

# CITY OF HALLOWELL

## Historic District Certificate of Appropriateness Application

Amended.

Date: July 6, 2020 Map: 9 Lot: 57

Property Address: 117 Second St. Zone: \_\_\_\_\_

**Instructions:** Please complete all relevant areas of this application and review Sections 9-553 through 9-558 of the City's Revised Code of Ordinances (1997), a copy of which will be provided to you with this application. Contact the Code Enforcement Officer for help with completing the application and supporting materials.

Fee: \$25

### Applicant Information

If not owner, indicate interest in site (check one):  Lease  Option  Purchase /Sales Agreement

Name: Melinda and Doug Jennings

Address: 117 Second St. Hallowell, ME. 04347

Phone: (207) 660-5389 Email: dfjlaw@live.com.

Property Owner Information  Same as Applicant

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Proposed Project (check all that apply):

New construction

Alteration

Addition

Other \_\_\_\_\_

Reconstruction

Relocation

Demolition

Does this project represent a change in use (e.g., from single family to multi-family, etc.)?

Yes  No

If yes, indicate proposed use: \_\_\_\_\_

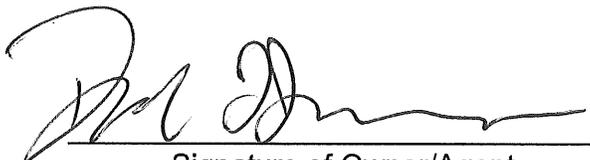
Briefly describe the scope of the project (e.g., "replacing 8 windows and trim", "adding attached garage", etc.)

Repair and Replace Front Porch.  
as per plans. Remove knee wall and enclosed  
corner.

Add garage door to Barn | repair/replace window

**Include each of the following items in the checklist below in your Historic District Certificate of Appropriateness Application.** The Code Enforcement Officer (CEO) and Planning Board will use the checklist to make sure that your application is complete. The CEO can help you with the checklist and the submission requirements. Some items may not be applicable to your project. If so, check "Not Applicable". The CEO must agree that any submission requirement is not applicable. This checklist *does not* substitute for the requirements of Section 9-555 of the City of Hallowell's Revised Code of Ordinances (1997).

| Submission Requirement  | Submitted | Not Applicable | CEO Approval |
|---|-----------|----------------|--------------|
| Applicant's name, address and interest in the subject property  | ✓         |                | ✓            |
| The owner's name and address, if different from the applicant   | ✓         |                | ✓            |
| The address and location of the property  | ✓         |                | ✓            |
| A brief written description of the action desired to be undertaken with respect to the property   | ✓         |                | ✓            |
| A drawing or drawings indicating the design, texture, color, and location of any proposed alteration or new construction for which the Certificate is being applied. As used herein, drawings shall mean plans and exterior elevations drawn to scale, with sufficient detail to show as far as they relate to exterior appearances, the architectural design of buildings, including materials, textures and colors, including samples of materials and colors | ✓         |                | ✓            |
| Photographs of the property involved (and adjacent properties if requested by the Planning Board or Code Enforcement Officer)   | ✓         |                | ✓            |
| Such additional material as the board may reasonably require  |           |                |              |

  
 \_\_\_\_\_  
 Signature of Owner/Agent

7.6.2020  
 \_\_\_\_\_  
 Date

Douglas F. Jennings  
 \_\_\_\_\_  
 (Print Name)

