

## 1419 Seyburn Street: Scope of Work for Historic Approval

**Project Description:** Full gut rehabilitation of a single family home, previously abandoned and purchased off the tax auction. We are requesting approval to update the windows to aluminum clad wood, to repair the stucco, and repaint the exterior. Full mold mitigation and interior demolition was required due to excessive flooding that destroyed all interior hardwood and plaster, revealing a prior extension that was added to the kitchen on top of a porch. Because the porch didn't have the proper structure to support the kitchen, the back of the house where this extension exists is collapsing. In order to stabilize this, we need to reinforce the foundation in the back of the house. Within this newer extension over the former patio, there is a window we'd like to close over to add a kitchen pantry. We would also like to close an opening on the extension where we believe the oven ventilation once existed and add French doors to the existing patio. There is one pre-existing kitchen window that we'd like to raise to the height of the dining room windows to enable us to add a kitchen counter and create a consistent site line on the north side of the house, facing the neighboring property.

On the second floor in the rear of the house, where we'll be adding a bathroom for the primary suite, we'd like to replace the window with a frosted fiberglass window, as this will be located in the shower.

There are unique historic windows in the dining room on the north side of the house, and in the living room on the south side of the house. To protect these windows and add energy efficiency to the home, we'd like to add storm windows.

We would like to restore the paint colors to more closely match the colors identified in photos from the 1950-1990s.

### Project Details: East/Front Facade

Prior view from 1990s:



Current view:



- Replace windows with **Andersen 400 Series aluminum clad wood windows with E4 energy efficient glass**. Sandstone exterior and pine interior. Colonial grid on the top sash only for all front-facing windows EXCEPT the small central ones on the second floor, which will not have the Colonial grid.

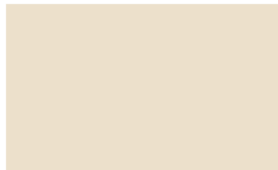


- Repair stucco on first floor
- Stabilize wooden front porch
- Repaint house with greige trim, white stucco on the first floor, white shake on the second and third floors, and contrasting charcoal grey shutters on the second floor.

Proposed color scheme:



- Replace all blue paint, restoring the color scheme from the 1900s (see first photo)



**C:4 Yellowish  
White**

- Base color:

**MS: 5Y 9/1**

(or a cool white if permitted)



**A:2 Light Olive Gray**  
**MS: 10Y 6/1**

- Trim:



**A:8 Blackish Green**  
**MS: 2.5BG 2/2**

- Shutters:

## Project Details: South Facade



- Restore diamond-muntin windows and add storm windows for protection and efficiency
- Repair stucco
- Repaint

**Project Details: West/Rear Façade**



Remove roof extension that covers 3<sup>rd</sup> fl window

Replace window with fiberglass shower-proof window (see spec)

Replace door with small window

Add French doors leading to patio from kitchen/extension





Replace 36" window  
with 60" window

- Replace second story double-hung window with fiberglass window and white-opaque glass (this window is in the new shower of the primary suite)
- Repair extension roof and deck above it
- Restore historic roof line (which was previously expanded beyond the patio door, over the third floor window)
- Replace the 36" window on the rear extension with a 60" window
- Replace the back door with a small window
- Add French doors from the extension onto the back patio
- Repair stucco
- Repaint

**Project Details: North Façade**



Reduce length of kitchen window to accommodate counter inside and match the site line of the historic dining room windows



Close the ventilation opening and window that were added onto the extension to accommodate the kitchen build

Reduce length of kitchen window to accommodate kitchen counter inside and match site line of historic dining room windows



Repair/replace water damage to stucco and stabilize where the extension is tearing away

- Close former oven ventilation “window” and full-sized window on the extension
- Shorten the window in the kitchen to accommodate a counter and match the architectural lines of the historic diamond windows in the dining room
- Repair historic diamond-muntin windows and add storm windows for protection and efficiency
- Repair stucco
- Repaint