

60 Baird Street Restoration and Improvements

Exterior:

- **Replaced asphalt shingles with Divinci Roofing product (50 year warranty) 2008
 - **Rebuilt interior gutters (lined with copper and inspected every 6 months)
 - **Replaced all downspouts with copper
 - **Custom made wooden storm windows and screens
 - **Rebuilt porch balustrades and pillars to original specs with dimensional lumber, including support structure
 - **Built garage to replicate carriage house (stalls for horses and shed for carriage)
 - **Built workshop behind garage
 - **Built soundproof studio above garage with hinged floor and separate split loop HVAC system
 - **Replaced both bay window rooves with copper metal roofing
 - **Extensively regraded side yard) and built brick retaining wall with French drain
 - **Created country gardens keeping original trees and plantings as much as possible
 - **Built garden patio with large gas grill and two burner gas stove - with underground natural gas supply (2010)
 - ** Installed brick driveway
 - **Built stone terrace garden in lower yard
 - **Rebuilt back porch
 - **Emptied cistern (collection of 400 bottles) added Amish well pump
- Refinished front and back doors
- Replaced loose gravel sidewalk with brick (as was original)
- Downspout underground drainage system installed
- New chimney caps installed
- New outdoor lighting including garden night lights

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Interior:

**Re-built approximately 50% of foundation, replaced sill plates

**Added additional foundation piers

**Installed geothermal heating with underfloor radiant heat on first floor. Dual zone (upstairs/downstairs) control, 2012

**Total house rewiring

**Total re-plumbing including new tankless on-demand water heater

**Installed custom kitchen cabinets and custom refrigerator

**Replaced kitchen floor (due to unmatched repairs and coal damage)

**Installed custom laundry room cabinets and storage units using old flooring from kitchen

**Refinished all woodwork: Floors, banisters and stairs (front and back), chair rails, picture rails and mantles, downstairs tub, hall pantries

**Under floor spray foam insulation on first floor

**Repaired all window weights to working order

Fixed cracked plaster on walls and ceilings (some sheet rock in back hall and kitchen)

Replaced broken window panes with reproduction blown glass

All doors fixed to properly hang and close

Reset or replaced fireplace hearth tiles

Added upstairs tiled shower

Added upstairs storage closet in back bedroom

Blown in insulation

Attic insulation

Installed 2 whole house fans (large air capacity)

Replaced toilets with historic period fixtures

Installed backup generator

