



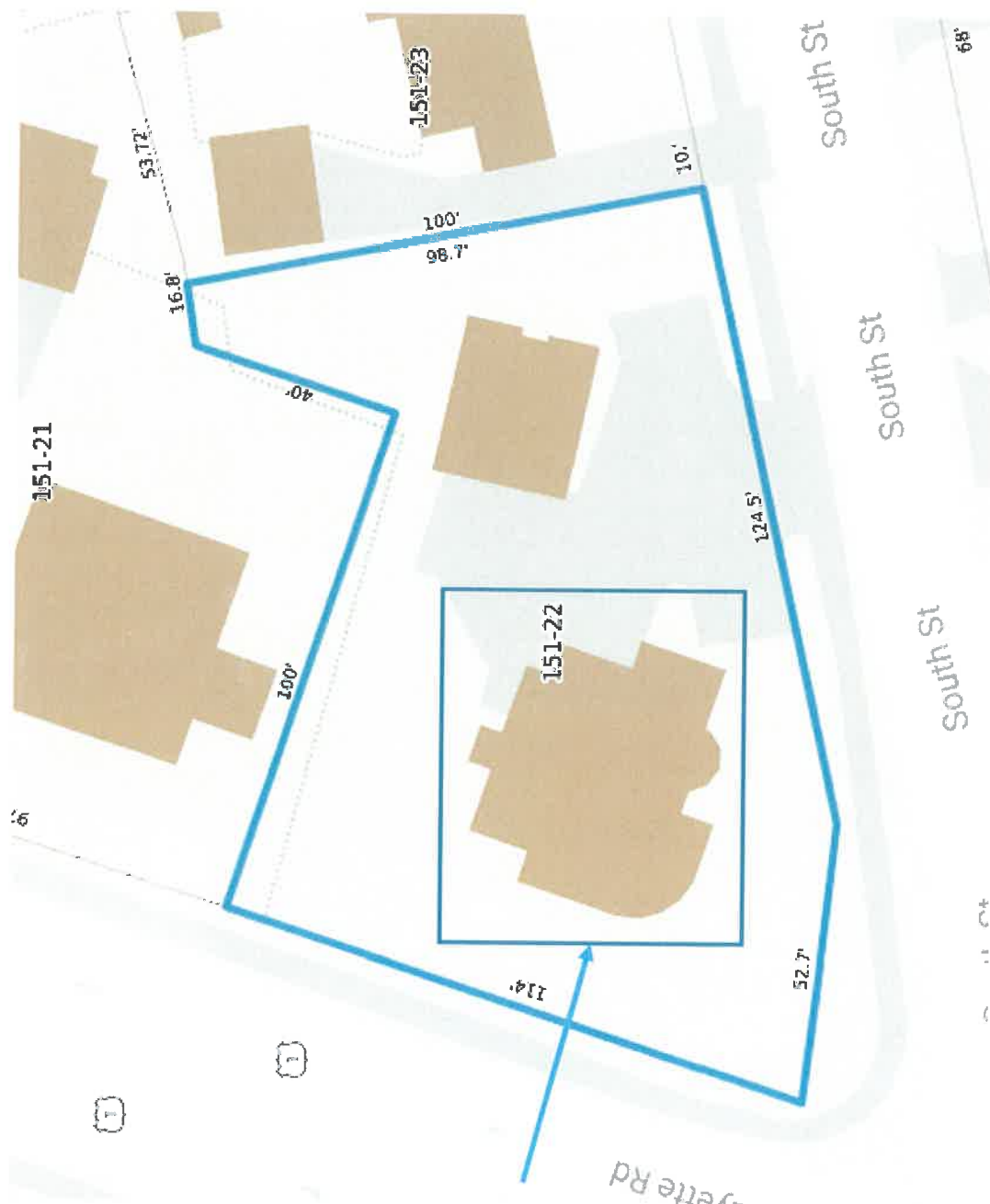
Proposal: Ductless Air-Conditioning Installation for  
169 Lafayette Road, Unit 2  
(2<sup>nd</sup> & 3<sup>rd</sup> Floor)

