

# 353 N. Claremont Street – list of 26 possible projects

October 1, 2013

## Overview

This is a blue-sky wish-list of projects that we would like to do to preserve and restore the Vollers House. The house is historic, and the proposed work would need to be done in keeping with the Secretary of the Interior's Standards for Treatment of Historic Properties.

The list is roughly in order of priority, with more important projects at the top and less important ones later. We should have enough money to start on the first few projects this year. We can continue with the later projects over the next few years, as money permits. We expect that by mid-2014 we will have a better idea of our long term budget, once we find out what funding will result from our Mills Act Contract with the city.

## Project 1 – Restoration Advice from Qualified Architectural Historians

Hire a qualified architectural & historic resources firm to inspect the Vollers House and write a report.

- identify the architectural details that are original and should be preserved
- advise about how best to preserve and restore original architectural details
- in places where original architectural details have been modified or removed, speculate as to what the original work might have looked like
- advise about how best to remove non-original elements (such as fixtures, doors, and hardware) and replace them with period appropriate elements (antiques salvaged from other homes, where possible; quality reproductions if antiques are not available)

## Project 2 – Seismic Retrofitting in Crawlspace

Add reinforcements under the house to help prevent damage during an earthquake.

- add plywood shearing to the interior knee wall at the original back wall of the house, as recommended in a March 2010 inspection report
- add plywood shearing to cripple wall construction, as recommended in a March 2010 inspection report
- add strapping to secure incoming water line to framing
- repair or replace support posts so that all posts are toe nailed to girders and are firmly seated on concrete pier blocks with poured concrete footings

### Project 3 – Seismic Retrofitting of Roof

Hire a qualified seismic retrofitting firm to add reinforcements in the attic to help prevent the collapse of the roof during an earthquake.



*Attic rafters*

### Project 4 – Installation of Fire Sprinkler System

Install a residential fire sprinkler system, using a dry-pipe system or pre-action system if recommended to minimize risk of water leak damage. Provide sprinklers for the unfinished attic space (1,000 square feet) and the front porch, in addition to all 10 rooms downstairs (1,200 square feet).

## Project 5 – Reproduction of Bedroom Windows

In the back bedroom, replace the existing non-original window with a pair of custom built new windows that are designed to match the original window pair in the dining room and the window pair in the front bedroom. The new windows will need custom moldings milled to match the original window moldings.



*Non-original bedroom window*



*Original windows to be copied*



*Original windows, exterior*

## Project 6 – Installation of Picture Rails

Install wooden picture rails in the two bedrooms to match the original picture rails in living room and dining room, and re-paint the walls above picture rails to match the ceiling paint color.



*Living room picture rail*

### Project 7 – Restoration of Dining Room Built-In

Clean and re-varnish the cupboard latch hardware and the 6 antique “bin pull” handles that we believe are original to the house, and install them on the dining room built-in drawers and cupboards.



*Dining room cupboard*



*Bin pull handles, believed to be original*



*Cupboard latch, believed to be original*

### Project 8 – Repair of Front Porch Railing Woodwork

Make and install a new wood ornament to match the other “3-petal flower” pieces in the porch railing.



*Porch railing with an original 3-petal flower on the left, but missing flower on the right*

### Project 9 – Repair of Exterior Window Casing on Front Bedroom Window

Make and install a bit of custom woodwork to replace the missing piece of wood in the drip cap or head casing assembly of the front bedroom window frame.



*Bedroom window frame, with missing piece at top left*

### Project 10 – Repair of Attic Windows

Make repairs to the windows and window frames in the two attic dormers.



*Dormer windows in attic*

### Project 11 – Restoration of Original Windows

Make necessary repairs to restore the original windows to operable condition.

- install antique window locks (which we have) on eight original windows
- repair broken counter balance sash cords and re-hang eight original windows



*Eastlake-style window locks and sash pulls, believed to be original*

## Project 12 – Restoration of Original Doors

Make necessary repairs on nine of the ten original doors in the front part of the house.

