Approved for Historic Preservation
Certificate of Appropriateness
Date: 08/11/16

25 July 2016

Request for public hearing for Proposed alterations

197 Spring Street C/B/L: 45/E/21

Applicant/Contractor/Billing Address: Steve Morrison,158 Danforth Street Portland 207-671-2523

Owner: Wait, LLC PO Box 25A, Cumberland 207-671-2523

Architect: Glenn Loring Harmon, 35 Mable Street, Portland 207-838-4025

Description

The existing residential property is on record as a rooming house and currently allows for 9 units with a common kitchen and bathroom facilities. This circa 1850 wood framed 2 story plus occupied attic building has been untouched since the 1960s judging by the state of the finishes and condition of the envelope materials. The original structure appears to have included the 2 story flat roof ell with bay window at the first floor, as shown in the 1924 tax photo. This project will convert the rooming house to actual apartments (7 total are supported by the zoning), each with kitchen and bath facilities. The exterior scope of work for this project is in three parts:

- Re-cladding the skin, including siding, windows, doors, and trim. Existing asbestos siding will be abated and removed, and the original clapboards will be repaired and repainted. The existing rusted steel replacement doors & deteriorated vinyl windows will be removed, and replaced with new composite doors (Morgan) and new clad wood windows (Andersen Eagle series). The existing corner boards, frieze board, eave trim, and dormer pediment will be either salvaged or repaired where it remains beneath the asbestos, or replicated to match the original detailing as far as can be determined from the 1924 tax survey photo. Shutters to match the original are proposed (Brosco Boston layout) including shutter dogs. Additionally, a new window opening at the basement level is requested along the east facade, aligning with the windows above, and matching size /detail of the windows along Spring Street.

- Reconstructing the ell. The existing ell has been determined unsalvageable owing to extensive floor sag, sill rot, lack of frost wall foundations, and apparent fire damage at some point in its history. The floor levels in the ell do not align with the main house (4 risers lower) which makes circulation compromised and non-compliant in terms of clearances. We propose to remove the ell and reconstruct it in the same footprint but raise the roof to just below the ridge of the main house, within 2' +/-. The two exterior fire escapes will be internalized as egress stairs, since the floor levels will be raised to match the main house. Siding, trim, windows, and doors will not match the main house but will be of a simpler material palette to make the ell read as subservient to the main house. Fiber cement smooth bevel siding, composite trim, and single 4-lite clad wood shutterless windows with flat casing are proposed. The east side first floor

faceted bay window will be reinterpreted as a shallow rectangular bay, 3’ x 9’ in
with the windows above, and set back from the main house to read clearly as pa
Shallow dustpan dormers are proposed on both sides of the roof to allow the ell
as closely to the original volume as possible. Fenestration is a regular simple rhy
reinforce the overall recessive composition.

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- Remove and replace the existing entry porch. The original entry appears to have been a side porch with boxed wood columns, simple capital, and sloped shed roof. The current porch is a hodge-podge of concrete steps and landing, hood overhang, and wood rails, all added at different times, in no uniform style or consistency of materials. We propose to recreate the original entry porch form and match the detailing as far as can be determined from the 1924 photo (simple boxed columns, square baluster rail, wood steps). The exisiting entry door pilasters remain and will be repaired, with a single leaf door and sidelight installed within the original opening. As the porch soffit is unknown, we propose edge & center beadboard, as would be typical of the neighborhood. All wood will be painted.

The existing brick foundation has been painted, and we propose to repaint but in a brick color. The asphalt strip between the foundation and brick sidewalk will be replaced with cobbles. The sitework scope of work is limited to where needed for new construction, as the lot is given to parking at present, and will remain as such (resurfaced and striped).