

# LACOURT FOUNDATION LLC

30 College Avenue  
Somerville, MA 02144  
617-616-5185

October 4, 2020

RE: 200 North St Amended Plans

Dear Zoning Board,

Please see the attached amended plans for 200 North Street, Somerville.

As you can see in the before and after plan, we have taken great care in the design and craftsmanship of the 200 North Street building.

The original building was a flat-stucco surface which hid lovely underlying architectural features that needed to be incorporated into the plan. Specifically, we needed to showcase the beautiful brick columns and brickwork that was underlying the stucco.

The work to expose these features and restore them was painstaking and very costly, but it was done for the benefit of the community and the future tenants, with a pride in craftsmanship.

Finding these features allowed us to improve the design from a flat lap-siding facade, to a multi-dimensional, multi-textured facade. In doing so, we actually lost interior space, but the esthetic improvement was worth the lost floor area.

## **The deviations from the original plan were:**

### **Level 0:**

1. Uncovering of 3 pre-existing window openings (window wells placed for natural light)
2. Repositioning of Utility Area (away from window opening)

### **Level 1:**

1. Multiple Brick Columns Exposed (for architectural depth)
2. Windows Centered between Brick Columns (for architectural balance)
3. Azek panels and shadow boxes between Brick Columns (to enhance column visibility)
4. Elimination of redundant rear stair entrance (to hide electrical service/ uncover window)
5. Elimination of two left side windows (due to structural integrity concerns)
6. Preservation of all existing rear windows (due to structural integrity concerns)
7. Elimination of two studies (to add light/ felt too tight)
8. Removal of outdoor storage space (to uncover basement window openings)
9. Restoration and whitewash of bricks instead of lap-siding (for more facade texture)

### **Level 2:**

1. Replaced front center-panels with false windows (to architecturally balance Level 1)
2. Landed Pergola Columns on Brick Columns of level 1 (for architectural balance)

Respectfully,

  
Mouhab Z Rizkallah



AFTER



THESE DRAWINGS AND DETAILS ARE, BY THEIR VERY NATURE, SCHEMATIC AND DO NOT DEPICT EVERY CONDITION, DETAIL, CONNECTION, ETC., WHICH MAY OCCUR.

PROFESSIONALLY ENGINEERABLE, PROPERLY LICENSED CONTRACTORS AND JOBS FOR THE INSTALLATION OF MATERIALS MUST BE HELD UPON TO ACHIEVE PROPER INSTALLATION OF MATERIALS, PLANNING, SEALING, SEALING, MATERIAL, TRANSITIONS, SEPARATIONS, CONNECTIONS, ANCHORAGES, ETC.

VERIFY ALL GIVEN DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES TO THE PROJECT DESIGNER.

**200 North Street  
200 North St  
Somerville, MA  
Tel 617.872.4498**

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SIZES.

BY	REVISIONS	DATE
		10-4-20


Date:	11/12/2017	

Date:	11/12/2017
Scale:	AS NOTED
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Sheet	

A-5

Plotted On: 11/12/2017

[illegible]

This architectural elevation drawing shows a two-story building with a porch and a trellis. The drawing includes the following details:

- Roofline:** The roof is indicated by a dashed line at the top, labeled "+18'-1 3/8\" 3 TOP OF PLATE".
- Second Floor:** The second floor is labeled "+8'-8 7/8\" 2 SECOND FLOOR". It features a porch with a railing, labeled "Wood or Vinyl Railings".
- First Floor:** The first floor is labeled "+0\" 1 FIRST FLOOR". It features a central entrance door and several windows with shutters. The exterior wall is labeled "Hard Plank or Stone Veneer".
- Basement:** The basement is labeled "-7'-6\" -1 BASEMENT".
- Trellis:** A trellis structure is shown on the right side of the building, labeled "Wood or Azek Trellis".

False Windows Made  
to Match Level 1 Windows

## A photograph of a two-story house with a light purple exterior and white trim. The house features a covered front porch with white railings and a pergola-style roof. Red arrows point to various architectural details: the roofline, the porch railing, the front door, the windows, and the base of the house.

