

## 932 edison meeting

**APPLICATION NUMBER:** HDC2024-00609

**ADDRESS:** 932 EDISON

**HISTORIC DISTRICT:** BOSTON-EDISON

**APPLICANT:** ANTHONY PARKER / CASANOVIS WILLIAMS

**PROPERTY OWNER:** THE WALLACE ESTATES, LLC

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** OCTOBER 16, 2024

**Scope of Work:** • Replace existing windows • Rebuild the rear porch • Replace siding • Install a new pool  
FRONT SIDE OF HOUSE



- **Attic Window:** Missing one lower sash.
  - **Second Floor Windows:** Missing three upper sashes and four lower sashes.
  - **First Floor Window:** Missing one upper sash.
  - **Fascia (Around Balcony and Bay Window):** Completely rotted.
  - **Soffit:** Extensively rotted and falling apart.
  - **Cedar Shake:** Damaged, rotted, missing, and falling down.
  - **Stairs:** Deteriorating and falling apart.
  - **Front Door:** Missing.
  
  - **Balcony Roof:** Severely deteriorated and at risk of collapsing.
- Cause:** All issues appear to be due to prolonged water exposure.



## REAR SIDE OF HOUSE



- Attic Window: Upper and lower sash missing.
- Second Floor Windows: Two lower sashes missing.
- First Floor Window: Upper and lower sash missing.
- Balcony Door: Damaged beyond repair.
- Cedar Shake Siding: Missing, rotted, and deteriorating.
- Second Floor Balcony: Rotted and collapsing.
- Back Porch: Collapsed; wood is rotted beyond repair.
- Basement Window: Missing.
- Gutters: Missing.



## RIGHT SIDE OF HOUSE



- **Second Floor Windows:** Four lower sashes are missing.
- **First Floor Windows:** Three lower sashes are broken.
- **Facia Boards and Gutters:** Hanging, needs reattachment or replacement.
- **Cedar Shake Siding:** Rotted, needs repair or replacement.
- **Mortar:** Cracking and missing throughout the first floor.

LEFT SIDE OF HOUSE



- Missing attic center casement window
- Second-floor lower sash missing
- Fascia and gutters are falling/rotted
- Balcony roof is caving in
- Porch is missing
- Cedar shake siding is missing and partially rotted



Front porch balcony Fascia soffit and roof replacement

Foyer (UNDER PORCH BALCONY)



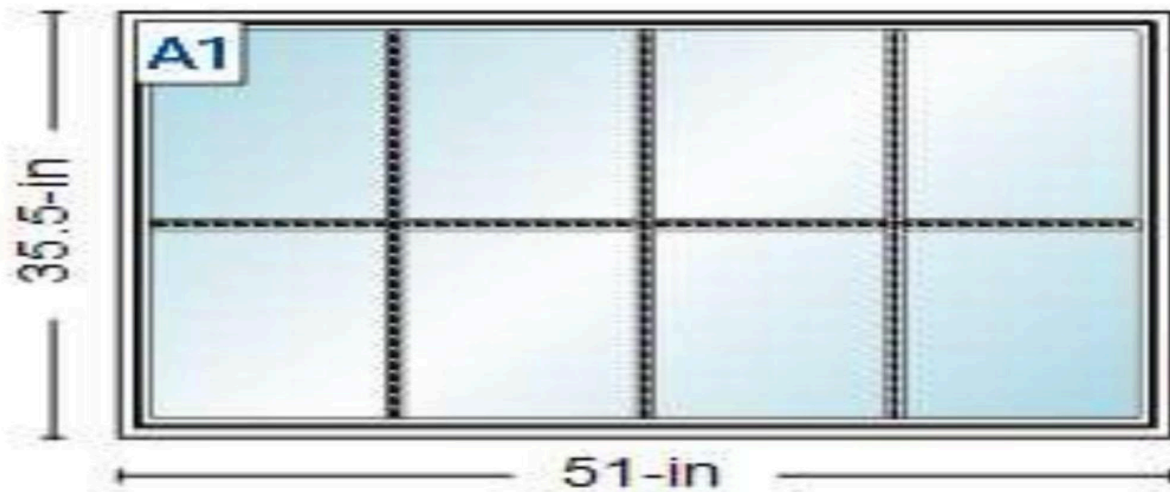
- Roof structure is collapsing and sagging.
- Constructed with undersized 2x4 lumber.
- Load-bearing exterior wall is directly resting on inadequate lumber.
- Water rot is present, further weakening the structure.
- Structural integrity compromised due to incorrect lumber sizing and moisture damage.

