

for 12 February 2014
Newton CPC public hearing

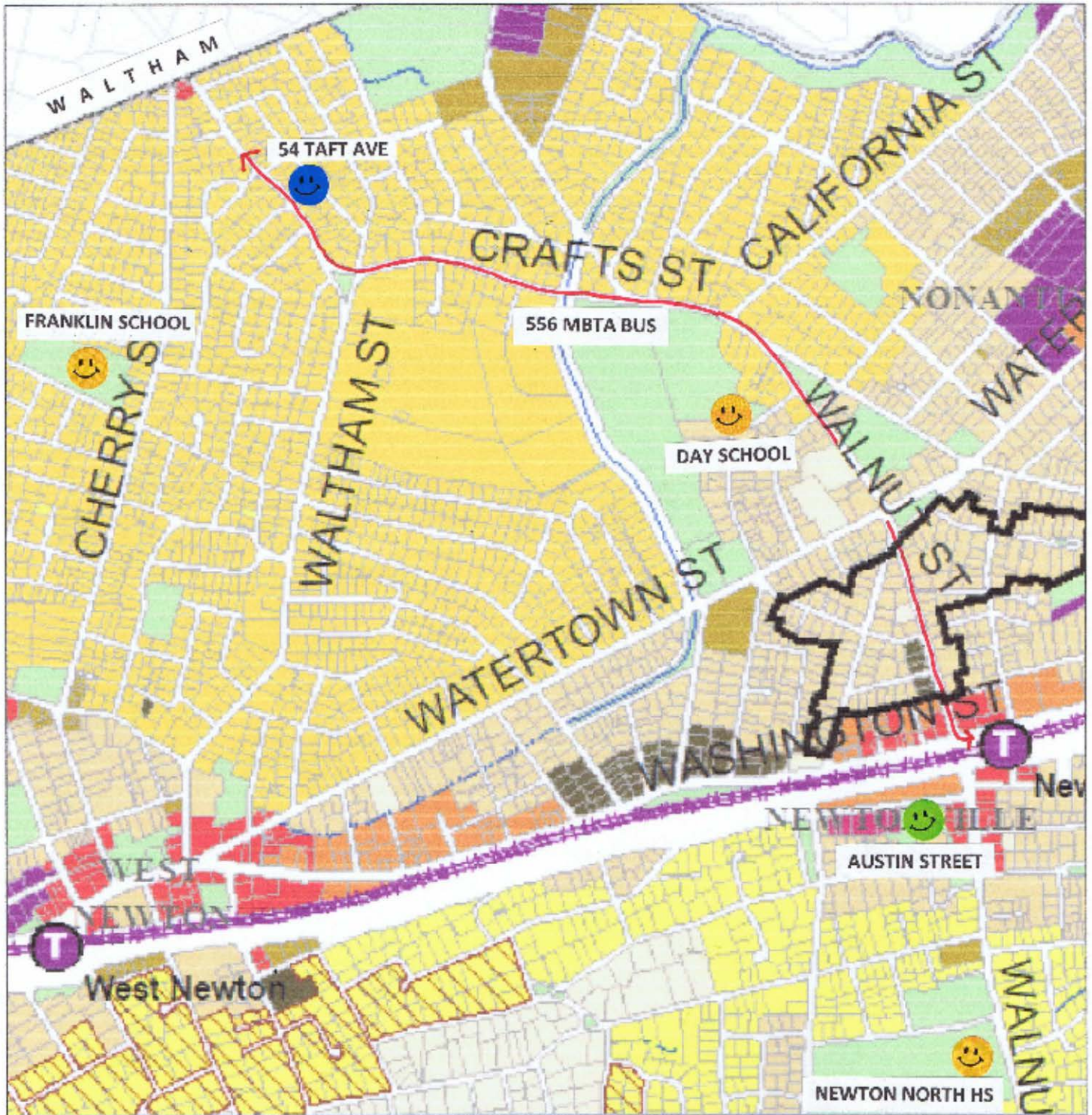
Proposal 54 Taft Avenue Affordable Housing (CAN-DO)



