



December 5, 2025

Subject: Secretary of the Interior's Standards Analysis, 1184 Washington Street, Santa Clara, CA

Introduction

Brewster Historic Preservation has been engaged to prepare a Secretary of Interior's Standards (SIS) analysis for proposed alterations to an historic property at 1184 Washington Street in Santa Clara. Located in Santa Clara's Old Quad neighborhood, the property is occupied by the historic Calvin Russell House, a Gothic Revival Style residence built circa 1861.¹ This exceptionally rare property is on the City's list of historic properties and is listed on the California Register of Historic Resources (CRHR) with a status code rating of '3S' meaning it 'appears eligible individually eligible for the National Register of Historic Places through survey evaluation.' The property was most recently evaluated in 2021 by architectural historian, William Kostura, who confirmed its local and state historic significance.²

As part of a proposed remodeling and expansion effort, the property owners intend to add approximately 714 square feet to the first and second floors of the residence for additional bedrooms and bathrooms, as well as various other interior remodeling efforts. Given the building's historic status and the extent of the proposed exterior alterations, the City of Santa Clara requires an analysis of the project's impacts per the Secretary of Interior's Standards (SIS) for Rehabilitation by a qualified professional. According to Section 15064.6 of the California Environmental Quality Act (CEQA), a project which adheres to the Secretary of Interior's Standards for Rehabilitation is a project that would have a less-than-significant impact on historic architectural resources, such as the Russell House. This technical memorandum is intended to fulfil the requirement of SIS compliance in support of a categorical exemption under CEQA.

Provided below is statement of qualifications of the author, a review of the findings of the 2021 historic resource evaluation/DPR form, a review of the architectural plans including a summary of the proposed project, and a statement of SIS compliance of the proposed project. Photographs of the existing conditions are provided in Attachment A, while the architectural plan set is provided in Attachment B.

Qualifications

Brad Brewster, principal and founder of Brewster Historic Preservation, is an architectural historian and preservation planner with a master's degree in Urban Design and Historic Preservation, 29 years of experience in the evaluation of historic architectural resources, and one who meets the Secretary of the Interior's Qualification Standards for Architectural History. Mr. Brewster has completed many similar historic architectural reviews/project impact analyses throughout the Bay Area including those within Santa Clara County.

Review of the Historic Resources Evaluation/DPR Survey Form

The historic resources evaluation of the Russell House, prepared by architectural historian, William Kostura, in 2021, confirmed the property's historic significance under state and local historic evaluation criteria. The

¹ Also known locally as the Russell-Robinson House, and with some conjecture as to whether it dates from the late 1850s or early 1860s, it is listed in the California Register of Historic Places with a year-built date of c.1861.

² Kostura, William, Department of Parks and Recreation (DPR) Primary Record Form, *1184 Washington Street*, September, 2021.

evaluation found that the Russell House is eligible for listing in the California Register of Historic Resources (CRHR) and the City of Santa Clara list of historic resources under CRHR Criteria 1 and 3. The evaluation also provided a list of contributing and non-contributing features of the house which are helpful in determining which features would or would not be affected by the proposed project. Each of these has been summarized, below.

Criteria 1 (events). This house was built in the 1850s or early 1860s. Only two houses in Santa Clara - the current Santa Clara Women's Club (ca. 1790s) and the Berryessa adobe at 373 Jefferson Street (ca. 1840s) are definitely older, and only several other houses have estimated construction dates that are about as old. Because of its construction date and high integrity, this house represents, as very few are able to, the very early history of Santa Clara when the town was still largely rural. Accordingly, it appears to be eligible for the California Register at the local level under this criterion. The Period of Significance under this criterion is from the 1850s (the most likely construction date) through the 1910s, when much of the Old Quad area was still being developed.

Criteria 3 (architecture). This is an outstanding blend of Gothic Revival and Greek Revival styles. The [replacement] carved bargeboard in the gable is crisp and distinctive, and the Gothic feeling imparted by that bargeboard is supported by a drip molding over the window below. The Greek Revival entrance consists of a small cornice, an incised frieze, incised pilasters with capitals, sidelights, and a transom, and is very fine. Other elements of the house, most notably the paneled door, six-over-six windows, beveled siding, and boxed eaves are typical of the 1850s and greatly add to the feeling of an 1850s house. The corner panels or battens are unusual; their incised lines relate to those in the main entrance and contribute to the stylistic feeling. The entrance on the north side is a simpler version of the main entrance and relates to it visually.

In sum, this is a carefully designed house that effectively blends the two styles that were most prominent in Santa Clara in the 1850s and early 1860s and is easily one of the best houses of that period in Santa Clara. For these reasons this house appears to be eligible for the California Register at the local level under this criterion. Because so few houses of these styles still stand with high integrity in California, and because this is a good example of a blend of these styles, it also appears to be eligible at the state level. The Period of Significance is the 1850s-1860s, the likely date of construction.

Contributing features of the house are:

- * The T-shaped footprint
- * The cross-gabled roof with boxed eaves
- * The bevel siding
- * All six-over-six windows and the fixed window in the front gable, and their trim
- * The [replacement] carved board in the front gable³
- * The drip mold over the window below that gable
- * All parts of the Greek Revival front entrance and the more restrained entrance on the north side, including trim
- * The front door and its hardware
- * The narrow, incised panels (or battens) at the corners of the house.

³ Since the property was evaluated in 2021 it has been determined that the bargeboard is a non-original replacement element, and as such, would not be considered a contributing feature of the house.

Non-contributing features of the house are:

- * The brick foundation.
- * The one-story addition that fills most of the angle on the south side of the house
- * Small second story windows on the south side, directly above that addition
- * The barn, the pool house, and the landscaping

Review of Architectural Building Plans/Project Description

According to the permit plans provided by the project architect, Robert Mayer, dated December 5, 2025, the proposed project would expand the 2,292-square-foot residence by approximately 714 square feet; 481 square feet on the first floor and 233 square feet on the second floor. This one-and-two-story addition would occur on the north (side) and west (rear) elevations of the house. No alterations are planned for the east (front) elevation, and only minor alterations to the fenestration are planned for the south (side) elevation (see selection of permit plans in **Attachment B**).

The proposed one-and-two-story addition would essentially fill in the recessed, L-shaped area that exists between the rear of the front block of the house and the north side of the rear stem with a structure that is rectangular plan and with primarily shed roof forms. The first floor addition would have a shed roof along its primary (northern) elevation, and a hip roof along its secondary (western) elevation. Smaller than and set back from the first floor addition is the second floor addition, which also has a rectangular plan and a shed roof along its primary (northern) elevation. Exterior siding on both the first and second floor additions would be 1" X 8" V-rustic wood siding (smooth finish) intended to differentiate it from the historic, beveled wood siding with a 4" reveal found on the remainder of the house. A small amount of wood beadboard trim would clad the rear (west) gable end of the first floor addition. The roof of the addition (both first and second floor) would be clad in asphalt composition shingle clad intended to match the existing roofing found throughout the remainder of the historic house. The slope of the roof on both the first and second floor additions would have a relatively shallow pitch (12:2.5), intended to differentiate it from the more steeply pitched (12:13.5) slope of the roof on the remainder of the historic house. Two, small, square Velux skylights with flat glass would be installed on the roof of the second floor addition.

Proposed fenestration on the first floor addition would include the reuse and reinstallation of four 6-over-6 pane historic windows and wood trim from the existing north (side) and west (rear) elevations of the house to the north (side) and west (rear) elevations of the proposed addition. A pair of clad wood frame, double-hung windows with 1-over-1 panes would also be installed on the north (side) elevation (first floor). These new clad wood windows would have same vertically oriented rectangular shape as the existing historic windows but with window pane/muntin arrangements intended to differentiate it from the existing 6-over-6 pane historic windows found on the remainder of the house. Fenestration on the second floor addition (north elevation) would include three clad wood awning windows with single panes replacing a single, non-original casement window in this location. One small clad wood frame, double-hung window with 1-over-1 panes would be placed on the west elevation of the second floor addition. The trim around all windows on the addition would be 2" X 4" Advantage pre-primed wood trim with 3/4" X 3/4" cap trim intended to differentiate it from the original historic window trim. Corner trim on the first and second floor additions would be 2" X 6" Advantage pre-primed wood trim intended to differentiate it from the original historic corner trim.

