

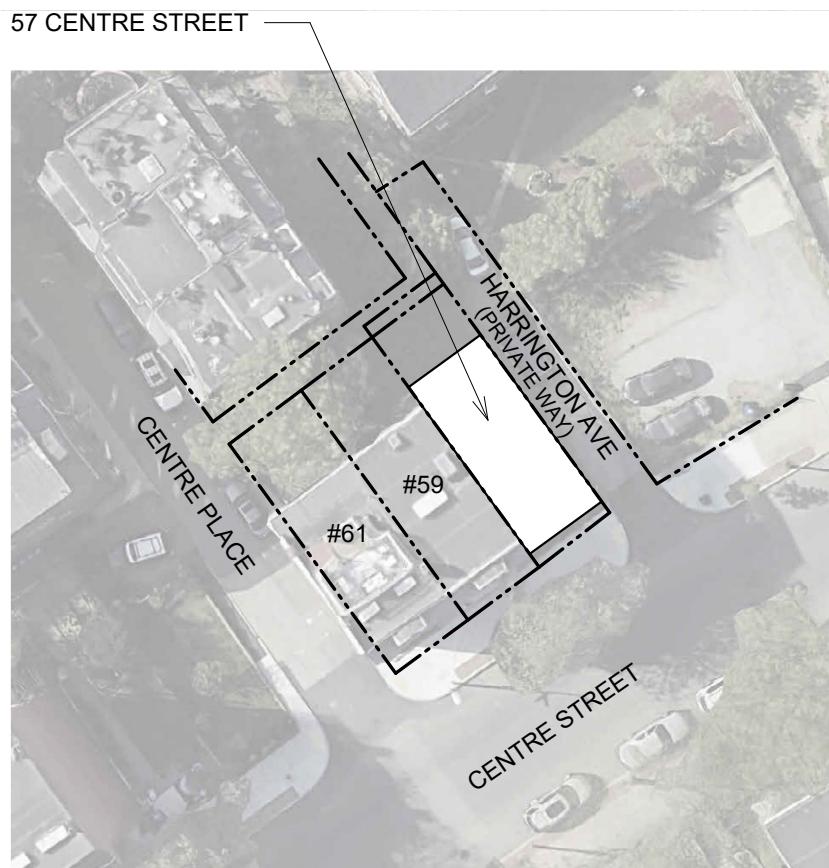
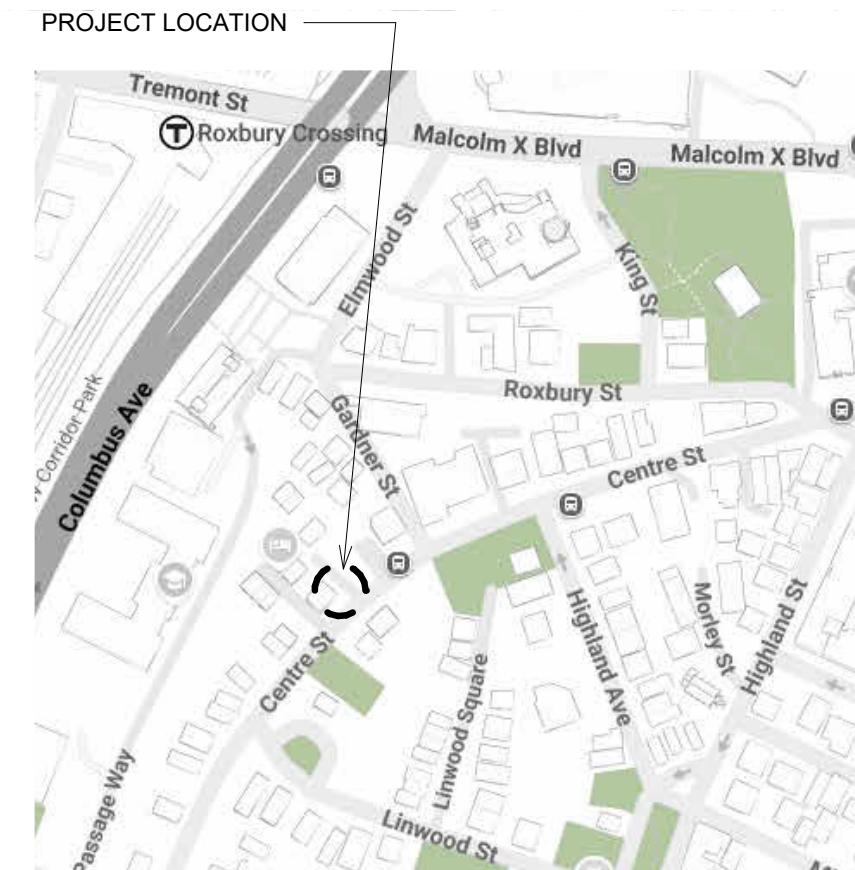
55-57 CENTRE STREET

New construction of 2-family residence:

Unit 1 - Lower level & 1st Floor; Unit 2 - Floors 2 - 4

PROJECT SUMMARY

The owner of the parcel located at 57 centre street in roxbury is proposing to construct a new 2-family Residence on the currently vacant site. The two units will consist of an upper unit with four bedrooms (two on the 3rd floor and two on the 4th floor) with common living space on the second floor. And a Lower unit with two bedrooms on the basement level and common living space on the first floor. There are exterior decks at the roof (accessed from the upper unit) and level one (accessed from the lower Unit). The main entrances to both units will be off of a shared landing at the first floor level. Access to Utility connections and meters is via the private way on the east side of the building. The form and exterior architecture for the building is intentionally designed to integrate into the Existing fabric of the neighborhood. The floor levels, windows and roof plane are aligned to match the Adjacent row houses. The front facade is intended to closely match the materials and details of the Adjacent 1800's masonry homes. The east facade is an organized transition from masonry at the front to More modern panelized materials at the rear facade.



Highland Park Architectural Conservation District Presentation

AGENDA

- Introductions
- Project Context: Zoning Variances Approved
- Project Context: Existing Site
- Project Design: Proposed Floor Plans & Exterior Elevations
- Q & A



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ZONING INFORMATION

PARCEL ID	1100051000
ZONING DISTRICT	ROXBURY NEIGHBORHOOD
ZONING SUBDISTRICT	3F-4000
ZONING OVERLAYS	NEIGHBORHOOD DESIGN OVERLAY DISTRICT: ROXBURY NEIGHBORHOOD
ARTICLE	50
PROPOSED PROJECT GFA	4,023 SF