## WINDOW SCHEDULE

- **Total Windows:** 54
- **Condition of Windows:** All 54 windows are damaged
  - **Types of Damage:**
    - Broken glass
    - Missing hardware
    - Deteriorated wood
    - Missing sash
    - Missing frames
    - Damaged sills

## PROPOSED WINDOWS FOR REPLACEMENT

Lifestyle | Direct Set | Fixed Frame| aluminum yellowish white clad pella





Siding replacement



**Cedar Shake Replacement**

- Replace existing cedar shake with new cedar shake, matching the current specifications: 7 3/4" x 15 3/4".

HOME DEPOT CEDAR SHAKE SIDING

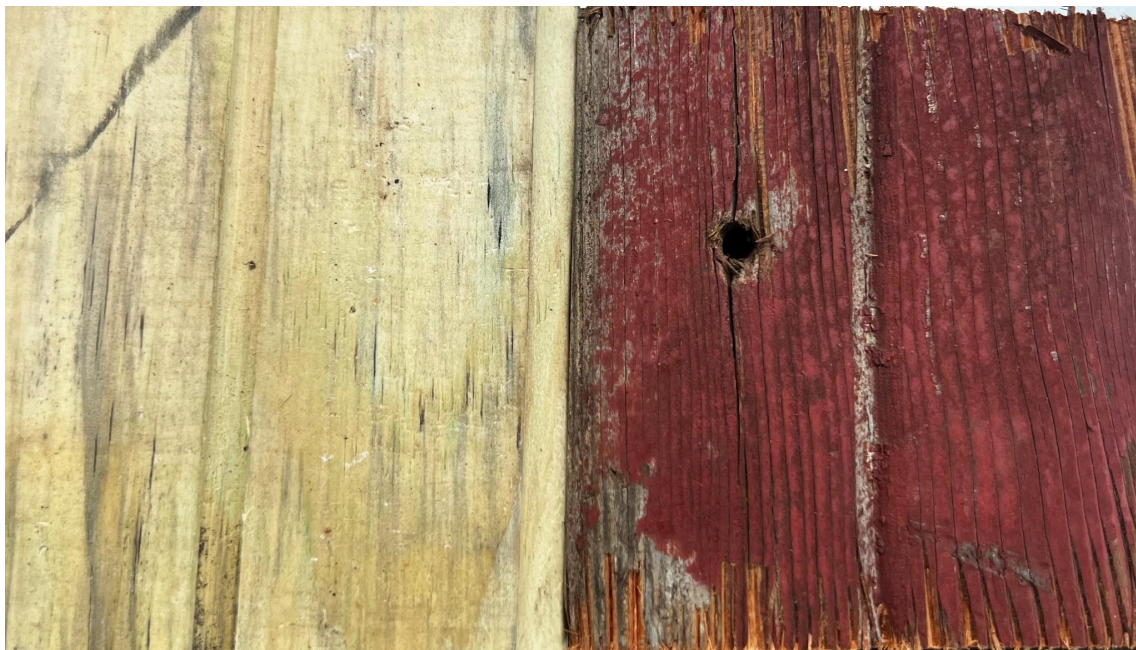


EXISTING SIDING



## SOFFIT REPAIRS

- **Scope:** Repair all damaged soffit boards with original material to ensure a seamless match with existing soffits.
- **Specifications:** Existing soffits are made of 3"x 3/4" tongue-and-groove cedar boards.
- **Material Source:** Cedar boards are available at Menards and are an exact match to the existing soffit design.
- **Goal:** Maintain architectural consistency and quality by using matching materials.





