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March 27, 2014

RE: 11.1 REVIEW

The applicant is seeking approval to:

1. Remove and replace existing cedar shingle roofing with new cedar shingle roofing.
2. Remove existing brick chimney vent from top of roof.
3. Remove and replace existing non-historic windows & door in existing kitchen addition with new windows and patch existing wood siding with new wood siding.

Explanation

1. The existing cedar shingle roof has reached the end of its life as it has been damaged during the past hail storms and is suffering from age. The owner proposes to replace the existing roofing with a new cedar shingle roof to match. All roof ridge details will remain.
2. The existing brick vent chimney is no longer being used for their mechanical system and is being removed within the house to remediate space issues and allow them to straighten sagging floors around the chimney/floor penetrations. At the time the chimney is being removed, on the interior, and the new roofing is installed they would like to eliminate this chimney to provide weather tightness at the roof. Due to the porosity of brick masonry and grout, the through roof penetration has caused leaking and water damage in the second floor.
3. The owner is intending to update a non-historical kitchen to tie into the existing historical design. While re-working the kitchen layout to provide a functional design, the intent is to replace non-historical windows on the west and north elevations to match the historical wood windows, in material, proportional size, and fenestration pattern. The west window will be replaced with a three unit bay window similar to living room. The north elevation, the door and two windows will be removed and two new double hung windows similar to the adjacent historic window will be added. In all areas existing openings will be patched with new wood siding and finished to match existing home.

Sincerely,

Eric Monroe
Owner
Eric Monroe Architecture, LLC.

Eric Monroe Architecture, LLC.