

2017

Project Completion List

Lee Island, Big House

Work continues on the Big House remodel with several accomplishments in 2017. Leveling the building was started which required pouring footers for the kitchen support system. Two cement support pads were poured and cinder block columns were erected to brace the main beam. Multiple additional columns are needed under the kitchen and several under the main house to shore up the structure. Ideally, a support system of steel beams similar to what is under the Little House addition would be used but this would be expensive and labor intensive. Unfortunately, there is no easy way around this job and the final horizontal level may be a little shy of perfect.

The steps and deck to the side entry of the kitchen were removed and the newly exposed wood was evaluated for integrity. Several poorly installed siding boards were eliminated and replaced. Most of this wood has lived behind tar paper with no one really knowing what lay behind the black facade. Don't look, it's scary. I do not have an immediate plan to replace the steps as there are several options to choose from but the outside sheathing is now ready for some proper siding. For added security I will likely replace the aluminum storm door with an exterior grade entry door, similar to what is installed on the storage building, once a design is agreed upon at the owners meeting.

Ryan added a security light on the gable end of the Big House, lighting the pathway from the top of the hill to the kitchen side door. A much needed and nicely done job; however, the electric used to light the path up the hill was taken out by a birch tree and is not working. This is not a major job but one that will take some time to re-establish.

The partition, added to the Big House living room which divides the space for two additional bedrooms, was removed. This space will now be used as originally intended. I would like to install a drop down attic ladder in one of the two original bedrooms and eliminate the awkward and dangerous steps to the loft. Along with some other envisioned changes to this space, the Big House will be returned to its former glory as a family gathering place.

This year I was able to buy and deliver enough windows to professionally glass/screen in the entire Big House porch. This process will purposely be less formal than the Little House and Birch Lee cottage porches but still allow for a secure and comfortable three season living space. Obviously no time was devoted to this project until a majority vote to approve is confirmed at a future ownership meeting. The materials to move forward will be donated and will have little cost impact on the budget.

Total reimbursed expenditures- ~\$100

Lee Island, Storage Building

No major updates to this structure in 2017 but I will likely trim out and replace all windows here in 2018. They have already been purchased and replacement should be simple. Floor may need an adjustment to level but overall looked pretty good. Roof will need replaced soon but this should be an easy weekend job. Removal of the old roof may not be necessary but if someone is looking for a job...

Total reimbursed expenditures- \$0

Lee Island, Docks

The main dock used to secure boats on Lee Island was in poor condition upon arrival in June. Lake levels were up and water was over the end of the dock which was nearly floating. One of the beams in the crib had detached itself from the structure and several rocks slipped from the containment. This is an easily rectified problem in the summer months but a little cold to tackle in early June. Me and the boys were able to level and replace the problem beam in August with very little effort. This dock was dead straight and level when we left in October but the ice will likely undo our work over the winter. I wouldn't say replacement is dire but time is short before a major overhaul is needed...probably within the next five years.

The Rock Dock is ready for beams and decking if a platform in this area is wanted. Unlike previous attempts to build a dock at this location, the new design will be impervious to the environmental factors which led to the destruction of prior structures as it will simply sit on the loose rock formation that has survived nearly a century! An occasional level should be all that is required. Approximately \$500 will be required to complete this job.

Total reimbursed expenditures- \$0

Lee Island, Little House

Last October, 2016, the Little House was showing significant signs of stress with sagging beams and structural supports pulled away from the wall. An accumulation of old age, the additional weight of new roof on the building and poor construction were the likely culprits. From what I can surmise, when the addition was being built a portion of the outside wall on the original cottage was cut away for an unobstructed view from the new kitchen to the old living room. This section of the outside wall was a structural wall and was not subsequently supported by a header. Only diagonal bracing ties the two structures together. For demonstration, imagine this scenario; a 10 foot long 2x4 plank is sitting on its side between two saw horses and you decide to sit in the middle of the board. The board bends and ultimately breaks from the weight. Now, imagine that same scenario except the 10 foot long board is now on its edge. The 2x4 is exponentially stronger in this orientation and will easily support your weight and much more. That's how a header is designed to work. Unfortunately, that's not how the outside wall was supported after it was removed. To make matters worse, the diagonal bracing inexplicitly cuts through the path of a support rafter secured into the stone chimney eliminating any load bearing capacity of this girder. This arrangement somehow lasted for 50 years before showing major signs of wear. Water penetration and carpenter ant damage, prior to replacing the roof, all took a toll on this structure that was also exacerbated by a 25% weight increase incurred from using premium shingles on the replacement roof.