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 2<sup>nd</sup> and 3<sup>rd</sup> 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 3<sup>rd</sup> 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



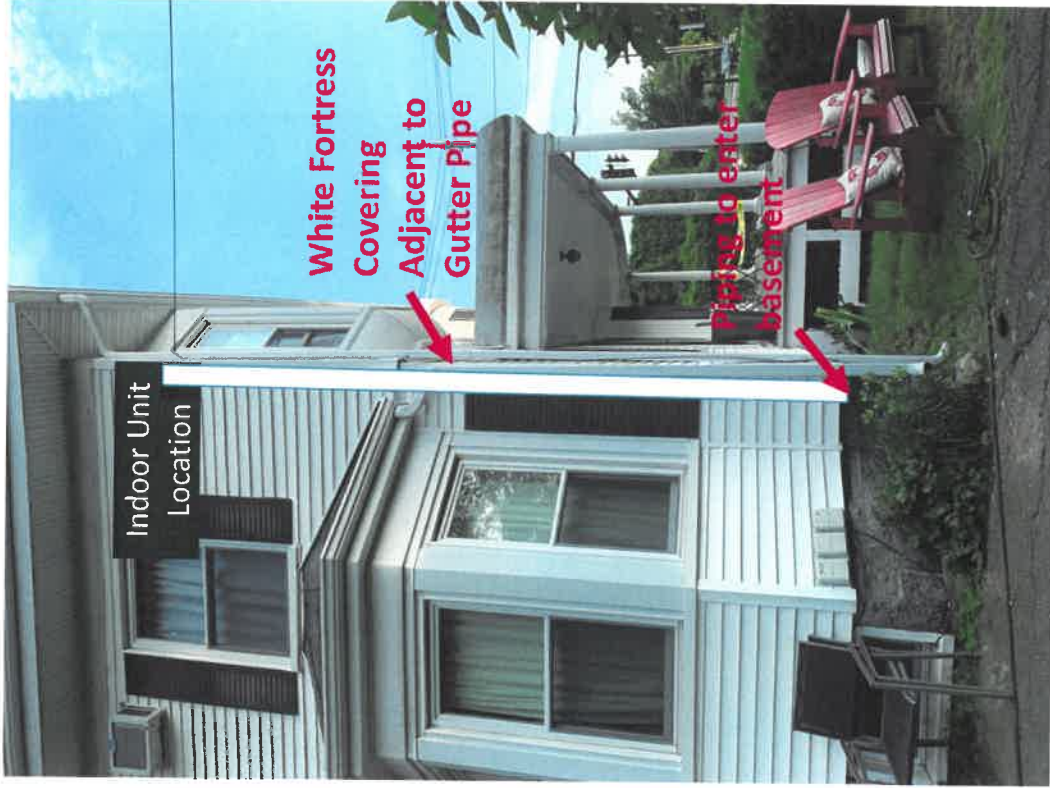




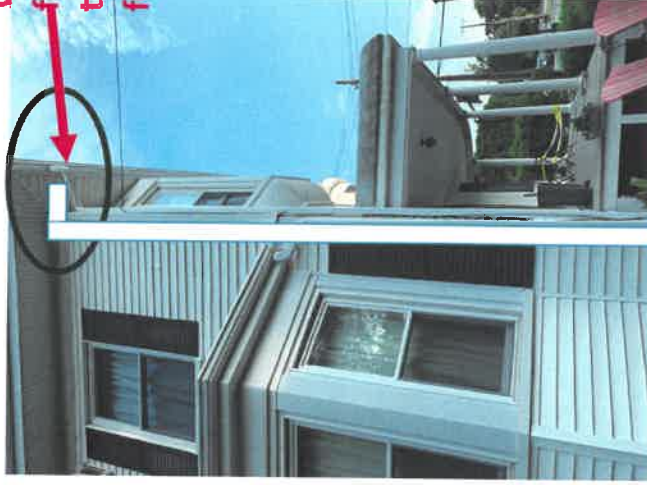
# Bedroom Unit – Proposed Exterior Changes