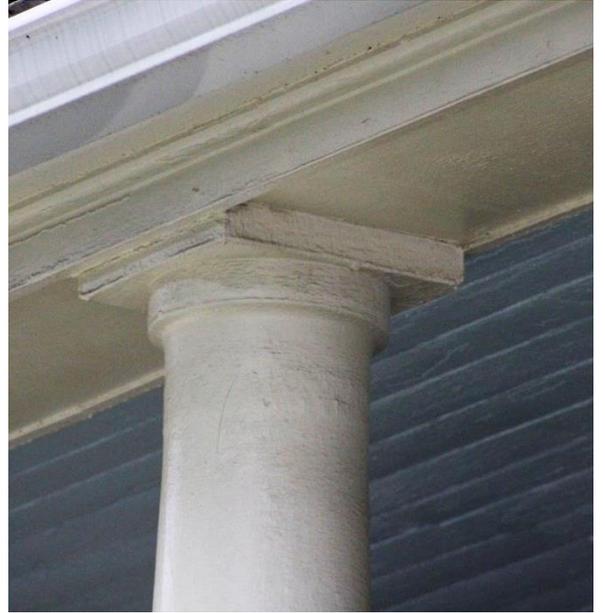
Existing Conditions



Proposed Renovation



Below: Existing Column Capitals

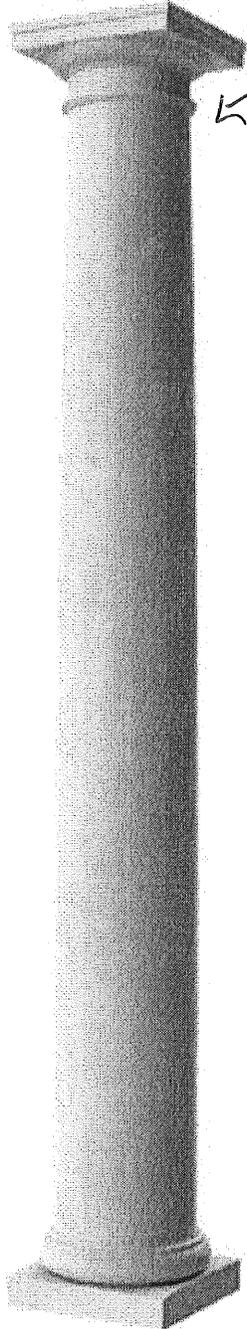


Below: Existing Column Pediments



Proposed Column Design

*astragal ring  
removed*



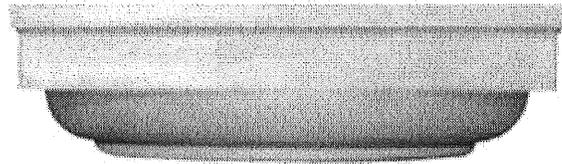
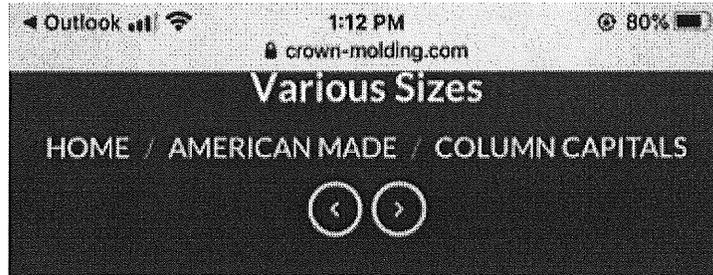
**12" Smooth  
Tapered  
Fiberglass  
Columns**



**Load Bearing**

**Various Lengths Available**

# Tuscan Capital



Canadian Shipping: We take care of all brokerage and duty.

DEPARTS: 4-6 weeks or better

Departs From: Illinois

Material: FRP Fiberglass

Ships to Canada: Yes

Quantity discounts available

**\$34.50 – \$453.00**

CLEAR

Select Size

12 inch

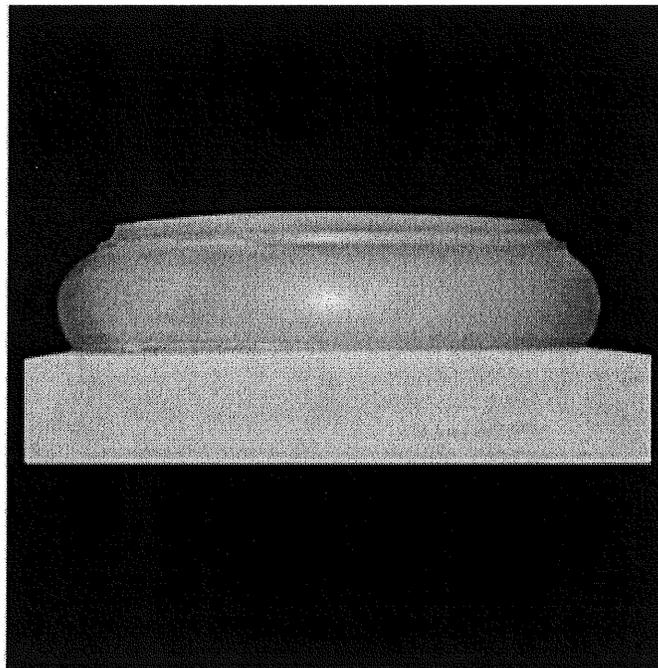
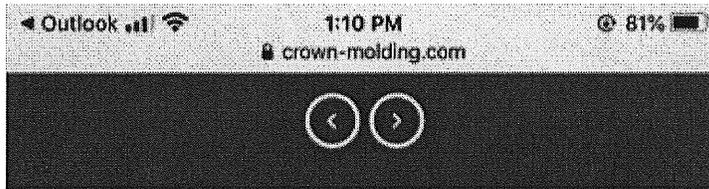


Split or Not Split

Do not Split



TUSCAN BASE



★★★★★ (5 customer reviews)

Canadian Shipping: We take care of all brokerage and duty.