Zoning relief required and approved



Upper Unit

Lower Unit

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EXISTING SITE & CONTEXT

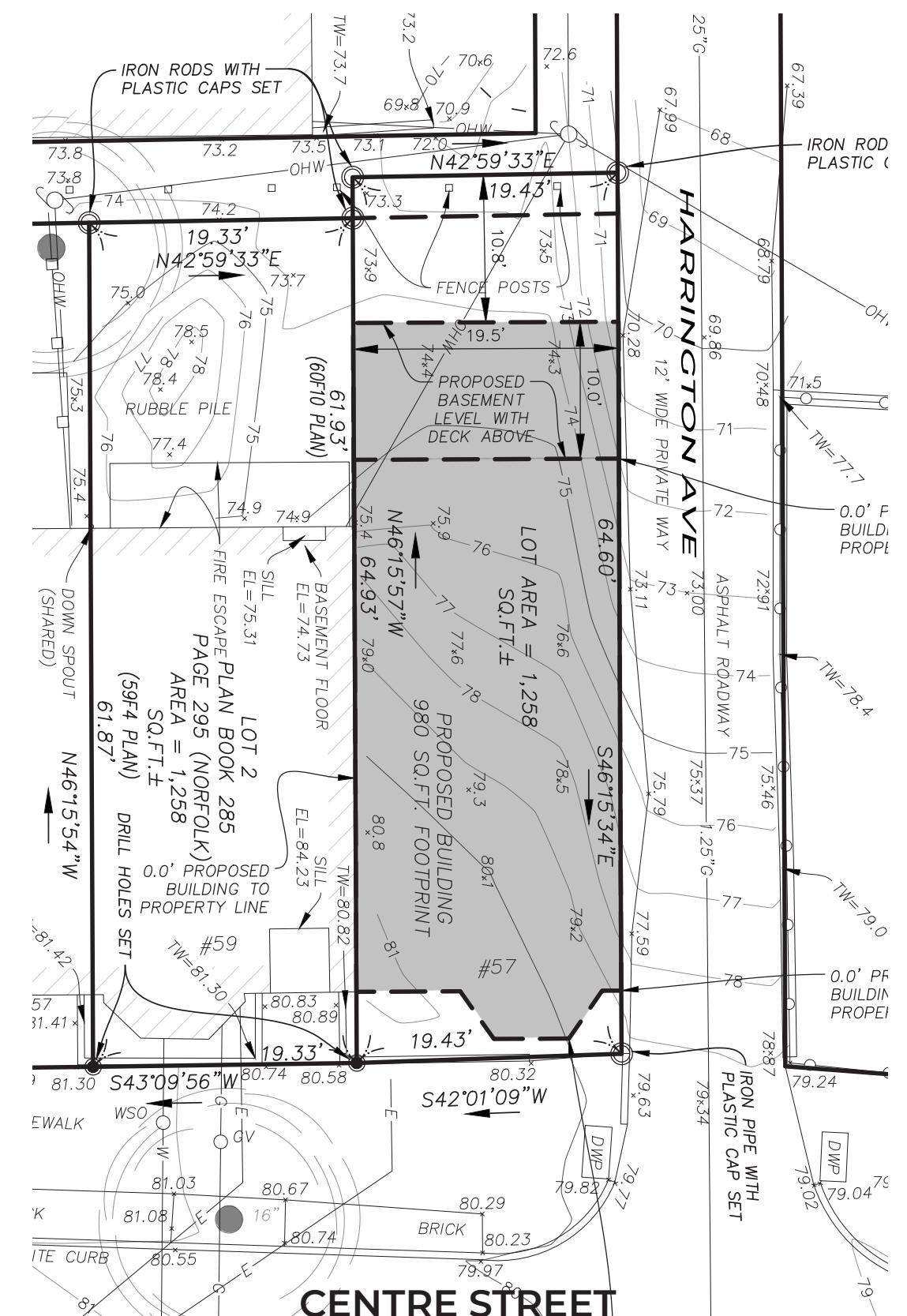
- THE NEIGHBORHOOD HAS A DIVERSE RANGE OF RESIDENTIAL BUILDING TYPES.
- THE ROW HOUSE TYPE OF BUILDING PROPOSED IS ON THE SITE OF WHAT IS BELIEVED TO HAVE BEEN A PREVIOUS ROW HOUSE SIMILAR TO THOSE ADJACENT.
- THERE REMAIN 9 ROW HOUSES SIMILAR TO THE TYPE PROPOSED INCLUDING THE ABUTTING BUILDINGS.
- THE NEW BUILDING WILL COMPLIMENT AND COMPLETE THE STREET FACING FAÇADE FOR THIS SECTION OF CENTRE STREET.



(GOOGLE MAPS IMAGE, NOT TO SCALE)

PLOT PLAN

(LOT AREA = 4,340 S.F.)



(CROPPED FROM PROPOSED PLOT PLAN)

