

Historic Preservation Certification Application
Part 2

343-345 Main Street
West South Haven, Vermont

NPS Project No. 12345

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Introduction

The duplex at 343-345 Main Street is a remarkably intact vernacular Queen Anne style dwellings dating from c. 1915 in West South Haven. The building will be rehabilitated in a manner that complies with The Secretary of the Interior's Standards for Rehabilitation. The distinctive features of 343-345 Main Street that will be preserved include the Queen Anne front porch, Queen Anne front windows with leaded transoms, all four exterior doors, clapboard siding, slate roofing shingles, the parged stone foundation, brick chimney, intact interior floor plan, hardwood flooring, bead board wainscoting, and some original plaster walls. The one-over-one double hung sash that appear original to the building have outlived their useful life and will be replaced with new, wood, double glazed, one-over-one sash. The deteriorated concrete front steps will be removed and appropriate new wood steps will be provided.

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**1. Architectural feature: site and drainage
Approximate date of feature: N.A.**

Describe existing feature and its condition:

The duplex at 343-345 Main Street is located in a generally rectangular, level lot at the corner of Main and County Streets. The building faces west and has a small grass covered backyard. A stockade fence lines the east boundary and a metal mesh fence defines the south boundary. Concrete steps that are cracked and in poor condition extend from the front porch to the city sidewalk; according to the National Register nomination the concrete steps likely replaced original wood steps. Grass covered yard flanks the front steps and a narrow gravel drive flanks the yard on both sides. A concrete pad and wood steps front the rear porch for each unit. Drainage appears good.

Describe work and impact on existing feature:

The on site parking will be eliminated and the former parking spaces and existing yard will be reseeded with grass. The concrete front steps will be replaced with a new set of wood steps with a new metal handrail. The concrete front walkway will be replaced with a similar new concrete walkway, and new concrete pads will be provided at the rear entries. New wood steps will be provided at the rear porch entries. A crushed granite walkway will extend between the rear porch steps and continue to meet a similar walkway for the building next door. The stockade fencing will be repaired where necessary and the metal fence will be replaced with a new wood picket fence. The large tree at the south end of the front yard will be retained and new plantings will be provided. A new metal bulkhead for entry to the basement will be installed at the rear between the porches in the general location of one existing basement window.

Photo no: 1-3, 5, 18, 19

Drawing no: A1b

**2. Architectural feature: foundation
Approximate date of feature: c. 1915**

Describe existing feature and its condition:

The stone foundation has been parged with concrete on the front and side elevations and is in fair to good condition. Some of the parging is missing or cracked.

Describe work and impact on existing feature:

The foundation will be retained and the parging repaired where necessary, matching the existing mortar color and texture. A small portion of the rear foundation at the location of a basement window will be removed to provide an opening for the new bulkhead.

Photo no: 3, 8, 19-22

Drawing no: A2.b, A7.b, S1.0.b, A11.b

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**3. Architectural feature: wood siding and trim
Approximate date of feature: c. 1915**

Describe existing feature and its condition:

The wood clapboard siding and trim are in fair to good condition. Some areas of rot are visible due to age and water damage. Simple wood trim includes flat corner boards, drip caps over windows, and molded cornice trim at the roof eaves.

Describe work and impact on existing feature:

The clapboards and trim will be retained. Where elements are missing or deterioration has gone beyond the point of reasonable repair, new clapboards and trim details will be provided, matching the existing material, dimensions, and profiles according to the Secretary of the Interior's Standards. Epoxy repairs may be useful in small areas of deterioration.

Photo no: 2, 3, 5, 14-16, 23, 24

Drawing no: A11.b

**4. Architectural feature: exterior doors
Approximate date of feature: c. 1915**

Describe existing feature and its condition:

The original half-glass, paneled doors remain in generally good condition at both front and rear entries of each unit. Aluminum storm doors exist in poor condition.

Describe work and impact on existing feature:

The exterior doors will be retained and restored as necessary. New hardware may be installed. New full glass aluminum storm doors will be provided for the front doors, and half glass aluminum storm doors at the rear entries.

Photo no: 12, 15, 27, 42

Drawing no: A11.b, A13.b

**5. Architectural feature: Windows/ storm windows
Approximate date of feature: c. 1915**

Describe existing feature and its condition:

The windows appear to be original. They are one-over-one, double hung sash that were operated by ropes and pulleys. Most of the ropes are missing, and some windows have been modified with spring loaded pins, some of which no longer function. The windows are loose in their frames, and many have sections of the rails and stiles missing or cracked. Most significant are the Queen Anne style cottage windows, one in each living room at the front elevation. These windows have a leaded, diamond pane transom. All windows have a modern, aluminum triple track storm window.

