Narrative: Proposed Window & Exterior Door Scope of Work (March 8, 2022)
Braasch-Prue Residence  175-177 South Union Street

NOTE:
Window and door openings are identified numerically on:
- Existing Elevation photo sheets PIC-1 through PIC-6 (24 FEB 22),

Proposed scope of work, materials, and products are described in:
- Outline Specifications: Division 8 (March 07, 2022)
See also:
- Historic Wooden Window Repair-Physical Evaluation (1 March 2022),
- Interior photos of existing conditions (6 sheets),
- Elevations A-2.0 (03 MAR 2022) of proposed alteration of rear wood-framed section

BUILDING EXTERIOR:
The structure is comprised of four distinct sections. The central 2-story brick masonry section is the oldest (1845) and is home to ornate arched headers over monumental 2/2 double-hung windows (36”x72”) on east and north elevations. The age of the low-sloped 1-story brick masonry section to the north is not known. Though built with same or similar brick and stone masonry, it is not as high-style construction as reflected in plain soldier course brick window headers, smaller window units, and more simple window trim, and may have housed kitchen and other service spaces. The 1-story ‘pavilion’ structures flanking the recessed front entry porch are newer and as noted in the attached South Union Street Historic District listing narrative and may date to 1870’s due to Italianate details such as decorative cast iron window headers, frieze trim and brackets. Lastly, a much altered 2-story wood-framed section of undetermined age is attached at the rear of the structure. The wood-framed section was the focus of the fire and resulting damage.

APPROACH:
The goal of the rehabilitation of this historic structure is to return it to its original use as a single-family in-town residence while celebrating the historic features that make it special and appealing. The proposed scope of work includes:

1) **Brick masonry.** Stabilize failing areas of brick masonry; remove and relay as required using salvaged sound brick from this structure, or other reclaimed brick matching in size, hardness, color, texture, etc. Repoint with mortar of same composition and hardness as original work; match original tooling of joints.
2) **Exterior trim.** Prep and repaint all exterior trim. Do not remove existing paint from brick.
3) **Front door (1-01).** Restore the front entry door and sidelights and their exterior and interior trim elements. Door and sidelight sash will be removed. Ledged glass sidelight sash will be stored for future restoration and reinstallation as panels attached to the interior. Door will be stripped, repaired, reglazed with 3/8” insulated glass, and refinished in clear finish; original hardware will be removed and reinstalled. New sidelight sash matching original rail profiles will be glazed with insulated glass.
and clear finished to match refinshed door. Jamb and trims will be stripped and repainted in place.

4) **East & south 2nd floor windows.** a) Restore 5 monumental upper floor windows 2-01, 2-02, 2-03, 2-04, 2-11. Remove sash for repair, reglazing and painting. Strip and repaint jambs and trims in place. Fix upper sash and return original function to lower sash. Add weather-stripping to meeting rail and install 2 sash locks. b) Rebuild the significantly damaged and broken unit 2-04 or fabricate historic reproduction matching original profiles of unit 2-03. c) Install new aluminum combination storms.

5) **East & north 1st floor ‘pavilion’ windows.** a) Restore existing windows 1-03, 1-04, 1-16, 1-17. Remove sash for repair, reglazing and painting. Strip and repaint jambs and trims in place. Fix upper sash and return original function to lower sash. Add weather-stripping to meeting rail and install 2 sash locks. At opening 1-03 remove and reset cast iron header to correct alignment after adjacent masonry repair is complete. b) Remove and store door at opening 1-02. Fabricate historic reproduction double-hung window unit to match 1-17 and install in modified opening with trim profiles matching 1-17. Infill opening below new window unit with brick set back 1” from face of adjacent brick. c) Install new aluminum combination storms.

6) **North 1-story wall.** Remove significantly damaged existing windows 1-05, 1-06, 1-07. a) Infill masonry opening at 1-07 with matching brick held 1” back from face of adjacent brick. b) Replace 1-05 and 1-07 with thin profile aluminum clad wood contemporary awning units installed within salvaged or replicated historic exterior trims. (Contemporary replacement is same product as proposed for installation of new units at wood framed section of building to the west.)

