

THE GENTRY REMODELING PLAN

April 16, 2007

**Prepared by the Board of
Gentry Homeowners Association**

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1. INTRODUCTION

The Gentry is nearly 30 years old and many units are in need of extensive repair. The most severe aging problems include the following:

- a. Plywood siding (T1-11) on the main house.
- b. The sheds that contain the electrical circuit breakers for 44 units.
- c. The style of the Gentry, which is a faux Tudor style with dark cedar trim crossing our siding, is long out of fashion and is hurting our property values.
- d. The windows and sliding glass doors. A change here is at the option of the owner unless cited in the spring inspection.

The Gentry Bylaws require that any change to the exterior of a townhouse be approved by an Architectural Committee appointed by the Board. In this report, we will review the above problems and put forth solutions and specifications that have been approved. Work can be greatly expedited if the owner follows this Siding Plan. All that is then required of the owner is notification of Procom that the work is underway.

2. SIDING AND TRIM

REASON FOR THE NEW DESIGN.

Our siding today is a single layer of plywood that acts as the sole barrier to wind and water for your house. Modern construction no longer follows this practice because it is impossible to seal the seams between the plywood sheets. The wind can blow through making rooms unheatable in the winter and water can leak into the insulation rendering it ineffective. Some units have horizontal seams, about a foot below many rooflines, which have been leaking air and water for years. This defect has caused the siding to warp and leak further. The lower cedar trim strip traps water behind it and causes rot. This rot will cause further leakage and spread to the supporting structures of the house. Today's construction practice is to use a sheet of plywood as a sheath. It is then covered with a Tyvek wind/water barrier and, finally, siding. This is the approach that we will be taking.

NEW DESIGN.

- The **vinyl siding** that was chosen for its strength and appearance is “**Certainteed**” **Cedar Impressions, Triple 5” Shingles**. The siding color is “**Savannah Wicker**”, a medium shade of tan, similar to our present siding color.
- The **window trim** (element 3, see Fig. 1 below) is **Certainteed 3 inch Lineals, Sandstone Beige** in color.
- The **remainder of the trim** is a vinyl coil, light beige in color called “**Sandstone Beige**” by **Certainteed**.
- The **rain gutters and downspouts** are made from **Cutting Edge aluminum coil, Linen** in color. Linen is a close match to Sandstone Beige.

- The nine accent colors to be used for **doors** are listed in Table I. The paints are **MoorGlo by Benjamin Moore**, which can be obtained at a 10% discount at Regal Paint Center, 222 Chinquapin Round Road, for Gentry residents.

DEFINITION OF TRIM ELEMENTS.

To understand the new color design, please refer to Fig. 1 that identifies the various elements of trim on our homes:

1. Roof fascia, eaves and rake. The rain gutters are fastened on the eaves fascia. The rake fascia runs up the roofline on certain homes.
2. Upper soffit allows ventilation to the attic and is supposed to keep squirrels and birds out.
3. Window trim covers the window mounting details and accents the opening. The vertical trim at the corners, edges and as window extensions in the present design are eliminated as impractical and outdated.
4. Lower soffit is supposed to keep cold air from blowing under your floor in the winter. Does it?
5. Fascia (frieze board) under the soffit is needed to hide the end of the brick.
6. Address board is over most doors in the Gentry.
7. Door trim also includes the storm door on most units.
8. Front door.

In our present design, all but the front door is painted dark “oak brown” with Cabot acrylic stains. The rain gutters and downspouts are also dark brown. At the advice of several architects and real estate consultants, we have changed this brown to a light beige (sandstone beige) for trim elements 1 through 7. If you have recently bought a black, green or wine berry front door set, of course, you may keep what you have. Just paint the bit of brown trim around the door the same color as your storm door.

CONSTRUCTION DETAILS.

- In the remodeling plan, most of your plywood siding can remain in place unless it is badly warped or delaminated.
- All of the brown cedar trim on the T1-11 will be removed.
- Any defective plywood must be cut away and replaced. If you were replacing windows, the old ones would be cut out at this point.
- Tyvek (or other brand) wind and water barrier should then be stapled to the plywood and the seams taped.
- Windows would be installed and then the siding.
- Vinyl window trim (element #3) 3 inches wide by Certainteed (Sandstone Beige lineals) must be installed around the windows.