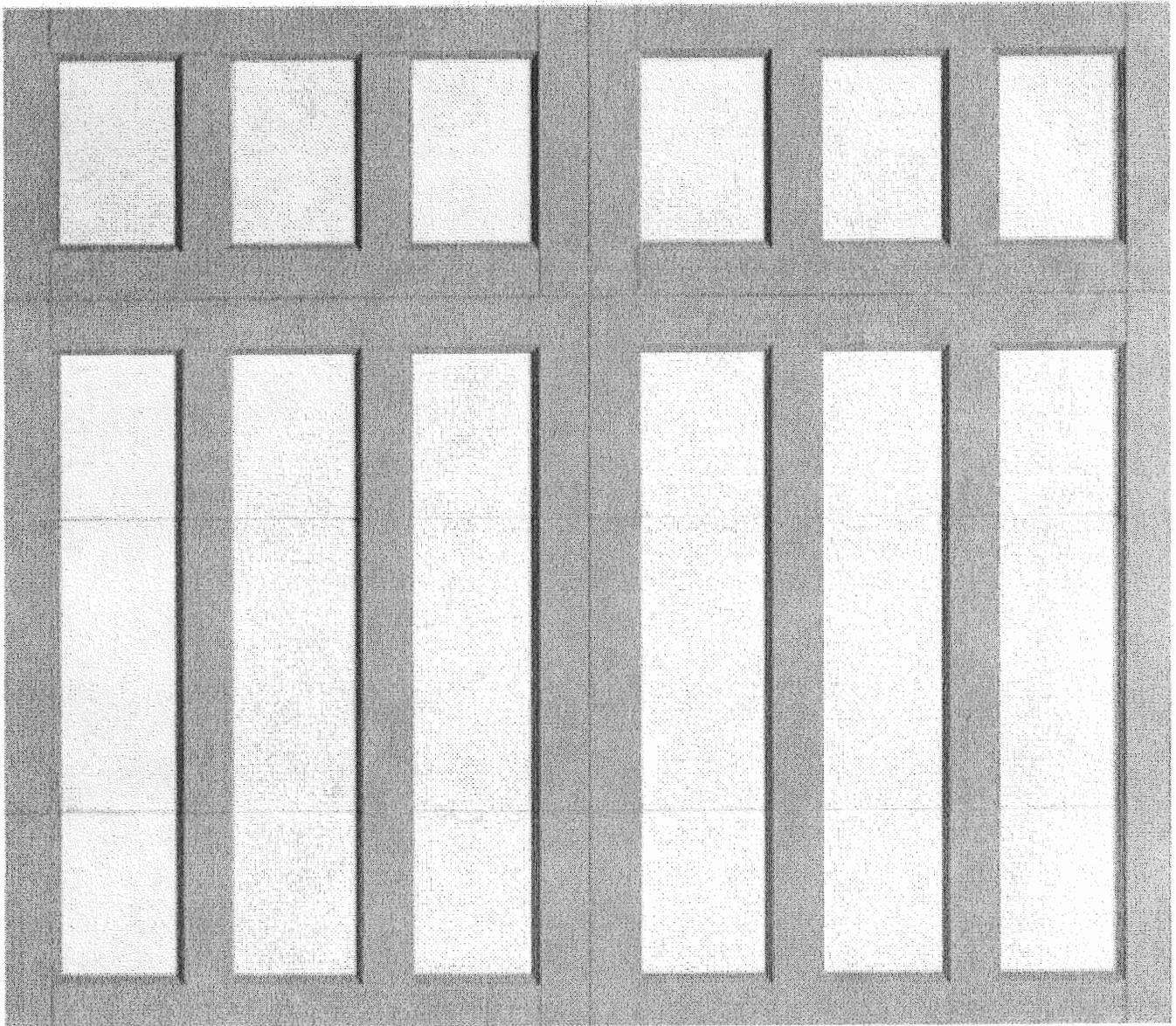
DEPARTS: 4-6 weeks or better

Departs From: Illinois

Material: FRP Fiberglass

# Garage Door

(Proposed)





Existing barn showing existing door.