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HISTORIC SUBDIVISION PLAN

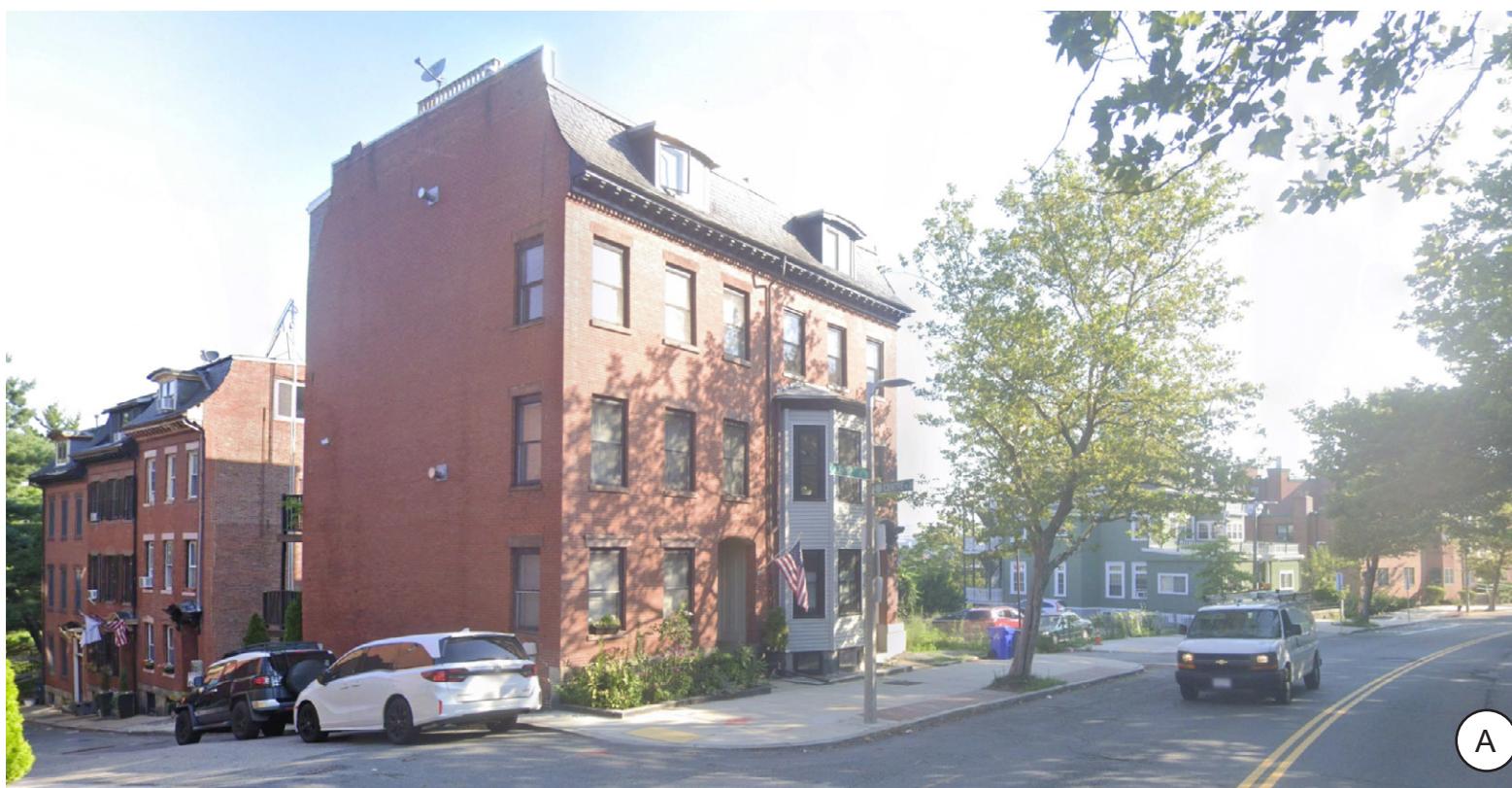


55-57 CENTRE STREET

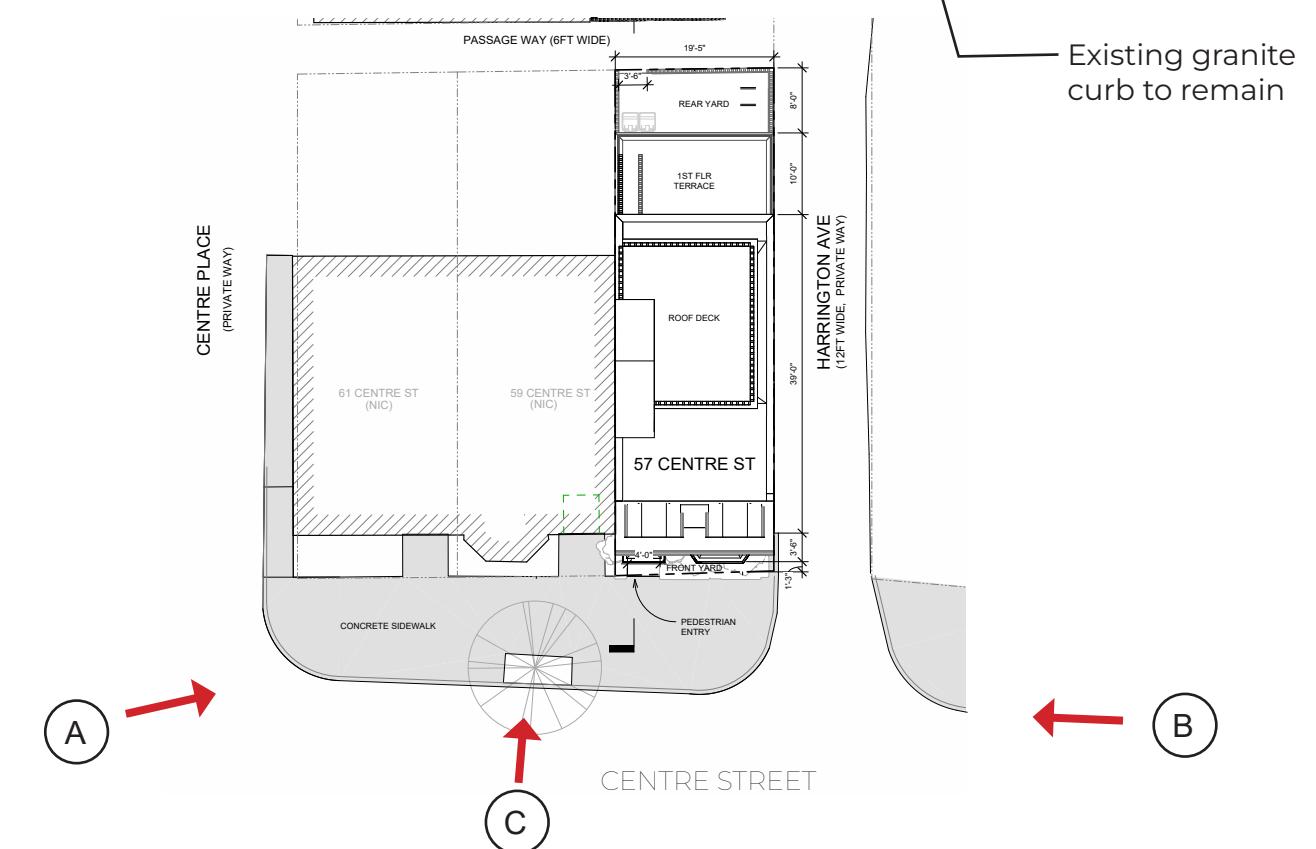
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EXISTING CONDITIONS



(GOOGLE MAPS IMAGES, NOT TO SCALE)



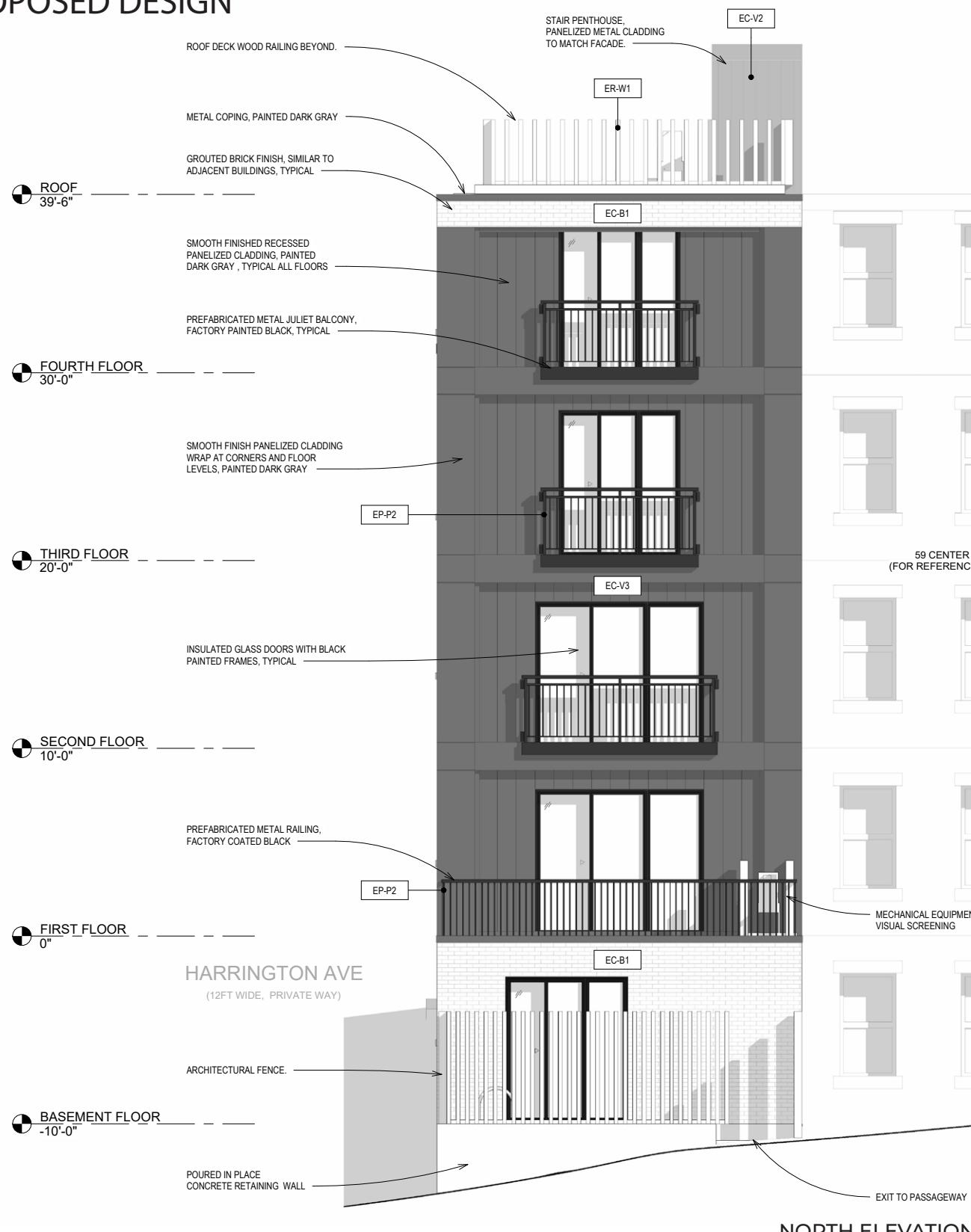


57 CENTRE STREET

55-57 CENTRE STREET

New construction of 2-family residence: Unit 1 - Lower level & 1st Floor; Unit 2 - Floors 2 - 4

