

## **Driver Farm Detailed Renovation Plan**

### **1. Security**

In an effort to prevent vandalism and injuries, various security measures will be undertaken.

- 1.1. Install a gate at entrance to the property to deter trespassers during the construction phase.
- 1.2. Install new locks on the doors and ground level windows.
- 1.3. Install peripheral "No Hunting" signs where appropriate.

### **2. Stabilization: Foundation/Structural**

The foundation of the farmhouse has suffered damage to its foundation and sill plate because of poor drainage. The following measures will be coupled with efforts to prevent further damage through re-grading and landscaping (See Section 7).

- 2.1. Repair stone foundation where needed.
- 2.2. Repair sill plate where damaged.
- 2.3. Repair damaged floor joist in basement.
- 2.4. Repair floor joist in kitchen. At least one of the beams below the kitchen floor will need to be replaced (as evidenced by floor level). As there is only crawl space below that portion of the house, the flooring (which is currently linoleum over plywood) will be pulled up, repaired and replaced.
- 2.5. Stabilize the roof by soldering any leaks immediately. The roof will be further addressed once the house and outbuildings have been stabilized.

### **3. Plumbing & Utilities**

- 3.1. Restore power, phone and mail services to the property in order to facilitate efficient completion of tasks.
- 3.2. Well Testing & Connection- When the tenants vacated the property last year, they cut the water pipe and electrical line running from the well pump to the house. Conversations with the previous tenants lead us to believe that the existing well is 65 feet deep and fully functional. We will re-connect the well and test for functionality. Replace well pump if necessary.
- 3.3. Install Pressure Tank- The previous tenants took the pressure tank with them. We will provide and install a new pressure tank.
- 3.4. Update Electric to Well- Install electrical switch box in well cavity. Connect pressure tank and well pump.
- 3.5. Well Cover- The well is currently not covered. We will install an appropriate permanent well cover for safety.
- 3.6. Septic- A new septic was installed on the property within the last fifteen years by the state. We believe that it is fully functional. However, we will have the septic evaluated and replaced if necessary.

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- 3.7. Repair/Restore plumbing- Given that the house has been unoccupied for the last year, there is a great possibility that the pipes may have incurred damage from expanding and contracting over the winter. In addition, there is evidence of water damage on the kitchen ceiling. All pipes will be inspected, and repaired if necessary prior to turning on the water.
- 3.8. Hot Water Heater- Inspect the existing hot water heater; repair or replace as necessary.

### **4. Electrical**

An initial inspection of the electrical system indicates that the vast majority of the system has been updated. Knob and tube wiring visible in the basement appears to be disconnected and replaced with Armored Bx cable in good condition. The following is a generalized plan for the electrical work; however, we will have the system tested once power has been reestablished and reassess the needed measures. All electrical work will be fished through the walls to avoid unnecessary damage to the plaster.

- 4.1. New Outlets- Several rooms have either no outlets or only one. We will fish wire for several new outlets throughout the house and install new circuits as necessary to bring the house up to code.
- 4.2. Install new wiring and light fixtures on the front porch. The current wiring and fixtures have corroded as a result of the leaking porch roof.
- 4.3. Install new wiring and light fixtures on the back sleeping porch. The current fixtures have eroded and wires connections are exposed.
- 4.4. Add washer, dryer and refrigerator circuits.
- 4.5. Assess whole house outlets for signs of deterioration. Replace with new outlets where necessary (GFIs where appropriate).
- 4.6. Run wire and install a sub panel in barn for basic light and electrical access in barn and carriage house.

### **5. Main Barn**

The large gambrel roof barn will need immediate work to prevent further decay of the building. Essentially the entire southwestern portion of the barn will need to be re-built in addition to the replacement of the sill plate where rotted out. To match the existing material, we have stock piled milled rough-cut lumber for the project. Special care will be taken to protect the existing architectural details such as the feed troughs and original hardware (See Attachment Sheet 7).