From Lafayette Road: Left Side of House  
Obscured from: Lafayette Road & South Street

Fortress will tie in 3<sup>rd</sup> floor unit and Bedroom Unit



Where 3<sup>rd</sup> 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

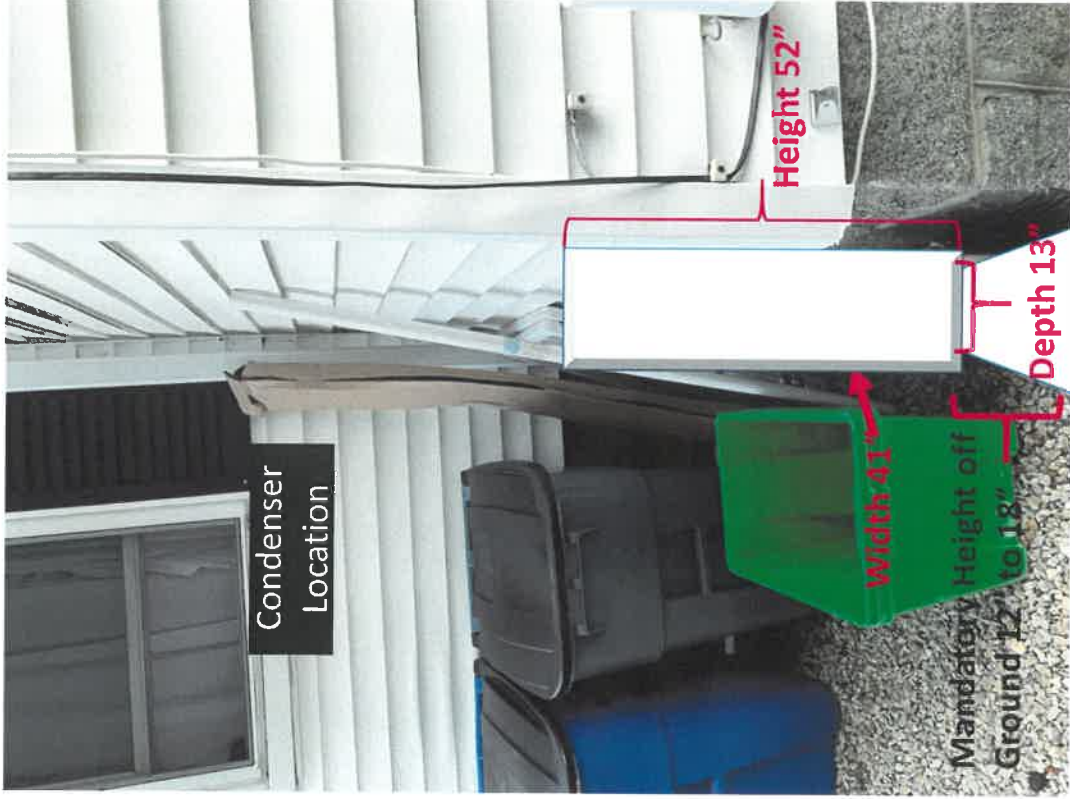