PROPOSED DESIGN



NORTH ELEVATION

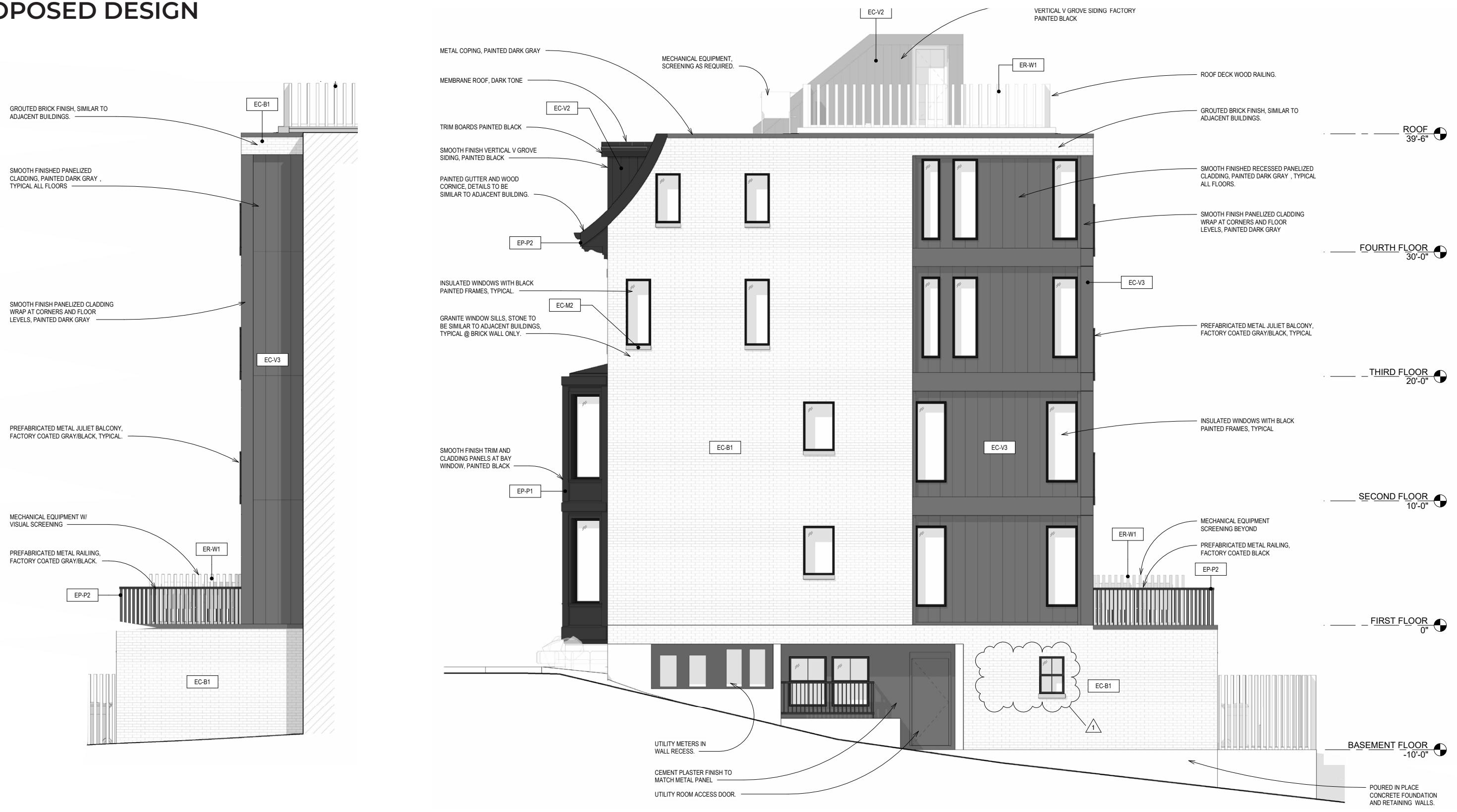


SOUTH ELEVATION

55-57 CENTRE STREET

New construction of 2-family residence: Unit 1 - Lower level & 1st Floor; Unit 2 - Floors 2 - 4

PROPOSED DESIGN



55-57 CENTRE STREET

MATERIAL BOARD



DOUBLE HUNG WINDOWS



CASEMENT WINDOWS

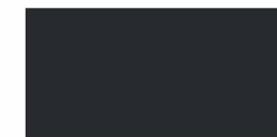
WINDOW TYPE: INSULATED WINDOWS
COLOR: FACTORY PAINTED BLACK
MANUFACTURER: FINAL SELECTION BY OWNER

WINDOW TYPE: INSULATED WINDOWS
COLOR: FACTORY PAINTED BLACK
MANUFACTURER: FINAL SELECTION BY OWNER



Black

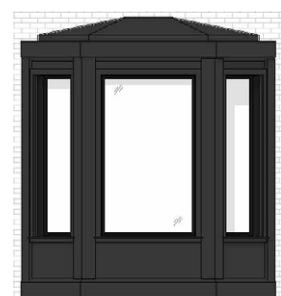
(WINDOW FRAMES)



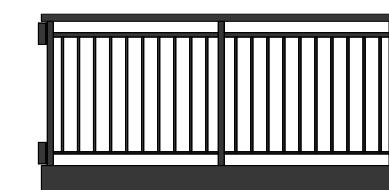
Matte Black

(WINDOW SURROUNDS/SHROUD)

WINDOWS AND GLASS DOORS



Matte Black



Black



(FOR REFERENCE ONLY)



Matte Black



PAINTED: WALL PANELS, FLASHINGS, TRIM

PAINTED: METALWORK, DETAILS, TRIM

STANDING SEAM METAL ROOFING



NATURAL SLATE MANSARD ROOF



GRANITE HEADS/SILLS AND ENTRANCE STEPS

MASONRY

EC-M1

PRODUCT TYPE: HALF-ROUND / SCALLOPED SLATE ROOFING
COLOR/STYLE: GREY/DECORATIVE COURSING
MFR: -
MFR PRODUCT: SOURCED FROM RECLAIMED SLATE
ADDTL. INFO: FINAL SELECTION BY OWNER (SIMILAR TO ADJACENT BUILDING)