- 5.1. Remove all debris and irreparable members from barn. Dispose of debris.
- 5.2. Remove siding and replace rotten sill plate where needed. Re-point concrete foundation.
- 5.3. Re-grade area surrounding barn to prevent future damage to the foundation/sill plate. Install tile drains on northwestern side to address drainage issues.

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- 5.4. Repair or replace all large framing members as needed.
- 5.5. Re-frame roof. Replace missing or damaged rafters and nailing strips. Patch and replace missing sections of the metal roof to match the existing.
- 5.6. Reframe floor as needed. Install floor vents to prevent humidity damage. Replace rotten sections of flooring.
- 5.7. Repair and patch siding as needed. Install missing battens.
- 5.8. Rebuild three exterior Dutch doors. Remove, clean and reuse all original hardware. Straighten old track & repair roller wheels on two roller track doors. Install historically appropriate door to feed room.
- 5.9. Remove rust from existing sections of metal roofing. Prime & paint.
- 5.10. Prime and paint exterior of the barn with historically appropriate colors.

**6. Tree Work (Preservation/Removal)**

Recognizing that the trees add both character and beauty to the property, only dead or heavily declining trees shall be removed. In addition, precautions will be taken to protect remaining trees from damage during construction. See attached tree removal and preservation plan (See Attachment Sheet 2).

- 6.1. Remove Standing Dead White Pine at front left corner of house. Dispose of debris. Grind stump.
- 6.2. Grind existing stump at front left corner of house to allow for proper drainage.
- 6.3. Remove three declining Silver Maples at right of house. The trees are to be removed in an effort to address drainage problems, as well as to replace with a more appropriate tree. Grind stumps & dispose of debris.
- 6.4. Prune Catalpa tree (at rear) away from the house. Remove deadwood & elevate lower limbs. \*\*\*The root system of the Catalpa tree runs the risk of being damaged during construction. Appropriate measures including a protective fence will be utilized for the trees preservation\*\*\*
- 6.5. Prune Maple over shed in rear yard.
- 6.6. Remove Silver Maple at large specimen in east corner at edge of field. Prune remaining Silver Maple.
- 6.7. Remove Cherry Tree at rear entrance to the barn. The tree currently threatens the stability of the barn. Dispose of debris.
- 6.8. Clear area surrounding barn. Remove saplings & underbrush. Dispose of debris.
- 6.9. Remove Silver Maple at septic field.

**7. Drainage**

Over time, grades surrounding the house have migrated. Currently, the backfield drains directly to the rear porch addition, where water collects. The root systems of the Silver Maples on the right side of the house, in addition to the privet hedge, inhibit proper drainage. Consequently, the stone foundation has been damaged, the

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sill plate has rotted out in some areas and the basement frequently floods. Before the foundation is repaired, the property must be re-graded to address the drainage issues. See attached drainage plan (Attached Sheet 3).

- 7.1. Install sediment fences in preparation for impending grade changes.
- 7.2. Create swale at edge of field to divert water away from house foundation as shown on plan.
- 7.3. Re-grade yard. For the preservation of the Catalpa tree in rear, protective sediment fence will be set up & the grade will not be altered surrounding the root system. At this point and time, the privet hedge will need to be removed (to be replaced after the yard has been re-graded).
- 7.4. Create swale at outer driveway to divert water down the driveway.
- 7.5. Fill driveway with riprap in an effort to raise the grade and slow movement of water along the driveway. Currently, the driveway is washed out with every major rainstorm.
- 7.6. Broadcast starter fertilizer and grass seed.

### **8. Heating Systems**

#### **Furnace, Chimney & Duct Work**

- 8.1. An oil furnace is currently in the basement. The furnace will be inspected once electrical service has been reestablished and repaired or replaced as necessary. Replace the wire to the thermostat that has corroded.
- 8.2. The farmhouse currently has two chimneys. The first is utilized as a vent for the furnace located in the basement and has been rebuilt in recent years. The second chimney has been re-lined, and is in relatively good condition. However, the brickwork from the attic up will need to be rebuilt (approx 9 feet). Patch hole in chimney at ground level.
- 8.3. Provide and install a woodstove.

