Be It Ever So Humble:
Maintaining Your Historic Home

The Art of Preservation Conference
Landmark Society of Western New York
Geneva, New York • April 2015

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Syracuse, New York

AIA Rochester

A001

ROC2015- **Be It Ever So Humble: Maintaining and Preserving Your Historic House**

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Beth Crawford, Crawford & Stearns, Architects and Preservation Planners

April 17, 2015

Credit(s) earned on completion of this course will be reported to AIA CES for AIA members. Certificates of Completion for both AIA members and non-AIA members are available upon request.

This course is registered with AIA CES for continuing professional education. As such, it does not include content that may be deemed or construed to be an approval or endorsement by the AIA of any material of construction or any method or manner of handling, using, distributing, or dealing in any material or product.

Questions related to specific materials, methods, and services will be addressed at the conclusion of this presentation.

Course Description

Whether your home is your castle or your get-a-way camp, owning an historic house is an unrelenting challenge. Join us as we look at issues that affect our humble abodes and how to protect them from various natural and man-made threats.

Learning Objectives

At the end of the this course, participants will be able to:

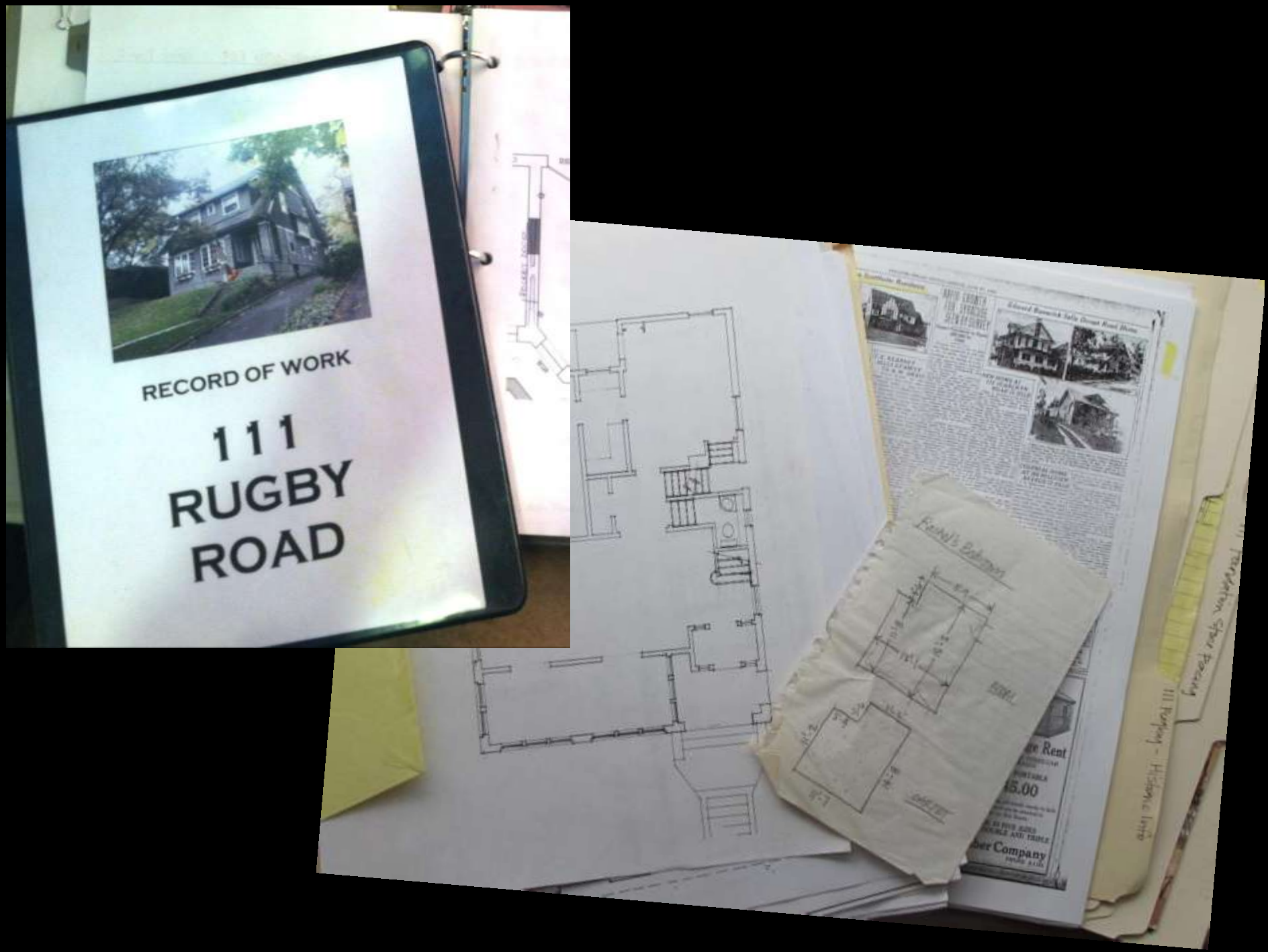
1. Participants will be able to evaluate specific elements of historic homes to establish whether they should be repaired, upgraded, or restored.
2. Participants will be able to predict, avoid, and/or react to technical, mechanical, electrical, and sustainability issues that may arise during a historic home rehabilitation.
3. Participants will be able to design rehab projects that combine preservation and modern techniques.
4. Participants will be able to define issues to avoid when designing a project associated with a historic home.

By David Lassman | dlassman@syracuse.com

Homes on Tamarack St. in Liverpool with large icicles.

ANOTHER
BEAUTIFUL
HISTORIC HOUSE
WAITING
TO BE
RESTORED
PROVIDENCE PRESERVATION SOCIETY

DR. LYNCH


RECORD OF WORK
111
RUGBY
ROAD

Maintenance File

- Floor Plans
- Photos
- Contractors & Suppliers
- Reference Materials
- List of Known Problems
- Record of Previous Work
- History

Do I need help?
How do I find it?

HELP!

THE WINDOW SASH BIBLE

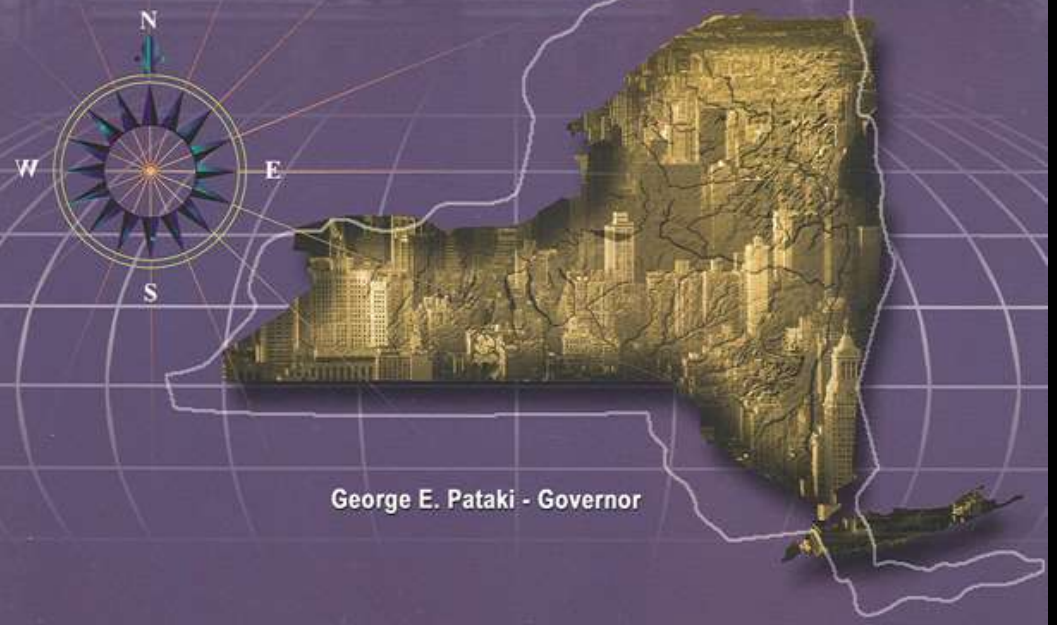
A Guide to Maintaining and Restoring Old Wood Windows

STEVE JORDAN

What are the Rules?

