



## VI. COST ESTIMATE

### **PRIORITIZED LIST OF RECOMMENDATIONS AND COST ESTIMATE**

#### **Introduction**

Due to the nature of the scope of work required to maintain and restore Pleasant Home, the work has been divided into two categories. The first category – Life Safety & Maintenance – includes the minimal work required to ensure the safety of the occupants and visitors and to stabilize the building. The second category – Restoration – is divided into two phases to accommodate programmatic requirements. The first phase includes critical roof repairs that are currently in the bidding phase of construction, critical repairs necessitated by deterioration of the building, incorporation of new support systems, and introduction of Pleasant Home Foundation staff offices on the third floor. This is followed by restoration of visible first floor spaces, as deemed necessary for improved public perception. Phase II is largely composed of large-scale restoration items that will have a greater impact on the use and interpretation of the house. The enlarged opening between the Drawing and Dining Rooms is considered crucial to the ability to rent Pleasant Home, thereby contributing to the funding necessary for the restoration. Hence the restoration of these two rooms is scheduled as the final project.

All of the scope of work items are listed in descending order of priority within the following cost estimate. A complete breakdown of these scope items is included in the pages following the estimate. See the **Restoration Plans** for specific locations of work shown.

1. All of the work items require professional design expertise and active involvement of the same.
2. All work will need to be approved by the Illinois Historic Preservation Agency, the Oak Park Historic Preservation Agency, the Park District of Oak Park, Pleasant Home Foundation, and any applicable grant-funding organizations.
3. Electrical and plumbing upgrades will be concurrent with restoration items.
4. A cost escalation of 3-5% should be added for each year that passes before the work is performed.
5. This estimate has been prepared at what are reasonably believed to be current levels and on a competitive bidding process to at least six (6) general contractors. Cost estimates cannot anticipate the climate within which bidding and construction will occur, and hence cannot be guaranteed.

#### **Life Safety & Maintenance Work Items**

The Pleasant Home Foundation and the Park District of Oak Park are encouraged to continue, and supplement, their regular maintenance programs and to monitor all conditions noted in this report, and any others that may arise over time. The systems not noted below should be maintained in current condition. Modifications are not necessary, unless dictated by the restoration plan. Restoration scope items have typically not been listed below; the following items are those that require immediate attention in order to maintain the building and to prevent further deterioration. The following scope of work items is listed in order of priority. Note that art glass, furnishings, window treatment, floor coverings (carpeting), and landscaping are not included.

The following is listed in descending order of priority within each of the two categories defined above. This scope of work might need to be broken down into smaller bundles, depending upon construction costs and availability of funding.

Life Safety & Maintenance:

Construction  
Cost  
Estimate\*

Overall  
Priority  
Rating

1. Repoint limestone on building, seal joints, and reset 4 stone bases between two front porches.	31,150	8
2. Remove gypsum board of, and rebuild, Boiler Room enclosure. Provide fire damper and repair leak in piping. (Excessive mold problem)	4,950	4
3. Repair asphalt shingles of hipped roof.	1,450	6
4. Repair chimneys (stone cladding reinstallation).	49,525	14
5. Reseal flashing at 4 areas. Reflash at #209 bay roof. Reflash north cheek wall of east dormer and adjacent gutter lining: Prepare, consolidate, and repair cornice, wood parapet panel, soffit, and frieze below.	15,225	5
6. Sun Porch ceiling repair, stripping down to sandfloat, & refinishing.	7,525	10
7. Porte Cochere ceiling – scrape and repaint.	2,175	10
8. Repair brick: Seal joint between 204 and 206; temporary Tuff-Kote repair at east elevation (with further investigation of removal methods and repair required, and of original wall treatment).	9,875	7
9. Abate asbestos in crawlspaces. This requires comprehensive testing before design by environmental consultant.	77,950	16
10. Temporary repair: Shore up framing at north end of Front Porch. Replace framing at Drawing Room hearth, consolidate 209 hearth, and repoint interior foundation walls.	25,175	17
11. Repair & paint steel fence and stone wall.	259,050	12
12. Windows: Full repair, and replace sealant at masonry openings.	230,850	15
13. Upgrade fire alarm system.	87,000	18
14. Install sprinkler system (and new water service).	195,750	19
15. Remove Tuff-Kote (if determined to be feasible in item #8 above), repair brick wall (both sides), repair sill plates and rafters at bearing.	84,325	13
16. Repair 2 <sup>nd</sup> floor cornice and frieze at north elevation.	49,300	20
17. Repair and repaint exterior wood (painting should be performed on regular basis). Consolidate, apply water repellent preservative, and paint with high quality paint system.	61,500	21
18. Provide perimeter drain tile system, clay Bentonite panels at exterior walls, and sump pump.	135,075	40
19. Remediate lead from soil surrounding house. This requires comprehensive testing before design by environmental consultant.	69,450	51
<b>TOTAL CONSTRUCTION COST ESTIMATE</b>	<b>\$ 1,397,300</b>	
<b>Estimated Professional Fees (10% of estimated construction cost)**</b>	<b>\$ 139,730</b>	

\*Including general conditions, overhead & profit, and contingencies for estimating and construction.

