincerely,

H Ruth Todd, AIA
Restoration Architect

enclosure: Photographs



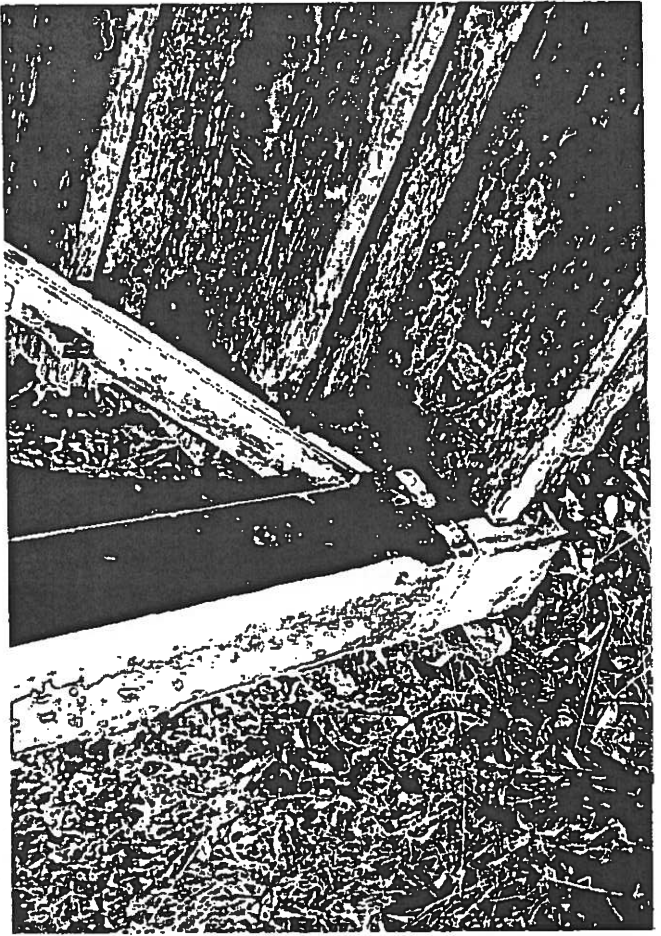
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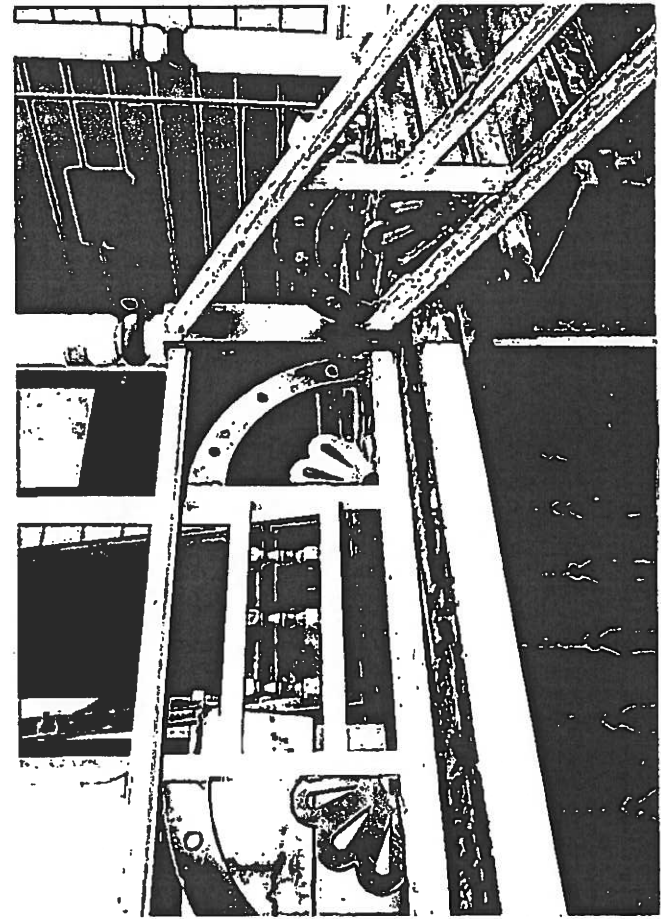
