

# THOMAS HOUSE







EAST SIDE



STREET FACING FRONT



WEST SIDE  
LOOKING SOUTH



WEST SIDE  
LOOKING NORTH



ALLEY FACING SOUTH



ALLEY FACING SOUTH



SOUTH EAST CORNER

**A** LETTER DENOTES LOCATION ON EXISTING SITE PLAN





FOYER



KITCHEN



BATHROOM



LIVING ROOM



BEDROOM



DEN (NOT ORIGINAL)

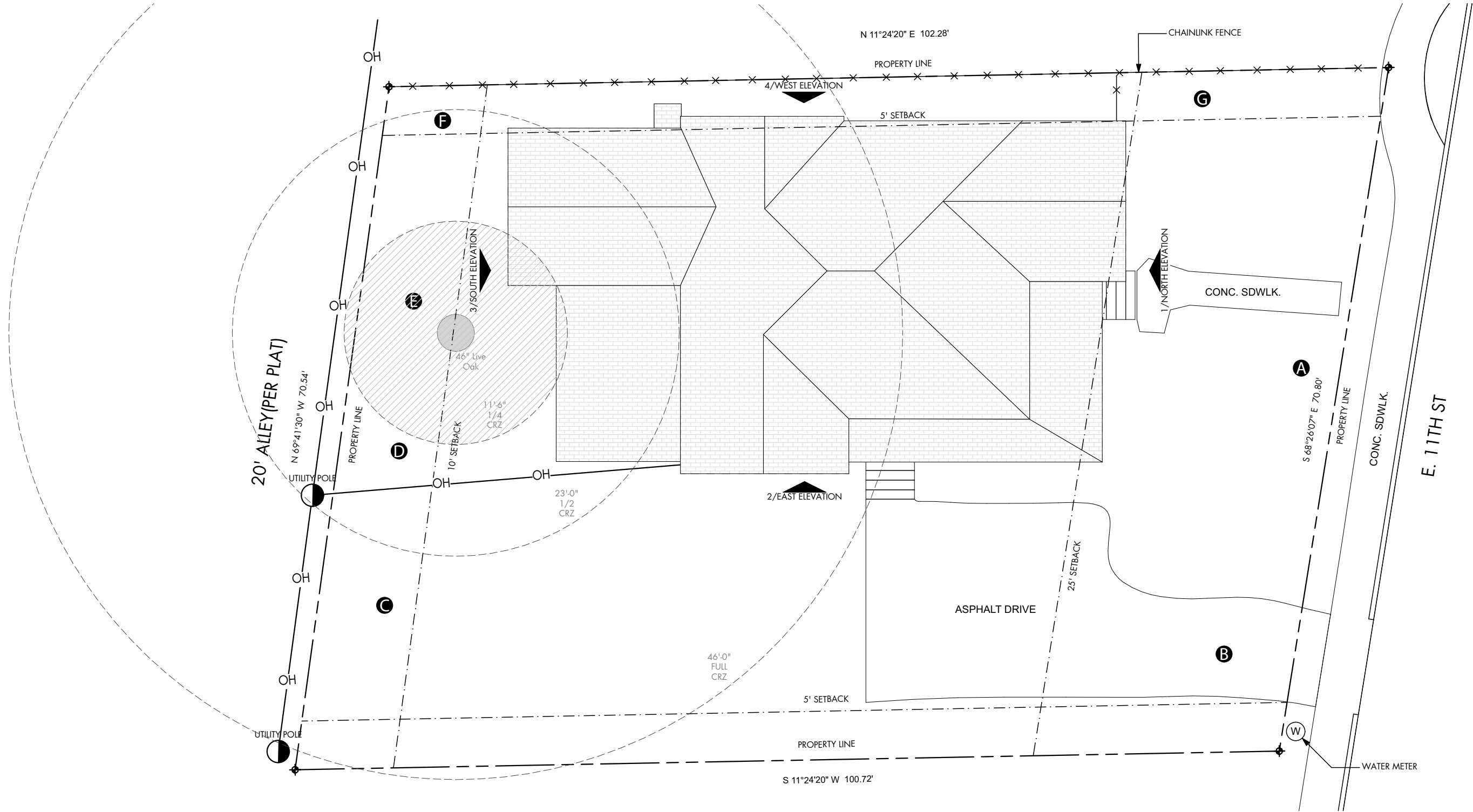


SITTING ROOM



**A** LETTER DENOTES LOCATION ON EXISTING FLOOR PLAN

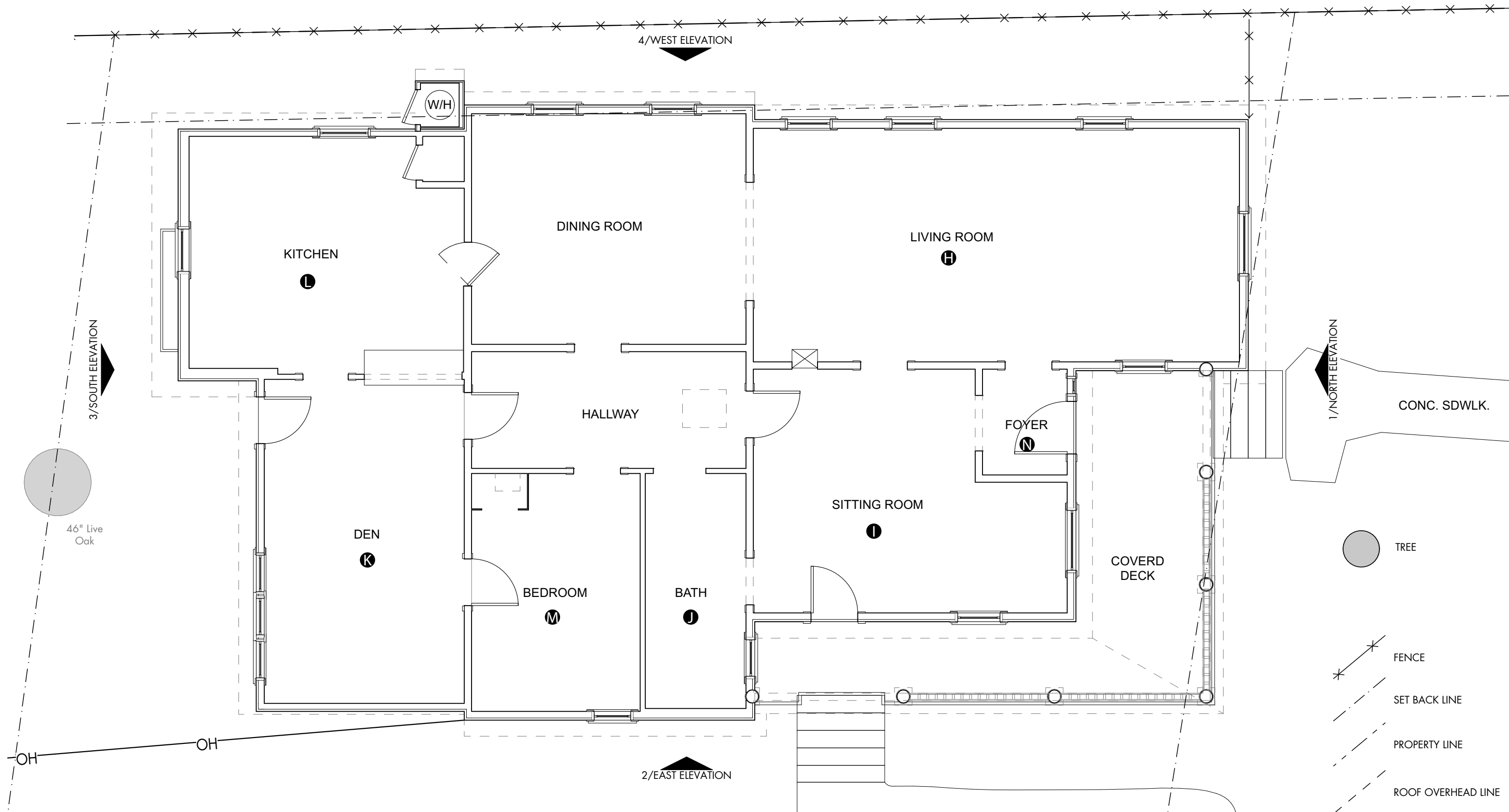




**SITE PLAN**  
SCALE: 3/32" = 1'-0"

**A** LETTER DENOTES EXTERIOR PHOTO LOCATION



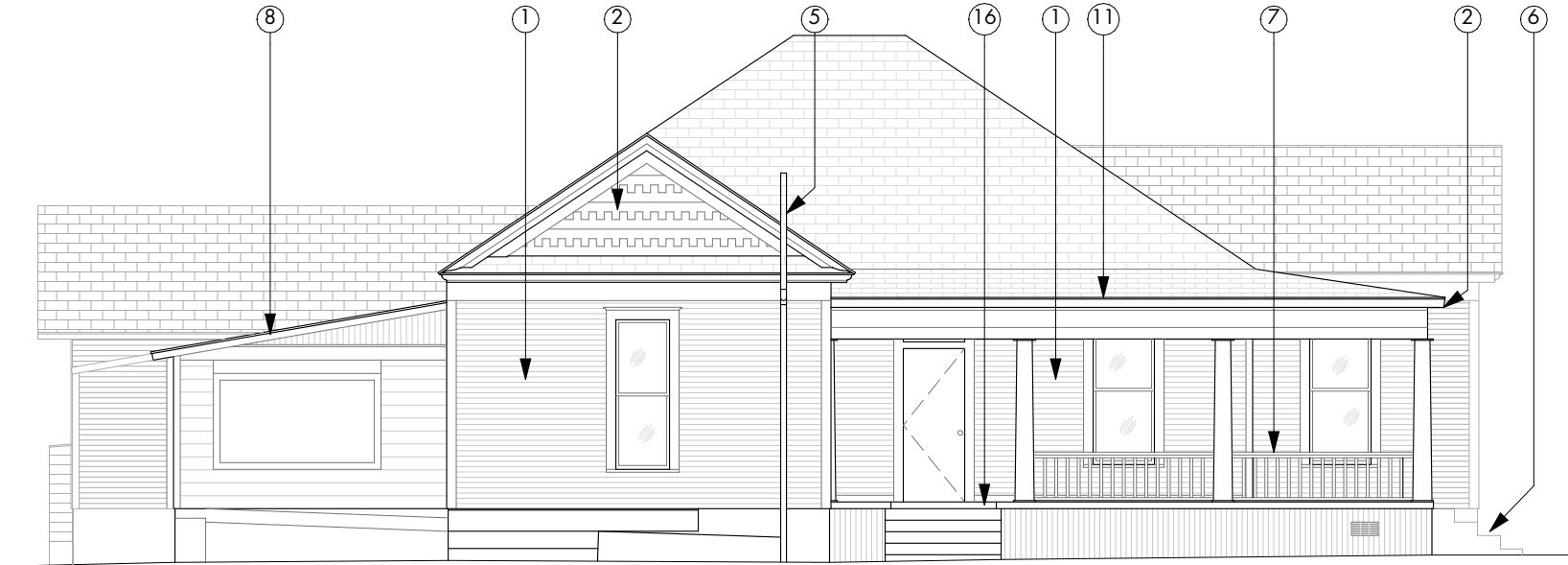


**A** LETTER DENOTES INTERIOR PHOTO LOCATION

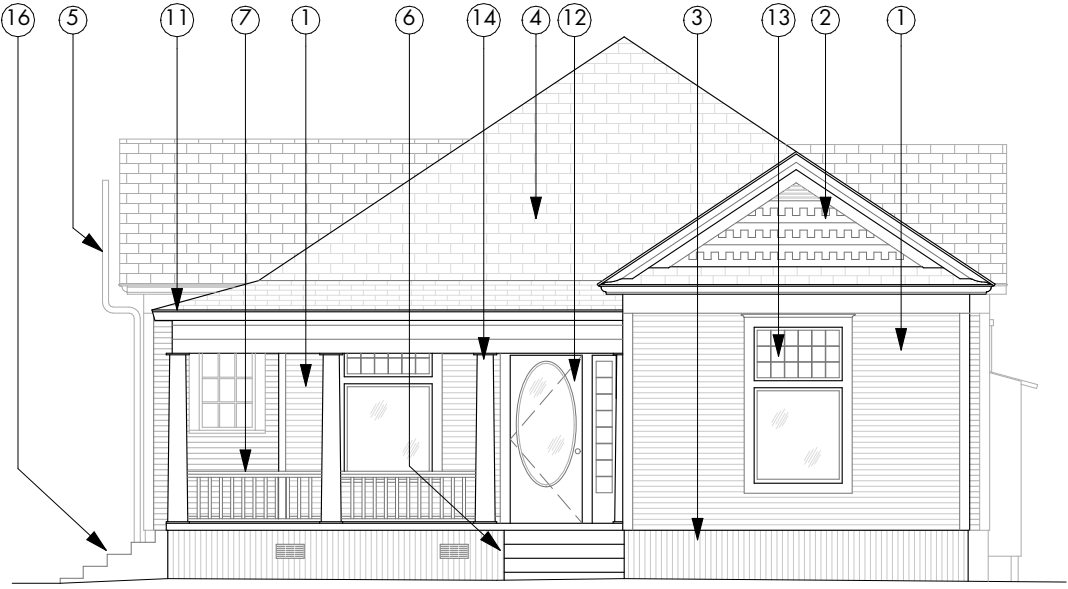


KEYNOTES

- 1. Existing wood siding to remain. Repair existing siding.
