

## 1556 BAGLEY OVERVIEW - UPDATED VERSION 9/1

### SCOPE OF WORK

We are planning to do a renovation of the interior and exterior of 1556 Bagley. All mechanicals and finishes will be updated. The site will be re landscaped with a combination of plants and hardscape. We will maintain all the original exterior design elements, and we will refurbish or replace them with the same materials wherever possible. The exterior will remain painted all white as is evident in current photos.



### WINDOWS

After examination we have determined we will be attempting to refurbish all the windows and doors on the front elevation of the house which faces Bagley. They are all wood in various stages of disrepair. This will preserve the overall character of the home.

On all the remaining sides of the house we will be replacing the windows. We chose Marvin Elevate Windows which are fiberglass clad on the outside and wood on the inside. The reason we chose these is energy efficiency, cost effectiveness, as well as quality. These will preserve the exterior aesthetics of the house as well as enhance the interior. You will see on the photos many of the windows are rotten, chipping, broken, non functioning.

The west side of the house is up against a neighboring house. We will be replacing all of the windows on this side of the house. The one window we are altering the size of is in what we are calling the Kitchen and faces the rear yard. We need to shorten this window to accommodate our lower kitchen cabinets.

The rear of the house will have some window changes as well. One of the first floor rear door will become a sliding glass door wall leading from the breakfast room onto the new deck and back yard. The other door on this level will remain - it will just be updated with a new door. This door provides access to the basement and into the breakfast room as well.

On the second floor of the rear of the house there is currently a door which is very hazardous as it leads from the second floor bathroom out onto the roof of the house. We will eliminate this door altogether. This is where we will also raise one of two adjacent rooflines. This will give additional height to the second floor bathroom as well as help to improve the aesthetics of the rear elevation of the house. (You can see this in as built drawing we have included in this package). There is a vent near the top gable which will remain. The existing window on the east elevation(12) will remain in position but will be replaced with a new window of the same size. This window currently is installed incorrectly and we want all the windows to match as well. See sketch and photo under REAR ELEVATION section of this report.

On the east facing side of the house we will be replacing all the windows. The current wood windows are in varying stages of disrepair, rotted wood, broken glass etc. One of the windows on the second floor looks a bit newer, but it is not installed properly and we wish to have all the windows match from the exterior so we decided to replace that one as well.

We are including pictures of each that you can toggle to the corresponding spec sheets from Marvin. Each window has been numbered and has room description.

## FRONT PORCH



The existing front porch is built from cinderblock for the walls with a cement cap and also with a cement floor. This porch is suffering structurally and is sinking and cracking causing a hazard. After further consideration we decided this will be made structurally sound from underneath by getting access in the basement, then the floor will be re poured in cement. The original footprint of the porch and stairs will remain as it is now. The cinderblock walls of the porch will be tuck pointed and repaired. This will all be painted white to match the exterior. The stairs up onto the front porch from the street are also currently cement with exposed wires and cracks. We will re build these steps with 13 inch steps and 7.5 inch risers and these will be poured with new cement as well. The existing railing is wrought iron and is solidly attached to the footings and the house. We will keep this in place and paint it to match exterior.

## EXTERIOR SIDING

The exterior of the house is currently wood siding covered with Insulbrick. On the two sides of the house, we will be removing the Insulbrick and all of the wood siding and replacing this with Hardie Board Siding. There is not currently proper insulation in this house. By removing the old siding we can rewrap the house to provide a water barrier and then insulate it properly. The Hardie product is long lasting and energy efficient while providing the aesthetics we want. The rear of the house is currently naked wood so it will be properly wrapped and then siding will be installed to match the sides on both first and second floors. The front facade will be restored using wood material where it is currently rotten and all the corbels and the second floor railing will be refurbished. We will not be altering anything aesthetically here. It will be painted white as well.

The soffits and fascia and window casings will be replaced with Hardie material and painted white to match the house. The gutters and downspouts will also be reused where possible or we will update them with new white gutters.

<https://www.homedepot.com/p/James-Hardie-HardiePlank-HZ5-5-16-in-x-8-25-in-x-144-in-Fiber-Cement-Primed-Cedarmill-Lap-Siding-6000265/202035444>

## REAR ELEVATION

The rear of the house as mentioned prior, will have a new door wall from the breakfast room onto a new deck. Currently there is a 5' x 7' cement patio that is in disrepair with insecure steps down onto the lawn. This patio will be demolished. A new 10' x 13' deck will be erected with proper footings and clad in pressure treated wood stained in a clear coat to maintain a natural modern look. A small railing on the west side of the deck will be erected for safety. Stairs down to the lawn will be erected for safety.



## INTERIOR STRUCTURAL REQUEST

We are including a letter from our structural engineer stating that we need modifications for the interior of the house. The first floor needs additional support as stated in his letter.

