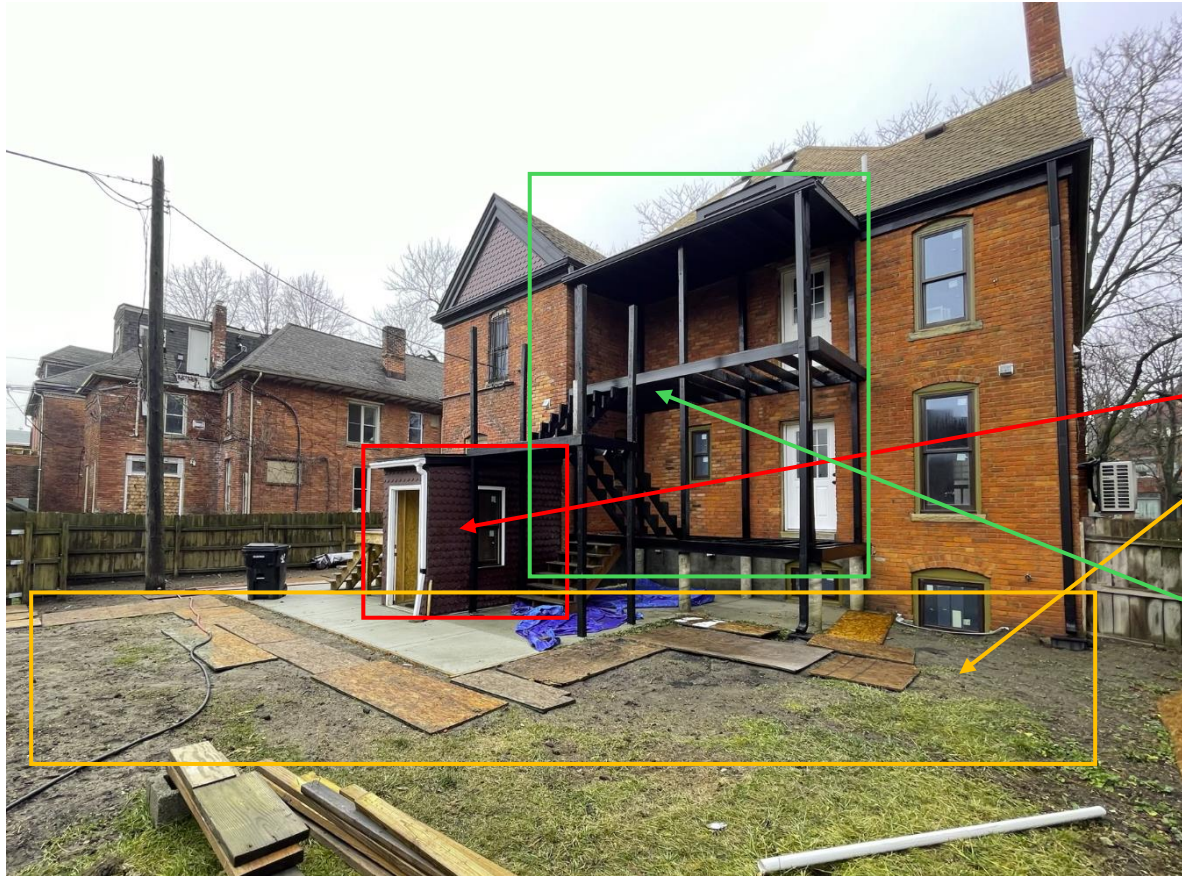


677 W Canfield St – Historic District Commission

Exterior Changes Appropriateness Review: HDC2024-00343



Rear Construction – Overview



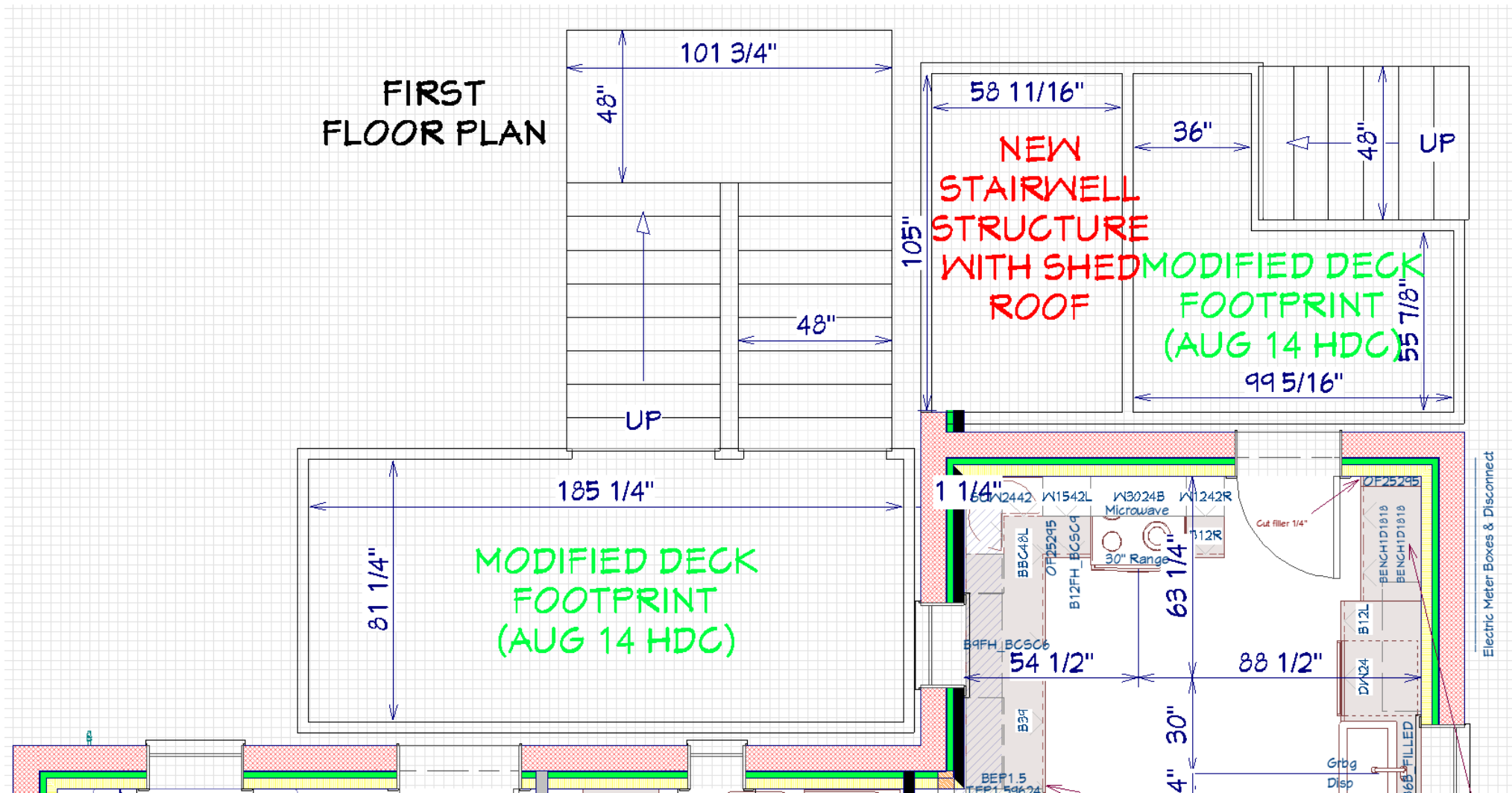
Background: Owner is in year 5 of historic renovation project with multiple COAs approved.

Rear Construction: To remedy ongoing basement water