Note that replacement windows can be installed before or after the siding. The contractors we’ve talked to say it is not an important issue.

RENOVATION OF THE TRIM

For renovating trim elements 1, 5 and 6, a preferred approach is to use Certainteed vinyl sheet which is creased to cover the trim boards. The vinyl gives the trim board the proper color and mechanical protection. Note that the lumber must be in good condition for this to work; if not, it can be easily replaced. The soffits (#2 and 4) are covered with the Certainteed vinyl sheet. For other small trim around the front door and rear sliding door, a paint matching that of the vinyl trim (Feather Down) will cover the old brown trim.

If you wish to paint instead, trim elements 1, 2, 4, 5, and 6 can be painted (Feather Down by Benjamin Moore). **The storm doors and wooden door trim**, element # 7, will need to be painted **a**) to match the trim color or **b**) the color of your door (see Section 4, Windows and Doors.) **The rain gutters and downspouts** can be painted (Feather Down) or replaced with new prepainted units that match the trim. **The front door** will be painted one of the accent colors from Table I. If you have a new brown storm door, you can choose to paint your front door Tudor Brown (an accent color) and leave the storm door brown. If you want a wooden door with a natural finish, you can submit a request for a variation from the color plan.

NOTE: Any paint applied to metal should be oil or alkyd based. Latex will not work for metal.

3. SHEDS

Over 40 Gentry units have sheds that house the electrical circuit breakers for the unit. Unfortunately, they weren't designed very well to withstand the weather. We want to remedy this now. No rain gutters were installed on the sheds allowing water to splash on the BG&E power meter and cause rot above it. In addition, water splashes around the back edge of the shed causing the foundation to rot. Another problem is that interior quality doors were installed on many sheds guaranteeing delamination when rained upon.

Before any siding can be installed on the sheds, the following actions must be taken:

1. Rotten foundations must be fixed and delaminated plywood must be replaced.
2. Rotten or weak doorframes must be fixed and exterior doors installed.
3. Rain gutters must be installed at the lower edge of the shed. This is an essential part of the new design.

All trim will be removed from the shed T1-11 plywood and then covered with siding. The door will be trimmed with Certainteed Sandstone Beige lineals.

4. WINDOWS AND DOORS

WINDOWS.

Casement windows are required for all front windows except in odd-numbered units 21 through 53. In these odd-numbered units, either double casement windows or sliders may be used. The master bedroom window can be either a slider or a double casement window for all units.

All townhouses in the Gentry have at least four windows; one double (master bedroom), two singles (front bedrooms) and one single with a picture window at base (kitchen). All moving windows are 4 ft high. In the front bedrooms, there are two windows, varying in width between units from 3 ft to 4 ft. *Annapolis fire code now requires that all bedroom windows open to a minimum clear width of 2 ft. with a clear area of 5.7 sq. ft.*

Therefore, sliding windows are disqualified by this requirement for units with the 3 ft. windows. Casement windows with a 3 ft. swing are the only solution compatible with the Gentry design. This same design would fit the kitchen (3 ft wide) and a double casement would fit the master bedroom (6 ft. wide). For units with the 4 foot windows (odd numbers 21 through 53), sliders or double casements could be used. Note that double-hung windows are not consistent with our design and will not be permitted.

The outside color on all new windows can be the white or beige offered by window manufacturers. If you have already installed some new dark brown windows, you may continue with dark brown if you wish. Note that dark brown is usually a custom color that commands a higher price.

