

211 & 213

W Springfield St

Design Review Proposal

2 Buildings with a total of 10 Units.



211 W Springfield St



213 W Springfield St



Public Alley 516



211 & 213 W Springfield St Design Review Proposal

Proposed Work (Both Buildings Unless Noted Otherwise)

- Repoint Masonry
- Repair Stone Lintels & Sills
- Replace Gutters & Downspouts
- Replace Exterior Lighting
- Replace Non-Historic Windows
- Replace Windows At Mansard Level
- Repair Front Entrances

Repoint Masonry

- At front and rear façade, repair and repoint masonry. Repoint to match original mortar in color, texture, joint width and profile.



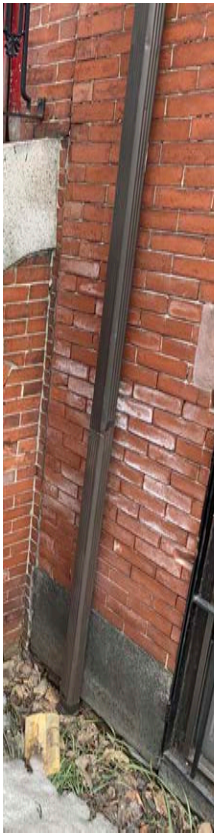
Repair Lintels & Sills

- At front and rear façade, repair and restore stone lintels and sills. To be painted a color to match original stone lintel color.



Replace Gutters & Downspouts

- Replace current aluminum gutters and downspouts with copper gutters and downspouts. To be tied into new ground water retention system.



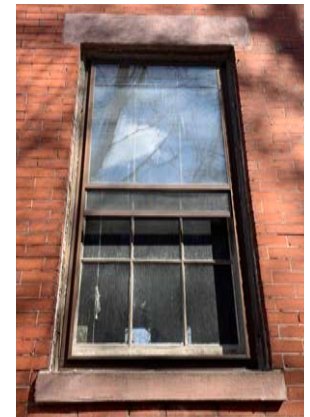
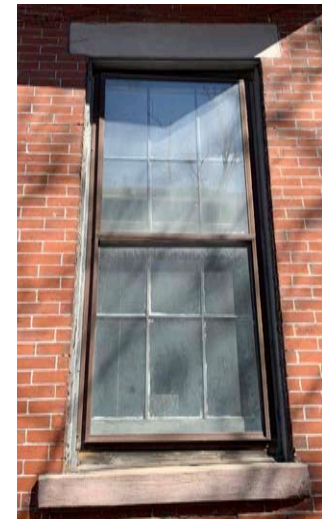
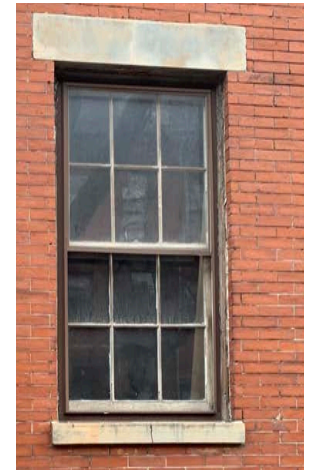
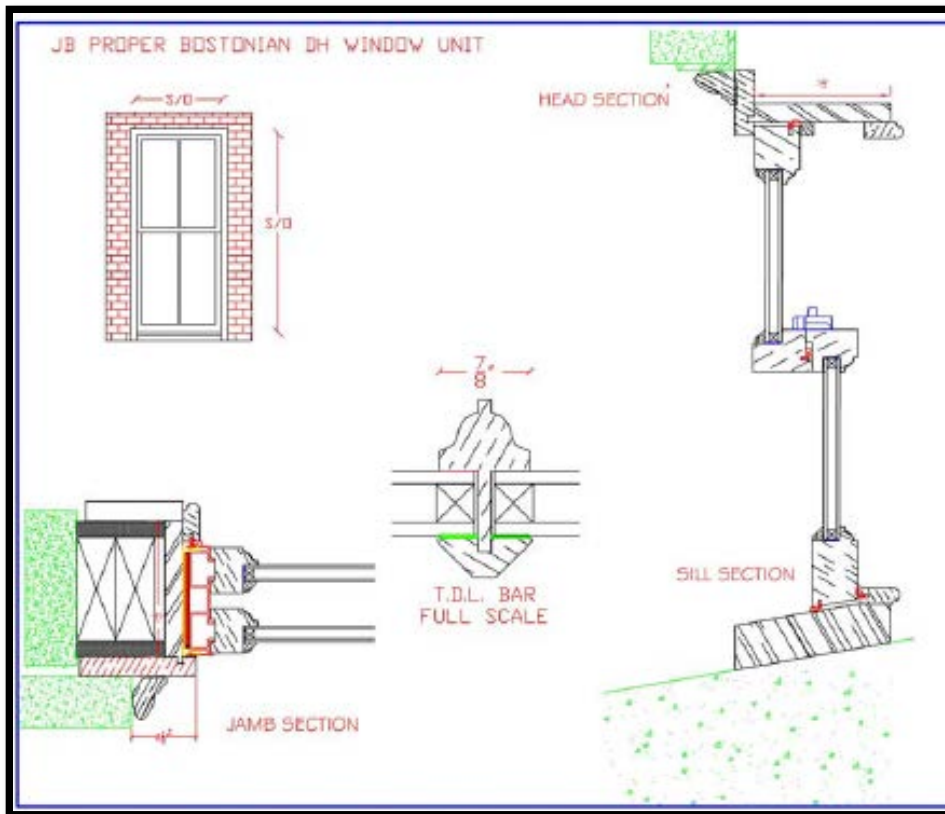
Replace Exterior Lighting