intrusion, Owner performed construction outside approved COAs:

- Built new structure over basement stairwell
- Added surrounding paved areas with French drainage system

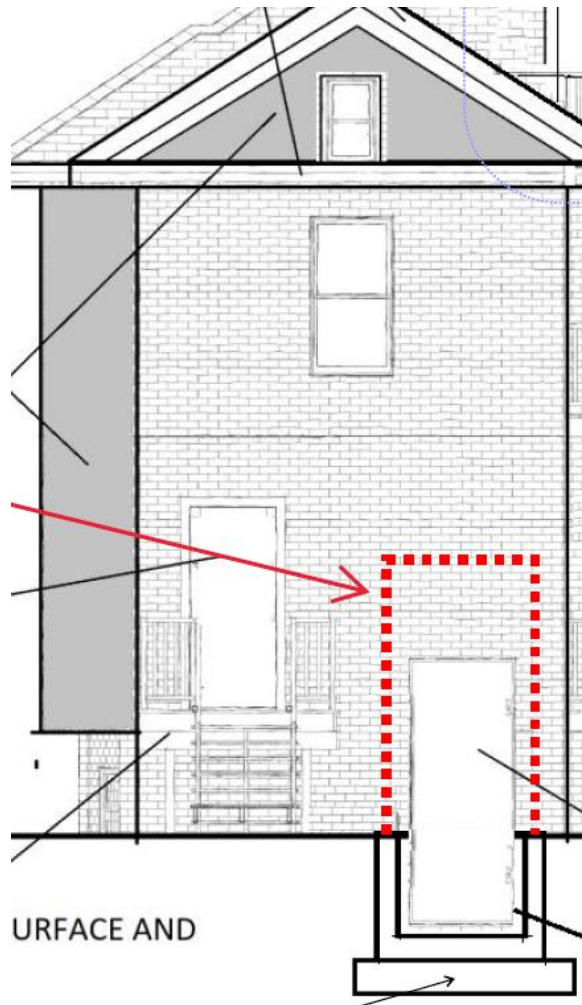
Future HDC Review (Aug 14): Rebuilt deck per specification in BSEED permit. Modified footprint will be presented for appropriateness at August 14 Commission Meeting.

