235 Liberty St Major SPAR Project Description

1. **Front Retaining Wall** – The front retaining wall installed in 1897 was a coursed basalt wall similar to others in the neighborhood. It was removed and replaced in the 1970s with a random pattern stone. We are proposing to replace the random pattern 1970's rock retaining wall at front of house with an original style coursed basalt stone façade retaining wall. Replacement retaining wall will fit in with original neighborhood details, similar in style to retaining walls at 231 Liberty St and 230 Liberty St. The coursed style we will use is the style of the retaining wall at 230 Liberty St. (see retaining wall document with example photos and sample of basalt). The total current linear footage of retaining wall (prior to any foundation work and the temporary access opening in wall) is 48'-2-1/2" linear feet. The proposed linear footage of original style basalt wall after a new drive entrance to the garage is created will be 44'-4" linear feet, a loss of ~4' of retaining wall along the front property line. We are intending to keep the original 1897 concrete stairs and original stair retaining walls.

2. **Front sidewalk** – The original sidewalk was two panels wide with planting beds on both sides. A radiused concrete extension of sidewalk reached the curb near the front stairs for foot traffic from the street. We intend to keep the original layout but repour the entire sidewalk. Adjacent to the sidewalk access at the curb, a carriage stoop was installed in the planter based on historic photos. We are proposing to reinstall an original style carriage stoop in its original position. The planters will be replanted (See planting table, and planting area on site plan). We are aware that an encroachment permit will be needed for this work.

3. **Driveway** – The current driveway is steeply sloped and narrow due to retaining walls on both sides. The significant angle required to access the yard elevation from the street is impassable for cars or low clearance vehicles (the yard elevation is approximately 6' above the sidewalk in the current configuration). The driveway was also built in a way that all water from a large area of concrete drains across the sidewalk, making for slippery sidewalk, even well after rains. Water continues to drain from the yard onto the driveway due to a lack of waterproofing of the current retaining walls. We are proposing that the new driveway gently slope away from the sidewalk toward a trench drain that ties into the on-site storm drainage. Basalt clad retaining walls (see retaining wall document with example photos and sample of basalt) will line either side of driveway to retain existing grade (between front property line and home).

4. **Trim** – Some of the original trim details remain, but many were removed to accommodate the installation of the now removed asbestos shingles. We are in process of repairing and maintaining currently existing trim and siding. Any new trim is to be included in the scope of the Major SPAR permit application.
    a. Window corbels – The front bay windows had an overhanging square roof with window corbels that were removed in the 1950s. We are proposing to re-create the corbels as seen in the original photos and reinstall them (4 locations).

b. Gable trusses – Highly decorative gable trusses that consisted of a combination of turned and square components were removed in the 1950s. We are proposing to rebuild the gable trusses and reinstall them at all locations based on early photos.
c. Roof ridge trim – Decorative turned balusters ran along roof ridges but were removed in the 1950s. We are proposing to recreate and install decorative balusters and ridge trim. Fortunately, a few of these pieces were found on the property so exact replicas can be made.
d. Scrolled gable trim – Above the two bays windows, a scrolled decorative trim was originally installed but removed in the 1950s. Upon removal of the asbestos siding, a silhouette of the original detail can be seen. A template has been made from the silhouette and we are proposing to recreate the scrolled decoration by using a C&C cutting technique from a scan of the template.
e. Above and below the windows, various head, sill, and apron trim existed in photos but were removed in the 1950s. We are proposing to reinstall the scrolled apron trim, window head trim, and sill trim per the original photos.

5. **Garage Door** – Due to the fact that the home was originally built with the first floor approximately 10' above the sidewalk, a garage door can be added under the front bay window, allowing nearly 96% of the original façade to remain. The only area that will be changed is a 12' wide by 3' tall area of the brick like wood cripple wall trim. The home will remain at its original height.

   Garage door will be built to specifications from a 'blank' garage door. The style of the garage door is depicted in the west elevation. Garage door colors will include Boothbay Gray for garage door stiles and rails, Oxford Gray for garage door panels, and Aubergine and Hale Navy for rosettes. See "235 Liberty St Color Scheme" PDF for garage door colors. The look of the door will match the front entry doors.

   Off street parking will aid in accommodating denser housing in the neighborhood that is already tight on parking as more ADUs and additional units are added. The 200 block of Liberty St is also a common location for visitors to downtown to park and walk to shops, often making parking at the residence impossible without off street parking. In the future, we are intending to create a small unit in the existing well shed at the rear of the home. A garage will also allow for securing of vehicles, which is a significant issue in the neighborhood as street parked vehicles (including ours) have been repeatedly vandalized, stolen from, and had expensive parts removed.

   If at any point, someone wanted to remove the garage door and return the very small portion of the façade that is in effect exactly as original, that could be easily done by filling in the new proposed driveway and reinstalling the cripple wall siding.

   The large full basement / garage area will also create a future opportunity for additional separate units and more housing.

Please see attached PDF with address details and photos of existing added garage doors in the Oakhill/Brewster district.

6. **Windows –**Add (4) windows into the front and south side attic gables (visible from street). (Note: Window permit for repair, or replace in kind as necessary, has been obtained for existing windows)

7. **Rear of Home Rebuild –** Servant quarters above the original kitchen were minimally partitioned into a separate apartment in the 1930's by locking interior doors and adding drywall over the doors on the apartment side. We are proposing to reincorporate this area back into the main residence but eliminate the flat roof and add a pitched roof to better match the look of the rest of the home, using the original frieze, gable, and eave details around the rear rebuild. The roofing material will look like a wood shingle-like material but will be a Class A composite product (see attached photo of type of wood shingle composite material proposed). The siding material will match the existing second floor siding, a mix of fish scale and standard shingles.