July 6, 2020

Doug Ide  
Code Enforcement Officer  
City of Hallowell

RE. Proposed work to 117 Second Street Porch and Barn.

Dear Doug,

As you requested, I met with Doug Jennings and his contractor at 117 Second Street on June 30<sup>th</sup> to discuss the proposed work on the porch and barn door. I also reviewed the plans and catalogs for the proposed columns, capitals, and bases and replacement barn door.

The most concerning issue I saw in terms of meeting the standards was that the proposed column capitals were not a good match to the existing, which are unusually simple. The column bases have been replaced in the past, probably when the knee wall was added to the porch and one end was infilled with window sash.

Following the on-site meeting, I did some investigation into the available options for matching the columns and capitals and provided some suggestions to the owners. As I suspected, a very close match for the existing capitals is not available except as a custom order. Because the design is atypical, this is not a surprise.

The manufacturer for the columns and caps recommended by the contractor does not make a column without a projecting astragal ring several inches below the capital. I called and spoke with their customer service department to confirm this. They cannot remove the rings from the cast columns. Other manufacturers are able to remove the ring from their columns. This is an important detail because we already have to propose a capital that is not a close match to the existing. If the column also does not match, having a detail that gives it a level of style the original column doesn't have, it becomes questionable whether this meets the standards. I explained to the contractor the importance of not making the new work noticeably "better" than the historic work – the goal of preservation being to preserve the actual past, not a "better" version of it.

So, I looked for how close we can get to the dimensional details and general character of the historic capitals and columns with other available options. Most column manufacturers offer a simple Tuscan capital that is probably as close as we can get to the existing capitals. Tuscan capitals are simple and the simpler the better for this element on this house. It will be somewhat more stylish than what is there now, but not by a great degree.

This capital from Royal Corinthian is a simple Tuscan design: <https://crown-molding.com/product/tuscan-capitals-fiberglass-various-sizes/>

This company told me they can remove the astragal ring from any of their columns. Their Tuscan base is also simple in design and probably similar to what your columns originally had based on the simplicity of the surviving capitals: <https://crown-molding.com/product/tuscan-base-fiberglass-various-sizes/>.

I believe this column, base, and capital, whether from this company or another, will meet the standards for this project. Although not an exact match for the existing, the house sits some distance from the street and the difference should not be noticeable to most people from the sidewalk.

The other items discussed on site were:

- That the proposal to increase the size of the barn door a modest amount does not present any issues regarding the standards. The replacement trim should be as simple as the existing trim and the door should be a solid traditional carriage house style door.
- That the severely deteriorated window in the same elevation of the barn should be replaced by a closely matching wood double-hung window. Since it is unheated and unused space, a single-paned Boston style window from Brosco would probably be the least expensive appropriate option. It is also possible to just buy the sash and leave the frame if the sizes of the existing match one of their available sizes (of which there are many).
- The historic preservation standards are not concerned with how the porch foundation is addressed since it will not be visible when the project is completed.
- The proposed use of custom made square lattice matching the deteriorated existing with trim boards above, below, and under each column meets the standards.
- The column spacing needs to match the existing even though it is not regular. As I explained to the contractor, from a preservation perspective, the existing spacing of the columns is not wrong. It is authentic. Making them more evenly spaced than they were historically would not be appropriate.
- The existing knee wall and glass-enclosure of one section of the porch are clearly later alterations and their removal is allowable under the standards.
- The existing column bases appear to have been installed as replacements for original bases, probably when the knee wall was installed. The existing bases were likely not there and consequently never visible when the columns were fully exposed and replacing them with a simple and compatible Tuscan base is appropriate.
- The deck boards on the porch should match the existing orientation, running from the house to the edge of the porch. This is typical of historic porch construction and what is existing on this porch. Running the deck boards parallel with the house would not meet the standards.
- The porch deck should be pitched slightly to the outside edge for drainage.
- Retaining the granite steps as planned is appropriate. Having them reset to be more level would not be a problem under the standards.

Sincerely,

Scott Hanson