

**Morgan Reinart**

**Old Home Rescue**

**2/3/2025 | 26 Photos**



# **Sullivan: 733 Chautauqua Ave**

# Project Overview

Project: 733 Chautauqua

Owner: Frank Sullivan

Date: Feb. 6, 2025

Old Home Rescue was contracted to;

- Complete a site assessment to document current and previous conditions
- Recommendations for future treatments that weigh the best interest of the long-term use of the structure as well as cost
- Detailed scope of work with options for Norman Historic Preservation Commission review
- Proposal for treatments

The on-site assessment of the building was completed on January 28, 2025

[Please excuse any format issues. This document is created within a field service management software, which integrates directly with our photo and has less functions than a typical document software]

# Painted Masonry

## Conditions Found

- Brick is a bark faced brick, which has a rough surface with numerous grooves and crevices
- Based on the age of the home, it is likely that Type-S is the most closely matching mortar type with Type-N being a likely option as well.
- Masonry has been primed with Sherwin Williams PrepRite ProBlock, an interior-exterior latex-based primer-sealer.
- Some areas of the home have been painted with a latex based paint.

## Mock-up 1:

- PeelAway 1, a latex paint removal product, was used in two areas of the home.
- PeelAway 7, the solvent based product, was used in the included picture below for a 2024 Crown Heights - OKC project.
- Manufacturer's instructions were followed for the paint removal process; however, likely due to the bark face of the brick, there was not enough surface area to adhere and to remove the paint from the face of the brick and mortar.
- Unfortunately, this process is not recommended to move forward due to expectations of high labor and material cost with low success rate.

## Mock Up 2:

- A second method for paint removal was performed utilizing The Restorer tool with a stainless steel wire brush attachment.
- This method was successful in removing a large portion of the paint without damaging the brick face or mortar.
- A small degree of burn marks may occur utilizing this method when holding the tool in a particular area too long
- Additional attachments can be utilized to decrease burn marks.

## Possible Mock-up 3:

- Dry ice blasting is a potential 3rd option
- Dry ice blasting has been tested for paint removal by the National Park Service
- Mock-up Cost: \$2,200
- Pros: Cleanliness, Potential for paint removal
- Cons: May cause pitting in bricks, may cause damage to mortar, PrepRite ProBlock is a really great primer and it is unknown how much may be removed.

- While this option is possible, I believe that it would have a negative impact on the structure.

**Recommended Action:**

- In the particular project and prior experience, I believe that utilizing the Restorer tool, stainless wire brush attachment, and additional attachments provide the gentlest means to remove the paint from the brick.
- Utilizing this method will remove roughly 90-95% of the paint from the brick. It should be noted that small amounts of primer and paint will remain.

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### Original Conditions

- Brick and mortar color conditions



Project: Frank Sullivan  
 Date: 11/1/2024, 1:57pm  
 Creator: Shawna Stafford

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### Previous Paint Removal Project

- OKC-HP approved paint removal project
- Date: 2024
- Location: Crown Heights
- Peel Away 7, power washing with low pressure and a 15 degree tip, and the Restorer tool were utilized for the removal of paint



Project: Becky McGuigan  
 Date: 1/31/2025, 6:31am  
 Creator: Morgan Reinart  
 Tags: Before and After



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### Existing Conditions

- SW PrepRite ProBlock has been applied to brick and mortar
- Brick Face: Bark Face, which has a rough surface with many crevices



Project: Frank Sullivan  
 Date: 1/28/2025, 1:33pm  
 Creator: Morgan Reinart

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### Peel Away 1 Mockup

- Peel Away 1 mockup was unsuccessful in removing paint from brick



Project: Frank Sullivan  
 Date: 1/31/2025, 6:37am  
 Creator: Morgan Reinart  
 Tags: Before and After

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### Peel Away 1 Mockup

- Peel Away 1 was unsuccessful in removing paint from brick, likely due to the limited surface area for adhesion on the bark face brick.

Project: Frank Sullivan  
Date: 1/30/2025, 10:44am  
Creator: Patrick Shinn

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### Restorer Tool Mock-up

- Successful paint removal without damaging brick utilizing the Restorer tools with stainless wire brush attachment.

Project: Frank Sullivan  
Date: 2/5/2025, 9:53am  
Creator: Richard Adamson



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### Restorer Tool



Project: Frank Sullivan  
Date: 2/5/2025, 10:52am  
Creator: Morgan Reinart

Project: Frank Sullivan  
Date: 2/5/2025, 10:52am  
Creator: Morgan Reinart

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### Example of Stainless Steel Wire Brush Attachment



Project: Frank Sullivan  
Date: 2/5/2025, 10:52am  
Creator: Morgan Reinart



# Siding & Cornice

## Conditions Found

- LP SmartSide Lap Siding & Trim, an OSB product, has been installed on cornice, roof line trim made up collectively of the brick frieze, fascia, and shingle molding as well as the gables.
- Upon selective demolition of a front elevation section, it was found that the original cornice in this area still exists.
- During the installation of the non-historic siding and trim, some of the original materials were damaged to have a flush plane, rigid foam was installed, then the siding and trim products were installed over the existing materials. This installation method can be visualized as a similar installation method to that of vinyl siding over historic siding.
- Damaged components of the cornice, based on this assessment of one area, are likely to be the drip cap and gable vents.