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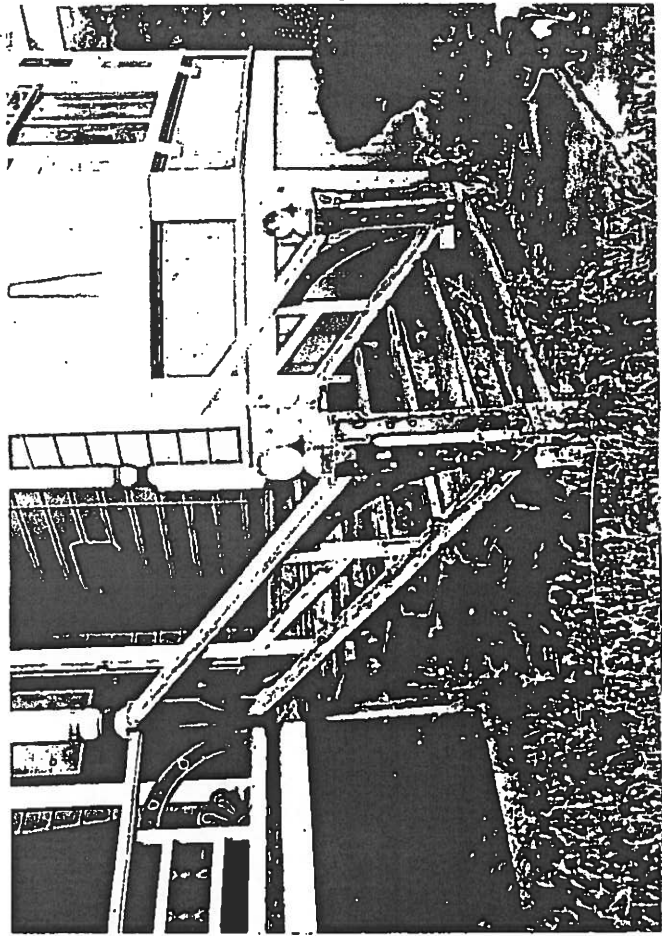
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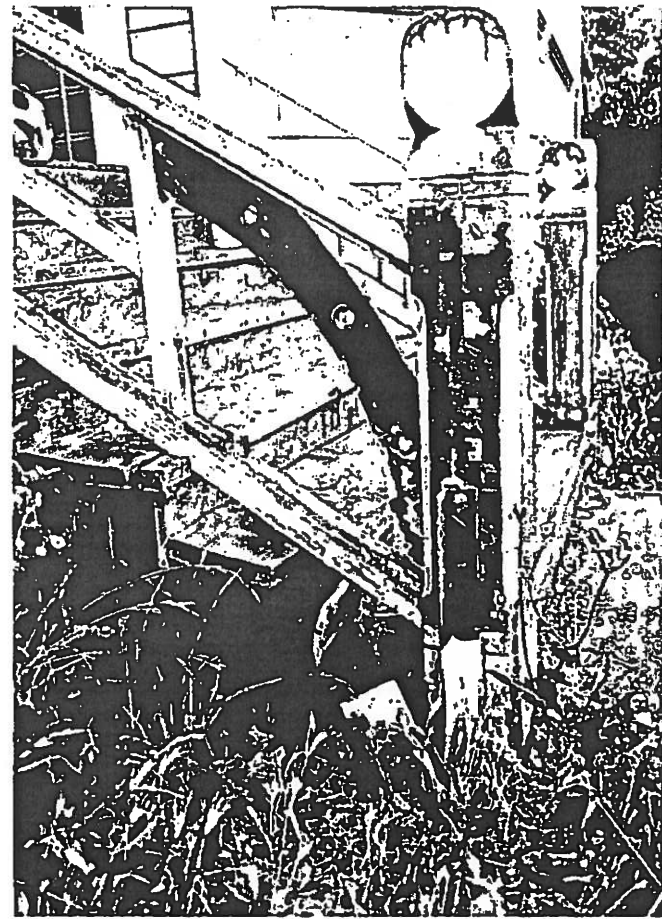
