

STAFF REPORT 06-10-2020 REGULAR MEETING

PREPARED BY: A. PHILLIPS

APPLICATION NUMBER: 20-6728

ADDRESS: 888 LONGFELLOW STREET

HISTORIC DISTRICT: BOSTON – EDISON

APPLICANT: ROBERT MURRAY

PROPERTY OWNER: ROBERT MURRAY

DATE PROVISIONALLY COMPLETE: 05-22-2020

STAFF SITE VISIT: N/A

SCOPE: ERECT NEW GARAGE, REPLACE DRIVEWAY, ERECT NEW FENCE AT REAR YARD

EXISTING CONDITIONS

The building located at 888 Longfellow Street is a two-story single family residence constructed ca. 1914. The building is clad in dark brown brick with limestone and painted wood details. The asymmetrical façade features a covered porch at the right half of the front façade and a projecting single-story bay at the left side of the front façade. The main entrance to the house is located under the covered porch and is accessed from grade via five front steps. The complex hipped roof features three dormers and is covered in dark gray dimensional asphalt shingles. The house appears to retain its original wood windows. The property does not currently include a garage, however, an existing concrete parking pad is located at the rear yard. The parking pad is accessed off of the public alley at the rear of the property and off of Longfellow Street via a concrete ribbon driveway which runs adjacent to the house on the west edge of the property.



Google Street View Image – June, 2019

PROPOSAL

With the current proposal, the applicant is seeking the Commission’s approval **to erect a new garage, replace concrete driveway, and erect new fence at rear yard**. Included in the proposal are the following scope items:

- Remove existing driveway and garage pad in its entirety.

- Pour new concrete driveway, driveway apron, and garage pad. New driveway is to match existing “two-track” driveway and the driveway apron is to be 24’ wide and is proposed to include (2) 6’ W x 16’ L parking engineered gravel areas to help with drainage. The gravel areas are to be located directly adjacent (south) to the vehicle entrance of the garage. The new garage pad and footings will be constructed per code for a new 24’ x 24’ garage.
- Erect new 24’ x 24’ garage located at the northwest corner of the lot. Garage materials to include:
 - Panelized fiber cement “mortarless” brick veneer (Color: Alexandria Buff) cladding at front (south) elevation the body of the garage only.
 - Smooth Lap Hardie Plank siding with 7” reveal at gable end of front (south) façade and at the body of the garage at all elevations other than the front elevation. Siding to be painted to match the existing house.
 - Trim to be 1” x 6” smooth fiber cement.
 - Hipped roof to be covered in architectural singles and will match those at the existing house
 - Gutters are to match those at the existing house
 - Garage door to be panelized 16’W x 7’H insulated steel garage door with divided lites along the top of the door (color: white).
 - Person door located at the east elevation to be a 36” x 80” gray fire primed steel door.
 - Wall sconce lighting proposed
- Install a new 6’ tall cedar privacy fence at north and west property lines to match the existing cedar fence along the east property line. Fence along west property line will stop at rear façade of existing house.
- Install 8’ wide cedar swinging gate at side driveway entrance.

STAFF OBSERVATIONS & RESEARCH

- Boston – Edison Historic District was designated in 1973.
- At this time, it cannot be determined when the previous garage was demolished.
- Staff observed that the following work items have been completed without a COA:
 - Installation of 6’ high cedar privacy fence along east property line
 - Landscaping at the front of the property

ISSUES

- It is staff’s opinion that the proposed garage roof form and cladding material selection is unnecessarily complex and detracts from the historic character of the existing property. The panelized fiber cement brick veneer system is not an appropriate material within this historic district as it is not compatible with the historic character of property or district. Staff is also concerned about the longevity of the material.

RECOMMENDATION

It is staff’s opinion that the work proposed, other than the proposed garage roof form and cladding material, retains and preserves the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior’s Standards for Rehabilitation.

However, staff recommends that the Commission issue this Certificate of Appropriateness with the following conditions:

- The roof line of the garage is to be simpler in form without dormers or clipped gable ends.
- The cladding of the garage is to be of a single material. If the applicant chooses to use brick as the material, it must be a true masonry (with mortar) product.
- Paint color selections are to complement the existing house.
- The applicant shall revise the drawing set/construction documents to reflect the updated roof form, material selections, and paint color selections and submit to HDC staff for review and approval prior to pulling the building permit for the project.