- 2. Existing period moulding details to remain. Repair existing gable shingles.
- 3. Replace corrugated metal skirt with wood lattice painted to match siding to not detract from home aesthetic.
- 4. New shingle roof to replace 30+ year old roof.
- 5. Reroute existing soil stack.
- 6. Remove existing concrete steps and metal handrail.
- 7. Strip, repair and repaint existing railing to remain.
- 8. Remove non-original addition to home. Addition is in disrepair and not critical for new use.
- 9. Existing water heater closet to be demolished and water heater replaced with tankless water heater.
- 10. Damaged old encasement to be removed to return home to original footprint.
- 11. Replace deteriorating gutters and replace with similar K-Style gutter, adjust output on side of home to not distract from porch aesthetic.
- 12. Strip, repair and repaint existing front door to reflect Late Queen Anne period. Swap door swing to open out.
- 13. Repair existing windows where possible. Replace with wood windows to match existing style/size/ material when necessary.
- 14. Raise existing bottom of beam elevation and remove detailing not original to structure. Repair existing Doric Columns as required and re-align columns with structural beam at porch edge. Refer to attached additional exhibit photographs for existing beam conditions and detailing.
- 15. Replace existing door. Door is falling apart and not original to home.
- 16. Remove existing concrete steps and replace with wood to match porch. New steps relocated to accommodate ADA compliant lift.
- 17. Demolish existing window. To be replaced with new service entrance door.