## Azek Panel Walls w/ Shadow Boxes

Columns Found and Exposed  
(flanking walls set back from sidewalk)



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KNOWLEDGEABLE, PROPERLY LICENSED CONTRACTORS AND JOBSMAN CONTRACTORS MUST BE RELIED UPON TO ACHIEVE PROPER INSTALLATION OF MATERIALS, FLASHING, WEATHER SEALING, MATERIAL TRANSITIONS, SEPARATIONS, CONNECTIONS, ANCHORAGES, ETC.

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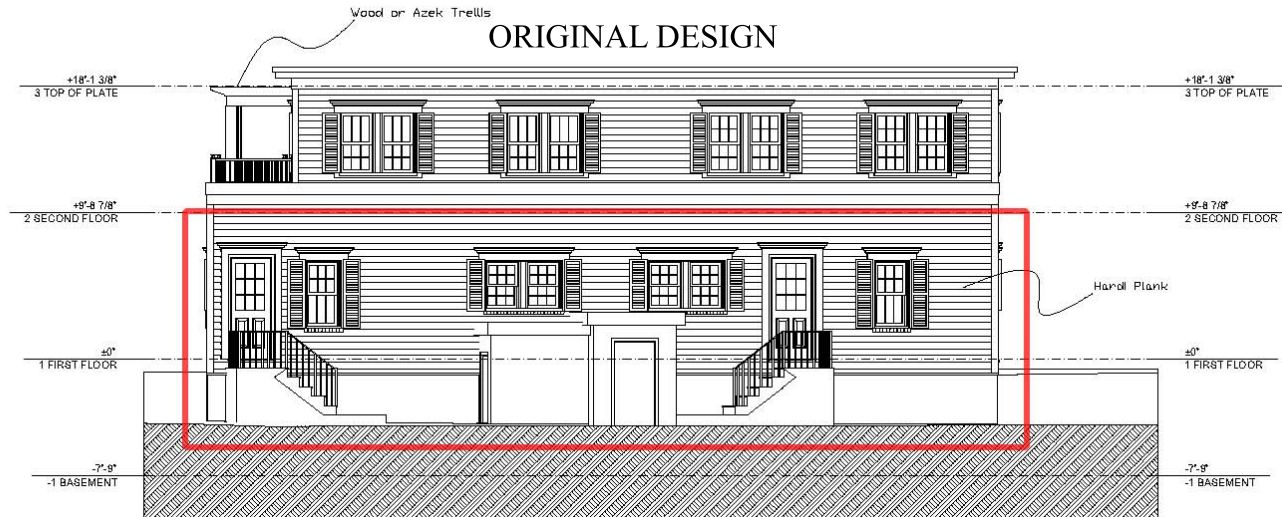
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1 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

### AMENDED DESIGN



Original Windows  
Maintained

Original Windows  
Maintained

Brick Exposed &  
Whitewashed Level 1

1 Window Well  
Added

2 Window Wells  
Added

Exterior Storage Eliminated

Redundant door Removed & Window Maintained  
(Electric Meters hidden from street view)

THESE DRAWINGS AND DETAILS ARE BY THEIR VERY NATURE, SCHEMATIC AND DO NOT DEPICT EVERY CONDITION, DETAIL, CONNECTION, ETC., WHICH WILL OCCUR.  
UNLICENSED, PROPERLY LICENSED CONTRACTORS AND ARCHITECTS MUST BE HELD LIAISON TO ACHIEVE PROPER INSTALLATION OF MATERIALS, FINISHES, WEATHER SEALING, MATERIAL TRANSITIONS, SEPARATIONS, CONNECTIONS, ANCHORAGES, ETC.  
VERIFY ALL GIVEN DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES TO THE PROJECT DESIGNER.

