

197 Spring Street  
Architectural Design Narrative  
By Glenn Harmon, RA, NCARB – License # 2057

The scope of work entails converting the existing 8-unit boarding house into a 7-unit apartment building. The building is a mid-19th century 2-½ story wood framed gable structure which fronts Spring Street, and has an attached 2 story wood framed dilapidated ell to the rear. The ell will be removed and a new ell constructed in the same location. This will allow for egress deficiencies to be rectified, setbacks to be met, and unit configuration to be optimized.

The building will have two units at the basement level which will exit directly to the exterior via an open stairwell; two units at the first floor, the rear or ell unit being handicapped adaptable; and three townhouse units at the second floor, each with internal stairs to bedrooms at the internal 2nd floors.

As part of the conversion, the existing main house will be returned to its original appearance to the greatest extent possible, including wood clapboard siding, clad wood windows, articulated corner boards, window surrounds and cornice trim, and a rebuilt entry porch (phase 2). The ell will be of similar but simpler detail, to respect the main house, and is additionally set back from the main facade to allow a more recessive treatment. The roof of the ell will sit below the ridge of the main house to further acknowledge its secondary importance. The eaves will align, and dustpan dormers will provide adequate space for the townhouse bedrooms, while keeping the massing to a deferential proportion.

Proposed materials include painted wood clapboards, aluminum clad wood windows with simulated divided lites, asphalt roof shingles, and painted wood trim.

Mechanical equipment units (heat pumps) will be located on the north facade, out of sight from any public view. Electric and natural gas meters will be located on the east facade foundation wall, and will be consolidated to the greatest extent possible, as well as screened behind landscaping.