DOORS

There are two options for the color of the storm door, front door combination:

- 1. The storm door, the small amount of trim around it and the front door may be painted the same color of Tudor Brown, since so many people have brown storm doors.**
- 2. The storm door and its trim may be painted the color of the house trim (Feather Down by Benjamin Moore) and the front door painted any Accent color in Table I.**

HISTORICAL BACKGROUND

The exterior door colors have evolved over the years. Before April 2004, the Benjamin Moore colors that were allowed were Heritage Red, Hamilton Blue, Sail Cloth, Black, Narraganset Green and Black Forest Green. Of these, Sail Cloth and Black Forest Green will be dropped and Heritage Red will be replaced with a more muted Arroyo Red. Other colors added are Chrome Green, Evening Dove, Caribbean Teal, Anchor Gray and Tudor Brown (all colors in MoorGlo by Benjamin Moore). As of April 2004, door sets (storm

door and front door) became available in Wineberry, Green, Black and Bronze and were allowed. Since this practice was not widely adopted, it will be discontinued. Of course, the homes that have bought such doors are permitted to keep them. However, the small amount of brown trim visible around the storm door must be painted to match your storm door.

5. ESTIMATED COSTS

Estimates were obtained from a number of contractors that were close in price. In this report, a written quotation obtained from the president of Allied Remodeling of Towson is used. These numbers can be used as a guide since each home is different. Each homeowner will need an itemized quotation from his/her contractor of choice

1. **Siding, trim and rain gutters.** The total cost for a complete remodeling of a typical Gentry unit is **\$4,450**.
 - a. **Siding and window trim (element 3).** The typical Gentry unit has a 100 sq. ft. front wooden section and a 200 sq ft back section. The cost of the siding itself is minor compared to the labor to properly install it. The best estimate that we have received for just installing siding on the main unit and trimming both windows with Certainteed lineals is **\$3170**. If a section of plywood is rotted and unsuitable for siding, it will be replaced at \$65 per 4'x8' sheet.
 - b. **Vinyl covers for wooden trim elements 1, 2, 4, 5 and 6 plus rain gutters and down spouts.** The cost is **\$1,280** for a typical house, front and back, soffits included. If one's fascia is rotted or warped, it will be replaced at \$5 per linear foot. New aluminum gutters and down spouts will be installed that match the color of the trim.
2. **Shed and roof gables.** A shed has about 55 sq ft of siding and a large doorframe. The cost of siding the **shed** and framing the door is about **\$1,200**. If your shed needs major reconstruction, an inspection by the contractor will be required to estimate costs. The **roof gables** (only on units 26, 28, 30, 32, and 34) vary in dimensions but are at least **100 sq. ft with a rake trim board**. The cost for that is about **\$1,100**.
3. **Windows and Doors.** There are several very good vinyl windows to choose from. Window construction technology has advanced since the Gentry windows were made. Table II lists the quotations received from three vendors. Vinyl windows are the least expensive. Aluminum clad wooden windows increase in price by a factor of more than two. A **storm door by Pella (poplar white)** matches our trim and can be obtained at Lowe's for about **\$240** (uninstalled). All other storm doors we saw at Home Depot or Lowe's don't match and would have to be painted.

4. **Sliding glass doors for living room.** Table III shows the price differences obtained for various quality sliding glass doors. The vinyl windows have all the modern optical technology that the wooden ones have and will keep you just as warm and dry as wooden ones. The main consideration is beauty.

Please note, that one is not required to use any of the contractors or the windows listed. The choices listed here give the reader a spectrum of the choices that are available and a basis for further consideration.

6. ENERGY CONSIDERATIONS

The Gentry was built in the 1970's when energy costs were lower and building standards were less demanding than today. It was cheaper to continue to pump energy into a house instead of paying the costs to insulate it. The biggest sources of heat loss for any house are a) poor insulation in the attic, b) leaky siding, windows and doors and c) radiation and conduction loss through the windows.

Attic. The ceiling insulation code in the 1970s required R16 insulation. Today, R-38 is required and R49 recommended. The attic insulation can be increased by just laying another thick layer of fiberglass insulation on top of the existing one. If any part of your attic is floored, it would be best to lift the floor and replace the old insulation with new insulation.

Siding. The insulation required for walls has increased from R11 to R21. However, to replace the fiberglass insulation presently in our walls would be an expensive affair that would gain little. A bigger problem for the Gentry is the *single layer* of plywood siding. We don't have a wind or water barrier; the elements can just blow through the joints in the 4x8 ft sheets of plywood. The wind makes some rooms difficult to heat. The rain wets the insulation and warps the siding, particularly at the joints 1 foot from the top of the sheet. On new construction, you'll see Tyvek or other vapor and wind barrier stapled over the plywood sheathing. The vinyl siding is then nailed over that barrier which will greatly reduce the wind driven heat loss in your home.

