



December 14, 2022

Kathleen Bradley Colwell
City of Methuen
Planning Division Director
City Hall
41 Pleasant Street
Methuen, MA 01844
RE: 269 Broadway & 2 Osgood

To the Planning Division Director:

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

- Application & Supporting Documents 9/28/22
- Exhibit E Existing Conditions and surrounding area photos
- Letter Response 11/4/22
- Plans: Architecture and Site Plan Set dated 10/05/22

The planning division for the city of Methuen has requested a review of the project submission regarding the proposed new building for **269 Broadway & 2 Osgood**. The existing vacant lot is located within the Searles Tenney Nevins Historic District. The city of Methuen has requested a review and recommendations due to its location to the historic district and regarding the 40R Ordinance #92 Design Guidelines so that project might complement 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 Plans:

The new building's massing, scale, and proportions of the building per their proposed elevations and renderings both in the MCSGOD Application package and Historic District Commission package/presentation align mostly with the Design Guidelines of the 40R District Ordinance with the following exceptions/concerns.

- The scale of the miscellaneous two-story homes that are adjacent or in the surrounding area. There should be further investigation/ information provided to show scale and proportion from the

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adjacent housing and that the balance between the building height/ story height, and massing of the new building is appropriate to residences especially the historic homes and not just the larger size buildings that are in the area. As the historic homes contribute to the historic character to the district as well.

- The project details as shown in the elevations and renderings appropriately use materials, windows, doors, and overall building articulation such as the use of the bay windows on Broadway. There should be further detailing provided as the architectural plans are developed on building material transitions etc.; however as shown in the plans is nicely detailed with the historic district in mind.
- Under Architectural Guidelines; 1. Building Mass, Scale and Proportions; f; it states the following; "**If there is a discrepancy greater than one-story between the proposed building height and the height patterns of the adjacent existing buildings, design alternatives should be considered for context sensitivity based upon articulation of façade, building mass, scale, bulk and proportions, or other building massing considerations.**" After reviewing the plans and location of this historic home there is concern that there is more than one story discrepancy with historic home located 8 Ditson Place and that further design alternative and/ or review to this context should be considered.
- The architect/ developer did take in consideration the concern of overall height and did bring down the height of the building down using roofline strategies within the residential units within the current application with historic district commission. This lessened their overall unit square footage but proved to provide a positive for overall massing, proportion and scale to the buildings within the historic district.

Review of Building Orientation & Entrances:

- The building is orientated with primary facades located on Broadway and Osgood street locations. With Commercial and Residential entrances clearly visible.
- There is a concern without a rendering included with abutter context that there isn't enough privacy between residential abutters and the proposed mixed use building. There should be adequate context shown to resolve this concern which is under the guidelines letter g.

In summary, after reviewing the proposed building due to its location within the Searles Tenney Nevins Historic District and requires review under the 40R Ordinance 924; the project's design successfully uses design elements such as overall massing, fenestration, building location, and exterior details. With the exception of looking at massing and privacy with residential abutters to meet the design guidelines this building should be an successful collaboration with city and developer/designers that represents the future of the City of Methuen.

Sincerely,



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