

South End Landmark Historic District Commission

Project Review Hearing

34 East Springfield Street

June 1, 2021



Revisions from SELDC approved plans

- **Rear Dormer**

The dormer roof now intersects lower on the rear slope of the roof, the design has also been revised per SELDC requests to make existing dormer location more prominent with a 5-inch setback denoting the existing dormer's location. The equipment screen has been eliminated in place of a railing system.

- **Rooftop Mechanical Equipment**

Only three units will now be on the roof. We would request a mock-up be done after the new dormer roofline has been constructed. If necessary, the location of equipment and fall protection can be revised at that time.

Revisions from SELDC approved plans

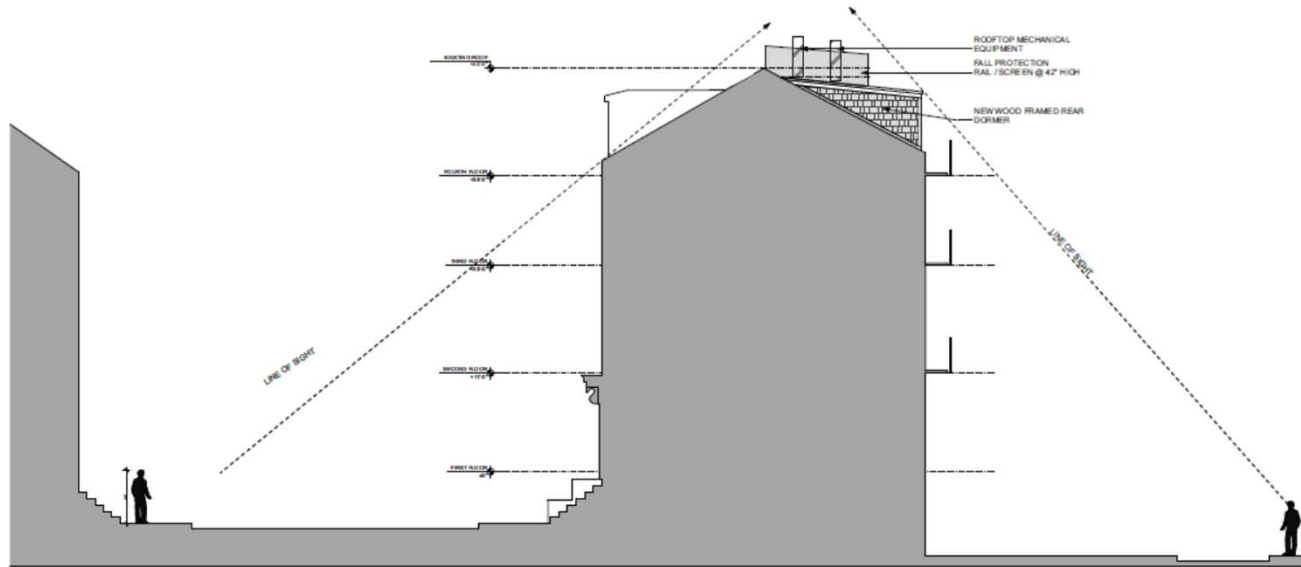
- **Windows**

NPS required a change to the proposed brickmold, requiring removal of the ogee curve in order to reduce the thickness of the frame. Other window details remain the same as previously approved.

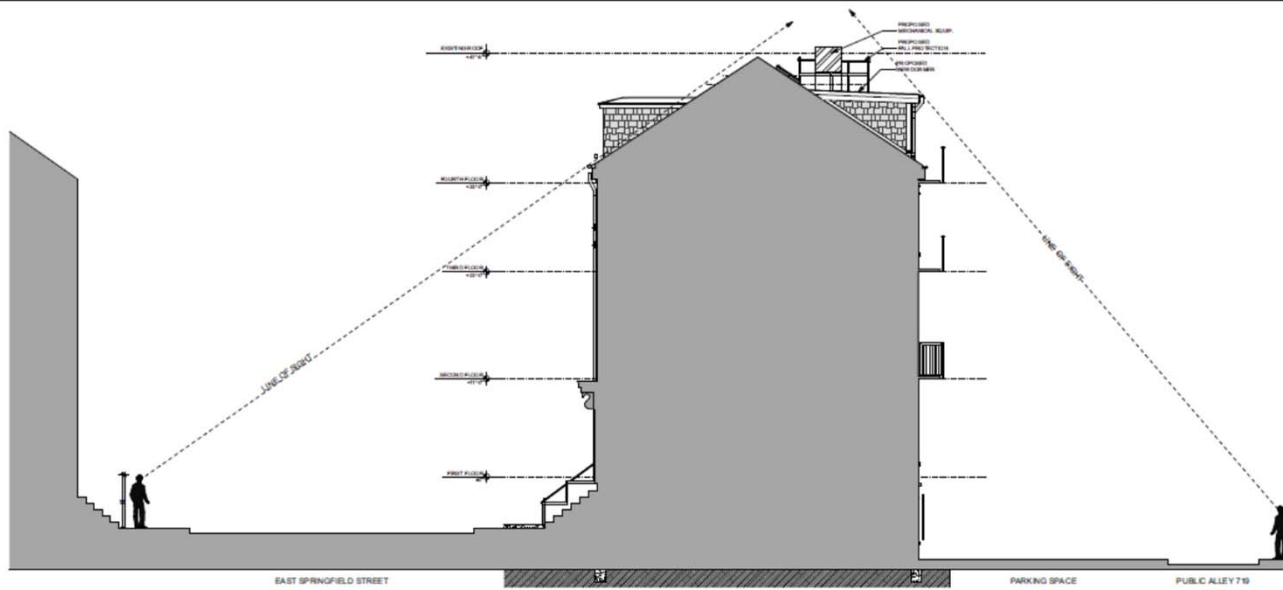
- **Site Plan for planting area at facade**

At the request of the SELDC, we are including a drawing of the planting area at East Springfield Street, please note no changes are proposed, aside from planting new flowers.