\*\*Dependent upon work packaging, phasing, and scope.

Restoration - Phase I:

Construction  
Cost  
Estimate\*

Overall  
Priority  
Rating



1. Restore Kitchen Porch roof and gutters. Install drain in front replica urn.***	43,500	1
2. Restore Library roof.***	22,125	2
3. Repair structure of main roof.***	37,700	3
4. Monitor temperature & humidity throughout house (permanent installation).	7,250	9
5. Restore Summer Dining Porch (off-limits until then).	130,800	11
6. Restore Site: Reset shifted planter curbs, repoint stone curbs, clean stone walls of fence, replace concrete wall with stone, build up adj. soil embankment.	131,350	22
7. Install new HVAC system (can only occur after abatement of asbestos in basement), including gas hook-up to all fireplaces.	256,650	23
8. New security system with monitoring to central municipal location.	26,100	24
9. Upgrade electrical system, including replication of light fixtures and rewiring of existing original fixtures.	322,625	25
10. Restore third floor (to allow staff to relocate here), including provision of 2 <sup>nd</sup> exit stair in Bathroom #210.	374,050	26
11. Restore first floor Hall Closet, modifying into accessible toilet room.	35,000	27
12. Restore Kitchen, Pantry, & Store Room	71,000	28
13. Restore Entry Hall & Vestibule	92,100	29
14. Restore Reception Room	31,250	30
15. Restore Music Room	25,675	31
16. Complete the Library Restoration	21,875	32
<b>TOTAL CONSTRUCTION COST ESTIMATE</b>	<b>\$ 1,629,050</b>	
Estimated Professional Fees (10% of estimated construction cost)**	<b>\$ 162,900</b>	

\*Including general conditions, overhead & profit, and contingencies for estimating and construction.

\*\*Dependent upon work packaging, phasing, and scope.

\*\*\*Included in current bid package, with bids due September 17, 2002.

General Note: Art glass, furnishings, window treatment, floor coverings (carpeting), and landscaping are not included in the construction cost estimates.

Restoration - Phase II:

Construction  
Cost  
Estimate\*

Overall  
Priority  
Rating

1. Restore clay tile roofing (by 2010)	212,000	33
2. Reline chimney flues	58,000	34
3. Restore exterior finish carpentry	6,400	35
4. Reconstruct porthole window at east elevation of Billiard Room	5,325	36
5. Restore Second Floor, except for Sleeping Porch	264,500	37
6. Restore Sleeping Porch	97,200	38
7. Rejuvenate hardware (entire house)	49,300	39
8. Upgrade plumbing, 2 <sup>nd</sup> floor	39,150	41
9. Restore Sun Porch, including flooring and structure below.	80,330	42
10. Restore Front Porch, including and support structure below. Should be coincident with replacement of front entry steps and restoration of Sun Porch. Replicate sandfloat plaster ceiling.	214,200	43
11. Restore entry steps (replace with limestone in original locations)	37,400	44
12. Restore Front Porch roof platform (panels and urns)	6,950	45
13. Remodel basement.	174,875	46
14. Restore Drawing Room, including removal of south landing entry:	0	47
a. Exterior-related work	42,750	
b. Fireplace modifications	18,825	
c. Decreased opening to Dining Room	25,290	
d. Finishes	115,750	
15. Restore Dining Room & Dais	91,750	48
16. Replace membrane roofing and sheathing.	22,175	49
17. Provide sheet metal roofing at Front Porch and Porte Cochere	82,200	50
18. Restore limestone – clean all on house, and repair a few patches.	16,250	51
<b>TOTAL CONSTRUCTION COST ESTIMATE</b>	<b>\$ 1,660,620</b>	
<b>Estimated Professional Fees (10% of estimated construction cost)**</b>	<b>\$ 166,100</b>	

\*Including general conditions, overhead & profit, and contingencies for estimating and construction.

\*\*Dependent upon work packaging, phasing, and scope.

General Note: Art glass, furnishings, window treatment, floor coverings (carpeting), and landscaping are not included in the construction cost estimates.

The following independent items should be considered for potential sources of special funding. They are not included above unless noted otherwise:

1. Condition Analysis of art glass
2. Restoration of art glass
3. Recreation of new art glass panels
4. Historic Structure Report for landscaping
5. Landscaping reconstruction
6. Stables reconstruction
7. Accessible toilet room in first floor Hall Closet (included in Phase I Restoration above)

## DETAILED LIST OF PRIORITIZED RECOMMENDATIONS

### Introduction

The following expanded scope of work corresponds directly to the scope of work listed previously in the Cost Estimate, and is intended to clarify which specific items are included in the broad descriptions above. See the **Restoration Plans** for locations of the items noted below. The same two categories – Life Safety & Maintenance, and Restoration (in two phases) – are included below. (Note that “provide” means to “furnish and install.”)

