



45 West Newton Street South End Landmarks Commission

**Design Review
January 2, 2019**

Input and Support

Homeowners: John Meunier and Jim Flanagan

- 30-year South End/Shawmut Avenue residents
- Raised two children in and around Blackstone/Franklin Squares

Architects: Arthur Choo and Associates, David Freed

- Experienced with South End and Landmarks Commission design guidelines

Neighbors: Abutters and neighbors have been consulted

- Condominium owners have reviewed and approved proposed design changes
- Abutters have reviewed and approved proposed design changes
- Randi Lathrop, RG Lathrop Consulting, has assisted with neighborhood outreach and communications

Landmarks: Staff site visit

- Conducted by Nick Armata on December 6, 2018
- Modifications were made to proposal based on staff guidance and input

Why Are We Here Today?

The homeowners are seeking approval from the Commission to:

- Reconfigure the existing rear dormer
 - Bring the dormer back an additional two feet from the rear of the building, aligning with adjacent buildings
 - raise the edge of the dormer to accommodate desired internal ceiling height
- Relocate roof deck, previously located on the top the building, to the rear dormer

Benefits of the renovation

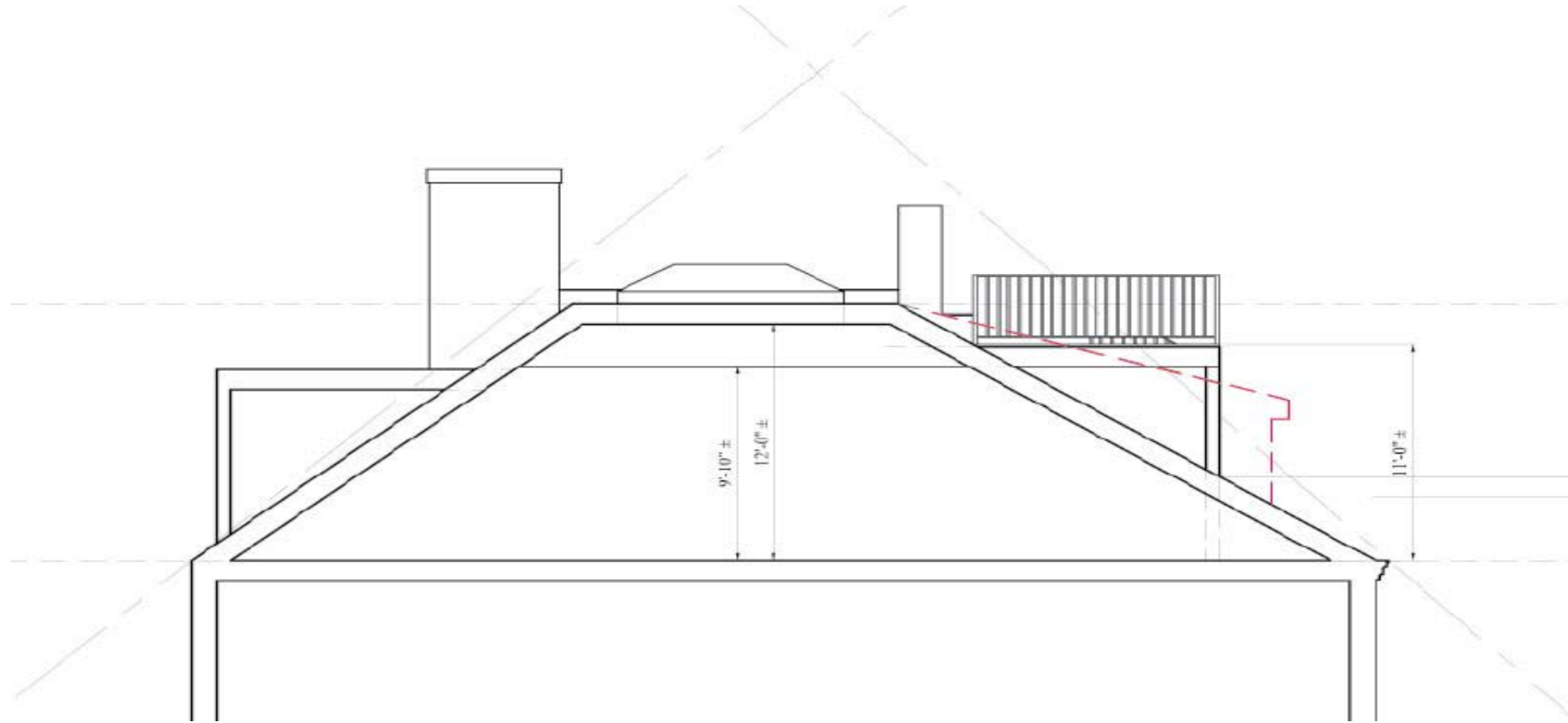
- A large HVAC mechanical unit that currently sits on the top of the building will be removed. A smaller replacement unit will be relocated and no longer be visible from the street
- Two satellite dishes, currently attached to the existing dormer will be removed
- Replace existing dilapidated dormer and small windows with and new new dormers and fenestration that reflects guidance from Commission staff

Rear Elevation



Steel doors like those
by Euroline

Side Elevation: Existing/Proposed Dormer



Items to be removed

**Front Elevation:
HVAC Mechanicals to be Relocated**



**Existing Dormer:
Satellite Dishes to be Removed**



Local Conditions and Surroundings

A set of existing environmental conditions and factors should be noted by members of the Commission:

- A wide assortment of dormer treatments exist on the rear of West Newton St. today, with the subject property in the worst condition, but also furthest from view
- There are numerous roof decks on the rear and tops of adjacent buildings
- Decorative rooftop ironwork has been a feature of buildings on this block since they were originally constructed in the mid-19th Century

Rear views of West Newton Street

