

8/30/17

Lewis Parish

1302 5th Ave S

La Crosse, WI 54601

To: La Crosse Planning and Housing Rehabilitation Depts.

I am requesting an Amendment to my original Purchase Agreement at 1302 5th Ave. S. Specifically to **Section A. Siding**. 1-2. Replace siding and soffit.


After consulting with several contractors, painters, and restoration specialists, their professional opinions are to repair any missing or defective wood sections, scrape, flash, caulk, prime, and paint the existing siding with durable, lifetime warranty, quality paint.

The original agreement and scope of work was to re-side the home with LP smart side or Cementous material; although, I'm requesting the committee to re-evaluate this requirement.

My intent is to restore the home to its original aesthetic beauty while maintaining the existing cedar siding. Please see detailed pictures of the current house, and several other comparable homes in the La Crosse neighborhood.

I'm available to meet to discuss such request.

Cordially,



Lewis Parish

lewis@lpandassociates.com

608.780.9903

CEDAR SIDING AS A BUILDING MATERIAL

Cedar is nature's perfect siding material.

It's a highly revered, durable wood that is naturally resistant to rot, decay and insect attacks, which means anything you build with it will last longer and require less maintenance. Cedar also has a natural beauty, versatility in usage, and is a sustainable building product.

Its grain is exceptionally stable and durable when exposed to the sun and the elements. It's an environmentally wise choice for today's "green" market awareness. As a 100% natural product, it doesn't require any special handling, extra health protection or pose any cleanup problems. Unlike composite substitutes, i.e. LP smart side, that attempts to simulate the appearance of cedar siding. Authentic cedar bevel has the natural depth and character desired for the finest appearance. Nothing else comes close to cedar's ideal combination of durability, stability and workability to achieve natural beauty in finely crafted homes.



ARCHITECTURAL
RESTORATIONS

August 15, 2017

Mr. Lewis Parish
1302 5th Avenue South
La Crosse, WI 54601

Dear Mr. Parish:

Re: Exterior Evaluation and Restoration Recommendations
1302 5th Avenue South Residence

As requested, we have conducted a structural condition and architectural evaluation of the existing exterior elements at the above-referenced residence. Based on our evaluation, the following observations were made:

- Fascia, soffits and upper frieze board, and returns on east and west gables appear to be in sound condition
- Fascia and soffit on the north and south upper dormers appear to be in sound condition
- Scalloped shake and horizontal trim board on east upper gable appear to be in sound condition
- Although, there is some paint distress, lap siding on the west gable appear to be in sound condition
- Lap siding and window casing on north and south upper dormers appear to be in sound condition
- Lap siding on upper floor and lower porch on east face appear to be in sound condition
- Lap siding on north face appears to be in sound condition
- Although there is some paint distress, lap siding on west face and porch appear to be in sound condition
- Although there is some paint distress, lap siding on south face and porch appear to be in sound condition
- Although there is some paint distress, vertical corner trim boards on all faces appear to be in sound condition
- Upper horizontal window casings appear to be in sound condition
- The majority of vertical window casings have significant paint build up and paint distress
- The majority of vertical window stops have significant paint build up and paint distress
- The majority of window sills have significant paint build up and paint distress
- Porch transom and storm window frames have moderate paint distress
- Although there is significant paint distress, the lower drip edge on all faces is in sound condition
- The lower frieze board on all faces does not extent to cover new sill plate

In summary, the existing exterior is in good to very good condition overall. Aside from the elements listed above, there is no significant paint build up or failure, or evidence of rotten or significantly damaged wood. However, in order to restore the exterior to pristine condition, we recommend the following tasks be completed:

- Re-attach any loose siding, shake, casing or trim using exterior rated nails

- Remove all loose caulk and/or sealants
- Dry scrape loose paint from fascia and soffit where necessary, sand using 80 grit sandpaper to feather edges, caulk all voids in soffit using polyurethane caulk
- Dry scrape and sand vertical trim boards where necessary and caulk
- Dry scrape scalloped shakes where necessary and caulk
- Dry scrape and sand lap siding where necessary and caulk all locations where siding laps and meets casing or trim
- Dry scrape and sand lower drip edge where necessary and caulk
- Dry scrape and sand upper horizontal window casings where necessary and caulk
- Remove and replace vertical window casings that have significant paint build up using cedar fastened with exterior rated nails
- Remove paint build up on window sills and stops where necessary using heat gun method, sand and caulk
- Dry scrape and sand east porch transom and storm window frames
- Remove and replace lower frieze board using cedar and fasten using exterior grade nails
- Prime all affected or bare surfaces using Sherwin Williams Exterior Oil Based Primer
- Apply two coats of exterior grade paint (recommend Sherwin Williams Super Paint or Resilience)