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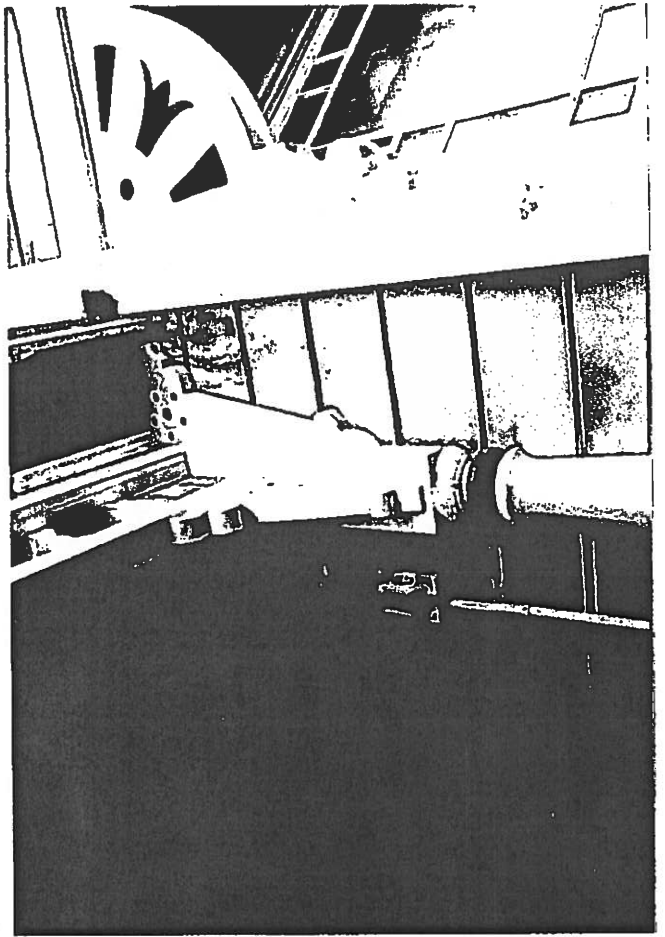
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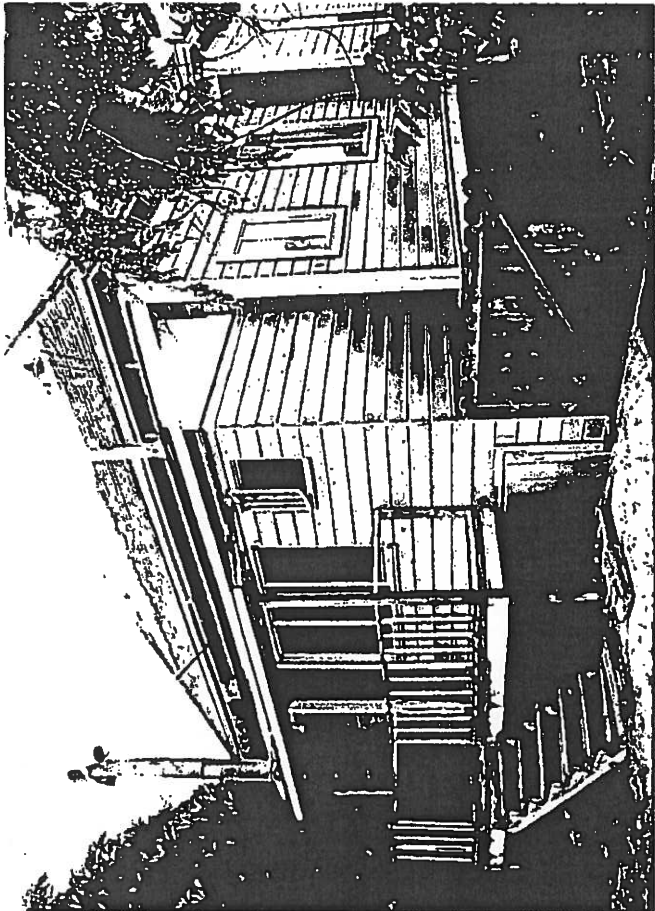
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