## Recommended Action:

- Remove non-historic siding to evaluate current conditions of all siding and cornice for repairs
- Complete wood repairs with locally sourced drip cap and other items needs with fungicide treated, 360-degree primed wood.
- Replace gable vents, if missing, with a rot resistant wood, such as cedar that is primed before installation
- Shingle mold may have to be modified slightly to account for subtle eave that may be present.
- Siding and cornice should be scraped to a Class 2 paint prep (removal of failed paint only), primed with a premium tannin blocking primer that is at minimum sprayed and back brushed into cracks and crevices, additional holes/damage filled with epoxy or caulking based on the size, joints caulked with an elastomeric (high degree of stretch) caulking, then painted with two coats of premium acrylic paint that is at minimum sprayed and back brushed into cracks and crevices.

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### Front Elevation

Character defining details in the cornice include the depth and layer found in the;

- Frieze
- Facia
- Drip cap
- Crown molding style shingle mold

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Date: 11/1/2024, 1:57pm  
Creator: Shawna Stafford

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### Southeast Corner

Project: Frank Sullivan  
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Creator: Shawna Stafford

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### Northwest Corner



Project: Frank Sullivan  
Date: 11/1/2024, 1:57pm  
Creator: Shawna Stafford

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### Current Conditions

- Cedarmill (textured surface) LP SmartSide and Trim installed on all siding and cornice
- Removal of gable vents may impact the ventilation needed for the attic space to maintain roof warranty. Lack of intake and exhaust may cause pre-mature failure of the roof system.



Project: Frank Sullivan  
Date: 1/28/2025, 1:16pm  
Creator: Morgan Reinart



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### Selective Demolition

- Flashing, house wrap, rigid foam insulation and LP siding and trim were installed over the original siding and cornice with damages likely occurring to any areas that protruded from the surface.

Project: Frank Sullivan  
Date: 1/28/2025, 2:28pm  
Creator: Morgan Reinart



# Windows

## Conditions Found

- Historic steel casement windows have been removed from the structure.
- Vinyl double hung windows have been installed into historic openings
- Current windows do not match appearance, muntin dimensions, lite size, or operation
- Installation of windows varies in completeness or correctness of installation

## Recommended Action:

- Removal of existing windows
- Installation of Sun Windows Sun Clad Casement Window
- Type: Aluminum clad, Wood interior
- Aluminum Type: Extruded aluminum with integrated water management system to reduce failure
- Glass: Simulated simulated divided lite with shadow bar
- Exterior Glazing: 1" Putty glazing profile to closely resemble original muntin thickness
- Glass Type: LowE
- Lites: Match original window lite configuration
- All windows are operational

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### Original Conditions

Project: Frank Sullivan  
Date: 11/1/2024, 1:57pm  
Creator: Shawna Stafford

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### Current Conditions

Project: Frank Sullivan  
Date: 1/28/2025, 1:14pm  
Creator: Morgan Reinart

3

### Original Conditions



Project: Frank Sullivan  
Date: 11/1/2024, 1:57pm  
Creator: Shawna Stafford

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### Original Conditions



Project: Frank Sullivan  
Date: 11/1/2024, 1:57pm  
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### Original Conditions



Project: Frank Sullivan  
Date: 11/1/2024, 1:57pm  
Creator: Shawna Stafford

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### Current Conditions



Project: Frank Sullivan  
Date: 1/28/2025, 1:14pm  
Creator: Morgan Reinart



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### Original Conditions



Project: Frank Sullivan  
Date: 11/1/2024, 1:57pm  
Creator: Shawna Stafford

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### Current Conditions



Project: Frank Sullivan  
Date: 1/28/2025, 1:14pm  
Creator: Morgan Reinart

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### Original Conditions



Project: Frank Sullivan  
Date: 11/1/2024, 1:57pm  
Creator: Shawna Stafford

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### Current Conditions



Project: Frank Sullivan  
Date: 1/28/2025, 1:14pm  
Creator: Morgan Reinart



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### Current Conditions



Project: Frank Sullivan  
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### Sun Clad Window Cross Section

- Note: This is a double hung cross section
- Show for reference of quality in construction



Project: Frank Sullivan  
Date: 2/6/2025, 9:16am  
Creator: Morgan Reinart

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Project: Frank Sullivan  
Date: 2/6/2025, 9:17am  
Creator: Morgan Reinart