### **9. Roof**

The standing seam roof of the farmhouse is in salvageable condition (excluding the rear sleeping porch roof and front porch roof). Other than a great deal of rust on the edges of the roof itself and some faulty flashing it is in remarkably good condition. With proper treatment, it could last indefinitely. The following is an overview of our proposed measures:

- 9.1. Remove rust from metal roofing through wire brushing.
- 9.2. Repair flashing surrounding both chimneys and replace any missing soldiers.
- 9.3. Apply an iron oxide metal primer and two finishing coats.
- 9.4. Although the house currently has gutters, they are not original. We will research whether gutters are appropriate for the house before installing a historically styled gutter system.

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### **10. Windows**

All of the farmhouse windows are original, reflect the original design intent for the building and are examples of exceptional craftsmanship, which warrants the repair of each one. The following is the generalized process that will be followed, although the condition of each individual window will determine the necessity of each process.

- 10.1. Remove interior and exterior paint to return to functionality.
- 10.2. Remove and repair sashes as needed.
- 10.3. Install new pulleys, weights and ropes where necessary.
- 10.4. Re-glaze windows.
- 10.5. Repair window frames.
- 10.6. Weather-strip and reinstall sashes.

### **11. Exterior / Siding & Roof**

The clapboard siding of the farmhouse has miraculously been spared of asbestos siding over the course of history. With the exception of a small section on the west side of the building, the original siding remains intact. The building suffers from paint failure as manifested by crazing, peeling and cracking which must be addressed (The causes will be addressed in the drainage & roofing sections). The following procedure will be utilized:

- 11.1. Strip loose paint utilizing the gentlest means possible (scraping, heat gun or chemical methods as is appropriate) \*\*\*Lead paint removal will be undertaken by a licensed lead abatement specialist\*\*\*
- 11.2. Clapboard Repair- Repair boards with small cracks and splits using waterproof wood glue. Fill small imperfections with exterior wood filler; insert plugs for larger gouges and holes. Repair wood with large surface splits utilizing a wood splice.
- 11.3. Repair soffets and fascia as needed.
- 11.4. Caulk around window and doorframes, wall/eave joints, siding/corner board joints and areas where siding meets trim.
- 11.5. Prime exterior using oil based primer. Paint the entire house with two coats of historically appropriate colors.

### **12. Energy Conservation: Insulation**

After exhaustive research on the matter, we opted not to further insulate the farmhouse. Given the excellent condition of the plaster and fragile nature of the original clapboard exterior, we believe that insulating the walls would run the risk of damaging the existing materials in the process of installation or in the future as manifested in condensation within the walls. [See *National Preservation Brief 3*] Furthermore, the passive heating and cooling features of the historic structure decrease the need. Instead, we will pursue passive measures that do not interfere with the integrity of the building.

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- 12.1. Install insulation in attic (in spaces without existing insulation) and the basement.
- 12.2. Custom order and install appropriately styled storm windows.

### 13. Rear Sleeping Porch Addition

The rear porch area has suffered extensive water damage from a poorly waterproofed second story sleeping porch addition. As a result, much of the addition will need to be re-built. The existing pantry will be converted to a small half bath.

- 13.1. Remove all irreparable members from the addition (including roofing etc). Assess structural damage.
- 13.2. Repair the addition with materials to match the existing. Interior paneling will be replaced with a more appropriate material. The breaker box will be concealed within the wall.
- 13.3. Weatherproof second story sleeping porch & install new handrail for safety. Install door from bedroom in place of existing window, to match existing door to right. (See electrical section for further proposed measures).
- 13.4. Install a small half bath in the existing pantry.

### 14. Interior

More than just taking up residence, it is important that the renovation of the interior preserve its character and charm as a matter of historic record. The proposed measures are designed to interfere with the historic fabric as little as possible.