We have extensive experience restoring exteriors of lap sided wood exterior homes in the La Crosse area including some of the most notable homes in the Cass-King Historical District.. Based on our knowledge and experience, the 1302 5th Street South is an excellent candidate for restoration. The home's exterior is in superior structural condition, and there is a relative lack of paint distress or build up. By implementing the recommendations listed above, the home's exterior will not only be restored to almost original "new built" condition, but will likely remain in good condition for between 10 and 15 years without needing significant maintenance.

It is understood that the La Crosse Rehabilitation Committee have some concerns regarding the aesthetic appeal and longevity of the existing wood exterior. As built, these homes have architectural features that reflect the period when they were constructed. Features such as scalloped shakes, bead board soffits, frieze boards, vertical corner trim elements and pronounced window casings all are part of the homes original architectural character.

Removing the existing exterior and replacing it with synthetic or engineered materials which are not available in the dimensions or architectural style would significantly alter the character of the home. In addition, the exiting cedar and wood exterior would cost approximately \$15,000.00 to \$20,000.00 to replace if completed today. Aside from creating a vast quantity of waste that will need to be land filled, there is no rationale for removing an exterior in such good condition. Removing and replacing the home's exterior would be a significant waste of resources, reduce the home's architectural appeal and would not result in any significant improvement on the structural integrity or longevity of the home.

If you have any questions regarding this evaluation or need any additional assistance, please contact me at (608) 797-5608 or archrestore@centurytel.net

Sincerely,

ARCHITECTURAL RESTORATIONS



Karl N. Zenk



PPG Machine Applied Coatings Machinecoat® 25 Year Limited Warranty

25 YEAR LIMITED WARRANTY FOR TWO COAT APPLICATION OVER FACTORY PRIMER

Limited Warranty: When two (2) coats of PPG Machine Applied Coating Machinecoat® Topcoat (the "Product") is applied by Cedar Siding, Inc. ("CSI") to specified sides of clean, dry and factory primed natural wood products, PPG Architectural Finishes, Inc. ("PPG") warrants to the "Home Owner" from the date of Installation of the siding (the "Installation Date"), that under normal exposure conditions and subject to the terms, conditions, exclusions and limitations of this Limited Warranty, this Product is:

- PEEL AND FLAKE RESISTANT: Finish coat will not peel or flake from a properly prepared substrate.
- WASHABLE: Dirt can be removed without damaging the finish.
- RESISTANT TO CHALK WASHDOWN: Will not cause chalk stains on brick or other surfaces below coating.

* One (1) coat application over factory primer carries a fifteen (15) year coating warranty.

PPG Machine Applied Coating Machinecoat® Topcoat Limited Warranty Conditions

IN THE EVENT THE PRODUCT FAILS TO CONFORM TO THIS LIMITED WARRANTY, PPG, AS ITS SOLE LIABILITY AND IN LIEU OF ANY DIRECT OR INDIRECT, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES, WILL, AT HOME OWNER'S OPTION, FURNISH SUFFICIENT REPLACEMENT COATINGS TO REPAIR THE SIDING INVOLVED OR REFUND THE PURCHASE PRICE OF THE ORIGINALLY INSTALLED COATING DETERMINED BY PPG TO BE IN NON-CONFORMITY. LABOR OR COSTS OF LABOR FOR THE REMOVAL OF ANY PRODUCT OR THE APPLICATION OF ANY REPLACEMENT COATING AND ANY OTHER EXPENSES, SUCH AS FOR ACCESSORIES (building paper fasteners, caulking, etc.) ARE SPECIFICALLY EXCLUDED. PPG's obligations under this Limited Warranty shall in no event exceed the purchase price of the original Product associated with the specific job which gives rise to a claim under this Limited Warranty. As consideration for any refund or material replacement pursuant to this Limited Warranty any such refund or material replacement shall constitute a full settlement and release of all claims to CSI and PPG for damages or other relief, and shall be a complete bar to any litigation filed subsequently to the Home Owner's acceptance of such refund or material replacement.