### Life Safety & Maintenance

1. Limestone:
  - a. Repoint all exterior limestone base of the house.
  - b. Repoint all exterior stone trim of the house.
  - c. Provide backer rod and sealant at joints in horizontal surfaces of the stone.
  - d. Reset four stone bases between the Front and Sun Porch. Set with stainless steel anchors.
2. Boiler Room:
  - a. Replace gypsum board
  - b. Repair leaking pipe valve
  - c. Provide fire damper
3. Hipped Roof Repair:
  - a. Replace missing asphalt shingles
  - b. This is considered a temporary repair until the clay tile roofing is installed.
4. Chimney Repairs:
  - a. Remove and refasten stone cladding
  - b. Rebuild top 3'-6" of brick
  - c. Provide tight rain cap
5. Flashing Repairs:
  - a. Replace sealant at open joints of counterflashing, particularly at the following locations of current water penetration:
    - i. First floor soffit at inside corner between Green Chamber #204 and Bathroom #206.
    - ii. Porte cochere roof.
    - iii. Dressing Room #205 roof, at east wall above Green Chamber #204.
    - iv. Cornice over Store Room #109.
    - v. Juncture between west slope of hipped roof and flat roof of Guest Chamber #209 bay window.
  - b. Reflash north cheek wall of east dormer and adjacent built-in gutter lining. Prepare, consolidate, and repaint cornice, wood parapet panel, soffit, and frieze below.
6. Sun Porch #104:
  - a. Remove delaminating layer of plaster ceiling. Strip subsequent paint and plaster layers to expose original sandfloat plaster. Patch plaster as required to match sandfloat plaster finish.
  - b. Brush efflorescence off water-saturated plaster at base of walls. Remove deteriorated plaster and patch.
  - c. This latter item is considered a temporary solution until the brick wall concealed behind the plaster is restored. Note that this work should only be performed after the limestone is repointed.
7. Porte Cochere ceiling: Scrape and repaint.



## Life Safety & Maintenance (continued)

8. Brick Repairs:
  - a. Seal full-height vertical joint at the inside corner between Chamber #204 and Bathroom #206.
  - b. Bubbling Tuff-Kote at the upper wall of the north end of the east elevation: apply paste stripper to remove Tuff-Kote, cutting neatly back to sound coating. Examine and monitor brick face for condition and for evidence of original treatment. Comply with all applicable OSHA and EPA regulations.
  - c. Interior face of upper wall: Brush off efflorescence to deter attraction of more salts.
9. Crawlspace Asbestos Abatement:
  - a. Comprehensively test for asbestos in the soil, to determine scope of potential remediation or encapsulation of soil.
  - b. Remove asbestos insulation and scraps thereof.
  - c. Pour 4" thick concrete slabs throughout the crawlspaces.
  - d. This work needs to precede modifications to the support structure and mechanical, plumbing, and electrical systems.
10. Front Porch #121 Crawlspace:
  - a. Shore north two bays, as temporary measure.
  - b. Replace wood framing at Drawing Room hearth. Retain ceramic tile hearth for subsequent removal during restoration.
  - c. Consolidate bearing ends of framing of Guest Chamber #209 hearth.
  - d. Sister two joists in crawlspace #004.
  - e. Repoint brick pier in crawlspace #013.
  - f. Repoint interior face of foundation walls.
  - g. Prepare and paint steel beams in crawlspaces.
11. Steel Fence Repairs:
  - a. Steel fence sections: remove, sandblast, and paint with industrial epoxy and polyurethane paint system.
  - b. North section of steel fencing: repair vertical supports; welding new extensions to replace deteriorated metal.
  - c. Clean out embedment holes. Reinstall fence sections, setting posts in non-shrink grout.
  - d. Concrete walls: saw control joints into the walls while the fencing is removed, and insert backer rod and sealant at new joints. Considered temporary until stone wall is constructed.
12. Window Repairs:
  - a. Spot repair wood and replace missing pieces of wood.
  - b. Test comprehensively for lead content and develop standardized approach to removal – and encapsulation where possible – of lead-based paint.
  - c. Repair, tighten joints, consolidate, prepare, and repaint window sash, sills, and exterior trim. Reset original glass in new putty. Add weatherstripping.
13. Fire Alarm System: Provide a new addressable, or aspirating, fire alarm system with proper annunciation to comply with the accessibility code requirements.
14. New Water Service & Fire Protection:
  - a. Provide a new water service, sized for the future fire protection system and building plumbing needs. Backfeed the existing domestic water system.
  - b. Provide a new double-interlock pre-action (dry-pipe) fire sprinkler system, integrated throughout the building.
  - c. Repair plaster as required.

