

543 MASSACHUSETTS AVENUE, UNIT #5

DESIGN REVIEW PROPOSAL: REAR DORMER EXPANSION

DESIGN REVIEW PROPOSAL

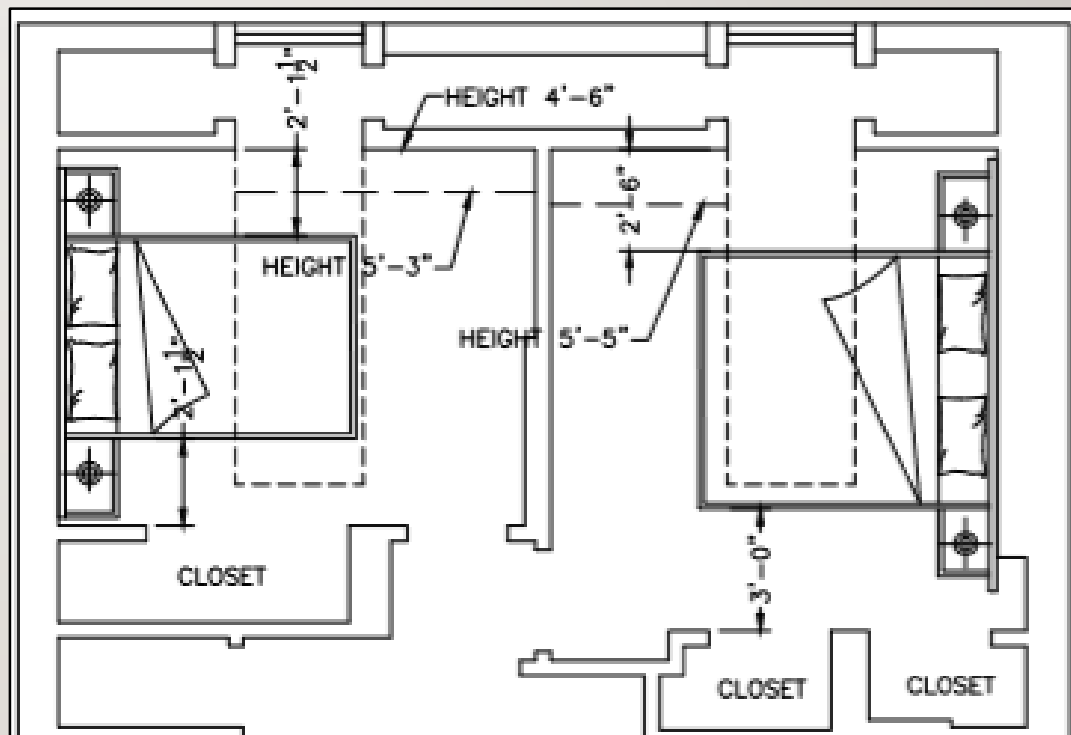
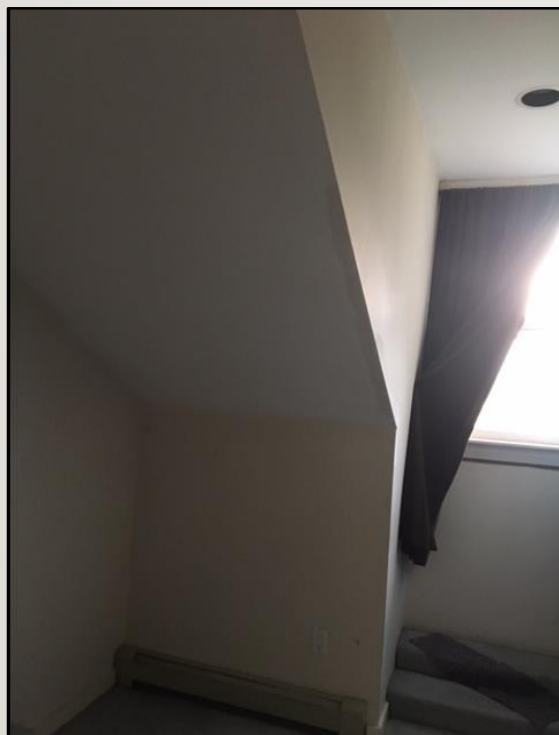
- Proposed work (1.): at rear façade, connect existing dormers to create one unified dormer above cornice.
- Proposed work (2.): at rear façade dormer, install one new 2/2 true divided light wood window with wood moulds all painted to match historic.
 - *To match rear façade window replacement approved March 6, 2018.

