

STAFF REPORT: NOVEMBER 10, 2021 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 21-7610

ADDRESS: 2277 LONGFELLOW

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT: SEBASTIAN & CODY ROY

PROPERTY OWNER: SEBASTIAN & CODY ROY

DATE OF PROVISIONALLY COMPLETE APPLICATION: NOVEMBER 15, 2021

DATE OF STAFF SITE VISIT: OCTOBER 29, 2021

SCOPE: ERECT NEW ADDITION TO GARAGE, INSTALL GARAGE DOORS AND EXTERIOR CLADDING ON GARAGE; ERECT WOOD GAZEBO AT REAR YARD

EXISTING CONDITIONS

Erected circa 1921, the structure at 2277 Longfellow is located mid-block on the south side of the street, between 14th Street and LaSalle Boulevard. The three-story house is Georgian Revival in styling. Faced with reddish-brown brick and laid in a running bond pattern, the floors are divided by masonry belt courses that also serve as headers for the window openings. The front elevation's symmetrical façade includes individually placed window openings with stone sills, 5 bays wide, and a front entry with an unpedimented crown and pilasters. The Commission reviewed alterations to the house at its November 2021 meeting.



HDC staff photo, October 29, 2021

The Commission approved the proposal for the rear elevation, with staff approval required for the final railing design for the upper porch. Steps will extend from the sunroom's French doors to the rear yard.



A narrow driveway opens onto Longfellow, between the eastern lot line and the house, and expands in width to meet the detached, street-facing garage located at the southeast corner of the rear yard. The roof is a reverse gable design, similar to the house; two individual garage doors allow automobile access to the structure.



View from Longfellow. HDC staff photo, October 29, 2021

PROPOSAL

Per the submitted documents and photographs, the applicant is proposing to retain the third garage bay whose construction was already started. The exterior walls will be faced with brick and cementitious siding; limestone will separate the two materials. Asphalt shingles matching the house have been installed, as have new carriage house-style garage doors.



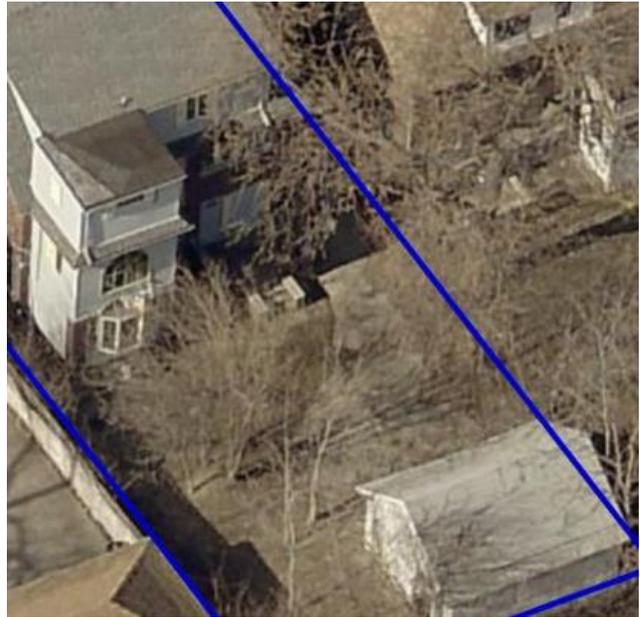
Applicant photo, November 2021

STAFF OBSERVATIONS AND RESEARCH

- The Boston-Edison Historic District was established in 1974.
- As of 2018, the garage retained its two-car/two-bay footprint. Sometime after the below 2018 image was taken and Fall 2022, the garage was enlarged with the addition of a third bay.
- The lot's mid-block location precludes Google street view images from showing much of the garage, so the Pictometry pictures are the only documentation of the garage before work without approval was begun. Therefore, staff can't comment on the garage's then-current exterior cladding or other design features, beyond the general shape and placement of the structure.