Site Drawing – Basement Stairwell Structure

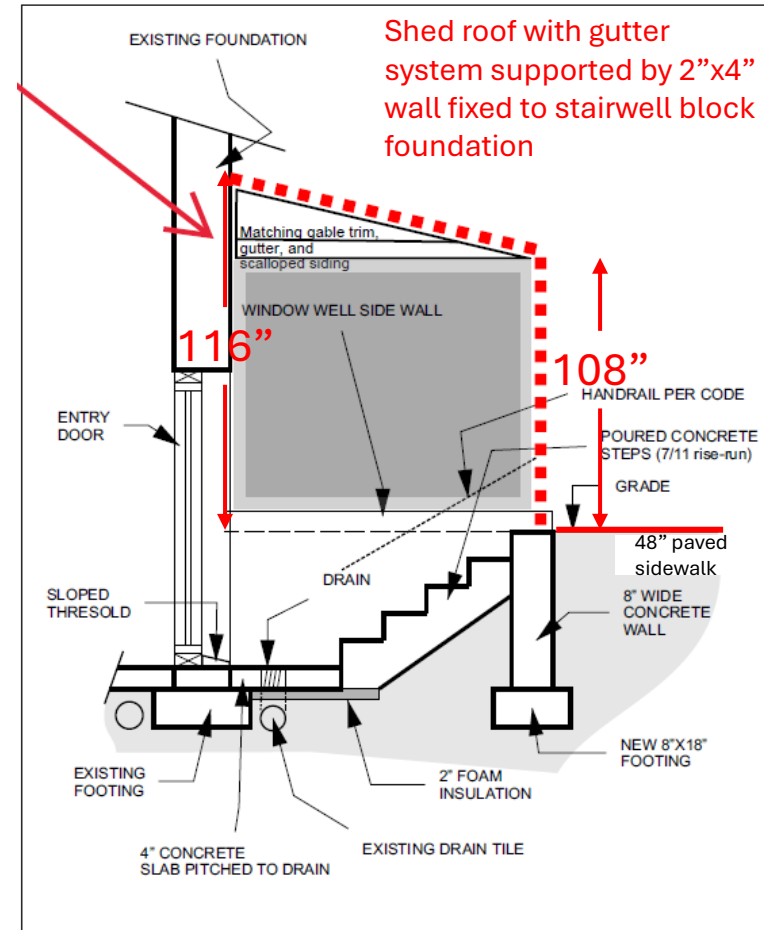


Elevation Drawings

Rear Elevation



Side Elevation



Basement Stairwell Structure Materials

Roof

- Rolled roofing (Brown to match rest of roof)
- Metal drip edge (B:19 Black)

Trim, Fascia, & Gutter

- Painted wood trim & fascia (B:19 Black)
- Plastic gutter replaced with 6" metal gutter (B:19 Black)

Door & Trim

- Steel door painted to match front door (B:18 Dark Reddish Brown)
- Painted wood trim (B:19 Black)



Window & Trim

- Extra Kelly Window found on property that matches other windows (Brown)
- Painted wood trim (B:19 Black)

Scalloped Siding

- Painted cedar siding (B:18 Dark Reddish Brown)
- Matches natural historic siding used on rest of home