PURPOSE OF DESIGN

- To create additional ceiling height underneath pitched roof in bedrooms, so that:
 - (1.) Ordinary furniture – such as a queen-size bed and dresser – could be accessible from both sides without bending over
 - (2.) Access to fire escape windows would not be obstructed by sloped roof and furniture, which cannot be placed in any location without obstruction



HEIGHT RESTRICTIONS & SAFETY CONCERNS



EXISTING DORMERS

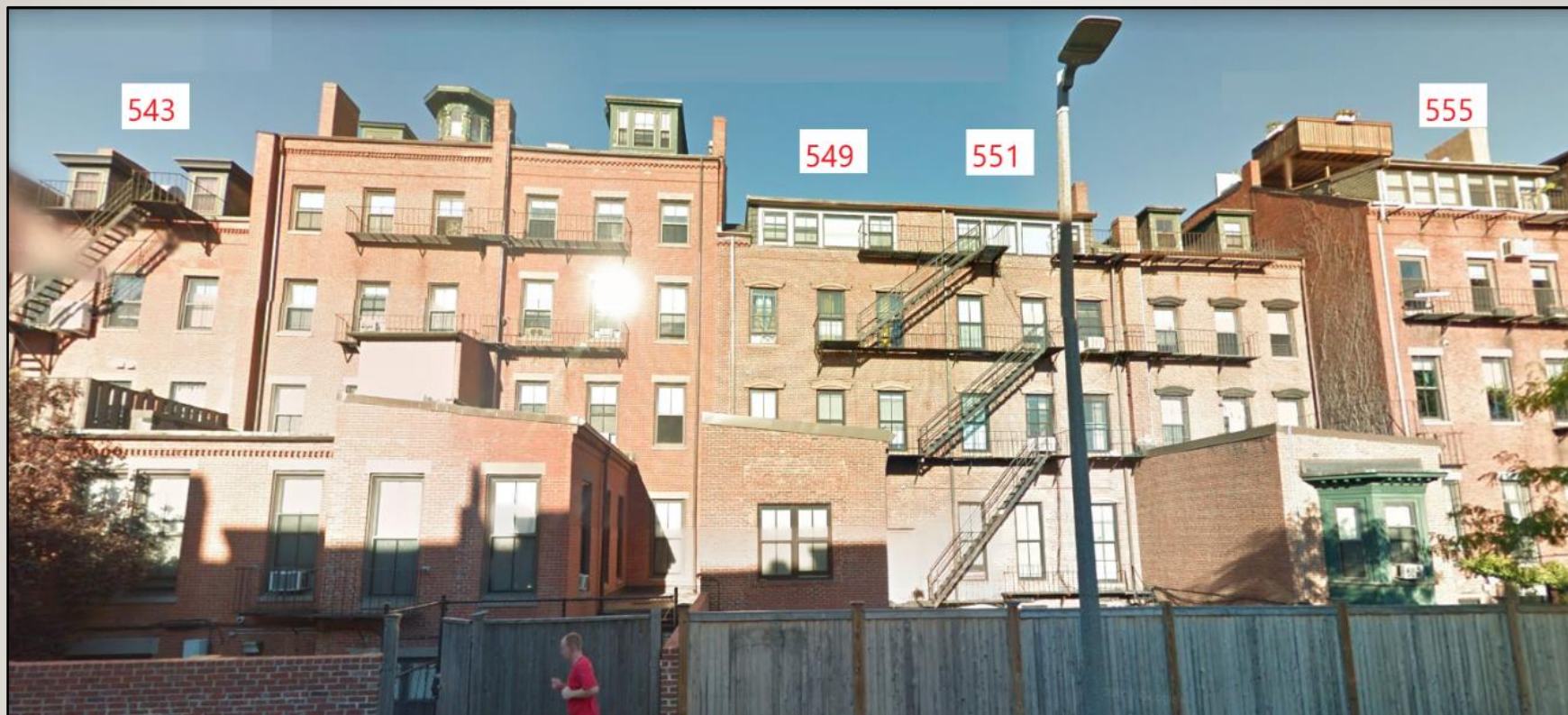


- Style
 - Shed dormers
- Materials
 - Wooden crown, soffit, and fascia painted in blue/green tone
 - Gray slate shingles at sides
 - Rubber roof over dormers