2006 Pictometry photo
Two-car garage, rear yard, and driveway very visible.



2018 Pictometry photo
Two-car garage still intact.

- The third bay is setback from the original structure and has a lower roof ridge, giving it a clearly defined appearance of an addition.
- Due to the position of the garage on the lot, the expanded size is obscured from the public right-of-way.
- The proposal retains the original two car openings.
- Based on the Pictometry images, the previous design of the garage was sympathetic and deferential to the main house. It is staff's opinion the brick and cementitious siding, as proposed, is an appropriate selection for the garage.
- The proposed gazebo is a minimally designed structure with a low-pitched hip roof that will sit upon stone pavers. It's impact on the site is minimal as it isn't attached to the house; and if removed, the integrity of the property and its environment would be unimpaired. Staff believes the structure, as a contemporary, free-standing element, does not need to conform to the guidelines the Commission created for fences, which would otherwise require the posts to be painted or stained.

ISSUES

- Staff isn't sure that the site plan and proposed gazebo placement are correct and if the structure will be placed directly against the fence. Staff asked the applicant to submit dimensions of the structure from the inside edge of the front sidewalk (nearest the house) to the north wall of the gazebo, to determine how well might it be seen from the right-of-way. Also requested is the width of the side yard, from the west edge of the house to the west-side lot line, to determine how far the gazebo may extend past the west edge of the house and if it really will sit against the fence.

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

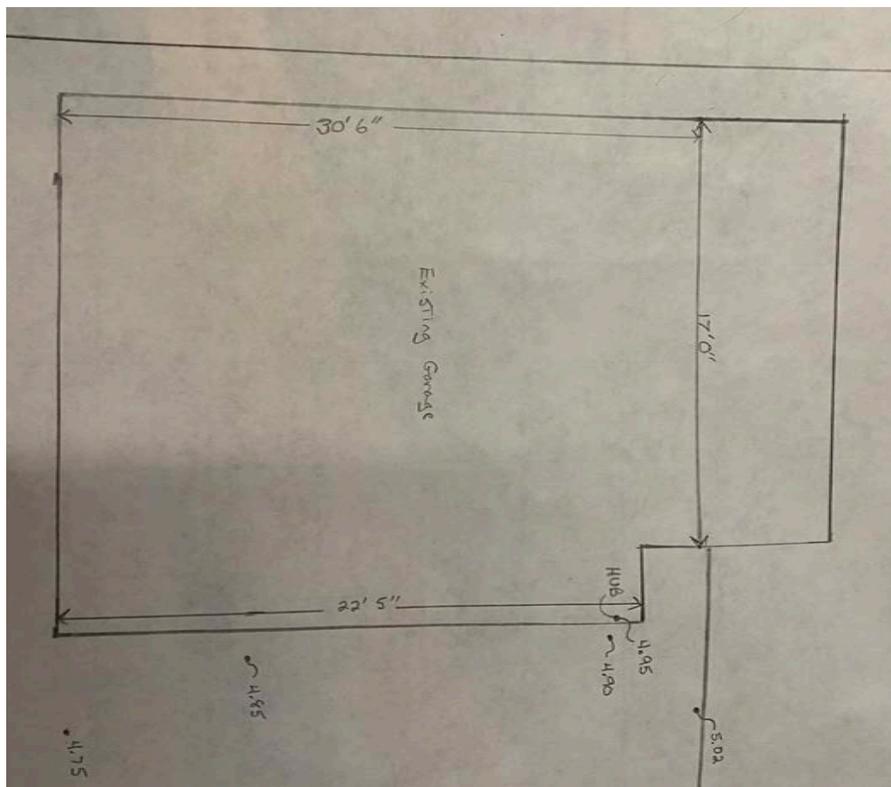
It is staff's opinion the proposed work will not alter the features and spaces that characterize the property. Staff therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation and the Boston Edison Historic District's Element of Design.