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

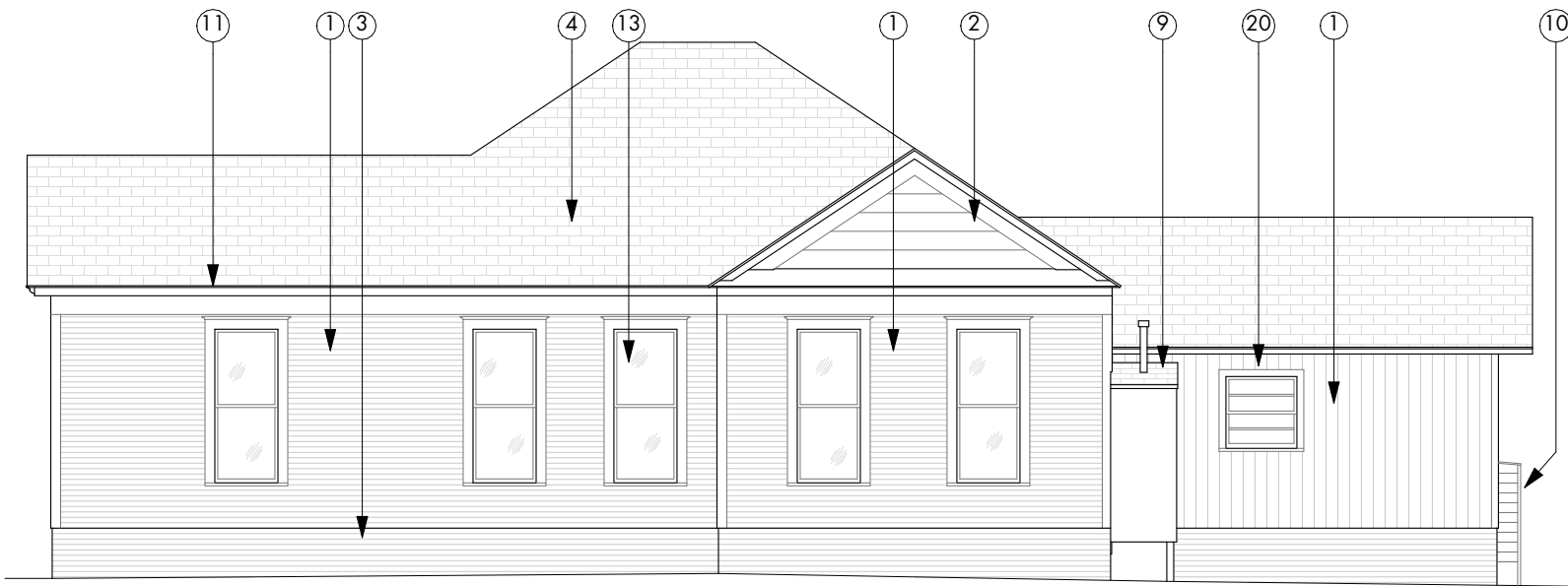


1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

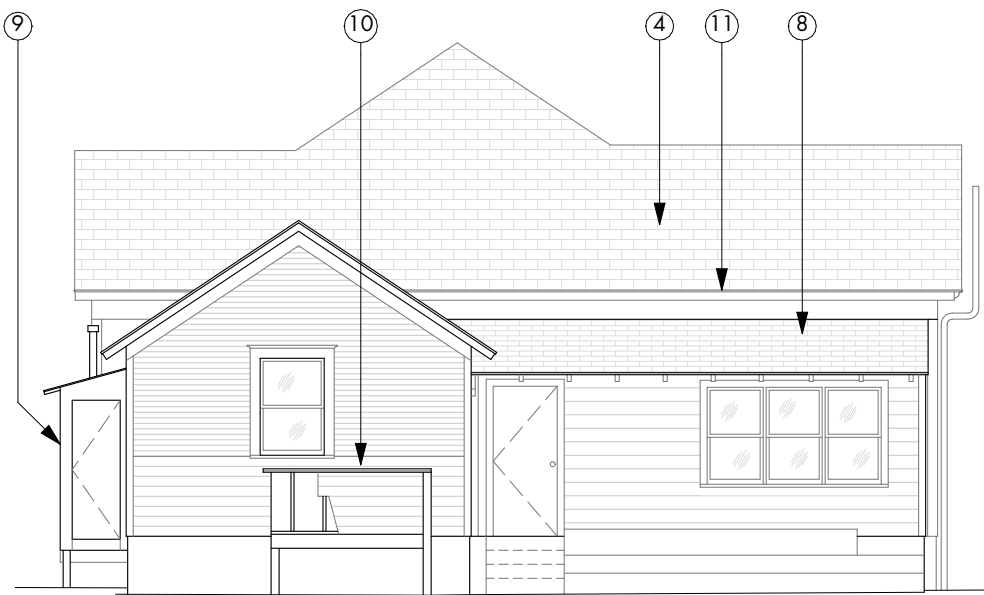


KEYNOTES

- 1. Existing wood siding to remain. Repair existing siding.
- 2. Existing period moulding details to remain. Repair existing gable shingles.
- 3. Replace corrugated metal skirt with wood lattice painted to match siding to not detract from home aesthetic.
- 4. New shingle roof to replace 30+ year old roof.
- 5. Reroute existing soil stack.
- 6. Remove existing concrete steps and metal handrail.
- 7. Strip, repair and repaint existing railing to remain.
- 8. Remove non-original addition to home. Addition is in disrepair and not critical for new use.
- 9. Existing water heater closet to be demolished and water heater replaced with tankless water heater.
- 10. Damaged old encasement to be removed to return home to original footprint.
- 11. Replace deteriorating gutters and replace with similar K-Style gutter, adjust output on side of home to not distract from porch aesthetic.
- 12. Strip, repair and repaint existing front door to reflect Late Queen Anne period. Swap door swing to open out.
- 13. Repair existing windows where possible. Replace with wood windows to match existing style/size/ material when necessary.
- 14. Repair existing Doric Columns. Return columns and support beam to original dimensions. Re-align columns with covered porch support beam. Refer to additional exhibit photographs and site visit will demonstrate original conditions where altered.
- 15. Replace existing door. Door is falling apart and not original to home.
- 16. Remove existing concrete steps and replace with wood to match porch. New steps relocated to accommodate ADA compliant lift.
- 17. Demolish existing window. To be replaced with new service entrance door.

