McCoy Chavez 22 Kenilworth proposal

Owner-occupied, historic restoration and preservation



Who We Are

Seth Andrea McCoy and Miguel Chavez, proposed owners

Our Vision

- Restore the home to its original beauty/importance to the neighborhood
- Remain in this home for the rest of our lives
 - Long held interest in this home
- Convert the home from a single family to a two family, renting out the back unit at an affordable price

Community involvement

Both Seth and Miguel are active community members in Highland Park — even after moving to Hyde Park. Some of our efforts in the community involve:

- Worked with the City, The ISBCC, and Highland Park residents to develop and sign an MOU relative to the King Street Play area. The goal of the MOU was to work collaboratively to keep maintain the park through monthly cleanups, and allow for the space to be used by dog owners
- Active participation with the Highland Park Neighborhood Council
- Active participation with the Highland Park PRC
- Active participation with Highland Park ACD
- Active participation with Highland Park Community Land Trust
- Active participation with Haley House
- Active participation with HYCC

Maximizing Public Benefit

If we are successful in our bid to acquire 22 Kenilworth from the City, we are committed to ensuring that the home is not just ours to benefit from. We propose the following:

- Holding Open Houses to educate the public and showcase the home, with its restored interior — pieces of the past visible as per our design concept (see following). These would occur in May, during Preservation month, and at another mutually agreed upon time in conjunction with the Highland Park ACD and Highland Park Community Land Trust.
 - Installation of the plaque, approved by the Roxbury Historical Society and the Highland Park ACD
- Financial Community Benefit up to \$9000 per year for five years, split between the following neighborhood groups:
 - Highland Park Community Land Trust
 - Hawthorne Youth Community Center
 - Highland Park ACD

KWH DESIGN – ABOUT US

"One of our specialties over the years has been the renovation or conversion of existing buildings for small residential projects, particularly within the City of Boston. Some of these projects have been for historically significant buildings where we have worked with local historical societies as well as community groups. We are very familiar with the community outreach process in Boston as well as Zoning review and BPDA design review."

Gordon Greenfield, AIA



KWH DESIGN – ABOUT US

Timothy Sheehan, RA

- Twenty-seven years in architectural practice
- Masters of Architecture degree from the Boston Architectural College
- Bachelors of Architectural Engineering from Wentworth Institute of Technology.
- Registered architect in the Commonwealth of Massachusetts.



KWH DESIGN – ABOUT US

Keith Hinzman, LEED AP, BD+C

- Twenty-one years of experience
- Bachelors of Environmental Design from Texas A&M University.
- He is a LEED AP with sub specialty BD&C.



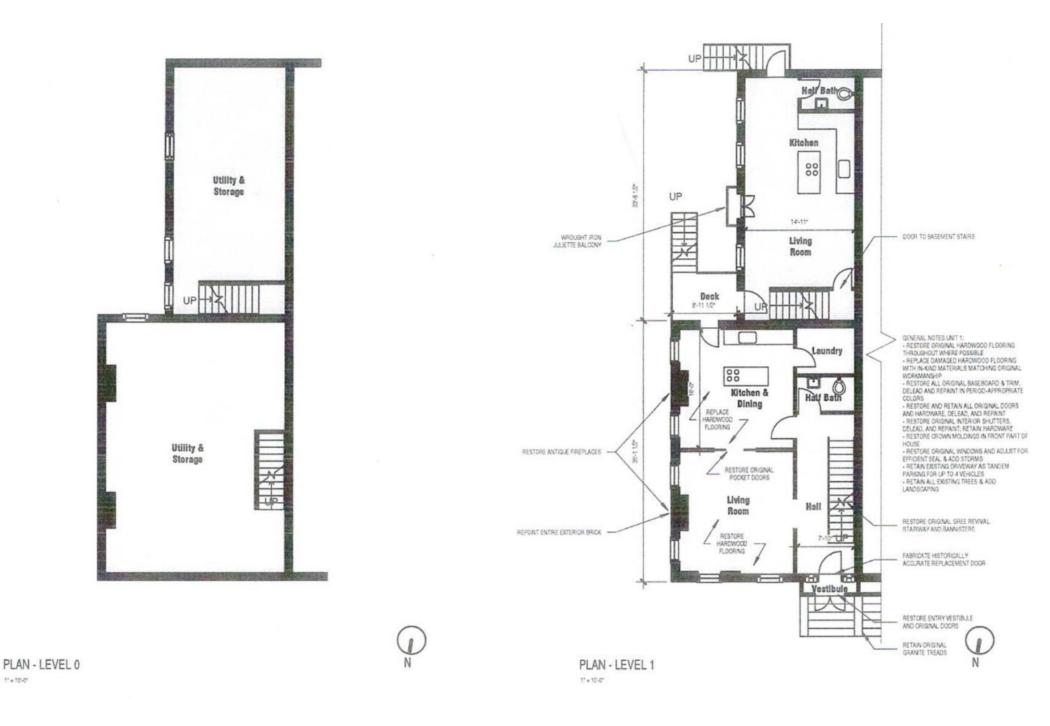
KWH DESIGN - ABOUT US

Gordon Greenfield, AIA

- Forty years experience in New York City, Aarhus, Denmark, Albany, NY and, since 1984, in Boston & Vermont.
- Masters of Architecture degree from the University of Pennsylvania
- BA from Yale University.
- Holds licenses in MA, NY, NH & VT.



