Questions are answered below and pictures are attached. Work was restarted on the property when my carpenter was available. I’ve had several contractors submit bids and we plan to start work and they do not show up. Initially, the plan was to repair and replace wood siding. There was a considerable amount of chipping peeling paint and warped rotted wood lap siding on the house. Pictures show rotted siding and sheathing replacement due to damage and rot. After assessing the condition of the siding and windows the decision was made to remove the siding and replace windows to protect the health and safety of my future tenants. The wood siding and wood windows have lead paint and the best way to keep my tenants safe from Lead exposure is to remove the Lead hazard. I plan to rent the flats to families with children and would like to reduce the lead exposure to the occupants. Also, wood prices have increased substantially since COVId-19 pandemic and wood lap siding is three times the cost of fiber cement.

Windows/Doors

* Submit full exterior elevation photos of each side of the house (understanding that multiple photos are needed for the south elevation due to proximity of adjacent house).

Photos attached.

* Please identify which windows are to be replaced.
  + It appears that leaded glass transoms are in place on the front elevation bay windows, six-over-one double-hung units are on the second floor, front elevation, and divided light awning/fixed windows on the north elevation.

All windows will be replaced except leaded glass transom windows. Six-over-one double-hung units and divided light awning/fixed windows will be replaced with the same type of window.

* Submit clear photographic documentation of existing conditions of each window, comprised of close-up exterior and interior photos and short descriptions of the problems with the windows. Dimensions of one double-hung window is necessary, I’ve attached a document that offers guidance on how to complete this documentation.  I have already downloaded the dimensioned drawings for the selected windows.

Photos attached of windows. Windows have layers of paint, broken or missing glass, and rotten wood.

* Let the Commission know if you obtained a repair estimate for the existing windows.

No

* Describe why you selected the Anderson 100 series.

They were recommended by Mann’s Lumber and Millwork. I stated we lived in a historic district and the window specialist recommended the Anderson 100 windows. The windows are similar to original windows.

**Submit dimensions of one existing window unit so staff can compare the dimensions of the existing and proposed windows. Parts to measure: top rail, meeting rail, bottom rail, stile, muntin bar; and depth of window from the exterior wall of the house.**

Photos attached.

Upper sash

* + Width – 30”
  + Stile – left – 2”
  + Stile – right – 2”
  + Top rail – 1 3/8 “
  + Meeting rail – 2 ¾”

Bottom sash

* + Width – 30”
  + Stile – left – 2”
  + Stile – right – 2”
  + Top rail – 2”
  + Meeting rail – 1 ¾ ”
* Cut sheet for new exterior door – clear idea of design, material, finish and color. Attached

Exterior Siding

* Why was the original siding entirely removed, rather than areas of the siding being replaced?

Most of the siding was deteriorated beyond repair. When removing the siding most of it was brittle, buckling, and/or warped. Increase in wood prices makes it cost prohibitive to replace with wood siding. North elevation - Sheathing was replaced due to severe wood rot and damage from weather. This property will be a rental for families with children. To eliminated lead exposure to future residents siding was removed from most of the home. Siding chosen is similar to original siding.

Original siding on north and south elevation 5” exposure. Hardie siding will provide 5” exposure. East elevation exposure 3”. Hardie siding will provide 4” exposure.

§  Submit photos of the siding before it was removed, giving evidence to its condition.

Photos attached.

§  Why was fiber cement siding selected?

Fiber cement was selected because it is more durable than wood but can give the look and feel of wood. It will stand up better than wood to Michigan weather and it won't warp or rot like wood.

Porches

§  The drawings don’t reflect the details that were included in the original Certificate of Appropriateness, specifically the design of the columns and railings. The drawings show unornamented 4x4 posts (the original columns had trim at the top and bottom) and the railing is a contemporary design, unlike the one that was part of the 2018 approval. Please confirm if the missing details on the drawings were intentional and a design change has been made, or if it was an oversight and will be corrected. No design change was made.

It was an oversight and I’ll have the designer update the drawings.

§  Will any work be completed at the rear elevation?

Yes, back porched will be replaced but not a part of this building permit. Currently there is not porch attached. Will meet with architect/designer next month for design options to submit to HDC.