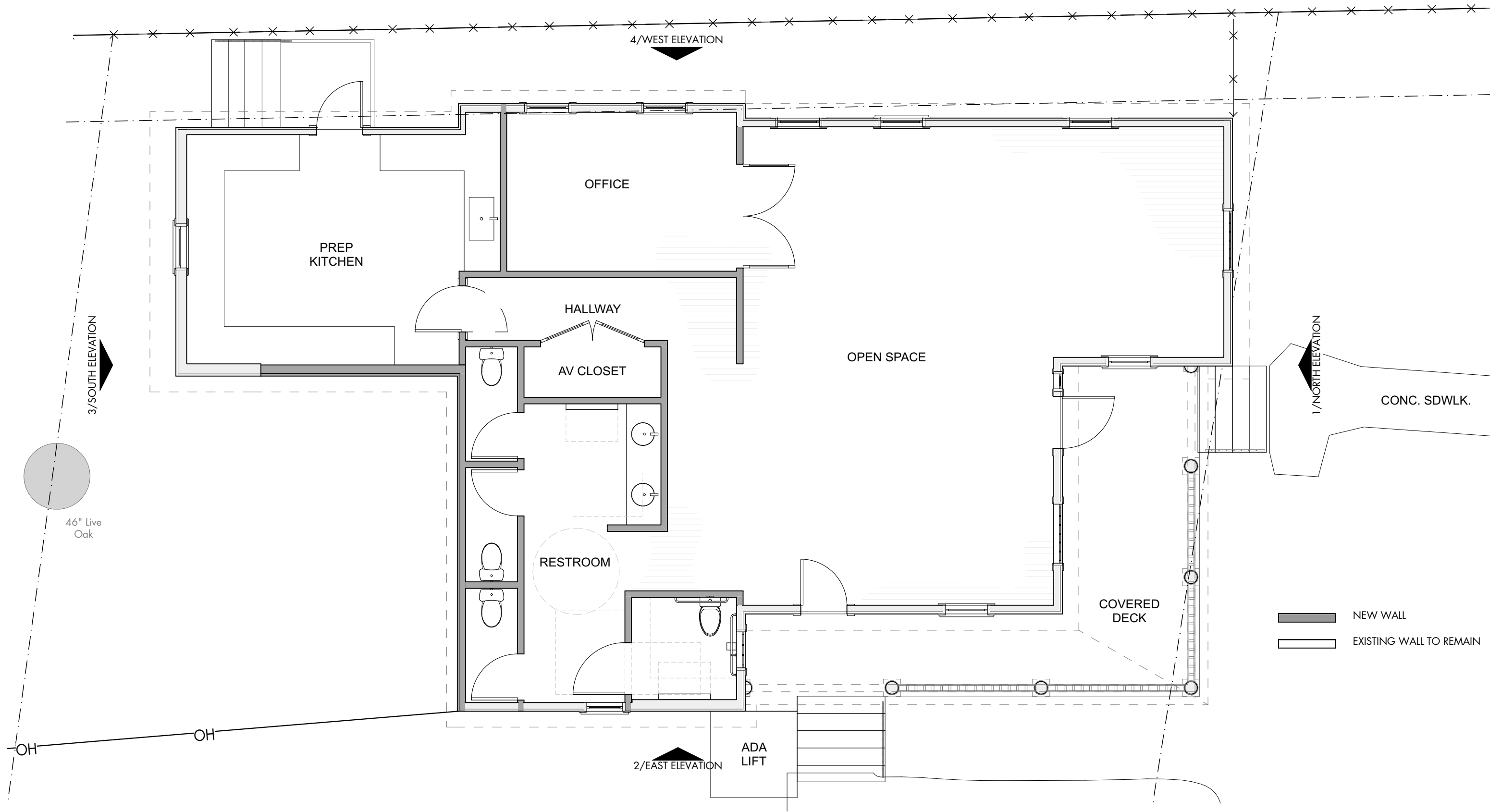


4 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

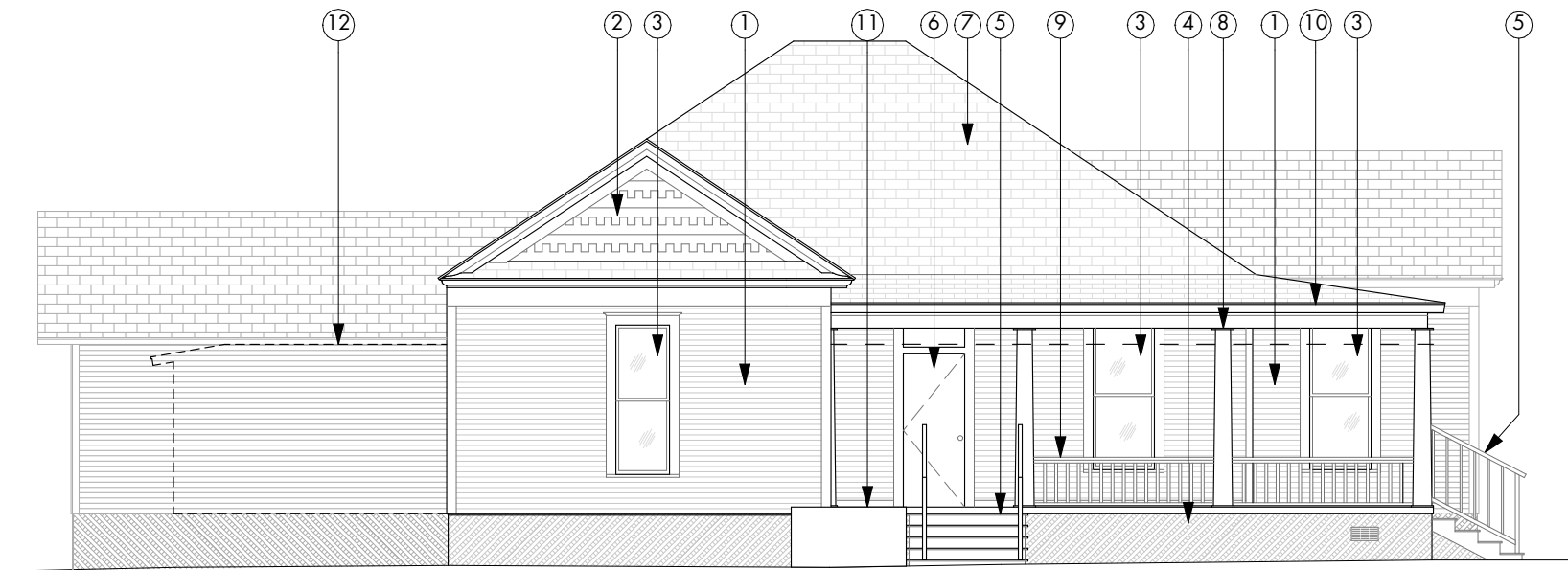




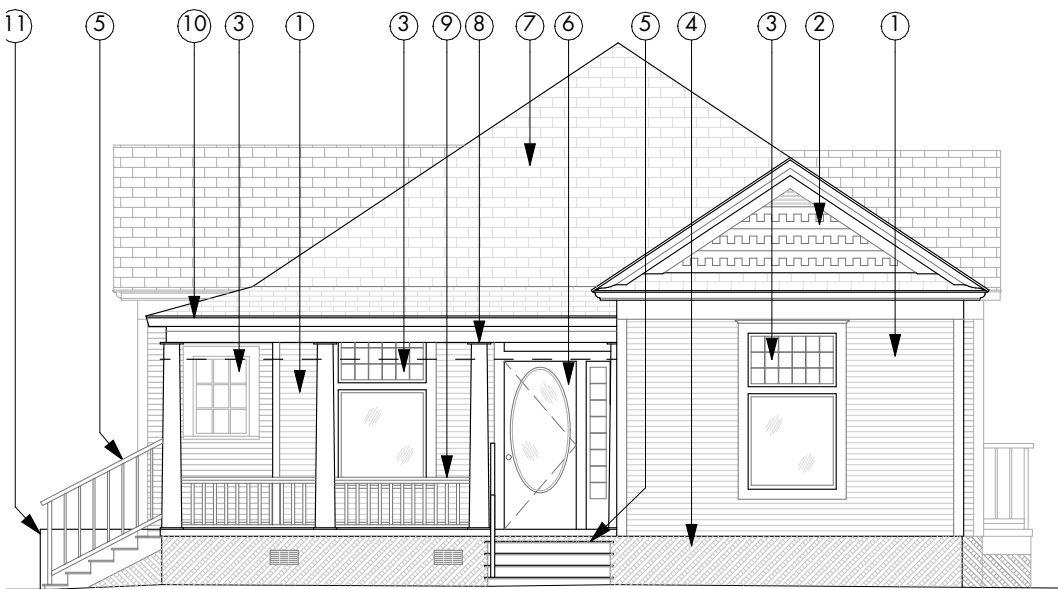


KEYNOTES

- 1. Strip, repair and repaint existing siding to remain.
- 2. Existing period moulding details to remain. Repair existing gable shingles.
- 3. Repair existing windows where possible. Replace with Marvin wood windows to match existing style/size/material when necessary.
- 4. Replace non-corrugated metal skirt with wood lattice, painted to match siding with articulation at pier locations behind.