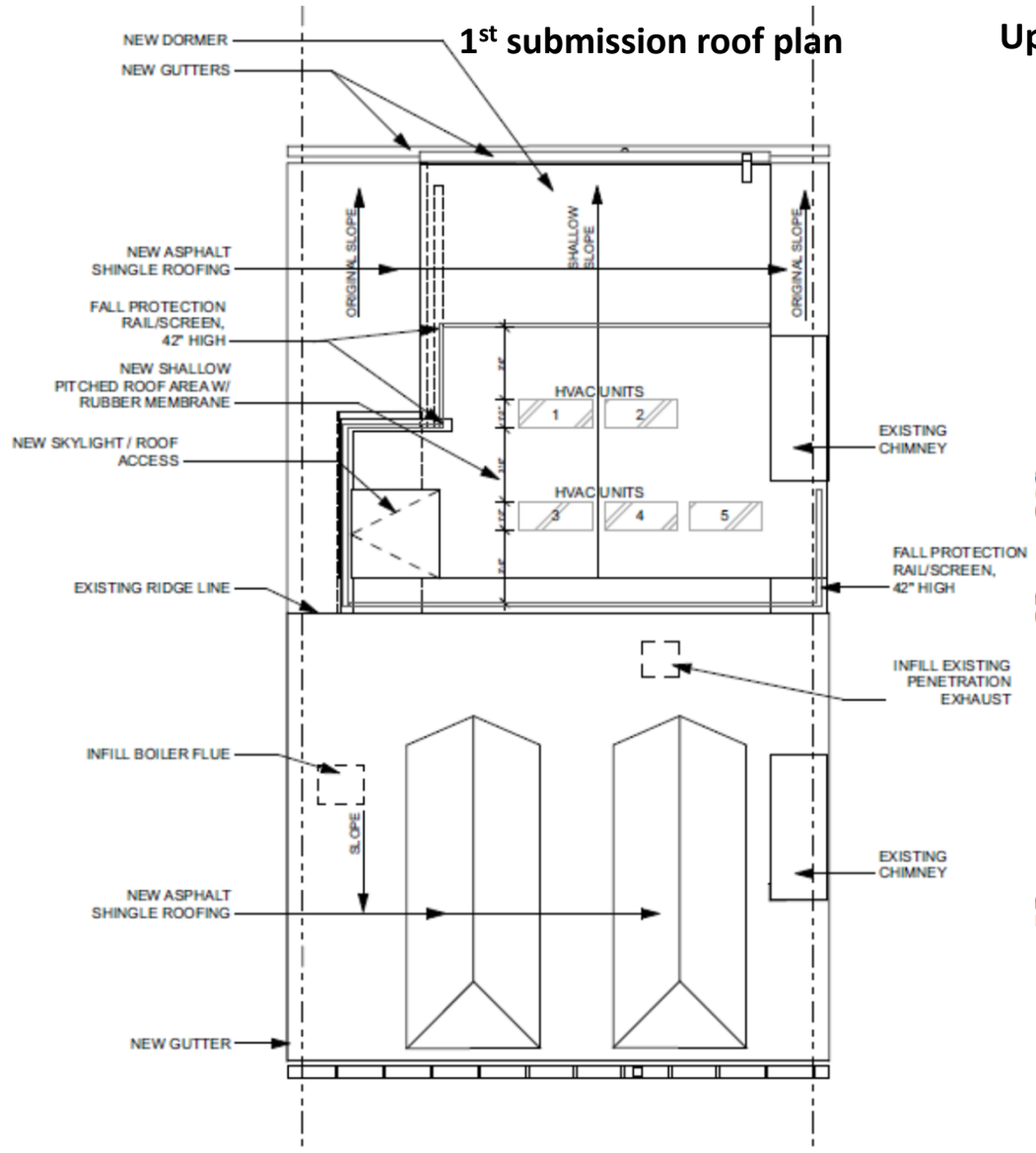
**1st
submission
sightline**



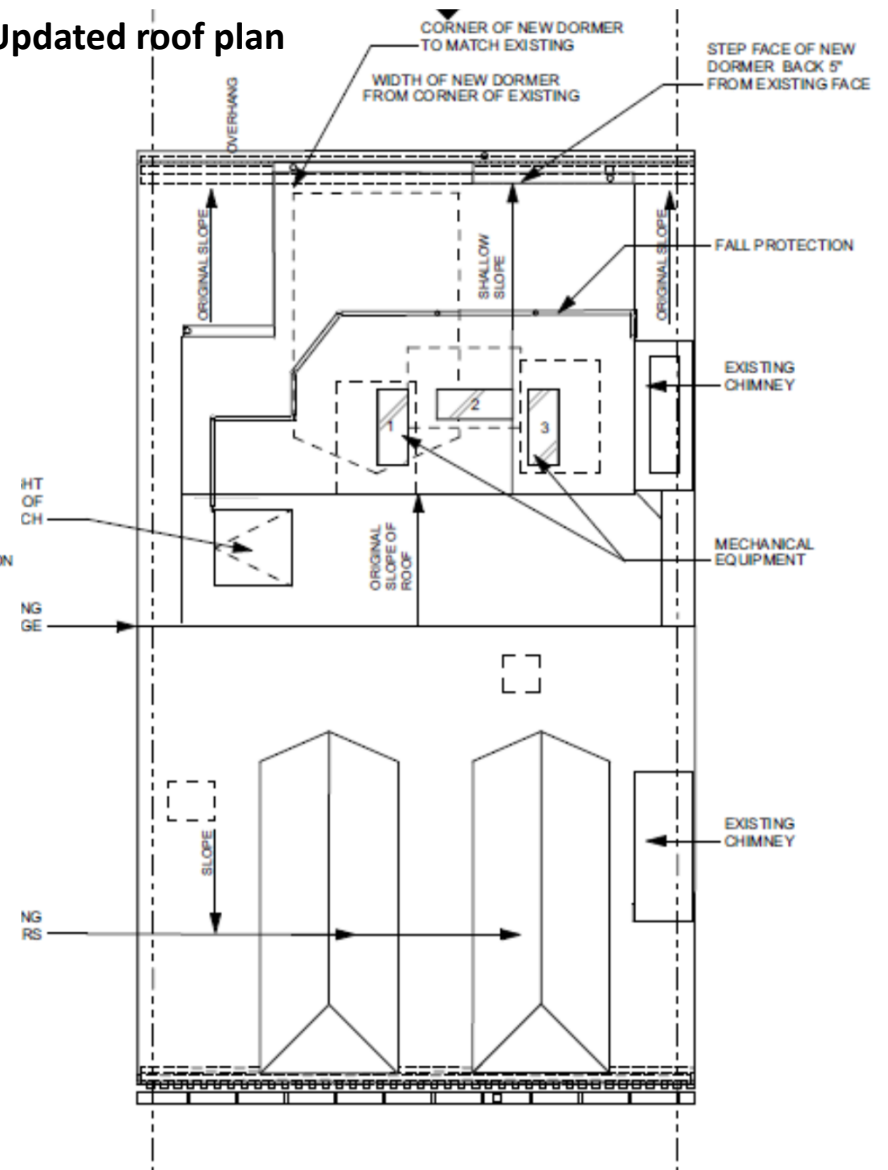
**Updated
sightline**

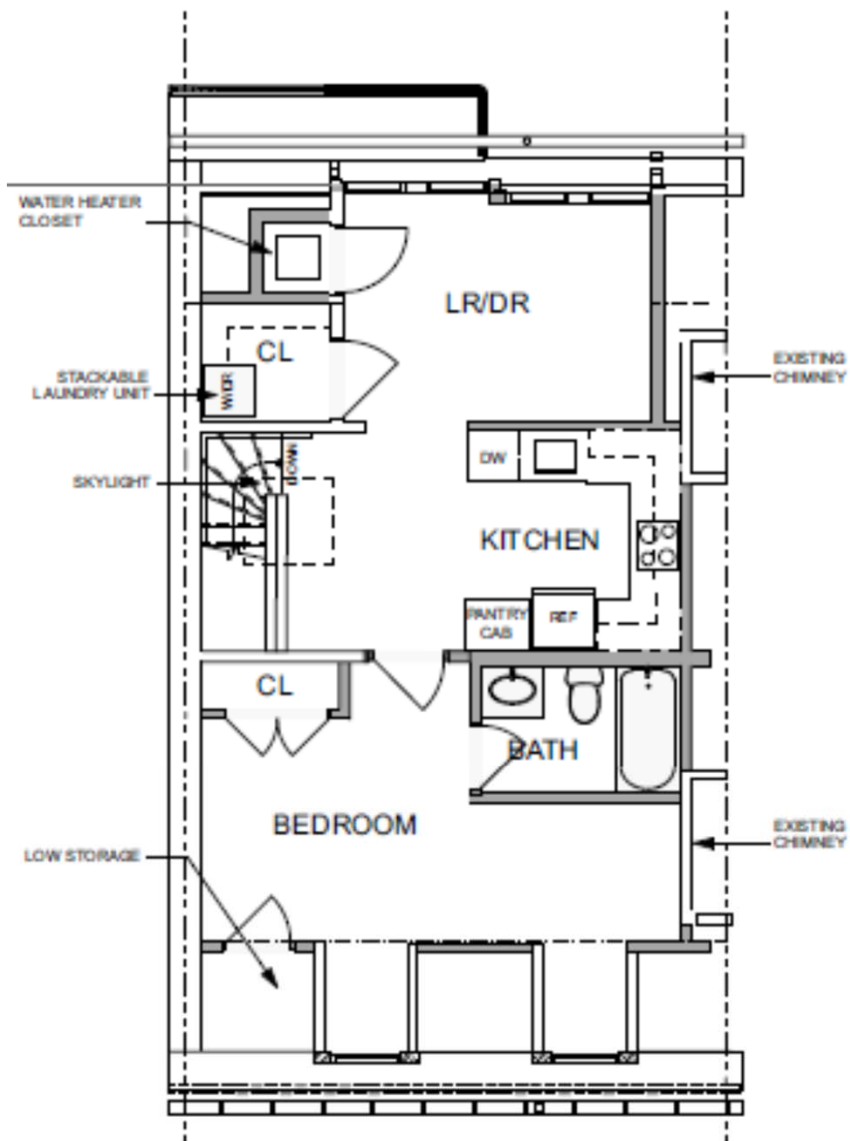


1st submission roof plan

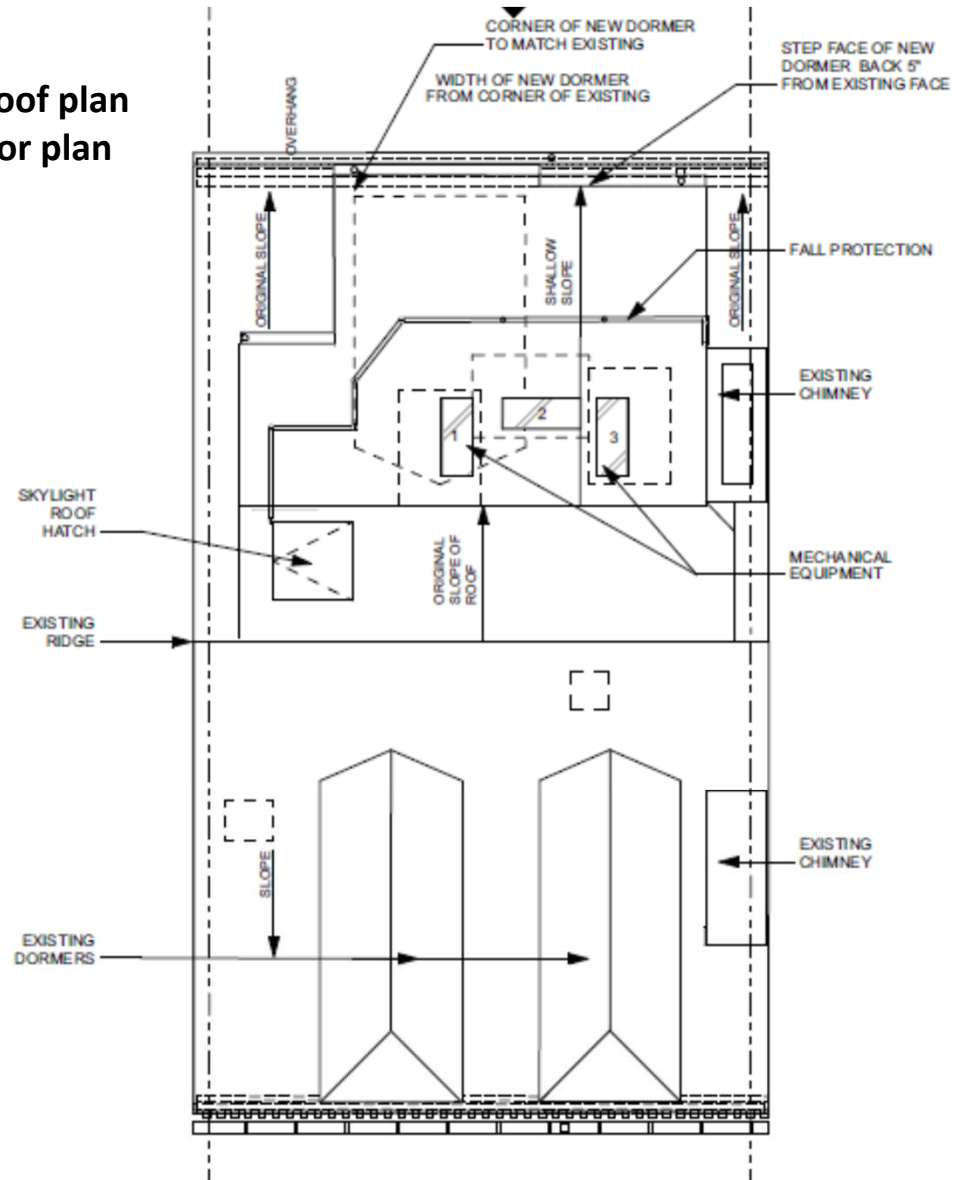


Updated roof plan