Project location, conditions, design & construction:

- ◆ Project context (neighborhood map, parcel boundaries)
- ◆ Existing building photographs
- ◆ Floor plans & elevations
- ◆ Building materials
- ◆ Architect's qualifications

54 Taft Avenue, West Newton



Nearby amenities: One block from the intersection of Waltham and Craft Streets, within walking distance of Albemarle Park (1/2 mile), West Newton village (approx. 1 mile), Newtonville village center (approx. 1 mile), Express Bus 556 (1 block) to Newtonville and Franklin Elementary School school bus routes; Day Middle School (1.2 miles) and Newton North (1.25 miles). Near grocery stores, drug stores, restaurants, and houses of worship in both villages.

54 Taft Avenue



From CAN-DO:



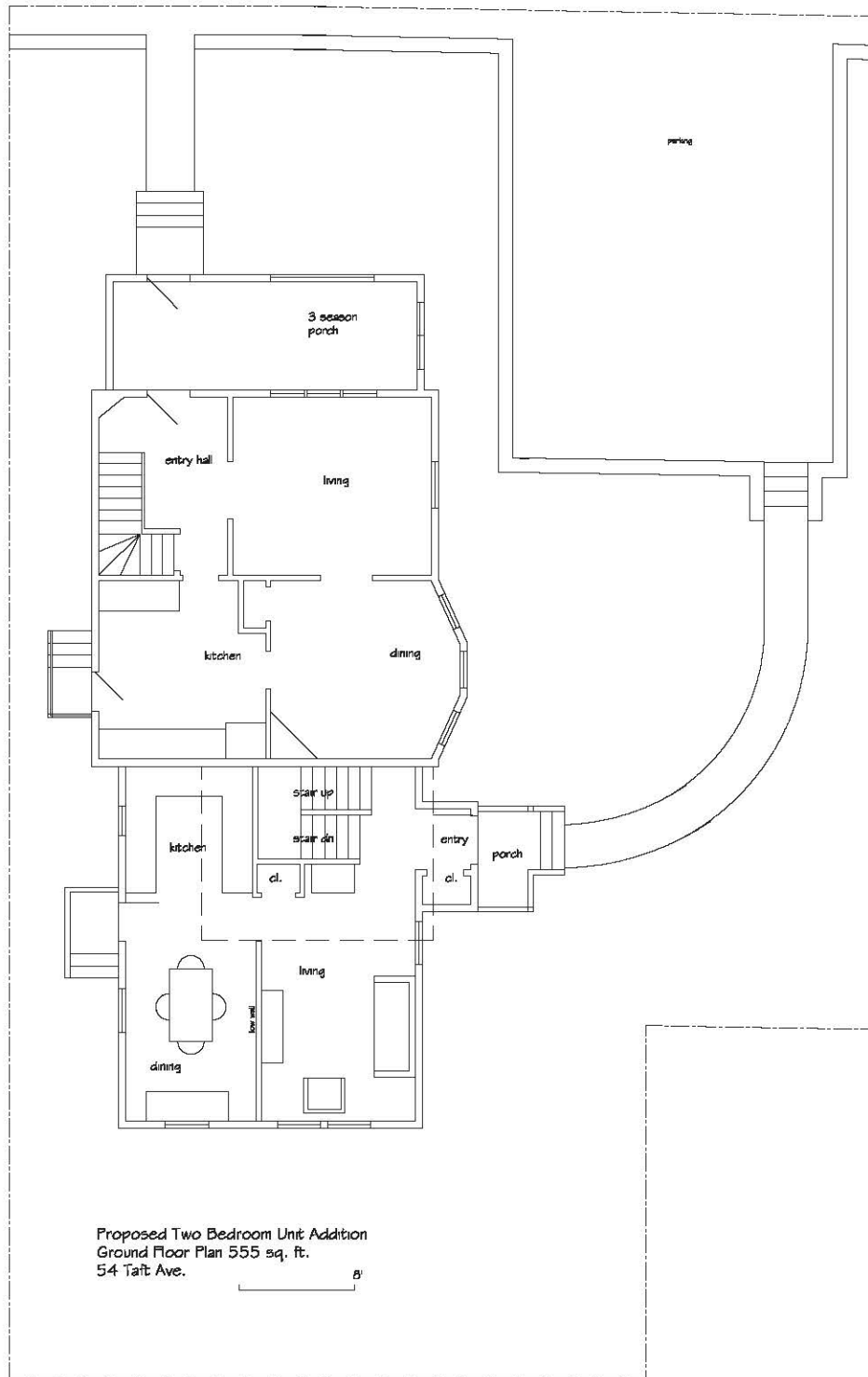
From CAN-DO:



