



SC-SPC-096 - - 1891 Drawing (Hinds 1891)

Image 1



SC-SPC-096 - - Historical Photograph, Date Unknown (Huber et al. 1992:91)

Image 2

The brick Herman Schroeder House and Livery (workshop) were built c. 1880. Herman Schroeder owned and operated the Schroeder Brick and Lime Manufacturing Company.

The house is constructed of red stretcher bond brick from Schroeder's brickyard and has a cross-hipped roof that is covered with a modern asphalt shingle roof. The roof is in good condition. The brick and mortar have been painted over with a red semitransparent paint or stain.

The livery (workshop) rests on a concrete slab foundation, is constructed of seven-course American bond brick from the Schroeder brickyard, and has a side gable roof. The brick is in poor to fair condition and will require partial repointing with brick replacement needed in isolation areas where there are cracks or erosion due to grading.

Images and description from the *Cultural Resources Survey for the Sweeney Property and Schroeder Brick House Project*, December 2020, 106 Group

Windows are wood double hung with alum storms. Windows are in fair condition with some peeling paint particularly at sills. Original wood windows of house were arch topped to infill masonry opening. See Image 1. Typical all elevations.

Membrane roof is in good condition. Flashing related to roof work should be installed in mortar joint only with full reglet and should be continuous at entire edge of roof.

Brick infill and wood windows/door between pilasters were additions to the porch. Recommendation to remove and restore to original porch fenestration with wood framed screens between pilasters. Typical at 2 front and each side bay. See Image 2

Grading at perimeter of house has settled causing the noted brick and mortar deterioration below the main level windows sills as noted. Correct grading. Typical all elevations.

Per historic drawing of house wood curved top shutters flanked each upper window. See image 1. Typical all elevations.

Asphalt roof is in good condition. Original roof of house was wood shingle. See image 1.

Brick masonry and mortar joints have been stained. Clean staining from masonry with warm water only. Test prior to cleaning entire building. Detergent or other cleaning is not recommended of brick due to porous character of Shakopee Brick due to potential residue. Repoint deteriorated mortar and replace deteriorated brick masonry if unit is cracked or unit face is spalled more than 30%. Typical all elevations.

Wood fascia and soffits are in poor to fair condition with some wood deterioration and failing paint - typical all locations Remove and replace deteriorated wood and repaint. Remove and replace modern gutters and downspouts at porch and replace per Image 1. Typical all elevations.



Brick unit and mortar deterioration is present at all side of house and will require selective brick replacement and repointing of mortar joints. Typical all elevations.

Per historic image door was a framed screen door. Remove existing and replace with screen door

Settlement of side walk does not provide an accessible ingress or egress from building. Remove and replace to meet code.

SCHROEDER HOUSE RESTORATION CONDITION ASSESSMENT

SHEET **AP201**
EXTERIOR ELEVATION SOUTH HOUSE
04/20/21

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Gutter and wood fascia - See AP201

See AP201 for
general note on brick
masonry and mortar.

Wood screen. Prep
and paint.

Inappropriate
mortar
replacement.
Remove and
replace.

Concrete step
is not to code at
a door.
Concrete slab
is in poor
condition.

Alum clad door and trim.
Exposed electrical box in
trim head. Remove and
replace with wood.

Windows - See AP201

Wood stair and landing is in
poor condition. Remove
and replace. See
recommendations.



Grading - See AP201

Inappropriate brick infill.
- remove and replace

Brick masonry and mortar deterioration - See AP201.
Stone window sills are painted. Removal of paint could damage stone.
In historic drawing - image 1, these are shown as brick.

SCHROEDER HOUSE RESTORATION CONDITION ASSESSMENT

SHEET **AP202** Miller
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EXTERIOR ELEVATION NORTH HOUSE
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Flashing is not detailed appropriately for condition. Remove and replace with stepped flashing within mortar joint with reglet.

Wood fascia and soffit - See AP201

Mismatched masonry repairs at window sills. Remove and replace.

See AP201 for general note on brick masonry and mortar and windows.



Grading - See AP201

Brick masonry and mortar deterioration - See AP201.
Stone window sills are painted. Removal of paint could damage stone.
In historic drawing - image 1, these are shown as brick.

SCHROEDER HOUSE RESTORATION CONDITION ASSESSMENT

SHEET **AP203**

EXTERIOR ELEVATION WEST HOUSE

04/20/21

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See AP201 for general note
on brick masonry and mortar,
window note and fascia note.



Grading and settled concrete
slab are contributing to brick
masonry deterioration at base
of house

Inappropriate brick infill
- remove and replace

Brick masonry and mortar deterioration - See AP201.
Stone window sills are painted. Removal of paint could damage stone.
In historic drawing - image 1, these are shown as brick.

SCHROEDER HOUSE RESTORATION
CONDITION ASSESSMENT

SHEET **AP204**
EXTERIOR ELEVATION EAST HOUSE
04/20/21

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Metal roof is in poor condition. See Image 2 with Livery in distance. Roof appears to have been wood shingle.

Brick masonry and mortar joints are in fair to poor condition. Repoint deteriorated mortar and replace deteriorated brick masonry if unit is cracked or unit face is spalled more than 30%. Typical all elevations.

Cracked brick and inappropriately repaired brick.

Inappropriate infill at arch and wood door in poor condition



Alum overhead door with wood frame. Door is in good condition. Paint and wood of frame is deteriorated at sill to approx 30"

Deteriorated, missing and stained brick masonry and mortar due to settled grade and hardscape

Inappropriate brick and glass block at arch topped door opening

SCHROEDER HOUSE RESTORATION
CONDITION ASSESSMENT

SHEET **AP211**
EXTERIOR ELEVATION SOUTH WORKSHOP
04/20/21

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Original roof was likely wood shingle. Asphalt is in good condition.

See AP211 for general note on brick masonry and mortar.

Reconstruct chimney

Detailed brick cornice is in poor condition

Glass block, window and infill in original arched top openings

Masonry and mortar in poor condition

SCHROEDER HOUSE RESTORATION
CONDITION ASSESSMENT

See AP211 for
general note on brick
masonry and mortar.

See AP212 for roof
note

Glass block infill at
window opening



Brick masonry and mortar joints
are in poor condition

Brick top opening with
brick infill

Brick masonry and
mortar joints are in
poor condition

Cracked brick with
inappropriate repair

Brick top opening
with brick infill

SCHROEDER HOUSE RESTORATION CONDITION ASSESSMENT

SHEET A P213 Miller
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EXTERIOR ELEVATION NORTH WORKSHOP
04/20/21

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plexiglass infill at
arched opening

Glass block at
openings - typical

Cracked and
inappropriately repaired
brick

Brick masonry and mortar joints in
poor condition

SCHROEDER HOUSE RESTORATION

CONDITION ASSESSMENT

SHEET **A P214**
EXTERIOR ELEVATION WEST WORKSHOP

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Glass block at brick
arched opening. Arch
is failing

Plexiglass and wood
infill at openings



See AP212 for
masonry notes

SCHROEDER HOUSE RESTORATION CONDITION ASSESSMENT

SHEET **AP215** Miller
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EXTERIOR ELEVATION EAST WORKSHOP
04/20/21

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