

Details of restoration and damage mitigation for 2843 W State St.

I have pieces of my house that are literally falling apart, while also falling off. My porch (with sunroom above) is sagging and has settled significantly. The significant deterioration needs to be mitigated, this application is to do just that. In some cases, the extent of damage is not yet known, thus a significant degree of flexibility is required.

I'm going to be addressing:

Railings

Porch posts

Gutters, fascia, soffit, and decorative modillions, and their trim.

Water table, where missing and rotten.

Siding, where missing and rotten.

Downspouts

Trim and flashing on windows, corners, and belly boards.

Porch skirt

Porch deck (unknown what can be salvaged).

Porch stairs

Porch deck structure, as needed.

Porch support / foundation reinforcement, or replacement, if required.

Exterior doors

Windows

Storms

Screens

Roof and flashing

Possibly water service and sewer.

I will begin taking pieces down, hopefully before they fall. I'll strip, restore, and occasionally remake bits that are too far gone.

I will be first shoring the porch up, to not sag further. I'll put in temp posts, so I can rehabilitate trim, railings, and columns.

Next, we'll remove (for rehabilitation, and to prevent breaking, during lifting) all the windows in the sunroom.

Then we will begin slowly jacking it back up, to be level with the rest of the house (tiny adjustments, 4-7 days apart, to minimize damage, and allow the wood to bend back).

After it's returned to level, we'll either rebuild or reinforce the porch decking and underlying supports; depending on the state of what we find, once we have dismantled enough to see.

I am awaiting an engineering report to outline replacement supports. However, I'm not convinced I must replace it all, even though I know that might last longer. I'm hoping,

depending on the findings once we can get under the porch, that I have the option to just patch what is already there, especially if my budget keeps going as badly as it has the past year (which is likely). I might need to delay some aspects of repairs, or cut some corners, it's just reality. I'll speak to the planning department about this.

NOTE: If I must redo all the porch underlying structure and the piers, then I also plan to replace the lead water service, since it runs right through there. We seem to have mitigated our sewer issues, but will have that looked at and updated as needed, since it also runs right through there. Please consider this application for approval to also cover these.

Any woodwork that's able to be salvaged and reused, will be.

Downspouts will be replaced (most are rusted through on the back causing siding to rot).

Wooden gutters have utterly failed and are falling. We'll take down woodwork, rehabilitate, and replace them. I'm going to try a peel and stick product, or existing liners, while we are trying to get them all back up and draining toward downspouts. The proper gutter liners will wait, partially because waterproof membrane and ice dams needs to be integrated into roofing. Once gutter woodworking is complete, we'll determine if we must contract out the metalwork inside gutters, patch the existing, or fabricate new ones ourselves, to complete the gutter refurbishment.

NOTE: Currently, the moldings around the modillions supporting the gutters, is mismatched. Lumber now is outrageous, and my budget is already blown. If replacing the patches (¼ round) with matching relief is possible, I will. Otherwise, I was going to rehabilitate the existing pieces. Then move the simplified (newer – ¼ round) simplified (I think newer) pieces of molding to the south, and south-east of the house, to have the front, north east (seen from street), and possibly west (if supplies allow) all match with the original relief.

We'll then replace the roof.

Note: Once we can reach the roof, we may need to remove some roofing sooner, to patch leaks (6 at last count), and possible pest infestations. We have 3-4 layers of roof up there, and all that weight and rot is not helping anything. Some sections might be stripped sooner and then covered with tar paper and/or tarps, as needed.

I will choose exact color and style of roofing when we're ready for it. We'll comply with historic guidelines. Supplies are strained due to covid, and we have no shed or garage for storing supplies. So, selecting roofing now is not feasible. The flat roof, which is not visible from the street is likely to be replaced sooner.

I don't know yet what schedule the rehabilitated pieces will be returned to their original location. Many may wait till all jacking, foundation supports, and rehabilitation is complete.

Railings will either have a pony rail above, or have an interior railing (see my lame sketch attached). They'll be mounted higher off deck than currently. All this to meet code height. They'll be patched at the ends, where they aren't long enough, as aesthetically as possible.

Note: My current railings are mismatched (and poorly constructed), so obviously not original. Stair railings are turned, porch are just 2x2's between handrail (the screws aren't hidden, or even in pockets, it's ugly). I'd appreciate advice on which is more authentic, turned or square). I have a shortage of knowledge of American Foursquare variations and details, I'd appreciate any resources you can pass along. However, unless I find a great deal on parts, I'm keeping / renovating what I have.

My short column is also mismatched. I'll adapt it as best I can, to match the tall columns better, and be taller, same as railings.

If porch columns are not tall enough, which I suspect, I'll make more consistent bases (now they are poorly patched, miss matched, and missing parts). I'll try to increase bases or caps, or both, to get an aesthetically even look, and meet the new height needed.

I haven't selected new paint colors yet. I do plan on selecting paint scheme, and painting trim prior to reattaching them. If required, I'll get approval of colors first.

There will be scaffolding up; it will stay up for the duration. This is a multi-year project.

Work to commence immediately:

Railing for stairs, in front, is a safety hazard. It must be removed before someone is hurt.

Dismantling enough skirting and decking to plan and measure for temp posts and beams.

I've attached a number of photos for your viewing enjoyment. Including views of; porch settling, trim rotting, pieces falling, and mismatched or poorly patched trim.