

**From:**  
**To:** [Audra Dye](#)  
**Subject:** [EXTERNAL] Re: 2244 Wabash - Questions on Historic District Commission Application  
**Date:** Tuesday, September 26, 2023 9:30:57 AM  
**Attachments:** [image001.png](#)  
[front of wabash, proposed.pdf](#)  
[wabash, removing the current dirt on the side and front of the house..pdf](#)

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Hello Audra:

So the front of the home will remain the same, with the exception of the surrounding dirt/ front yard.



The cement porch, steps and grade will be removed to be flat with the public sidewalk, which is the way the neighbors both north and south are. The left side facing has the same siding but that only goes less than 1/4 of the way along the wall, that will be replaced as needed with identical wood siding to the front and right side facing (which is the south wall).. The framing

from the inside will need to be repaired, and squared to do this.

I have done a simple drawing attached to this email, which best describes this. As well the existing structure leans and will be squared and reinforced.



These are the homes to the south, showing how 2244 Wabash will be graded.



These shrubs will be removed and there will be a small lawn, and a porch with a step up. This is the south wall and east wall view.

Also the siding is wood, and I believe it is historical. That is what I am planning on replicating around the entire house.

The partial trim around the door, and along the soffit may or may not be a replacement of the original, I don't know, but I plan to replicate it to match adding the dental molding to the right side facing on the front of the house.



The window on the side of the house will remain, as well as the siding. The foundation will be removed and repaired/replaced with cement block.

The egress windows will only be in the bedrooms, on the other side of the house will be Pella wood windows, and the trim will look like this window.



this is just to show the house to the north, that the yard there is even with the city sidewalk, so I will be following the grade of the neighborhood by making my front yard flat and even with the city sidewalk.

I have attached a pdf that shows a simple drawing of the proposed grading of the front and side. The back yard is currently the same level as the surrounding homes.





This addition was removed, and I believe was not original because the building materials were more modern, particle board and the framing was 18" on center and the 2x6 framing looked milled.

This portion of the home was rotted and the window above the bump out was in fact plastic not glass. The neighbors said that there had been no one in the house for 50 years except for vagrants, there is no interior plumbing, and the northwest corner of the house was at least 2 feet lower than the front (west side) of the house. This back of the house had pulled away from the front of the house, and it was unsafe to walk in this portion of the house. I had been getting quotes on a repair and no contractor would save it, and they all agreed that it looked like newer construction. My guess is that the back has been open for so many years, leaving the elements inside, just rotted it.

More to come

Jill