Windows. The aluminum windows in the Gentry have served us well in many ways. They are very durable and do have double panes. However, on the negative side, the windows have worn gaskets that no longer seal. Wind and water often leaks through them. Also the conductive frames readily transfer energy and the uncoated glass allows heat out in the winter and allows heat in during the summer. New windows are designed to reduce all of those losses.

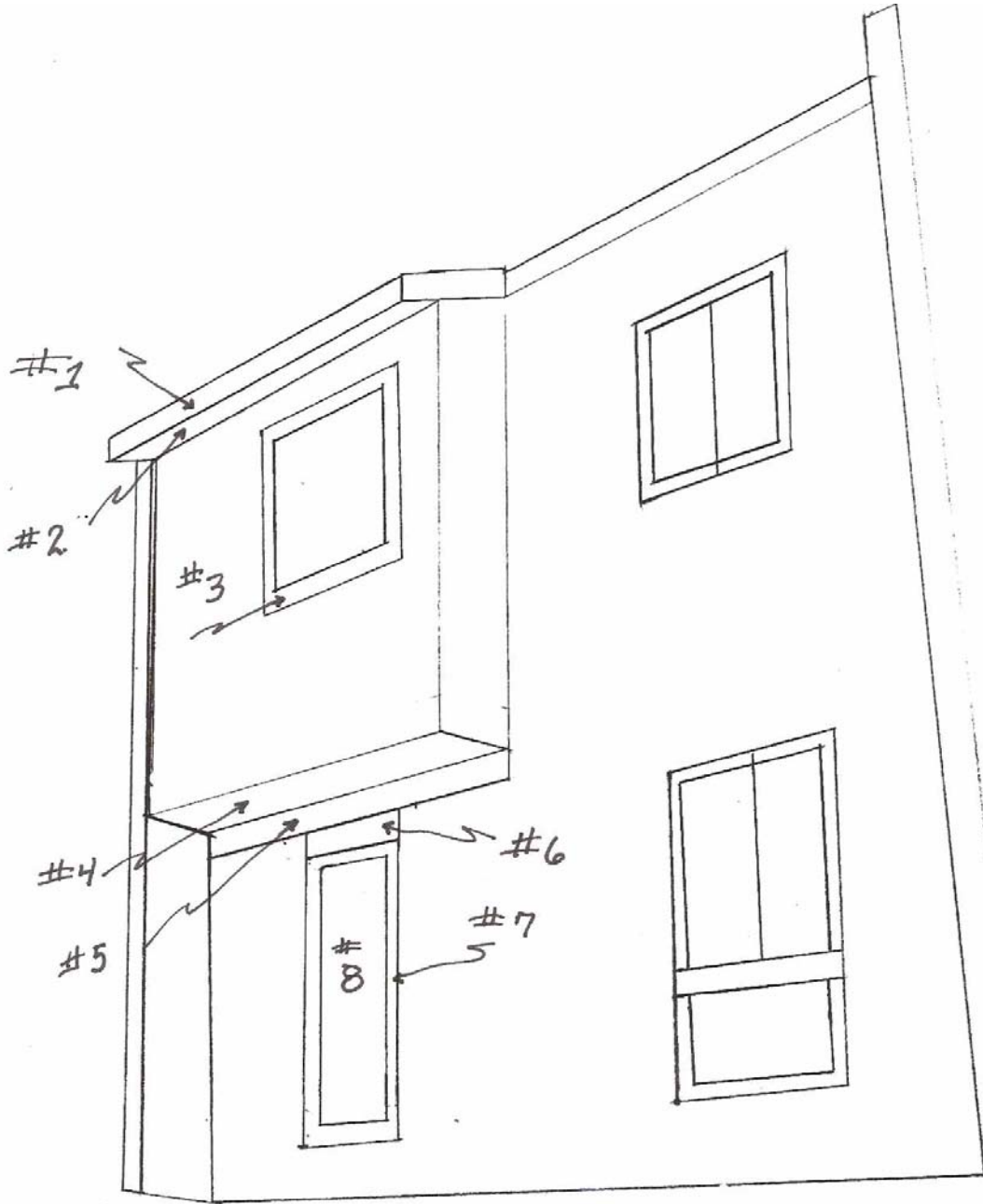
7. GUIDELINES FOR ARCHITECTURAL CHANGES

1. In 70% of Gentry units, the paint or the siding has failed to the point of being unsightly and, in the case of siding, detrimental to the integrity of the wind-water barrier of the home. In these units, the siding must be replaced as soon as possible. In the remaining 30% of the units, the changes can be scheduled over the next 4 years (by 2011) or sooner if cited in the spring inspection.
2. Anyone not otherwise required to change siding may do so at any time in the next 4 years for esthetic and energy reasons.
3. If any part of a home needs siding replaced, all of it must be done at the same time; i.e., front siding, back siding, shed and roof gables (for units 22 through 36). Also all the color changes must be made at the same time.
4. Owners, who have remodeled in the last four years with vinyl covered brown trim on the roof fascia and upper soffits (elements 1 and 2 in Fig. 1), will be permitted to keep that trim when they put up siding. They may also keep their new brown rain gutters and downspouts. The remainder of the trim (elements 3, 4, 5 and 6) must be Sandstone Beige. The color on item 7 can either be Feather Down or match the front storm door.
5. New windows can be installed at any time at the option of the owner. However, if you keep the original aluminum windows, they must be maintained; i.e., foggy glass must be replaced.
