

14 Abbott Avenue

21 May 2024

Tech Review Team: Deborah Osepchuk, Scott Moyer, and Jeffery Rudell

The applicant, by way of their architect, Andrea Fitzpatrick, is proposing extensive modifications and renovations at what was once two single family houses that were previously combined into a single dwelling. The items below are numbers to match the bullet-points outlined in their submission:

- 1.) (Partial) Demo of existing east wood deck 1st floor, mid-house. **Conforming.**
- 2.) (Partial) Demo existing south wood deck, 1st floor. **Conforming.**
- 3.) Construct new red brick paved patio at east and south elevation, not to extend beyond the front façade of the house. It has Zoning approval. Herringbone pattern. **Conforming.**
- 4.) Construct new stairs at east and south portions of the remaining 1st floor decks, as indicated in the elevation drawings. **Conforming.**
- 5.) Demo 2nd story bay on west elevation. Please provide information about whether this bay is historic or part of an earlier addition. **Request for more information.**
- 6.) Demo existing 2nd floor uncovered Juliet balcony at south elevation and extend the existing shed roof. Roof to have a rolled roof cladding. Please provide information about whether this balcony is historic or part of an earlier addition. Also, please specify the color the proposed rolled roof. **Request for more information.**
- 7.) Modify and/or infill multiple windows and door openings, as shown on the drawings, at the south, west, and east elevations of the drawings. **Request for more information, please indicate which windows are historic/original and which are part of earlier alterations.**
- 8.) Install new T&G Aeratis decking on all 1st floor porches and landings. **Please indicate color.**
- 9.) Install new fiberglass flooring on all 2nd and 3rd floor porches. **Please indicate color.**
- 10.) New beadboard ceilings on all 1st floor porches. **Please indicate color.**
- 11.) Install Eastern white cedar shingle, 5" exposure, straight bottom, cladding on the entire house. A historic photo in the file suggests the original cladding was of shingles with variable exposure (as seen on an existing portion of the dwelling.) Please modify the drawings to reflect this historic cladding pattern and update the narrative. Heather: Please send Andrea a copy of the photos in the file.
- 12.) Install new CPVC window and door trim throughout. **Conforming.**
- 14.) Replace K-style gutters with ½ round gutters and round leaders. A gutter schedule was submitted. Please note: The gutter schedule indicates multiple leaders at the front portico/gable entrance roof and along the front porch columns. Leaders at porch columns are non-conforming

but the proposed placement replicates the existing placement simply because not alternative exists.

15.) Replace porch columns with new CPVC column wraps with new, install new Intex Dartmouth rail system. Tech: Given the extensive railings present on this property, the various stairs and changes in elevation within the front porch itself, Tech questions whether it is appropriate to add modern pipe-rails in all these locations or, instead, to use a graspable top-rail throughout the project. Please be prepared to discuss.

16.) Install new CPVC fascia and trims and crowns. **Conforming.**

17.) Replace existing lattice with new dimensional lattice with new CPVC framing. **Conforming.**

18.) Siding colors. Natural, raw. **Conforming.**

19.) Proposed palette is raw shingle cladding (naturally aged shingles), Trim painted HC-30 Philadelphia Cream with Accents painted HC-136 Lafayette Green. **Please indicate where accent colors will be applied.**