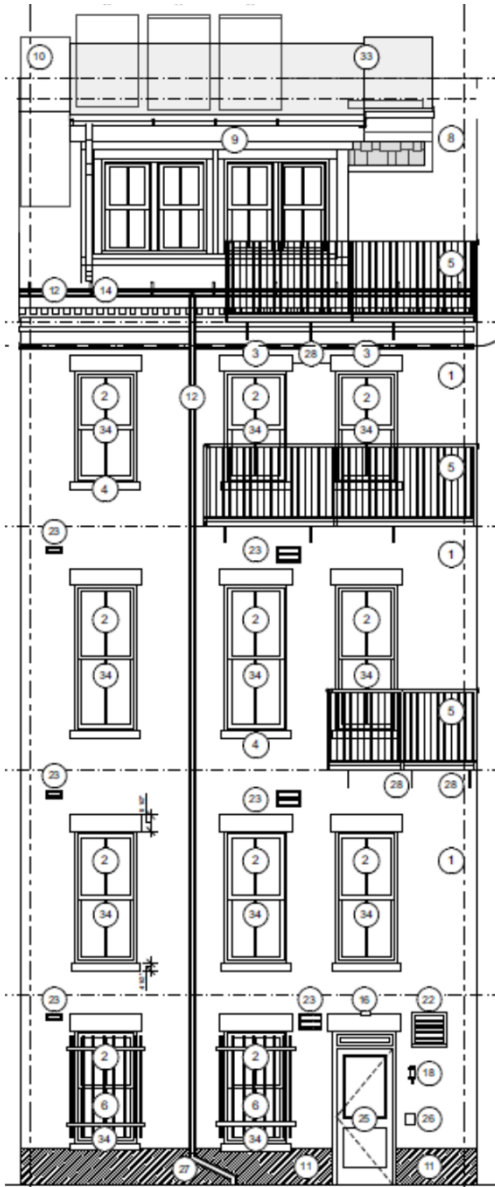




Updated roof plan and 4th floor plan

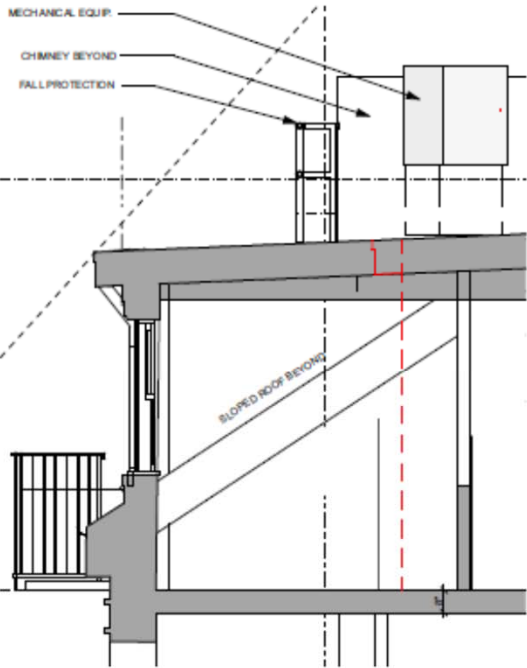


1st submission rear elevation

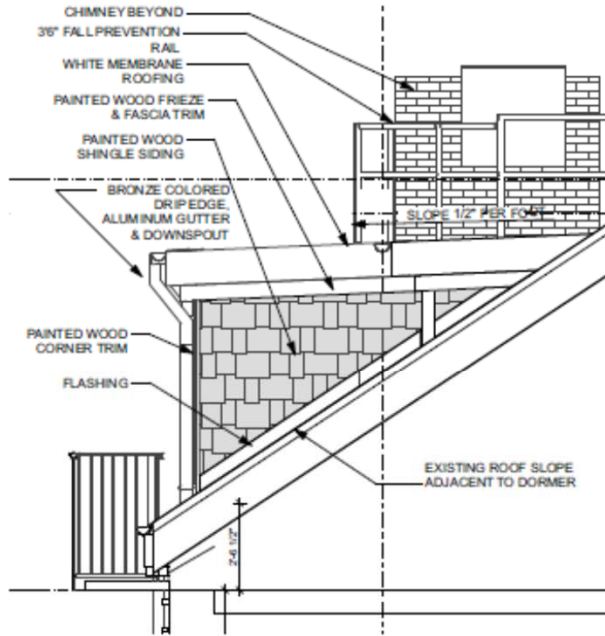


Updated rear elevation

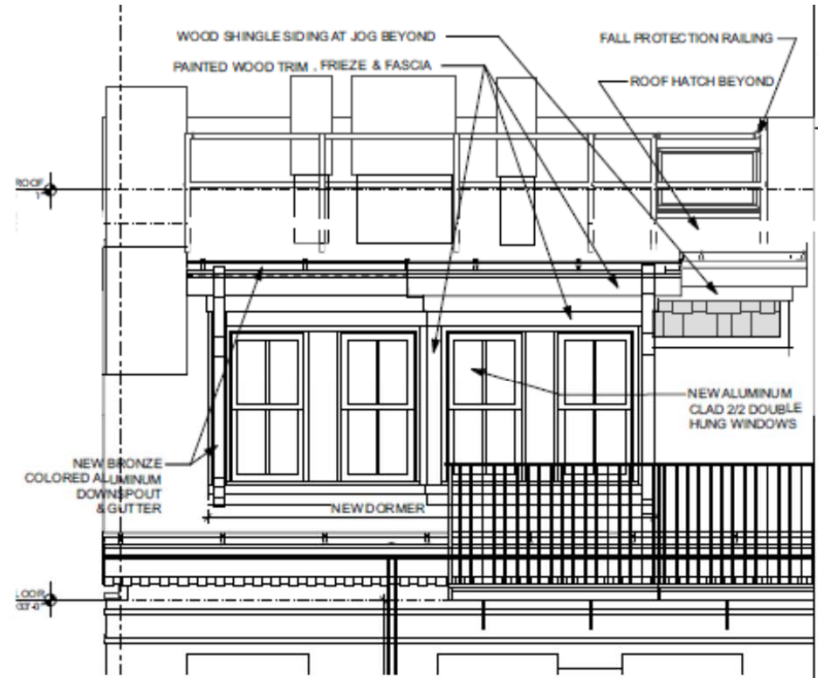




