

BHDC

Review of Proposed Work 50 Thames St.

Summary:

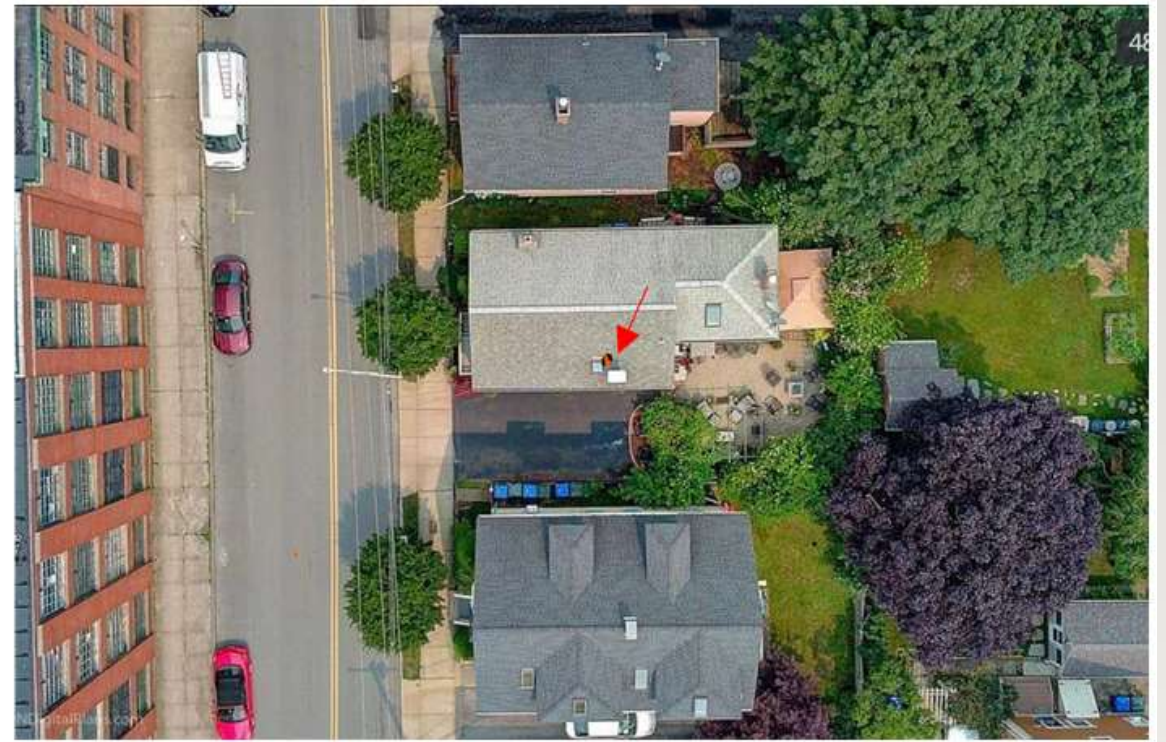
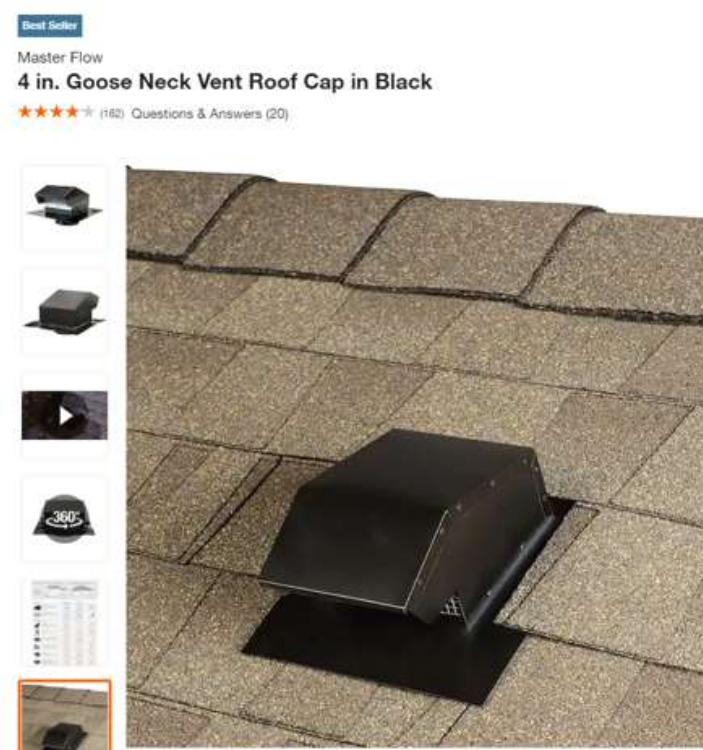
Currently prioritizing multiple projects, objective is the integrity of the existing structure and safety concerns. No major exterior renovations are planned. This is a proposal to secure a Certificate of Appropriateness to complete this work within the one year outlined. Question is what is qualifies as administrative review, vs concept review for the proposed work and does each require a separate submission.