- 14.1. Remove existing wallpaper.
- 14.2. Repair/patch any damaged plaster (Including water and construction-damaged ceilings in living room, front bedroom and kitchen).
- 14.3. Prime and paint/wallpaper interior walls with historically appropriate colors and textures.
- 14.4. Interior trim and doors will be scraped, sanded and/or sealed as appropriate. All original hardware will be cleaned and returned to full functionality. The trim in the sleeping porch bedroom and kitchen are likely covered in lead paint. Appropriate health and environmental measures will be taken to avoid lead contamination.
- 14.5. Sand and refinish floors throughout the house to remove cupping, scratches and worn varnishes.
- 14.6. The newel post in the front hallway needs to be stabilized.
- 14.7. The stairs will be sanded and refinished.
- 14.8. Install central dehumidifier to prevent moisture damage to the farmhouse. Unit to be specifically designed for historic homes and installed in the attic.

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### 15. Front Porch Addition

The front porch has suffered from chronic leaks as evidenced by sagging, rotted ceiling boards. The current columns (which we suspect are not original) are beginning to exhibit water damage as well. The entire porch will be rebuilt to arrest water damage. In addition, new electrical lines and fixtures will be installed (see Electrical Subheading).

- 15.1. Remove existing porch roofing and other irreparable members. Dispose of debris.
- 15.2. Repair/replace rotted rafters and ceiling joists as needed. Install new metal roofing & flashing to match the existing. Replace rotted ceiling boards with like material.
- 15.3. Repair porch columns- Replace rotted sections of the torus and plinth. Drill holes and insert small plastic louvers to vent the columns.
- 15.4. Repair or sister new pressure treated floor joists. Replace rotted flooring to match the existing (soaked in preservative and painted with oil based porch and deck paint).
- 15.5. Install historically appropriate gutters and downspouts.
- 15.6. Rebuild steps utilizing pressure treated undercarriage and riser boards to match the existing.

### 16. Corn Crib

The Corn Crib was relatively well maintained by the previous tenants. However, in the course of past repairs, portions of the building were rebuilt with historically inappropriate material. We will replace some of these members with rough-cut lumber to maintain the character of the building.

- 16.1. Remove siding on right hand side & replace rotten sill plate. Re-point concrete foundation as needed.
- 16.2. Repair or replace framing members where needed. Milled rough-cut lumber will be utilized wherever possible.
- 16.3. Install missing interior lath.
- 16.4. Patch/replace as necessary.
- 16.5. Rebuild southeastern double door.
- 16.6. Solder holes in the metal roofing, prime and paint.
- 16.7. Prime and Paint exterior with historically appropriate colors.

### 17. Small & Medium Sheds

The two sheds, located just behind the house are in poor condition. Both will be rebuilt utilizing like materials within the same parameters. Any re-usable material will be used.

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- 17.1. Repair shed utilizing rough-cut lumber. Repair & re-hang doors. Repair/patch siding as necessary. Remove rust from roof utilizing wire brush & solder any holes. Prime & paint exterior with historically appropriate colors.
- 17.2. Rebuild small shed ("Shed II") utilizing like materials. Re-point concrete foundation. Stabilize roof. Rebuild door to match the existing. Remove rust from roof & solder any holes. Prime & paint exterior to match the farmhouse.

**18. Kitchen & Bath**

With the exception of a small kitchen sink, the previous tenants took all appliances with them. We will install custom-built cabinetry to match the existing built-in cabinet, as well as new appliances.

- 18.1. Re-model kitchen. Install appropriate flooring. In order to facilitate the installation of a built-in kitchen, necessitating wall space, block in door to proposed bathroom. Switch existing door and window as shown on plan attached. Provide & install cabinetry to match the existing (built-in china cabinet). Install appliances.
- 18.2. Investigate the existing tiled drop ceiling. Research and install a more historically appropriate material.
- 18.3. Remodel upstairs bath. The previous tenants removed an original window and replaced it with a smaller version. We will install a custom ordered window to match the original.

**19. Shutters**

Hardware on the existing windows indicates that the house originally had shutters. Remaining hardware will be removed, cleaned and assessed as to whether replacement parts can be found. If efforts to utilize them fail, we will install similarly styled hardware as a replacement.

- 19.1. Remove existing hardware, clean and strip.
- 19.2. Purchase replacement wood shutters (and hardware if necessary). Prime and paint wood.
- 19.3. Install shutters on all large windows where shutters were present.