Minor alterations planned for the first floor of the west (rear) elevation of the historic house would include the replacement of an existing wood framed door and a 6-over-6 pane window with a clad wood multi-fold door aligned with the side of the upper windows above intended to differentiate it from the original historic door and

window. Minor alterations planned for the first floor of the south (side) elevation include the infilling of one non-original window with bevel wood siding with a 5” exposure intended to match the existing wall cladding in this area, an original wood door with sidelights including the trim and sill would be relocated from the north side of the house, new wood landing with three steps, and a small, square Velux skylight with flat glass added to the roof.

No alterations are planned for the east (front) elevation of the historic residence aside from the reconstruction of the brick landing and steps using original bricks to match the shape and materials as the existing landing and steps.

Sheet HP1 of the project plans also includes a Historic Preservation Plan which provides further detail on the proposed preservation and treatment efforts of the various character-defining features of the historic Russell House (see **Attachment B**).

Secretary of the Interior’s Standards (SIS) for Rehabilitation Compliance Review.

Under the National Historic Preservation Act (NHPA), the Secretary of the Interior is responsible for establishing professional standards and for providing guidance on the preservation of the nation’s historic properties. The Secretary of the Interior’s Standards are intended to provide general guidance for work on any historic building, and include four types of treatments: preservation, rehabilitation, restoration, and reconstruction. The Standards for Rehabilitation, specifically, are applied when alterations to a historic property are planned. Indeed, Rehabilitation is defined as *the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*⁴

Provided below are the 10 Standards for Rehabilitation, followed by an explanation of how the proposed project would or would not meet them. A project that meets most (at least seven) of the Standards is considered to have a less-than-significant impact on a historic resource.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

The subject property has been used as a single-family residence and for residential purposes for its entire existence. The property would remain as a single-family residence for residential purposes following completion of the proposed project. As such, the project would meet Standard #1.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

The historic character of subject property is primarily evident on the front of the residence at 1184 Washington Street, which displays the majority of its Gothic Revival style architectural features. Character-defining features include its cross-gabled roof with boxed eaves, the wood bevel siding, the 6-over-6 windows and the fixed window in the front gable including and their trim, the drip mold over the window below the front gable, the Greek Revival style front entrance including trim and its hardware as well as the more restrained entrance on the north side, and the narrow, incised panels (or battens) at the corners.

⁴ *Secretary of the Interior’s Standards for the Treatment of Historic Properties, With Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, Weeks and Grimmer, 1995 as amended.

The proposed project would retain and preserve the majority of the aforementioned character-defining features of the historic residence and none of the decorative Gothic Revival style features evident on the front elevation would be removed or altered in any way. The proposed 714-square-foot addition on its northern (side) and western (rear) elevations to accommodate additional interior bedrooms and bathrooms would be a relatively minor change to the building's shape and plan, and one that fills in the recessed, L-shaped area that exists between the rear of the front block of the house and the north side of the rear stem with a structural volume that is rectangular plan with primarily shed roof forms similar to that found throughout the remainder of the historic residence. This addition would be built on secondary side and rear elevations, very little of which would be visible from the public right-of-way. The bevel wood wall cladding with the 4" reveal to be removed in these areas to accommodate the new addition would be replaced with new 1" X 8" V-rustic wood siding (smooth finish) intended to be compatible with, but differentiated from, the historic wood siding found on the remainder of the house. All of the wood frame, double-hung windows with 6-over-6 panes would be retained and preserved, including all windows found on the east (front) elevation. Four of the original 6-over-6 pane windows and their wood trim on the north (side) and west (rear) elevations would be reused and reinstalled on these elevations in the proposed addition (first floor only). A pair of new clad wood frame, double-hung windows with 1-over-1 panes would be also installed on the first floor level of the north (side) elevation of the addition, which would have the same vertically oriented rectangular shape as the existing historic windows but with window pane/muntin arrangements intended to differentiate it from the existing historic windows found on the remainder of the house. Similarly, the original wood door with sidelights including the trim and sill would be relocated from the north side of the house to the south side to form a new side entrance. All of these efforts would avoid the removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize this historic property. They are also expressed in the project's Historic Preservation Plan (see **Attachment B**).

For these reasons, the proposed project would meet Standard #2.

- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed additions to the historic residence would not create a false sense of historical development or add conjectural features or elements from other historic properties. These changes would be rendered in shapes and materials found throughout the existing residence, including shed roof forms, horizontal wood wall cladding, asphalt shingle roof cladding, and double-hung wood clad windows, but would otherwise be easily recognizable as a modern additions to the historic residence.

As such, the proposed project would meet Standard #3.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

None of the changes to the historic residence have acquired significance in their own right, including the porch addition on the south elevation of the residence that was later in filled and used as a laundry room, bathroom, and pantry with more recently installed fenestration. The proposed alteration to the fenestration and wall area on this elevation would have no effect on the historic significance of the property because they are not considered character-defining features of the property. The majority of the proposed changes to the rear of the historic residence would not be visible from Washington Street, and alterations to the north

side of the historic residence would be only minimally visible from Washington Street due to the intervening vegetation and landscaping in these areas.

For these reasons, the proposed project would meet Standard #4.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The distinctive materials, features, finishes, and examples of craftsmanship that characterize the building are primarily its Gothic Revival architectural elements and materials, including its cross-gabled roof with boxed eaves, the wood bevel siding, the 6-over-6 windows and the fixed window in the front gable including and their trim, the drip mold over the window below the front gable, the Greek Revival style front entrance including trim and its hardware as well as the more restrained entrance on the north side, and the narrow, incised panels (or battens) at the corners of the residence.

The vast majority of these features and materials would be retained and preserved, including all Gothic Revival style features on the east (front) elevation. Where wall areas clad in horizontal beveled wood siding with a 4" reveal are to be demolished to accommodate expanded spaces on the north side of the residence, new wall areas would be clad with 1" X 8" V-rustic wood siding (smooth finish) intended to be compatible with but also differentiated from the historic siding found on the remainder of the house. All original 6-over-6 pane windows and their wood trim would be retained and preserved, including four original windows on the north (side) and west (rear) elevations of the residence that would be reused and reinstalled on these same elevations of the new addition (first floor only). A pair of clad wood frame, double-hung windows with 1-over-1 panes, would be installed on the north (side) elevation of the proposed addition that have same vertically oriented rectangular shape as the existing historic windows but with window pane/muntin arrangements intended to differentiate them from the existing historic windows found on the remainder of the house. Minor alterations planned for the first floor of the west (rear) elevation of the historic house include the replacement of an existing wood framed door and a 6-over-6 pane window with a clad wood multi-fold door aligned with the side of the upper windows above intended to differentiate it from the original door and window in this location. The more architecturally restrained side entry door with sidelights, trim, and sill located on the north side of the residence would be reinstalled and relocated to the south side of the residence, maintaining this character-defining feature on the property but in a different location. All of these efforts are also expressed in the project's Historic Preservation Plan (see **Attachment B**).

These efforts would result in a relatively minor loss of original, character-defining features due to the fact that the vast majority of them would be retained and preserved, including all such features on the front, and south side elevations.

For these reasons, the project would meet Standard #5.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The subject property has been well maintained and is in very good condition, with no deteriorated historic features requiring repair or replacement as part of the proposed project. If, however, deteriorated features

are discovered through the course of the renovation project, such features would be repaired rather than replaced, or in the case where deterioration is beyond repair, new features would match the old in design, color, texture, and where possible, materials. These efforts are also expressed in the project's Historic Preservation Plan (see **Attachment B**).

For these reasons, the proposed project would meet Standard #6.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No harsh chemical or physical treatments that would cause damage to the historic materials of the building are proposed as part of the project. As such, Standard #7 does not apply to the proposed project.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

While the presence or absence of archaeological resources on the project site is beyond the scope of work of the historic evaluation/DPR form, research revealed no indication that the project site or immediate area would be considered sensitive for the existence of such resources (such as nearby Native American shellmounds or bodies of water). As such, Standard #8 does not apply to the proposed project.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed alterations to the subject property would retain and preserve the vast majority of the historic materials, features, and spatial relationship that characterized the property, including all of its Gothic Revival style elements and materials, such as its cross-gabled roof with boxed eaves, the wood bevel siding, the 6-over-6 windows and the fixed window in the front gable including and their trim, the drip mold over the window below the front gable, the Greek Revival style front entrance including trim and its hardware as well as the more restrained entrance on the north side, and the narrow, incised panels (or battens) at the corners of the residence.

