

To: SHPC
From: Kristi Chase, Preservation Planner and
Brandon Wilson, Executive Director,
RE: Staff Recommendations 8/16/11

HPC 11.75 – 117 Washington Street – Samuel Ireland House (1789)

Applicant: Khalsa Design Inc., Architect for Claude Augustin, New Owner

Historic and Architectural Significance

See attached survey form.

Existing Conditions



The Applicant purchased this house in April 2011. It had also been seriously neglected for several years. A rear ell had been added some years after its construction and side wing added circa 1895. The wing also has inappropriate doors. While the previous owner had gutted the building with the intention of doing all the work himself, for reasons not known, he walked off the job leaving the building and backyard fairly derelict in 2008. An earlier owner had replaced the windows, replaced and enclosed the front door, sheathed the building with wood shingles on the walls and used 3-tab asphalt shingles on the roof.

The building had been resurveyed in 2005 by Arthur Krim who pushed the construction date back to 1789-1792, making this one of the oldest surviving buildings in the City.

Interior gutting of the structure revealed several important clues to the history and construction of the building. The building has post and beam construction with the corners cut back to flatten the walls and has brick nogging in between the supports. Among the most interesting artifacts are the original wood roof shingles in both pristine and worn conditions which were found thanks to the differing construction dates of the rear ells that enclosed portions of the roof.

Proposed Work and Recommendations

The Applicant seeks a **Certificate of Appropriateness** for the following:

1. Remove and replace all existing vinyl windows with new wood windows to match historic profiles;
2. Remove and replace all existing exterior doors with new wood doors as indicated on plans;

HPC Guidelines for windows and doors state:

1. Retain original and later important door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.
2. Whenever possible, repair and retain original or later important window elements such as sash, lintels, sill, architraves, glass, shutters and other decorative elements and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence. If aluminum windows must be installed, select a baked finish that matches as closely as possible the color of the existing trim. Investigate weather-stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic sash.

As noted above none of the original windows or exterior doors remain. The Applicant is planning to use Jeld-wen® wood double-hung windows which are more appropriate than the existing vinyl windows. The sash will visually be cut into smaller 2/2, 4/4 or 6/6 divisions according the window location and age of the opening. Staff recommends **granting a Certificate of Appropriateness** for the replacement of vinyl windows with insulated wood windows as this would be an up-grade from existing conditions. The Jeld-wen® web-site notes that these windows have a limited 20-year warrantee which will, over time give the Commission an opportunity to monitor this type of window.

3. One story rear addition in the location of the existing deck with siding to match existing shakes; and

According to the Historic District Ordinance “In the case of new construction or additions to existing buildings or structures, the Commission shall consider the appropriateness of the size and shape of the building or structure both in relation to the land area upon which the building or structure is situated and to buildings and structures in the vicinity, and the Commission may in appropriate cases impose dimensional and set back requirements in addition to those required by applicable ordinance or by-law.”

HPC Guidelines for new additions state

1. New additions should not disrupt the essential form and integrity of the property and should be compatible in size, scale, material and character of the property and its environment. Where possible, new additions should be confined to the rear of the house.

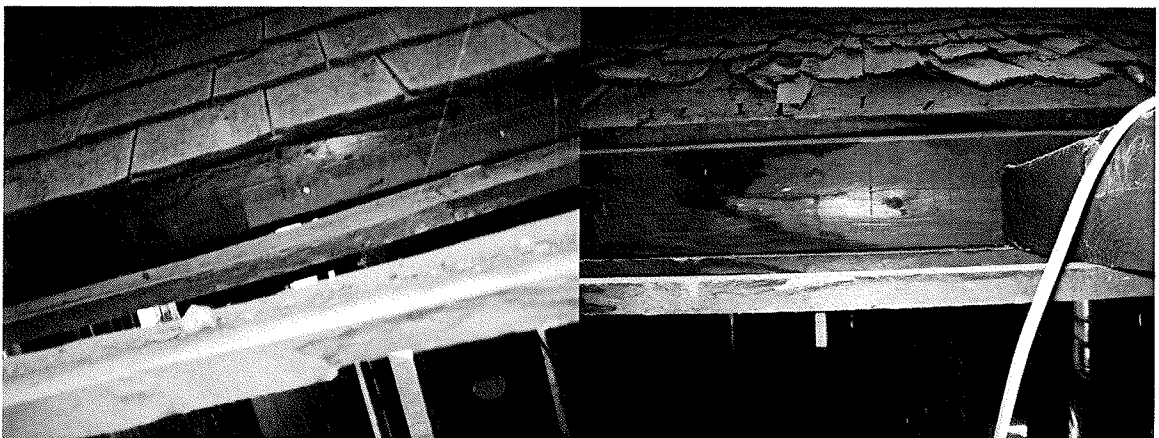
2. It is not the intent of these guidelines to limit new additions to faithful copies of earlier buildings. New designs may also evoke, without copying, the architecture of the property to which they are being added, through careful attention to height, bulk, materials, window size, and type and location, and detail. A building should not, however, be altered to an appearance that predates its construction.
3. New additions or alterations should be done in a way that, if they were to be removed in the future, the basic form and integrity of the historic property would remain intact.

The proposed addition will be the size and shape of the existing deck with the roof springing from the same location as the rear addition of the existing building. It is lower and smaller than the rest of the building mass and does not draw the eye away from the historic building. Per building section A-400, it appears that the addition can be removed without altering the integrity of the historic building. Because the proposed addition follow the guidelines noted above, the Staff recommends **granting a Certificate of Appropriateness** for the above change

4. Add three second floor dormers for bathroom, bedrooms with siding and roofing to match existing.
 - a. 2 dormers match the front dormer the additional dormer is a shed dormer between the 2 gable dormers
5. Replace 3-tab asphalt shingles with architectural shingles.

HPC Guidelines for roofs state:

1. Preserve the integrity of the original or later important roof shape.
2. Retain the original roof covering whenever possible. If the property has a slate roof, conserve the roof slates. Slate is a near-permanent roofing material, and deterioration is generally caused by rusted roofing nails.



3. Whenever possible, replace deteriorated roof covering with material that matches the old in composition, color, size, shape, texture and installation detail.

4. Preserve the architectural features that give the roof its distinctive character, such as cornices, gutters, iron filigree, cupolas, dormers and brackets. Downspouts should be inconspicuously located and should be painted to match the color of the siding.
5. New dormers will be permitted if they are related to the forms, proportions, size and arrangement of existing windows, and constructed in matching materials and colors. If possible, new dormers should be confined to the rear of the house.
6. Skylights with flat profiles may be installed on the rear of the property.

Architectural shingles are proposed for the roof material. As noted above, the original roof had wood shakes, while the current roof has 3-tab asphalt shingles. Architectural shingles of a type that relate closely to the original should be used. The rear of the building is visible from Knowlton Street. The proposed dormers relate to the existing dormers and are located at the rear. The largest dormer for the bathroom is located between the bedroom dormers, minimizing its impact on the rest of the building. Because the proposed alterations to the roof follow the guidelines noted above, the Staff recommends **granting a Certificate of Appropriateness** for the above changes.

6. Repair, and replace existing siding as needed to match existing shakes.

Finally, Section 10 of the Historic District Ordinance states that "Nothing in this ordinance shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior feature within the historic district that does not involve a change in design, material, color or the outward appearance thereof..." Therefore, a **Certificate of Non Applicability** will be issued for the above repairs.