MASONRY

EC-M2

PRODUCT TYPE: GRANITE
COLOR/STYLE: GREY (SIMILAR TO ADJACENT BUILDING)
MFR: -
MFR PRODUCT: -
ADDTL. INFO: FINAL SELECTION BY OWNER



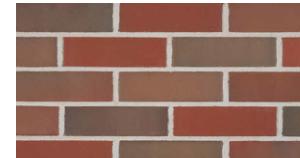
WOOD OR WOOD LOOK EXTERIOR RAILING/SCREEN

ER-W1

PRODUCT TYPE: WOOD OR WOOD LOOK EXTERIOR POST
COLOR/STYLE: AMERICAN OAK OR CEDAR
MFR: -
MFR PRODUCT: -
ADDTL. INFO: FINAL SELECTION BY OWNER

EC-B1

PRODUCT TYPE: THIN BRICK VENEER
COLOR/STYLE: MULTI-TONE RED BRICK
MFR: -
MFR PRODUCT: -
ADDTL. INFO: FINAL SELECTION BY OWNER



THIN BRICK VENEER

RAILING/SCREENING

ER-W1

PRODUCT TYPE: WOOD OR WOOD LOOK EXTERIOR POST
COLOR/STYLE: AMERICAN OAK OR CEDAR
MFR: -
MFR PRODUCT: -
ADDTL. INFO: FINAL SELECTION BY OWNER

EXTERIOR CLADDING

EC-B1

PRODUCT TYPE: THIN BRICK VENEER
COLOR/STYLE: MULTI-TONE RED BRICK
MFR: -
MFR PRODUCT: -
ADDTL. INFO: FINAL SELECTION BY OWNER



Matte Black



DARK GRAY

SMOOTH FINISH VERTICAL V GROVE SIDING PAINTED BLACK

SMOOTH FINISH PANELIZED CLADDING AND TRIM

EXTERIOR CLADDING

EC-V2

PRODUCT TYPE: VERTICAL ORIENTED 6-8" WIDE VERTICAL SIDING
COLOR/STYLE: PAINTED BLACK
MFR: -
MFR PRODUCT: -
ADDTL. INFO: FINAL SELECTION BY OWNER

EXTERIOR CLADDING

EC-V3

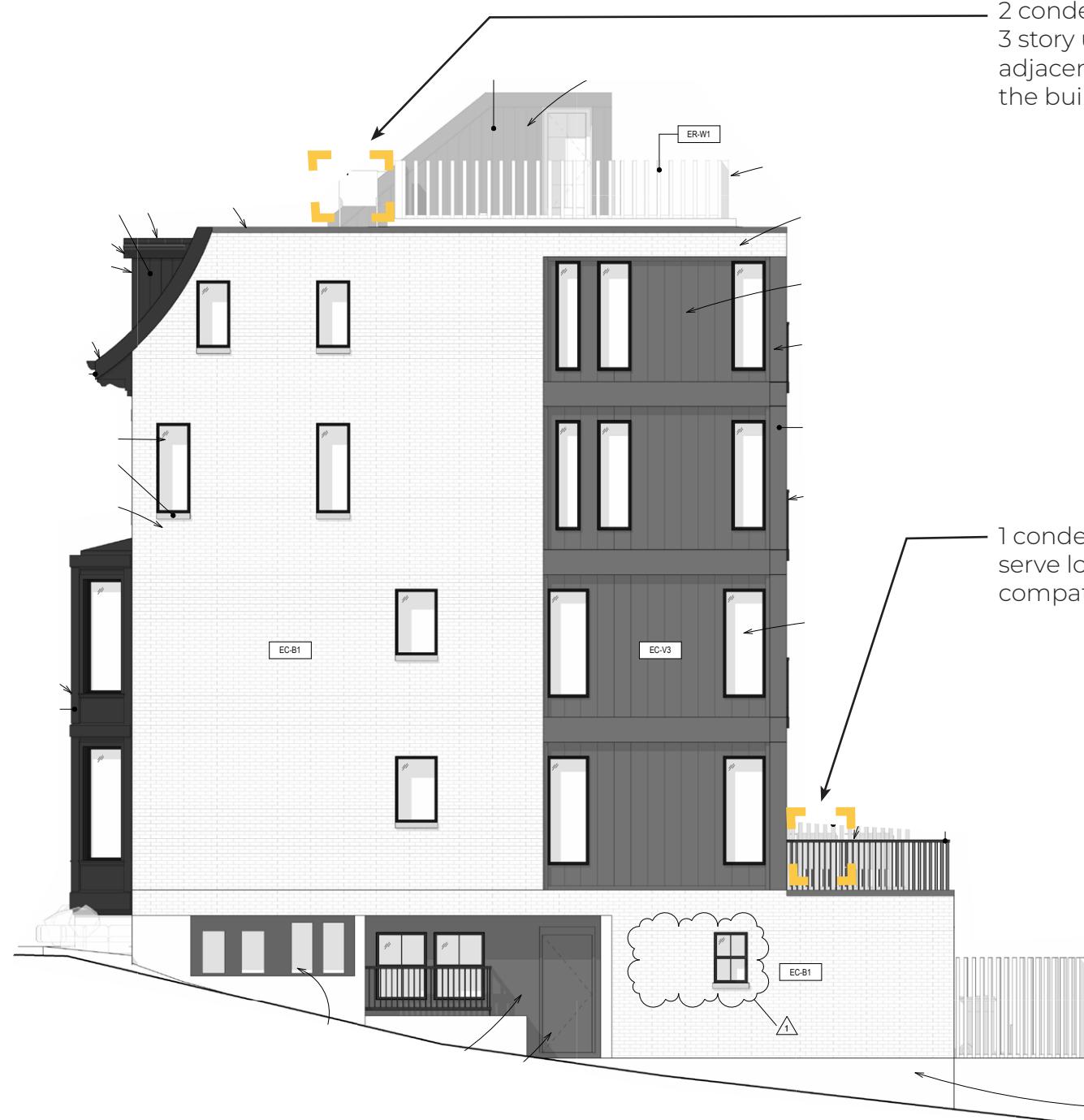
PRODUCT TYPE: VERTICAL ORIENTED 12-18" WIDE VERTICAL JOINTS
COLOR/STYLE: FACTORY COATED DARK GRAY
MFR: -
MFR PRODUCT: -
ADDTL. INFO: FINAL SELECTION BY OWNER