## Life Safety & Maintenance (continued)

15. Repair Upper Exterior Walls:
  - a. Remove (asbestos containing) Tuff-Kote from exterior face of attic and parapet walls. Comply with all applicable OSHA and EPA regulations. Examine for evidence of original parapet treatment. Clean and repoint Roman brick.
  - b. Remove Roman brick and salvage for use elsewhere. Replace with Roman size brick. 150sf.
  - c. Paint exterior face of brick with breathable masonry sealant.
  - d. Remove efflorescence from and repoint common brick of interior face of attic walls.
  - e. Consolidate and repair double sill plate at top of perimeter attic wall.
  - f. Consolidate rafter bearing at top of perimeter attic wall.
16. Rebuild North Cornice and Frieze:
  - a. Rebuild second floor cornice/soffit at north elevation.
  - b. Replace wooden frieze at north elevation, 2<sup>nd</sup> floor, and repoint brick wall behind.
17. Repair and Repaint Exterior Wood and Metal:
  - a. Replace scroll-sawn trim where missing.
  - b. Remove and readhere wooden frieze above 2<sup>nd</sup> floor window at center of east elevation.
  - c. Paint cornices, soffits, and wood trim. Consolidate wood where required, apply water repellent preservative, and paint with high quality paint system.
  - d. Paint downspouts and exposed flashing.
  - e. Paint the three steel balconies.
18. Foundation Drainage:
  - a. Provide perimeter drain tile system with clay Bentonite panels at exterior walls.
  - b. Provide sump pump.
19. Site Soil:
  - a. Test more comprehensively for lead content.
  - b. Remediate lead in soil where lead content is above 1200 mg/kg.
  - c. Slope soil away from building.
  - d. Protect tree roots in remediation area.

## Restoration – Phase I

1. Restore Kitchen Porch Roof & Gutters: as outlined in construction documents, for bids due on September 17, 2002, prepared by Heitzman Architects.
2. Restore Library Roof:
  - a. As outlined in construction documents, for bids due on September 17, 2002, prepared by Heitzman Architects.
  - b. Provide drainage in pre-cast concrete replica urn at front sidewalk.
3. Repair Main Roof Structure:
  - a. As outlined in construction documents, for bids due on September 17, 2002, prepared by Heitzman Architects.
  - b. Reinforce the composite beam between the west slope of the hipped roof and the shed roof over the west stair hall.
  - c. Reinforce the diagonal joist of the shed roof.
  - d. Strengthen the east dormer.
  - e. Repair the west shed dormer.
4. Provide temperature and humidity monitoring throughout the building as suggested in the May 19, 2002 recommendations provided by William B. Rose & Associates, Inc. This will provide baseline data for decision-making purposes and will allow comparison data once the building has an environmental management system.
5. Summer Dining Porch:
  - a. Dismantle 5'-height of 2<sup>nd</sup> floor brick wall bearing on wood beam above west wall.
  - b. Remove wood beam and provide galvanized steel beam above west wall.
  - c. Rebuild brick wall above, with existing brick. Incorporate through-wall flashing.
  - d. Replace foundation, and rebuild new steps and knee walls of west entry.
  - e. Dismantle and rebuild faceted brick walls and stone copings of west wall. Reinstall with flashing below copings.
  - f. Rebuild first floor soffit.
  - g. In crawlspace below, replace steel beams, wood joists, and subflooring supporting mosaic floor. Paint new beams. Treat new and existing joists with borates. Remove mosaic flooring in sections to accommodate work.
  - h. Reset mosaic tile floor sections. Repair cracks, replace missing tile, and clean tile.
  - i. Repair stone foundation walls in adjacent gangway, particularly under the southwest corner of the Store Room #109.
  - j. Replace steel beam supporting angled wall at west end of gangway. Paint.
  - k. Remove water-damaged plaster ceiling. Sister new joists to existing ceiling framing as required.
  - l. Provide wood bead board ceiling, with trim to replicate trim visible in Mills-era photograph.
  - m. Replicate original window walls above stone coping and door to west steps. Provide screening, interchangeable with storm units for winter use, throughout.
  - n. Reframe roof above west entry and replace sheet metal roofing and flashing.
  - o. Provide exterior awnings to match those in historic photographs.
6. Site Work:
  - a. Prepare Historic Structure Report for landscaping (not included in cost estimate).
  - b. Remove, reset, and anchor with stainless steel pins, the three shifted stone curbs at front planter. Remove soil from all the curb joints and repoint the joints with mortar (consider sealant in backer rod for horizontal surface of joint).

