











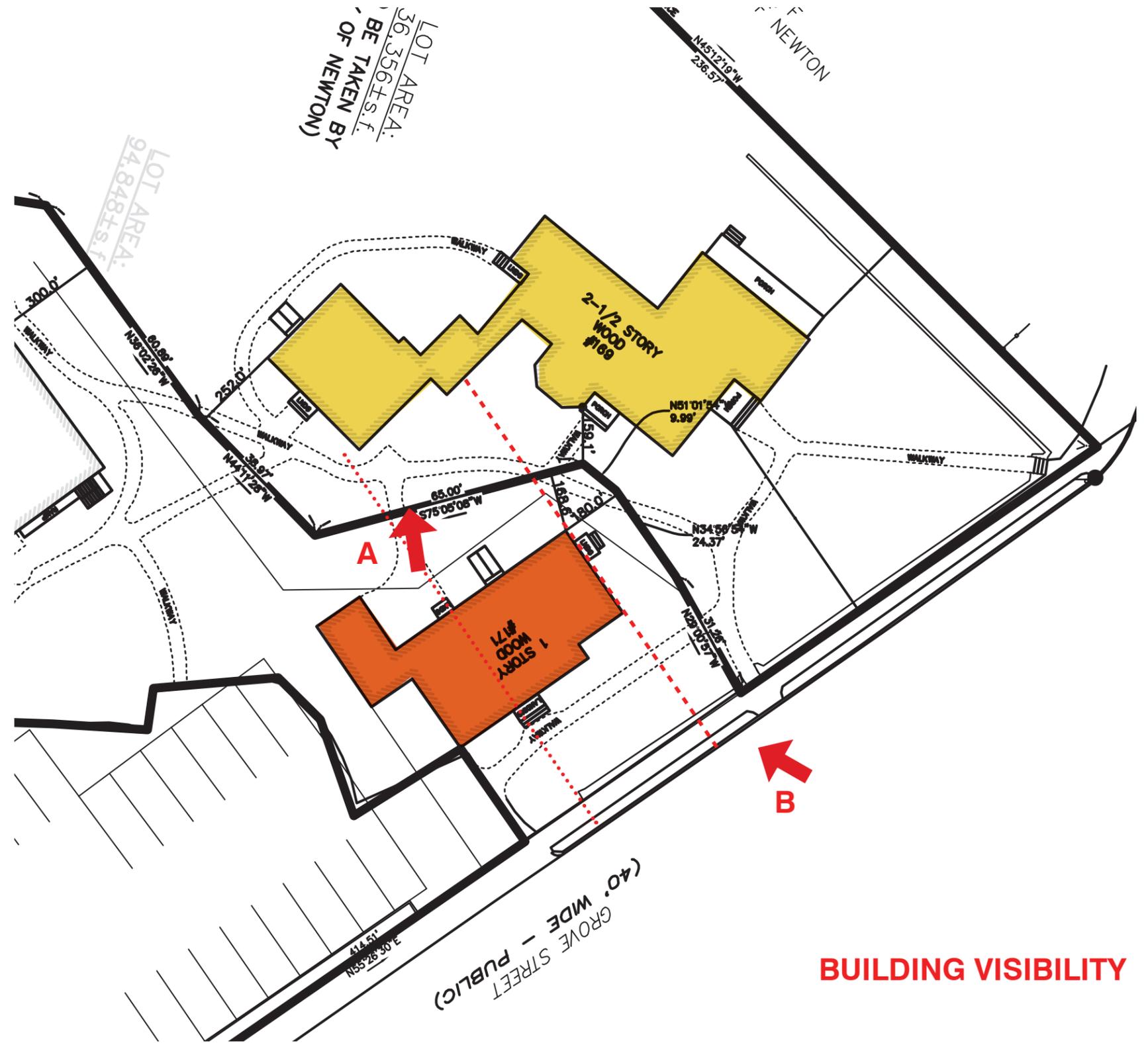




A-Hume House



B-Eddy House



**BUILDING VISIBILITY**

## Eddy House-169 Grove Street

- Built in 1951 in the “Cape” Style. Not a prevalent architectural style in the Historic District;
- Not in scale with Walker Center and Barton House, Howard House, Yeo-Harding-Hume Houses;
- Blocks view of much more architecturally interesting Howard House;
- Removes curb cut and driveway along Grove Street while increases safety of backing out along heavily traveled road and sidewalk next to elementary school;
- Removing Eddy House would make way for a more energy efficient structure.