- 5. New wood steps to match covered porch.
- 6. Strip, repair, repaint and swap door swing at existing front door. Replace non-original existing side door with an appropriate door.
- 7. New shingle roof to replace 30+ year old roof.
- 8. Raise existing bottom of beam elevation and remove detailing not original to structure. Repair existing Doric Columns as required and re-align columns with structural beam at porch edge. Refer to attached additional exhibit photographs for existing beam conditions and detailing. Dashed line indicates existing bottom of beam elevation.
- 9. Strip, repair and repaint exiting railing.
- 10. Replace gutters with similar K-style gutters, adjust output to side of home.
- 11. ADA compliant lift.
- 12. Strip, repair and repaint existing siding to remain. Match existing siding, as required, where lean-to addition was removed.
- 13. New service entrance with new wood stairs at removed non-original window to minimize disturbance.



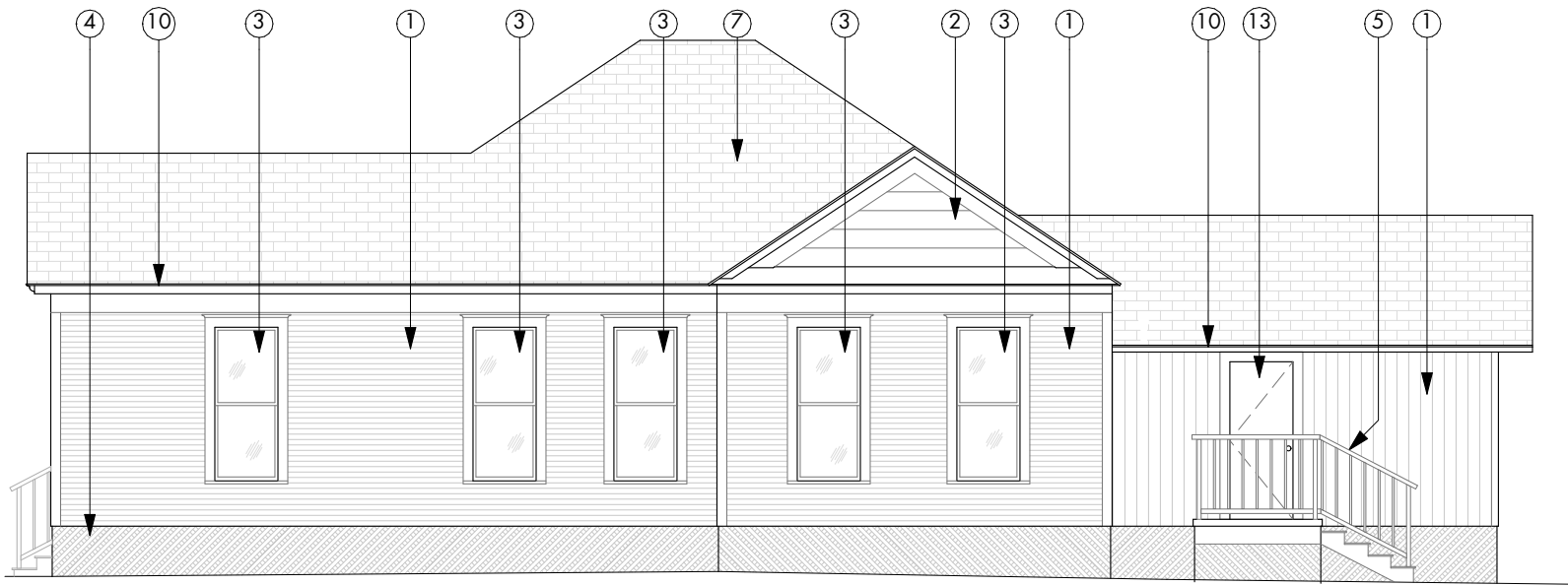
2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