In order for this Limited Warranty to be operative, all cut ends of the siding must be field-coated during siding installation using the same PPG coating system applied to the rest of the board, unless an alternative system is specifically approved by PPG, in writing. Product must be installed within 90 days of the purchase date. Product must be kept dry at all times from the purchase date to the installation date. ANY FAILURE TO COMPLY WITH THE FOREGOING SHALL CAUSE THIS LIMITED WARRANTY TO BE NULL AND VOID. Any coating or coated product where the coating is found to be unsatisfactory, prior to application or installation, for any reason, MUST NOT be applied or installed and should be returned to the manufacturer for replacement product. PPG will have no responsibility under this Limited Warranty if defective or unacceptable product is installed. This Limited Warranty does not apply to damage or failure caused by excessive warping, cupping, splitting, cracking, and shrinkage of the siding or trim material (as defined by industry standards), breakdown of the underlying substrate, failure or breakdown of non-PPG primer; falling objects; faulty or improper storage, handling, and installation; lack of proper maintenance; accidental damage; structural defects; fire, lightning, hurricane, tornado, windstorm, earthquake, hail or other acts of God; harmful chemicals (including harmful cleaning compounds), surface deterioration due to air pollution; misuse; abuse; vandalism; mildew accumulation; scratching; abrading or misuse/abuse of the prefinished product after application. EXTRACTIVE AND TANNIN BLEEDING, EXUDATION, MOLD, MILDEW, EFFLORESCENCE, CRACKING, AND COLOR APPEARANCE ARE NOT DEFECTS AND ARE EXPRESSLY EXCLUDED FROM THIS LIMITED WARRANTY. PPG MAKES NO OTHER EXPRESS NOR IMPLIED WARRANTIES AND SPECIFICALLY DISCLAIMS THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

This Limited Warranty is extended solely to the Home Owner, is non-transferable and non-assignable, and the Home Owner shall not permit its agents, representatives, or contractors to claim, represent, or imply that this Limited Warranty extends to or is available to anyone other than the Home Owner who purchases the Product. Upon discovery of a possible defect or failure, a claim must be filed immediately, and under no circumstances more than thirty (30) days after discovery.

This Limited Warranty is effective February 1, 2006. To make a claim under this Limited Warranty, contact your Cedar Siding sales representative: CEDAR SIDING INC., 147 E. 2ND AVENUE, ROCHELLE, IL 61068. You must supply proof that the defective coating is PPG Machine Applied Coating Machinecoat® Topcoat and the date of its purchase. In addition, you must obtain and allow access to the structure where the warranted product is installed in order to permit CSI and PPG representatives to inspect and take samples and photographs for investigation of any claim.

To be completed by Home Owner and kept on file:

Home Owner Name: _____ Retailer: _____

Jobsite Address / Lot#: _____ Installer: _____

Date Purchased: _____ Installer Phone #: _____

Date Installed: _____ Color of Siding / Trim: _____



**SHERWIN
WILLIAMS.**



SUPERPAINT[®]

Exterior Latex Flat A80-1100 Series

As of 05/3/2016, Complies with:		
OTC	Yes	LEED [®] 09 NC CI N/A
SCAQMD	Yes	LEED [®] 09 CS N/A
CARB	Yes	LEED [®] 09 H N/A
CARB SCM 2007	Yes	LEED [®] v4 Emissions N/A
MPI		LEED [®] v4 VOC Yes

CHARACTERISTICS

SuperPaint Exterior Latex Flat, with improved resistance to early dirt pick up, provides outstanding performance on properly prepared aluminum and vinyl siding, wood, hardboard, masonry, cement, brick, block, stucco, and metal down to a surface and air temperature of 35°F.

VinylSafe™ Color Technology allows the use of many darker colors on vinyl siding that cannot be made in most other coatings.