55-57 CENTRE STREET

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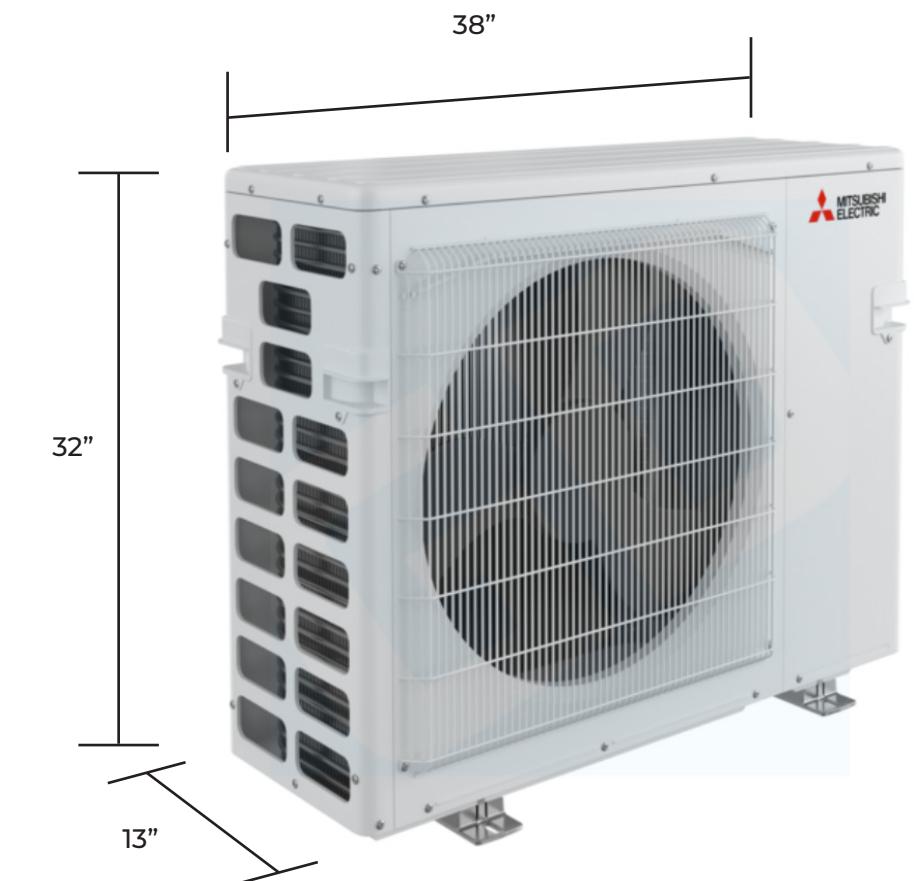
Unit 1 - Lower level & 1st Floor; Unit 2 - Floors 2 - 4

PROPOSED DESIGN

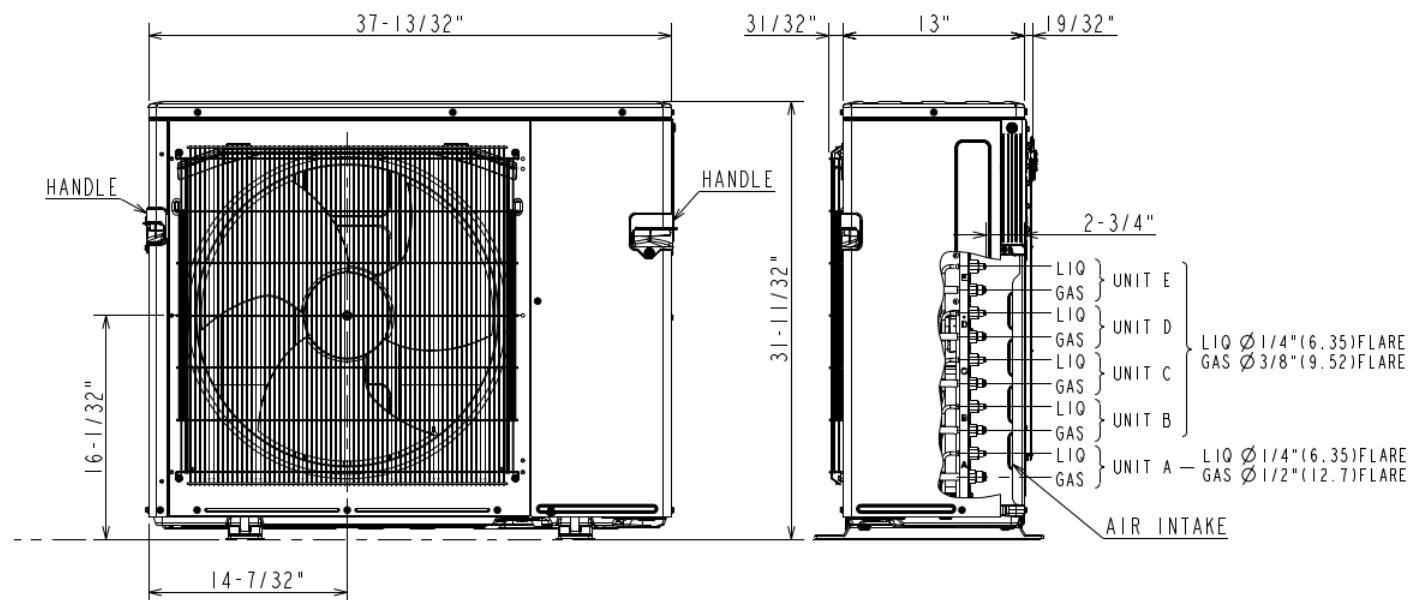


2 condensers at roof to serve upper 3 story unit. (not visible from the adjacent grade due to the height of the building)

1 condenser at level 1 terrace to serve lower 2 story unit. (equipment compatible screening to be provided)



Multi Zone Mini Split Heat Pump Condenser,
Mitsubishi Electric MXZ-5D42NL



55-57 CENTRE STREET

CONTEXTUAL DESIGN ELEMENTS



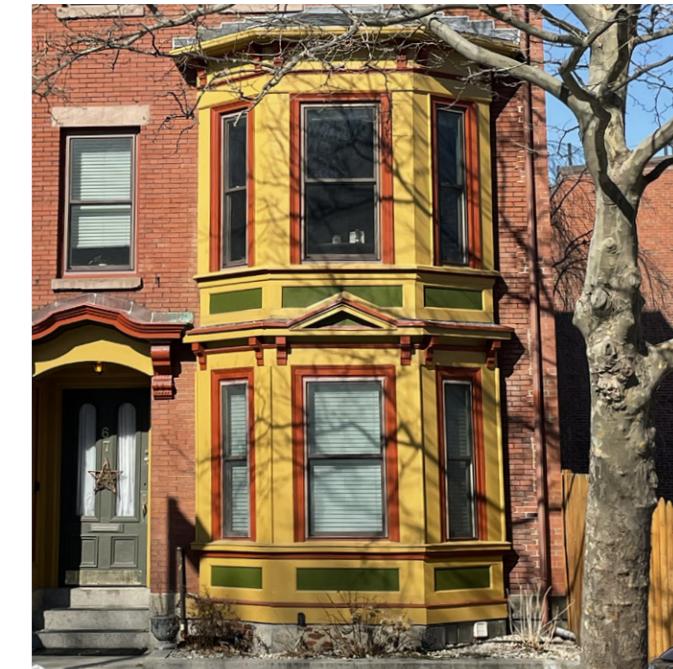
CENTRE ST WINDOWS

THE WINDOWS ON THE FRONT
FAÇADE OF THE PROPOSED BUILDING
MATCH THE ADJACENT WINDOW
DATUMS, HEIGHTS AND WIDTHS,
SILLS & HEADS AND MULLIONS.



BAY WINDOW

THE PROPOSED BAY WINDOW
RELATES TO THE BAY WINDOWS AT
59 AND 67 CENTRE ST.