Property Maintenance Code of New York State

New York State
Department of State
Division of Code Enforcement and Administration

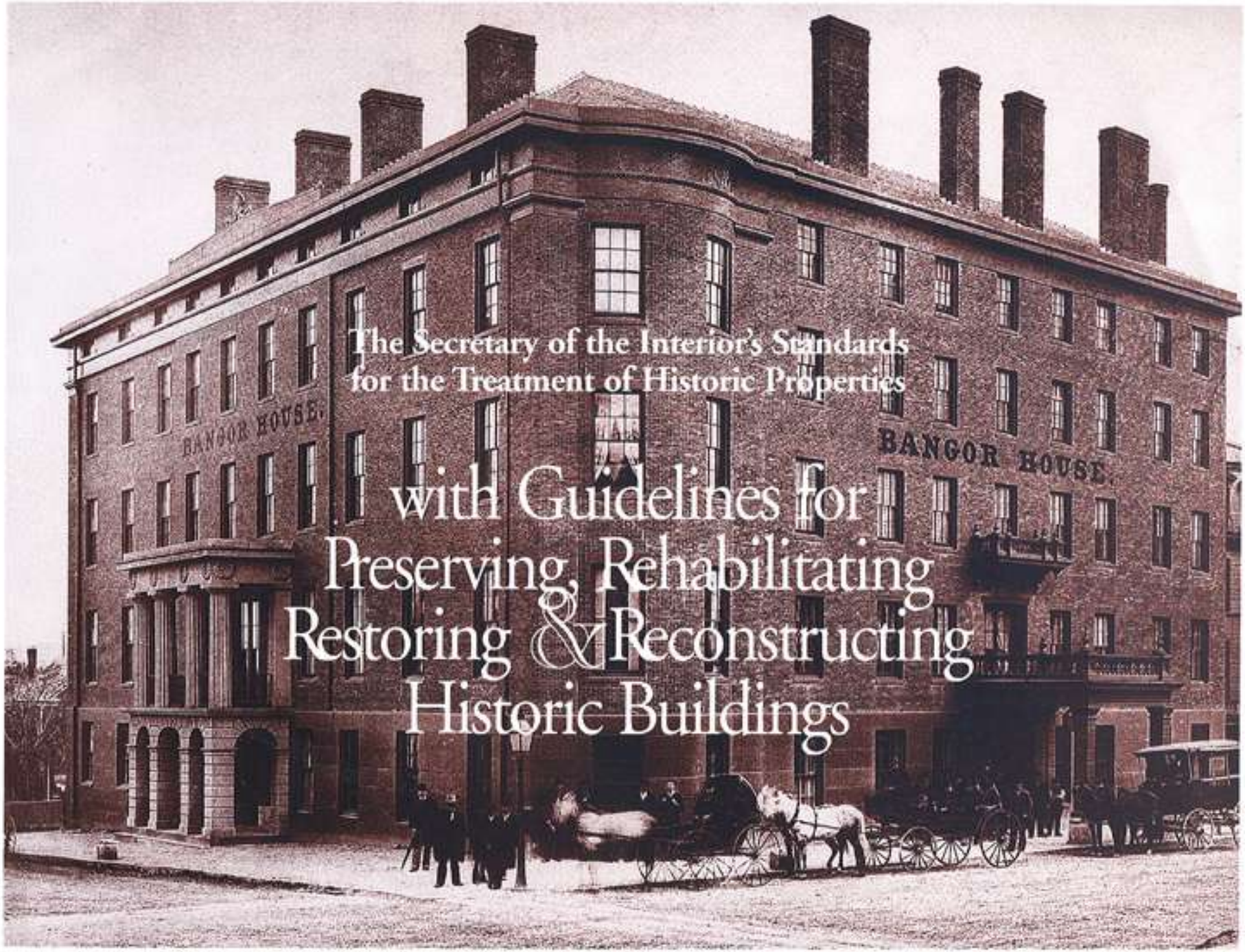


George E. Pataki - Governor

Guidelines & Standards

Sedgwick-Highland-James Preservation District Syracuse, New York

City of Syracuse
Landmark Preservation Board
2004



The Secretary of the Interior's Standards for the Treatment of Historic Properties

with Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings

New York State Historic Homeownership Tax Credit

Sloane Bullough, Historic Preservation Specialist

New York State Office of Parks, Recreation and Historic Preservation

Health & Safety

Protect Your Family From Lead In Your Home

EPA United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

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LIQUID PAINTS | FIRE PROOF PAINTS | COLORS IN OIL | ROOFING | BOILER COVERING | STEAM PACKINGS

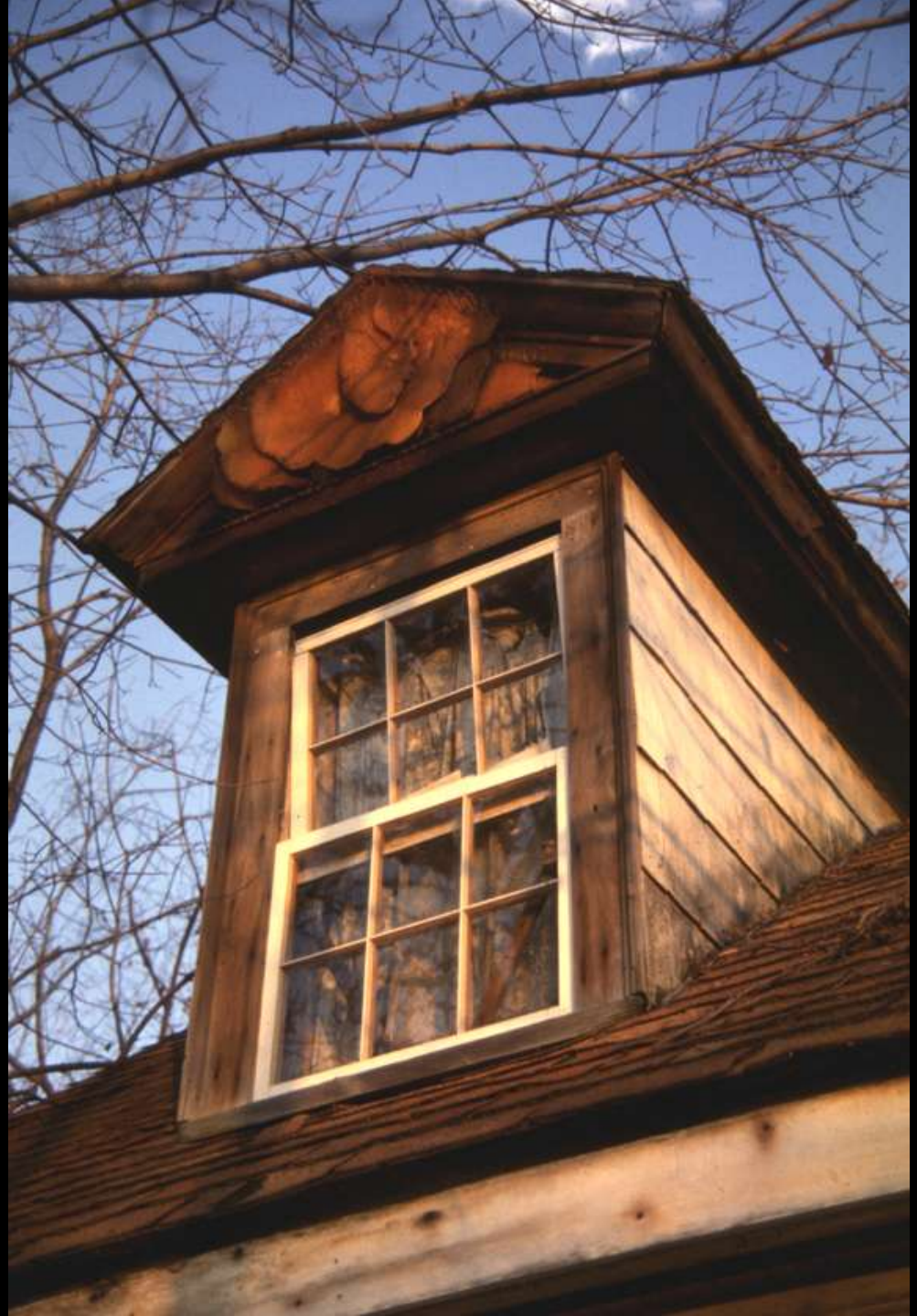
DESCRIPTIVE PRICE LIST

FEBRUARY 1, 1888.