5 DORMER SECTION
SCALE 1/2" = 1'-0"



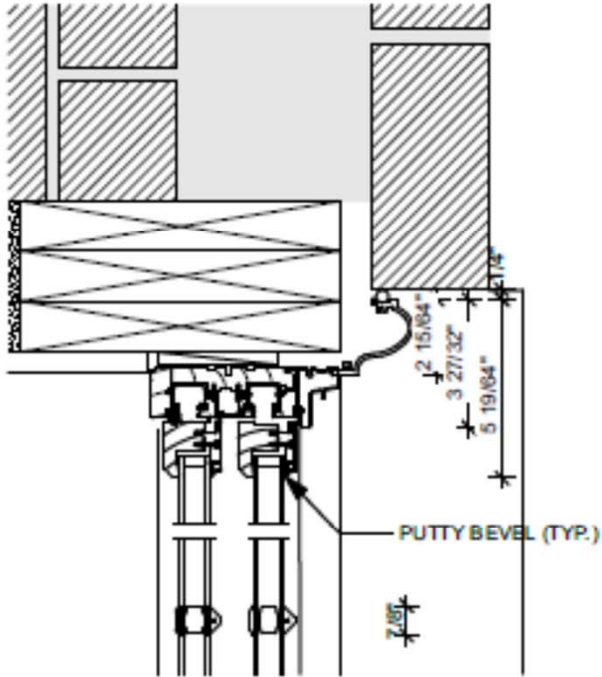
4 WEST ELEVATION AT DORMER
SCALE 1/2" = 1'-0"



2 NORTH ELEVATION NEW DORMER
SCALE 1/2" = 1'-0"

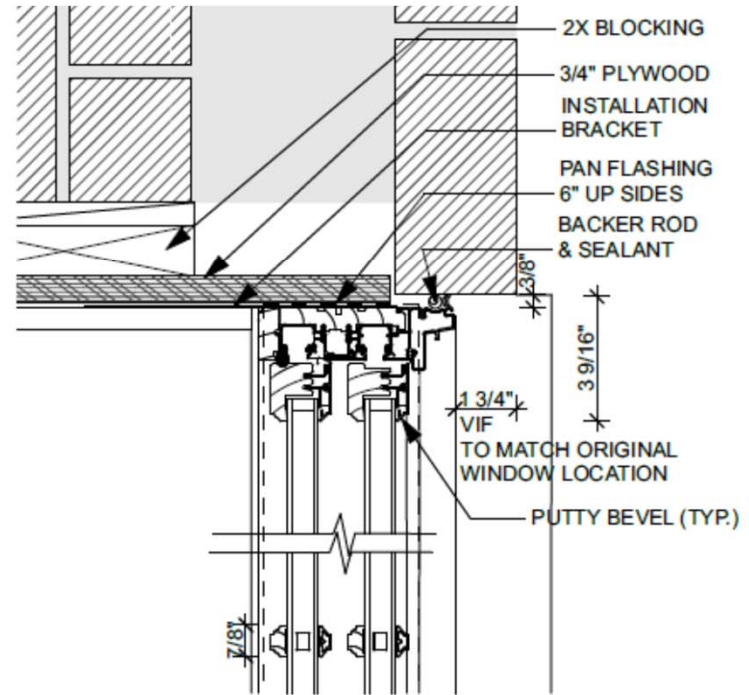
Updated rear dormer details