6. If a single window on a wall of the house is replaced, the frames of the other windows or doors on that wall must be painted to match the new one. If all windows are replaced at the same time, they must have matching exterior colors as described in Section 4 of this report.

THANK YOU.

We would like to thank Jeff Halpern, the principal architect for Halpern Architects; 914 Forest Drive, Annapolis, MD 21403 for helping the Board put together this design and report. He has educated us on modern construction techniques, energy conservation, local building codes and on what to do and what not to do. Furthermore, he did all of this work pro bono for the good of the community.

Figure 1.
A Detail of a Townhouse Front, Labeling Trim and Soffits



**Table I.
Colors for the Gentry**

Siding

Certainteed Product Name	Comments
Savannah Wicker	Similar to Dune Gray

Trim Color

Certainteed Vinyl Sheet	Window Lineals	Paint – Benjamin Moore
Sandstone Beige	Sandstone Beige	Feather Down 2143-60

*Accent Colors
Benjamin Moore*

Black (80)	Arroyo Red (2085-10)	Hamilton Blue (36)
Evening Dove (2128-30)	Tudor Brown (82)	Caribbean Teal (2123-20)
Chrome Green	Anchor Gray (2126-30)	Narragansett Green (HC-157)

Note: Oil or alkyd based paint must be used for all metal surfaces

T1-11 Paint Colors by Cabot

Siding – Dune Gray, acrylic stain	Discontinued March 30, 2007
Trim – Oak Brown, acrylic stain	Discontinued March 30, 2007

**Table II.
Installed Cost of Windows and Doors**

Includes the four windows in a typical Gentry home.
Price is for white windows. Special colors vary in price.

	Home Depot	Vytex	Thompson Creek
Vinyl clad	\$4,730	\$3,020	\$4,035 (est.)
Al clad wood	\$7,630		

Includes a 3-foot sliding glass door and two 3ft fixed windows.

Reinforced vinyl	\$3,192	\$2,100	\$2,100 (est.)
Al clad wood	\$5,773		

**Table III.
Vendors Cited in Report**

Allied Remodeling Corp. Towson, MD Paul Moravec 410-828-1730	Vytex Windows Laurel, MD Sales 877-747-8735
Thompson Creek Windows Lanham, MD 866-57-CREEK	Home Depot Home Sales Justin Deal 443-722-3694
Better Home Windows Huntington, MD Joseph Carbonaro 410-535-3930	