FLOOR PLANS*

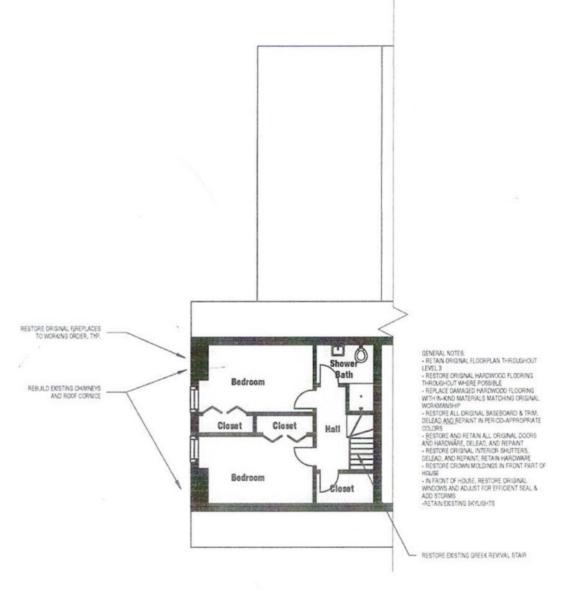




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FLOOR PLANS



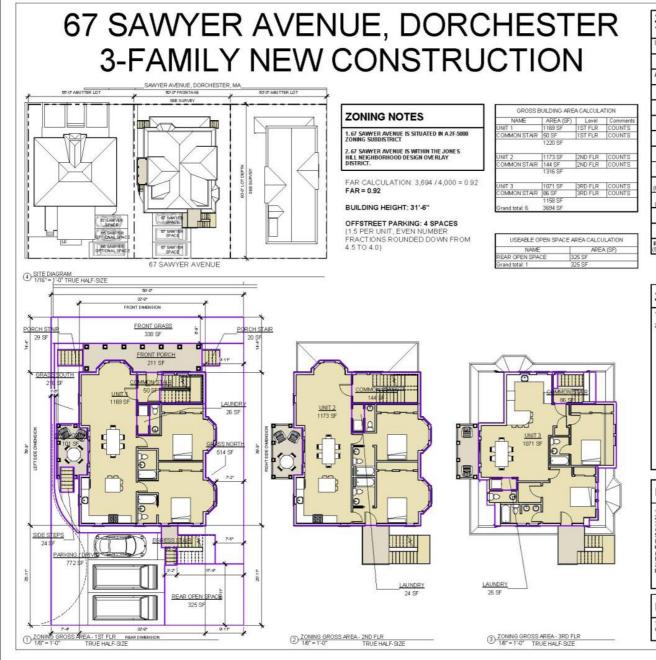




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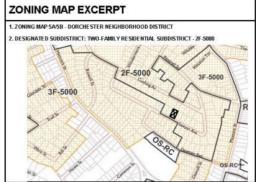
Examples of work

RENOVATION + NEW CONSTRUCTION DORCHESTER, BOSTON, MA



ZONING TABLE	65 SAWYER AVENUE ZONING SUMMARY 'ANY OTHER DWELLING USE' REQUIREMENTS SUBDISTRICT: 2F-5000			
DORCHESTER ZONING SUBDISTRICT	REQUIRED	EXISTING	PROPOSED	RELIEF REQUIRED
LOT AREA (SF) MINIMUM	5,000	4,000	NO CHANGE	ENC
ADDITIONAL LOT AREA PER DWELLING UNIT	N/A	N/A	N/A	N
LOT WIDTH (FEET) MINIMUM	50	50	NO CHANGE	N
LOT FRONTAGE (FEET) MINIMUM	50	50	NO CHANGE	N
FLOOR AREA RATIO (FAR) MAXIMUM	0.50	2	0.92	Y
BUILDING HEIGHT (STORIES) MAXIMUM	2.5	5	3.0	Y
BUILDING HEIGHT (FEET) MAXIMUM (1)	35	*1	30.34	N
USABLE OPEN SPACE (SQUARE FEET) (2)	NONE	-	325	N
FRONT YARD DEPTH FEET - SOUTH SIDE) (3)	15**	-	6.75	N**
SIDE YARD DEPTH (FEET - WEST SIDE) (4)	10	20	9.92	Y
SIDE YARD DEPTH (FEET - EAST SIDE)	10	23	1.42	Y
REAR YARD DEPTH (FEET - NORTH SIDE)	[30-(100-80)*0.5] = 20 FEET	-5	25.92	N
REAR YARD COVERAGE BY ACCESSORY BLDGs)	25%	-	9	N