## Dining Room Unit – Proposed Exterior Changes

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

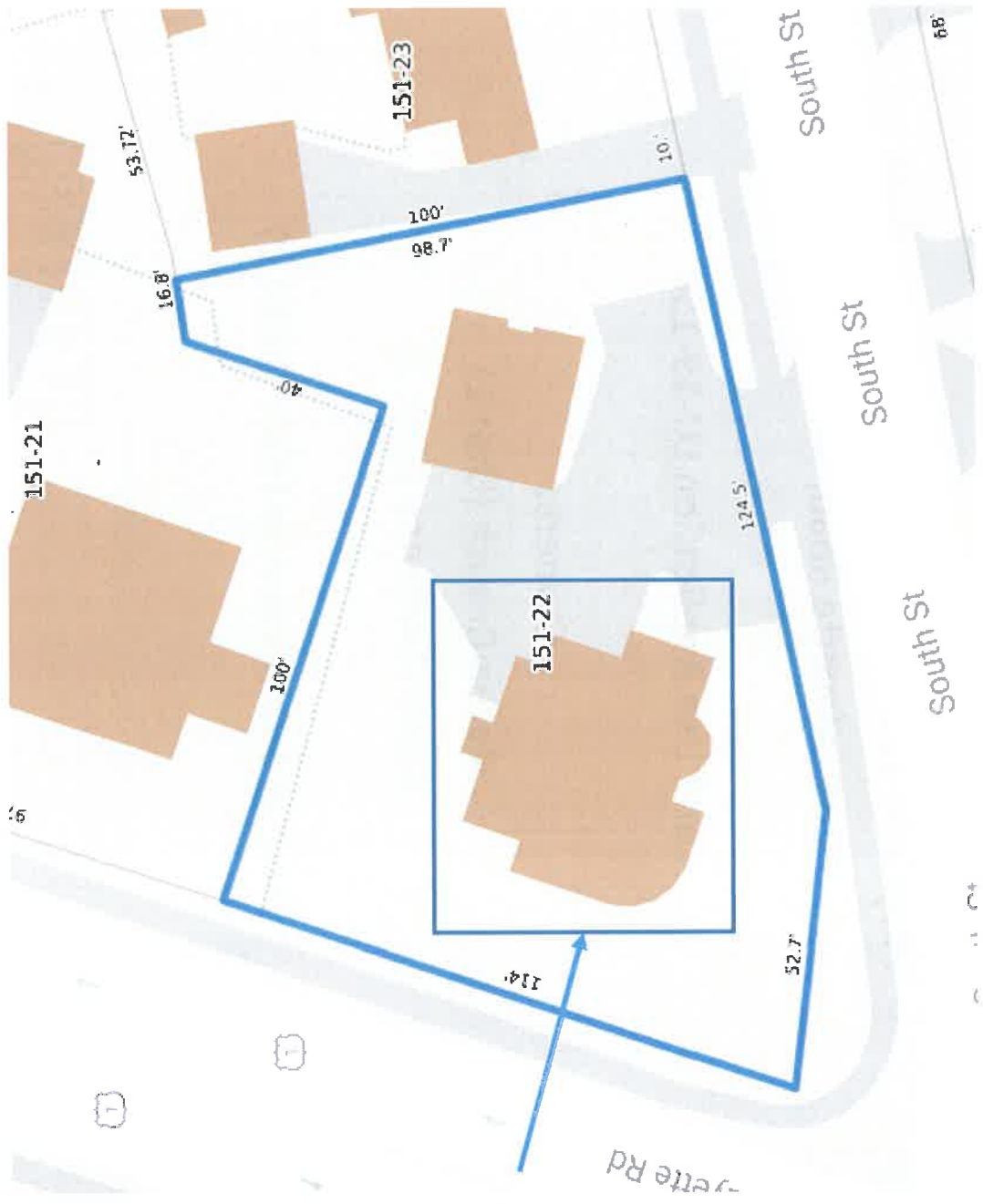
Owners:

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 2<sup>nd</sup> story deck (Unit 2) consulted; all copper front porch roof quoted at 38K.

Rubber roofing evaluated, but:

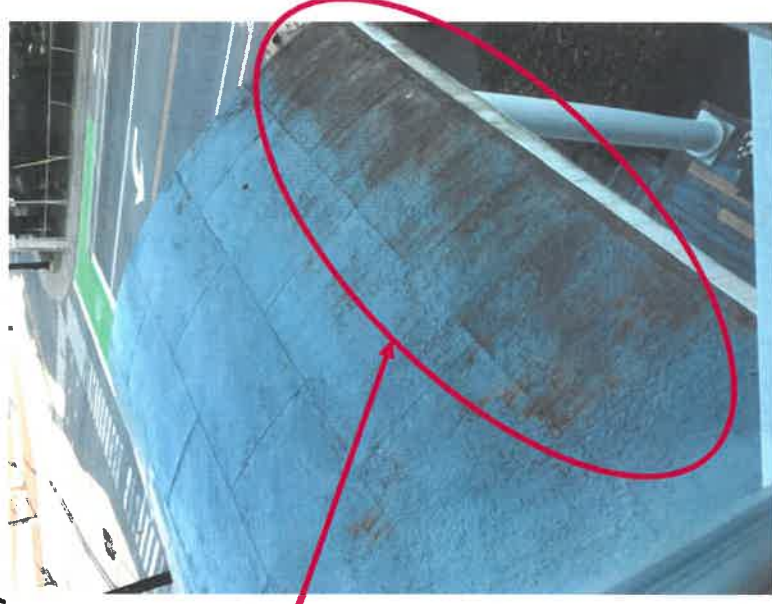
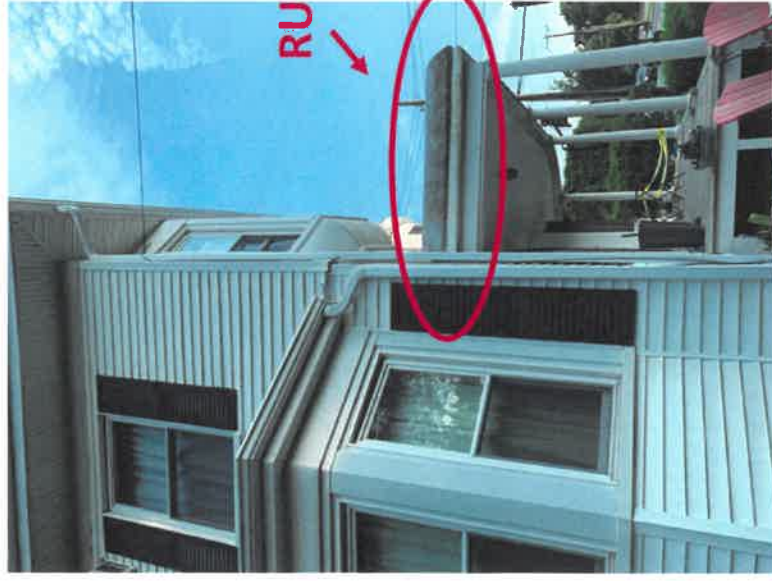
- Not durable if penetrated by tree limb, debris, etc.
- Seams would show, which could also create structural issue if ice dams, etc.

Asphalt proposed:

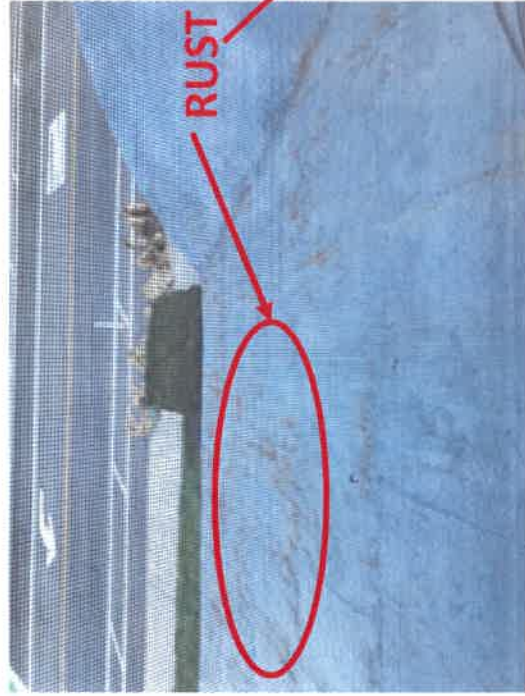
- Main roof has Asphalt shingles
- Reasonable price
- Southerns can adapt to custom roof design