The proposed 714-square-foot addition to the side and rear of the historic residence would be seen as relatively compatible with the historic residence because it would be rendered in shapes and materials similar to that found throughout the existing residence, including its rectilinear plan, shed roof forms, horizontal wood wall cladding, composition shingle roof cladding, and vertically oriented wood frame double-hung windows. At the same time, the proposed addition and associated alterations would be clearly differentiated from the historic residence. For example, the roof forms of the proposed addition would be primarily shed style forms as found throughout the historic residence, but at a shallower angle slope intended to differentiate it from the steeply pitched roof forms of the historic residence. Wall areas clad in horizontal beveled wood siding with a 4" reveal would be replaced with 1" X 8" V-rustic wood siding (smooth finish) on portions of the north (side) and west (rear) elevations of the residence, which is intended to be compatible with but also differentiated from the historic siding found on the remainder of the house. All original 6-over-6 pane windows and their wood trim would be retained and preserved, including four original windows on the north (side) and west (rear) elevations of the residence that would be reused and reinstalled on the same elevations of the new addition (first floor only). A pair of clad wood frame, double-

hung windows with 1-over-1 panes, would be installed on the north (side) elevation of the proposed addition that have same vertically oriented rectangular shape as the existing historic windows but with window pane/muntin arrangements intended to differentiate them from the existing historic windows found on the remainder of the house. Minor alterations planned for the first floor of the west (rear) elevation of the residence include the replacement of an existing wood framed door and a 6-over-6 pane window with a clad wood multi-fold door aligned with the side of the upper windows above intended to differentiate it from the original door and window in this location. The more architecturally restrained entrance on the north side of the residence including the door, door frame, sidelights, and wood trim and sill would be relocated to the south side of the residence, maintaining this character-defining feature on the property but in a different location. All of these preservation efforts are also expressed in the project's Historic Preservation Plan (see **Attachment B**).

As the majority of these changes would occur on the non-primary north side and rear elevations of the residence, they would result in a minimal change to the building's historic materials, features, and spatial relationships that characterize the property, especially when viewed from the public right-of-way.

Finally, the proposed project would achieve a relative balance of compatibility and differentiation that would maintain and support its status as a City of Santa Clara historic resource and would not substantially conflict with the other period revival historic resources on the project block or in the immediate Old Quad neighborhood.

For these reasons, the proposed project would meet Standard #9.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed addition to the historic residence are intended to be permanent construction on the north (side), and west (rear) elevations of the residence. They could, however, be removed in the future to restore the original T-shaped form of the building. Given the relatively small size of the additions (714 square feet) in light of the overall size of the property (2,292 square feet), the fact that the majority of the changes would be located on the less visible and non-primary rear and side elevations of the residence, and with a proposed design would achieve an overall balance of compatibility and differentiation, the proposed addition and other minor alterations to the rear and south side fenestration would not affect the overall integrity of the historic property or impair its environment.

For these reasons, the proposed project would meet Standard #10.

Summary

As a project that would meet the applicable *Standards* and would retain and preserve the majority of its character-defining features while achieving a relative balance between compatibility and differentiation, the proposed project would not significantly impact the identified historic resource at 1184 Washington Street or would substantially conflict with other period revival resources on the project block or in the Old Quad neighborhood. The proposed changes would be generally in character with the resource and would not detract from its historic status as a City of Santa Clara historic resource or one that is listed in the CRHR, resulting in no significant impact to historic resources as defined by CEQA. Therefore, the proposed project could qualify for a Categorical Exemption, pursuant to CEQA Guidelines Section 15303.



Sincerely,

A handwritten signature in black ink that reads 'Brad Brewster'. The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Brad Brewster
Founder and Principal, Brewster Historic Preservation

Attachments:

- A) Photographs
- B) Selection of Permit Plans

ATTACHMENT A – PHOTOS



Aerial view of 1184 Washington Street – east (front) elevation looking generally west



1184 Washington Street – south (side) and partial west (rear) elevations looking generally northeast



1184 Washington Street – partial north (side) and west (rear) elevations looking generally southeast



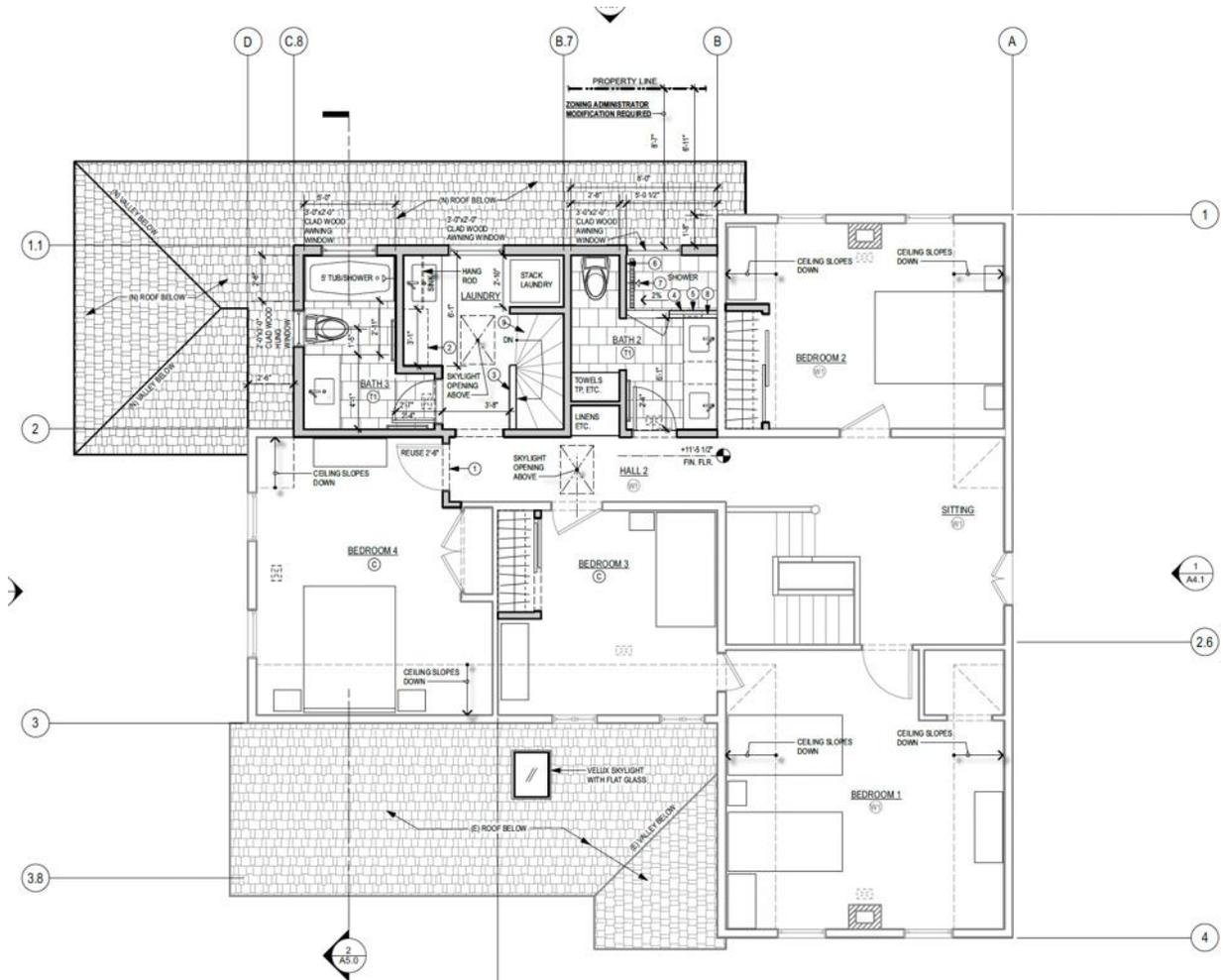
1184 Washington Street – partial north (side) elevation looking generally southwest



