_D_Response_to_Tech_Notes

The HPC Tech Review Team sent us, the applicants, the following feedback on our application.

While our application contains a great deal of information about each of the items listed below, we thought it would be helpful if we added some auxiliary information specific to the Tech Team's concerns.

Our responses are listed in BLUE below.

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.

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 (i.e., on the bays) where doing so will allow us to replicate the woven edges of the original house. 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

Applicant's Response: Our investigations have led us to propose a modification to the exterior cladding of the tower at Level 1 (under the covered front porch).

The entire Level 1 front porch is currently clad in clapboard. The clapboard covers the flat, north-facing wall, the flat east-facing wall, and is woven around the octagonal tower between the windows at the first floor.

In some Queen Anne houses, it is common for the entire Level 1 cladding to be clapboard, and for shingles/shakes to be limited to the upper floors.

In other examples of this style, shingles/shakes are found at all tower levels.

At 118 Main Avenue, the upper tower is clad in shingles/shakes but is flanked to the left (east) and right (north) with areas of flat clapboard. Due to water damage from rotten window frames and deteriorated flashing above, the existing cladding on Level 1 is also rotted, cupped, cracked, and split. It must be removed to repair the underlying water damage.

It is true, some Queen Anne houses have shingles on the upper levels only but because the shingled tower of this house is specifically isolated and framed by clapboard on the upper levels, it is the opinion of our

Architect that this detail would have been repeated at Level 1.

We also know from the previous owner, that the porch area was repeatedly “repaired” over the years, because they used the front porch as a reception and smoking area during funeral services. This information, along with the cladding treatment found on the upper levels, appears to support our Architect’s conclusion that there may have been shakes at the tower that were (at some point) replaced with clapboard.

We propose continuing the shingle treatment found on the upper two levels of the tower, at Level 1: specifically, to install clapboard in areas to the left (east) and right (north) of the tower (as currently exist), while cladding just the the tower itself (essentially the small area between the four windows) in shingles/shakes.

We feel confident enough in our investigations to propose this change and leave it to the Commission to decide.

To help Commissioners in their deliberations, we have included belcoe related Queen Anne properties that include shingles/shakes on their Level 1 towers.


115 Mount Hermon Way, with singles at the Level 1 tower. (Also on Fireman’s Park).


90 Mount Tabor Way, with shingles at Level 1 (where shakes are found between the windows).


19 Main Avenue (the Majestic) with shingles on the Level 1 tower.


15 Heck Avenue, with shingles from top to bottom of tower.

15 Ocean Pathway, another elaborate Queen Anne with shingles extending to Level 1.


4 Main Avenue, a modern example of Queen Anne with shingles at all levels of the towr.

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 later.

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

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

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

Applicant's Response: The current front steps are made of tan brick and resolve at grade. New stairs will be constructed to code with

Mahogany treads and Azek risers. Pipe rails will be added at both sides to avoid introducing new newels at the top and bottom of the stairs on both sides.

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: 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

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.

Applicant's Response: The 1890 Sanborn map indicates side porches at both the east and west elevation, south of the middle of the house. By the 1905 Sanborn the west porch was enclosed while the east porch was expanded somewhat to the south. By the 1930 the Sanborn shows both side porches fully enclosed.

The original 2nd floor porch floor is visible from below (i.e., looking up from the first floor). The pitch of the original porch floor is also evident in the attached photo. (Note: two hatch doors were later cut into the ceiling to accommodate hoisting caskets to the second floor. Weird and creepy!)

While the evidence is incontrovertible that a porch was once located in this area, we have no photographs showing what it once looked like or how it was articulated at the east elevation.

As is typical in cases where exact details of previous configurations are not available, we have relied on the architectural vernacular found elsewhere on the building, and the design vocabulary typical of elaborate Queen Anne styles when designing this proposed porch. The columns atop plinths relate to the original front porch columns and the shingle/shake-wrapped plinths relate to the shingle/shake-wrapped korbels nearby.

Looking up at the existing 2nd floor side porch floor. Note the pitch of the support boards running left to right. Also visible are the underlying floorboards of the original porch.

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

Applciant's Response: We propose reconstructing the bas-relief elements with new on-lays in either cast plaster, carved wood, available stock, synthetic carvings, or 3-D printing. The finished designs will be painted with a rough fine sand finish to replicate the horse-hair, plaster finish of the original.

