

December 16, 2024

Friends of Richfield Heritage Preserve
P.O. Box 194, Richfield, Ohio 44286

Re: Substantial Completion of Amity House Renovation

Dear Friends of Richfield Heritage Preserve,

On behalf of the Richfield Joint Recreation District (RJRD) trustees, we are pleased to inform you of the substantial completion of the Amity House renovation project at Richfield Heritage Preserve. This letter serves to acknowledge that the scope of work, as outlined and agreed upon, has been successfully completed to meet the standards and vision set forth for this important historical asset.

Items completed as part of Historic Home Stabilization of Amity House:

- Structural repairs in kind of the sill plate, rim joist, and floor joists.
- Repair to the southeast porch including the steel beam and tie rods.

The original scope of the renovation included:

- Prepped and painted the existing plaster walls.
- Installed new wallpaper in the dining room.
- Sanded and stained damaged wood walls in the living room.
- Cleaned fireplace stone and built-in shelving. Provided photos for history display.
- Removed non-original ceilings in the entry and pantry and installed new drywall ceilings.
- Prepped and painted the existing wood doors, restored existing closet door latch hardware, and installed new lever door hardware.
- Repaired and refinished the hardwood floors.
- Refinished the kitchen cabinets and installed a new countertop and cabinet hardware.
- Restored the original washboard kitchen sink.
- Renovated both first-floor bathrooms: Installed new toilets, sinks, and faucets and restored the original tub.
- Electrical and plumbing repairs as needed. Installed new rocker switches, receptacles, lights, and smoke and CO detectors.
- Repaired damaged wall at dining room bay window and installed new trim boards.
- Rebuilt the damaged Juliette balcony to match original balcony per historical photos.
- Repaired damaged timber posts and live edge siding on north porch.
- Repaired and painted entry porch ceilings.
- Repaired and rebuilt light well covers on south and west side of home.
- Installed 140'-0" of drainpipe to prevent future water issues at buried sill and foundation.
- Hired Rustic Slate Roofing to repair damaged areas of slate roof and copper gutters.

In addition to these tasks, the following supplementary work was completed to enhance the project:

- Renovation of the second-floor bedrooms and bathrooms. (Prepped and painted walls and ceilings, prepped and painted doors and installed hardware, repaired and refinished floors, and installed all bathroom fixtures and tile flooring).
- Renovation of the basement. (Rebuilt steps, prepped and painted walls and ceiling, installed doors and hardware, and renovated service restroom).
- Provided permit drawings as requested by the park director in August 2023, in response to the Friends of Richfield Heritage Preserve's request for approved drawings to ensure code compliance.
- Installation of an air conditioning system, with RJRD contributing \$2,050 of the total \$7,000 cost.
- Purchased and delivered chimney caps and dampers for the north porch, living room, and basement chimney.

We appreciate the continued partnership with the Friends of Richfield Heritage Preserve in preserving and enhancing this historic site. Your dedication and collaboration have been instrumental in making these improvements a reality.

Sincerely,

[Name]

[Title]

Richfield Joint Recreation District Trustees

cc: RJRD Park Director
Richfield Township Trustees
Richfield Village Council
Richfield Historical Society
Dorn Family Foundation
Brown Family Foundation
Barbara Neal
Other Stakeholders