200 North Street  
200 North St  
Somerville, MA  
Tel 617.672.4499

BY REVISIONS DATE  
10-4-20

Date: 11/12/2017  
Scale: AS NOTED  
Drawn:  
Job:  
Sheet:

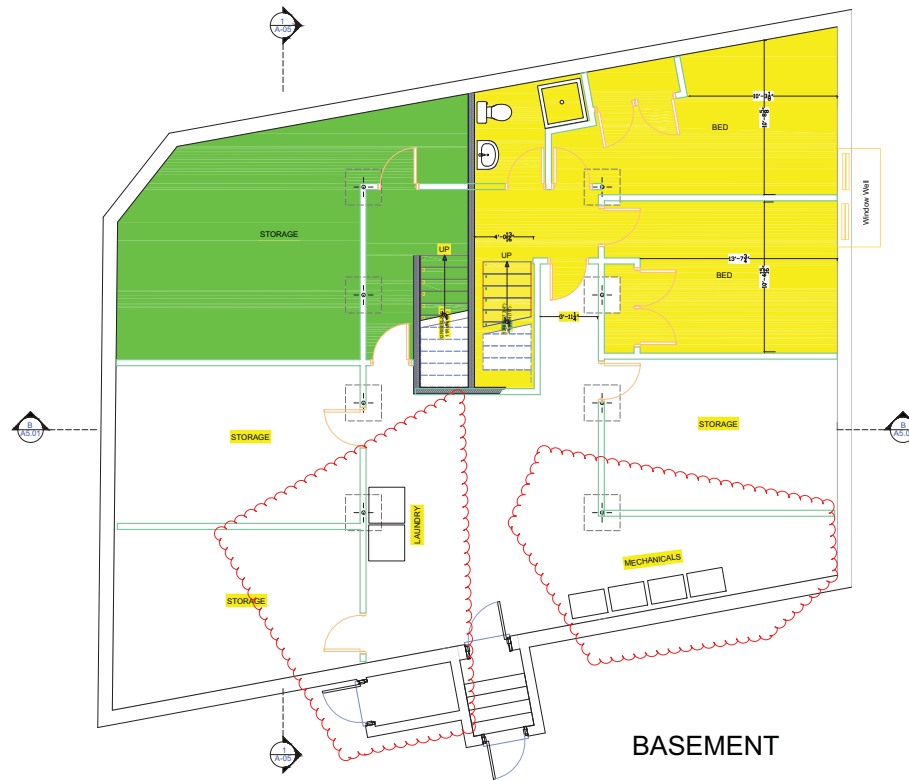
A-07

Printed On: 11/13/2017

Amended Elevations



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GFA	1921 sq ft
NFA	487 sq ft

