

4138 Lincoln St. Renovation Historic District Commission Project Review

Owner Info

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1. Photographs of Existing Conditions



Front Façade (South)



Front Porch (Southwest)



Side Façade (Northwest)



Side Façade (Southeast)



Rear Façade (Northeast)



Paneling Detail at Front Façade

2. Description of Existing Conditions

4138 Lincoln St. is a wood-framed two-story single-family house with full basement and attic constructed in the early 20th Century in the Woodbridge Farms Historic District. The style exhibits a style common of homes constructed at that time in the area spanning Woodbridge, Corktown, and residential design east of the Cass Corridor - which combines elements of Stick Style and modest Queen Anne elements.

The most distinct existing elements are the front porch which features a sweeping concave staggered roof, and the curved corners of the front façade at the second story. The original wood and timber framing is structurally sound, requiring some minor patches and repairs from water damage at the foundation. The brick foundation is also sound and was repointed several years ago, but will require some module replacement and repointing at the rear. A collapsing addition to the original house at the rear was removed about ten years ago – the gabled imprint is still present and was never properly patched. We believe this was a poorly-designed kitchen addition to the original main structure, as there was no proper foundation present beneath it. The floor plan was converted to accommodate two separate living units at some point with a shared entry from the original front access. However, the floor plan has remained relatively unchanged from its original single-family arrangement.

The original wood lap-siding that wrapped the majority of the house and half-round wood shingle cladding at the second story of the front and partial side facades was covered with faux-brick and shingle asphalt tile at some point in time. The existing front porch columns and roof are failing from water damage and will be removed and rebuilt. The house features a gable roof in front and hipped roof at the rear.

The interior has been stripped of all mechanical and plumbing fixtures and supply lines. Some electrical was previously installed, but will be reconfigured to meet code. Interior finishes have mostly been stripped and replaced over time, except for some original plaster walls, ceilings, and detailing at the entryway, main stairway, and front bedroom at the second story. The main stairway, landing and entryway have remained relatively unaltered from their original condition. The utility stairway leading to the basement from the first floor was relocated at some point from the rear of the house to be stacked under the main stairway. This stairway will be repaired and partially rebuilt for structural reinforcement at its current location.

3. Description of Project

The owners seek to completely renovate the house in a historically-sensitive manner as its original intention as a single-family house to become their primary residence. All usable elements like doors, windows, moldings, and trim are being salvaged to be refurbished and reinstalled to retain the original character. Minor structural repair and reinforcing to the floor structure and foundation wall will first be made in the basement to counteract existing water damage and floor sagging.

The asphalt tiles that covered the exterior of the house have been removed to reveal the original cedar lap siding and half-round shingles, as well as wood paneling and moldings on the front façade at the first level. The original cedar cladding will be sanded, patched with new matching cedar siding where needed, and painted according to the HDC Color System B. The wood paneling at the front will similarly be patched and repaired as needed to restore it to its original appearance. The entire rear façade of the house where the addition has been removed will be clad in new cedar lap-siding to match. The existing double-hung window units are mostly in disrepair and do not exhibit any detailed historic significance. The owners intend to replace the majority of the windows with new aluminum-clad wood windows to match the originals in size, operation, and overall aesthetic effect. The columns and roof of the front porch will be demolished and rebuilt in replica on top of the existing structurally-sound porch foundation and piers. The front porch balusters and columns will be wrapped in wood panels/molding and painted to match the original paneling uncovered on the front façade of the house. A modest new wood porch will be built at the rear of the house to provide access to and from the relocated rear door. A second-story door exists behind the temporary sheathing at the second story corridor on the rear of the house which will be opened again. This door will be replaced with a reclaimed historic door of the period with embedded lite and given a metal faux balcony. A new window will also be added at the rear second story adjacent to the door/faux balcony. The entire roof shingle covering will be replaced with new asphalt shingles along with new fascia boards and painted gutters/downspouts.

The interior floor plan will see a new half-bath and laundry closet at the rear of the first floor, and a new full bath at the second floor. A new wall at the first floor will be built off the existing coal chimney to separate the new kitchen from the bathroom, laundry, and rear mud corridor. A new closet will be added adjacent to the main stairway to service the front entryway. A set of salvaged double swing doors that were removed at some point in time will also be replaced at the entryway to further define a foyer and serve their original purpose as a cold air buffer from the living area. Efforts will be directed to preserve portions of the original interior plasterwork.

4. Detailed Scope of Work

- **Demolition:**
 - Demolish existing front porch excluding the CMU piers
 - Remove existing roof shingles
 - Cut new opening in rear wall for new door and new second story rear window
 - Remove windows specified for replacement
 - Remove portions of deteriorated plaster and interior elements for refurbishment or replacement
 - Remove existing electrical runs

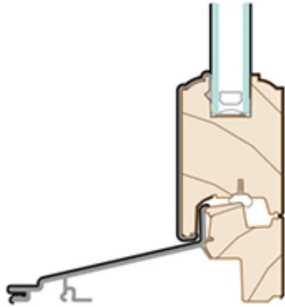
- **Exterior Improvements:**
 - Repair and repoint rear brick foundation wall with matching common brick
 - Install new footings for front porch step and rear porch
 - Construct new wood front porch in accordance with attached drawings
 - Construct new wood rear porch in accordance with attached drawings
 - Install new roof underlayment, shingles, flashing, gutters, and downspouts
 - Install new windows in specified locations
 - Install new rear entry door and refinish existing front door
 - Patch, repair, and refinish existing original cedar siding
 - Install refinished historic window trim at second story front facade
 - Paint all new exterior materials in accord with HDC Color System B and attached elevation paint diagrams

- **Interior Improvements:**
 - Reinforce and repair portions of first floor structure as detailed in structural plans
 - Construct new wood bearing wall and cast-in-place landing for basement stairs.
 - Frame new walls at first floor for kitchen, bathroom, laundry, entry closet, dining wing wall, and basement stair enclosure
 - Frame new walls at second floor for new bathroom and bedroom closets
 - Install new aluminum-clad wood windows at specified locations.
 - Replace glass and repair frames of existing wood windows at north side of house
 - Install new forced-air HVAC system
 - Install new plumbing supplies, drains, fixtures, and equipment utilizing existing water and sewer connections and taps.
 - Install new electrical connections and receptacles
 - Install new R-21 batt insulation at exterior walls with new wallboard interior finish
 - Install blow-in R-21 insulation at exterior walls with existing plaster interior finish
 - Install R-10 insulation at all rim joists in basement, and R-30 at roof rafters in attic
 - Install new gypsum wallboard at all non-plaster wall and ceiling surfaces
 - Repair portions of existing plaster wall finish
 - Install/reinstall new and refurbished interior and exterior doors
 - Install new tile floor in both bathrooms, laundry closet, and kitchen backsplash
 - Install/reinstall new and refurbished interior trim and molding

5. Replacement Material Information

Windows

Pella Architect-Traditional (Aluminum-Clad Wood)
Black Exterior, White Interior



Aluminum-Clad Wood



Black

Exterior Paint

Sherwin Williams Duration Exterior Acrylic Latex
Color custom formulated to match:

Body:



B:17 Light Olive
MS: 10Y 5/4

Trim:



B:14 Dark Grayish Olive
MS: 10Y 2/2

Roof Shingles (Main House & Front Porch Roof)
Certaineed XT-25, 3-tab Asphalt, Cedar Brown



6. Exterior Paint Scheme Diagrams



FRONT FAÇADE (Southwest)



REAR FAÇADE (Northeast)



SIDE FAÇADE (Southeast)



SIDE FAÇADE (Northwest)