1st submission window jamb



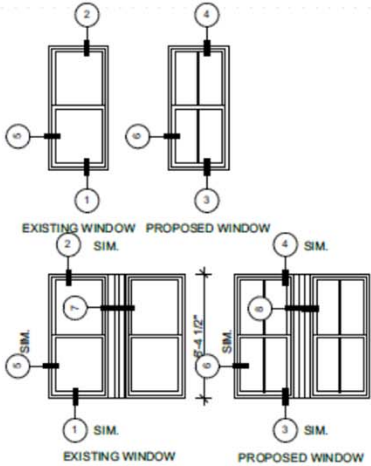
6 PROPOSED WINDOW JAMB
SCALE: 3" = 1'-0"

Updated window jamb

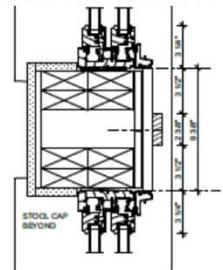


6 PROPOSED WINDOW JAMB
SCALE: 3" = 1'-0"

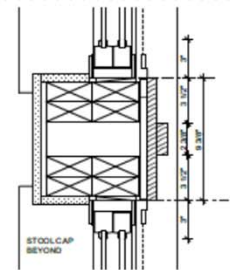
Updated window details



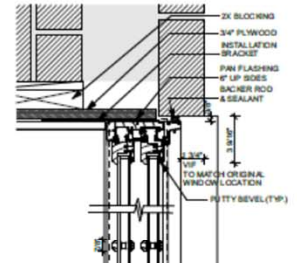
10 WINDOW ELEVATIONS KEY



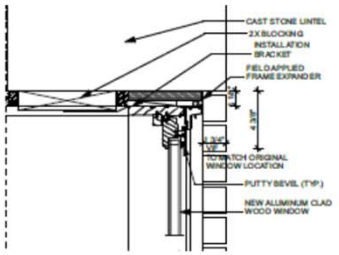
8 PROPOSED DETAIL BETWEEN DORMER WINDOWS



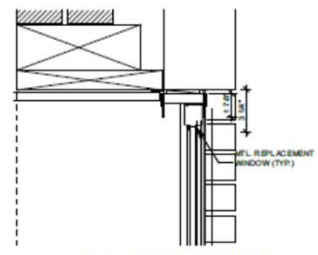
7 EXISTING DETAIL BETWEEN DORMER WINDOWS