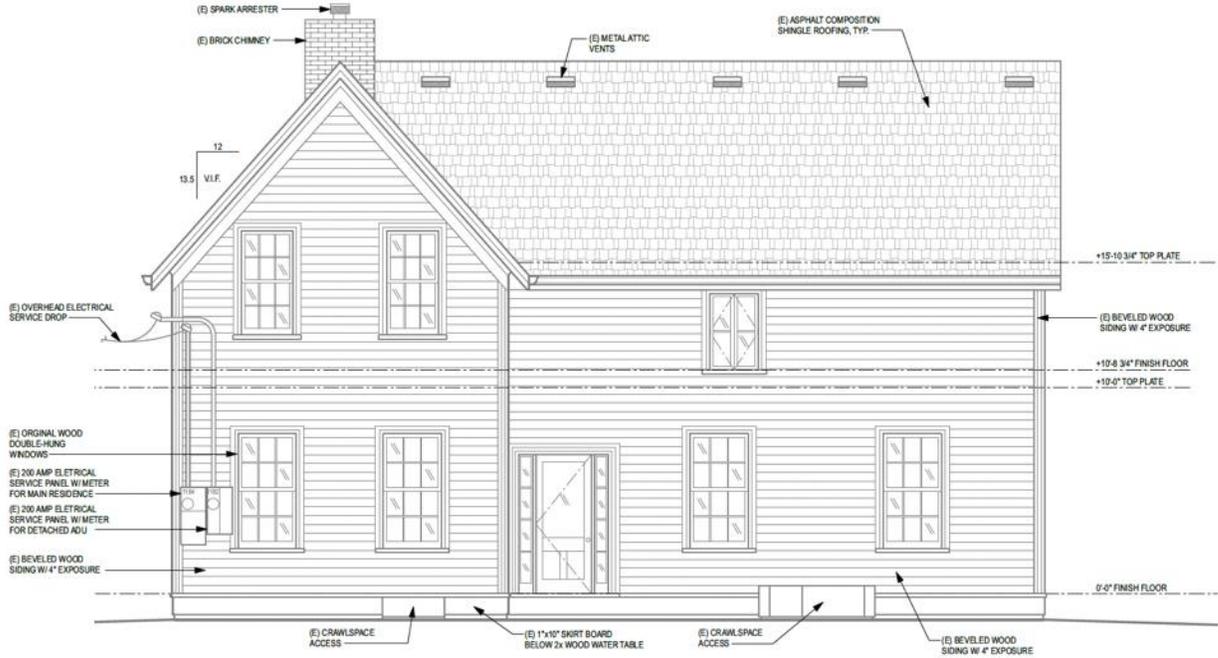
1184 Washington Street – partial west (rear) elevation looking generally east



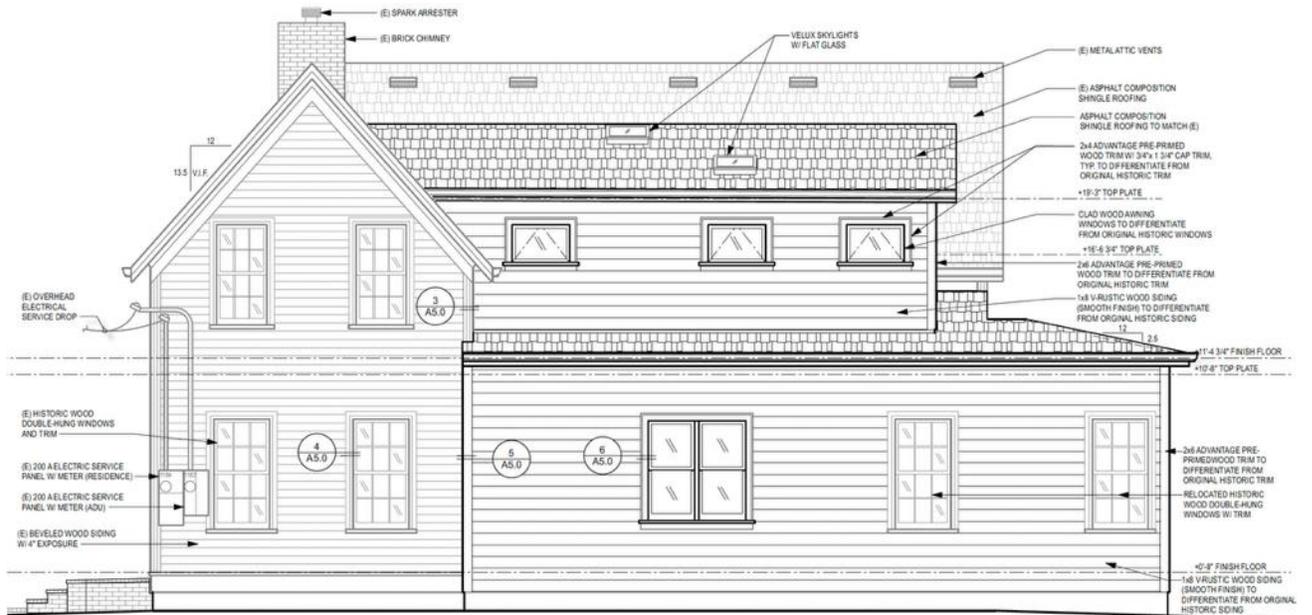
1184 Washington Street – detail of partial west (rear) and north (side) elevations looking southeast