- living room door – repair hole in door; remove modern box keep and repair hole in door jamb; replace missing screws in trim plates
- office door – repair hole in door; remove box keep and repair hole in door jamb; install antique door knob, trim plates, mortise box, and box keep
- bedroom door – repair hole in door; remove modern box keep and repair hole in door jamb; install antique door knob, trim plates, mortise box, and box keep
- front door – replace doorknob and deadbolt with antique doorknob and lock
- pocket door – fix pocket door so that it slides smoothly; replace missing screws on handles
- dining room closet door – replace missing screws in trim plates; fix door knobs so they don't wobble; strip paint from box keep and apply a clear protective lacquer
- office closet door – strip paint from antique trim plates and box keep, and apply a clear protective lacquer; replace missing screws
- bedroom closet door – replace modern hinges with antique hinges; replace missing screws
- kitchen door – replace missing screws; fix door knobs so they don't wobble
- all eight doors in front part of house (not including the two pocket doors) – strip paint from antique hinges and apply a clear protective lacquer; replace missing screws; fix hinge pins so that finials correctly rest flush; oil hinges so they don't squeak



*One of the doors to be repaired*



*Another door to be repaired*



*Eastlake-style replacement parts*



*Hinge to be replaced*



*Eastlake-style replacement hinges*



*Hardware on the front door*



*Trim plate with two keyholes, for front door*



*Eastlake hinge to be restored*



*Strike plate to be replaced*



*Eastlake-style replacement strike plates*

### Project 13 – Refurbishing of Matching Doors

In the back section of the house, remove the five non-original doors and replace them with antique Eastlake-style doors – the five doors are: back door, bathroom door, half-bath door, attic door, closet door.

- find and purchase one more antique Eastlake-style door to complete the set we've already collected
- strip and refurbish the antique doors
- replace a broken pane of glass in one exterior door
- rebuild the door frames and potentially trim the doors to fit
- find and purchase additional antique Eastlake-style hardware (hinges, mortise boxes, etc.) to complete the set we've already collected
- install antique hinges, knobs, mortise boxes, etc.



*Existing back door to be replaced*



*Replacement back door to be refurbished*



*Two of the four interior doors to be replaced*



*Two of the four replacement doors to be refurbished*

## Project 14 – Replacement of 1959 Steel Frame Windows

In the back part of the house, where the original windows were lost in the 1959 remodeling, remove the five existing steel frame casement windows and replace them with new double hung windows designed to match the original windows in the front of the house.

- the new windows should be wood and/or fiberglass
- the new windows need custom woodwork to match the woodwork on the windows in the front half of the house, both for the moldings on the indoor side and the woodwork details on the outside of the house
- at least 2 of the 5 new windows should be larger than the window that they are replacing, so the window openings in the walls will need to be expanded
- the new bathroom window should be the same size and style as the southeast window in the front bedroom
- the new window at the kitchen sink should be both taller and wider, which will require moving the existing electrical outlet and removing the wall cabinet to the left of the sink



*This photo shows three of the steel frame casement windows on the rear addition, as well as one more on the side of the house (nearest the back), in contrast to the original wooden window shown at the far right*

## Project 15 – Installation of Period-Appropriate Hanging Chandeliers

Replace five light fixtures in the front rooms of the house with 1890s light fixtures. None of the five rooms in the front of the house still have their original light fixtures, although the parlor and dining room each still have the original plaster ceiling medallion from which a chandelier would have hung. The dining room currently has a “library chandelier” fixture which may have been original to the house, although it would have been in a bedroom.

- find and purchase four antique kerosene chandeliers that have been converted for electric light (or that can be converted for light), and one wall sconce fixture
- living room – replace existing ceiling light with antique chandelier
- dining room – replace existing “library chandelier” with larger antique chandelier
- front bedroom – replace existing ceiling light with the “library chandelier” from the dining room; replace existing wall sconce fixture with reproduction wall sconce
- back bedroom – replace existing ceiling light with an antique chandelier
- front hall – replace existing ceiling light with an antique chandelier



*The kerosene "library chandelier" currently in the dining room, which may be original to the house but would have been in a bedroom*



*The existing contemporary living room fixture to be replaced*



*An example of a kerosene fixture that might be appropriate for the living room or dining room*

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## Project 16 – Installation of Period-Appropriate Ceiling-Mounted Light Fixtures

Replace seven modern light fixtures in the back of the house with reproduction light fixtures that are more period-appropriate.