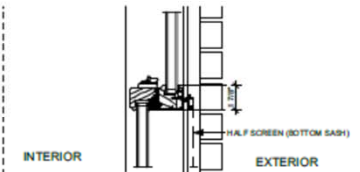
6 PROPOSED WINDOW JAMB



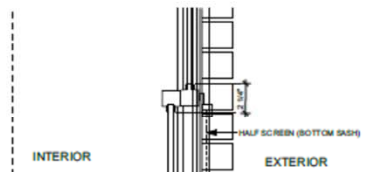
4 PROPOSED WINDOW HEAD



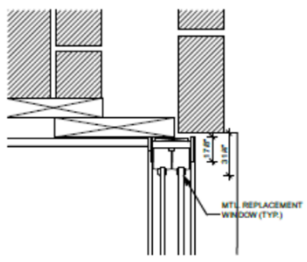
2 EXISTING WINDOW HEAD



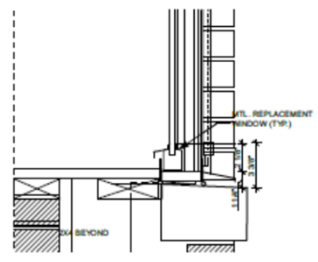
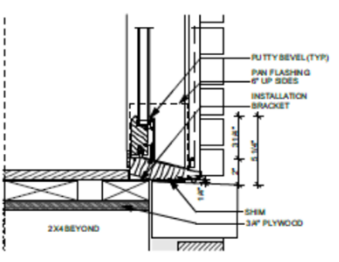
3 PROPOSED SILL