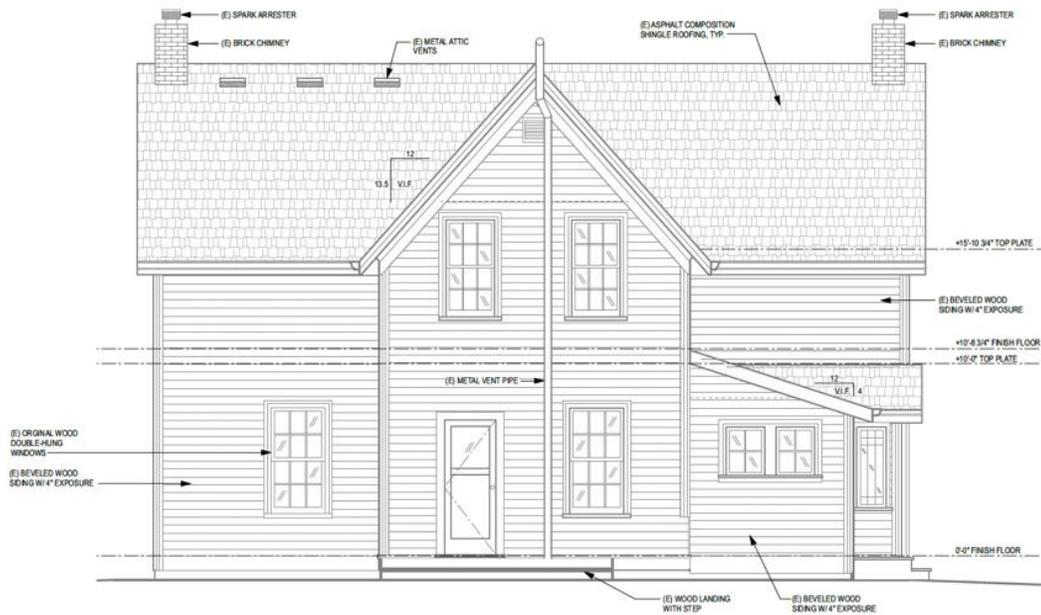
Proposed Second Floor Plan



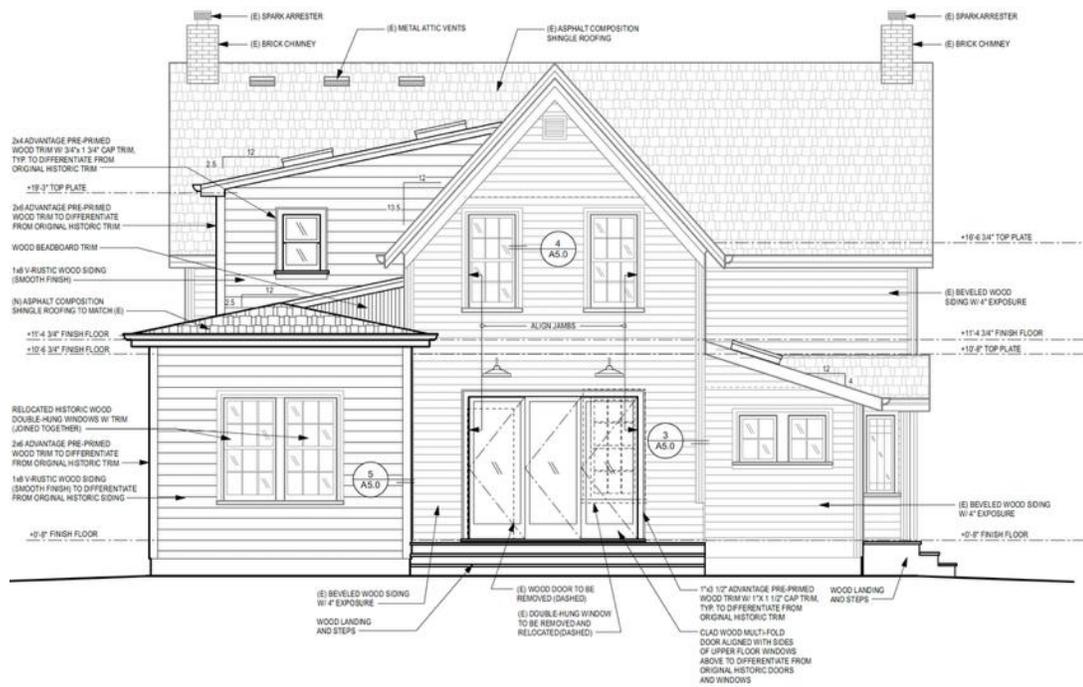
Existing North (Side) Elevation



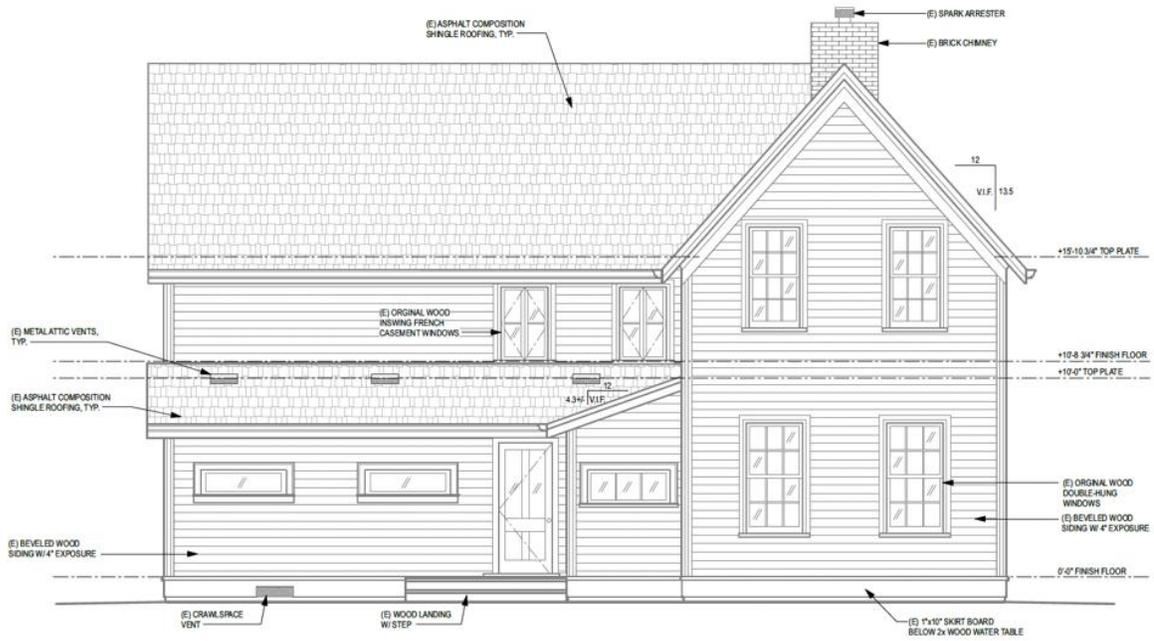
Proposed North (Side) Elevation



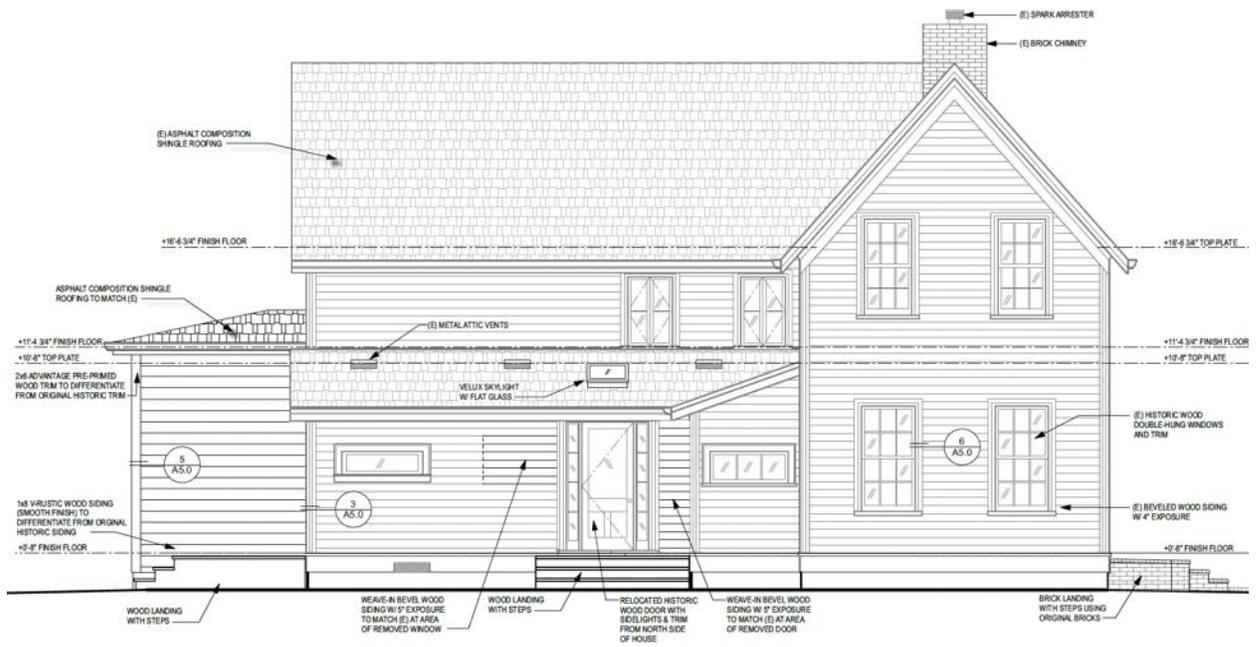
Existing West (Rear) Elevation



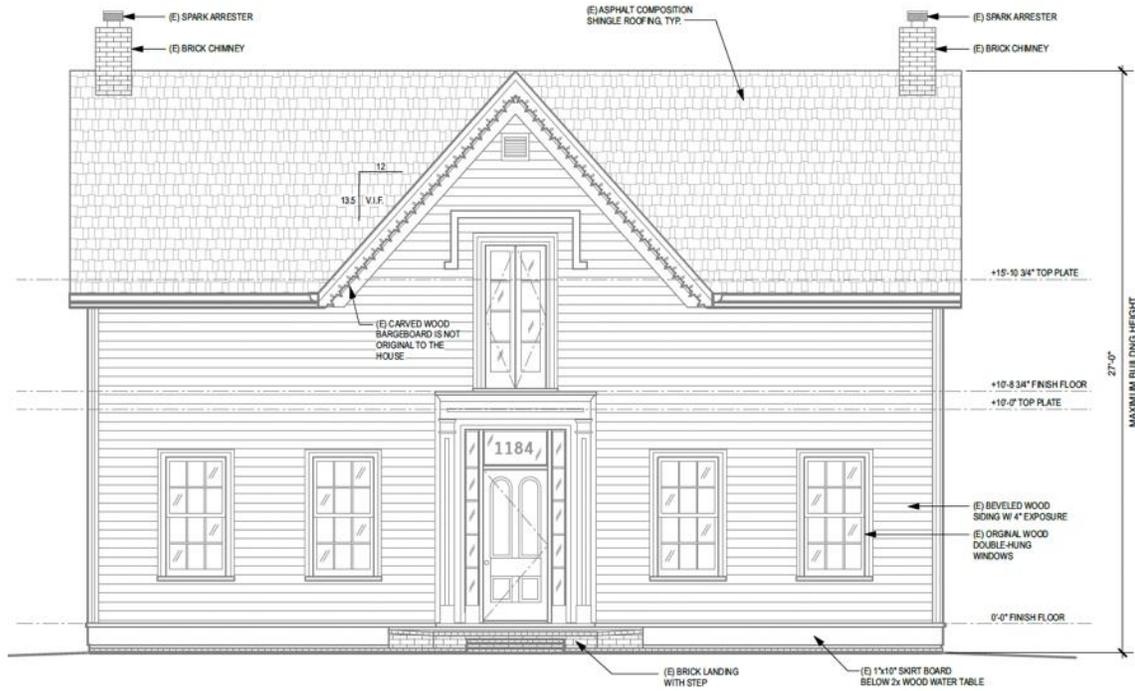
Proposed West (Rear) Elevation



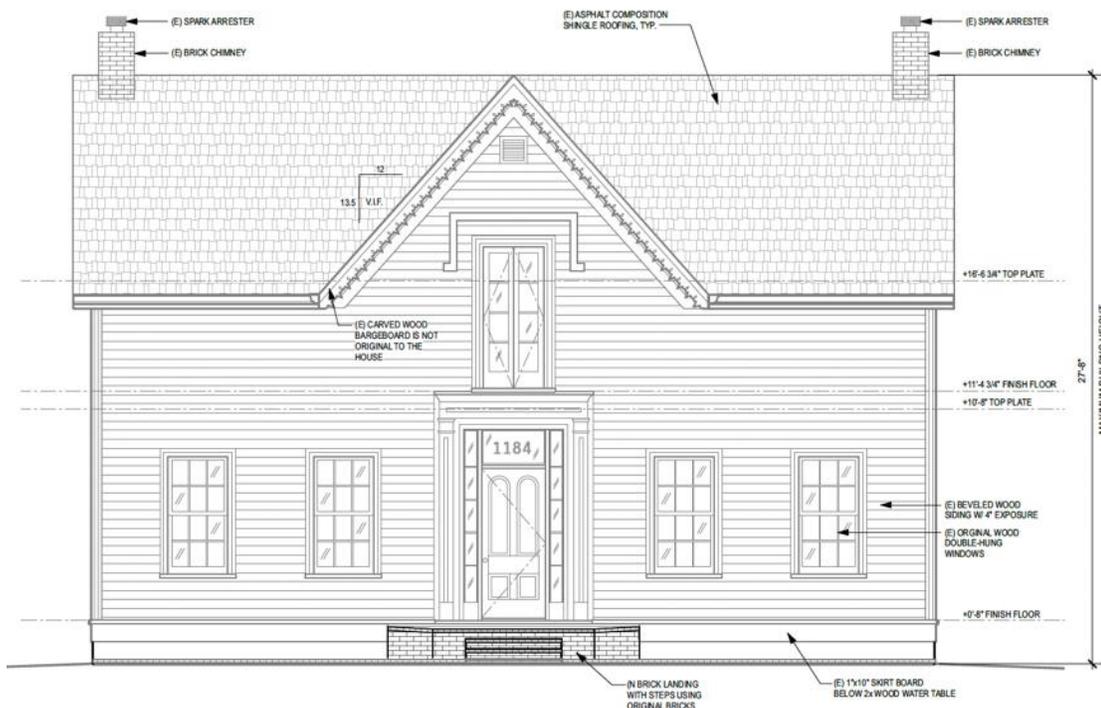
Existing South (Side) Elevation



Proposed South (Side) Elevation



Existing East (Front) Elevation



Proposed East (Front) Elevation



Historic Preservation Plan:

EXTERIOR MATERIALS		
FEATURE	DESCRIPTION AND CONDITION	TREATMENT
ROOFING	NON-ORIGINAL ASPHALT COMPOSITION SHINGLE IN EXCELLENT CONDITION. NOT A CHARACTER-DEFINING FEATURE OF THIS HOUSE.	ROOFING AT ADDITIONS TO BE ASPHALT COMPOSITION SHINGLES TO MATCH EXISTING.
EXTERIOR WALL CLADDING AND TRIM	REAR ELEVATION OF HOUSE AT KITCHEN: THE ORIGINAL BEVELED WOOD LAP SIDING IS IN FAIR CONDITION AND IS A CHARACTER-DEFINING FEATURE.	WHERE THE MODERN MULTI-FOLD DOOR WILL BE INSTALLED ON THE 1ST FLOOR, THE ORIGINAL WOOD SIDING WILL REMAIN AND BE WEAVED IN AS NECESSARY WITH SIDING REMOVED FOR ADDITIONS (SEE BELOW). ALL WOOD SIDING, TRIM AND WATER TABLE TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE (ALLIGATORING TO REMAIN) AND PAINTED / REPAINTED.
	RIGHT ELEVATION AT KITCHEN / DINING, REAR ELEVATION AT LIVING: THE ORIGINAL BEVELED WOOD LAP SIDING IS IN GOOD CONDITION AND IS A CHARACTER-DEFINING FEATURE. THE ORIGINAL WOOD WATER TABLE BELOW THE SIDING IS IN GOOD CONDITION AND IS A CHARACTER-DEFINING FEATURE BECAUSE IT IS PART OF THE SIDING ASSEMBLY.	WHERE THE PROPOSED 1ST AND 2ND STORY ADDITIONS WILL COVER THE ORIGINAL BEVELED SIDING AND WATER TABLE, THE SIDING AND WATER TABLE SHALL BE CAREFULLY REMOVED AND REINSTALLED WHERE NEEDED OR STORED FOR FUTURE USE.