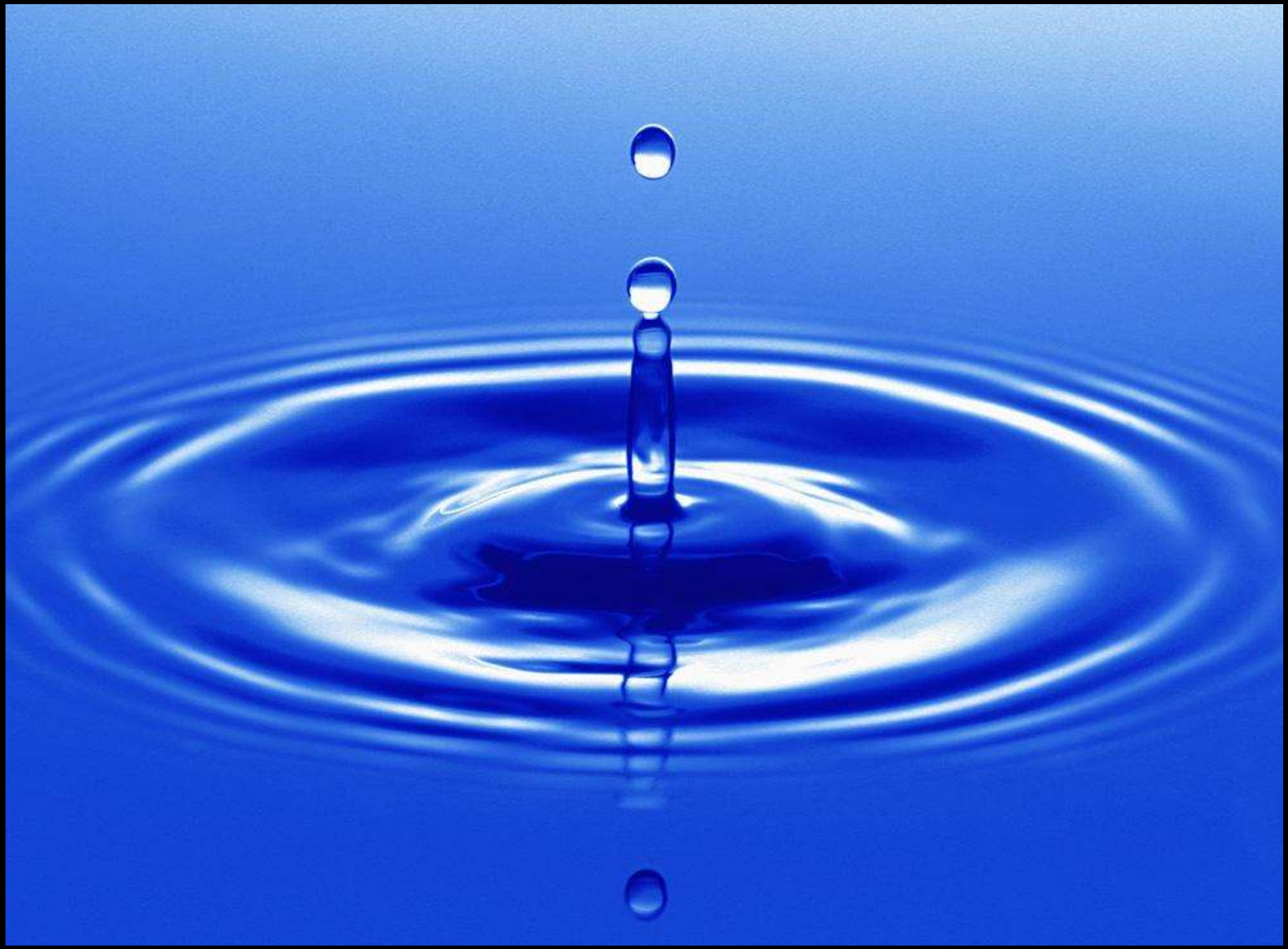
H.W. JOHNS'

ASBESTOS MATERIALS

TRADE MARK



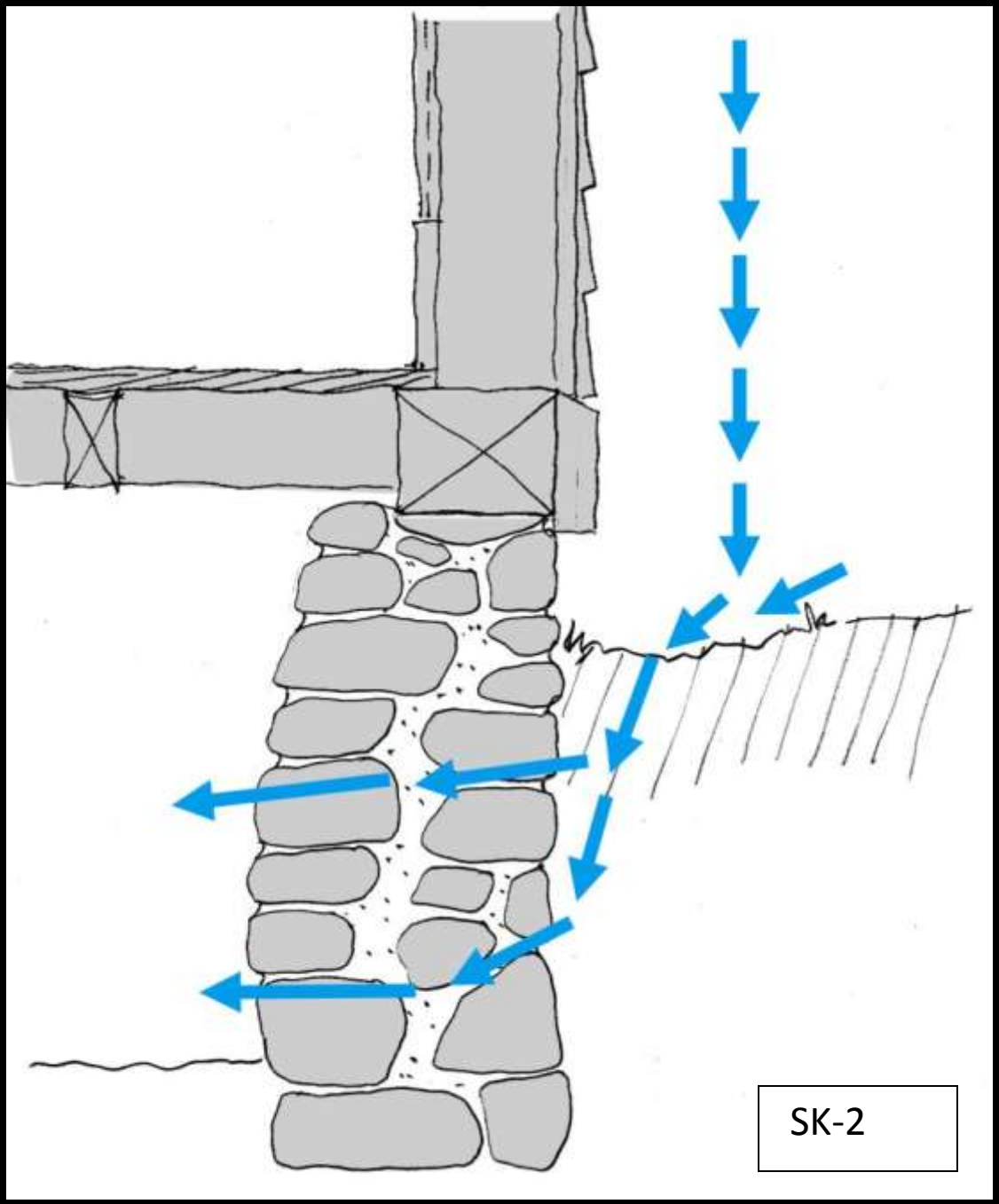
The Biggest Threat



Uncovering and Analyzing Moisture Problems

The five most common sources of unwanted moisture include:

- Above grade exterior moisture entering the building.
- Below grade ground moisture entering the building.
- Leaking plumbing pipes and mechanical equipment.
- Interior moisture from household use and climate control systems.
- Water used in maintenance & construction materials.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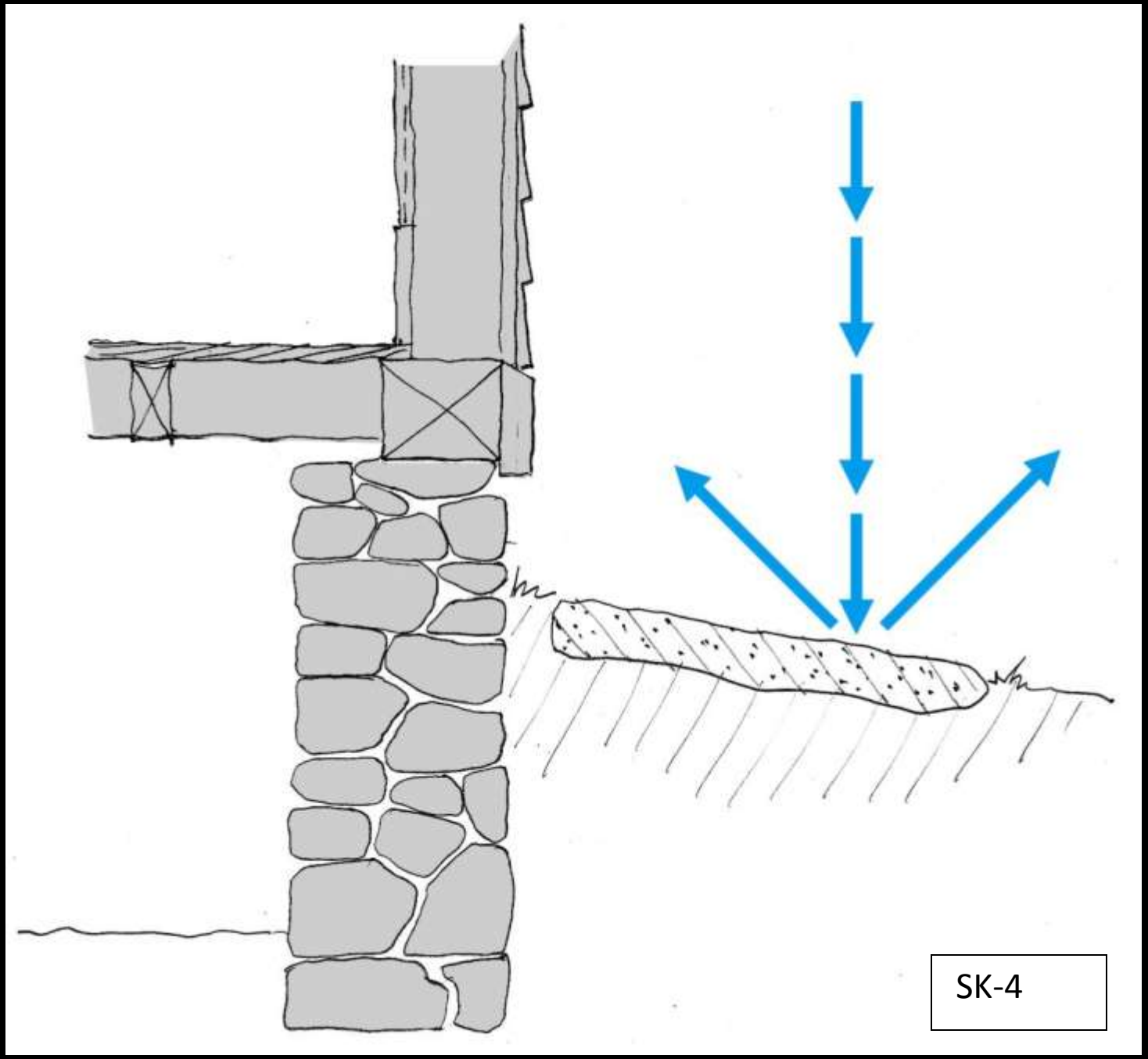