**20. Landscaping**

The following landscaping measures are designed to maintain the character of the property while simultaneously addressing drainage issues. Please See Attached Landscaping Plan (Sheet 6).

- 20.1. Re-plant privet hedge as was previously established.



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- 20.2. Install retaining wall along driveway as shown on plan attached to divert water from the foundation of the house. Wall to be a stacked style, built from local stone.
- 20.3. Remove existing broken walkway from driveway to back door. Remove debris.
- 20.4. Install a new walkway constructed of flagstone on a 4" base of cement. Walkway to be constructed in approximately the same dimensions as the previous walkway.
- 20.5. Install patio in Northeastern corner of yard as shown on plan attached. The patio is to be constructed of flagstone set on a cement-reinforced base. \*\*\*The walkway and patio will be constructed in such a way as to not damage the roots system of the nearby Catalpa tree\*\*\*
- 20.6. Install landscaping (perennial and herb gardens as well as replacement trees) as shown on plan attached.

## Summary of Proposed Budget

Item Number	Description	Bid Price	Sweat Equity	Labor	Materials	Total
1.1	Install Gate		105		300	405
1.2-1.3	Install Security		50		75	125
2.1	Repair Stone Foundation	2500	1500		200	1700
2.2	Repair Sill Plate		600		450	1050
2.3	Repair Floor Joist		400		75	475
2.4	Demo & Repair Kitchen floor	4000	750		2000	2750
2.5	Stabilize Roof		300		100	400
3.1	Restore Power, Phone		50			50
3.2	Well pump		45		650	695
3.3	Pressure Tank		45		350	395
3.4	Update electrical to well			285	175	460
3.5	Install Permanent Well Cover		450		500	950
3.6	Septic evaluation			200		200
3.7	Examine Water Pipes		200			200
3.8	Hot Water Heater			200	750	950
4.1	Fish wire & install new outlets			960	250	1210
4.2	Electrical to Porch & Fixtures			240	370	610
4.3	Electrical to Back Porch			360	150	510
4.4	Washer/Dryer & Fridge Circuits			600	300	900
4.5	Assess & Replace Outlets			540	340	880
4.6	Barn Electrical		300	975	2275	3550
5.1-5.8	Stabilize Barn		3000	3000	1500	7500
5.9	Repair Metal Roofing		450		1000	1450
5.10	Prime & Paint Siding & Roof			700	1300	2000
6.1-6.9	Tree Work	7825	750		300	1050
7.1-7.6	Drainage	4320	1500		1278	2778
8.1	Furnace			250	1750	2000
8.2	Repair Chimney		1400		250	1650
8.3	Install Woodstove		65		1200	1265
9.1	Remove rust from roof		360			360
9.2	Repair flashing & soldiers		150		200	350
9.3-4	Prime & Paint Roof, Gutters		600		2000	2600
10.1-10.6	Window Repair		5000		500	5500