## Restoration – Phase I (continued)

- c. Limestone walls and pillars of perimeter fencing:
    - 1) Remove rust stains, paint, and organic growth.
    - 2) Apply biocide to horizontal surfaces prone to accumulation of organic growth.
  - d. At center section of fence wall along Home Avenue, remove non-original concrete wall and build replica limestone wall to match original 5'-9" high wall; refasten steel fence above.
  - e. Build up embankment of soil behind newly raised center section of wall noted above.
  - f. Reconstruct the Stables, and associated drives and walks, in original location (not included in cost estimate).
7. New Mechanical System:
- a. Provide new heating pipes in the basement and crawlspace to reduce their size, provide for insulation, and to allow zoning of the first and second floors. Provisions should be made to allow for equipment take-offs. The existing large steel pipes would be abandoned in place.
  - b. Provide a comprehensive upgrade to the building infrastructure, to include new environmental management system that would use:
    - 1) Heating cooling air handlers with steam humidifiers in the basement and crawlspace for the first floor heating, cooling and humidity control.
    - 2) Cooling and reheat type air handlers in the attic for the second floor cooling and summer dehumidification.
    - 3) A remote chiller for providing the chilled water for cooling.
    - 4) Existing radiators on the second and third floors, controlled with new zone controllers for heat on the upper floors.
    - 5) Existing boilers in the basement for heating water source.
    - 6) A computer based control system to monitor and control the environmental management system.
  - c. Provide gas hook-up at all fireplaces.
8. Provide new comprehensive security system, upgraded for revised building use and code compliance.
9. Upgrade Electrical System:
- a. Consolidate the electrical system where possible to remove unnecessary surface-mounted electrical receptacles and conduit. Remove all accessible armored cable (BX) and replace with electric metallic tubing (EMT) conduit. This work would also include the relocation or removal of the exposed electrical panels on the third floor.
  - b. Replace any concealed electrical wiring and BX cable when exposed due to other construction. Replace this wiring with new circuits, pulled through EMT conduit.
  - c. Incorporate a history of the gas (and combination electric) lighting in the broader interpretation of the building.
  - d. Provide a new, larger electric service, with a new main distribution panel. Backfeed existing panels as required to maintain building operation.
  - e. Remove exposed telephone wiring. Provide concealed routing of necessary wiring.
  - f. Maintain current smoke detectors, upgrading as required for code compliance.
  - g. Provide comprehensive security system.
  - h. Front entry walk: Provide replica art glass globe fixtures (6) at top of entry fence.
  - i. Front entry: Provide replica electroliers flanking steps to porch.
  - j. Front Porch: Provide replica art glass globe fixtures flanking entry door.
  - k. Front Porch: Provide replica bare bulb socket fixtures (7 at each) at front door sidelights.
  - l. Sun Porch #104: Provide bare bulb fixtures, and associated wiring, at top center of each window opening (6).

## Restoration – Phase I (continued)

- m. Drawing Room #103: Exchange ceiling fixture with that in Dining Room. Modify both to match original configuration and orientation. Lengthen legs per historic photographs.
  - n. Coat Room #102A/Accessible Restroom: Provide electrical changes as required to accommodate the new accessible toilet room.
  - o. Sleeping Porch #207 & Roof Garden #207A: Provide bare bulb fixtures, and associated wiring, at plugs (indicative of original locations) at exterior soffit and colonnade. 29 fixtures.
  - p. Throughout interior: Remove all modern light fixtures (fluorescent fixtures, downlights, etc.) Provide replica and period lighting – sconces (50-60) and pendant light fixtures. Where possible, reconstruct original fixtures from salvaged pieces stored in Swimming Pool Room.
  - q. Throughout interior: Refurbish, rewire, and reinstall existing original fixtures (except those in the Library, which have already been restored).
  - r. Throughout interior: Provide period push-button switches and dimmers (to allow for increased lighting levels where necessary).
  - s. Throughout interior: Replace visible receptacles with discreetly located receptacles.
  - t. Provide historically sensitive emergency and exit lighting.
    - 1) Integrate emergency lighting into the existing building lights with the use of a battery inverter system. This will allow critical paths of egress to be illuminated by existing building fixtures, even in the event of a loss of power.
    - 2) Provide new exit signs, to replace the existing signs, and connect them into the new battery inverter system.
  - u. Replace exterior security lighting with more sensitive lighting.
10. Restore Third Floor:
- a. Ballroom:
    - 1) Repair and patch plaster ceiling.
    - 2) Prepare and paint ceiling.
    - 3) Remove wallpaper, and provide replica wallpaper (see Farson-era photograph).
    - 4) Rejuvenate clear finish on trim throughout.
  - b. Maids' Bedroom #302:
    - 1) Patch plaster walls and ceiling.
    - 2) Prepare and paint walls and ceiling.
    - 3) Strip lead-based paint from trim and rejuvenate clear finish.
  - c. Maid's Sitting Room #305 & Closet #305:
    - 1) Patch plaster ceiling at roof hip.
    - 2) Prepare and paint plaster walls and ceiling.
    - 3) Leave original finish in Closet #305 for posterity.
    - 4) Strip lead-based paint from trim and rejuvenate clear finish.
  - d. General:
    - 1) Repair water-damaged plaster.
    - 2) Patch plaster at paint sample areas.
    - 3) Patch plaster after light fixture removal.
    - 4) Repair plaster not included above.
    - 5) Prepare and paint all plaster walls and ceilings (except where wallpapered in Ballroom).
    - 6) Reinforce stair structure (rear stairs from second floor).
    - 7) Patch plaster below stair structure, after repairs noted above.
    - 8) Provide replica balusters for those 3 that are missing.
    - 9) Repair, buff, and finish wood flooring.