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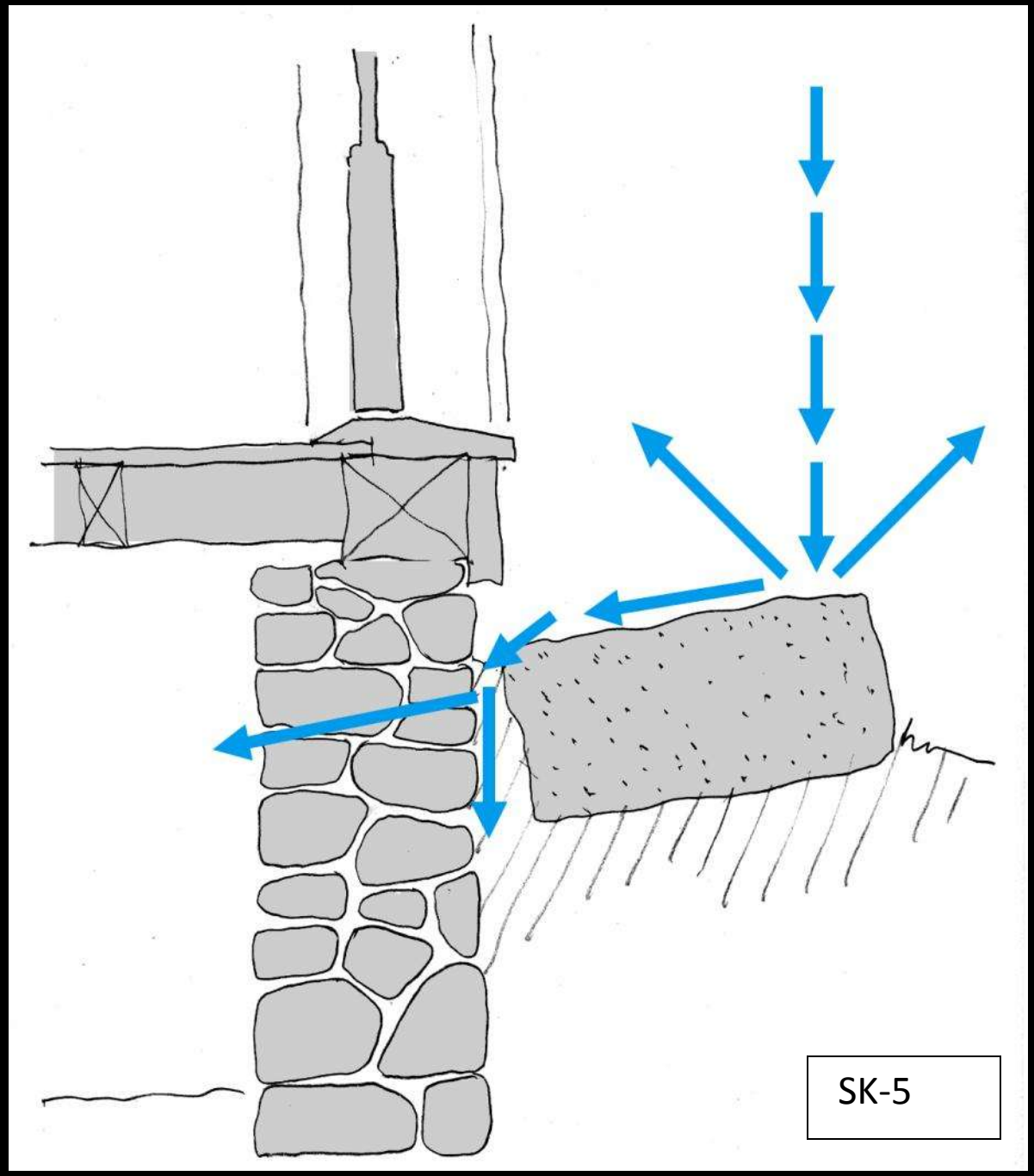
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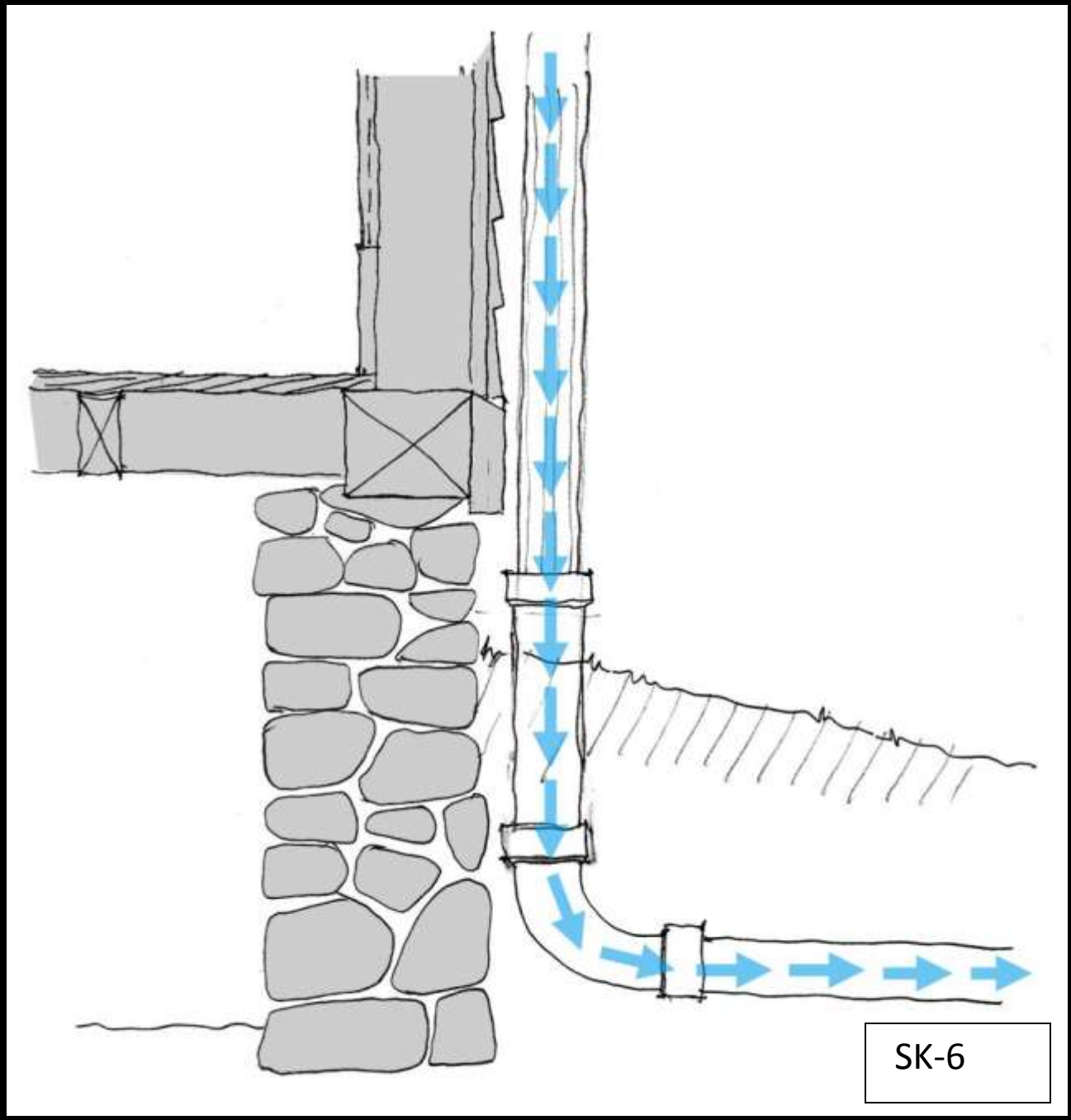
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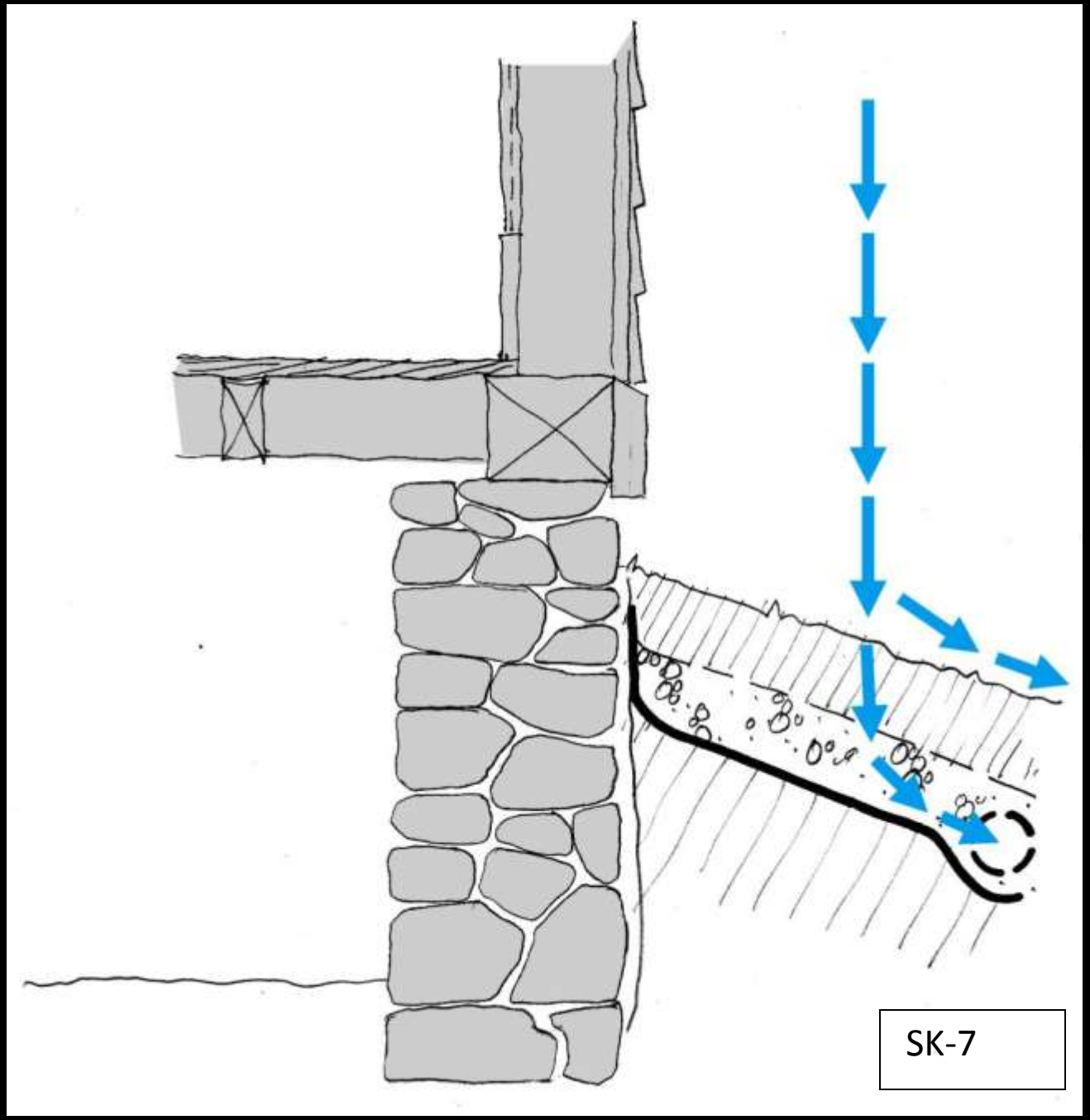