Color: Most colors
To optimize hide and color development, always use the recommended P-Shadow primer

Coverage: 350 - 400 sq ft/gal
@ 4 mils wet; 1.4 mils dry

Drying Time, @ 50% RH:
@ 35-45°F @ 45°F+

Touch: 2 hour 2 hours
Recoat: 24-48 hours 4 hours

Drying and recoat times are temperature, humidity, and film thickness dependent

Flash Point: N/A
Finish: 0-5 units @ 85°

Tinting with CCE:

Base	oz/gal	Strength
Extra White	0-5	100%
Deep Base	4-12	100%
Ultradeep Base	4-12	100%
Light Yellow	4-12	100%

Vehicle Type: Acrylic

Extra White A80W01151

VOC (less exempt solvents):
<50 g/L; <0.42 lb/gal
As per 40 CFR 59.406 and SOR/2009-264, s.12

Volume Solids: 36 ± 2%
Weight Solids: 53 ± 2%
Weight per Gallon: 11.38 lb
WVP Perms (US) 30.1
grains/(hr ft² in Hg)

Mildew Resistant

This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

SPECIFICATIONS

SuperPaint Exterior Latex Flat can be self-priming when used directly over existing coatings, or bare drywall, plaster and masonry (with a cured pH of less than 8). The first coat acts like a coat of primer and the second coat provides the final appearance and performance. Please note that some specific surfaces require specialized treatment.

Aluminum & Aluminum Siding¹, Galvanized Steel¹, Vinyl Siding

2 cts. SuperPaint Exterior Latex

Concrete Block, CMU, Split Face Block

1 ct. Loxon Block Surfacer
2 cts. SuperPaint Exterior Latex
Brick

1 ct. Loxon Conditioner²

2 cts. SuperPaint Exterior Latex

Cement Composition Siding/Panels

1 ct. Loxon Concrete & Masonry Primer²
or Loxon Conditioner²

2 cts. SuperPaint Exterior Latex

Stucco, Cement, Concrete

1 ct. Loxon Concrete & Masonry Primer²

2 cts. SuperPaint Exterior Latex

Plywood

1 ct. Exterior Latex Wood Primer

2 cts. SuperPaint Exterior Latex

Wood (Cedar, Redwood)³

1 ct. Exterior Oil-Based Wood Primer²

2 cts. SuperPaint Exterior Latex

¹ On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

² Not for use at temperatures under 50°F. See specific primer label for that product's application conditions.

³ Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. For best results on these woods, use a coat of Exterior Oil-Based Wood Primer.

Other primers may be appropriate. Standard latex primers cannot be used below 50°F. See specific primer label for that product's application conditions.

When repainting involves a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Scrape and sand peeled or checked paint to a sound surface. Sand glossy surfaces dull. Seal stains from water, smoke, ink, pencil, grease, etc. with the appropriate primer/sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Aluminum and Galvanized Steel

Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method.

Steel

Rust and mill scale must be removed using sandpaper, wire brush, or other abrading method. Bare steel must be primed the same day as cleaned.

Cement Composition Siding/Panels

Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 8, prime with Loxon Concrete & Masonry Primer.



**SHERWIN
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SUPERPAINT[®]
Exterior Latex
Flat
A80-1100 Series

<u>SURFACE PREPARATION</u>	<u>SURFACE PREPARATION</u>	<u>CAUTIONS</u>
<p>Masonry, Concrete, Cement, Block All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. Remove all form release and curing agents. Rough surfaces can be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant.</p> <p>Stucco Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.</p> <p>Vinyl Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, prime with appropriate primer. Do not paint vinyl with any color darker than the original color unless the paint system features VinylSafe™ Color Technology. Painting with darker colors that are not VinylSafe™ may cause vinyl to warp. Follow all painting guidelines of the vinyl manufacturer when painting. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.</p> <p>Wood, Plywood, Composition Board Clean the surface thoroughly then sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed. Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, it may show some staining. If staining persists, spot prime severe areas with 1 coat of Exterior Oil-Based Wood Primer prior to using.</p> <p>Caulking Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.</p>	<p>Mildew Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised. Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.</p> <p>APPLICATION When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours. Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours. No reduction necessary.</p> <p>Brush Use a nylon/polyester brush.</p> <p>Roller Use a 3/8" - 3/4" nap synthetic cover.</p> <p>Spray—Airless Pressure..... 2000 psi Tip015"-.019"</p> <p>CLEANUP INFORMATION Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with a compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.</p>	<p>For exterior use only. Protect from freezing. Non-photochemically reactive. Not for use on floors.</p> <p>Before using, carefully read CAUTIONS on label.</p> <p>HOTW 05/3/2016 A80W01151 32 38 KOR, FRC</p> <p>The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS.</p>