WINDOWS AND TRIM	REAR ELEVATION AT KITCHEN (1ST FLOOR): THE EXISTING WOOD DOUBLE-HUNG WINDOW (SIX OVER SIX) AND ASSOCIATED TRIM IS IN GOOD CONDITION AND IS A CHARACTER-DEFINING FEATURE.	THE WOOD DOUBLE-HUNG WINDOW WITH JAMB, SILL, TRIM AND HARDWARE IS PROPOSED TO BE RELOCATED TO BEDROOM 5.
	REAR ELEVATION AT 1ST FLOOR LIVING: THE EXISTING WOOD DOUBLE-HUNG WINDOW (SIX OVER SIX) AND ASSOCIATED TRIM IS IN GOOD CONDITION AND IS A CHARACTER-DEFINING FEATURE.	THE WOOD DOUBLE-HUNG WINDOW WITH JAMB, SILL, TRIM AND HARDWARE IS PROPOSED TO BE RELOCATED TO BEDROOM 5.
	RIGHT ELEVATION AT KITCHEN (1ST FLOOR): THE TWO EXISTING WOOD DOUBLE-HUNG WINDOW (SIX OVER SIX) AND ASSOCIATED TRIM ARE IN GOOD CONDITION AND ARE CHARACTER-DEFINING FEATURES.	THE TWO WOOD DOUBLE-HUNG WINDOW WITH JAMB, SILL, TRIM AND HARDWARE IS PROPOSED TO BE RELOCATED TO BEDROOM 5.
	RIGHT ELEVATION AT 2ND FLOOR: THE EXISTING WOOD INSWING FRENCH CASEMENT WINDOW IS IN GOOD CONDITION AND IS NOT A CHARACTER-DEFINING FEATURE.	THE WOOD WINDOW, JAMB, SILL, TRIM AND HARDWARE IS PROPOSED TO BE REMOVED AND STORED OR SALVAGED.
DOORS AND TRIM	REAR ENTRY DOOR (1ST FLOOR): WOOD 2-PANEL DOOR (UPPER PANEL GLAZED) MAY BE ORIGINAL TO THE HOUSE BUT THE TRIM IS MODERN DUE TO ITS NOMINAL DIMENSIONS. THE DOOR IS IN GOOD CONDITION AND IS NOT A CHARACTER-DEFINING FEATURE.	THE WOOD DOOR, JAMB, SILL AND TRIM IS PROPOSED TO BE REMOVED AND STORED OR SALVAGED.
	NORTH SIDE ENTRY DOOR (1ST FLOOR): ORIGINAL 2-8" X 8" 3-PANEL WOOD DOOR (UPPER PANEL IS GLAZED). W/ 8" 4"x6" 4" SIDELIGHTS IS ORIGINAL TO THE HOUSE AND IS IN EXCELLENT CONDITION AND ARE CHARACTER-DEFINING FEATURES.	THE WOOD DOOR, SIDELIGHTS, JAMB AND TRIM IS PROPOSED TO BE RELOCATED TO THE SOUTH SIDE ENTRY.
	SOUTH SIDE ENTRY DOOR (1ST FLOOR): WOOD 4-PANEL DOOR (UPPER 2 PANELS GLAZED) MAY BE ORIGINAL TO THE HOUSE BUT THE TRIM IS MODERN DUE TO ITS NOMINAL DIMENSIONS. THE DOOR IS IN GOOD CONDITION AND IS NOT A CHARACTER-DEFINING FEATURE.	THE DOOR IS PROPOSED TO BE REMOVED AND STORED OR SALVAGED.