EMC INDICATES AN EXISTING, NON-CONFORMING CONDITION
INDICATES FRONT YARD DEPTH WHERE BUILDING ALLESIMENT APPLIES, THE AVERAGE
FRONT YARD DEPTH IS 4 FEET. THE PROPOSED DESIAN SHOWS A COVERED PORCH
676 FEET BACK FRONT THE FRONT LOT LIME WITH A SETBACK OF 676 FEET



BUILDING CODE ANALYSIS

1. MASSACHUSETTS BUILDING CODE IBC 2009 WITH MA. AMMENDMENTS, EIGHTH EDITION 2. EXISTING BUILDING TO DE MOUSHED, PROPOSED PROJECT IS ALL NEW CONSTRUCTION 3. R.2, RESDIENTALL USE GROUP, PAPARTMENTS, NON-TRANSIENT 4. VB CONSTRUCTION TYPE 5. DWELLING UNIT IS SEPARATED BY A MINIMUM 1-HOUR RATTED WALL ASSEMBLY FROM EACH OTHER AND THE RESDIENTAL GARAGE CONDO AT THE 1ST FLOOR 6. ALL EXTERIOR WALLS ARE MINIMUM 1-HOUR RATTED FROM THE FROM THE RESDIENTAL GARAGE CONDO AT THE 1ST FLOOR 6. ALL EXTERIOR WALLS ARE MINIMUM 1-HOUR FIRE RATED AT THE FRONT AND SIDES (EXCEPT FRONT AND REAR WALLS WHERE FIRE SEPARATION DISTANCE IS 10 FEET OR MORE)

JONES 7. NOT USED 8. THE PROPOSED BUILDING SHALL BE FULLY SPRINKLERED

DRAWING NOTE

THESE DRAWINGS ARE FOR ZONING REVIEW ONLY AND DO NOT CONTAIN THE NECESSARY DETAIL FOR CONSTRUCTION



KWH design, inc.

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TRUE HALF SIZE SET

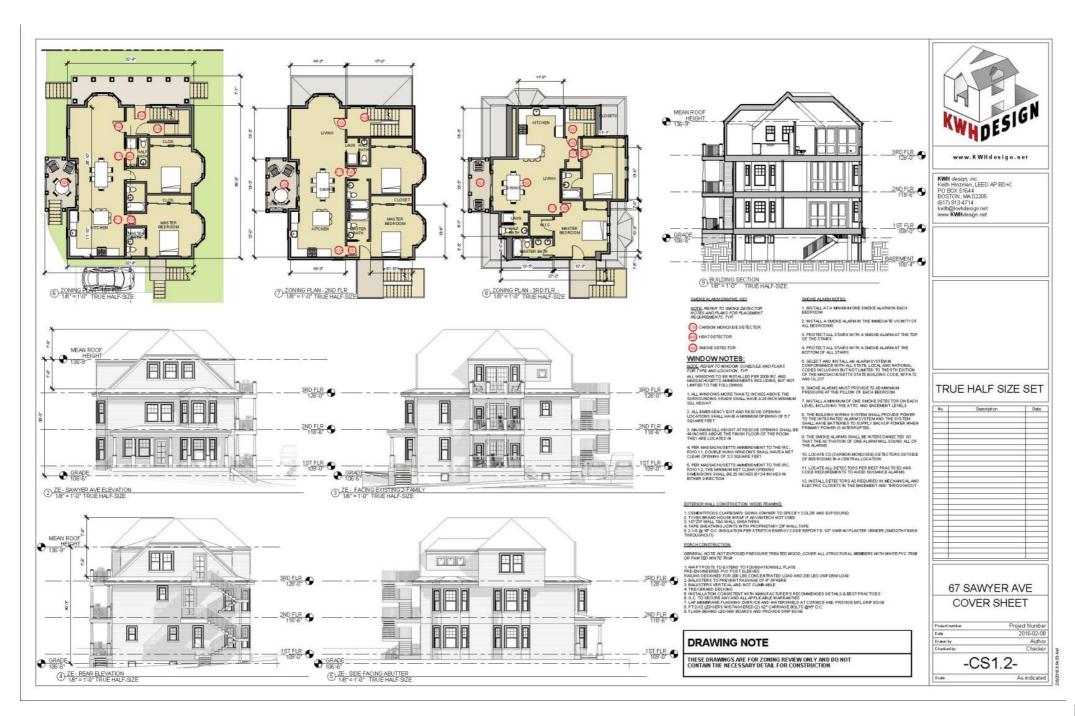
67 SAWYER AVE COVER SHEET 2

-CS1.1-





RENOVATION + NEW CONSTRUCTION DORCHESTER, BOSTON, MA





RENOVATION + NEW CONSTRUCTION DORCHESTER, BOSTON, MA





JL Gonzalez Construction

Jose Gonzalez, Principal

- Twenty years experience in Boston
- Minority owned business