

118 Main Ave
Applicant: Albert Wilcox

Introduction

“118 Main Avenue is a large 1880 Queen Anne house. Over the course of its 145 year history, it has undergone a number of major and minor modifications. Our hope is to remove inappropriate, non-historic, and non-conforming modifications and restore the house to its earlier configuration (to the extent possible).”

Please note: This application is for work on the East, North and West sides of the building. The South elevation and the later concrete garage addition will be addressed in a subsequent application. While the siding, window and door conditions on this elevation are discussed in the attached documentation, no determination on them will be made at this time.

Cladding

Existing: The entire house was covered in the 1990s with yellow vinyl cladding. This cladding was removed in January and the underlying cladding revealed. The building includes a combination of clapboard and cedar shingle coverings designed to highlight its many architectural masses. Cladding of both kinds is woven at corners (i.e., bays, tower, dormers).

Proposed: We proposed all flat clapboard areas be reclad using 4 ½” Hardie Board in a custom color. We propose using cedar clapboard in “bent” areas where doing so will allow us to replicate the woven edges (i.e., on the bays). We propose using cedar shingles in all areas where historically shingles appear with one modification. The tower currently has cedar shingles at Level 2 and Level 3 with clapboard at Level 1. We proposed cladding the entire tower with cedar shingles on all three levels. See drawing set elevations for details of specific cladding applications.

Tech: Conforming

Porch Columns

Existing: The porch currently has two original columns which are narrow Tuscan-shaped pillars atop paneled plinths at rail-height (these columns are visible in the historic photo). Other existing columns are full-height Tuscan columns without plinths that were added at a later dates.

Proposed: Because the condition of the historic columns is beyond repair we propose replicating the historic design and restoring this type of column across the entire porch. New columns to replicate the dimensions and profile of historic originals.

Tech: Columns will be narrow Tuscan pillars atop paneled rail height plinths replicating the historic columns. Conforming

Porch Roof / Ceiling

Existing: The porch ceiling is partially enclosed with badly deteriorated beadboard.

Proposed: We proposed replacing the ceiling with new beadboard after repairing and rebuilding underlying structure (which our home inspection revealed includes a damaged support element).

Tech: Conforming

Porch Facia

Existing: Porch facia and bibb elements wood and/or plywood (where they have earlier been

repaired).

Proposed: We proposed replacing all fascia, bibb, bargeboard, and related trim elements using Azek that will be painted.

Tech: Note: 'Bibb Elements' are the apron fascia. **Conforming**

Front Steps

Existing: The front steps are pale tan brick with metal pipe rails.

Proposed: We propose replacing the masonry steps with historically appropriate wooden steps with Mahogany treads and Azek risers. We proposed a conforming pipe rail at both sides of the stairs.

Tech: **Conforming**

Front Planters

Existing: A pair of non-conforming and non-historic pale tan brick planters flank the entry steps.

Proposed: We propose removing existing planters.

Tech: **Conforming**

Porch Rails and Balusters

Existing: Rails and balusters appear original in design but are badly deteriorated in some areas, especially where the porch has been enclosed at the east.

Proposed: We propose repairing all spindles, top and bottom rails that are not rotted and replacing deteriorated elements using wood to replicate the existing elements. Rails heights will be kept at their existing, historic height.

Tech: **Conforming**

Porch Deck

Existing: The porch floor has been carpeted for the past 30 years and is deteriorated beyond repair.

Proposed: We propose replacing the entire porch deck using Mahogany, tongue and groove boards.

Tech: The porch floor boards will run perpendicular to the house body in the straight areas. Around the northeast tower, the floor boards will be parallel to adjacent boards with their ends at the house edge and porch edge mitered appropriately. **Conforming**

Enclosed Front Porch Area

Existing: The eastern most part of the wraparound front porch was enclosed and conditioned (with a radiator) decades ago.

Proposed: We proposed reopening and restoring the porch to its historic wraparound configuration.

Tech: **Conforming**

Side Porch

Existing: There are no existing side porches, though the Sanborn maps and physical evidence in the house indicate there was once both a 1st and 2nd floor porch at the east elevation just south of the central bay. Both areas were enclosed and conditioned during an earlier modification of the building.

Proposed: We proposed restoring the 2nd floor east porch. The proposed porch utilized design

elements found elsewhere on the house including an arched top with a keystone trim, columns sitting atop plinths, rails and balusters that match those at the front porch, and cedar shingles. A pipe rail will be installed atop the proposed top rail to meet UCC requirements.

Tech: **To be discussed**

Porch Piers

Existing: Porch piers are currently brick in some areas and parge-coated in other areas.

Proposed: We propose restoring all porch piers to brick.

Tech: **Conforming**

Under-Porch Lattice

Existing: The voids between porch piers have plastic lattice in non-conforming frames.

Proposed: We propose installing cedar lattice with Azek frames.

Tech: **Conforming**

Pediment Ornamentation

Existing: The pediment end contains a plaster bas relief of a shield flanked by ribbons and scrolls. The plaster is deeply deteriorated with much of the dimensional elements missing.

Proposed: We propose recreating this bas relief element using commercially available Azek and Fypon decorative elements of a similar design (exact replication is impossible given the existing loss of elements). The exact design will be submitted to HPC Tech for review after the existing panels have been examined, measured and photographed in detail during the renovation process.