INTERIOR FINISHES		
FEATURE	DESCRIPTION AND CONDITION	TREATMENT
FLOORING (1ST FLOOR)	KITCHEN: 1/2" MIXED WIDTH DOUGLAS FIR TONGUE & GROOVE FLOORING IS IN GOOD CONDITION BUT NOT ORIGINAL TO THE HOUSE. THE ORIGINAL 1/2" MIXED WIDTH MIXED GRAIN FIR FLOORING WAS REPLACED WITH PLYWOOD SUB-FLOOR THEN TOPPED WITH THE EXISTING FIR FLOORING WHEN THE KITCHEN WAS REMODELED.	EXISTING FLOORING TO BE PRESERVED.
	DINING: THE ORIGINAL 1/2" MIXED WIDTH AND MIXED GRAIN DOUGLAS FIR FLOORING IS IN GOOD CONDITION.	THE EXISTING FLOORING IS TO BE PRESERVED, BUT 1/2" MIXED WIDTH DOUGLAS FIR TONGUE AND GROOVE FLOORING IS TO BE INSTALLED OVER THE TOP TO MATCH THE EXISTING FLOORING AT KITCHEN.
	MUDROOM: THE 1/4" MIXED WIDTH AND MIXED GRAIN WOOD FLOORING IS IN GOOD CONDITION. THIS FLOORING WAS LIKELY INSTALLED WHEN THE COVERED SIDE PORCH WAS ENCLOSED.	EXISTING FLOORING TO BE PRESERVED.
	BATH 1: THE 1/4" MIXED GRAIN DOUGLAS FIR V-GROOVE FLOORING IS IN FAIR TO GOOD CONDITION. THIS FLOORING WAS LIKELY INSTALLED WHEN THE COVERED SIDE PORCH WAS ENCLOSED.	NEW PORCELAIN TILE TO BE INSTALLED OVER THE EXISTING FIR SUB-FLOOR AT NEW POWDER ROOM.
	MUDROOM: THE 1/4" MIXED WIDTH AND MIXED GRAIN DOUGLAS FIR TONGUE AND GROOVE FLOORING IS IN GOOD CONDITION. THIS FLOORING WAS LIKELY INSTALLED WHEN THE COVERED SIDE PORCH WAS ENCLOSED.	EXISTING FLOORING TO BE PRESERVED AT THE NEW WALK-IN PANTRY. NEW PORCELAIN TILE TO BE INSTALLED OVER THE EXISTING FIR SUB-FLOOR AT NEW MUD ROOM.
FLOORING (2ND FLOOR)	HALL / STORAGE (BATH 2): THE ORIGINAL 1/2" MIXED WIDTH AND MIXED GRAIN DOUGLAS FIR FLOORING IS IN GOOD CONDITION.	EXISTING FLOORING TO BE PRESERVED WITH THE PROPOSED ALTERATIONS.
WALLS AND CEILING FINISH (1ST FLOOR)	KITCHEN: EXISTING SHEETROCK AT WALLS AND CEILING IS IN GOOD CONDITION.	IF SHEETROCK IS PROPOSED TO BE REMOVED TO INSTALL NEW ELECTRICAL AND WALL INSULATION, NEW SHEETROCK TO BE INSTALLED.
	DINING: EXISTING SHEETROCK AT WALLS AND CEILING IS IN GOOD CONDITION.	THE DESIGN PROPOSES TO REMOVE THE SHEETROCK DOWN TO THE WALL AND CEILING FRAMING TO INSTALL NEW ELECTRICAL. ALL NEW SHEETROCK WILL BE INSTALLED.
	MUDROOM: EXISTING SHEETROCK IS IN GOOD CONDITION.	THE DESIGN PROPOSES TO REMOVE THE EXISTING SHEETROCK WALL DOWN TO THE WALL FRAMING AND CEILING FRAMING TO INSTALL NEW ELECTRICAL AND WALL INSULATION. ALL NEW SHEETROCK WILL BE INSTALLED.
	BATH 1: EXISTING SHEETROCK IS IN GOOD CONDITION.	THE DESIGN PROPOSES TO REMOVE THE EXISTING SHEETROCK WALL DOWN TO THE WALL FRAMING AND CEILING FRAMING TO INSTALL NEW ELECTRICAL, PLUMBING, AND WALL INSULATION. ALL NEW SHEETROCK WILL BE INSTALLED.
	LAUNDRY: EXISTING SHEETROCK IS IN GOOD CONDITION.	THE DESIGN PROPOSES TO REMOVE THE EXISTING SHEETROCK WALL DOWN TO THE WALL FRAMING AND CEILING FRAMING TO INSTALL NEW ELECTRICAL AND WALL INSULATION. ALL NEW SHEETROCK WILL BE INSTALLED.
WALLS AND CEILING FINISH (2ND FLOOR)	HALL: EXISTING PLASTER IS IN GOOD CONDITION.	THE DESIGN PROPOSES TO REMOVE THE EXISTING PLASTER ON THE EXTERIOR WALL AND CEILING DOWN TO THE WALL AND CEILING FRAMING TO ACCOMMODATE ALTERATIONS AND TALLER WALLS (AT CURRENT EXTERIOR WALL). ALL NEW SHEETROCK WILL BE INSTALLED.
	BATH 2: EXISTING SHEETROCK IS IN GOOD CONDITION.	THE DESIGN PROPOSES TO REMOVE THE EXISTING SHEETROCK ON THE EXTERIOR WALL AND CEILING DOWN TO THE WALL AND CEILING FRAMING TO ACCOMMODATE ALTERATIONS, NEW WALLS (TALLER), ROOF FRAMING FOR THE ADDITION AND INSULATION. ALL NEW SHEETROCK WILL BE INSTALLED.
	STORAGE: EXISTING SHEETROCK IS IN GOOD CONDITION.	THE DESIGN PROPOSES TO REMOVE THE EXISTING SHEETROCK ON ALL WALLS AND CEILING DOWN TO THE WALL AND CEILING FRAMING TO ACCOMMODATE ALTERATIONS, INSULATION IN THE EXTERIOR WALLS. ALL NEW SHEETROCK WILL BE INSTALLED.
INTERIOR DOOR AND WINDOW TRIM, BASEBOARD (1ST FLOOR)	KITCHEN / DINING: INTERIOR DOOR AND WINDOW TRIM AND BASEBOARD TRIM IS IN GOOD CONDITION.	ALL OF THE ORIGINAL INTERIOR WINDOW TRIM SHALL BE CAREFULLY REMOVED WITH ALL THE WINDOWS. ALL ORIGINAL DOOR TRIM AND BASEBOARD TRIM SHALL BE CAREFULLY REMOVED AND REINSTALLED.
	LAUNDRY: INTERIOR DOOR TRIM IS IN GOOD CONDITION. ALL INTERIOR WINDOW TRIM IS IN GOOD CONDITION. ALL BASEBOARD TRIMS IN GOOD CONDITION.	ALL OF THE INTERIOR WINDOW TRIM, DOOR TRIM, AND BASEBOARD TRIM TO BE CAREFULLY REMOVED AND REINSTALLED.
	BATH 1: INTERIOR WINDOW AND DOOR TRIM AND BASEBOARD TRIM IS IN GOOD CONDITION.	ALL OF THE INTERIOR WINDOW TRIM, DOOR TRIM AND BASEBOARD TRIM TO BE CAREFULLY REMOVED AND REINSTALLED.
	MUDROOM: ALL EXISTING INTERIOR DOOR AND WINDOW TRIM AND BASEBOARD TRIM IS IN GOOD CONDITION.	ALL OF THE INTERIOR WINDOW TRIM, DOOR TRIM AND BASEBOARD TRIM TO BE CAREFULLY REMOVED AND REINSTALLED.
INTERIOR DOOR AND WINDOW TRIM, BASEBOARD (2ND FLOOR)	HALL: INTERIOR DOOR AND WINDOW TRIM AND BASEBOARD TRIM IS IN GOOD CONDITION.	ALL OF THE INTERIOR WINDOW TRIM TO BE CAREFULLY REMOVED WITH THE SINGLE WINDOW. THE DOOR TRIM SHALL REMAIN. THE BASEBOARD TRIM AT EXTERIOR WALL TO BE CAREFULLY REMOVED AND REINSTALLED.
	BATH 2: INTERIOR DOOR AND WINDOW TRIM AND BASEBOARD TRIM IS IN GOOD CONDITION.	THE INTERIOR WINDOW TRIM TO BE CAREFULLY REMOVE AND REINSTALLED. THE DOOR TRIMS TO BE REMOVED WITH DOOR AND REUSED OR SALVAGED. THE BASEBOARD TRIM TO BE CAREFULLY REMOVED AND REINSTALLED.
	STORAGE: INTERIOR DOOR AND WINDOW TRIM AND BASEBOARD TRIM IS IN GOOD CONDITION.	THE INTERIOR WINDOW TRIM TO BE CAREFULLY REMOVE AND REINSTALLED. THE DOOR TRIMS TO BE REMOVED WITH DOOR AND REUSED OR SALVAGED. THE BASEBOARD TRIM TO BE CAREFULLY REMOVED AND REINSTALLED.