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Describe work and impact on existing feature:

The significant cottage windows with the leaded transoms will be retained and fixed in place. A wood interior storm window will be installed. The one-over-one wood windows will be replaced with new wood, insulated glass double hung sash and new vinyl jamb liners will be installed in the existing window frames. New aluminum mesh exterior screens will be installed.

Photo no: 3, 5, 7, 13, 14, 19, 32, 33, 37, 39-43 Drawing no: A11.b, A13.b, A8.b, A9.b

6. Architectural feature: porches - front and rear

Approximate date of feature: c. 1915, c. 1990

Describe existing feature and its condition:

The Queen Anne style front porch appears to be highly intact with most features original to the building. The rear full length, hip roof porch appears to be a c. 1990 replacement due to the new square posts, framing and decking. Both porches are in fair to poor condition.

Describe work and impact on existing feature:

The front porch will be retained as much as possible and repaired to match the existing feature. The turned posts and balusters will be reused, with new balusters and other wood trim elements added where the old ones are missing or deteriorated beyond the point of reasonable repair. Replacement elements will match the existing feature in material, dimensions and profile according to the Secretary's Standards. Decking on the new porch will be tongue and groove fir, and new asphalt shingles will be applied to the roof. New orthogonal grid wood lattice skirting framed by 1 x 8 wood trim boards will be provided. No additional railing is necessary to meet code above the existing balustrade. A metal rain diverter will be provided on the roof above the steps.

The replacement rear porch will be removed and two small, shed roof one-bay entry porches with square 4 x 4 posts cased in wood, wood decking, and asphalt roofing shingles will be built. The roofs will each have a metal rain diverter.

Photo no: 2, 3, 7-12, 15-20 Drawing no: A11.b through A13.b

7. Architectural feature: chimneys

Approximate date of feature: c. 1915

Describe existing feature and its condition:

One brick chimney with a square cap extends above the rear roof slope. The chimney appears in good condition and likely has been repointed at least once.

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Describe work and impact on existing feature:

The chimney will be retained. A liner will be installed if determined necessary.

Photo no: 6 Drawing no: A11.b

8. Architectural feature: roofing

Approximate date of feature: c. 1915

Describe existing feature and its condition:

The slate roof appears in generally good condition.

Describe work and impact on existing feature:

The slate roof will be retained.

Photo no: 2, 4 Drawing no: A11.b

9. Architectural feature: frame

Approximate date of feature: c. 1915

Describe existing feature and its condition:

The frame appears generally sound considering the overall good condition of the building.

Describe work and impact on existing feature:

Sister, reinforce, or replace framing members with new lumber in the basement and other areas if determined necessary.

Photo no: --- Drawing no: --

10. Architectural feature: basement

Approximate date of feature: c. 1915

Describe existing feature and its condition:

The basement appears dry and contains the mechanical equipment.

Describe work and impact on existing feature:

Mechanicals will remain located in the basement. An existing stone bearing wall extending east to west in the center of the basement will have a small opening created toward the rear of the building near the location of the new bulkhead to allow for circulation between the two basement areas, since the existing basement stairs for each unit will no longer be used.

Photo no: --- Drawing no: A7.b, S1.0.b

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11. Architectural feature: stairs

Approximate date of feature: c. 1915

Describe existing feature and its condition:

Each unit has a basement stairs accessed from the kitchen, and a primary stair system to the second floor from the foyer / entry hall at the main entrance. Stairs also ascend from the second to third story. The Unit 3 stairs do not possess distinctive features except at the third floor where an original square stick balustrade and newel post with turned cap remain. Unit 4 has a square newel post and turned cap at the second floor landing and a balustrade similar to Unit 4 on the third floor.

Describe work and impact on existing feature:

The stairs will remain in both units. The basement stairs will be closed off and not used as a new wall will be built in each kitchen at the former door opening to the basement, and the stairs to the third floor will also be closed off by locking the existing door at the bottom of the stairs in place. The third floor balustrades will remain. New wood handrails may be provided at the stairs to the second floor, and at the second floor landing in Unit 3 a new half-height wall with hardwood cap is proposed; at the Unit 4 landing the existing wood post with turned cap will remain.

Photo no: 25, 30, 35, 36, 45, 47

Drawing no: A7.b through A9.b

12. Architectural feature: Floor plan – new or removed walls

Approximate date of feature: c. 1915, c. 1990

Describe existing feature and its condition:

The floorplan and location of walls appears original to the building except for the c. 1990 addition of a closet in bedrooms 213 and 218.

Describe work and impact on existing feature:

No changes to walls are proposed.