From realtor website:



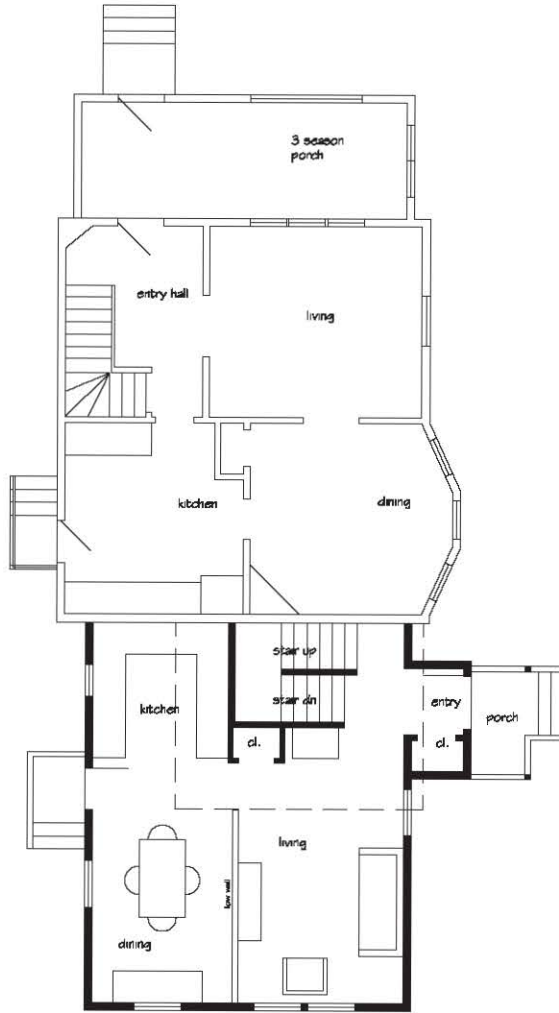
TAFT AVENUE



Proposed Two Bedroom Unit Addition
Ground Floor Plan 555 sq. ft.
54 Taft Ave.

