



June 18, 2020

308 Eliot Street

PROJECT INFORMATION

Description of Existing Conditions

This project site is located in the Brush Park Historic District listed on the U.S. National Register of Historic Places. It is a 3-story structure plus basement. The roof is a cross-gable structure with an off-center rear gable. The plan incorporates large window bays on the north and west elevations. The front facade features a deep, covered porch. The house previously had a two-story structure at the rear and has since been removed.

The exterior of the building is masonry bearing wall construction at the basement through second stories. The third floor (attic) is framed primarily in wood and clad with a combination of wood trim, and stucco. The masonry is in fair condition but in need of repointing and cleaning at all elevations and chimneys. The porch base and piers were partially rebuilt in brick with a concrete slab floor added at some point. The exterior woodwork and trim is in fair to poor condition. The original corbel trim is missing.

There are no original windows which remain. The HDC issued a Certificate of Appropriateness for window replacement in 2015. Aluminum-clad windows were installed at (12) window openings on the front facade. An additional replacement window was installed on the east elevation. The basement window openings have been infilled with glass block and brick. The remaining window openings have been covered by plywood. Most of the original wood window trim has been completely removed, most likely as a result of the window replacement work. A large, horizontal window opening at the rear seems to have been added or modified, as indicated by a non-matching sill and missing stone header.

Similar to the windows, no original doors remain. The main entry door at the front has been removed and infilled with brick. The only door present is a replacement door located on the east elevation. The remaining door openings are covered by plywood. Only (2) doors at the rear elevation retain the original wood door frames. Both are in poor condition.

The property has a separate 2-bay masonry garage building located off the rear alley. The current structure matches the footprint indicated on Sanborn maps but seems significantly modified. The roof sheathing is dated 2011 with framing possibly installed at the same time. The exterior walls retain the original brick at the west elevation and a small portion on the northwest corner. Concrete block was added at an unknown date on the north elevation. The east and south elevations are clad in a newer brick veneer. The existing garage doors at the alley are metal overhead doors which seem recently installed. The north elevation has (2) hinged doors and (3) glass block windows. The dates for any of this work are unknown.

The current owners purchased the property in June 2019. The previous owners held the property for over 80 years. The building will be subdivided into (2) units and continue to be used as a private residence.

Description of Work

Renovation of existing historic 3-story building plus basement. Building improvements include new windows, doors, mechanical, electrical and plumbing systems, wall finishes, new fixture and finishes throughout. A 3-level steel-framed deck addition is proposed for the rear.

North Elevation (Front):

- A. Replace (10) existing aluminum clad wood double-hung windows with Pella Architect Series traditional double hung windows.
- B. Remove brick infill at (1) basement wall opening and install (1) Pella Architect Series traditional fixed windows.
- C. Replace aluminum clad wood window with (1) Pella Architect Series traditional fixed window.
- D. Replace (2) aluminum clad wood windows in attic gable with (3) Pella Architect Series aluminum clad windows in enlarged wall opening. Existing opening size is 4'-8" x 4'-8". Proposed opening is 8'-0" x 5'-4".
- E. Replace existing stucco and half-timber cladding with engineered wood 8" lap-board siding by LP Smartside Lap Siding with smooth finish.
- F. Replace corbel trim with painted wood. Spacing approximately 16" on center to match original trim (estimated from markings on existing fascia trim).
- G. Add (2) wall-mounted lights to porch piers (see sheet #24).
- H. Add (1) lamp post to front yard (see sheet #24).
- I. Add K-style 5" gutters to porch roof with 4" rectangular downspouts.
- J. Remove (1) brick infill at existing opening. Add Pella steel entry door Craftsman Light with corbel shelf trim (see door type 1 / sheet #17 for specifications).

East Elevation:

- A. Replace (1) existing door with Pella steel entry door Craftsman Light with corbel shelf trim (see door type 1 / sheet #17 for specifications).
- B. Remove existing door and replace with Pella steel exterior door Craftsman solid (see type 3 / sheet #17 for specifications).
- C. Replace (1) glass block window from existing opening with Pella Architect Series Traditional aluminum clad wood fixed window (see sheet #14).
- D. Replace (1) glass block window from existing opening with Pella Architect Series Traditional aluminum clad wood casement window (see sheet #14).
- E. Install (4) Pella Architect Series Traditional double hung windows at existing wall openings (see sheet 13).
- F. Replace (1) existing aluminum clad wood double-hung window with Pella Architect Series Traditional double hung window.
- G. Replace existing stucco and half-timber cladding at gable with engineered wood 8" lap-board siding by LP Smartside Lap Siding with smooth finish.
- H. Replace corbel trim with painted wood. Spacing approximately 16" on center to match original trim (estimated from markings on existing fascia trim).

South Elevation (Rear):

- A. Add 3-level steel deck with composite decking (see sheet 24) and 42" guard rails typical at all sides.
- B. Add roof access window by Velux for access to the upper deck level.
- C. Install (4) Pella Architect Series Traditional double hung windows at existing plywood-covered wall openings (see sheet 13).
- D. Install (1) Pella Architect Series Traditional fixed window at existing wall opening (see sheet 13)
- E. Replace (1) existing door with Pella steel entry door Craftsman Light (see door type 2 / sheet #17 for specifications).
- F. Install (1) Pella steel entry door Craftsman Light at existing masonry opening (see door type 2 / sheet #17 for specifications).

- G. Replace existing stucco and half-timber cladding at gable with engineered wood 8" lap-board siding by LP Smartside Lap Siding with smooth finish.
- H. Replace corbel trim with painted wood. Spacing approximately 16" on center to match original trim (estimated from markings on existing fascia trim).
- I. Add (3) wall-mounted lights (see sheet #24).
- J. Add K-style 5" gutters to porch roof with 4" rectangular downspouts.

West Elevation:

- A. Replace (2) glass block windows in existing openings with Pella Architect Series Traditional aluminum clad wood fixed window (see sheet #14).
- B. Replace brick infill at (3) basement wall openings with (3) Pella Architect Series Traditional casement windows. (see sheet #14).
- C. Install (10) Pella Architect Series Traditional double hung windows at existing wall openings (see sheet 13)
- D. Replace existing stucco and half-timber cladding at gable with engineered wood 8" lap-board siding by LP Smartside Lap Siding with smooth finish.
- E. Replace corbel trim with painted wood. Spacing approximately 16" on center to match original trim (estimated from markings on existing fascia trim).

Garage Building (See Sheet #22):

- A. Paint existing concrete block on East Elevation to match existing brick color.
- B. Install engineered wood lapped siding at entire North Elevation with 7" exposure. Edge trim and door/window casings to be 5/4" X 4" wood, painted.

Site:

- A. Install 54" height ornamental metal fence with (3) metal gates to match (see site plan for location. refer to sheet #24 for specifications).
- B. Install 5" x 10" permeable concrete pavers by Unilock Eco-priora, Granite Blend finish in running bond pattern (see sheet #23 for specifications).
- C. Install 5" x 10" non-permeable concrete pavers by Unilock Westport Classic, Granite finish in running bond pattern (see sheet #23 for specifications).