

449 Court Street

HDC Work Session Application

December 2020



This application is to construct a new 4th Floor within and in excess of the existing roof structure of the home. The new structure will be 2'-6" taller than the existing ridge.

The new interior space will contain a stair, an extension of the existing residential elevator (and associated override) and a small living space with access to new inverted roof deck.

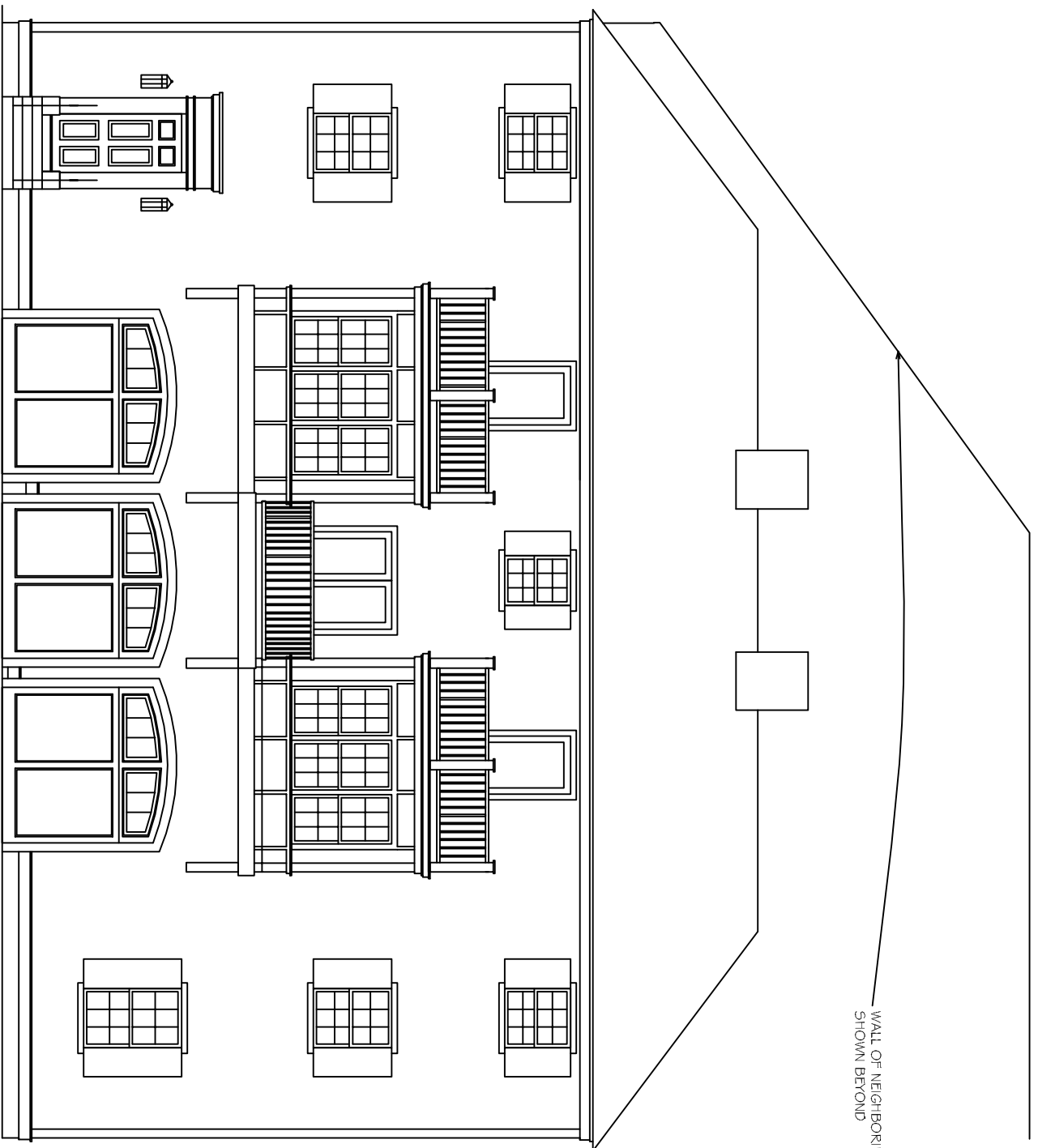
The new structure will predominantly be clad in trim to match the bay windows below with some clapboard siding on the interior walls of the deck.

