

From: [Bailey, Heather](#)
To: ["Gregory Reed"](#); [Heiser-Ertel, Lauren](#)
Cc: [Gary Tipler](#); [Jeannie Kowing](#); [Michael Zorich](#); [Bidar, Shiva](#)
Subject: RE: 1718 Chadbourne Avenue / Legistar File ID # 55635
Date: Friday, May 17, 2019 1:05:10 PM

Gregory,

I should clarify that the Landmarks Commission only reviews exterior alterations, per the ordinance. The State reviews interior alterations if you're asking for tax credits, but we do not need to see those items. From the scope that you've provided, it looks like these are likely items I can approve administratively, but we should include that in a discussion with the commission on Monday. I'll need product sheets for the window and door replacements and photos of what is currently installed. I'll need information on what areas you'll be repointing and a description of how you're removing the mortar and what mortar you'll use for the repair (typically a scope of work from the mason will include these details and I recommend that as an attachment). How are you going to go about repairing the siding? What repairs will you do to the steps?



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From: Gregory Reed <gregoryr.reed@gmail.com>
Sent: Friday, May 17, 2019 12:51 PM
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Dear Heather and Lauren,

The staff report you prepared for the Landmarks Commission includes the following language:

The narrative includes information about work on the interior and future work on the exterior of the historic portion of the house, but no details for that work was included. An application for the exterior alterations to the historic house will need to be included in a future application.

We sense there may have been a misunderstanding regarding the scope of work on the exterior historic portion of the house. Therefore we'd like to take this opportunity to clarify

what we are hoping to accomplish. We are looking to repair rather than alter the exterior historic components of this house. Accordingly, we'd like to clarify the exterior scope of work and have provided an attached written narrative (and will hand deliver corresponding product information for roofing, windows and doors this afternoon). The repairs we are proposing to the historic portion of the house are as follows: replace the roof, replace the existing deteriorated screen doors, replace the existing deteriorated window storms and screens, repair and stain the original cedar siding, replace (as needed) and paint the trim, soffits and fascia and repair the front step, chimney and sheath foundation masonry.

Hopefully this information helps to clarify the situation to avoid having to apply for Landmarks Commission approval again.

If any further questions arise, please let us know.

Best regards,

Greg Reed & Michael Zorich

1718 Chadbourne Avenue Proposed Improvements

Improvements in Existing House

1. Replace roofs of house and garage with [Owens Corning Duration Architectural shingles](#)
2. Repoint existing brick masonry foundation walls, front entrance stairway piers. Masonry contractor to determine appropriate mortar components to match existing.
3. Repair and stain existing cedar siding. Paint fascia, soffits and trims.
4. Replace original galvanized-iron plumbing lines and fixtures. Replacement of sewer service to house yet unknown.
5. Replace original knob-and-tube electrical wiring.
6. Convert hydronic to forced air.
7. Repair and skim coat existing plaster ceilings and walls wherever feasible.
8. Using denatured alcohol, paint brush and clean rags, remove alligatored shellac from original mahogany woodwork in living and dining room, staircase, bedroom entry and closet doors.
9. Refinish original oak floors.
10. Repair original double hung windows and install Marvin Wood storm & screen combinations to replace existing storm and screen units on the house. [Marvin flush-mount combinations](#)
11. Replace existing deteriorated screen doors with [Combination Door Company](#) screen and storm doors, door style Traditional #50.
12. Limited abatement of asbestos in basement.
13. Renovate and modernize kitchen.
14. Relocate dining room, bedroom closet and sun porch doors within existing house.
15. Convert upstairs full bath to laundry.
16. Replace second floor full bath.
17. Reconfigure bedroom walls to enlarge one bedroom and change access to closet.

Proposed Rear Two-story Addition

1. To include a second floor master bedroom suite; first floor den, full bath and screen porch and full basement bedroom suite below.
2. Materials to include steel reinforced, cast-concrete foundation, with standard framing construction; stained cedar siding similar to dimensions of existing; painted treated wood screen porch railings and posts; painted wood trim, fascia, soffits, window and door casing; textured brick masonry similar to existing to sheath concrete foundation; new double hung [Marvin windows](#) and flush-mount combination windows; roofing with [Owens Corning Duration Architectural shingles](#); concrete screen porch floor and deck.
3. Install HVAC; plumbing; drywall; wood and tile floors; painted, stained and varnished trim throughout interior.

Links to products for addition:

Roofing – Owens Corning Duration Architectural shingles

<https://www.owenscorning.com/roofing/shingles/trudefinition-duration/>

New Marvin Clad Ultimate double hung Next Generation 2.0 windows with divided lites to match original existing windows.

<https://www.marvin.com/marvin/windows/double-hung>

New combination storm doors: combination door company; Traditional #50

<http://www.combinationdoor.com/easy-change-combination-storm-screen-doors/door-styles-grille-designs/>