## Restoration – Phase I (continued)

- e. Swimming Pool #303:
  - 1) Reconstruct swimming pool, including tile to match existing.
  - 2) Reconstruct skylight.
- f. Provide new exit stair down to Bathroom #210:
  - 1) Demolish existing only as necessary.
  - 2) Frame stairs.
  - 3) Finish carpentry.
  - 4) Plaster walls and ceiling.
  - 5) Prepare and paint.
  - 6) Provide door and trim, to match existing, to Ballroom.
- 11. Restore Hall Closet #102A and convert to accessible restroom (to be reversible):
  - a. Provide plumbing fixtures, piping, and fittings.
  - b. Patch plaster walls and ceiling.
  - c. Prepare and paint plaster finishes.
  - d. Repair, buff, and finish wood flooring.
- 12. Restore Kitchen, Butlers' Pantry, and Store Room:
  - a. Demolish doors at west wall, salvaging trim for reuse.
  - b. Provide two double-hung windows in revised door openings.
  - c. Provide Roman brick-faced wall at west wall, using brick salvaged from house (either upper wall or gangway).
  - d. Provide limestone windowsills, aligning with adjacent window in Store Room.
  - e. Provide plaster at interior walls below replicated windows on west wall.
  - f. Remove delaminating plaster skimcoat from ceiling and walls. Examine south wall of Kitchen for evidence of original annunciator. Provide new plaster skimcoat.
  - g. Provide period annunciator at south wall of Kitchen, based upon physical evidence and historic photographs.
  - h. Prepare and paint plaster ceiling and walls.
  - i. Reconstruct folding table, based upon existing at Sewing Room in the Claude Seymour House by George Maher.
  - j. Remove vinyl – sheet and tile goods – and underlayment from flooring. Repair and refinish original flooring (maple in Kitchen and Store Room; White Oak in Butlers Pantry).
  - k. Store Room and Butlers' Pantry: strip paint from trim and cabinetry, provide new clear finish.
  - l. Kitchen: refinish clear finishes trim to match original clear finish treatment.
  - m. Provide ceiling pendant lighting and sconces.
- 13. Restore Entry Hall and Vestibule:
  - a. Repair veneers.
  - b. Remove wooden boxes from plinthes flanking stairs to Carriage Hall.
  - c. Reverse the front door swings to re-create original swings.
  - d. Touch-up veneers of exterior doors.
  - e. Realign 3 sets of pocket doors.
  - f. Provide replica painted floor grilles.
  - g. Remove wall and ceiling canvases, after documenting them. Salvage representative pieces for storage.
  - h. Patch plaster at paint analysis sample areas.
  - i. Patch plaster after removal of non-original light fixtures.
  - j. Prepare and paint walls and ceilings.
  - k. Restore wooden carved ornament, reinstalling salvaged broken pieces and providing replica pieces where missing.

**Restoration – Phase I (continued)**

- l. Rejuvenate clear finishes on wood trim and wainscotting.
  - m. Patch and clean mosaic tile floor.
  - n. Provide vented laminated glass at exterior sidelights.
  - o. Repair, buff, and refinish wood flooring.
  - p. Install replica light fixtures.
14. Restore Reception Room:
- a. Clean wall and ceiling canvasses.
  - b. Prepare and paint trim and wooden decorative components – dado, cartouches, etc.
  - c. Provide replica painted floor grilles.
  - d. Clean tile hearth and mantel
  - e. Provide pair of screen doors to Front Porch.
  - f. Repair, buff, and refinish wood flooring.
  - g. Install replica light fixtures.
15. Restore Music Room:
- a. Patch plaster.
  - b. Prepare and paint walls and ceiling.
  - c. Rejuvenate clear finishes on wood.
  - d. Repair, buff, and refinish wood flooring.
  - e. Install replica sconces and original music ceiling light fixture.
  - f. Provide replica painted floor grilles.
16. Complete the Restoration of the Library:
- a. Clean tile hearth and mantel.
  - b. Provide replica painted floor grille.
  - c. Rejuvenate clear finishes on wood.
  - d. Miscellaneous plaster repairs.
  - e. Repair, buff, and refinish wood flooring.



