

46 Fayette St

Additional scope of work for review - BAY VILLAGE
HISTORIC DISTRICT COMMISSION

Front slate dormer repair



We propose to repair the front slate dormer with natural slate pieces where slate is broken or missing.



Rear metal dormer repair and rear roof replacement

We propose to replace the rusted metal panels on the rear dormer with asphalt shingles.



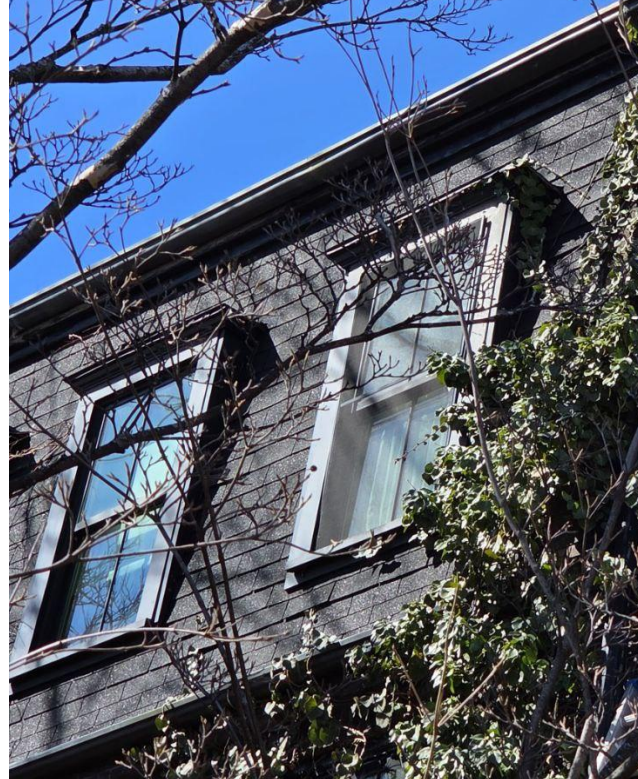
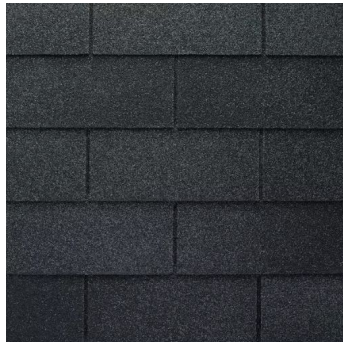
We propose to replace the rear slate roof with asphalt shingles.



Proposed replacement:
Royal Sovereign
Charcoal Algae
Resistant 3-Tab
Roofing Shingles by
GAF Model
#0201180 [link](#)

Asphalt shingles for the rear roof and dormer

The asphalt shingles suggested for the rear metal dormer and rear roof are meant to match the style of other houses in that row: in the photo here is the rear dormer of 50 Fayette St.



Rubber roof replacement (not visible from the street)

We propose a new rubber roof in place of the old one



Gutter repair and replacement

We need to reroute our front gutters and capture the front runoff from our left side neighbors, 44 Fayette, due to BWSC requirements. We can't keep the old copper gutters, because solder won't stick to old copper, therefore all gutters must be new. We'll have to replace the front gutters for 46 Fayette and 44 Fayette. We suggest K-style aluminum gutters in dark brown color.

We will attempt to repair the gutters in the rear of 46 Fayette and if it doesn't work, we'll replace them with K-style aluminum gutters in dark brown color.

HVAC condensers on rooftop of the addition

We propose installing 3 (three) Samsung heat pump condensers on the rooftop of the rear two-story addition. The condensers would be placed in between the two chimneys. Condensers won't be visible behind the vet clinic when looking from the intersection of Tremont St and Marginal Rd; for reference the height of the chimneys is no less than 10'.



Photo for reference, not proportionate size



HVAC condensers on rooftop of the addition

Many houses on Fayette St have rooftop condensers. This is the photo of the neighboring houses at the end of our street.



Restoration of the front entrance

We will fully restore the existing entrance:

- Sand down all wooden parts and the door
- Replace the glass if needed
- Paint the white wooden parts with color matched paint
- Paint the black wooden door with color matched paint
- Polish the kick plate
- Replace or polish the hardware and replace the missing mail slot cover with matching color and style
- Replace the lighting fixtures with matching
- Install Wyze video doorbells instead of old intercom doorbells and a Wyze deadbolt lock
- Replace the built-in mailboxes