Photo no: 32

Drawing no: A8.b, A9.b

13. Architectural feature: floor plan - new or closed-door openings

Approximate date of feature: c. 1915

Describe existing feature and its condition:

The door openings appear original to the building overall.

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Describe work and impact on existing feature:

The only change in each unit is the proposed infill of the basement door opening in the kitchen with a new stud frame, painted sheetrock wall; the door trim will remain and the new wall finish will match the adjacent wall surfaces.

Photo no: 44 Drawing no: A8.b

14. Architectural feature: interior doors

Approximate date of feature: c. 1915, c. 1990

Describe existing feature and its condition:

The interior rooms have horizontal 5-panel doors that are original. The new bedroom closet doors in rooms 213 and 218 have modern 6 panel doors. Doors appear in generally good condition.

Describe work and impact on existing feature:

The historic doors will remain as will the two, modern closet doors.

Photo: 32, 44, 49 Drawing no: A13.b

15. Architectural feature: interior trim and cabinetry

Approximate date of feature: c. 1915, c. 1990

Describe existing feature and its condition:

The interiors have distinctive molded baseboards and molded window and door trim with bull's eye corner blocks. The two new bedroom closets have simple, modern molded trim at the doors. Trim is painted. Unit 4 has a built in cabinet in the laundry room. Kitchen cabinets are modern.

Describe work and impact on existing feature:

The trim will remain as will the cabinet in the Unit 4 laundry room. Wire shelving will be added in the closets. Some corner blocks may be replaced where missing or damaged. Trim will be painted. Kitchen cabinets will be replaced.

Photo no: 25-34, 37-45, 48, 49 Drawing no: A8.b, A9.b

16. Architectural feature: flooring

Approximate date of feature: c. 1915, c. 1990

Describe existing feature and its condition:

Hardwood flooring in good condition exists in the entry foyers, living and dining rooms.

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Kitchens, laundry rooms and baths have linoleum; stairs and all second floor rooms have carpets.

Describe work and impact on existing feature:

The hardwood flooring will be retained and refinished with clear polyurethane; new linoleum is proposed for kitchens, baths and laundry rooms, and new carpets for stairs and the second floor.

Photo no: 25-28, 30, 31, 34, 37, 38, 41, 42, 45-49

Drawing no: A3.b, A14.b, A15.b

17. Architectural feature: wall and ceiling surfaces

Approximate date of feature: c. 1915, c. 1990

Describe existing feature and its condition:

Many walls in the kitchens, laundry rooms and bedrooms retain original plaster, and historic beaded board wainscoting exists in both kitchens. Modern ¼" paneling exists in the entry halls, living and dining rooms, stair walls and some bedrooms in both units. Ceilings are a mixture of plaster and new sheetrock. The plaster on the first floor is in poor condition due to age and shifting of the building over time, causing plaster keys to break.

Describe work and impact on existing feature:

Plaster walls will be retained and repaired in the bedrooms where it is in the best condition. Other plaster and modern ¼" paneling will be removed. Historic beadboard wainscoting in the kitchens will be retained. New sheetrock will be applied where wall and ceiling finishes are removed, taking care to preserve the original reveal / relationship of wall surface to wood trim elements including baseboards, door and window surrounds and wainscoting.

Photo no: 25-32, 34-49

Drawing no: A3.b, A14.b, A15.b

18. Architectural feature: insulation

Approximate date of feature: N.A.

Describe existing feature and its condition:

The degree of insulation in the building has not been determined.

Describe work and impact on existing feature:

The plans call for removing exterior clapboards as necessary to provide blown-in cellulose insulation as determined necessary, and then reapplying the existing clapboards prior to painting the building.

Photo no: ---

Drawing no: --

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**19. Architectural feature: electrical system and lighting (exterior and interior)
Approximate date of feature: unknown**

Describe existing feature and its condition:

No significant historic electric fixtures were identified.

Describe work and impact on existing feature:

The building will be rewired, and new fixtures installed as determined necessary taking care to avoid damage to historic plaster or wood trim details.

Photo no: 25, 48

Drawing no: --

**20. Architectural feature: heating, plumbing, sprinkler systems
Approximate date of feature: unknown**

Describe existing feature and its condition:

The building currently has an oil fired hydronic hot water baseboard heating system. Plumbing was modified c. 1990. The building does not currently have a sprinkler system.

Describe work and impact on existing feature:

Two new oil-fired boilers, new fin tube baseboards, and new bathroom fixtures will be installed. Care will be taken to avoid cutting or damage to historic trim. Two 4' x 8' solar hot water panels on wood frames are proposed to be located set back in the yard at the rear, southeast corner of the building, with piping to the basement through an existing basement window opening.

Photo no: 28, 41

Drawing no: --