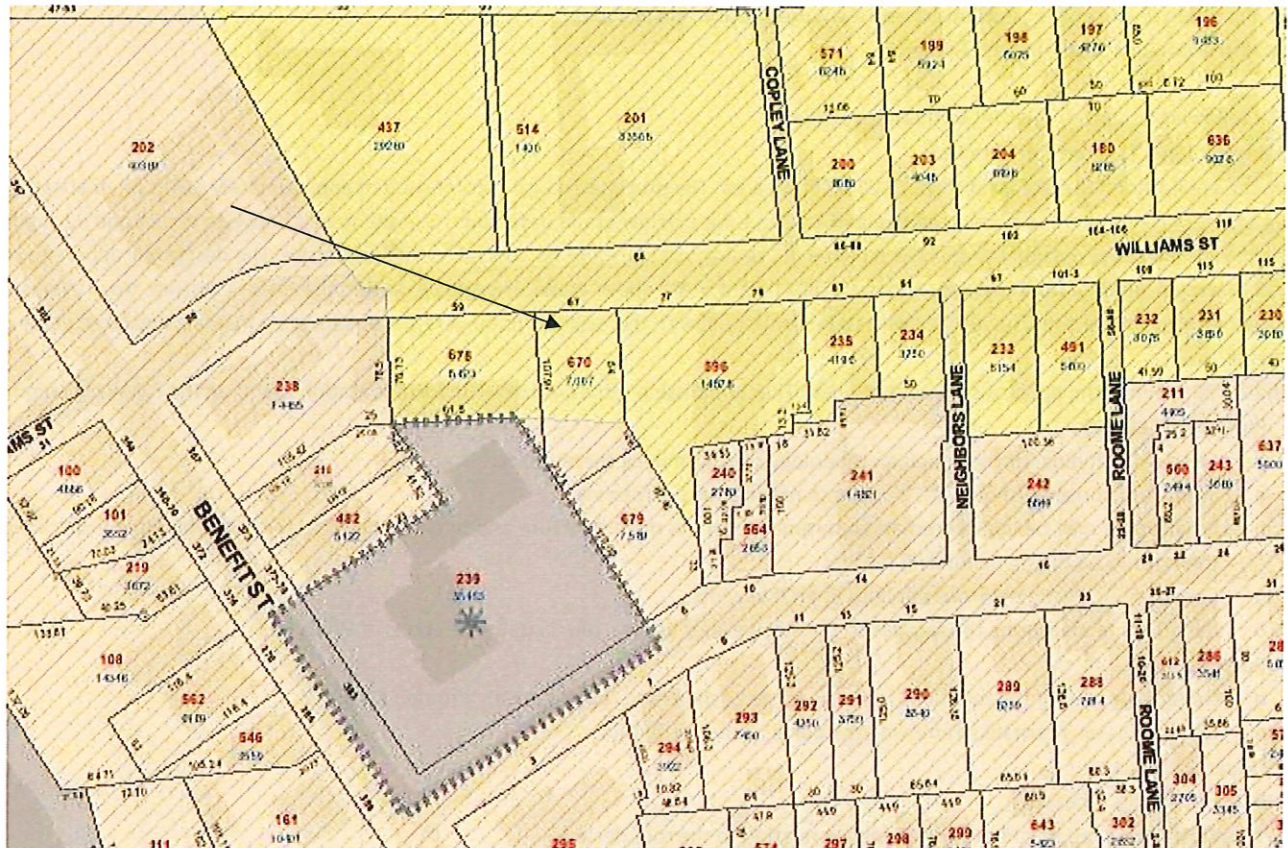
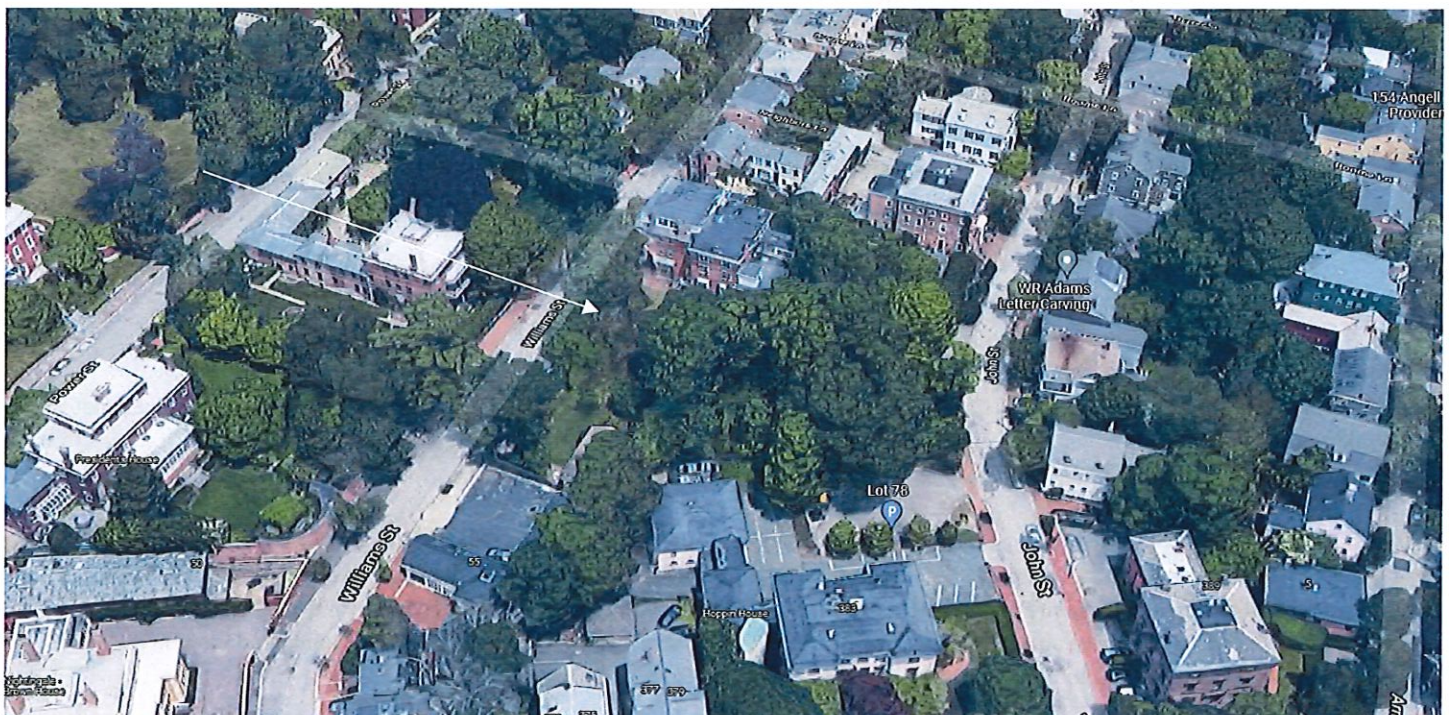