SK-7

Identify the Problems

Maintenance Survey

- Roofs & Flashing • Chimneys
- Gutters & Downspouts
- Siding & Trim • Eaves & Cornices
- Porches & Features
- Windows & Doors • Masonry
- Foundations & Window Wells
- Steps & Railings
- Grading & Plantings
- Everything Else

Phelps-Hatheway House 11/07

Nathaniel Hempsted House

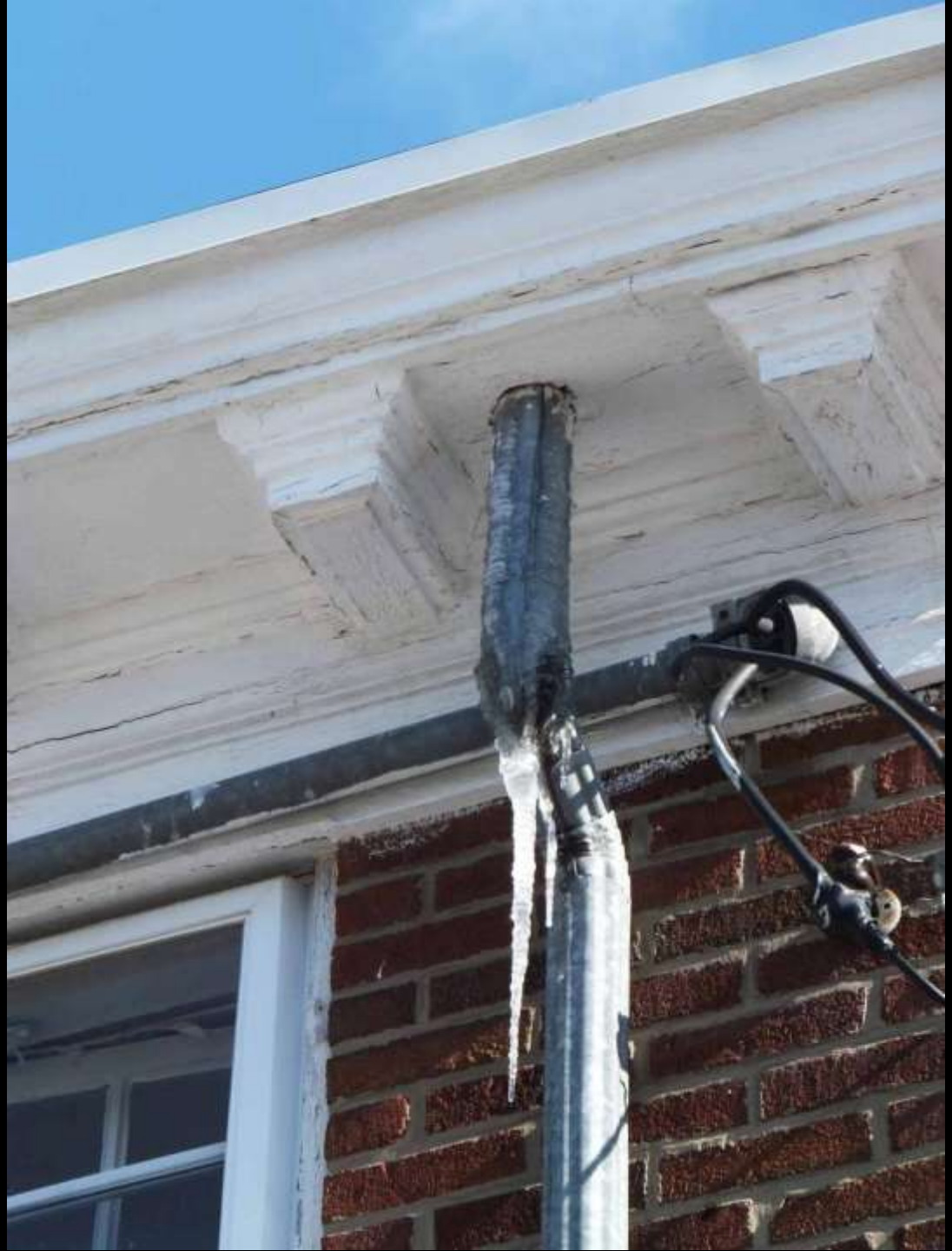
11/07

Isham-Terry House

1/07

222

1355



Butler-McCook House 4/09

CAUTION
FALLING
ICE

Butler-McCook House

4/09

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- Tudor Brown
- Cool Black

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- Vallis Red

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Green is Gold

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These exterior windows excel in situations where panels need to be moveable or operable from the interior for ventilation, egress, or cleaning. Used typically for wood windows, they provide sash protection, as well as added security.

The Historic One Lite (HOL) series is designed to be "invisible", - when painted the same color as the existing sash. Existing sash should be operable, to permit removal and/or cleaning from the interior. There is no hardware on the exterior. Typically, one or two panels are removable from the interior, and are secured by perimeter clips.
> View Product Specs & CAD Drawings

The Allied One Lite (AOL) series is used where the top sash of a double-hung is not operable, but the bottom panel needs to be inside-removable. The upper panel is outside-removable, and "invisible clips" (flush) are available for the perimeter.
> View Product Specs & CAD Drawings

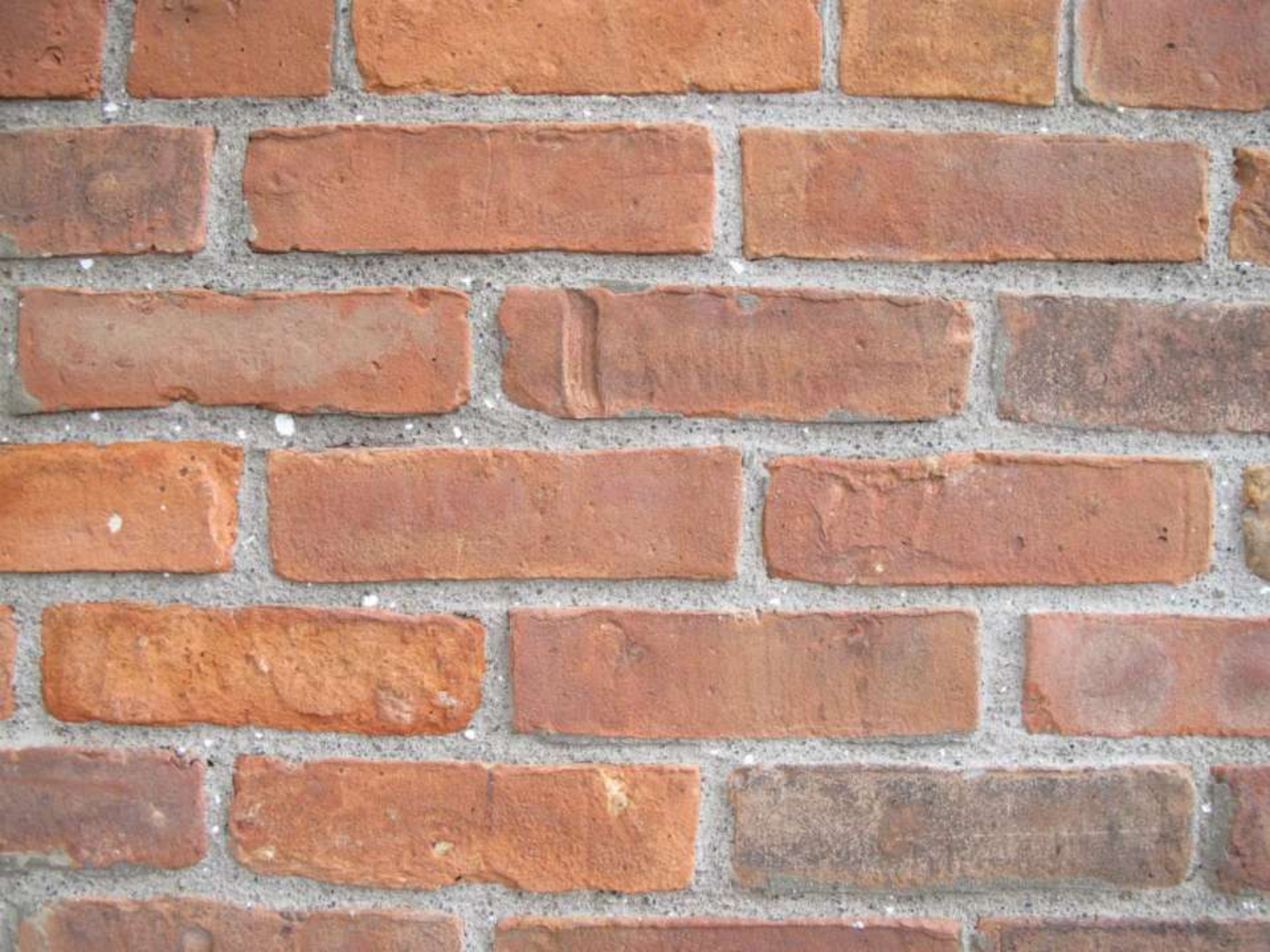
The Bank One Lite (BOL) series is used where no master frame is desired. The bottom panel is inside-removable, and the upper panel is removable to the exterior.
> View Product Specs & CAD Drawings

