

SVEOM SINNOTT ENVELOPE



WINDOW & DOOR REPLACEMENTS FOR THE 126 SOUTH HANCOCK ST

To whom it may concern,

With the following pages of detailed, measured elevations, perspectives, street views, exterior millwork, photos of existing conditions, context and images of the historical home, (off Proudfit), which inspired our window package and its specifications, we hope to provide a complete understanding of the window & door work, paying significant attention to historical continuity, planned for 126 S Hancock Festner House, currently owned by Heather Sveom and Steve Sinnott.

There are currently multiple generations of windows, from old replacements to younger inserts which would have predated the acceptance of the home on the registry. There is no record of "inserts" yet they are installed into 85 – 90 % of the window openings around the home.

Chads Design Build plans to install full replacement Marvin Ultimate clad Double Hung Windows with matching Divided Lite configurations and size, (please subsequent pages for complete list and specs for each opening.)

Installing another set of inserts is not possible given the condition of existing jambs/sills. The full replacements will allow the window openings, (sash, stile & rail to glass ratio), to better represent what would have been original to the home, (insert's, by nature of their hardware, essentially shrink the available opening and window size to fit inside). Although the windows along the sides of the home have been replaced with full open pane window sashes over the years, the homeowners have elected to go the extra mile to install Double Hungs with similar divided lites to match the others. This will add continuity throughout the home and revert to a more original theme.

There are currently divergent styles and generations of exterior Brick Mold around the home. We will custom mill new cedarwood brickmold to match what we believe to be the original profile, found under the front porch and driveway side, (see subsequent pages for this drawing).

The 2nd floor's back door leading to the balcony is warped and deteriorated beyond repair and does not actually close, (see photos). We plan to replace this door with a ThermaTru door, replicating panel dimensions, glass and divided lite size, configurations and style. This door will match the window color on both the exterior and interior and will be a smooth fiberglass, will not have any faux wood grain.

The first-floor side door off the kitchen, (which was an early addition to the home), is also in poor condition, never used and a hazard to occupants given there is no code conforming staircase or railing outside the door which leads to a significant drop. Given the home already has an exterior door at the back of the home, (essentially around the corner), the owners would like to remove the hazard door, replace with a window matching the kitchen window right beside it and infill the small amount of

required exterior masonry to match the existing before paint. This masonry would be installed **"recessed"** into the wall structure, accounting for and highlighting this alteration, for future generations to better understand.

All interior millwork will be replicated to match what we believe to be original trim found throughout the dining rm, library, bathrooms, upstairs bedrooms, hall, etc. This will correct the kitchen's more recent, generic colonial trim and picture framed trim details.

The whole house exterior will be eventually painted to a similar 3 color scheme as found on the historic home off Proudfit, (see photos), hence the "wine berry" exterior window color and window package in general. The owners ask we paint the brickmold to match the windows in lieu of the white.

There may be, during this later phase, some rot repair required to Dentil Brackets and/or Soffit in the rakes and eaves just under the roof. These items/areas would be fixed/replaced with similar wood materials, milled to match exactly, installed and painted.

Additionally, the shutters on the front facade of the home are dilapidated and the owners intend, when painting, to remove before they fall and not replace them, again to better match the home off Proudfit, (see photos). As the shutters are not functional nor placed to mimic functional shutters, it is believed they were an aesthetic afterthought, installed within the last 20 years, (based off the condition of the wood).

We hope this helps to articulate our intentions to remain true to the historic qualities of the home. Over the last 2 years our clients, Heather and Steve, and Chads Design Build have worked together to create a track record of historical consideration at the Festner House. They have gone to great lengths to care for this property, both inside and out. We're excited to usher the legacy of the Festner House into the hands of future generations.

Sincerely,

T. Chris Hacker

Project Developer, Chads Design Build