- Proposed work for this submission:
 1. New bathroom vent through the roof on the South face
 - a. Currently vents into the attic space and a precondition before RISE will insulate it
 - b. Mitigates mold and moisture concerns
 2. New dryer vent on the South face, 2nd floor
 - a. W/D are in the cellar, accessible only from the outside and along with foul weather access concerns, the stairs present a safety concern for ingress/egress
 - b. New W/D planned on the 2nd floor.
 - a. Low profile vent proposed, matching existing on the North face and can be painted to match exterior
 3. Replacement of existing South facing sky lights, one of which is leaking
 4. Replacement of storm/screen attachments on a few windows to match existing or replacement of all depending on condition of existing. Aluminum preferred and available.
 5. Repair / stabilization of stairs
 - a. South side presents a safety concern
 - i. Balusters not attached, deck deteriorated or not secured, frame not properly set
 - ii. Install risers for stability and aesthetics
 - b. West side presents a safety concern
 - i. Deck deteriorated or not secured
 - ii. Install risers for stability and aesthetics
 - iii. Realign gate
 - iv. Consideration of installation of aluminum balusters to enhance aesthetics
 6. Replacement of exterior lighting on West, South face
 - a. Both fixtures are older, loose, a potential electrical safety hazard and in need of replacement

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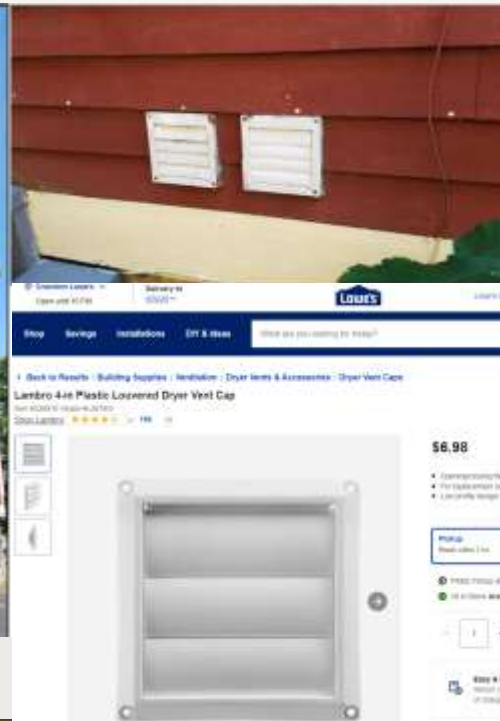
1. New bathroom vent through the roof on the South side
 - a. Currently vents into the attic space and resolution is a prerequisite before RISE will insulate it. Space identified as having subpar insulation
 - b. Mitigates mold and moisture concerns
 - c. Low profile and available



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2. New dryer vent on the South face, 2nd floor
 - a. W/D are in the cellar, accessible only from the outside and along with foul weather access concerns, the stairs present a safety concern for ingress/egress
 - b. New W/D planned on the 2nd floor.
 - a. Low profile vent proposed, matching existing on the North face and can be painted to match exterior



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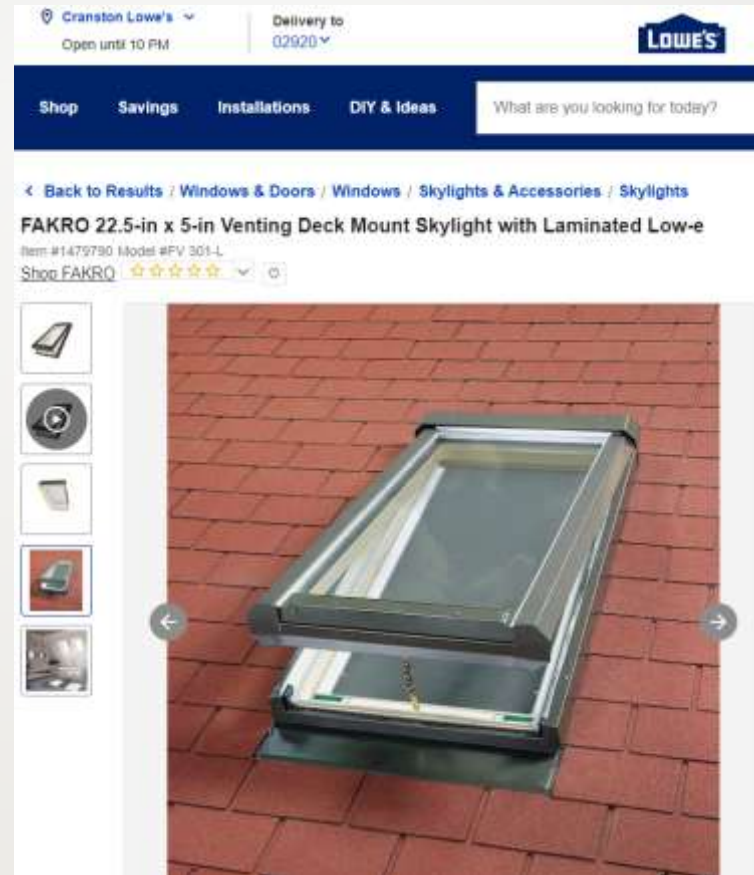
3. Replacement of existing South facing sky lights, one of which is leaking