7) **Wood-framed section.** Remove all windows and doors; store less compromised windows 2-05, 2-07 and door 2-06. Remove exterior stairs, siding, wall trim and sheathing; remove framing enclosing former porch. Leave 2nd floor deck, roof, and roof over deck in place. Repair deteriorated and fire damaged framing, modify framing for new openings. Install sheathing board with continuous insulation, new thin profile aluminum clad wood awning window and sliding door units. Install new horizontal 8” pre-finished flush metal or 5” wood T&G board with nickle gap with minimum flush trims. Repair upper floor deck; install larger deck at first floor and steps to grade. (see Site Plan: S-1)

8) **South wall of 2-story section.** a) The brick masonry on this side is in very poor condition and shows that window locations have been changed multiple times since initial construction. Some headers are cast iron in a plain style, others are soldier course brick. The long header or opening 1-14 is covered in wood and is likely compromised. The windows 1-13, 2-09, 2-10, and door and sidelight unit 1-14 sash and frames show significant wracking with compromised operation or are inoperable. Door & sidelight 1-14 has rotted away at sill and window units 1-13 and 2-09 show significant fire and fire-fighting damage. Additionally, this side of the structure is only briefly visible between two buildings from King St. travel. b) Proposed scope of work: Remove these four units, salvage sound cast iron headers, accomplish stone and brick masonry repair and rebuild, re-install historic salvaged cast iron headers from this building and elsewhere, frame new true openings and install new thin profile aluminum clad wood awning units and a double french door within exterior trims similar to original.
9) **South and west walls of south ‘pavilion’.** Walls show significant movement requiring stabilization. A new bathroom is planned to be installed in area of opening 1-15, and a window in place of the damaged door would ideally be smaller. Rebuilding the masonry provides opportunity to resize the opening, possibly install a cast iron similar to the existing header at opening 2-09. Scope proposes installation of an aluminum clad wood awning unit +/- 18”x 42” within exterior trims similar to those installed at openings in adjacent wall (eg: 1-13). *(NOTE: This reflects a revision from the materials previously submitted.)*

10) **Chimney above south 1-story roof.** Architect and owner propose this abandoned chimney be removed. It is in danger of toppling onto the adjacent property; it is also the only asymmetrical element of the otherwise symmetrical, and arguably, primary street elevation. It is also not a component of the oldest construction.

End of Narrative

**FYI: Excerpt from National Historic Preservation Registry**

5. John Saxe House (175-177 South Union Street); c.1845 (alterations 1870).

This structure of unusual massing, built c.1845 in the Greek Revival style, was the home of the nationally acclaimed poet, J.C. Saxe. It is a two story, wood-framed, brick-veneered (American bond) building, whose main block is flanked by projecting one-story wings and capped by an Italianate belvedere. A two story wing extends to the rear. The main roof is hip, while roofs of both wings are flat and that of the belvedere is a bellcast mansard roof. The main block is two bays wide and three bays deep, with windows having two-over-two sash. Cast iron lintels decorated with rosette blocks and center scroll pattern on applied plaques cap the first story windows and segmental arched cast iron heads having a simple leaf and tongue motif and applied wooden floral cut-outs cap those at the second story level. A full entablature with paired brackets caps both the wings and the main block; the bed moldings and frieze of the main block are formed of brick.

The two most prominent features of this building are the recessed front entrance, consisting of two fluted Doric columns "in antis" flanked by the one-story symmetrical wings (providing a niche for the front door with 3/4 length, leaded sidelights) and the belvedere with bellcast mansard roof, a paired-bracketed cornice and paired round-headed windows.

The present appearance of this structure, with its Italianate stylistic features such as the cast iron lintels and the belvedere, attests to alterations which were made in 1870, when the Italianate was a popular architectural style.