

Façade Grant, Completion Report – 112 E Elm Ave

Mark Reavis, AICP/NCARB



112 E. ELM ST.





Stripped added stucco layer

Green Mountain Construction: We are currently working on a remodel at 112 E Elm Ave, please see the attached permitted plans. The project had also been approved by the HPC last year. I have corresponded with you previously in regard to this project. After removing the aluminum siding, we discovered that the original stucco actually goes all the way to the roof line and there are 3 clay tube details acting as gable vents. After revealing the original historic clay pipes, we are interested in trying to restore the historical style of the house (Spanish Colonial Revival?) . The homeowner is still on the fence about the change, so we wanted to get your input before making a final decision.

Therefore, we were wondering if it would be possible to get approval to do stucco all the way up to the roof line and maintain the clay pipes. We would no longer be doing the original gable detail that was shown on the plans. We would still do the rounded stucco wraps on the windows and the stone on the stemwall. Is this something you think you could approve without going back to the HPC? Please see the attached photo of the house after we removed the siding. Let us know what you think.

HPO Reavis: This is absolutely what you should do when you discover something that is historically accurate with the Spanish Colonial style. It was a very good assumption of what the gable looked like but with the siding removed and the reality uncovered this is what is required to maintain the grant. It is a historic preservation Façade restoration project and the original history should be maintained. Now looking at it uncovered makes more sense. The HPC did have some questions regarding the gable shingles. At this point I am also not sure about the eve support brackets that are more bungalow craftsman. What are your thoughts about them?

The stucco on the gable end is now a requirement in maintaining the grant.

To All; So clues were being taken from the adjacent houses to the east and looking at some craftsmen detailing such as the eve support brackets (Wood Corbels). Now looking at the lower-slope roof and the now uncovered Spanish details the installation of eave support brackets (plan set call them out as Wood Corbels) should not be installed – so that the style shifts to the now apparent Spanish Colonial Style.

Mark A. Reavis, AICP, NCARB, Heritage Preservation Officer/Neighborhood Planner



122 E ELM St Façade Grant Rehabilitation