Dear Historical District Commission,

We are requesting your approval for the following improvements that we are making to our residence at 45 Gardner St.



No changes to front facing Gardner St.



No changes facing Walton Alley.



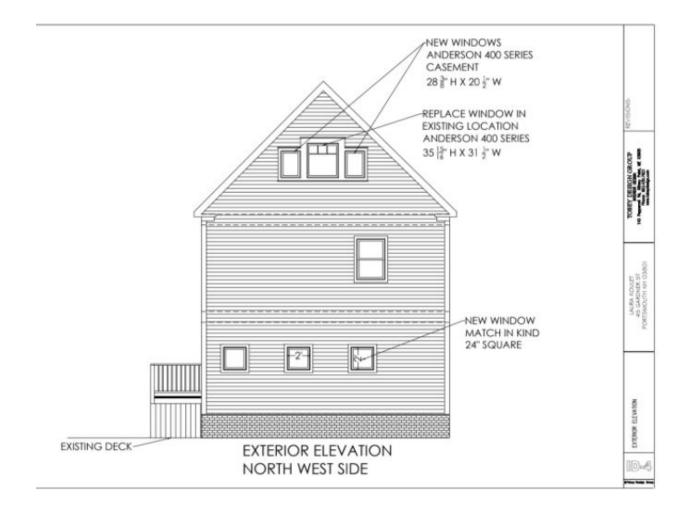
Changes made to back of house - barely visible <u>from the alley</u>

1. 3rd Floor - add 2 windows to backside of house, facing away from the street

- a. Renovations to an enhanced 3rd floor bathroom include 2 additional windows as can be seen here in image below. These are located on the 3rd floor and face away from any street. This would also remove the "in the wall" box air conditioner that is included year round, improving the exterior appearance. The window would only be visible from Walton Alley, a side alley.
 - i. These are similar to other windows found in the neighborhood and will specifically be added with the dimensions noted in image below.
 - ii. The windows will be Anderson 400 series encasement windows with a simulated divided

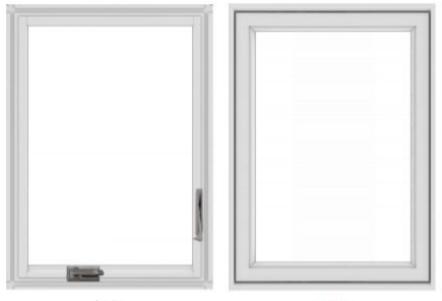
2. Kitchen - add 1 window similar in kind to current windows

a. One window will be added to create symmetry with two other existing windows in the kitchen. The new window will match existing windows in dimensions and material.





400 Series Casement Window



Interior

Exterior

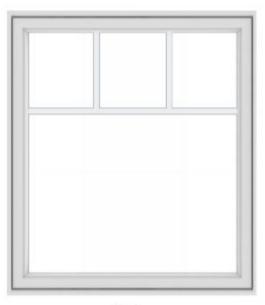
SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	400 Series Casement Window	
Product ID#	CN125	
Unit Width	20 1/2*	
Unit Height	28 3/8"	
Interior Color	White	
Glass	Low-E4® Glass	
rdware	Contemporary Folding, Satin Nickel	1

400 Series Casement Window





Interior

Exterior

SUMMARY

To purchase this product or customize	it further, take this summary to your Andersen dealer.		
Product Name	400 Series Casement Window		
Product ID#	CX13		
Unit Width	31 1/2*		
Unit Height	35 15/16*		
Interior Color	White		
Glass	Low-E4® Glass		
Hardware	Contemporary Folding, Satin Nickel		
Grille Pattern	Short Fractional		
Grille Width	3/4"		
ior Color	White		

ttps://www.andersenwindows.com/ideas-and-inspiration/design-tool/400-series-casement-window/?widtn=31.5&hgttn=35.9375&frameColor=Interior... 1/2

