

We are requesting to remove and then reinstall/replace the siding at 543 Detroit Street. During the course of our work on our current project we discovered that areas of the siding are failing due to age and condition. Below is the description of what we have found and our plan for replacement and reinstallation for the siding replacement/Repair.

We have discovered that there are multiple failures within the current siding material on the home at 543 Detroit St. The best solution is to remove the existing siding and trims and replace as needed. The failure of the siding has allowed water to leak into the wall cavity and soak the framing members and dense packed cellulose insulation. We explored other options that included rain screening within the wall cavities from the inside or closed cell foam insulation. Both of which would mitigate the ability for moisture to work its way into the house further but would not provide protection of the outer surfaces of the framing material. Furthermore, the interior lathe boards are working as part of the structural network to add shear value to the existing wall assemblies. Therefore it is only possible to mitigate the water damage issues from the exterior of the house.

Our proposed work plan would be to remove all siding and trims on the house, saving whatever material is salvageable. Upon further investigation, the majority of the siding has both hidden and face nails that penetrate the cladding. Removal of the siding provides a high level of damage to the existing material. Those boards that are not significantly damaged will be saved for reuse. At this point we estimate that about 20% of the siding will be salvageable, additionally about 50% of the original window trims and eave trims should be salvageable. Our next step will be to add a layer of exterior sheathing with a rainscreen. The sheathing will add some additional structural integrity to the house and the rainscreen will provide a drainage and plane that will allow the siding and trims to last significantly longer. Further preserving the integrity of the original framing and foundation materials of this historic structure.

Over the rainscreen we would install salvaged materials that are in usable condition, starting on the front face of the house, and continue with matched materials the rest of the way. We have had a number of pieces of the siding and trims examined and can have custom trims milled to match and existing trims that are not salvageable. We plan to use premium clear cedar bevel siding that will match the 4 1/4" reveal of the existing cladding and custom trims milled out of cypress.

Our approach is extensive in nature and will involve a high level of craftsmanship that will provide a beautiful final product that will be a near perfect match to the existing siding and trim setbacks. The only notable evidence of the change in reveals of the trims and siding will be at the mud sill. Our siding currently is flush with the foundation well in most places. The addition of sheathing and rainscreen will bring the entirety of the wall assembly out approximately 3/4" beyond the foundation wall. This will end up being an added benefit to the protection of this original stone foundation.