

Simmons, Jason A.

From: 730NW2ndStreet <730NW2ndStreet@protonmail.com>
Sent: Thursday, December 17, 2020 1:50 PM
To: Simmons, Jason A.
Subject: Next meeting

Hi Jason

The board asked for more detail about the work I am doing on the house
Here it is

The front porch is being rebuilt, the 35 foot header across the front has been rebuilt and repaired, support beams, sill plates, headers, rafters and any rotten wood will be replaced and jacked up to levelish. A new floor will be installed, loose brick will be repaired. Grade around porch will be brought up to 28 inches so that no railing will be required. All will be painted. The old stained glass door transom will be uncovered from the siding put over it when the non traditional porch was added. Two non period windows will be replaced with old windows.

All water damaged and insect damaged wood will be replaced
Some leveling will be done where settling has occurred
All floors, ceilings and walls will be repaired painted and sealed
Existing bath and kitchen will be completely redone
All windows will be repaired with antique heart pine and glass
Or replaced with period windows
Two and a half baths will be added
All new electric
All new plumbing
All new insulation
HVAC/mini split system installed
Asbestos roof will be replaced with metal roof
Attic roof will be altered (if granted by HPB) to shed water away from house
New landscape will be designed and installed by a fabled aesthetic engineer
In the future a historic cottage might be put up in the back yard

The Board also asked for more detail about my plan for the roof reconfiguration.
I would like to change my original request from 16 inches to 20 inches (new drawings will reflect dimensions)
This will allow for a little better slope to the back of the house, as well as not being cramped and bent over while doing the work. I will bring you a paper copy of more drawings the Board requested.
Below please find the original request I sent about the roof reconfiguration:

I would like to rebuild a section of my roof that I believe was poorly engineered when the house was built. There are three sections of roof all flowing toward the middle of the house. From there, there are two small valleys leading to one large valley before water is allowed to leave the roof. This has caused leaking in the house, and I have to replace the old asbestos roofing in order to get insurance on the place. I would like to continue the original roof line up another 12 up to 16 inches. The roofs are 12 pitch and the current run is 12 feet. This will allow me to create a low slope roof in the center of the house. The change to the roof line is minor and cannot be seen easily from the sidewalk due to large oak trees. The back side of the house will look different but cannot be seen from any of the road ways that see the house. Also this will cut down on the

amount of roofing material I will need to purchase, and give better attic storage space and access to the top of the roof for maintenance.

thanks

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thanks for your help

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