## Restoration – Phase II

1. Restore Clay Tile Roofing:
  - a. Provide T-section sheathing.
  - b. Restrain perimeter walls.
  - c. Demolish asphalt shingles.
  - d. Provide underlayment.
  - e. Provide custom clay tiles.
  - f. Provide custom clay tile ridge comb.
2. Reline Chimney Flues with cast-in-place flue liners.
3. Restore Exterior Finish Carpentry:
  - a. Replicate volutes at east dormer.
  - b. Replicate pergola at Library roof trellis.
4. Reconstruct Porthole Window at East Elevation of Billiard Room:
  - a. Provide new porthole window sash.
  - b. Provide window frame and trim.
  - c. Provide sheet metal barrel roofing.
5. Restore Second Floor, Except for Sleeping Porch:
  - a. Chamber #202:
    - i. Strip lead-based paint from trim, refinish.
    - ii. Reconstruct drawers in Closets #202a and #204a.
    - iii. Refurbish door between #202 and #213.
  - b. Bathroom #203:
    - i. Provide toilet seat, bathtub, and nickel-plated accessories.
    - ii. Remove VAT flooring.
    - iii. Clean tile walls.
    - iv. Provide 2" hexagonal tile flooring.
  - c. Green Chamber #204:
    - i. Remove wallpaper.
    - ii. Replace gypsum board ceiling with plaster ceiling. During demolish, test for paint colors.
    - iii. Restore pocket door.
    - iv. Provide shelf at north wall.
    - v. Provide period wallpaper.
    - vi. Paint ceiling and trim.
  - d. Dressing Room #205:
    - i. Replace gypsum board ceiling with plaster ceiling. During demolish, test for paint colors.
    - ii. Paint walls, ceiling, and trim.
  - e. Bathroom #206:
    - i. Remove VAT flooring.
    - ii. Clean tile walls and ceiling.
    - iii. Provide 2" hexagonal tile flooring.
    - iv. Provide period plumbing fixtures and nickel-plated fittings.
    - v. Prepare and paint trim.
  - f. Guest Chamber #209:
    - i. Remove wallpaper, provide replica wallpaper.
    - ii. Paint ceiling and trim.
    - iii. Strip paint from tile mantel.
    - iv. Reconstruct window bay bench.

## Restoration – Phase II (continued)

- g. Chamber #213:
  - i. Strip lead-based paint from trim, and finish.
- h. Bathroom #214:
  - i. Clean tile floors and walls.
  - ii. Paint trim.
  - iii. Paint walls above tile, and ceiling.
- i. General:
  - i. Adjust drawers throughout.
  - ii. Patch plaster at sample areas.
  - iii. Patch plaster after non-original light fixture removal.
  - iv. Patch plaster not included above.
  - v. Install replica light fixtures.
  - vi. Wood flooring – repair, buff, and refinish.
  - vii. Patch flooring at impact damage.
  - viii. Prepare and paint walls and ceilings.
  - ix. Rejuvenate clear finishes on wood.
  - x. Touch-up veneers on wood doors.
  - xi. Clean 4 tile hearths and mantels.
  - xii. Clean marble fixtures.
- 6. Restore Sleeping Porch:
  - a. Revise window walls to replicate original.
  - b. Provide wooden screens, with interchangeable storm units, all around.
  - c. Remove tongue-and-groove flooring.
  - d. Provide wood deck flooring at Sleeping Porch and adjacent deck over Library roof.
  - e. Finish wood deck flooring.
  - f. Repair exterior door and replace sill.
  - g. Strip and repaint brick.
  - h. Provide (29) bare bulb fixtures in exterior soffit.
  - i. Prepare and paint trim.
- 7. Hardware Rejuvenation Throughout House:
  - a. Replace missing pieces with custom castings.
  - b. Refurbish all hardware – lubricate, generally clean, and render smoothly operational.
  - c. Remove panic hardware, patch doors.
  - d. Remove deadbolts, patch doors.
- 8. Plumbing Upgrades at Second Floor:
  - a. Replace any plumbing water piping when exposed due to other construction.
  - b. Refurbish fixtures and fittings.
  - c. Clean existing porcelain.
- 9. Restore Sun Porch:
  - a. Remove tile floor and mudset.
  - b. Provide subfloor and clear-finished pine floor.
  - c. Remove west door, provide new stone wall and base, brick, and plaster.
  - d. Remove masonry wall to Front Porch, replace with screened wall. Provide interchangeable storm units for winter use.
  - e. Remove glazing and trim.
  - f. Provide new trim and screens, with interchangeable storm units for winter use.
  - g. Paint trim.
  - h. Provide (7) bare bulb fixtures at center top of each window opening.