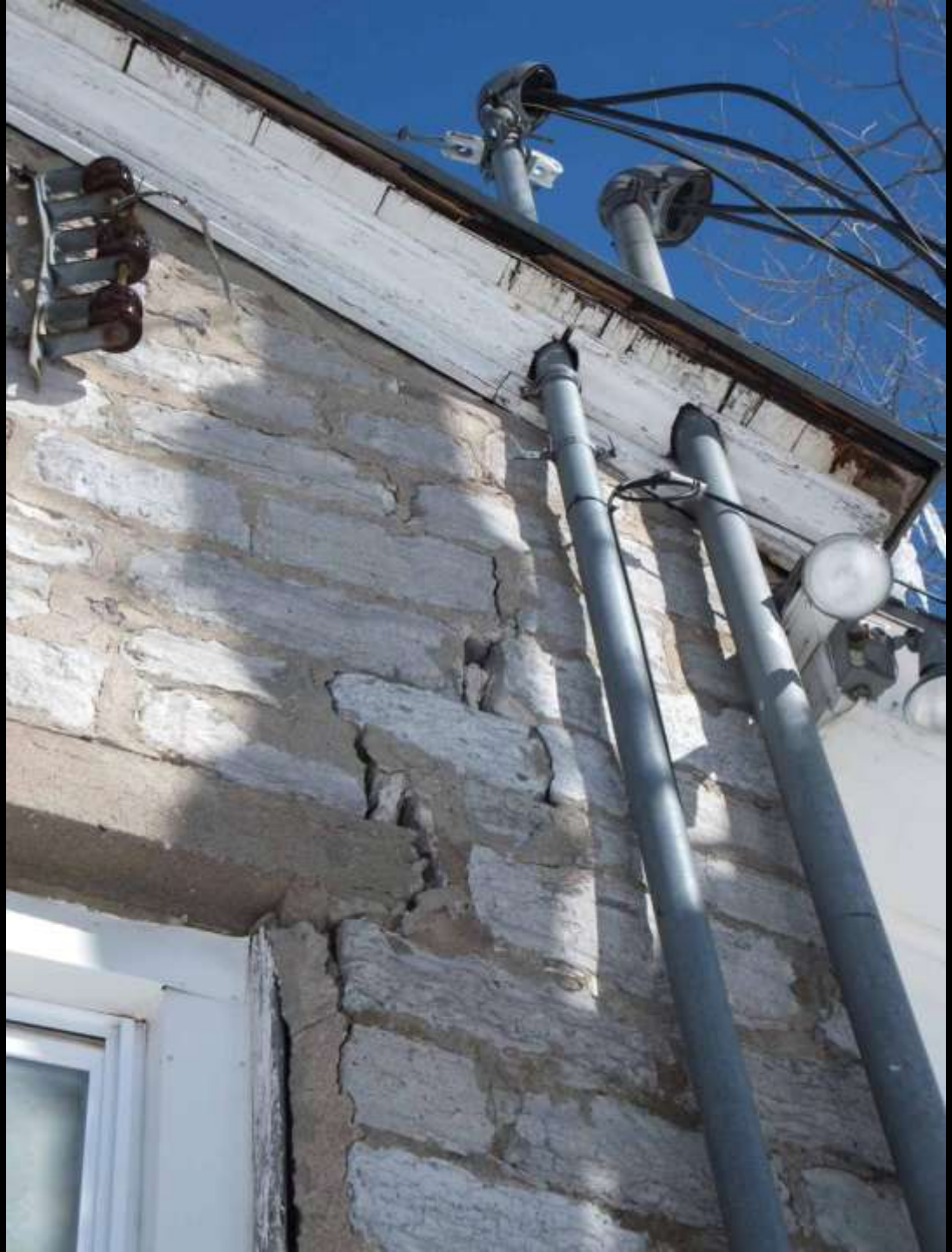
All of the above series' are available in a wide variety of glazing materials up to 3/16", - as well as a full range of window film. Custom colors, custom shapes, screens, and glazing muntins are typical options. Mounting stops can be provided to adapt to field conditions.

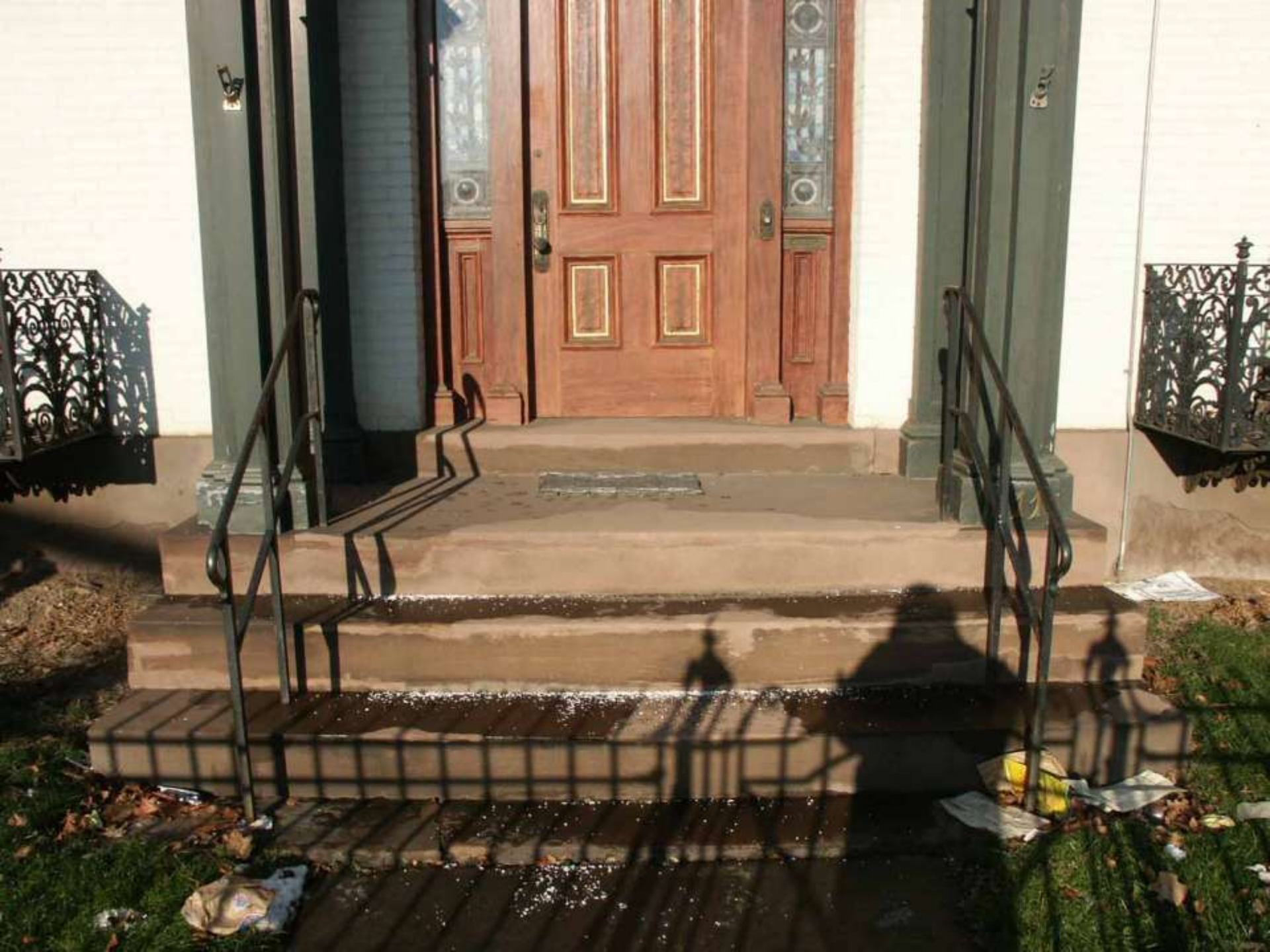
Primary Uses: All of the above series are designed for use with existing double-hung windows. **The Historic One Lite (HOL)** is also ideal for inswinging wood or steel casement windows. Custom designs for all series can be developed for all field conditions, and styles of existing windows.

