



February 10, 2025

Kathleen Bradley Colwell
City of Methuen
Planning Division Director
City Hall
41 Pleasant Street
Methuen, MA 01844
RE: 47 Lowell Street

To the Planning Division Director:

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

- Architectural Plan(s) Revision date of 01/27/25

I reviewed the drawing set with revision date of 1/27/25 which includes the existing plans and proposed renovation floor plans and elevations of the existing historic home. It also includes the proposed floor plans and elevations of the duplex townhome style building, both located at 47 Lowell Street in Methuen, Massachusetts. The architect implemented and followed through on many of the recommendations that were discussed and agreed upon at the Preservation Committee meeting. The historic home had no modifications from the plans that were submitted for the 8/17/24 Preservation meeting therefore no further comment is required except for those that were provided in the order of conditions in the Preservation Letter dated 8/20/24.

The proposed new townhome building which include two units the depth of the proposed building was modified from the plans to reduce the overall scale of the building and to pull it back from the rear lot line. However, it did not appear after reviewing the drawings that the width of the building was modified. Based on review of other buildings in the neighborhood it still remains in character with other larger scale residential buildings. The color of the new duplex building is recommended that they are the same color to blend in. With it only being two townhomes it doesn't really break up the façade of the building and instead reinforces that it is a multi-family and has the appearance of making it seem as if they are taller than they are. The strategy of creating different façade color/ materials for each unit usually benefits the project when it is three townhomes or more. Therefore, in this case I do not believe it fits into the context of the neighborhood since it is only two units. So, it is my recommendation that it is modified to be one color.

I have attached the order of conditions from that meeting which is dated August 20, 2024 and brought closure to the demolition delay ordinance. Some of those discussions were the scale of proposed addition(s), exterior façade materials, and trim details on the existing historic structure. The Preservation Committee held a public meeting on August 17, 2024 to bring closure to the demolition delay ordinance and per my recommendations have agreed that the proposed plans should move forward with the following conditions and that the following items are to be included in the Permit Set, reviewed by the Historic Planner and confirmed prior to the sign-off of the occupancy permit for the building.

- A renovated structure with addition is to be constructed **per the proposed plans and renderings dated 8/6/24.**
- Proposed Plans dated 8/6/24 for a new side by side two family townhome structure with driveway, parking and fencing is to be constructed per the **proposed plans and renderings dated 8/6/24.**
- Provide manufacturer cut sheets, product information, and color for siding, roofing (which shall be architectural shingles), trim, windows, doors, railings to the Historic District Commission and/or Historic Planner for review and approval.
- Proposed construction to follow the style and design of the proposed architectural plans as presented.
- Final review of project to be reviewed by Historic District Commission and/ or Historic Planner prior to final occupancy and/ or closeout of building permit.

It is my recommendation as the historic planner consultant for the City of Methuen that the plans move forward with the conditions above and as agreed upon with the architect on 08/17/24.

Sincerely,



Casey A. Dowgiert, RA
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