Rear Construction – Paved Area Materials

Paved Area #1



Paved Area #2



Gravel: 4" gravel base compacted with tamper

Mesh: Grade 40 galvanized wire mesh

Concrete: 4" of 4000 PSI concrete

Rear Construction – French Drain Materials

Landscaping Fabric

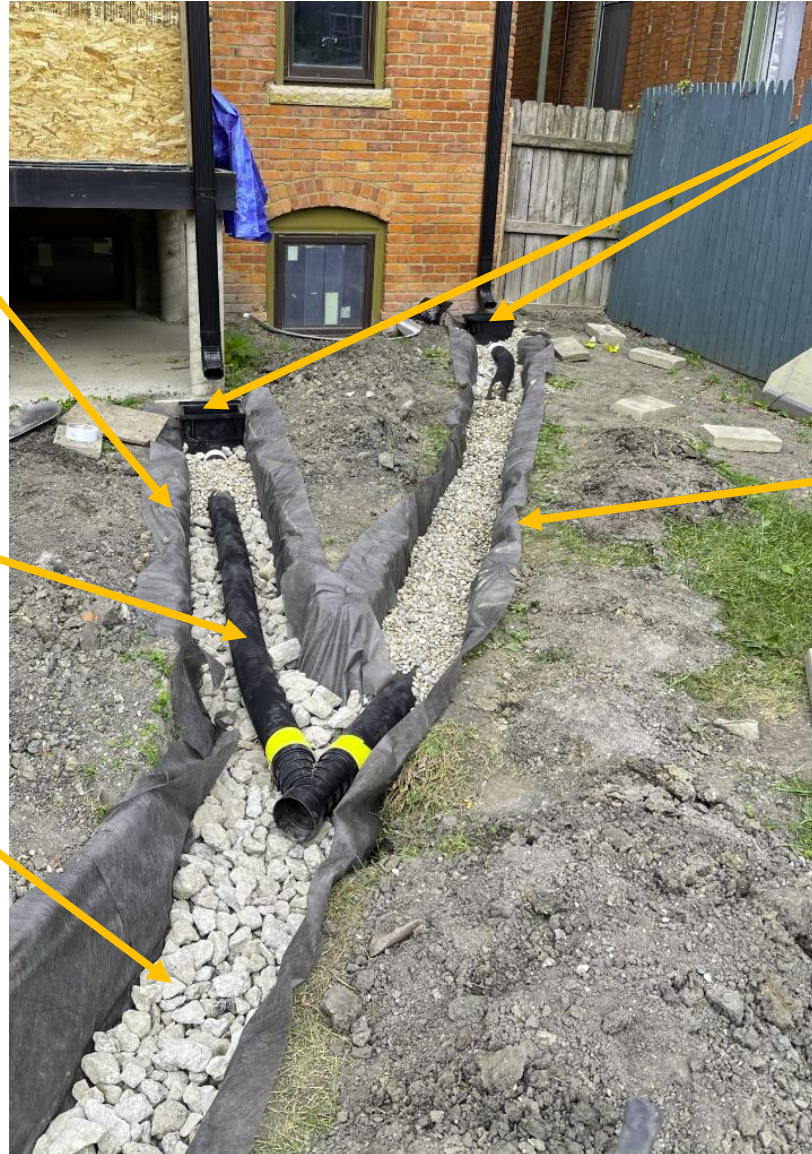
- Laid under gravel & drain pipe
- Laid on top of gravel and secured with yard staples

Drain Pipe

- Perforated drain pipe with sediment sleeve

Gravel

- Minimum 1.5” wide to create large void for water



Catch Basins

- Black plastic with drain grate to prevent clogging.

Drainage Trench

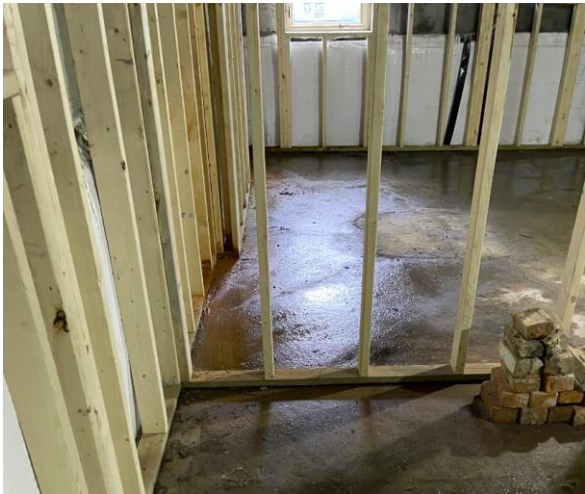
- 18” to 24” deep
- At least 1% slope
- Pop up drain in yard

Sod

- New sod laid on top of stapled landscaping fabric

Rear Construction – Water Intrusion Before/After

Pre-Rear Construction



Floor Drain

Post-Rear Construction