All new windows and doors will match the existing manufacturer and style used in the Lower Levels of the home.

The new roof will be metal, due to an aesthetic appropriateness and its slight pitch.

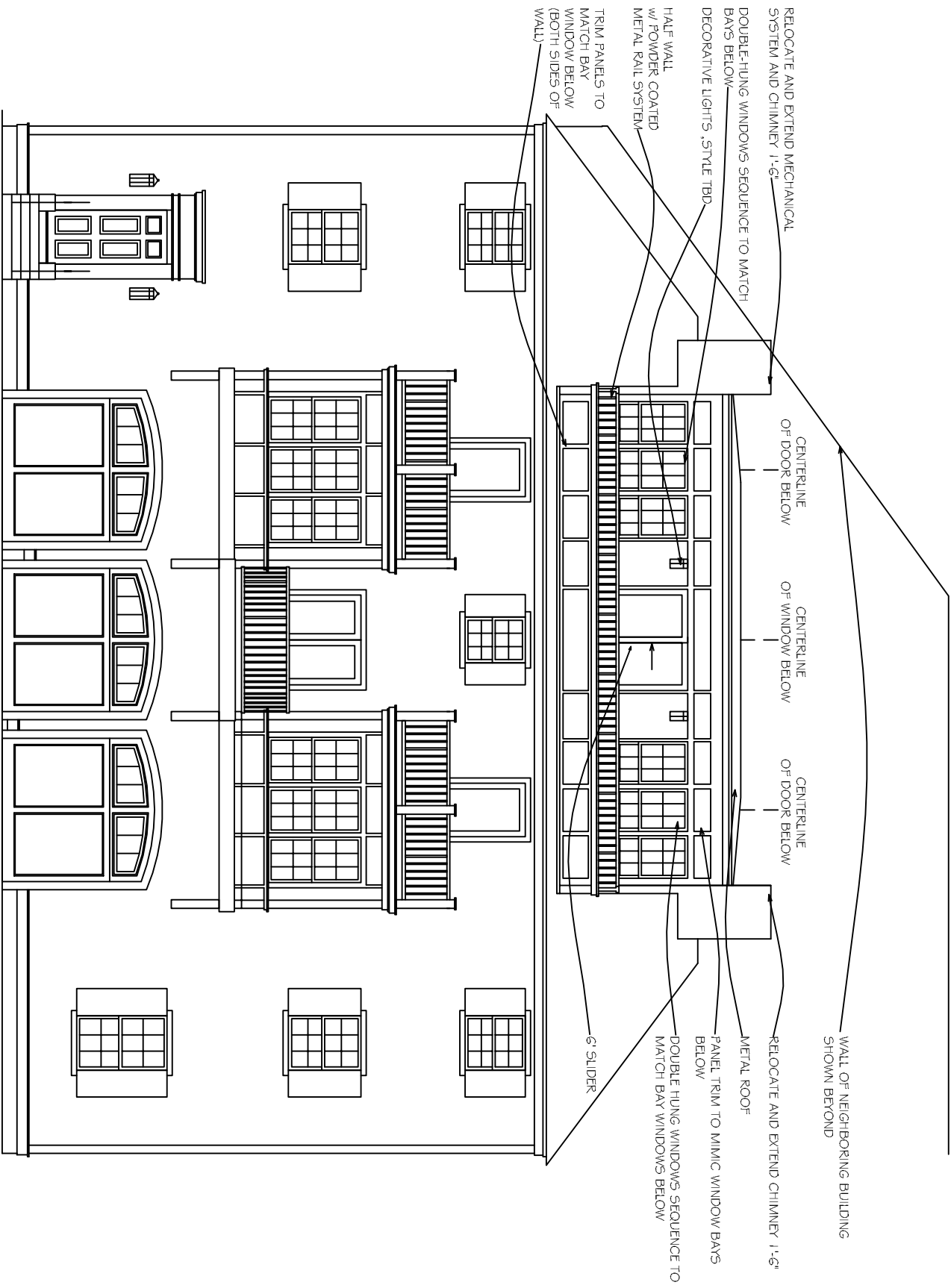
The existing chimneys will be redistributed to sit symmetrically on either side of the inverted deck and increased in height by 1'-6".

The guard rail will be construct of a solid parapet wall and capped with a metal rail system.