1 BASEMENT  
SCALE: 1/4" = 1'-0"  
2,161 GSF



DFValente  
Architect & Planner  
571 Main ST  
Medford MA 02115  
781-395-0120

200 North Street  
200 North St  
Somerville, MA  
Tel 617.872.4499

IF THE ABOVE DIMENSION DOES

BY	REVISIONS	DATE
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SN	2/24/2018	
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Date:	11/12/2017
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Drawn:	
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Sheet	
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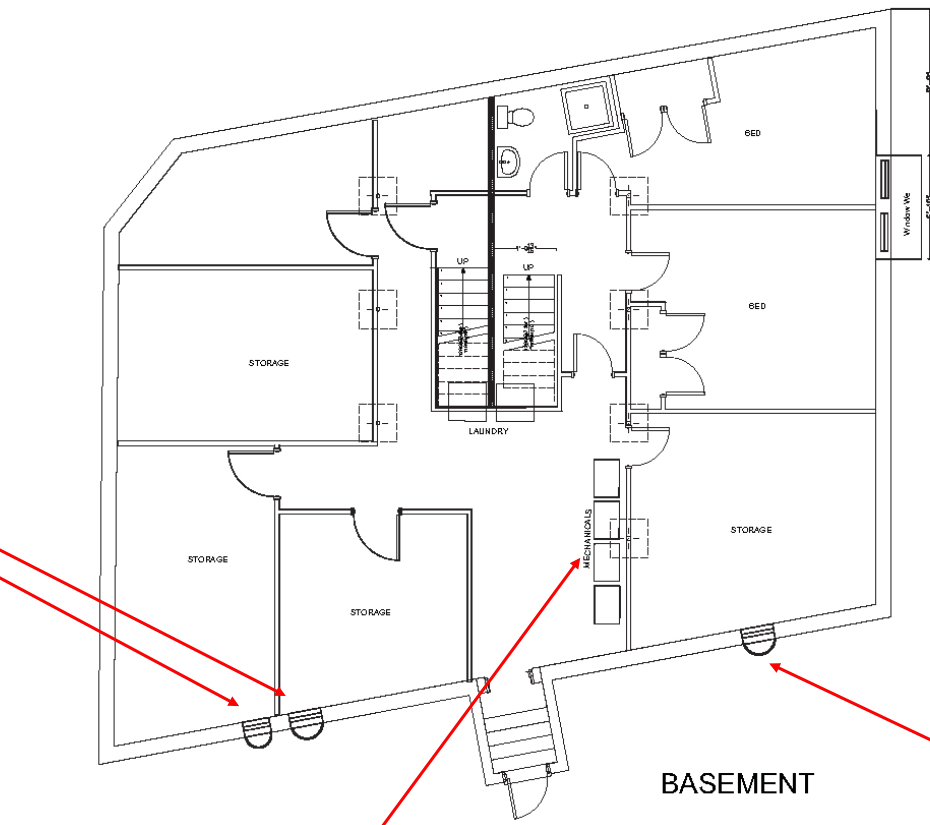
A-02

Plotted On: 11/12/2017

## PROPOSED FOUNDATION PLAN

MAPK:\WP\10-11-17\10-11-17.dwg  
DATE: 11/12/2017 10:00:00 AM  
BY: JFV  
PLOT: 11/12/2017 10:00:00 AM  
SCALE: 1/8" = 1'-0"  
SHEET: 1 OF 1

JFValente  
Architect & Planner  
571 Main St  
Medford MA 02115  
781-395-0120



Existing Windows  
Exposed

Existing Window  
Exposed

Boilers Repositioned

GFA 1921 sq ft  
NFA 487 sq ft

1 BASEMENT  
SCALE 1/8" = 1'-0"  
2,151 GSF



200 North Street  
200 North St  
Somerville, MA  
Tel 617.872.4490

BY	REVISION	DATE
		10-4-20
Date:	11/12/2017	
Scale:	AS NOTED	
Drawn:		
Job:		
Sheet:		

A-02b  
Plotted On: 11/15/2017

AMENDED FOUNDATION PLAN





**2 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0" 1/400 QBF



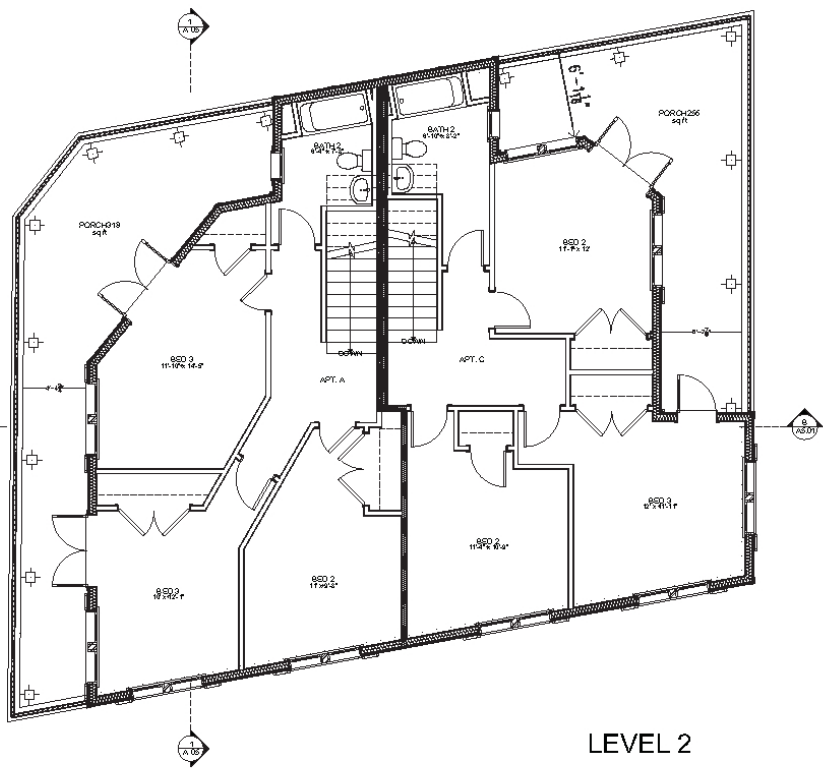
TOTAL GFA 5276 sq ft  
TOTAL NFA 3734 sq ft