3. CASE 21.130, 67 WILLIAMS STREET, Vacant lot (COLLEGE HILL)
Currently a Vacant lot within the CH NHLD



Arrow indicates 67 Williams Street.



Arrow indicates project location, looking north.

Applicants/Owners: Karen and Jeff Hirsch, 6 Monterey Ln, Framingham, MA 01701
Architect: SHED Studio, 113 Hampshire Street, Cambridge, MA 02139

Proposal: The scope of work proposed consists of New Construction and includes:

- the construction of a single-family residence.

Issues: The following issues are relevant to this application:

- This application is for conceptual review
- From the application "The site is listed as 7,007 sq. ft. of area. The proposed house is comprised of approximately 3,200 s.f. of above-grade living space, plus 400 s.f. for a two-car garage and 1,100 s.f. for a below-grade basement. The site is split between the R1 and R2 zoning districts with the larger portion being in the R1 zone. R1 zoning will therefore be applied for the entire site. The design will adhere to side and rear setbacks as required for R1 zoning, and has a max height of 40' above grade. The site lies within the Historic district. No previous structure was ever located on the site. The design seeks to be contextual with the neighborhood in terms of size, scale massing and basic design language.";
- At the 11/22 meeting the application was continued. The Commission requested revised documentation based on the following comments:
 - Front Yard Set Back:
 - o Check with Zoning for the actual methodology of determining the set back;
 - o Front yard currently shown at 12' in depth may not be conforming;
 - o Front porch may be considered an appurtenance to the main structure and may not be considered the building front. Potential for the front to be the main building façade;
 - o Consider narrowing the front porch to 6' or 7' in width;
 - o Recommend measuring the facades to the sidewalk for houses 100' in both directions of Williams St;
 - Porte-cochere
 - o Consider removing the roof deck from the porte-cochere and replacing with a roofed area;
 - o Consider as an alternative removing the porte-cochere entirely;
 - Upper roof deck
 - o How is this accessed?;
 - What is the required height of the chimney in relation to the roof decks?;
 - North elevations are not to scale. Revise buildings to the east direction;
 - Review all house measurements to create a better sense of scale;
 - Carrington House to the east and the Corliss / Carrington across the street to the north will probably provide the most contextual design information along with cues for height and massing;
 - Commission recommends showing window and doors;
 - Smooth out "steps" in street;
 - Is it possible to create photo realistic elevations of the street?;
 - Railings should be reduced in concept drawings; and,
- Revised plans, renderings and photos have been submitted.

Recommendations: The staff recommends the PHDC make the following findings of fact:

- a) 67 Williams Street is currently a vacant lot within the College Hill local historic district;
- b) The application for New Construction is considered complete for conceptual review; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed alterations are appropriate having determined that the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district.

Staff recommends a motion be made stating that: The application is considered complete. 67 Williams Street is currently a vacant lot within the College Hill local historic district. The Commission grants Conceptual Approval of the proposal as submitted having determined that the proposed new construction is appropriate as it is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, citing and agreeing to the recommendations in the staff report, with the applicant to return to the Commission for Final Approval.