WALL OF NEIGHBORING BUILDING
SHOWN BEYOND

EXISTING VIEW FROM DRIVEWAY

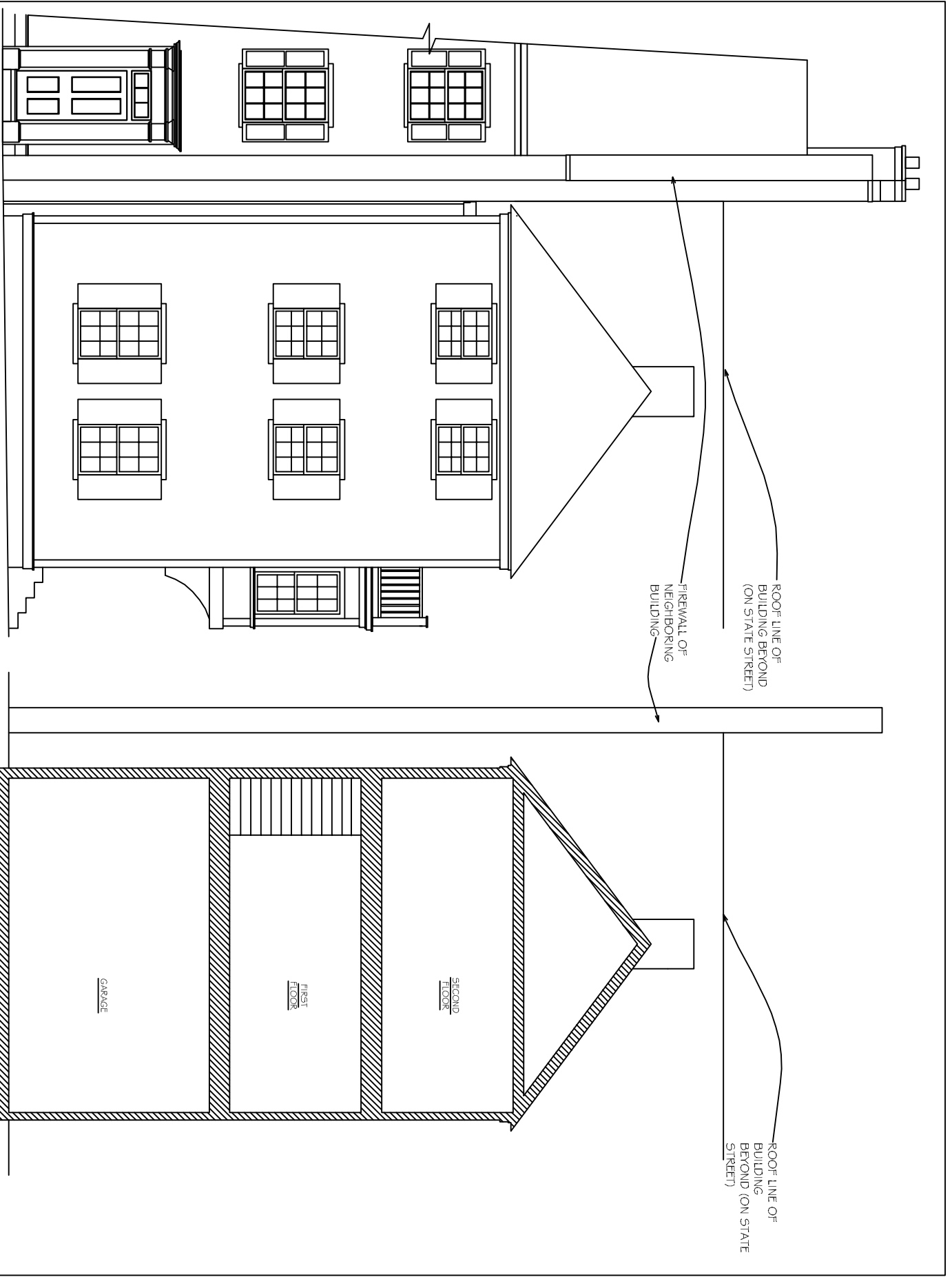


PROPOSED VIEW FROM DRIVEWAY

449 COURT STREET
SOMMA Studios

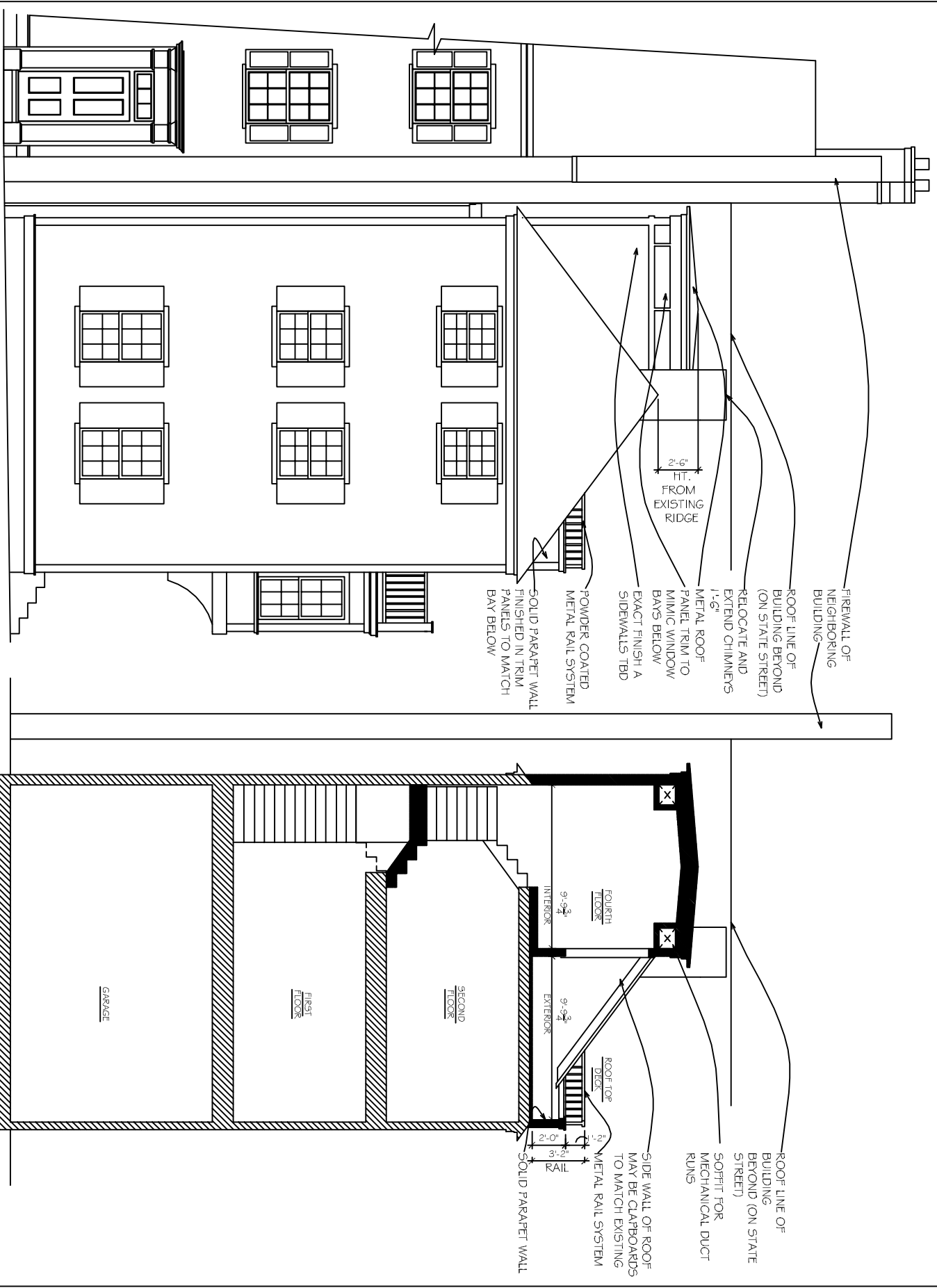
HDC WS 1

1" = 1'-0"
DECEMBER 2020



EXISTING VIEW FROM COURT STREET

EXISTING SECTION



PROPOSED VIEW FROM COURT STREET

PROPOSED SECTION

449 Court Street, Existing Context Photos



Views from Prescott Park, Marcy Street.



Approach from Court Street and up driveway of 449 Court (notice decks and pergola at back of 58 State Street)





Views from Court Street and other roof structures visible from inside 449 Court and Court Street.