### 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

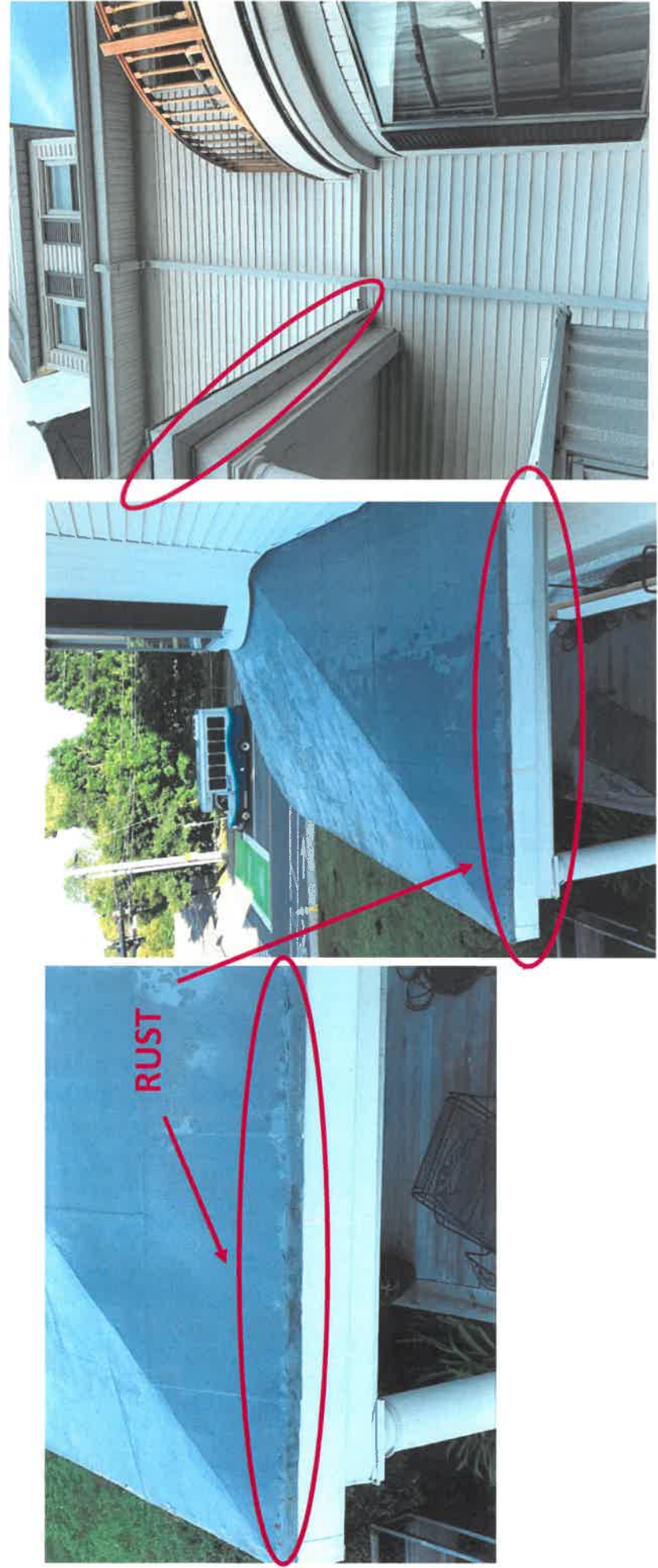


- Pictures of Current Roof illustrating need for replacement
- Front of house from Lafayette Road



