HPC Tech Review 4/22/2025I

Tech Review Team: Lucinda Heinlein, Deborah Osepchuk

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.

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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

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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

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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 underlying structure (which our home inspection revealed includes a damaged element).

**Tech:** Conforming

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Porch Facia

***Existing:*** Porch facia and bibb elements wood and/or plywood (where they have earlier been Rebuilding support repaired) that will be painted.

***Proposed:*** We proposed replacing all facia, bibb, bargeboard, and related trim elements using Azek

**Tech:** Note: ‘Bibb Elements’ are the apron facia. Conforming

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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

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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

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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

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

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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

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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

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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

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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

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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

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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

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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

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Foundation

***Existing:*** The foundation is currently parge coated brick.

***Proposed:*** We propose restoring/repairing the existing parging

**Tech:** Conforming

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Windows & Doors

***Existing:*** See attached window survey and condition report.

***Proposesd:*** 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. is clearly documented through photos and text. The condition of each window and window frame

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 and13 (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

**Tech:** To be discussed  
  
NOTE: These windows are not original to the house. The earliest Sandborn map, from 1890, indicates this area at the west and rear of the building was an open-air porch. 35 years after the house was built, the 1905 map show this area was enclosed as part of the interior of the building.  
  
**The size and shape of the windows do not match any of the other windows in the building. The manner in which they are constructed, and the materials indicate they are so-called Secondary windows that date from a later period. The interior of the house in this area was estensively remodeled in the 1980s according to previous owners, to accommodate a half bath and a small office for the Funeral director and these windows may have been further altered during those renovations.**

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.  
  
**Correction: These three windows (18, 19, and 20) do not have typical “Chiclet glass”, as stated in the Tech notes. The windows, tp and bottom sashes, are instead stained glass panels added to the building in 1956 when it was converted to a funeral home. They are not original and they are not of the colored-glass-type of Chicklet windows often found in the Historic District.**

**Tech:** To be discussed

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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.

**Tech:** Conforming

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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

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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

We compared the existing location of this dormer with the 1890 Sanborn map. The maps do not indicate placement of dormers. Also, the maps are not, per se, always to be trusted when it comes to their depiction of scale and proportion. The three maps I included in my application illustrate this point.  
  
As far as we can tell, the original 1890 map does not show enough space (left to right) above the 1-story porch to fit a dormer of this size without it being located unusually close to the overhang of the rear gable.   
  
The following map, from 1905, show the roof in the rear, was extended further south. This was done without dropping the ridge line, as is customary now, but rather the existing gable ridge was simply extruded. Our best guess is that this dormer was added then to provide light into the newly expanded 3rd floor room at the rear that was used as an attic storage space.   
  
Our intention is to divide the very large attic space into two bedrooms (to make of for the existing bedrooms that will be subsumed to create a bath and ½ on the 3rd floor. There currently is one full bathroom in the entire house

We looked to other Queen Anne examples in Ocean Grove and in reference book to see how a dormer over a 2nd floor porch and a 1st floor set of windows would historically have been treated, and this led us to proposing this realignment.  
  
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Soffits / Eaves

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

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

**Tech:** Conforming

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Chimney

***Existing:*** Brick chimney with flared top.

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

**Tech:** Conforming

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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

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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

Each gas lantern provides the equivalent of 15 watts of illumination. That’s 15 watts at the front door the front door gas lantern, 60 watts for the other 4 gas lanterns combined on the rest of the wrap-around porch.  
  
The 2nd floor side porch will have a total of 30 watts for the entire porch area.  
  
For comparison, the flush-mounted electric ceiling fixture proposed above the east porch door, a fixture this commission has previously approved for my house directly across the street, provides 120 watts of illumination (2, 60 watt bulbs).

The lanterns provide accent lighting in an historically appropriate fixture without excess glare or illumination.   
  
For comparison, the commission approved 10 such lanterns for my house at 112 Main Avenue, directly across the street. 7 of these fixtures are visible at the rear. For anyone who has walked by, or joined us for dinner there, you know how little illumination they provide.

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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.

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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