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CHICAGO

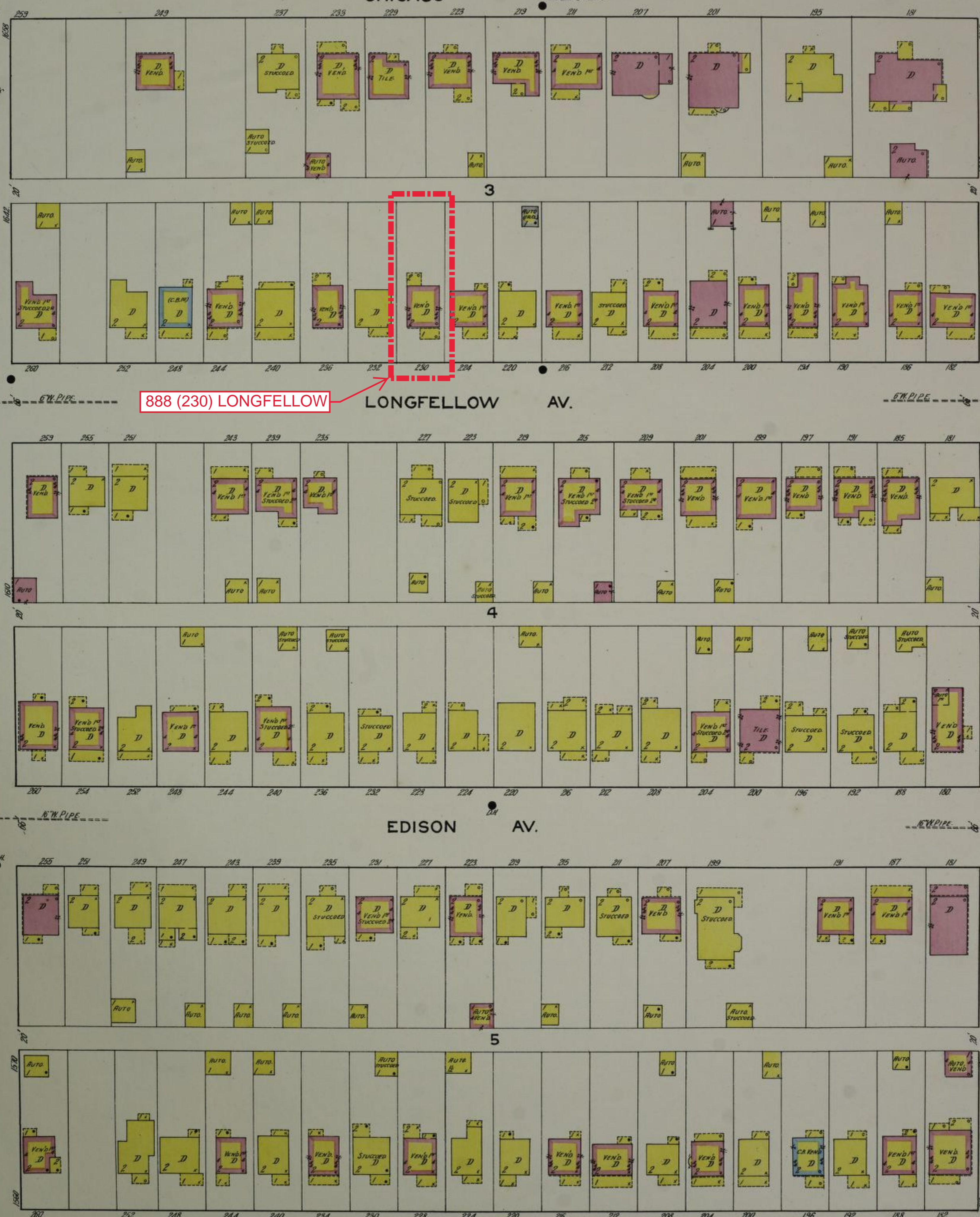
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LONGFELLOW AV.

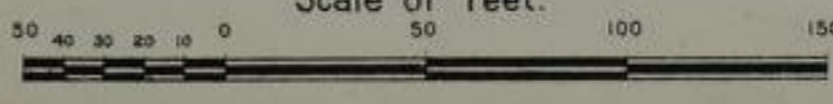
EDISON AV.

ATKINSON AV.

Scale of Feet.



888 (230) LONGFELLOW



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CHICAGO BLVD

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LONGFELLOW AV.

888 LONGFELLOW

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EDISON AV.

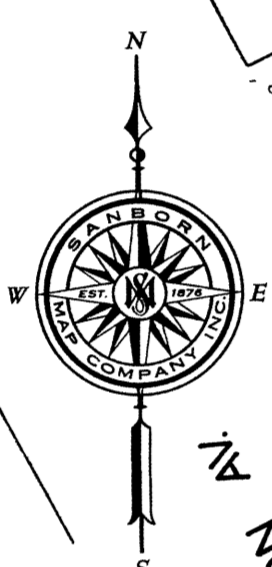
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JOHN C. LODGE DR.

JOHN C. LODGE FREEWAY

ATKINSON AV.

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SCALE OF FEET
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