

Design Intent

The project includes demolishing an existing detached garage and adding a two story addition on the east side of a Queen Anne style house that has Colonial Revival details and dates from 1895.

The design concept involves accommodating the Menozzi's needs, while at the same time integrating the addition with the existing character of the house, as well as with the site. The addition includes an attached garage and mudroom at the lower level and an in-law suite/office at the upper level. To work with the site, the garage level will be midway between the basement and first floor of the house, while the in-law suite/office level will be midway between the first and second floors of the house. The second floor of the addition will set back from the garage level at the street front, leaving an outdoor area with a balustrade reminiscent of the several balustrades at the existing house. This set back also allows the existing magnificent 10' tall decorative window that provides light into the existing main stair of the house to remain unaffected. The new design uses materials, details, scale and massing similar to the existing house.

The project team carefully researched and checked the context around the property. An estimation of the sizes of the surrounding houses was made using site observations, assessor's information, and aerial images from the neighborhood. We conclude that the proposed house is in the same size range as most of the houses surrounding the property.

The house is zoned SR2 (old). It should be noted that this house, like its adjacent neighbors sits at the top of a slope. Because of this, the basement at the back side is at walk-out level and counts as a full story. Therefore, the FAR includes 1,782 square feet of existing basement space.

The existing detached garage will be demolished as part of this project. Located just 3.5' from the side property line, it is a non-conforming structure. The new design eliminates this non-conformity, as the new attached addition will be inside all setbacks.

Lastly, the proposed site plan shows ample space for plantings to screen along the new driveway.