

1 October 2019

**Tilden House: Moving Forward with Phase II**

**ASSUMPTIONS:**

90% of the structural work is completed, particularly as it focused on the first-floor framing and exterior frame

95% of the exterior envelope is complete: roof, siding, window frames, doors.

Electrical services are underground from the pole at the edge of the parking lot to the southeast corner of the house.

**What’s next:**

EXTERIOR:

Fabrication and installation of the window sash.

Introduction of a handicapped access walkway to the north elevation entry and grading of the perimeter for positive drainage.

INTERIOR:

Floors: remove modern strip flooring and install historically correct wide-board flooring on both floors except for the upper landing of the stair hall, which retains its early pine boards.

View “ports” will be installed in various locations highlighting historic evidence which aids in understanding the story of this house.

Finishes will be researched with paint and materials analysis.

Interpretive panels carefully integrated into the historic fabric.

**General notes – ideas to be explored and developed with the materials analysis and interpretive planning:**

**First Floor:**

Southeast:

* Consider leaving the south side of the ceiling exposed showing the floor joists and early whitewash.
* Create a view port to the chimney on the west wall.
* Plaster the south wall and ceiling.

Southwest:

* Open east wall to show chimney.
* Replaster the south wall and ceiling (south wall framing is c. 1970s)

19th c. wing:

* View port east wall (early shingles)
* Viewport to early north door evidence.
* Plaster ceiling and other walls.

**North Lean-to:**

East Room:

* Reinstall evidence in sections of the north wall.
* Clean off flakes from ceiling and otherwise leave as is.
* Viewport of rising brace, east wall.
* No change to fireplace and mantle other than light clean-up.
* Structural reinforcement of chimney girts to center hall girt.

West Room:

* North and west walls as is showing paneling history.
* Plaster south and east walls.

“Inner room” (former bathroom):

* Rehab as a single use restroom.

**Second Floor (Limit access to 4):**

Stair hall and landing:

* Retain early wide board flooring.
* Retain wall and ceiling finishes.

Southeast Chamber:

* Repaint walls and ceiling based on paint evidence.
* South wall – view port for split lath and plaster.

Southwest Chamber:

* Plaster south and west walls
* Viewport to chimney stacks
* Viewport to original rafter, north wall.

**SYSTEMS**:

Install hot air heating, first floor only, for should season usage.

Install electrical wiring including at least one outlet per room plus lighting for viewports and general illumination in a discrete way.

Unisex restroom, first floor.

Kitchenette in former first floor kitchen (counter with sink)