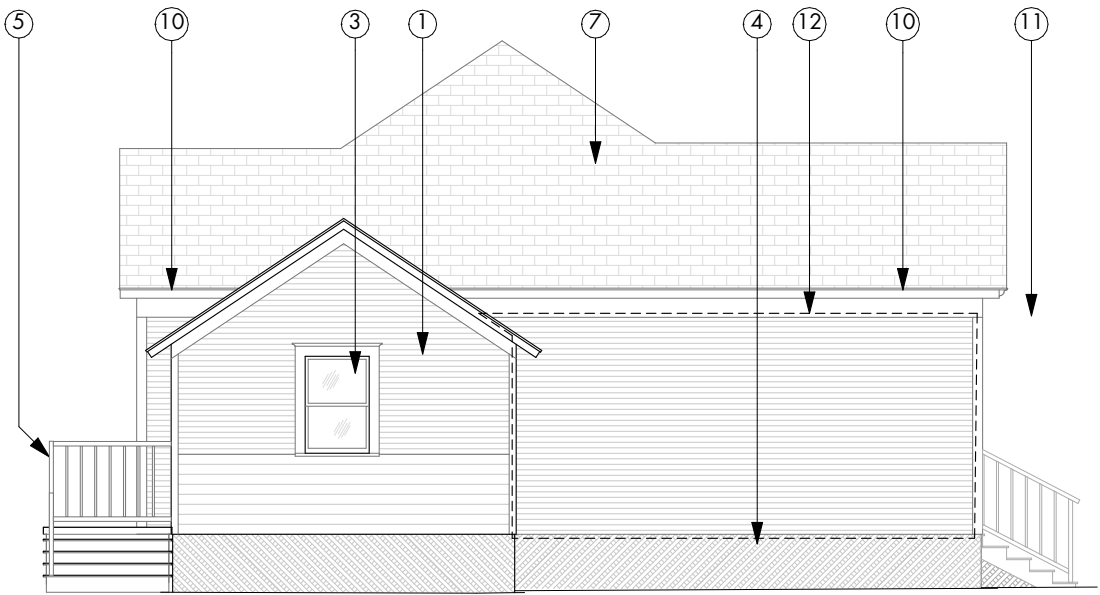
1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

KEYNOTES

- 1. Strip, repair and repaint existing siding to remain.
- 2. Existing period moulding details to remain. Repair existing gable shingles.
- 3. Repair existing windows where possible. Replace with Marvin wood windows to match existing style/size/material when necessary.
- 4. Replace non-corrugated metal skirt with wood lattice, painted to match siding with articulation at pier locations behind.
- 5. New wood steps to match covered porch.
- 6. Strip, repair, repaint and swap door swing at existing front door. Replace non-original existing side door with an appropriate door.
- 7. New shingle roof to replace 30+ year old roof.
- 8. Raise existing bottom of beam elevation and remove detailing not original to structure. Repair existing Doric Columns as required and re-align columns with structural beam at porch edge. Refer to attached additional exhibit photographs for existing beam conditions and detailing. Dashed line indicates existing bottom of beam elevation.
- 9. Strip, repair and repaint exiting railing.
- 10. Replace gutters with similar K-style gutters, adjust output to side of home.
- 11. ADA compliant lift.
- 12. Strip, repair and repaint existing siding to remain. Match existing siding, as required, where lean-to addition was removed.
- 13. New service entrance with new wood stairs at removed non-original window to minimize disturbance.



4 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

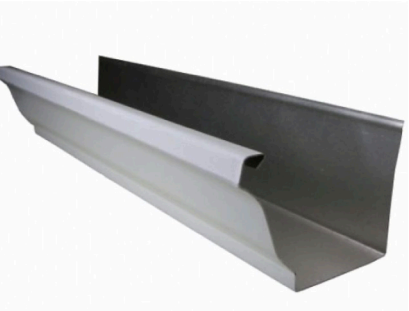


3 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"





SHINGLE ROOF  
TO MATCH



NEW K-STYLE GUTTERS



WINDOW LOCATIONS



METAL CLAD EXTERIOR  
WOOD INTERIOR WINDOWS



WOOD SIDING WITH PROFILE



SKIRT AND STAIR LOCATIONS



PAINTED BRICK  
SKIRT



WOOD STEPS AND RAILING





NON-ORIGINAL ALTERATIONS AT DEEPER COVERED PORCH ROOF SUPPORT BEAMS, SHORTENED COLUMNS AND PLYWOOD AT COVERED PORCH CEILING.



DETERIORATING FOUNDATION, METAL SKIRT AT PORCH DECK AND EXPOSED SOIL STACK.



REPLACE NON-ORIGINAL SIDE ENTRANCE DOOR



REFRESH FRONT ENTRANCE DOOR