EXISTING DORMERS FACING MASSACHUSETTS



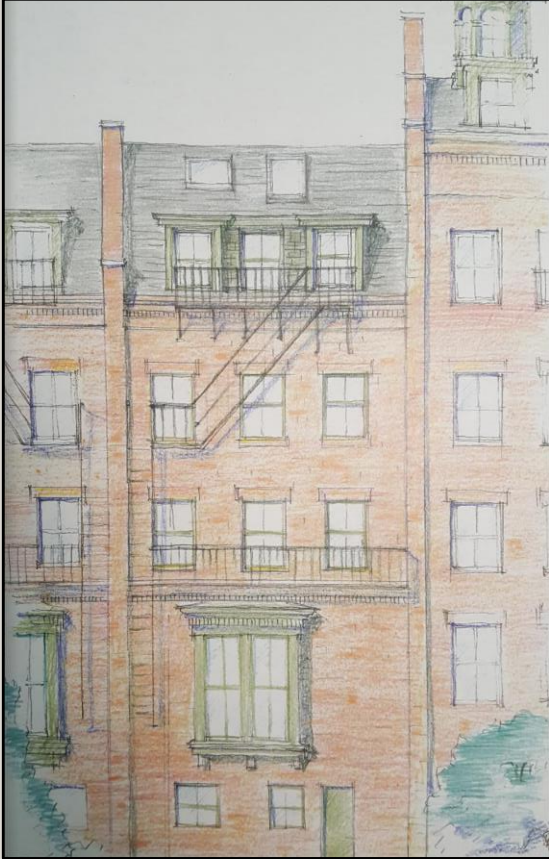
EXISTING DORMERS FACING NORTHAMPTON



EXISTING DORMERS FACING WEST SPRINGFIELD



PROPOSED DORMER RENDERING



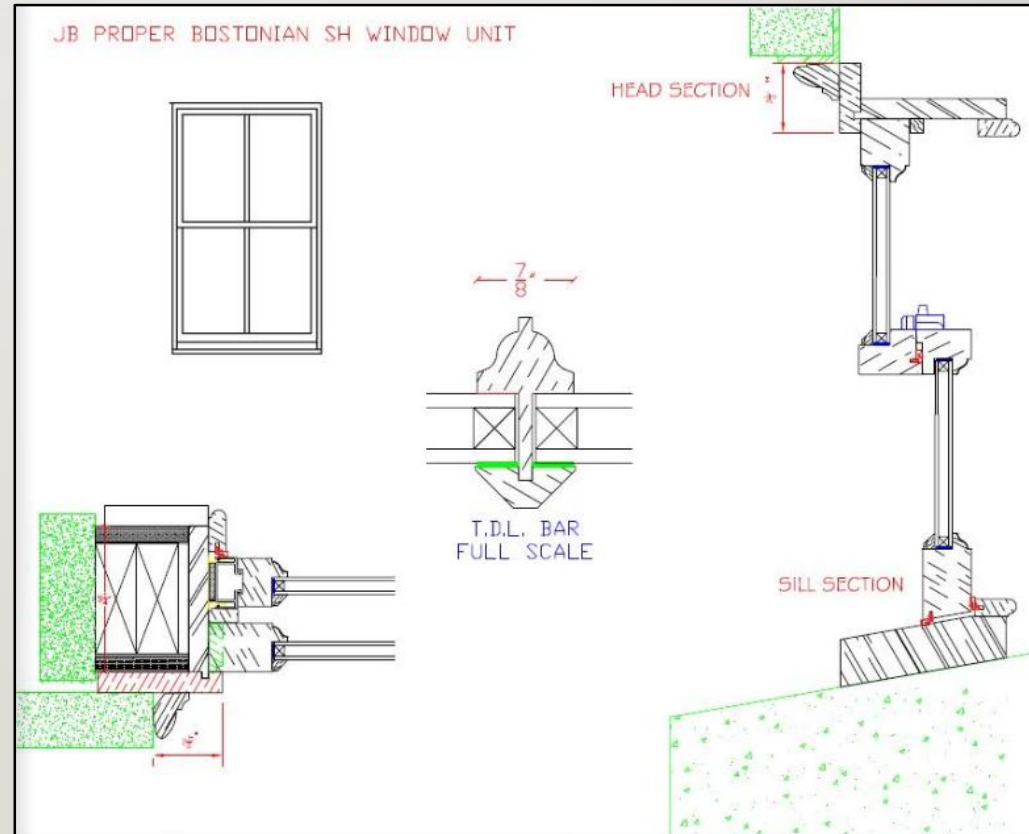
PROPOSED DORMER STYLE & MATERIALS

- Style
 - Single shed dormer
- Materials
 - Blue wooden crown, soffit, and fascia all matching historical in style and color (4" crown; 4" soffit; 7" fascia)
 - Gray slate shingles at sides and in between dormer windows (9"x7.25")
 - Rubber roof over dormer



PROPOSED WINDOW STYLE & MATERIALS

- Style & Materials
 - 2/2 true divided light wooden window with wood moulds all painted to match historic.
- To match rear façade window replacement approved March 6, 2018.