55-57 CENTRE STREET

CONTEXTUAL DESIGN ELEMENTS



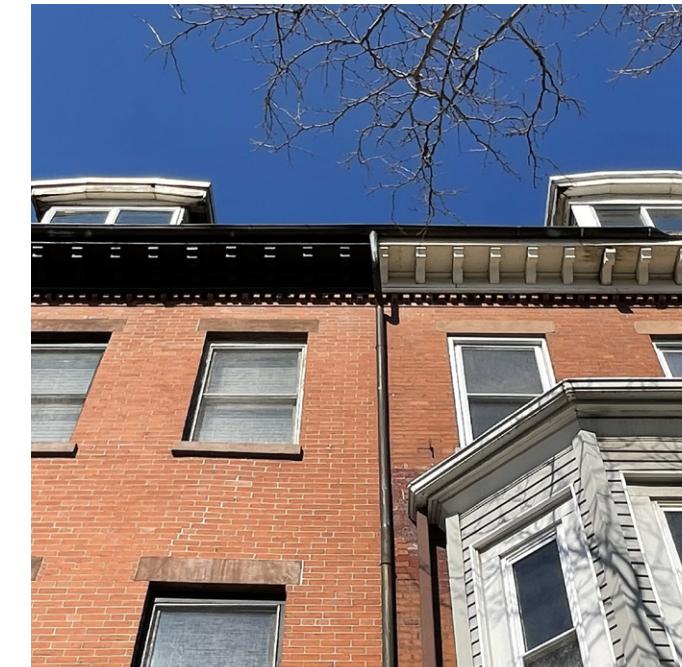
MANSARD & DORMERS

THE 4TH FLOOR DORMERS ON THE PROPOSED BUILDING USE THE FORM OF THE NEIGHBORING DORMERS LINKED WITH A SET-BACK SHED ROOF TO ALLOW MORE LIGHT AND AREA ON 4TH FLOOR. THE MANSARD IS TO BE SLATE SHINGLES TO MATCH THE ADJACENT ROOF.



DECORATIVE CORBELS

THE CORBELS WILL BE RE-CREATED ON THE NEW BUILDING BASED ON THE EXISTING CORBELS ON THE ADJACENT BUILDING.



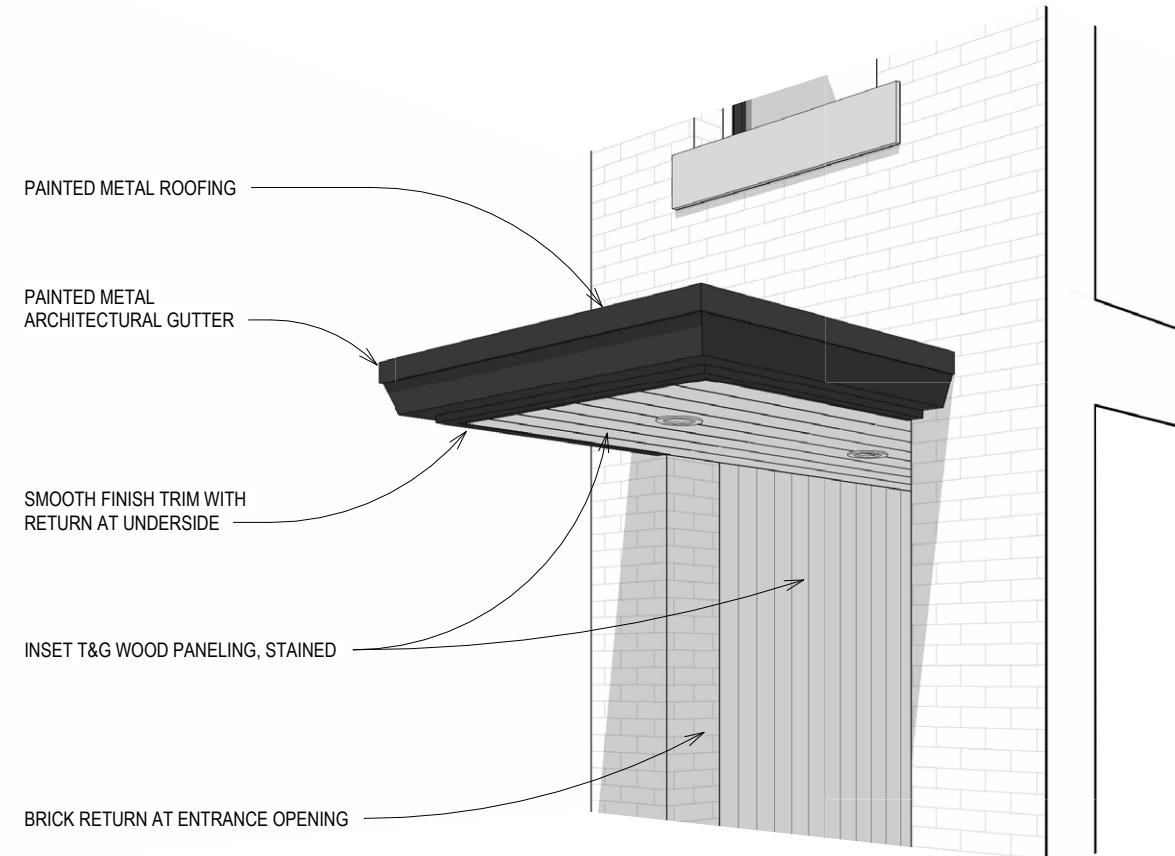
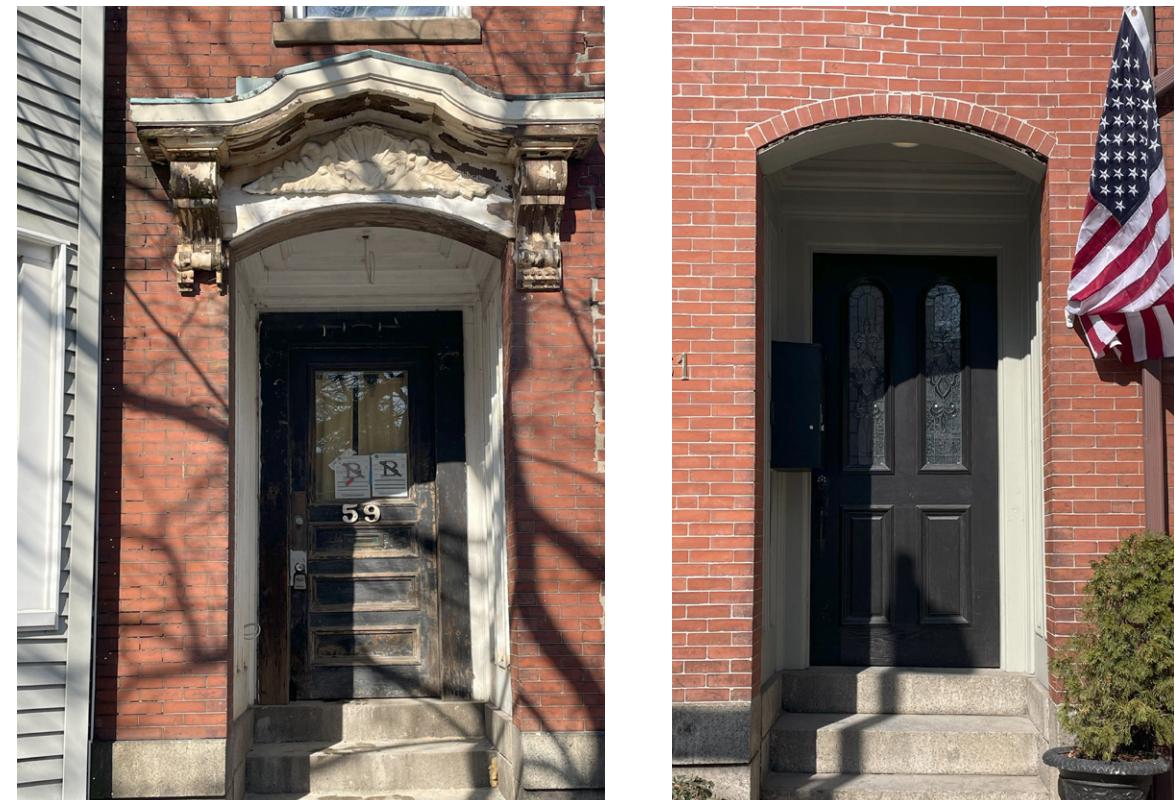
55-57 CENTRE STREET

CONTEXTUAL DESIGN ELEMENTS



ENTRANCE CANOPY

THE PROPOSED CONTEMPORARY ARCHITECTURAL ENTRANCE CANOPY RELATES TO THE DECORATIVE ENTRANCES ON SOME OF THE ADJACENT BUILDINGS.