> View Product Specs & CAD Drawings

264







BEFORE

AFTER

BEFORE

AFTER

BEFORE

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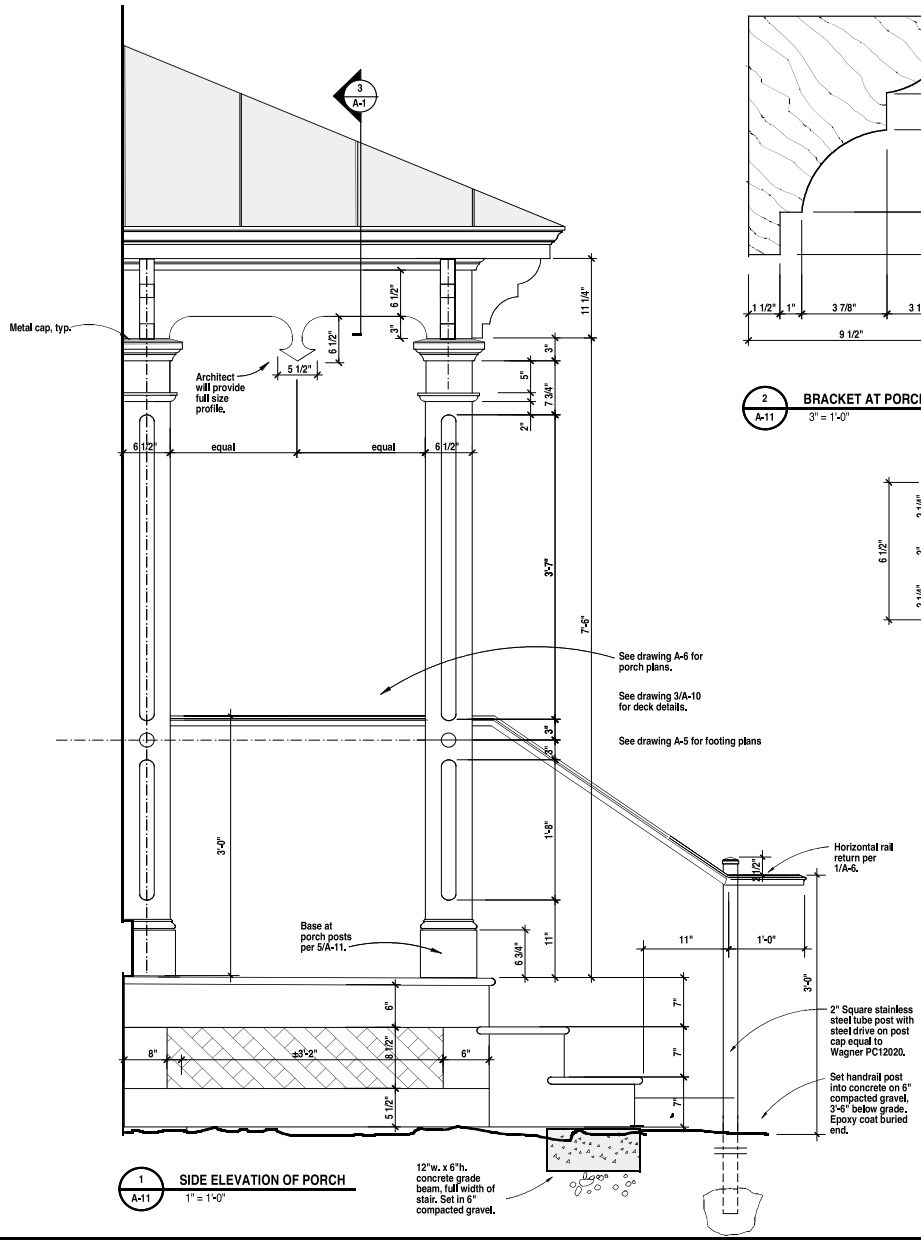
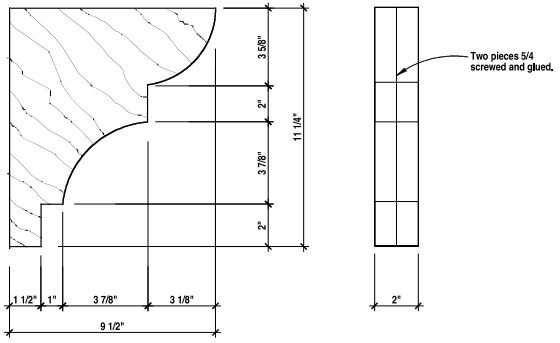
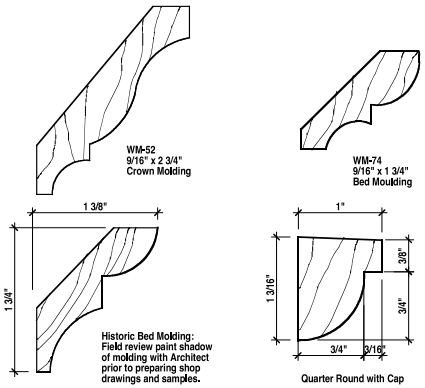


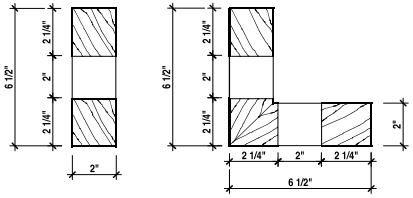
1 A-11 **SIDE ELEVATION OF PORCH**
1" = 1'-0"



2 A-11 **BRACKET AT PORCH**
3" = 1'-0"

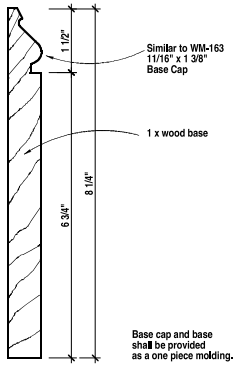


3 A-11 **MOLDING PROFILES FOR PORCH**
FULL SIZE



Shop fabricate new porch posts. All cuts shall be smooth and fully sanded. All fresh cuts shall be fully primed.

4 A-11 **PLAN DETAIL AT PORCH POSTS**
6" = 1'-0"



5 A-11 **BASE AT PORCH POSTS**
6" = 1'-0"

Railing Components:

2 1/4" profiled cap equal to Wagner H1244-19 1 1/2" welded channel equal to Wagner C1150512

Corner Bend equal to H1244k
Channel Corner Bend equal to Wagner H1150KK (use on all corners, typ.)

Manufactured 180° bend and channel equal to Wagner

6 A-11 **MOLDED HANDRAIL**
6" = 1'-0"

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HARRIET TUBMAN BRICK RESIDENCE

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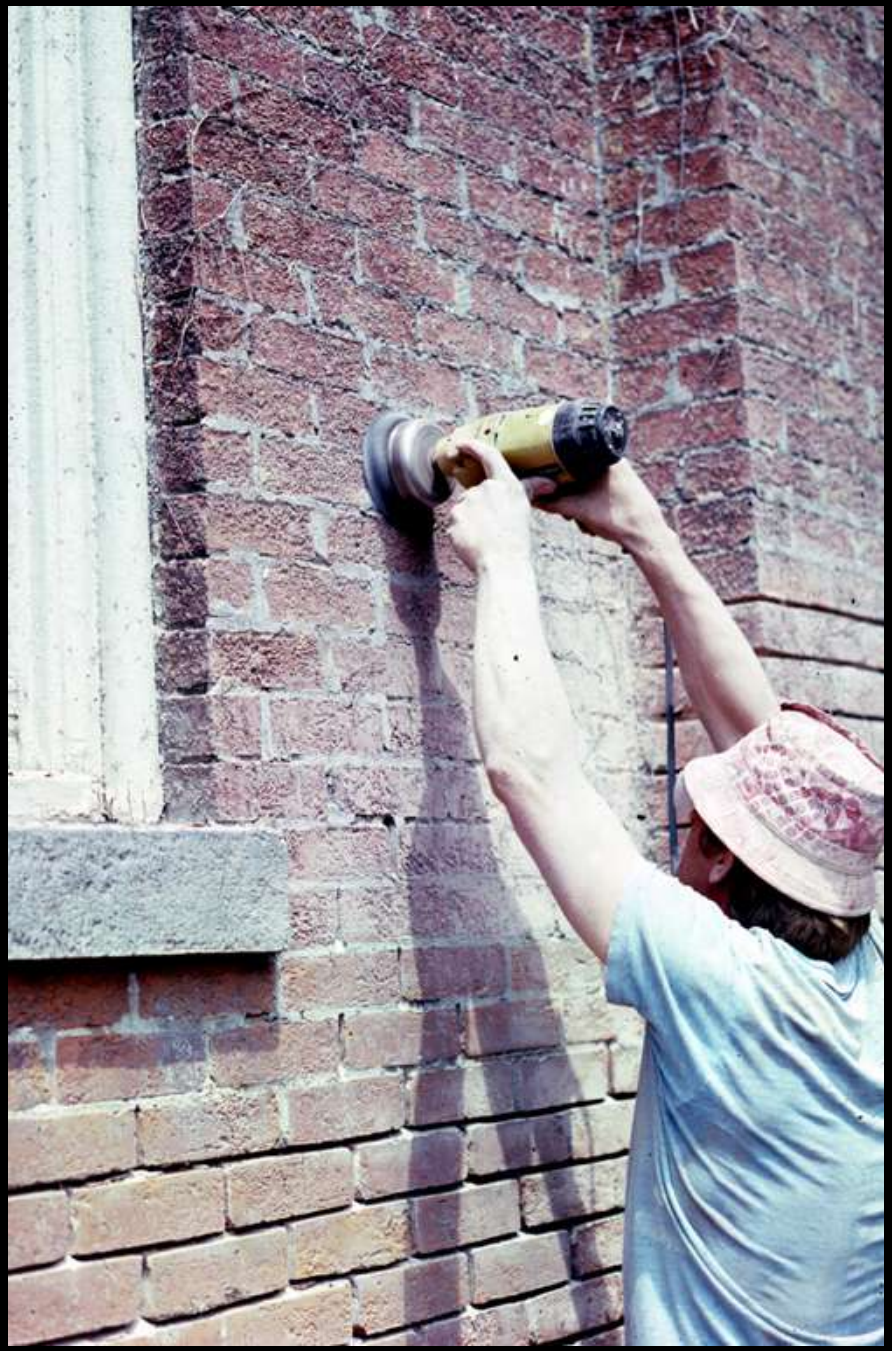
PORCH DETAILS

PROJ #: 0117.05	BY:	DATE: 4/25/11

A-11

Don’t forget Safety!

Snorkel



BERNZOMA
PROPAN

Paint removal sparks Ithaca sorority house fire, authorities say

ITHACA — Painting contractors, who were using a torch to remove paint on the exterior of a sorority house at 519 Stewart Ave., touched off a fire in the structure Thursday morning, the Ithaca Fire Department said.

"PLEASE get
me ready for
your comfort
this winter."

This concludes The American Institute of Architects
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