

Addendum to HDC Project Review Request for 2485 Burns St.

Part 1: Second floor sleeping porch

The second floor sleeping porch was not part of the original structure of the house, and the work that I undertook on this room was strictly a restoration / repair, and not an alteration.

The existing 7" wood clapboard siding was deteriorating (see attached photos). Upon removing the siding, there was also extensive damage from termites and carpenter ants. I replaced the damaged wood behind the siding with pressure-treated wood, added a house-wrap substrate, and installed 7" cement board siding. The siding is painted white to match the look of the previous wood siding, and the overlapping pattern is similar to the previous siding.

This room is an attachment to our master bedroom, and is being used as a nursery for one of our children. We made these repairs without seeking approval as we felt it was a safety concern that needed to be addressed immediately.

Detailed scope:

- Remove deteriorated 7" wood clapboard siding and damaged wood behind siding
- Replace damaged wood with pressure treated lumber (termite resistant)
- Add house-wrap to prevent further damage from moisture
- Add 7" Hardie Board siding (termite resistant) in same overlapping pattern as previous wood siding
- Paint siding white to match all other wood on house exterior

Part 2: First floor screen porch

Narrative:

This room is also not part of the original structure of the house. It was a pre-existing addition that did not match the materials or design of the original house.

In 2017, we applied for and received a certificate to enclose the room with a knee wall and wood-framed screens, replacing the aluminum screen doors that were no longer operable.

After receiving that approval, we ultimately decided not to go ahead with that work as depicted because we felt the need to increase the security of the room. The screen porch has a french door that opens to the main structure of the house. We installed an additional deadbolt to the door, and had a locksmith repair the security bolts above and below the door. Despite those improvements, the french door was still an easy break-in point with just a screen porch around it.

In March of 2020, I began working at home during the pandemic. It was during this time that I started the renovation work on this room. We decided to enclose the room to address our security concerns, which is why we deviated from the 2017 approval.

We did, however, take care to maintain several of the key design elements that our architect (Kevin Boyle) included in the 2017 approval. For example, the siding matches the aesthetic of the previous wooden siding on the back of the house, the height of the knee wall matches height of the sills on the side of the house, the windows are aligned with the existing sill height, and all trim is white, matching the rest of the wood around the house. The windows are Marvin Signature wood windows, which replaced aluminum screen doors that were in poor condition. No changes have been made to the floor plan – the dimensions are as follows:

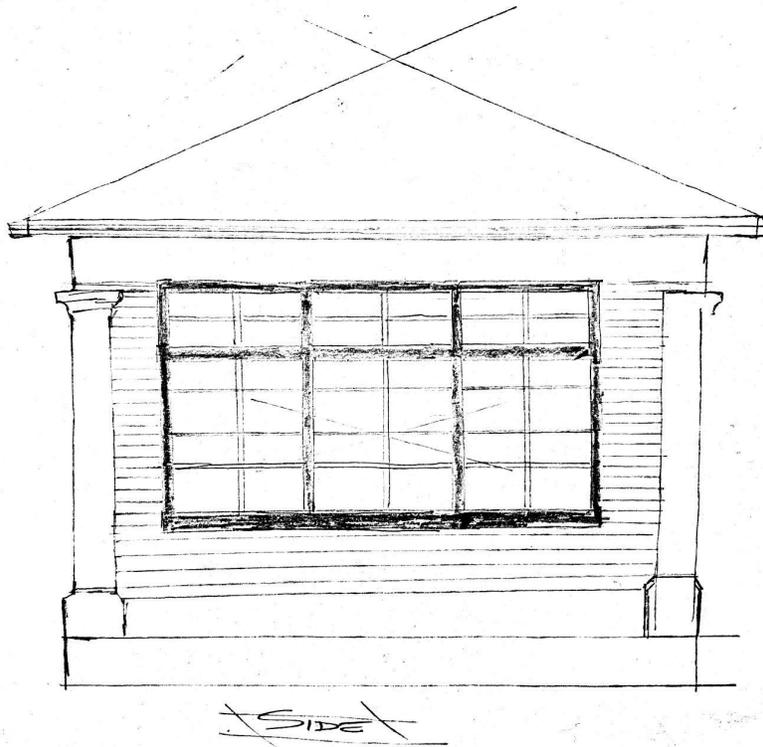
- South Face: 11'6" length with 2 windows @ 41" each, centered
- West Face: 13'2" length with 2 windows @ 27" each and 1 door @ 34", evenly divided
- East Face: 6'1" length with 1 window @ 36", centered

Detailed scope and materials:

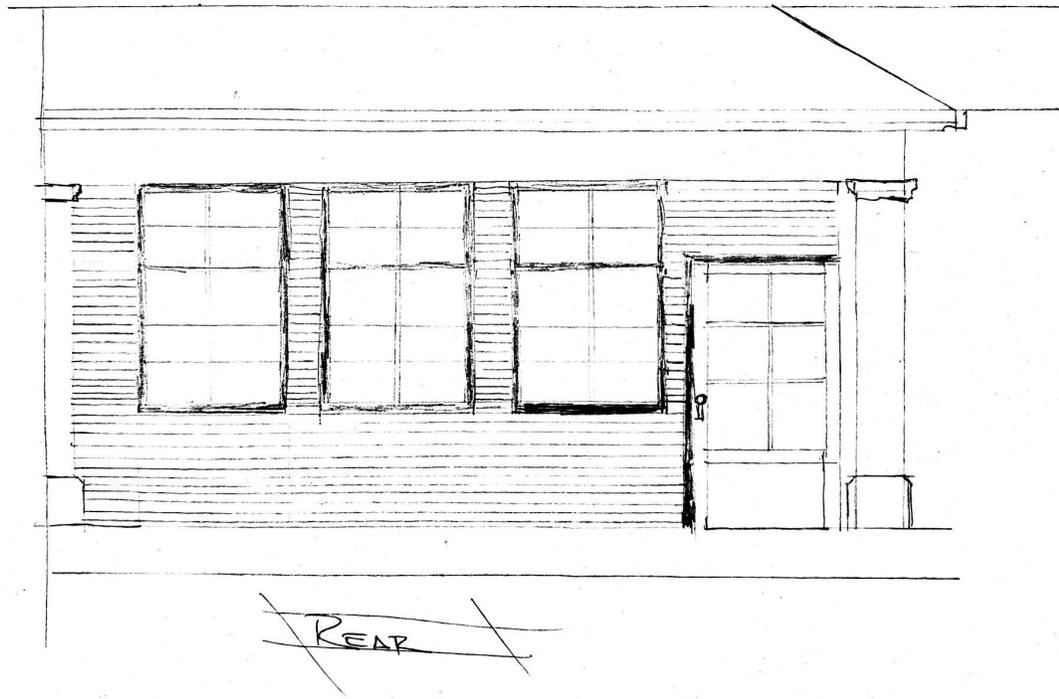
- Remove inoperable aluminum sliding doors and tracks
- Keep fascia board below gutter and repaint white
- Keep corner columns and replace same wooden trim at top of column
- Build knee wall to match existing sill height
- Build side walls to enclose room around new windows
- Install Marvin Signature wood windows
- Install Thermatru fiberglass door and Provia steel storm door
- Install 7" Hardie Board siding to match siding on rear

- Add two exterior electrical outlets, fed from box existing outlets in screen porch
- Paint siding white to match all other wood on house exterior

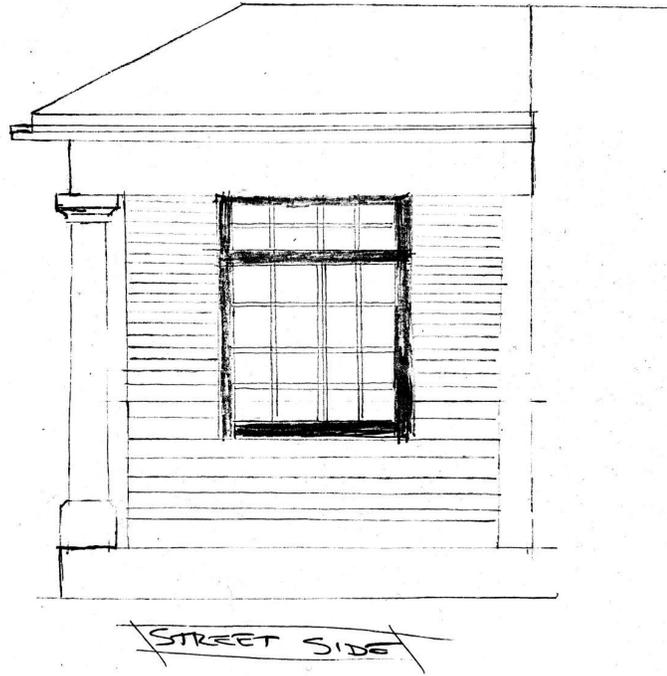
My original sketches for the enclosure are included here. Some changes to the sketches were made based on actual availability of materials.



Sketch 1: South Face



Sketch 2: West Face



Sketch 3: East Face