55-57 CENTRE STREET

CONTEXTUAL DESIGN ELEMENTS



MATERIALS

THE PROPOSED BUILDING WILL USE A GROUTED BRICK VENEER, MASONRY WINDOW HEADS & SILLS, SLATE SHINGLES AND GRANITE ENTRANCE STEPS ALL SELECTED TO MATCH THE ADJACENT BUILDINGS. THE MORE CONTEMPORARY ELEMENTS ARE DEFINED BY SMOOTH FINISH MANUFACTURED MATERIALS TO PROVIDE CONTRAST.



55-57 CENTRE STREET

HIGHLAND PARK STANDARDS AND CRITERIA

LANDSCAPE ELEMENTS

Standards and Criteria	How these are incorporated into the project
1. The intent of the landscape standards is to preserve the overall natural and human-made landscape features that define the character of Highland Park, including trees, stone outcroppings, historic walls, historic gate posts, boundary markers, and green spaces.	The site of the proposed project was originally occupied by a row house similar to the adjacent structures. The site is now largely rubble and no visible sign of the original building or landscape remains.
2. Contributing trees shall be protected from adjacent construction activity.	There are no trees on the site. There is a street tree (not on the property to the South East of the property which will be protected during construction).
3. Contributing trees should be retained. A contributing tree is defined as alive; culturally relevant, contextually significant, and/or environmentally significant; and not a threat to public safety. On a case-by-case basis, a report from an arborist may be required for any mature tree that is proposed to be removed.	There are no trees on the site. See item 2 response.
4. When removal of a contributing tree is necessary, it shall be replaced with another tree that is a non-invasive or native species. Refer to the most up-to-date version of the City of Boston Tree Canopy Ordinance for further requirements.	There are no trees on the site. See item 2 response.
5. Changes in landforms or topography shall preserve the historic relationships between buildings and landscape features.	The proposed building will occupy the majority of the site, with a front entrance at street level and a rear door at the basement level, matching the adjacent original buildings. The intention is that the grading of the adjacent sidewalk and the sloped private way (Harrington Ave) be maintained. A short retaining wall (approx 3ft) may be required at the rear yard to provide a code compliant surface at the lower unit rear door.
6. Stone outcroppings or exposed ledges shall not be removed or altered.	No stone outcroppings or exposed ledges observed at the site.
7. Historic stone walls, gateposts, and boundary markers shall not be removed or altered except in limited cases where replacement is required. Historic stone walls should be restored whenever possible.	No historic stone walls, gateposts, and boundary markers observed at the site. There is an existing granite curb at the front of the property which abuts the sidewalk, it is proposed to keep this curb and integrate into the new landscape.
8. Modifications to historic walls may be allowed in certain cases where there is an overriding necessity for the property owner to create an access point. Stones removed from walls due to modifications should be retained within the property whenever possible; when this is not possible, historic stones should be offered to other property owners within the district.	No other stone has been observed, but any stone uncovered during construction will be incorporated into the proposed design or offered to other property owners in the district.

55-57 CENTRE STREET

HIGHLAND PARK STANDARDS AND CRITERIA

NEW CONSTRUCTION

Standards and Criteria	How these are incorporated into the project
1. The intent of the new construction standards is to encourage construction that is sympathetic or compatible with the goals of the district to preserve and/or enhance the character-defining aspects of it. The purpose of the district is not to inhibit innovative design or lock new buildings into patterns that simply replicate historical forms.	The form and exterior architecture for the building is intentionally designed to integrate into the Existing fabric of the neighborhood. The floor levels, windows and roof plane are aligned to match the Adjacent row houses. The front facade is intended to closely match the materials and details of the Adjacent 1800's masonry homes. The east facade is an organized transition from masonry at the front to More modern panelized materials at the rear facade.
2. Each new project shall be required to demonstrate through a written description and/or a presentation the manner by which it enhances and/or (more rarely) preserves the significant features of the district in their social, political, historical, aesthetic, or architectural dimensions.	The intention is for the proposed project to enhance the district by re-establishing a previously damaged and demolished peice of the historical, aesthetic, and architectural fabric of Centre St and Highland Park. The project is intended to closely align with the form and architectural detail of the abutting row houses which, it is believed, also existed on the site previously (no photographic documentation of the original building has been found). As documented in this presentation, the proposed building will closely match the adjacent row houses at 59 & 61 Centre St in: height, width and depth (although ~5ft longer to accommodate current code compliant stairs), street facing windows, entrance, mansard roof, dormers and materiality.
3. New construction shall be compatible with the goals of the district to preserve and/or enhance the character-defining aspects of it. This is not to preclude different types of structures, but rather to establish that what new developments arise will support the environment that is being protected by these guidelines.	The proposed project will re-establish the residential use for the now vacant site, enhancing the neighborhood defining character of the row-house typology which exists on this section of Centre Street and Centre Place.
4. Generally, the height of new construction shall respect certain standards of scale in order to maintain the District's special qualities including overall building height and massing.	The height and massing of the project are to closely match the neighboring row houses. See item 2 response.
5. New construction shall provide setbacks and space between nearby buildings that preserves and/or enhances existing relationships in conformity with the district intentions. In most cases these will be approximately equal to the setbacks and space between buildings of similar scale, context, and type that are adjacent to it.	The proposed building will match the front yard setback of the adjacent row houses. There is no setback on the side yards, also matching 59 & 61 Centre St. The rear yard approximately matches 59 & 61 Centre St, with the basement level reducing the rear yard depth but with the facade stepping back at the first floor to more closely match the neighboring buildings at levels 1-4.
6. New construction that is proposed for vacant lots or open green space shall be reviewed by the commission, as the placement and disposition of empty lots constitutes a rhythm of spaces and buildings that is a character-defining feature of the district.	The proposed building will re-establish the rhythm created by the row houses at this section of Centre Street. The proposed building mirrors the adjacent 59 Centre St building in the location of the entrance and bay window in addition to the previously listed features. During community consultation the project has been praised for restoring one of the missing teeth on Centre street.
7. City-owned open green spaces should remain unbuilt if they contribute to the character of the district (as defined in section 8.4) or improve quality of life for local residents.	Not applicable to this site.
8. Current and future community gardens, urban wilds, and urban farms shall remain un-built.	Not applicable to this site.

•Q & A

Thank you for your time



Project contact: Sam@socialimpactcollective.com