### Summary of Proposed Budget

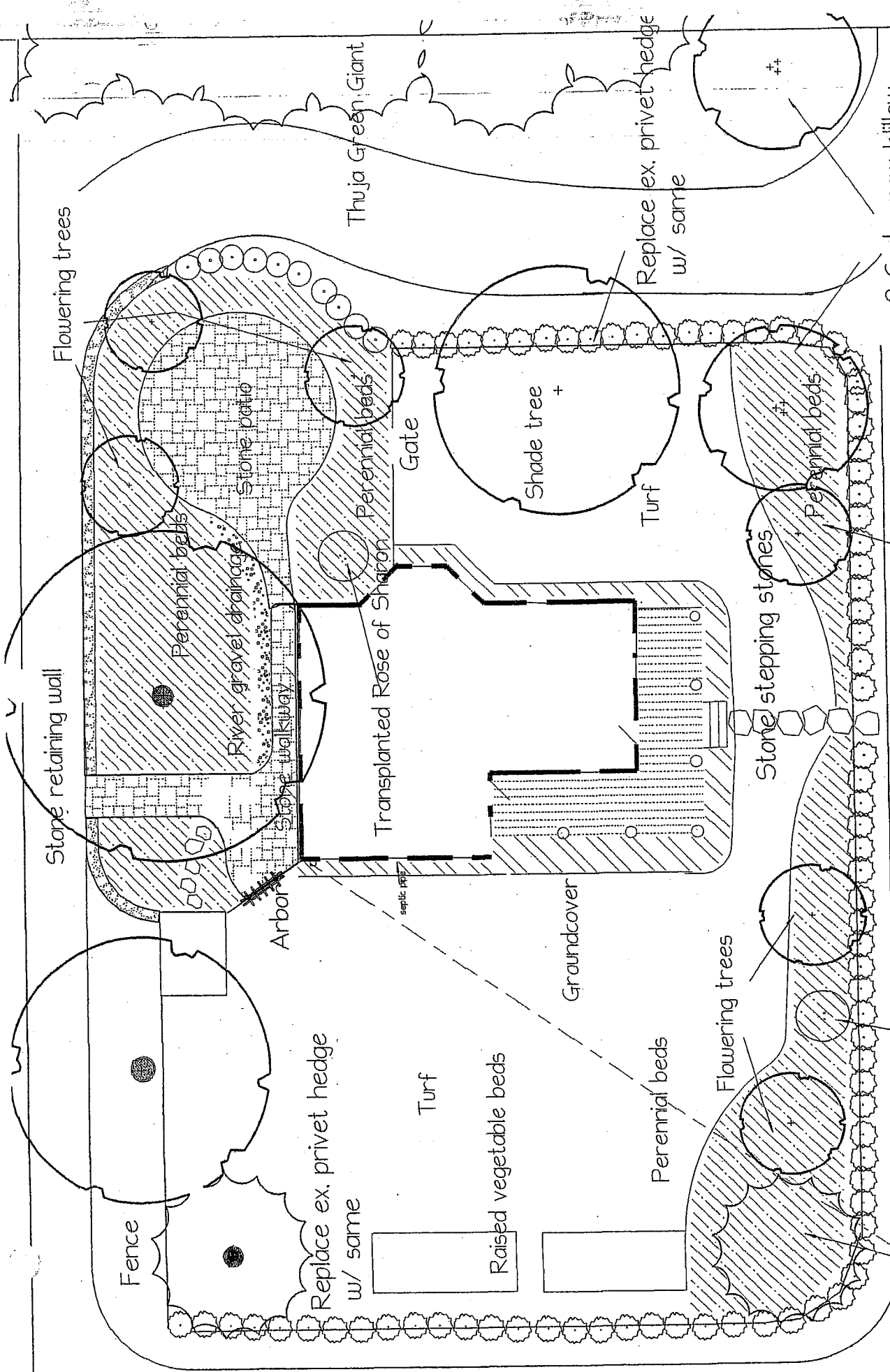
11.1	Lead Paint Removal			10,000		<b>10000</b>
11.2-11.4	Siding, Soffet & Fascia Repair		1200		1200	<b>2400</b>
11.5	Prime & Paint Exterior	18000	2000		1500	<b>3500</b>
12.1	Insulate attic and basement		450		265	<b>715</b>
12.2	Install custom storm windows		300		5000	<b>5300</b>
13.1	Demo Rear Addition & Dispose		1800			<b>1800</b>
13.2	Rebuild Rear Addition	25000	3750	1000	7500	<b>12250</b>
13.3	Weatherproof & Install handrail		215		350	<b>565</b>
13.4	Install Half Bath		300	200	1500	<b>2000</b>
14.1	Remove wallpaper & dispose		675			<b>675</b>
14.2	Repair Plaster		475		175	<b>650</b>
14.3	Prime & Paint Interior		1700		900	<b>2600</b>
14.4	Strip & Paint Trim		1500		300	<b>1800</b>
14.5	Seal & Refinish Floors			5000		<b>5000</b>
14.6	Repair Newel Post		60		25	<b>85</b>
14.7	Refinish Stairs			1000		<b>1000</b>
14.8	Central Dehumidifier		450	4500	5000	<b>9950</b>
15.1-15.6	Front Porch Repair		1350	300	4200	<b>5850</b>
16.1-16.5	Repair Corncrib	9500	1350		1300	<b>2650</b>
16.6-16.7	Paint Corncrib & Roof			500	1000	<b>1500</b>
17.1	Rebuild Small Shed		850	100	400	<b>1350</b>
17.2	Rebuild Medium Shed		1050	100	750	<b>1900</b>
18.1	Kitchen Cabinetry & Appliance		700		15000	<b>15700</b>
18.2	Kitchen Ceiling		300		800	<b>1100</b>
18.3	Remodel Bathroom		600		3000	<b>3600</b>
19.1-19.3	Shutters		1000		6000	<b>7000</b>
20.1	Re-plant privet hedge	3290	705		1178	<b>1883</b>
20.2	Install Retaining Wall	11375	2520		3808	<b>6328</b>
20.3	Remove Existing Walk		60			<b>60</b>
20.4	Replace Walkway	9625	2415		2375	<b>4790</b>
20.5	Install Patio	18515	4845		3965	<b>8810</b>
20.6	Install Landscaping	15292	3194		4658	<b>7852</b>
	<b>TOTALS</b>		53,884	31,010	92,737	<b>177,631</b>

