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Fenwick Manor - Historic Preservation Plan

Exterior Conditions



Note the wholesale paint loss on the siding and trim elements. Based on the way the paint is peeling, the lower paint layers have failed causing the paint to check and alligator.

Exterior Conditions



View of mortar loss at the brownstone foundation. Foundations exhibit a mix of mortar and parging loss. Also note paint that has checked, which is severe in many locations.

Exterior Conditions



View of the front porch showing wholesale paint loss, which is throughout the painted porch elements.

Exterior Conditions



Paint and glazing putty loss is prevalent at many of the wood-hung windows and frames.

Interior Conditions Related to Structure



Note the cracking around the fireplace at the southwest parlor; there are other cracks along this entire wall and at the northeast corner of the space.

Interior Conditions Related to Structure



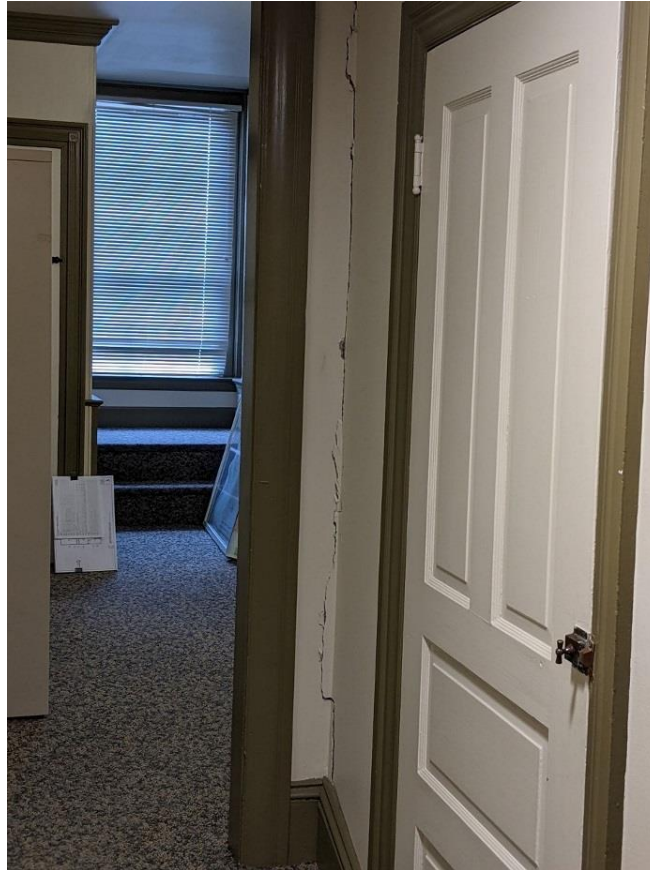
Note the cracking in the plaster around the fireplace in the former southwest bedroom.

Interior Conditions Related to Structure



Crack in the mantelpiece of the fireplace in the northwest parlor. There are conditions at this fireplace that indicate the supports here may also be undermined but not to the extent of the fireplace in the southwest parlor.

Interior Conditions Related to Structure



Crack in the plaster at the second floor. It is suspected this crack is caused by the foundation problems with the fireplace in the southwest parlor, which translate to the upper stories.

Structural Conditions



Removal of flooring in southwest parlor to investigate the condition of the fireplace supports.



View the cracked fireplace header, which supports three levels of brick masonry.

Structural Conditions



View of the crawlspace looking northeast showing how portions of the crawlspace have been dug out.

Projected Costs



Total for Base Project - Structural Upgrades	\$ 417,170
Total for Structural Upgrades and All Interior Repairs	\$ 855,502
Total for Exterior Repairs	\$1,060,320

Note: All costs include a 20% contingency.