## What We Heard

- 5 New Townhomes creates a “Wall” effect along Grove Street;
- Townhomes seemed “out of place” in the Historic District;
- Majority of comments around removing the existing Eddy House were positive;
- Majority of comments around the Architectural Design of the new building were positive.

## How We Responded

- Removed 1 Townhome and created 2 Duplex units;
- Created a significant Open Space between New Buildings.



Previous Proposal

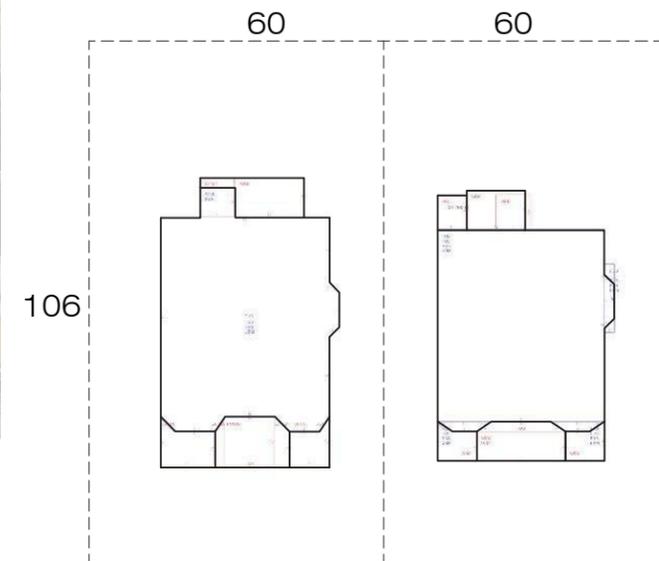


Current Proposal

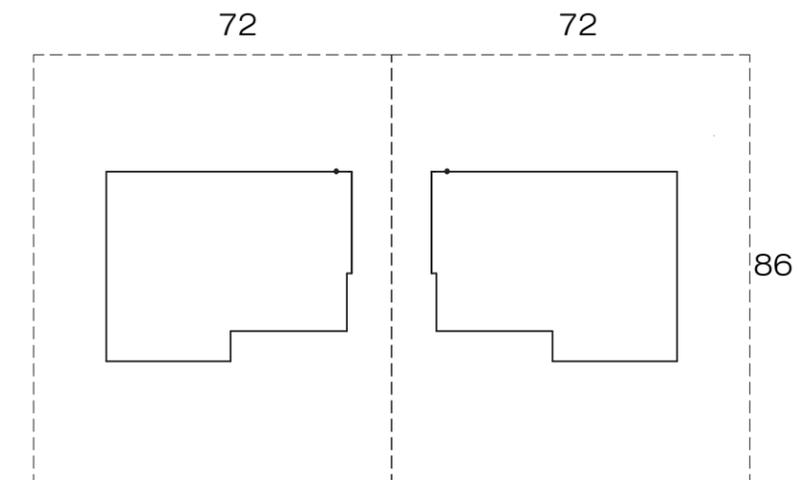
### Precedent for 2 Duplex Units in Historic District

71 and 77 Woodland Road

- Lot size avg=6,400 sf
- Number of Units on each Lot=2 Units
- Frontage=60' each Lot
- Gross Building Area=6,200 sf each Lot (3,100 sf per unit avg)



71 and 77 Woodland



Grove Street