

EXTERIOR PRESERVATION PROJECT PROGRESS REPORT, SEPTEMBER 2020

(Full version of the Saratoga Foothill Club Historic Landmark Foundation's Annual Report to Donors)

Thanks to our many generous donors, our clubhouse Exterior Preservation Project is now well underway and is moving forward at a continuous pace! We are pleased with the superb level of craftsmanship and work completed to date. As is typical with historic structure restorations, unforeseen developments have necessitated more time and materials than we originally anticipated; however, we have implemented many effective and warranted repair solutions that ensure greater longevity and preservation of our historic clubhouse. As of this writing, our contractor, Norman Koepernik of Norhausen, Inc., and Historic Architect, John Frolli, are reassessing the cost and time to complete the remaining work.

In December, we purchased new hand-split, eco-salvaged, old-growth redwood shingles from Pacific Redwood Products, Inc. and Norhausen treated them with linseed oil offsite. After COVID-19 construction restrictions were lifted in May, repairs began onsite. Our initial goal was to evaluate the most cost-effective and pragmatic strategies for the 90+ repairs, predominately trim work, identified by John Frolli. This valuable analysis started on the rear clubhouse wall and included determining the original craftsman's shingle spacing and layout.

We began with the most challenging repairs on the damaged eaves, soffits, and boxed fascias that are located at the highest levels and in tight spaces. The soffit areas needed to be stabilized using special cleats to avoid shingles from sagging. The skilled crew also opted to use high-quality epoxy patching, surface texturing and shaping techniques to repair these areas. It was decided to apply this practice to all of the trim around the building, ensuring correct historical appearance and a long life. Much of the key trim repairs are completed, primed and painted on the rear side. Shingle installation will commence at a later date.

After testing on the rear wall, we determined that 100% of the shingles need to be removed. We are electing to salvage and reuse viable original shingles so they can be blended with our new shingles where possible. After comparing natural-oiled shingles with painted shingles, our project team and Club board agreed that the new shingles are quite beautiful when oiled and mixed with the oiled salvaged ones. This natural shingle treatment was used in 1915 under Julia Morgan's direction and is the most historically accurate approach. The oiled finish provides greater longevity, will be less expensive to maintain, and will do much to showcase our historic clubhouse. Only new shingles will be installed on the most-visible front and patio sides of the building. A combination of new and oiled salvaged shingles will be used on the rear and alley walls. The multiple grooves channels in the hand-split shingles, unobscured by layers of paint, direct water downward and away from the building with great efficiency. Shingle installation, which has already begun on the patio wall, will be very time-consuming due to Julia Morgan's intricate and complex pattern. The latest underlayment technology is being nailed in place before the shingles are installed.

The patio side repairs were completed in July. A great deal of dry rot was uncovered, and the wall near the side entry with the ramp was out of plumb with the windows and door. The door was also not closing properly, causing more damage. Work on the shingle wall intersection at the flat roof gutter proved difficult in terms of ensuring water tightness and avoiding the need to deconstruct that shingle wall when future flat roof repairs are needed. All of the restored patio side trim has been painted in two historic browns: *Stage Coach Brown*, and *Brown Bear* for the pairs of ogee corbels and their adjacent trellises. Shingle installation, over 80% complete at the patio side, is especially time consuming due to Julia Morgan's intricate and complex pattern specifications. In addition, the carved frieze above the large patio door has been repaired and oiled, rather than painted, a change from the original plan. Shingle removal and trim repairs are now being done on the front side.

On the patio side short wall just behind the Julia Morgan sculpture the team, along with approval by John and Norman, agreed to install the best quality, hand-split, salvaged shingles that Julia had originally specified and used around the clubhouse. The idea for this "witness wall", suggested by team member Paula Cappello, will be a dedication to our 105 year, unique, architectural gem, designed by Miss Morgan and will honor her commitment to its long lasting quality and beauty.

The latest underlayment technology, *HydroGap* house wrap, plus the *HydroFlash* peel & stick for even further moisture protection at corners, is being nailed in place before the shingles are installed. This complete underlayment system, which became a necessary upgrade to the original plan, will be installed on all the exterior walls.

Trim repairs and the beginning of shingle removal are now under way on the prominent front of the building. Unexpected repairs and the complete re-glazing of the front windows demanded almost three weeks of extra work. The windows were in very poor condition. All the repaired trim and windows on the lower front wall to the right of the entry will have been painted by this newsletter. Scaffolding, removed from the patio side, will be erected along the front to commence the repairs to the large upper gable area that includes walls, soffits, eaves and round window.

We have plans to highlight and detail the features and lettering on the carved name frieze above the front doors. The decision team favored restoring the front doors and the unique quatrefoils to their original finish by stripping the paint and oiling them. This revised plan exceeds the original scope of work, is very labor-intensive, and is contingent upon a cost estimate from Norhausen. If funds are available, these specific restorations would be scheduled toward the end of the project.

Your partnership is providing for the best stewardship, historical accuracy, and adherence to the Department of the Interior's Standards for Preservation. We appreciate your support in maintaining the unique beauty of the City of Saratoga's designated #1 Heritage Resource, and we all look forward to enjoying a beautifully restored clubhouse exterior for many years to come.

With appreciation and much gratitude!

Alexandra Nugent, EPP Project Manager