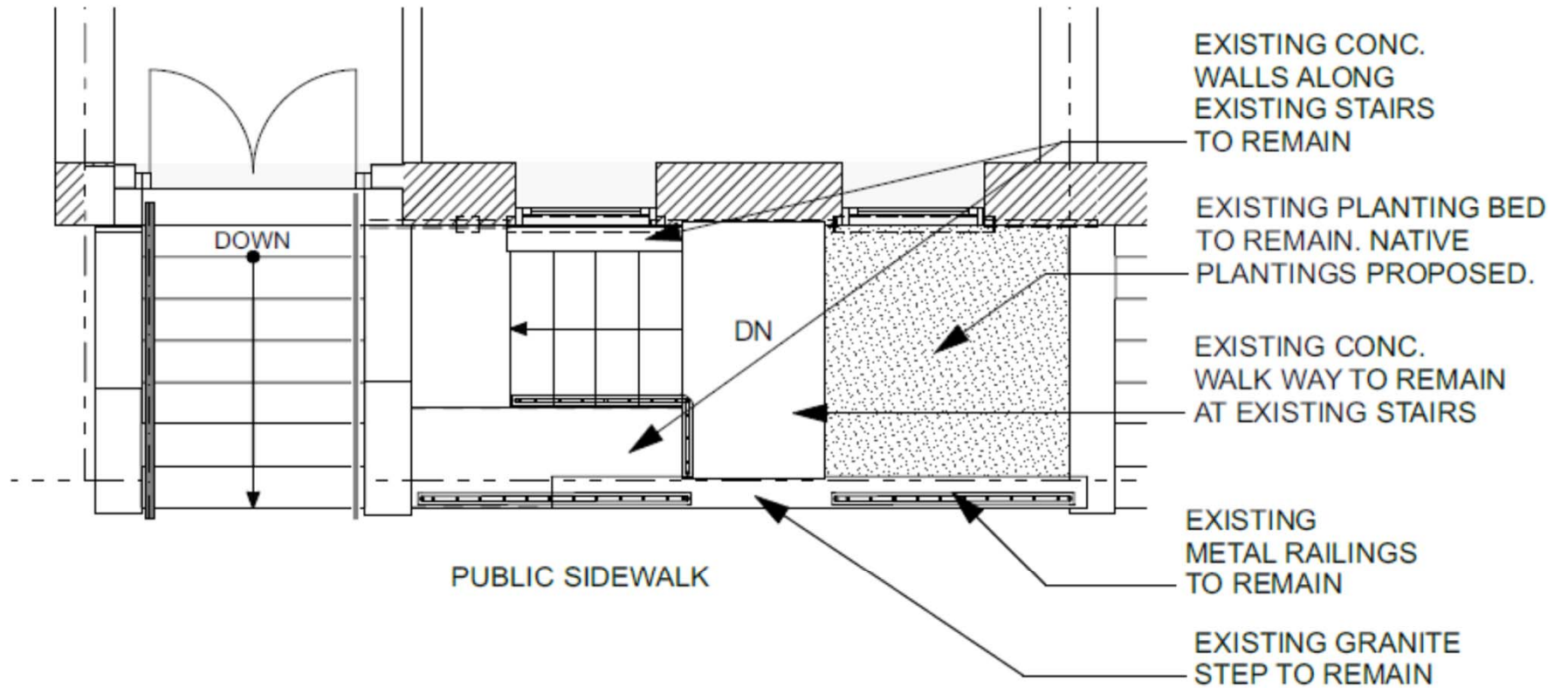
1 EXISTING WINDOW SILL



5 EXISTING WINDOW JAMB



Expanded site plan for front yard

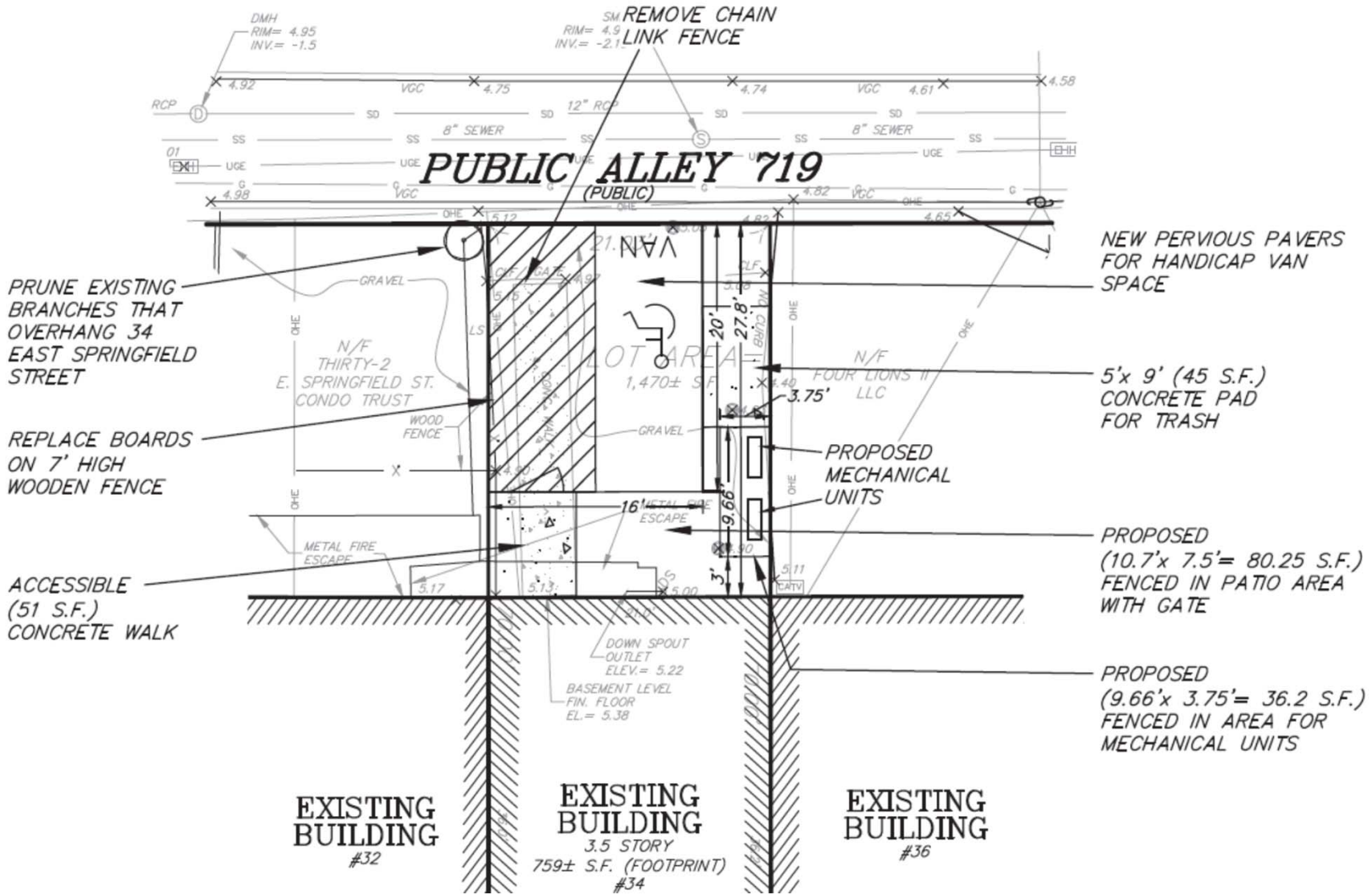


4

SITE - FRONT YARD

SCALE: 1/4" = 1'-0"

Revised site plan



EXISTING BUILDING #32

EXISTING BUILDING #34
 3.5 STORY
 759± S.F. (FOOTPRINT)

EXISTING BUILDING #36

PUBLIC ALLEY 719 (PUBLIC)

SM REMOVE CHAIN LINK FENCE
 RIM= 4.9
 INV.= -2.1

DMH RIM= 4.95
 INV.= -1.5

NEW PERVIOUS PAVERS FOR HANDICAP VAN SPACE

5'x 9' (45 S.F.) CONCRETE PAD FOR TRASH

PROPOSED MECHANICAL UNITS

PROPOSED (10.7'x 7.5' = 80.25 S.F.) FENCED IN PATIO AREA WITH GATE

PROPOSED (9.66'x 3.75' = 36.2 S.F.) FENCED IN AREA FOR MECHANICAL UNITS

PRUNE EXISTING BRANCHES THAT OVERHANG 34 EAST SPRINGFIELD STREET

REPLACE BOARDS ON 7' HIGH WOODEN FENCE

ACCESSIBLE (51 S.F.) CONCRETE WALK

N/F THIRTY-2 E. SPRINGFIELD ST. CONDO TRUST

N/F FOUR LIONS II LLC

DOWN SPOUT OUTLET ELEV.= 5.22
 BASEMENT LEVEL FIN. FLOOR EL.= 5.38