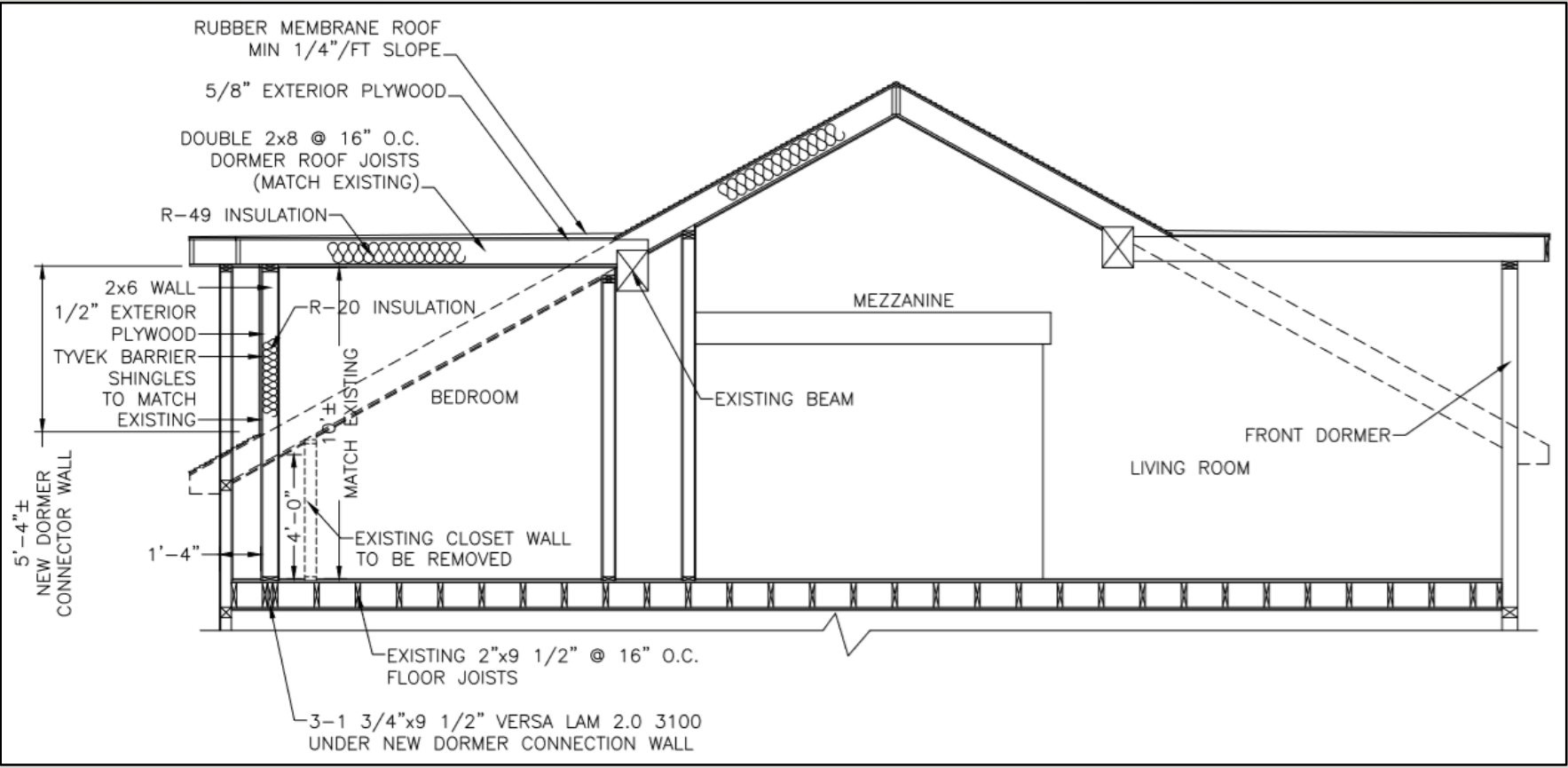


BUILDING PROCESS

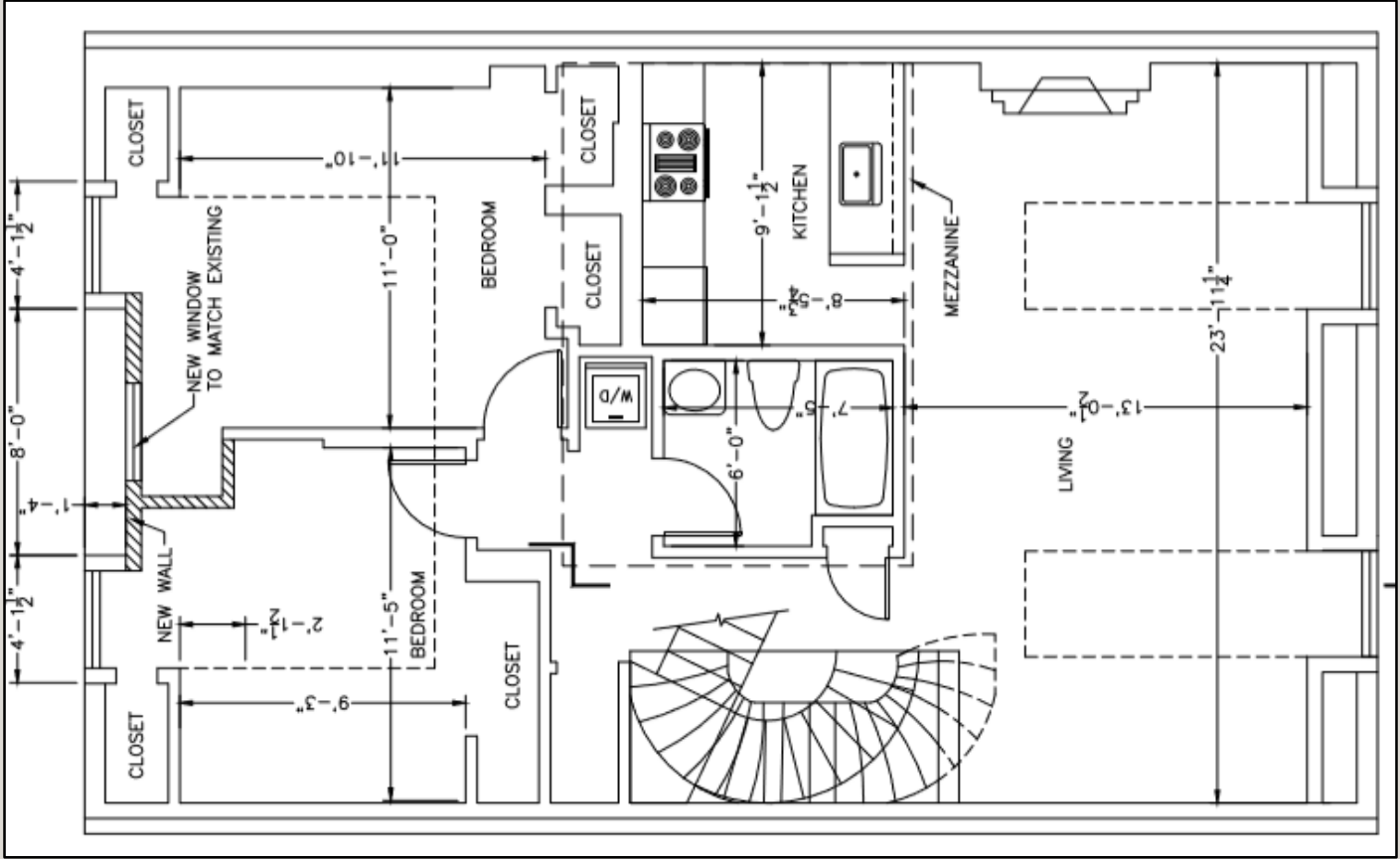
- Join existing dormers in center; install one matching window.
- Preserve slate shingles on exterior sides of existing dormers.
- Reuse slate shingles from interior sides of existing dormers by installing them in between new dormer windows.
- Install wooden fascia, soffit, and molding to match historic in style and color.
- Install black rubber roof over new dormer.
- Remove non-active metal vent in between existing dormers.
- Proposed design meets zoning criteria; conditionally approved by ISD pending Landmark decision.



FURTHER SPECIFICATIONS (CROSS SECTION)



FURTHER SPECIFICATIONS (FLOOR PLAN)



THANK YOU FOR YOUR CONSIDERATION

Please contact with any questions or concerns:

Benjamin Mandelbraut

543 Massachusetts Avenue, Unit #5

Boston, MA 02118

(617) 974-7007

benm157@gmail.com