Proposal: Ductless Air-Conditioning Installation for 169 Lafayette Road, Unit 2
(2\textsuperscript{nd} & 3\textsuperscript{rd} Floor)

Owner: Caitlin Sweeney

Date of Submission to HDC: 26Jun19
Property: 151-22

3-story Victorian: 2 Condo Units
1 Carriage House: 1 Condo Unit
All Owner-Occupied.

Unit 2 is the 2nd and 3rd floor of the 3-story Victorian building
Proposal: Ductless Air-Conditioning Installation for 169 Lafayette Road, Unit 2

Contractor: East Coast HVAC (Local Company)

Scope of Work: 4 Ductless Air Conditioning Units:
(1) On 3rd Floor
(1) In Front Bedroom (Lafayette Road Side)
(1) In Back Bedroom (Driveway Side)
(1) In Dining Room (South Street Side)

White Fortress Covering to be installed to cover exterior lines; matching siding

Exterior Lines (3) to run under soffit and adjacent to gutters where possible

Exterior Lines connect in basement through header to Condenser Unit installed at back of house
Dining Room Unit – Proposed Exterior Changes

From Lafayette Road: Right Side of House

Obscured from: Lafayette Road & South Street
Bedroom Unit – Proposed Exterior Changes
From Lafayette Road: Left Side of House
Obscured from: Lafayette Road & South Street

Fortress will tie in 3rd floor unit and Bedroom Unit

Where 3rd Floor Unit fortress will exit house to tie into Bedroom unit fortress

Indoor Unit Location – floor unit
Back Bedroom Unit – Proposed Exterior Changes

From Lafayette Road: Left Side of House

Obscured from: Lafayette Road & South Street
Dining Room Unit – Proposed Exterior Changes

From Lafayette Road: Left, Back Side of House

Obscured from: Lafayette Road & South Street

- Condenser will be tucked into the corner.
- Piping from basement to exit and connect to condenser at this location.
Proposal: Replacement of Front Porch Roof
169 Lafayette Road, Unit 1 & 2

Land Use Application LU-19-156

Owners:
Karen Crouch (Unit 1)
Caitlin Sweeney (Unit 2)

Date of Submission to HDC: 09JUL19
Property: 151-22

3-story Victorian: 2 Condo Units
1 Carriage House: 1 Condo Unit
All Owner-Occupied.

Proposal is for 3-story Victorian (Unit 1 and Unit 2)
Proposal: Replace metal roof on front wrap-around porch with asphalt shingles, repair structure underneath as needed.

Contractor: Southers Construction Inc.

Scope of Work:
- Rusted Metal roofing to be removed
- Wooden structure under roofing to be repaired / replaced as needed
- White metal drip edge to be replaced
- Removed siding will be re-hung upon roofing completion
- Crown molding on front dome to be replaced due to rot
- Install Owens Corning Duration Series total protection roofing system

Roofing debris will be disposed of by Southers Construction
Why asphalt shingles instead of metal?

9 Roofing companies / contractors contacted

Metal roofing preferred, but:
• East Coast Metal and Forever Metal could not replace due to custom design of front porch.
• Contractor (Bob Gray) who replaced 2nd story deck (Unit 2) consulted; all copper front porch roof quoted at 38K.

Rubber roofing evaluated, but:
• Not durable if penetrated by tree limb, debris, etc.
• Seams would show, which could also create structural issue if ice dams, etc.

Asphalt proposed:
• Main roof has Asphalt shingles
• Reasonable price
• Southers can adapt to custom roof design
Pictures of Current Roof illustrating need for replacement

- Roof painted in 2015 to prolong life; rust started to come back the next year.
- Roof pre-dates current owners
- Left side of House from Lafayette Road
Pictures of Current Roof illustrating need for replacement
• Front of house from Lafayette Road
Pictures of Current Roof illustrating need for replacement

- Right side of House from Lafayette Road
Proposal: Replacement of Side Entrance Porch
169 Lafayette Road, Unit 2

Land Use Application LU-19-157

Owner:
Caitlin Sweeney (Unit 2)

Date of Submission to HDC: 11UL19
Property: 151-22
3-story Victorian: 2 Condo Units
1 Carriage House: 1 Condo Unit
All Owner-Occupied.
Proposal is for 3-story Victorian (Unit 1
and Unit 2)
Proposal: Replace side entrance porch in-kind; same footprint and materials (wood).

Contractor: Jameson Copp (same contractor who repaired front porch)

Scope of Work:
- Demo existing porch decking, railings, and stairs.
- Build new porch decking, railings, and stairs.

Construction debris will be disposed of by Jameson Copp.
Pictures of Current Porch illustrating need for replacement

- Rotted wood at some locations
- Left side of House from Lafayette Road
Pictures of Current Porch illustrating need for replacement

- Rotted wood at some locations
- Left side of House from Lafayette Road
Proposal: Replacement of Curved Windows
169 Lafayette Road, Unit2

Land Use Application LU-19-159

Owner:
Caitlin Sweeney (Unit 2)

Date of Submission to HDC: 11JUL19
Property: 151-22

3-story Victorian: 2 Condo Units
1 Carriage House: 1 Condo Unit

All Owner-Occupied.

Proposal is for 3-story Victorian (Unit 1 and Unit 2)
Proposal: Replace front two curved windows (2nd floor) with in-kind replacement

Contractor: Bob Gray

Scope of Work:

Demolition
• Remove interior trim and exterior trim around windows; remove old windows

Replacement
• Install 2 double hung windows using Cooper Historical new construction windows
  [http://cooperhistoricalwindows.com](http://cooperhistoricalwindows.com/)

Exterior
• Exterior trim – new PVC trim to match existing house trim, curved head and sill casings.
• Exterior window trim – 2 coats of latex paint finish

Interior
• New interior curved casings (head and apron casings) to match house

Construction debris will be disposed of by Bob Gray Construction, LLC.
Pictures of curved windows:

- Front of house, 2\textsuperscript{nd} floor facing South Street and Lafayette Road
Pictures of curved windows:
- Front of house, 2nd floor facing South Street and Lafayette Road