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**

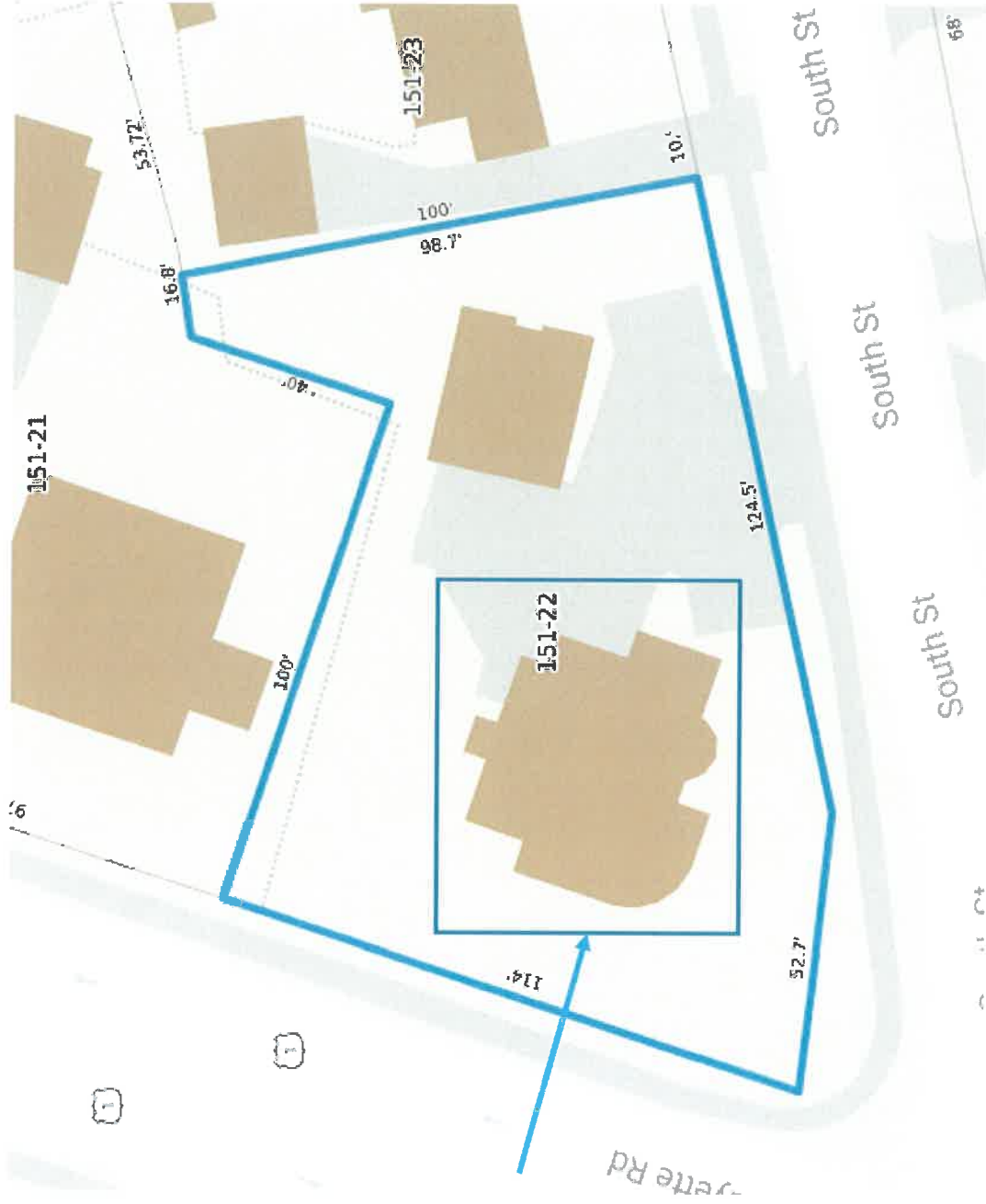
**Owner:**  
**Caitlin Sweeney (Unit 2)**