- kitchen – replace two existing ceiling lights with appropriate reproduction fixture
- bath – replace existing ceiling light with appropriate reproduction fixture; replace existing wall light with appropriate reproduction fixture
- half-bath – replace existing ceiling light with appropriate reproduction fixture
- back hall – replace existing ceiling light with appropriate reproduction fixture
- laundry room – replace existing ceiling light with appropriate reproduction fixture

## Project 17 – Restoration of Kitchen Fireplace

Search for remnants of an original kitchen fireplace that may be entombed behind the drywall. If possible, restore or rebuild the original fireplace, or if necessary investigate the feasibility of building a reproduction.



*We believe there may be remnants of the original kitchen fireplace behind this wall*

### Project 18 – Installation of Beadboard and Woodwork trim

Install period beadboard siding throughout the kitchen and back half of the house, running from the baseboards up to a mid-wall height. Consider replacing the 1959 baseboards with taller period-appropriate baseboards. Work to include cap rail above beadboard, as well as other woodwork detailing as appropriate.

### Project 19 – Restoration of Kitchen Floor

Investigate the practicality of removing the existing modern ceramic floor tiles in the kitchen and back part of the house, and restoring the original wood floor underneath. If restoring the wood floor is not feasible or would not be historically appropriate, then replace the existing modern ceramic floor with period-appropriate ceramic floor tiles.



*Ceramic floor tiles in the kitchen and back rooms*



*Original wood floor*

### Project 20 – Installation of Reproduction Light Switches

Clean replace the 15 existing plastic light switches in the house with reproduction light switches in the early-1900s push-button style.



*Existing contemporary plastic light switch*



*Early 1900s push-button light switches*

## Project 21 – Installation of Downspout Conductor Boxes

Purchase and install two new conductor boxes for the two downspouts on the southeast side of the house, to match the existing conductor box on the north corner of the house.



*Conductor box on north corner downspout*



*East corner downspout without conductor box*

## Project 22 – Harmonization of Back Porch

Bring the non-original back porch into better architectural harmony with the rest of the house by making cosmetic alterations that mirror the design elements of the original front porch.

- replace the porch railing's existing simple vertical balusters ("pickets") with something more ornate (such as balusters that were turned on a lathe)
- add siding ("skirting") under the porch that matches the siding under the front porch



*Back porch, with contemporary woodwork*



*Front porch, with original woodwork*

### Project 23 – Harmonization of Rear Addition

Bring the non-original addition at the back of the house into better architectural harmony with the rest of the house by making cosmetic alterations that mirror the design elements of the original house.

- replace the 1-inch wide vertical wood trim at the corners of the addition with new 6-inch trim, to match the width of the trim on the original house
- add an 8-inch tall horizontal band of wood trim around the addition at a height of 4' above ground level, along with a sloped flange board, to match the of band of wood trim and flange around the original house



*We believe the original back porch was enclosed in 1959 to create the rear addition*

### Project 24 – Installation of Chimney Siding

In the attic, where the chimney passes from the floor up to the roof, reproduce the appearance of the original chimney by installing a siding of brick veneer to cover the existing exposed drywall of the current chimney.



*Drywall chimney siding*

## Project 25 – Repainting of Exterior

Repaint the whole exterior in a period-appropriate 3-color paint scheme that highlights the ornamental gingerbread woodwork.

- strip accumulated layers of old lead-based paint from all of the decorative gingerbread woodwork on the front porch and the front facade of the house
- patch and re-caulk woodwork as necessary
- clear vegetation as necessary to gain access to the wood siding (“skirting”) that runs under the porch and around the foundation



*Existing 2-color paint scheme*

## Project 26 – Replacement of Roof Shingles

Re-roof the house in such a way as to preserve as much as possible of the original materials and workmanship that support the current layer of modern composition shingles.

- strip off the existing layer of composition shingles, and perhaps the layer of underlying wooden shingles as well
- if necessary, add a new layer of plywood over the original redwood roof boards, or avoid plywood by adding additional redwood roof boards in the interstitial spaces between the original roof boards
- install a new layer of composition shingles



*Aging composition shingles*