## Restoration – Phase II (continued)

10. Restore Front Porch:
  - a. Replace 22 floor joists at north end.
  - b. Remove tile floor and mudset.
  - c. Remove rust and paint (9) steel beams.
  - d. Remove deteriorated subfloor.
  - e. Provide new subfloor.
  - f. Provide new pine flooring, finish.
  - g. Rebuild inside brick face walls.
  - h. Reset front porch stone walls, incorporating flashing under coping units.
  - i. Remove paint from capitals.
  - j. Color seal (with breathable masonry sealant) the cast concrete medallion to better match the adjacent limestone.
  - k. Provide (14 total) bare bulb fixtures at the two sidelights of the front entry.
  - l. Provide replica sandfloat plaster ceiling.
11. Restore Entry Steps:
  - a. Demolish existing steps and landing.
  - b. Provide stone landing and backfill.
  - c. Provide stone steps at entry, in original configuration.
12. Restore Front Porch roof platform:
  - a. Provide platform panels at three exposed sides.
  - b. Provide two replica urns.
13. Remodel Basement:
  - a. Laundry Room.
  - b. Area below Dining Room.
  - c. Provide doors at south wall of Laundry Room.
  - d. Retain original laundry sinks.
  - e. Replace south wall of Room #007.
14. Restore Drawing Room:
  - a. Exterior-related work:
    - i. Remove landing and steps at south.
    - ii. Remove two pairs of French doors from south wall.
    - iii. Provide Roman brick and salvaged stone at newly built south wall with windows, in lieu of doors.
    - iv. Provide 2 pairs of casement window at south wall. Provide trim.
    - v. Provide sandfloat plaster walls under new windows.
    - vi. Provide pair of screen doors at opening to Front Porch.
  - b. Fireplace Modifications:
    - i. Remove mantel tile.
    - ii. Clean and repoint exposed Roman brick at mantel.
    - iii. Modify mantel and overmantel to replicate original.
    - iv. Provide new ceramic tile hearth.
  - c. Decreased Opening to Dining Room:
    - i. Decrease opening – carefully remove trim to salvage and reuse. Frame.
    - ii. Trim out the new opening, reusing salvaged trim.
    - iii. Provide two pocket doors, and custom hardware.
    - iv. Provide plaster walls (sandfloat at lower wall).

## Restoration – Phase II (continued)

- d. Finishes:
  - i. Document, then remove, wall and ceiling canvases. Salvage representative pieces for storage.
  - ii. Remove ceiling mouldings and modillions from soffit.
  - iii. Reconstruct cornice soffit (provide replica within area infilled with plaster).
  - iv. Paint polychrome scheme in cornice soffit.
  - v. Patch ceiling after removal of non-original light fixtures.
  - vi. Prepare and paint walls and ceiling.
  - vii. Rejuvenate clear finishes.
  - viii. Patch incompatible wood flooring.
  - ix. Repair, buff, and refinish wood flooring.
  - x. Provide replica painted floor grilles.
  - xi. Modify original ceiling light fixture.
- 15. Restore Dining Room & Dais:
  - a. Provide plaster at newly constructed east wall.
  - b. Reinstall salvaged wainscot at east wall.
  - c. Document, then remove, ceiling canvases. Salvage representative pieces for storage.
  - d. Remove ceiling mouldings.
  - e. Strip build-up paint from, the paint polychrome scheme in, cornice soffit.
  - f. Patch ceiling after removal of non-original light fixtures.
  - g. Prepare and paint walls and ceilings.
  - h. Rejuvenate clear finishes on wood.
  - i. Remove non-original sections of window bench. Restore.
  - j. Patch incompatible wood flooring.
  - k. Repair, buff, and refinish wood flooring.
  - l. Provide replica painted floor grilles in Dining Room.
  - m. Patch and clean mosaic floor.
  - n. Clean tile hearth; clean and polish fireplace trim; clean marble fireplace surround.
  - o. Modify original ceiling light fixture.
- 16. Membrane Roofing and Sheathing:
  - a. Remove membrane and sheathing from roofs of #205, #207 window bay, and shed roof west of ridge.
  - b. Replace membranes and sheathing from roofs of #205, #207 window bay, and shed roof west of ridge.
- 17. Replicate Sheet Metal Roofing Where Visible:
  - a. Reflash at 4 chimneys.
  - b. Reflash at 3<sup>rd</sup> floor windowsills.
  - c. Reflash colonnade above Library roof.
  - d. Provide flat-seam sheet metal roofing at roofs of Front Porch, Sun Porch, and Porte Cochere.
- 18. Restore Limestone:
  - a. Patch stone at cracks caused by anchorage of downspouts.
  - b. Clean all stone of building.