



WHIPPLE-CALLENDER ARCHITECTS

The building at 13 Lewis Street is comprised of 4 apartments on a site of approximately 3,200 s.f. in the R-6 zone. The owner wants to alter/ update the existing apartments and this work entails exterior repairs and renovation as well as new interiors.

The building is currently 2 stories with a flat roof. The main house block fronts on Lewis Street and a long back ell runs along the northerly side of the site. While different in shape, the house and ell are similar square footages. A fire event resulted in the removal of the original gabled third floor, which encompassed the entire building footprint. The attached circa 1924 photo indicates the detail of the building and the appearance of the now missing third floor.

The owner had been considering the re-creation of the third floor as a way to add bedrooms to the existing apartments. A preliminary meeting with Zoning revealed a few things; The added bedrooms would not affect parking and the non conformance of the building (less than 1,000 s.f. of site area per apt.) means we cannot re-create the missing roof because it increases the non-conformance with additional building bulk- see 14-436 Bulk Restrictions. There is a possibility that a Variance, an Amendment or a Broad Zoning Initiative would make such an addition possible, but our application does not include an added gabled floor at this time.

In the course of Phase One work, we will focus upon exterior improvement of the street face and the driveway side of the main house. We plan to maintain existing window and door locations.

Specific features include:

Bay Windows at Lewis Street- The existing two-story bay will be rebuilt and utilize existing brackets, scroll rim and window sash. The recessed panel detail will be re-created to match existing.

Main House Siding- The front and driveway elevations will be sided in painted wood clapboards rather than the existing vinyl siding. Substantial corner trim will be built based upon original photos. Painted wood window trim will be more substantial with drip cap and sill detail.

Lewis St. Entry Porch- The existing porch will be rebuilt and match existing based on evidence we uncover during removals & existing photos. We propose adding an additional door to provide a new code compliant, dedicated entry door for the front apartment. The existing precast conc. stair will be removed to reduce encroachment on the sidewalk and rebuilt as wood to match existing detail better and reduce encroachment .

Main House Windows- Historic elevation windows will be SDL replacement sash fit to the existing window box dimensions, 6/6 pattern.

Back Ell Windows- Replacement window units, 1/1 pattern.

Back landings/ stairs- White Azek composite fiberglass rail system w/ synthetic treads.