- Exterior sconces to be added at entry, replacing the existing. Black or Silver and Modern in style.



Replace Windows

- At front and rear façade, replace current non-historic 6 over 6 aluminum windows with 2 over 2 wood clad aluminum windows. Painted black to match historic.



Windows At Mansard Level

- At mansard level at front and rear façade, replace row of windows with three 2 over 2 wood windows. Reframe and replace asphalt shingles and clap board with dark gray slate shingles.



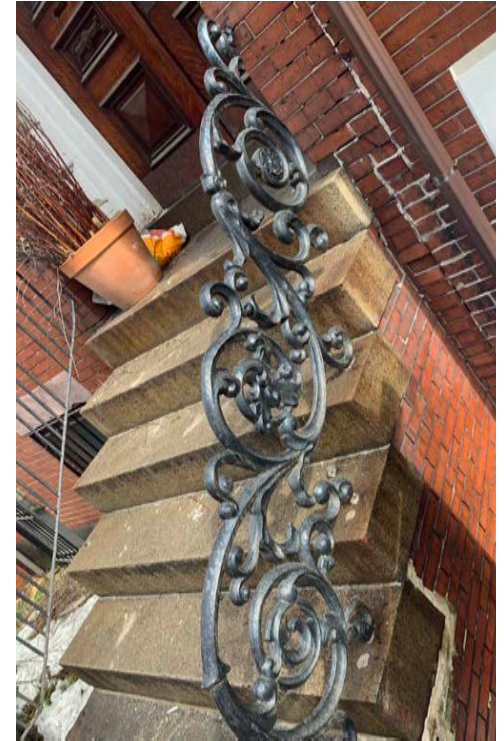
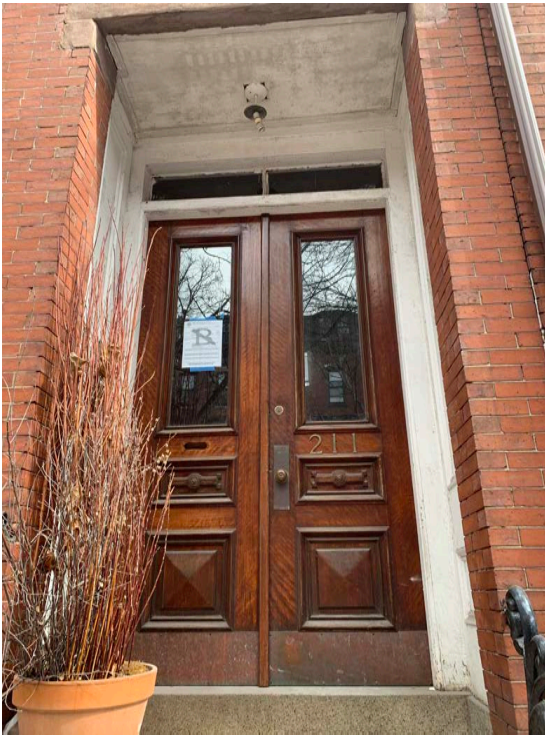
Replace & Rebuild Oriels

- 211: Remove sliding door at front façade and rebuild Oriel using wood to match. Painted Black.
- 213: Rebuild Oriels at front façade with wood and paint black to match historic.



Repair Front Entrances (211)

- Repair and restore existing front entry door and trim. Paint trim black.
- Add concrete stair stringers to be uniform with neighboring properties. Reinstall existing floral iron black railing and add another one too match.



Repair Front Entrances (213)

- Replace deteriorated door at 213 W Springfield with solid wood double door and transom above. Entry trim and Door trim to be painted black.
- Replace loose front iron railing with new decorative iron railing to match stair railings.

