72 Munjoy Street

Building description and material choices

The existing building at 72 Munjoy street is currently a white sided building with traditional clapboard look and black two over one windows. The style, character and trim of the old building has been left intact with additional accents added to give the building a new facelift and a more upscale appearance. The additional, new three units we are proposing with this application would be identical in material, design and appearance.

The materials we are using have been designed to be attractive, durable and energy efficient. The building will consist of spray foam insulation with zip wall green board siding. The windows will be Jeldwen high efficiency aluminum clad exterior with wood interior. The siding will be vinyl on the rear and L.P. smart side on the sides and front. The smart side is a 7” exposure prefinished simulated wood grain product. The exterior bay window area and all exterior widow trim on the smart side will be entirely built out of Everclear, which is an pvc board material. The front entry way will match the existing entryway including the granite steps and architectural shingles.

The garage doors will be metal insulated with windows and be black in color to match the windows. Above the garage doors will be a small overhang to protect against snow and rain and add additional depth and character to the side of the building. The overhang will be covered in the same architectural shingles. All the facia trim will match the existing building. The roof will be a rubber membrane system consistent with the existing building.

John Gutwin of Pepperchrome landscape architects is currently in the process of developing a Photocramatic of the building and the existing neighborhood.