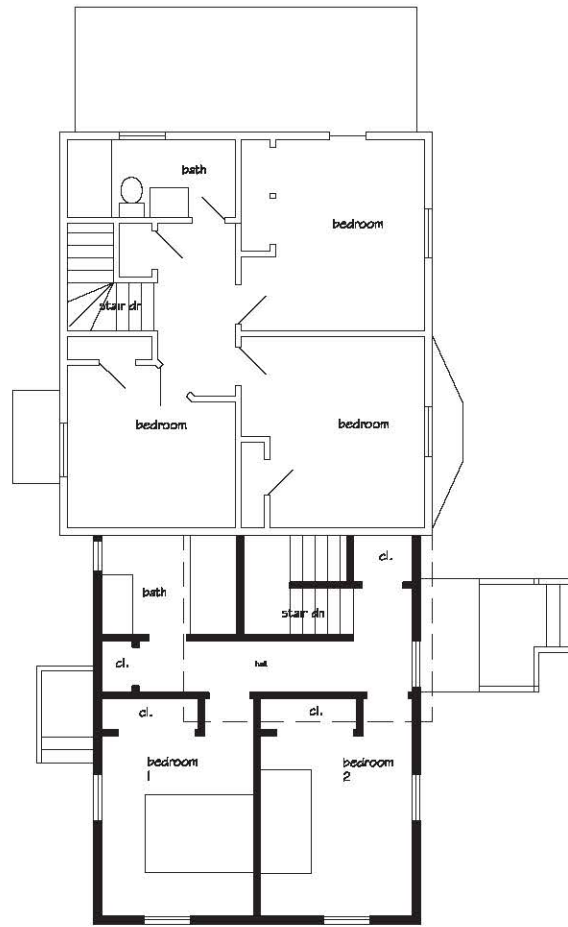
8'

Design 34 Taft Ave House
(showing rear porch removed)



Proposed Two Bedroom Unit Addition
First Floor Plan 525 sq. ft.
54 Taft Ave.



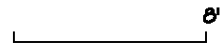


Proposed Two Bedroom Unit Addition
 Second Floor Plan 525 sq. ft.
 54 Taft Ave.



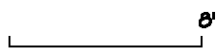


Proposed Two Bedroom Unit Addition
Schematic Side Elevation.
54 Taft Ave.





Proposed Two Bedroom Unit Addition
Schematic Rear Elevation.
54 Taft Ave.



TAFT AVENUE SCOPE OF WORK AND PRICING

Prepared by Architect, Terri Heinlein

Existing House:

Replace front and side stairs and railing -	\$5,200
New windows and new front door (lead) -	\$12,500
Repair basement stairs -	\$1,000
Chimney removal and new framing -	\$2,500
Remove and replace roof -	\$7,000
Insulation of building envelope -	\$5,000
Painting – interior and exterior -	\$11,000
Removal of tree -	\$2,000
Scoping of sewer line and replacement -	\$10,500
Remove and replace retaining wall and stairs -	\$6,500
Soft and hard landscaping -	\$7,000

TOTAL	\$70,200
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New unit – approx.. 1100 Sq. Ft. \$287,550

MATERIALS & FINISHES

- ◆ Engineered lumber, low-usage water fixtures, hi-efficiency boiler, low VOC paint throughout.
- ◆ Wood shingle siding and trim to match and align w/ existing.
- ◆ Parked concrete foundation .
- ◆ Fiberglass asphalt 3 tab roofing shingles.
- ◆ Interior veneer plaster walls and ceiling.
- ◆ Flat 1x 4 wood window and door casings.
- ◆ 1x6 baseboard with cap.
- ◆ Marmoleum at kitchen and bath floors (not vinyl).
- ◆ Oak strip flooring at living, bedrooms and stair.
- ◆ Painted trim.
- ◆ Two panel doors.

Revised Nov. 3

ARCHITECT – TERRI HEINLEIN

My work has been varied, and can be found in urban, suburban and rural contexts, from small vacation and affordable homes to large estates. My experience includes more than twenty years of practice in residential architecture, and parallel professional teaching in schools of architecture. I have found that these two components of my work reinforce each other, and have allowed me to maintain a broad view on the many conditions that influence architectural design. Having worked with a variety of home owners, I understand the importance of meeting individual family needs. Working with a variety of contractors, I understand the importance of selecting the right builder for an individual owner and project.

I hold undergraduate and graduate degrees in architecture from the University of Pennsylvania in Philadelphia. I am a member of the American Institute of Architects, the Boston Society of Architects, the United States Green Building Council, and the Association of Collegiate Schools of Architecture. I am certified by the National Council of Architectural Registration Boards, and have architectural licences in Massachusetts, Rhode Island and Vermont; other licenses have been received in California, Maine, and New Hampshire