The finish design elements of all the bas-relief elements will be submitted to HPC under an amendment to this application after experts have had the opportunity to examine the existing bas-relief elements in close detail.

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

Foundation

Existing: The foundation is currently parge coated brick.

Proposed: We propose restoring/repairing the existing parging

Tech: Conforming

Applicant's Response: The existing foundation is parged brick. At the front porch, the piers are exposed brick. Removing the existing parging could compromise the integrity of the 145-year-old foundation and we have been advised not to attempt such a removal.

However, we are considering adding a brick veneer at all foundation

areas, but further investigation is needed before we can determine whether such a treatment is possible. If brick veneer becomes a viable option, we will submit this proposed change-in-material as a later amendment for the Commission's review.

Note: a color illustration (east elevation) of the proposed palette (included in the application) shows how such a brick veneer might appear, but brick veneer is not proposed at this time.

An illustration of the proposed palette with brick veneer showing at the foundation. Note: brick veneer is not proposed in this application but may be proposed in a subsequent application.

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

Applicant’s Response: Many of the original windows are extremely deteriorated. Some (for example, the rectangle window with Georgian muntins) can be replicated with Andersen “A” Series custom windows. Others, such as window #17 beneath the main stair and the fan window #57) will be custom built on a CNC machine to exactly replicate the original configuration.

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

Applicant’s Response: It was initially believed the “Secondary” windows dated from the 1894 renovation. The historic photo of the house shows 1/1 double-hung windows were added at the north and east elevations as part of the first major alteration of the property. This led us to believe all 23 of the wooden, 1/1 windows may be, if not original, at least from the period of significance.

However, further investigations revealed ONLY four of the existing 1/1 windows likely date from the 1894 renovation. They are the Level 3

dormer window (#80) and the Level 3 turret windows (#81, #82, and #83,) Unfortunately, these four windows are some of the most deteriorated in the entire house; decades beyond any hope of repair or restoration.

Clear evidence indicates ALL remaining 1/1 windows DO NOT date from the period of significance and are, instead, rebuilt sashes installed on metal guide rails at a much later date. While some window sashes appear in moderate to good condition when examined from inside the house, when examined from outside they are revealed to be badly deteriorated from years of unprotected exposure due to lack of storm windows.

See page 123 of the application for further details on the age and condition of these windows.

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

Applicant's Response: When the house was built in 1880 the area where these windows currently exist was an open-air porch. (This is supported by the 1890 Sandborn map). By the 1905 map, 35 years after the house was built, this area had been enclosed to become part of the house.

However, the size, shape, and location of these two windows do not match any other windows in the building. This area was renovated in the 1950s in order to install a ½ bath and configure the space for use as a funeral home. The funeral director who owned the house since 2000

reported these windows were added by his predecessor.

We propose restoring these two windows to a size, shape, and location in keeping with the rhythm of fenestrations found elsewhere on the house.

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

Applicant's Response: The Tech Team noted these three windows are, "are historic Chicklet windows with medallion lower sashes on the northern portion of the west elevation."

This misstates the condition of these three windows (#18, #19, and #20). These do not have what HPC typically refers to as "Chicklet glass." They are modern stained-glass panels added to the building in 1956 when it was converted to a funeral home. They are not original to the house, do not date from the period of significance, and do not match the stained-glass windows that flank the front door.

Our proposal is to match the window muntin pattern in these three windows to the much older, original muntin window pattern found in window #17. Window #17 is located in the same west-projection at Level 1 and matches, in design and muntin pattern, similar windows found at the Level 3 in this same extension.

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

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

Applicant's Response: We compared the existing location of this dormer with the 1890 Sanborn map and found there does not appear to

have been sufficient space for it to have been built in this location at that time (i.e.: since the roof in this location would have had not only a soffit under its eastern edge but also a soffit under the south edge of the rear gable, we calculate there would be little room for a dormer of this size without it being unusually close to the edge of the roof. Dormers were typically NOT located in such cramped locations so close the margin of a building's roof.)

