



October 27, 2022

City of Methuen
Methuen Historic District Commission
City Hall
41 Pleasant Street
Methuen, MA 01844
RE: 269 Broadway & 2 Osgood Street

To the Methuen Historic District Commission

i3 Architects, PLLC has reviewed the following documents and plans provided to the City of Methuen:

- Application Cover Letter
- Application
- Exterior Material Selections
- Plans: 10/05/22

The planning division for the city of Methuen has requested a review of the project submission regarding the proposal of a new buildings for **Jowamar Companies, LLC**. The building is located on the corner of 269 Broadway and 2 Osgood Street and are within the historic district within the City of Methuen. The city of Methuen has requested a review and recommendations due to its location within the historic district so that project could compliment the existing historic fabric that the City of Methuen is enriched with.

The following are my questions, concerns, observations, recommendations, and request for additional information in the review of the documents provided to the city of Methuen as applicable.

Architectural and Landscape Plans:

- Recommend that the proposed design have characteristics and elements that accompaniment the historic district and is designed with including some of the design elements that are the fabric of that district such as massing, materials, and details.
 - Roofing massing- creating areas at roofline that represent the architecture of the adjacent buildings within the district. Most historic buildings in that area have sloped roof lines and different varying roof heights. This building does not achieve that level of detail at the roof line currently.

- The treatment of the corner of Osgood and Broadway is just as important as the façade on Broadway and the façade on Osgood.
- There needs to be a study of the fenestration. There seems to be double-hung windows used with transoms and once again at the doors. The fenestration pattern which also includes the "Juliette" balcony rails has a more modern feel to them and out of place within the district.
- The colors used throughout the project do not seem to have a purpose but once again they seem to be used in more of a random pattern. I would ask that this be revised and use form for the massing not change in colors. Most of the buildings have a palette of one or two colors and the same with the quantity of materials used within the historic district.
- The use of bay windows are a great way to strategically change the form and provide interest architecturally. I would recommend that on this building with it being a corner lot that the type, size, and use of the bay window is appropriate.
- On the Osgood Elevation it is recommended to have some architectural screening for the parking that is underneath the building. However, if the parking garage can be seen from Broadway I would also recommend those areas be screened as well.

- Materials:
 - On the prominent street elevations Pella Architectural or Revival series should be used. The Pella Impervia is a fiberglass window and has more of a smaller profile than the traditional double hung windows that are found in the historic district. There are also other manufacturers that have "historic" like windows.
 - There is a significant amount of paneling which based on the "Exterior Material Selections" Specifications provided; it is being proposed in place of stucco. However, the difference between the paneling and stucco is you see all the seams and/ or trim whether its intentional or not. At the adjacent building where stucco is used it has a very smooth appearance across the façade. The amount of paneling used with the horizontal siding does not give that same appearance. I am not sure the use of quantity the paneling and its location is appropriate.
 - The masonry base for the first floor and the brick options chosen are appropriate within the historic district.
 - The use of storefront within the historic district is not found frequently; however with the first floor masonry exterior and it not going floor to ceiling it provides a historic level of detailing where large panes of windows were used. On The West Elevation I recommend not having such a long ribbon of windows connected and maybe add some brick in between them.
 - Hardie Cement board for horizontal siding and Azek trim are appropriate as long as sizing, color and detailing (frequency on elevations) is provided prior to approval.

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- Civil Plan: Walkways, site walls/ fencing, exterior site and building exterior lighting should be in similar materials, not matching but complimenting the Historic District.

In summary, since the proposed building is located within the Historic District review of the overall massing is strongly encouraged. Using fenestration that is similar in historic detailing is highly recommended especially in areas of the residential units. Using materials that create interest and appeal to the building that is beyond just a composite horizontal siding material is recommended. Additionally, using masonry, wood and trim detailing elements that are within the historic district. Subsequently, this would create a building that would give nod to the historic character of the city but provide a new inspiring building that the design team, , the developer, and the city can be proud of and represent the future

Sincerely,



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