INTRODUCTION

The garage underwent an expansion at some point, we are including this in our application for approval because we would like to keep the extra space and it is very well built. It was partially covered in a vinyl siding material, which we removed. We are proposing re-siding the garage using Hardi-Plank material, smooth 5 inch reveal, to match the home. Since it is a detached outbuilding we are proposing a dark blue paint color for the siding, we believe that even though it does not match the paint of the house it will contrast well and will help subdue the garage so it is less of a focal point in the back yard. For reference, any siding on the house is yellowish white (Sherwin Williams Windfresh White).

SCOPE OF WORK

- Install siding
- Paint siding Bunglehouse Blue)
- Install trim around garage doors & man door
- Paint trim (Windfresh White)
- Repair gutters and install missing sections
- Paint gutters (Windfresh White)
- Replace shingles on expansion with architectural shingle to match rest of garage and house
- Install brick facade to match house with limestone ledge
- Install garage doors (specs attached)
- Build Gazebo on “seating area” pavers (see hardscape layout page 2) - This gazebo is moveable, it is not a permanent structure.

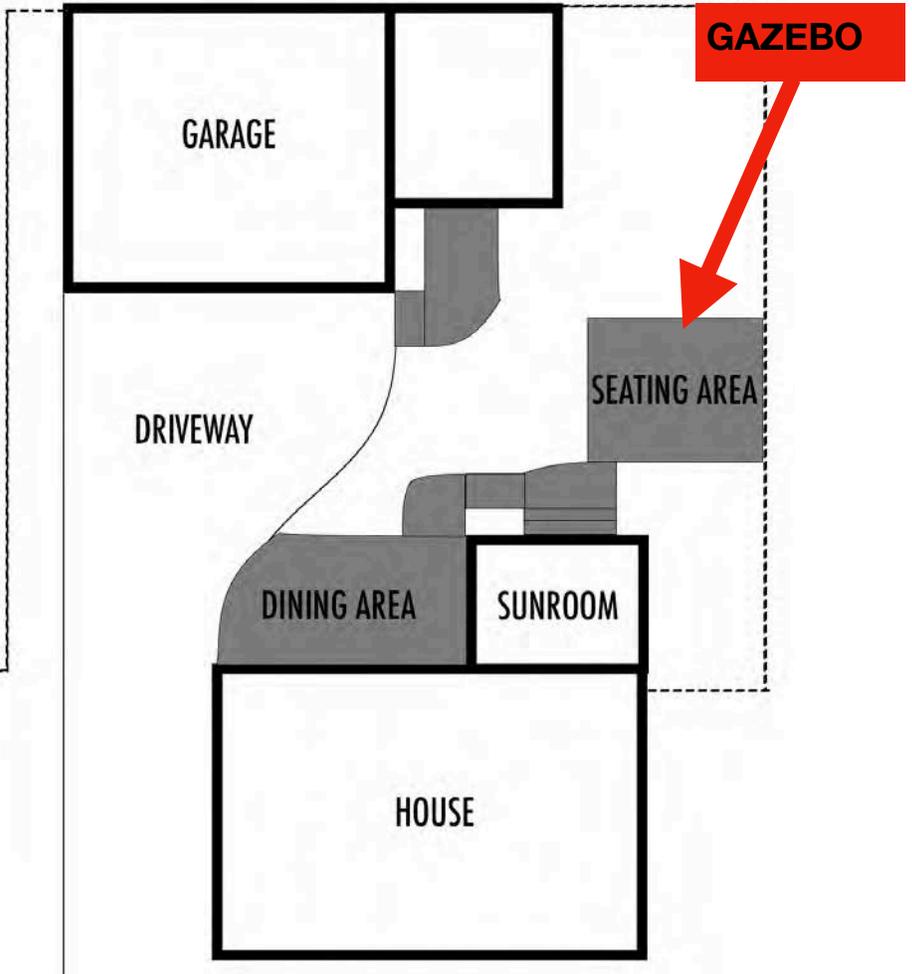




**2277 LONGFELLOW ST
HARDSCAPE PLAN**

Grey areas indicate pavers

** OAKS PAVER, COLLONADE
SILVERSAND COLOR



12' x 14' WOOD GAZEBO

with ALUMINUM ROOF