To make a very long story short, the diagonal beams were removed, the support rafter embedded in the chimney was replaced, and two load bearing walls were constructed to support the original outside wall. A header could not be established above the large living room opening but one was constructed over the open "closet" area adjacent to the fireplace, giving minor relief to the rafters. Ultimately, since this house doesn't even sit on a foundation, it is difficult to determine what loads should even be addressed. I did the best I could and was able to recycle most of the removed lumber to the new support system. Hopefully it is in better shape to survive the heavy snow loads of the long Canadian winters.

With the diagonal bracing out of the way, two ineffectual cross joists (that were never required for support) were removed to allow for a ceiling fan to be installed in the main living room area. The electric wiring was updated and new outlets were installed in two locations.

Balusters were added to the railings on the Little House steps for added support and safety. This job is nearly complete with only one remaining rail to be installed on the deck.

Leftover cement, from pouring the Big House support pads, was used to mortar several areas of the Little House chimney but a lot more work needs to be done on this stone work. This is a fairly easy job that *HAS* to be finished ASAP. Someone needs to put this on their priority “to do” list.

Total reimbursed expenditures- ~\$75

Birch Lee Island

Progress continued on the Birch Lee guest cottage with the addition of a large awning window replacing a very small and inadequate single hung window. This was a pretty straight forward installation that exceedingly transformed the comfort and living space of this area. The entire room was vacuumed clean and prepped for electrical work. The new sub-floor held up well over the winter with no indication of intrusion by four legged critters.

A dresser and mirror were added to the room to go along with a headboard and footboard for the bed. The new apartment size refrigerator in the Little House will ultimately be moved to the guest house along with a small microwave oven currently there.

The cantilevered end of the boathouse dock was leveled and the entire structure was again painted with a waterproof sealer. While the dock remains dead straight and in excellent shape the boathouse floor near the entrance appears to have dropped a bit. I did not have the time or inclination to examine the issue.

The boat house “garage” door is in very bad shape and needs repaired or replaced along with all of the green trim work...a job Non asked me to do many years ago! I will look for supplies to address this job at a future date.

I did not examine the main cottage but did notice the main fireplace was still leaking. Chimney flashing is hideous.

Total reimbursed expenditures- \$0

Miscellaneous

* When we arrived back to the islands in August a couple issues were noted that need to be addressed. First, the pathway in front of the Big House and Little House immediately adjacent to the entry steps was inexplicitly littered with garbage from the ShopVac. Included in this debris field were nails, screws, candy wrappers (skittles), wood, metal, and plastic rubbish and dog hair. In the future ShopVac contents need to be emptied in a trash bag for obvious reasons. Second, the aluminum boat using the 9hp motor was left tied to the Lee Island dock close to the shore line and with the motor in the down position. The boat filled with water after two weeks of rain fall and the weight of the water nearly sank the boat and ground the lower unit on the motor into the sandy bottom of the lake. If extended time away from the islands is necessary, all the boats should be pulled to shore and the 9hp motor should always be left in an “up” position. The canoes have always been turned upside down which works well.

* Several trees including one large dead Birch tree near the Little House cabin needs to cut down for safety reasons.

* The old dory on the point needs to go away and will likely be burned unless someone wants it saved.

* Flying termites in the Big House! 🐜 That usually means an infestation of carpenter ants somewhere close by. I couldn't 🐜 find any specific destruction but sprayed Spectracide® everywhere. 🐜 If they are under the shingles a new roof will need to be considered...it's about due anyway. 🐜 🐜

* Aluminum dock and pieces not being used should be stored under the Birch Lee house if this dock is to be kept. We're doing it no favors leaving it exposed to the elements. The old wood dock pieces will be deposited or cut up for fire wood.