3. Condensers - 2 added and hidden by deck

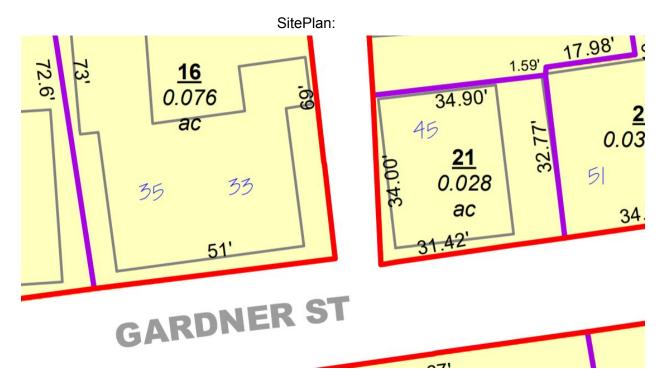
a. A condenser for heating and cooling system for the 3rd floor to be added as currently no heat is available on the 3rd floor, the primary bedroom. The current cooling is available on the third floor is the wall unit external air conditioner, and 21therefore the replacement unit would be a Mitsubishi heat pump. As this condenser would be required, we will also replace our furnace system that is aging out with a full furnace and air conditioner unit. This will also utilize the condenser. The condenser will be placed in the side patio, with no view from the street, under the deck.



Side yard hidden by fence.



Condensers hidden by fence, and again by deck.



45 Gardner

C	ONSTR	UCTION DETAIL	CONSTRUCTIO	N DETAIL (CONTINU	ED)
Element		Ch. Description	Element Cd.		
yle	06	Conventional			
del	01	Residential	Bsmt Garage		
ide	B+	B+	and the second second		FAT 22
ries	2				FAT 22 FUS BAS
cupancy	i			AIXED USE	BAS
erior Wall 1	11	Clapboard	Code Descri		UBM UBM
erior Wall 2	1	out out a	1010 SINGLE FAN		
of Structure	03	Gable/Hip			
of Cover	03	Asph/F Gls/Cmp			
erior Wall 1	03	Plastered			22
erior Wall 2	~ I	- matered	COST/MA	RKET VALUATION	
erior Flr 1	12	Hardwood	Adj. Base Rate:	235.67	28
erior Flr 2	**	rial divobu			
at Fuel	03	Gas	1.0.0000000	1 1 1 1 1	
at Type	02	Warm Air	Replace Cost	355,388	
С Туре	01	None	AYB	1900	
tal Bedrooms	03	3 Bedrooms	EYB Dep Code	1998 VG	9
tal Bthrms	0.0	5 Beurooms	Remodel Rating	NG	FAT FUS
tal Half Baths	ř.		Year Remodeled		FOP
tal Xtra Fixtrs			Dep %	21	13 9
tal Rooms			Functional Obslnc	F.	
th Style		Arr Owellan	External Obslnc		PUS 11 BAS 5 4
tchen Style		Avg Quality Avg Quality	Cost Trend Factor	1	UBM
	r	evy Quanty	Condition		4
tchen Gr	1 1		% Complete	200	
			Overall % Cond	79	
B Fireplaces			Apprais Val Dep % Ovr	280,800	
tra Openings	0		Dep Ovr Comment	P	
etal Fireplaces	0		Misc Imp Ovr	0	
tra Openings	0		Misc Imp Ovr Commen	t	
	1 1		Cost to Cure Ovr	D	
	1 1		Cost to Cure Ovr Comm	nent	
OB	OUTPL	ULDINC & VADD ITEM	S(L) / XF-BUILDING E	TDA FEATUDEC(D)	
ode Desci	ription	Sub Sub Descript L/B U	nits Unit Price Yr Gde D	p Rt Cha %Chd Apr	Value
			REA SUMMARY SECTI		
Code		Description Living	Area Gross Area Eff. Are	a Unit Cost Undepre	. Value
S Firs	t Floor	the second s	586 586	586 235.67	138,102
AT Atti		0.7		154 58.92	36,293
	ch, Oper	n y, Finished		11 48.01 540 235.67	2,592
		Jnfinished		47.05	27,573
	entent, t			47.05	
			1 1		
					05.30.2017