## DOORS

FIRST FLOOR ENTRY DOOR



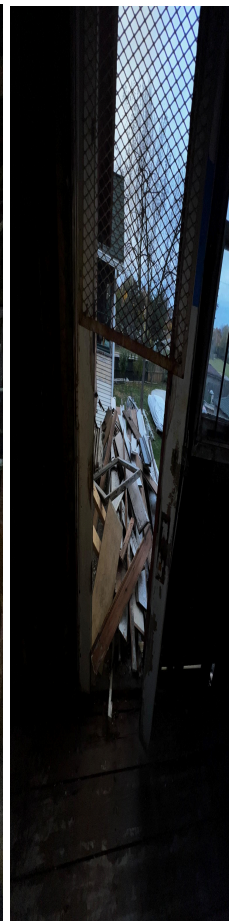
SIDE DOOR



BACK DOOR

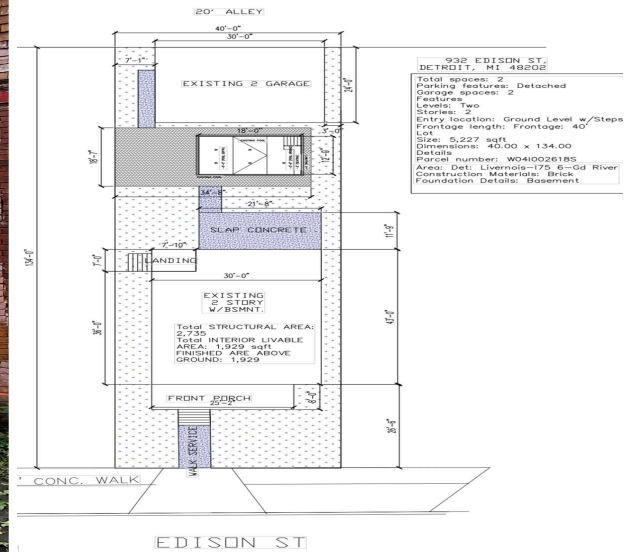


BALCONY DOOR



I propose replacing the missing exterior front door on the first floor and the balcony door on the second floor. All remaining doors will be retained, repaired, and restored to their original condition.

## BACK PORCH



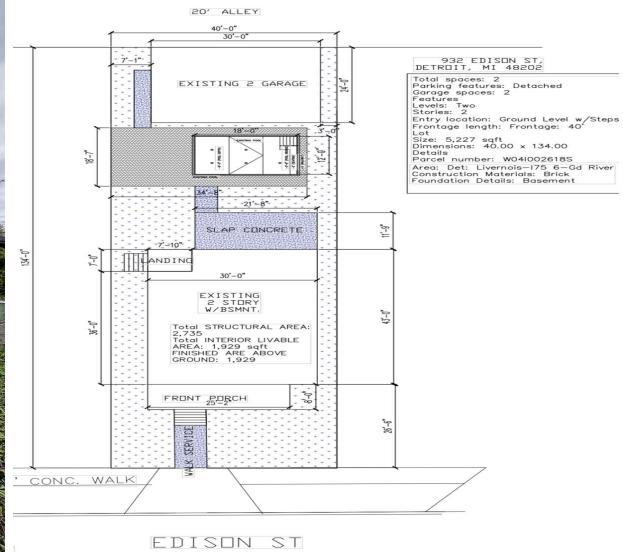
### Back Porch Construction Specifications:

- **Joists:** 2"x6" pressure-treated lumber
- **Deck Boards:** 1"x6" boards
- **Railing:** 2"x4" pressure-treated lumber
- **Stairs:** 2"x12" pressure-treated stringers
- **Treads:** 2"x6" pressure-treated lumber

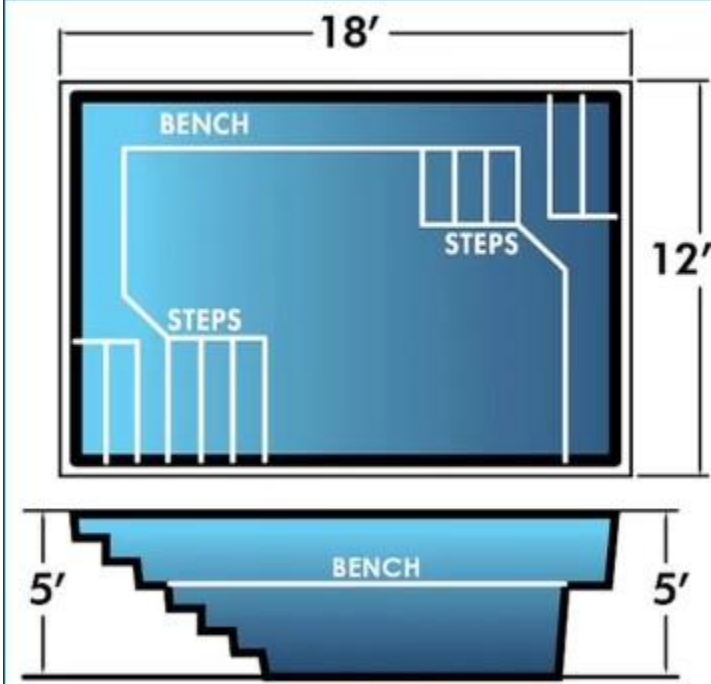
*Note:* All materials are standard, commonly available building materials.



## Swimming pool



## Installation Schematics



The existing pool is currently inoperable, with its waterline completely gone and concrete walls deteriorating and showing signs of structural failure. We propose reducing the pool size to 12'x18' to allow for a safe and accessible pathway to the garage. This adjustment will enhance both safety and functionality for the property.