## Summary of Proposed Schedule

	Season	Itemized Improvements	Sweat Equity	Labor	Materials
<b>2007</b>	Winter	Install Security Restore Power, Phone Repair Foundation Repair Sill Plate Repair Floor Joist Stabilize House Roof Stabilize Barn Repair Barn Metal Roofing Begin Tree Work			
	Spring	Drainage Chimney Repair Plumbing Improvements Lead Paint Removal Window Repair Siding, Soffet & Fascia Repair Assess & Replace Outlets			
	Summer	Prime & Paint House Exterior Repair, Prime & Paint Roof Prime & Paint Barn Exterior Repair Corncrib Repair Small Sheds			
	Fall	Prime & Paint Corncrib Exterior Prime & Paint Sheds Insulate Attic and basement Install Woodstove Furnace			
<b>2007 Totals:</b>			\$23,920	\$16,125	\$20358
	Winter	Demo & Repair Kitchen Floor Remove Wallpaper & Dispose Install new outlets Repair Plaster Prime & Paint Interior Strip & Paint Trim Refinish Floors Repair Newel Post Refinish Floors			
	Spring	Hot Water Heater			

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<b>2008</b>	Summer	Central Dehumidifier Demo Rear Addition & Dispose Rebuild Rear Addition Install Half Bath Weatherproof & Install Handrail Electrical on Sleeping Porch Washer, Dryer & Fridge Circuit				
	Fall	Front Porch Repairs New Electrical to Porch				
<b>2008 Totals</b>			\$13,025	\$14,360	\$23,770	<b>\$51,155</b>
<b>2009</b>	Winter	Replace Kitchen Ceiling Remodel Kitchen				
	Spring	Remove Existing Walkway Replace Walkway Re-plant Privet Hedge Install Retaining Wall				
	Summer	Install Patio				
	Fall	Install Landscaping Remodel Bathroom				
<b>2009 Totals</b>			\$14,739		\$31,884	<b>\$46,623</b>
<b>2010</b>	Winter	Remodel Bathroom				
	Spring	Install Exterior Electrical				
	Summer	Install Shutters				
	Fall	Install Storm Windows				
<b>2010 Totals</b>			\$2,200	\$975	\$16,275	<b>\$19,450</b>
<b>PROJECT TOTAL:</b>						<b>\$177,631</b>



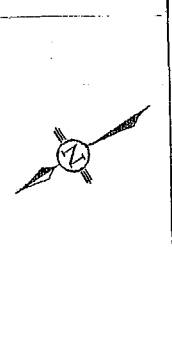
2 Corkscrew Willow

Flowering Tree

Gate

Transplanted Rose of Sharon

American Holly



Hannah Myers & Rey Gonzalez

Sheet 6  
Landscape plan

Scale 1/16"=1'

Driver Farm