Historic Preservation Plan (continued)

FORM AND STRUCTURE		
FEATURE	DESCRIPTION AND CONDITION	TREATMENT
ROOF	THE EXISTING PREDOMINATE ROOF FORM IS GABLED WITH A 13.5 / 12 PITCH EXCEPT FOR THE ENCLOSED PORCH WHICH HAS A 4:12 PITCH.	THE DESIGN PROPOSES A SHALLOW 2.5:12 HIP / SHED ROOF OVER THE 1ST FLOOR ADDITION THAT ATTACHES BELOW THE EXISTING EAVE TO DIFFERENTIATE FROM THE ORIGINAL GABLE ROOF. THE DESIGN PROPOSES A SHALLOW 2.5:12 SHED ROOF OVER THE 2ND FLOOR ADDITION THAT FLANGES INTO THE GABLE ROOF BELOW THE RIDGE LINE TO DIFFERENTIATE FROM THE ORIGINAL GABLE ROOF.
1ST FLOOR PLAN	MUCH OF THE ORIGINAL FLOOR PLAN REMAINS INTACT WITH THE LIVING, FAMILY, DINING, STAIRCASE, AND ENTRY HALL REMAINING UNCHANGED. SOME APPARENT CHANGES: THE KITCHEN WAS REMODELLED; THE SOUTH SIDE COVERED PORCH IS NOT ORIGINAL AND IT WAS ENCLOSED AT SOME POINT AND CONVERTED INTO MUD, BATH 1 AND LAUNDRY.	THE KITCHEN AND DINING ROOMS ARE PROPOSED TO BE COMBINED INTO ONE ROOM WITH DIVIDING WALL REMOVED AND THE WINDER STAIR BEING RELOCATED TO THE ADDITION; BATH 1 IS PROPOSED TO BE REDUCED IN SIZE TO A POWDER WITH THE EXTRA FLOOR AREA ADDED TO THE MUD ROOM WHICH IS PROPOSED TO BE DIVIDED INTO A WALK-IN PANTRY AND MUD ROOM. THE LAUNDRY ROOM IS PROPOSED TO BE CONVERTED INTO AN OFFICE.
2ND FLOOR PLAN	MUCH OF THE ORIGINAL FLOOR PLAN REMAINS INTACT WITH THE STAIRCASE, 3 BEDROOMS, AND THE SITTING AREA REMAINING UNCHANGED. SOME APPARENT CHANGES: BATH 2 AND STORAGE WERE NOT ORIGINAL TO THE HOME WITH ENCLOSING WALLS LIKELY ADDED.	THE BATH 2, STORAGE AND WINDER STAIR ARE PROPOSED TO BE REMOVED (WINDER STAIR RELOCATED TO ADDITION) TO ACCOMMODATE A 4TH BEDROOM UPSTAIRS. THE 1/2 HEIGHT SOUTH WALL OF THE HALL WILL BE REMOVED TO ACCOMMODATE A TALLER WALL TO ALLOW ACCESS TO THE ADDITION TO THE NORTH THAT WILL ACCOMMODATE TWO FULL BATHROOMS, A LAUNDRY, AND THE RELOCATED WINDER STAIR.
STRUCTURAL SYSTEM, FRAMING	THE CONVENTIONAL WOOD FRAMING IS MOSTLY IN GOOD CONDITION. THE FRAMING IS NOT A CHARACTER-DEFINING FEATURE, EXCEPT HOW IT IS EXPRESSED IN THE MASSING AND FORM OF THE PLAN.	1ST FLOOR: THE DESIGN PROPOSES AN ALTERATION AND ADDITION TO THE REAR AND RIGHT SIDE OF THE RESIDENCE THAT WILL REQUIRE MODIFICATIONS TO THE WALL, ROOF AND FLOOR FRAMING TO THE EXISTING REAR AT THE KITCHEN, REAR OF THE LIVING ROOM, AND RIGHT SIDE OF THE OF THE DINING AND KITCHEN. 2ND FLOOR: THE DESIGN PROPOSES AN ADDITION TO THE RIGHT SIDE OF BATH 2 AND HALL TO ACCOMMODATE TWO BATHROOMS A LAUNDRY AND A WINDER STAIR. THESE ADDITIONS WILL REQUIRE MODIFICATIONS TO THE WALL AND ROOF FRAMING.
FOUNDATIONS	THE EXISTING PERIMETER BRICK FOUNDATION IS IN FAIR TO GOOD CONDITION WITH SOME SETTLING ALONG THE PERIMETER OF THE STRUCTURE DUE TO POOR WATER MANAGEMENT.	THE DESIGN PROPOSES TO REPLACE THE EXISTING BRICK FOUNDATIONS IN ITS ENTIRETY WITH CONCRETE FOUNDATIONS TO ALLOW FOR THE ADDITIONS AND ALTERATIONS AND WITH ADDITIONAL ANCHOR BOLTS AND SEISMIC RETROFITTING, WHERE PRACTICAL, TO HELP PRESERVE THE STRUCTURE.

HISTORIC PRESERVATION NOTES

1. DETERIORATED ARCHITECTURAL FEATURES SHALL BE REPAIRED RATHER THAN REPLACED, WHEREVER POSSIBLE:

EXAMPLE A: IF A BOTTOM RAIL OF A WOOD WINDOW SASH IS ROTTEN THEN A 2-PART EPOXY SYSTEM SHOULD BE USED TO REPLACE THE ROTTEN SECTION (THE ENTIRE SASH **SHOULD NOT** BE REPLACED). IF THE BOTTOM RAIL IS BEYOND REPAIR THEN THE BOTTOM RAIL SHOULD BE REPLACED WITH OLD-GROWTH MATERIAL TO MATCH THE ORIGINAL (THE ENTIRE SASH **SHOULD NOT** BE REPLACED).

EXAMPLE B: IF A WOOD DOUBLE-HUNG WINDOW IS PAINTED SHUT AND/OR THE PULLEY ROPES ARE BROKEN OR MISSING THEN THE PAINT SHOULD BE CUT CAREFULLY TO SEPARATE THE SASH FROM THE STOPS TO PERMIT THE SASH TO MOVE FREELY AND/OR A NEW PULLEY ROPE SHOULD BE INSTALLED (THE ENTIRE SASH OR ENTIRE WINDOW ASSEMBLY **SHOULD NOT** BE REPLACED).

IN THE EVENT REPLACEMENT IS NECESSARY, THE NEW MATERIAL SHOULD MATCH THE MATERIAL BEING REPLACED IN COMPOSITION, DESIGN, COLOR, TEXTURE, AND OTHER VISUAL QUALITIES.

EXAMPLE C: IF THE ENTIRE LOWER SASH OF A WOOD DOUBLE-HUNG WINDOW IS BEYOND EPOXY REPAIR OR INDIVIDUAL PART REPLACEMENT (I.E. BOTTOM RAIL) THEN ONLY THE INDIVIDUAL SASH SHOULD BE REPLACED TO MATCH THE EXISTING. IF THE ORIGINAL HISTORIC SASH IS SINGLE GLAZED WITH EXTERIOR GLAZING PUTTY THEN IT SHOULD BE REPLACED WITH THE SAME **NOT** WITH A MODERN DUAL GLAZED SASH WITH WOOD STOPS).

NOTE THAT REPLACING ANY ELEMENT THAT IS NOT NOTED IN THIS DRAWING SET SHOULD BE REVIEWED BY THE ARCHITECT FIRST AS DOING SO MAY JEOPARDIZE THE MILLS ACT CONTRACT AND MAY RESULT IN CONSIDERABLE MONETARY FINES AND LOSS OF TAX SAVINGS BENEFITS.

2. SURFACE CLEANING: THE SURFACE CLEANING OF STRUCTURES SHALL BE UNDERTAKEN WITH THE GENTLEST MEANS POSSIBLE. SANDBLASTING AND OTHER CLEANING METHODS THAT WILL DAMAGE MATERIALS SHALL NOT BE UNDERTAKEN.

EXAMPLE D: LIGHTLY SCRAPING TO REMOVE LOOSE PAINT ONLY AND TO PRESERVE THE ALLIGATOR EFFECT OF LEAVING OLDER LAYERS OF ADHERED PAINT INTACT. DOING THIS EXHIBITS THE AGE OF THE BUILDING.