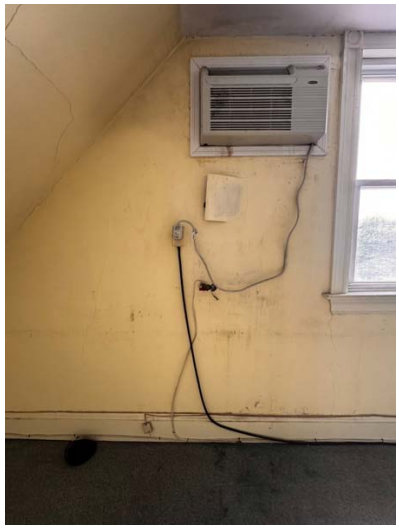
The 1905 map shows the roof at the rear of the building was later extended to the south. Evidence suggests this expanded attic area was used as unfinished storage space at the time (e.g., A.) this part of the attic is unheated (though it was carpeted in the 1980s and used for storage by the funeral director), B.) this room has exposed pipes running through it, where such pipes are enclosed on other floors, and C.) there is no in-wall wiring in this room; the electrical consists of exterior junction boxes mounted low on the wall and connected to each other by unenclosed (non-conduit) wires, as was common in attic spaces.

These indicators support our contention this dormer is not original and is not located in an original part of the original house roof. It seems likely it was added at a later date to provide light an otherwise dark storage space.

We hope to convert this large area (16' 4" x 22') into two bedrooms by adding a companion dormer to the west. The exiting dormer window is currently a non-conforming vinyl window and is proposed to be replaced using an Andersen "A" Series egress window. The proposed new dormer to the west is scheduled to have the same egress window model.

Based on our findings we propose adjusting the position of this dormer to accurately reflect the rhythm of fenestrations typically found in Queen Anne houses, specifically, that dormers were evenly spaced across roof areas, and usually related, vertically, to other architectural elements—such as windows, doors, porches, and bays—aligned below them on the building facade.


Door to attic area at rear of house and exposed pipes and wires.

Electrical in this room is limited to junction boxes mounted to baseboards with un-enclosed electrical wires running between them. The room is unheated. (A non-conforming A/C unit was installed by cutting a non-conforming hole in the south wall sometime in the 1980s).

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

Chimney

Existing: Brick chimney with flared top.

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

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

Applicant's Response: Each of the proposed gas lantern provides the equivalent of 15 watts of illumination. The lantern over the front door will provide 15 watts of illumination at the main entrance. The four other lanterns combined will provide the equivalent illumination of a single, 60-watt bulb for the rest of the wrap-around porch.

The 2nd floor side porch will have two lanterns for a total illumination of 30 watts

(Note: A single, flush-mounted electric ceiling fixture is proposed above the east porch door of the wrap-around porch because there may not be adequate space for a gas lantern at this location. The proposed electric fixture is identical to the three (3) fixtures the Commission previously approved at my property at 112 Main Avenue. Should we determine a gas lantern can be accommodated at this Level 1 east porch door (in place of the overhead fixture), we will return to HPC to amend our application accordingly.

For comparison, the Commission approved 10 such lanterns for my house at 112 Main Avenue. A total of even (7) of these gas fixtures are visible at the rear. Combined these provide less light than 2 sixty watt bulbs spread across and upper and a lower porch. For anyone who has walked by, or joined us for dinner there, you understand how little illumination they provide. (We think of it as very expensive candlelight.)

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.

Applicant's Response: For our palette we turned to the Historic Guidelines which suggest:

Late in the 19th Century, colors were deeper and featured more browns,

darker olive greens and reds and yellow ochre. Trim colors were more dramatic and utilized added tertiary trim colors to enhance detail.

We also undertook a broader search for historic palettes from this period and came upon the Cross House, in Emporia, KS. This house shares many of the same architectural elements with 118 (including bas-relief frieze, pediment, turned columns, clapboard and shingle cladding, and a wrap-around front porch.

We are proposing two colors that are not on the pre-approved color list but do share characteristics with that palette. Specifically, the colors are greyed- or browned-down, as is typical of colors found in Ocean Grove.

We have not included any accent color(s) at this time. We are working with a color specialist in the hope of coming up with an appropriate way to hightlight elements such at the bas-relief panels found in the frieze and pediment, with an accent color.

We will return to HPC with an amendment to this application if any additions to this palette are proposed. For now, we ask the Commission to consider only these two colors as our complete palette.

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