Tech: **Conforming**

Other ornamentations

Tech: The designs, placement, and materials for other decorations such as friezes and dental moldings will be submitted to HPC Tech for review. **Conforming**

Gutters

Existing: Downspouts/Leaders are currently attached to the front porch columns. The remainder of the house does not have gutters. The garage has two scuppers that drain to the south elevation.

Proposed: We proposed removing the existing leaders from the porch columns. No other gutters are proposed at this time.

Tech: **Conforming**

Foundation

Existing: The foundation is currently parge coated brick.

Proposed: We propose restoring/repairing the existing parging

Tech **Conforming**

Windows & Doors

Existing: See attached window survey and condition report.

Proposed: See attached window survey and condition report.

Tech; Notes; There are 89 windows and doors in this building. The applicant has categorized them as Basement, Vinyl, Other, Original Historic, and Secondary windows.

Each window is identified by category and location. The condition of each window and window frame is clearly documented through photos and text

1. All basement, vinyl and other windows will be replaced with Anderson A series, true simulated divided light windows in the appropriate muntin configuration. Most 'other' windows are located in the 1st floor enclosed porch which is being removed, thereby eliminating those windows or are in the attached concrete addition which is not being addressed in this application.

Tech: **Conforming** (See Window notes # 1 for the exception)

2. Original Historic Windows are in the original portion of the house. Bob Eastin has been hired to review their condition in hopes of repairing and restoring each of them. See attached copy of Mr. Eastin's report

Tech: **To be discussed**

Heather: Please attach Mr. Eastin's Original Historic window report

3. Secondary windows are primarily 1/1 windows of various ages. Most of them date to the 1890's renovation. They are in very poor condition and are not restorable. There are also windows which date from the 1950's. Some of these appear to have salvageable sashes. The frames of all these windows have significant damage and rot and are not salvageable

Tech: **to be discussed**

Window note #1: Windows which will be altered in size.

Window number #1 is a window in the west wall of the basement. Currently it is a full sized window which is half buried on the outside but fully visible in the basement. This window is proposed to be replaced with a window matching the other basement windows.

Tech: **Conforming**

Windows #12 and 13 (Secondary windows) are located in the southern portion of the 1st floor west wall. Originally this area was an open 1st floor porch. It is proposed to lengthen these windows and to widen window #13

HPC: **To be discussed**

Window note # 2: Windows to be moved

Window #21 (Original Historic window) is located to the west of the Front door. It has been moved to the west from the apparent original location (probably to accommodate an interior media closet). The proposal is to move this window eastward to abut the front door mirroring the identical window to the east of the front door.

Tech: **To be discussed**

Window note #3: Windows to have changes to their glazing pattern

Windows 18, 19, and 20 are historic Chicklet windows with medallion lower sashes on the northern portion of the west elevation. When window # 17 was located beneath the main stair

in a narrow closet and covered with siding on the exterior, it was found to be clear green Florentine glass with diamond patterned muntins. It is proposed to use the same diamond pattern on windows 18, 19, and 20 which rise above it.

Tech: To be discussed

Trims

Existing: The house contains a range of trims, including wide elaborate at the Palladian window, the fan light, and the front entry door-set. Trims on nearly all of the other windows and doors are non-historic, narrow, miter-cut, picture frame trims.

Proposed: We proposed replicating all wide historic trims in their existing dimensions and designs using Azek. New, butt-jointed historic trims (as drawn and detailed on page A-9 of the drawing set) in Azek, will be installed in all other locations.

: Conforming

Roof

Existing: The existing GAF roof is in fair condition.

Proposed: Install a new GAF Timberline asphalt shingle roof in color to match existing.

Tech: Current roof color is brown. Conforming

Roof Dormers

Proposed: Move dormer on east roof of an early south addition, centering it over 1st floor fenestration and the proposed 2nd floor re-opened porch. Also add a dormer on the west roof of same addition aligned with the east

Tech: To Be Discussed

Soffits / Eaves

Existing: All eaves and soffits are enclosed with narrow plank beadboard in poor to very poor condition.

Proposed: We propose replacing all soffits / eaves enclosures with new beadboard to recreated the historic conditions.

Tech; Conforming

Chimney

Existing: Brick chimney with flared top.

Proposed: Restore and repair existing chimney by cleaning, repointed (as needed) and repairing flashing.

Tech: Conforming

A/C

Existing: None

Proposed: Install two (2) A/C Condensers at the west elevation. Condensers to be screened from view with shrubs or trees if visible.

Tech: **Conforming**

Lighting

Existing: None

Tech: Applicant is proposing the following:

- 1 hanging gas lantern over main front door
- 4 wall mounted gas lanterns on mullions between the 1st floor the south east tower windows
- 2 wall mounted gas lantern on the east facing 2nd floor porch
- 1 Electric ceiling mounted light fixture above the east 1st floor door

Tech: See the attached lighting schedule. While the proposed styles of the proposed lights are **conforming**, the dimensions, positions and number of the porch lanterns are **To be discussed**

Heather please attach the lighting cut sheets

Exterior Color

Existing: Unspecified yellow.

Proposed: ADD COLORS HERE.

Tech: General plan is a dark gold similar to Dorset Gold, with deep green trim brown roofing, and black windows. **To be discussed**

See sheet of color selections attached

Heather please attach the color selections sheet

Bilco Door

The current Bilco Door is located to the rear of the west elevation. It is proposed to replace the current assembly with a metal Bilco unit to be painted the color of the siding.

Tech: **conforming**