Installation and Operating Instructions – YM12941Z



HEIGHT:
10'5" / 3.175m



<http://bit.ly/gazeboinstall>

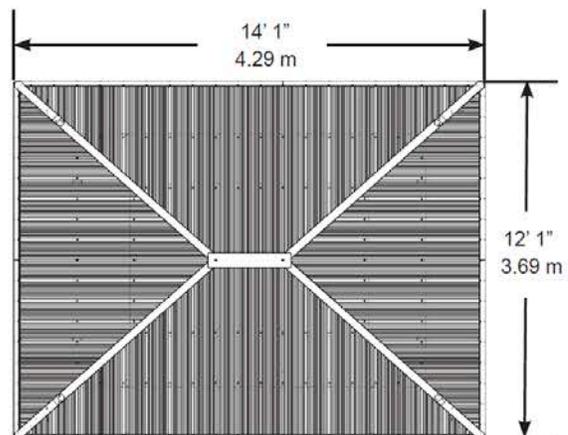
IMPORTANT, RETAIN FOR FUTURE REFERENCE: READ CAREFULLY

Revised 08-22-2019



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SIDING SPECIFICATIONS

HardiePlank®

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

| | Width | 5.25 in | 6.25 in | 7.25 in | 8.25 in | 9.25 in* | 12 in* |
|----------------------|-------|---------|---------|---------|---------|----------|--------|
| Exposure | 4 in | 5 in | 6 in | 7 in | 8 in | 10.75 in | |
| Prime Pcs/Pallet | | 360 | 308 | 252 | 230 | 190 | 152 |
| ColorPlus Pcs/Pallet | | 324 | 280 | 252 | 210 | — | — |
| Pcs/Sq | | 25.0 | 20.0 | 16.7 | 14.3 | 12.5 | 9.3 |

SELECT CEDARMILL®



SELECT CEDARMILL®

| | Width | 5.25 in | 6.25 in | 7.25 in | 8.25 in | 9.25 in* | 12 in* |
|-----------------------|-------|---------|---------|---------|---------|----------|--------|
| STATEMENT COLLECTION™ | | | | | ✓ | | |
| DREAM COLLECTION™ | ✓ | ✓ | ✓ | ✓ | | | |
| PRIME | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

SMOOTH



SMOOTH

| | Width | 5.25 in | 6.25 in | 7.25 in | 8.25 in | 9.25 in* | 12 in* |
|-----------------------|-------|---------|---------|---------|---------|----------|--------|
| STATEMENT COLLECTION™ | | | | | | | |
| DREAM COLLECTION™ | | | ✓ | ✓ | ✓ | | |
| PRIME | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