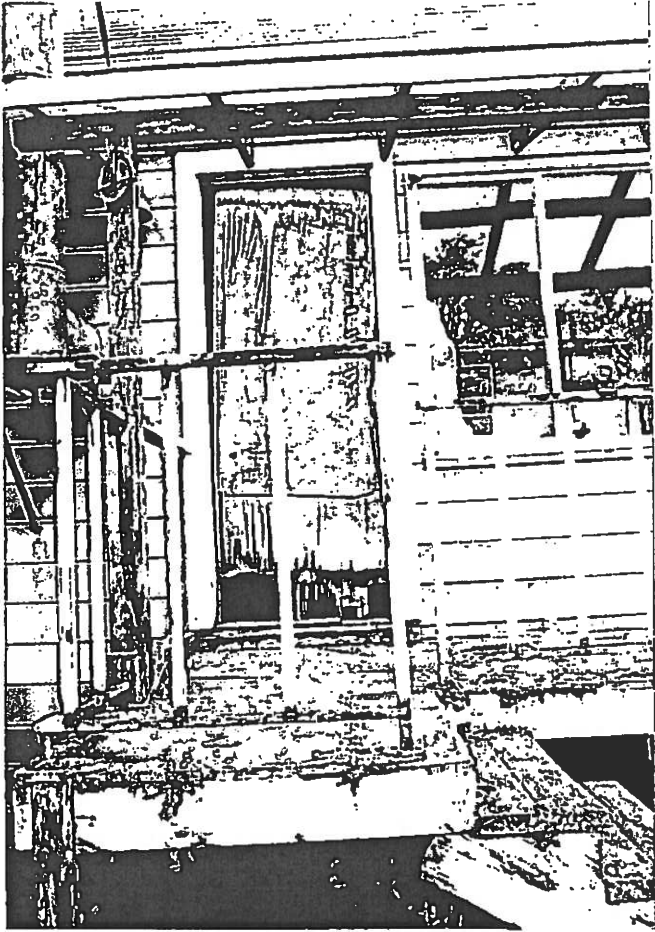
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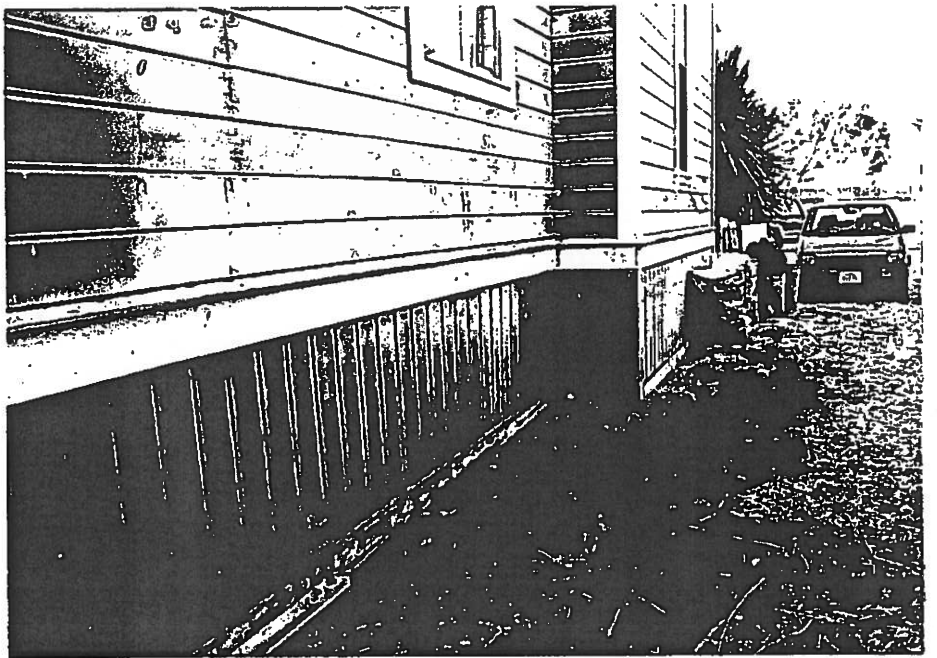
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