

01. Proposed Scope of Work

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

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 to replicate the historic craftsmanship of 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.

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 date.

Proposed: Because the condition of the historic columns is beyond repair, we proposed 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.

Porch / 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).

Porch Facia

Existing: Porch facia, bargeboards, and related elements are wood (or plywood where they have repaired or replaced).

Proposed: We proposed replacing all facia, bargeboards, and related trim elements using painted Azek.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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 currently.

Foundation

Existing: The foundation is currently parge coated brick.

Proposed: We propose restoring/repairing the existing parging

Windows & Doors

Existing: See attached window survey and condition report.

Proposed: See attached window survey and condition report.

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 the other windows and doors are non-historic, narrow, picture frame trims with non-historic mitered corners.

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.

Roof

Existing: The existing GAF roof is in fair condition.

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

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.

Chimney

Existing: Brick chimney with flared top.

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

A/C

Existing: None

Proposed: Install two (2) A/C Condensers at the west elevation as indicated on the drawings. Condensers to be screened from view with shrubs or tree.

Lighting

Existing: None

Proposed: ADD CAT/CUTS HERE

Exterior Color

Existing: Unspecified yellow.

Proposed: Cladding: SW-6138 Artifact, Trim Custom Historic Color Match: “Irish Sod”.