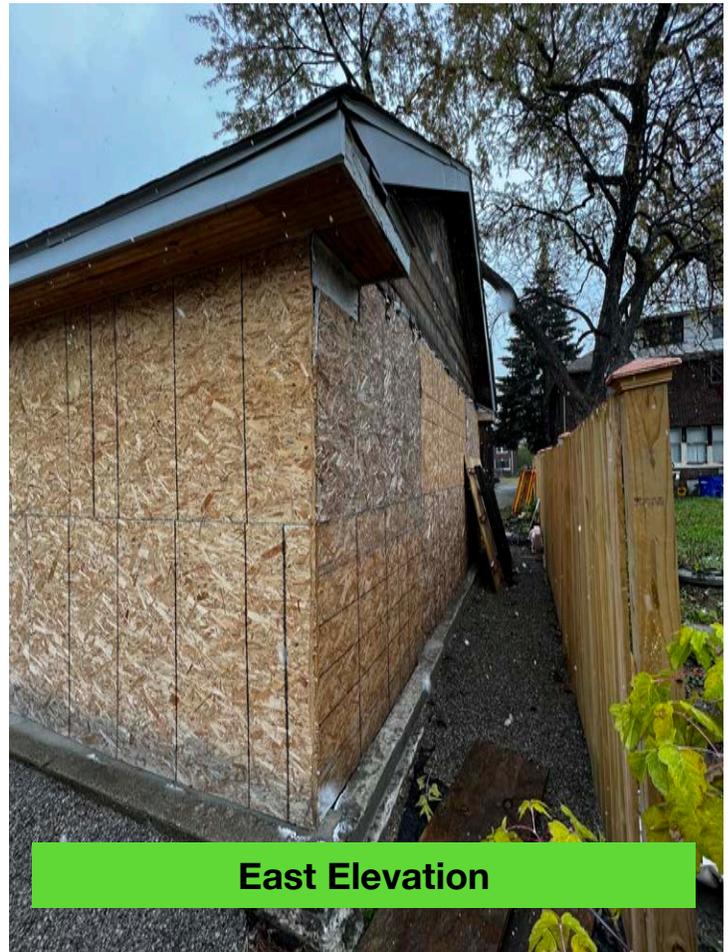
* HZ5® planks feature a drip edge. 9.25 in and 12 in widths in do not feature the drip edge



SIDING COLOR: SW 0048 BUNGLEHOUSE BLUE

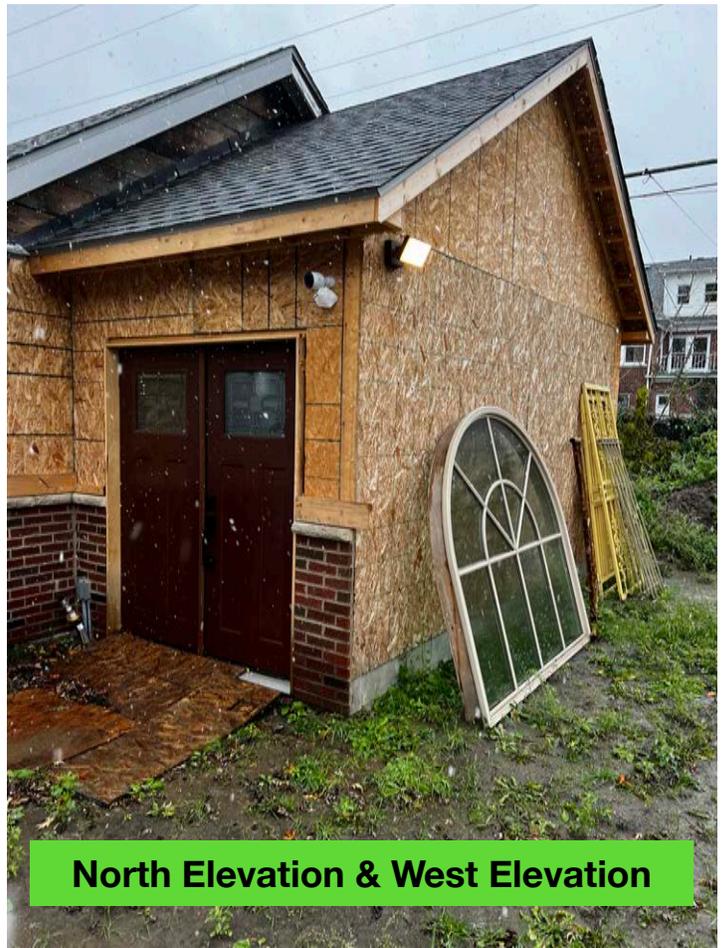
TRIM COLOR: SW 7628 WINDFRESH WHITE

(Greenblack pictured, but not used)





North Elevation



North Elevation & West Elevation



North Elevation



North Elevation

NOTE: Arch window and security doors are NOT being installed. These were left on the property.