

# LLCC Clarifications in Response to the HCD Staff Report

July 8, 2020

## Lead Paint

LL Custom has contacted [Hani Yaqo of Watson Environmental Services](#) to discuss safety with regards to the lead paint existing on the home. Yaqo described the current condition of the lead paint as **extreme**. We have an honorable interest in removing the significant layers of lead paint in a manner that is safe now and into the future.

### Hani's Recommendations:

- 1) His **primary recommendation** is to when every possible, especially in high locations, remove lead painted surfaces and replace with new materials to be repainted.
  - a) This minimizes the risk to the environment and neighbors now and in the future.
- 2) His **secondary recommendation** is to manually and chemically strip the lead based paint of the surfacers to bare wood.
  - a) This will eliminate the lead exposure risk moving forward, but the execution of this type of work can be **very** difficult to protect against, particularly at higher parts of the home, creating a potential danger to the environment and neighbors.
- 3) The **third recommendation** is to scrape, sand, wire brush any loose paint materials (which is extensive) and encapsulate with new paint that is designed to encapsulate lead paint. This paint is thicker than standard exterior paint and will build up the paint on the detail resulting in covering up some of the fine character defining details that are already heavily coated.
  - a) This option is not recommended by Hali as it still provides the risk of exposure to the environment and neighbors during the scraping, sanding and wire brushing especially in the higher areas of the home, plus the lead is still on the home which will be a constant maintenance issue in the future.

It is our understanding that leaving lead on a home is one of direct conflict between Detroit Municipal Laws:

- 1) *First is the statutory mandate that the HDC implement Article II of Chapter 21 (History) to preserve our City's architectural heritage.*
  - a) *Second is the statutory mandate Article IV of Chapter 20 (Health) which imposes clear mandates on maintaining dwellings that present a danger of lead poisoning to children. Specifically,*
  - b) *It is unlawful to keep or maintain any dwelling in a condition where the presence in or about such dwelling or facility of a lead hazard presents a danger of lead poisoning to children who inhabit or habitually frequent the dwelling.*

## Gable and Window Trim

- 1) Investigation and discovery - In the staff report there were several comments noting we did not provide specific areas and amounts of removals versus repairs. To a reasonable extent it is not possible to determine the exact scope of work as the process of working on the house will determine exactly what is required to address the current condition. We are hoping to be able to leave and repair more than we replace.
- 2) Paint Layers and sloppiness - The home has a significant amount of paint layers on to the window surrounds, siding and exterior trim. The result of this layering is such that the historic architectural detail in many areas of the home has been greatly diminished or have been lost entirely
  - a) Also, this layering of paint makes it such that the patching with new materials will appear as obvious patchwork - a hodge podge resultant that is not desirable for representing the historic significance of this home.
  - b) It is our belief that the many layers of improperly applied paint is not in keeping with HDC's efforts to preserve an accurate representation of this old home's historic architectural value.
- 3) The five gable ends on the home:
  - a) The Rear Gable has deteriorated beyond repair and we plan to replace it in full to the profiles proposed in our original submission.
  - b) The Ride Side Front Gable is in heavy decay, both the surface trim and the substructure and needs to be replaced in full with the new profile presented in our package.
  - c) The Right Side Rear Gable is in fair condition, but does not currently match the rest of the home, so we felt it would be prudent to remove the lead paint as recommended above and install the new trim per the proposed profile in the package.
  - d) The Front Gable is in relatively good condition. There is some questionable structural damage from prior to the new roof being installed that may require the removal of the existing trim to access the repair. The condition of the removed trim will determine if it can be reused.

Since the majority of the other main gable ends would have a new rebuilt profile, the logic of matching the front detail at the same time removing the lead paint from these areas is why we would like to do a full reconstruction.
  - e) The Left Side Gable is in relatively good condition. It was the hope of the owner to remove the lead and match the gable with the new profile to be uniform around the home. If the HCD feels this is not warranted, we can propose that it be scraped and painted (encapsulated). We might make the argument that this is on the side of the home near the rear which will be very hard to see and compare to the rest of the home and the safety is a worthwhile reason for a compromise.

Since the majority of the other main gable ends would have a new rebuilt profile, the logic of matching the side gable detail at the same time

removing the lead paint from these areas is why we would like to do a full reconstruction.

- 4) Window Surrounds: We are trying to preserve the small decorative moldings around the windows by removing them and safely stripping them. Since these pieces are smaller than the siding, it is much easier to remove and strip these following the proper protocol provided by Hani Yaqo. We are replacing the flat stock since it is easily matched.

The result of the amount of paint that is layered is such that the finite detail in many areas of the home have been diminished. We are hoping that we can replace it with new and restore it to its original character.

- 5) Siding on the Two Dormers: We want to offer an alternative to the Staff recommended Hardie Artisan Siding by proposing using the **standard hardie siding** for the reason of thickness.

The old siding is asphalt shingles is only 3/8" thick. The artisan siding is 5/8" thick and would protrude beyond the corner trim board. The standard hardiplank is 3/8" thick and would fit well next to the corner board. It is a very small area on the roof and minimally visible, especially from the East dormer facing second street.

### **James Hardie Scalloped Siding**

- 1) Existing Siding is Clapboard - We are unclear as to if the current scalloped wood siding is original; however, the material is **not** an individual shingle reminiscent of standard Queen Anne style materials used in other homes on the block. Rather, the current material is a clapboard/panel style, thus removing and replacing single shingles is not an option. Our first attempt at removing a single panel resulted in internal breakage of the panel. We expect significant challenges with not all material breaking and not coming free when removing individual panels.



- 2) Rot Behind Shingles - Another issue we anticipate is rot on the original pine tongue and groove underlayment that lays behind the current clapboard. Interior areas where the walls are open show water damage to underlayment that poses structural integrity issues.
- 3) Single Scallop Exposure - In general the existing panel siding has scallops that are 4" wide with a 5" exposure for individual shingles. We have done extensive research and are unable to find a product that matches these dimensions.
- 4) Different Exposures in Use - In some areas, a previous owner has patched them with a material that has 5" side scallop. We believe this is due to the difficulty of emulating a clapboard with 4" wide scallop. Generally, these patched areas show a poor design aesthetic that detract from the original intent that the siding have a cohesive exposure throughout.
- 5) Mitering and Flaring - The Hardie material can be mitred and flared, but we do not have any images to show this. We can create a sample to send in if you would like.

We are happy to make accommodations as needed to guarantee that the siding preserves a historically accurate style. If the HDC is not willing or able to consider our proposed Hardie material, we still have the issue of being unable to match the existing size and shape clapboard with products on the market. We know that a patchwork look is not desired nor historically accurate. We need guidance in this area and are happy to modify our proposal as HDC sees fit - including the option of a 5" wide exposure. We are also happy to match round bottom versus octagonal shapes currently used in different areas of the home. However, we implore the HDC to consider that replacing significant portions if not all of the siding is necessary to present a uniform style that meets the quality standards of the West Canfield Historic District.

*Note - we believe that exposures of 5" and greater are still historically accurate and seen in other homes on the West Canfield block (see photos below)*



## Possible Violation

Rear Window violation:

1. Rear windows were installed before the homeowners purchased the house.
2. Here is a video from Hawkins Reality, who sold the home last to Matt and Kelli.
  - a. <https://youtu.be/IATXLUBSHMI?t=70> see 1:15, 1:39, 1:48 for view of windows prior to purchase of the house
  - b. This video was posted on August 2, 2018 prior to when they purchased the home in September 2019. See photos below



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Rear Window on the east side

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