SY	REVISIONS	DATE
SN	2/24/2016	
Date:	11/12/2017	
Scale:	AS NOTED	
Drawn:		
Job:		
Sheet		

A-01

Plotted On: 11/12/2017

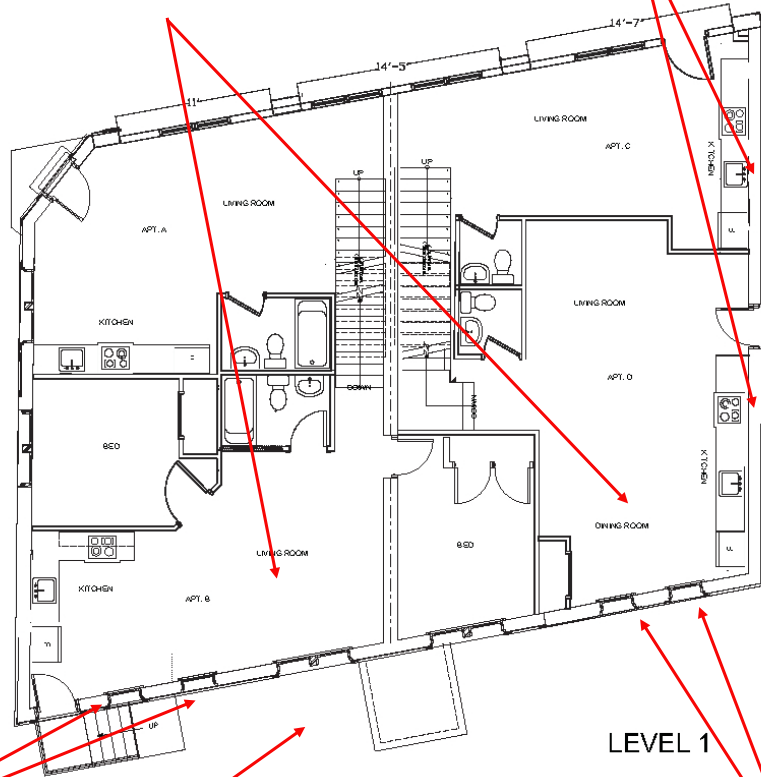


GFA 1434 sq ft  
NFA 1381 sq ft

2 SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"  
1,485 GSF

2 STUDYS  
ELIMINATED

2 WINDOWS  
ELIMINATED



GFA 1921 sq ft  
NFA 1866 sq ft

ORIGINAL WINDOWS  
MAINTAINED

OUTDOOR STORAGE  
ELIMINATED

1 FIRST FLOOR  
SCALE 1/4" = 1'-0"  
2,060 GSF

TOTAL GFA 5276 sq ft  
TOTAL NFA 3734 sq ft

DFValente  
Architect & Planner  
571 Main ST  
Medford MA 02115  
781-395-0120

200 North Street  
200 North St  
Salem, MA  
Tel 617.872.4430

BY	REVISION	DATE
		10/4/20

A-01b

Plotted On: 11/1/2017

AMENDED FIRST AND SECOND FLOOR PLANS