* The chewed up couch in the Little House was throw away. This piece of furniture was not only destroyed by someone's dog but was falling apart at the seams. It was replaced with an identical, albeit slightly darker model at minimal cost. This should be an action item discussed at the next Canada meeting.

* A significant number of GFI outlets still need to be installed in various locations on both islands including the BH and LH pump and the main line going to the boat house/guest house on Birch Lee.

* Siding was replaced on front of guest house facing Pancake. Looks good. Trim needs to be replaced also.

* A newer full size refrigerator was purchased for Little House and will be delivered in the spring. The old unit will be scrapped.

Obviously construction on the Little House was unexpected and took considerable time to repair, taking away from other project needs. Coupled with a low work trip turnout, many projects were simply left for next year. All and all a good amount of work was done and the islands continued to improve in many areas. Fortunately, space is filling up quickly for the 2018 work trip but more hands are needed the last two weeks in June. An October trip is planned again as well. Contact me for specifics.

Questions, suggestions or concerns? Feel free to contact me.

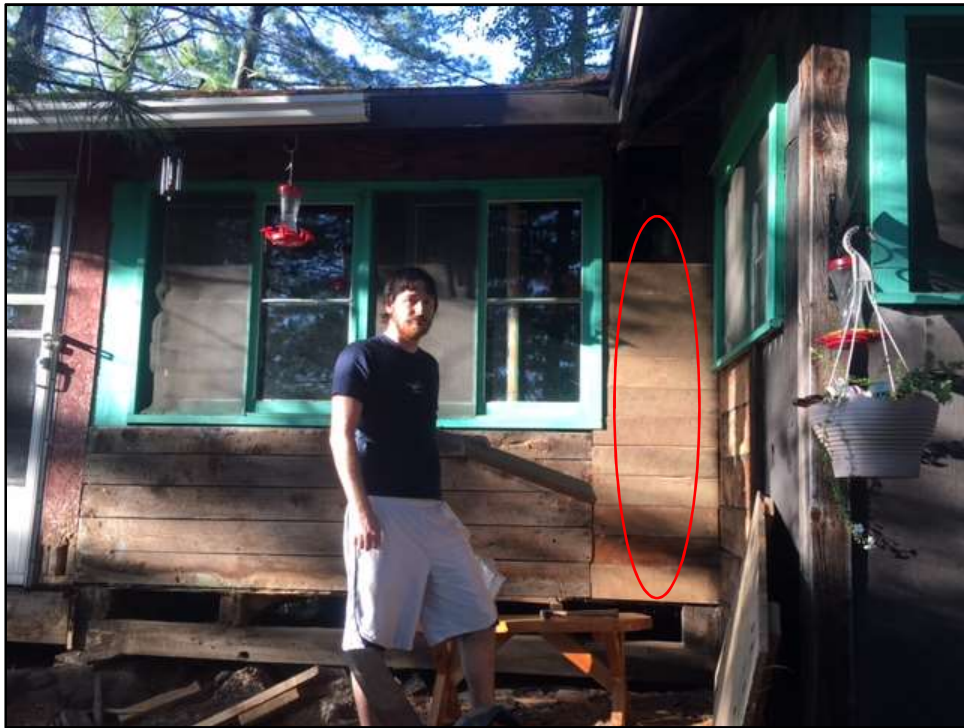
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Jeff

Photos attached.



Deck and stairs removed from BH kitchen. Circle shows area of replaced siding.



Tar paper replaced after siding was installed. This area will have exterior siding.



Partitions in the process of being removed from BH living room.



Cement pads and cinder block installation under BH kitchen.



Ryan installing outside lights on BH gable



ShopVac debris on pathway adjacent to kitchen steps at BH. LH had similar debris on the path outside the front steps.



Main dock on Lee Island level and dead straight in August.



The original truss system “supporting” the roof. A failure in so many ways.









Ryan working on guest house window install. This is the biggest improvement to this structure in 85 years.