**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

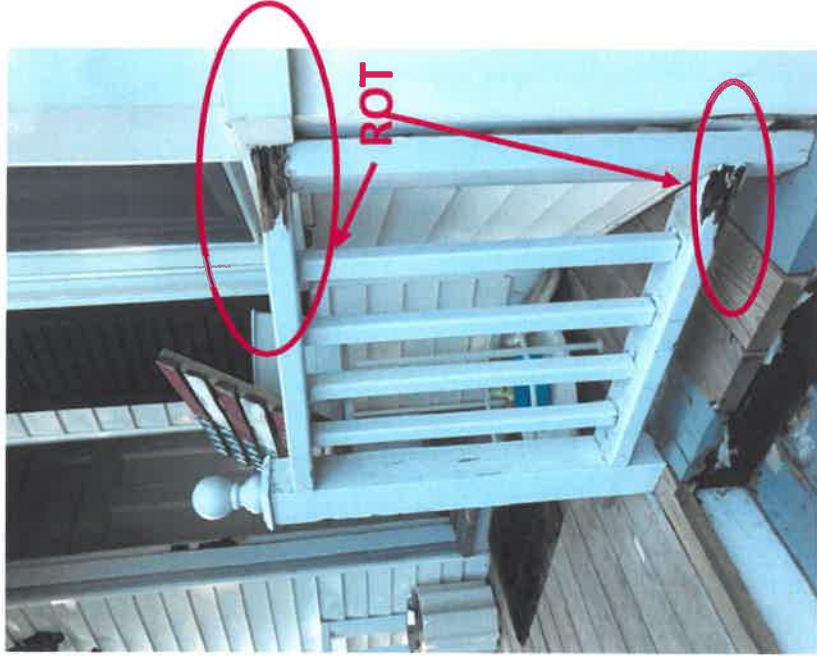
- Rotted wood at some locations
- Left side of House from Lafayette Road





Pictures of Current Porch illustrating need for replacement

- Rotted wood at some locations
- Left side of House from Lafayette Road









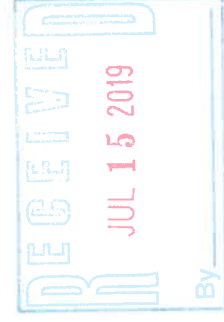
**Proposal: Replacement of Curved Windows  
169 Lafayette Road, Unit 2**

**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 (2<sup>nd</sup> 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/>

*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*

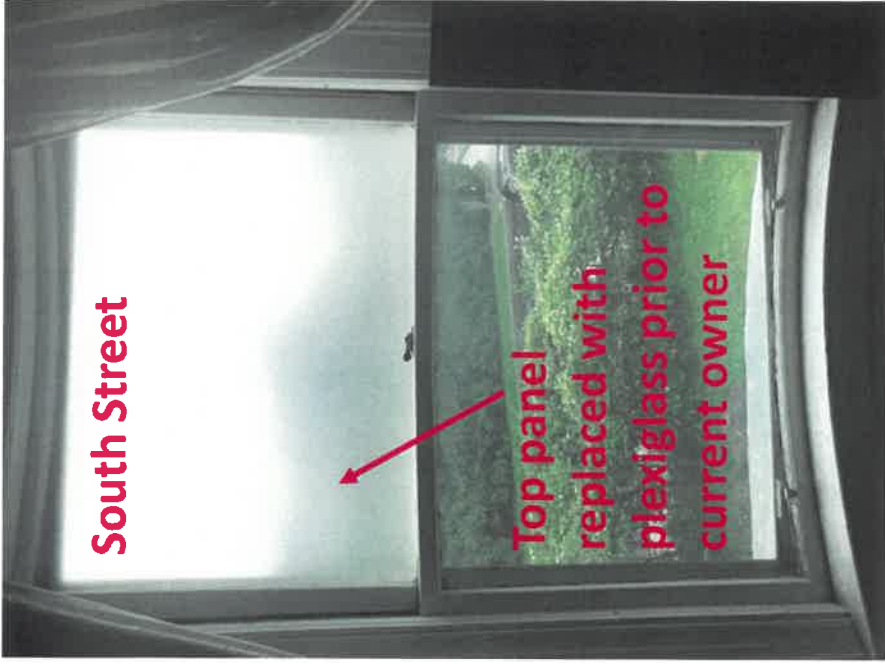
- New interior curved casings (head and apron casings) to match house

Construction debris will be disposed of by Bob Gray Construction, LLC.



Pictures of curved windows:

- Front of house, 2<sup>nd</sup> floor facing South Street and Lafayette Road







Pictures of curved windows:

- Front of house, 2<sup>nd</sup> floor facing South Street and Lafayette Road