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3. Replacement of existing South facing sky lights, one of which is leaking




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Review of Proposed Work 50 Thames St.

4. Replacement of storm/screen installations on a few windows to match existing or replacement of all depending on condition of existing - aluminum product available and preferred
 - a. Preservation of sills, window glazing, benefits of storms windows and screen


Existing



North face missing











West face missing



Proposed

Home / Vertical Two-Track Storm Window w One Screen





SKU: 3454001

VERTICAL TWO-TRACK STORM WINDOW W ONE SCREEN

2-Track Solid Frame External Custom Aluminum Storm Windows With One Screen On The Bottom Portion. Sturdy, Solid Two-Track Main Frame Construction, With Easy To Remove Sashes For Cleaning. Custom Built To Your Specifications, And Moderately Priced To Fit Any Budget.

★★★★★ 5: [Add Your Review](#)

\$150.99

Production times are running 10-12 weeks.

Buy 3 and **save 5%**
Buy 10 and **save 15%**

Buy 6 and **save 10%**

Width inches *

Width Fraction *

Height inches *

Height Fraction *

Meeting Rail Inches (Center Bar) *

Frame Color *

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4. Replacement of storm/screen installations proposed



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5. Repairs / stabilization of stairs - South
 - a. South face presents a safety concern
 - i. Some balusters not attached, deck deteriorating and not secured, frame not properly set
 - ii. Propose repairs and risers installed for stability and aesthetics

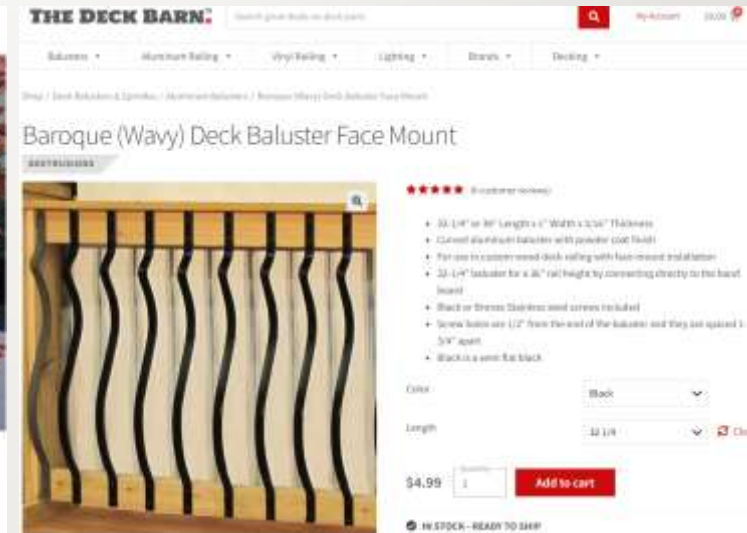


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Review of Proposed Work 50 Thames St.

5. Repairs / stabilization of stairs - West
 - a. West side stabilization
 - i. Deck deteriorating and not secured
 - ii. Propose repairs and risers installed for stability and aesthetics
 - iii. Realign gate
 - iv. Installation of aluminum balusters to enhance aesthetics

West face



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6. Replacement of exterior lighting on West, South face
 - a. Both fixtures are older, loose, a potential electrical safety hazard and in need of replacement.

Outdoor lights

West



South



Proposed or similar

Hampton Bay 1-Light Black Outdoor Wall Lantern Sconce (2-Pack)

★★★★★ (13)



- Exterior rustic design
- Easy set up
- Clear seeded glass
- Each light fixture uses one 60-Watt maximum medium-base bulb
- UL Certified

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