

CITY OF METHUEN
METHUEN HISTORIC DISTRICT COMMISSION
SEARLES BUILDING, SUITE 217
41 PLEASANT STREET
METHUEN, MA 01844
(978) 983-8560 / Fax (978) 983-8976

APPLICATION FOR CERTIFICATE

Please refer to the official Historic District Commission meeting schedule for meeting dates (typically held the fourth Thursday of the month) and their associated submission deadlines.

Please submit the following, to the Department of Economic and Community Development, 41 Pleasant Street, Suite 217 by the appropriate submission deadline:

- A **\$25.00 application fee** in the form of a check payable to "City of Methuen"
- **One original and ten (10) copies—ELEVEN (11) TOTAL** of:
 - The completed application.
 - Secured to each copy of the application: Photographs, material and color samples, manufacturer's illustrations, plans and elevations, shop drawings, site or plot plan, and any other applicable exhibits needed to best inform Commissioners of your proposed actions.

Sign applications must include dimensions, accurate color samples (paint chips), materials, location, method of display, an image of the proposed sign at an appropriate scale in its proposed location, and an image of any existing signs. Note whether the sign is new or replaces an existing sign.

Applications will not be accepted if incomplete, missing copies, or with unpaid fees.

- If your application requires a public hearing (please inquire at the Department of Economic and Community Development), your application must also include:
 - A certified Historic District Commission abutter's list, obtained from the Assessor's office in Suite 103, 978-983-8530 (**\$35.00** to City of Methuen).
 - Self-address, stamped envelopes, for each of the abutters and the applicant. If the City of Methuen, 41 Pleasant Street is listed as an abutter, no stamp is required on the addressed envelope. **DO NOT INCLUDE A RETURN ADDRESS.**

Applicants, or their representatives, are expected to be present at the meeting during which their application is discussed. Otherwise, the application is subject to removal from the agenda. Application decisions may require more than one meeting.

If any change in use of occupancy or location, or increase in square footage, height, or enclosed space (including garages) is proposed, certification that a **ZONING VARIANCE** has been issued by the Methuen Zoning Board of Appeals is required. The Commission will NOT hold a hearing on the Application before that certification is issued.

Name of Applicant/Contact: Jowamar Companies, LLC - Johan N Lopez, Manager

Site Location of Application: 269 Broadway & 2 Osgood St, Methuen, MA 01844

Business Name (or N/A): Jowamar Companies, LLC

Applicant Mailing Address: 300 Broadway

City, State, Zip: Methuen, MA 01844

Telephone/Fax #'s: 978-655-3016 / 978-804-7425

E-mail: Johan0922@Gmail.com

Check type of Certificate applying for:

X **CERTIFICATE OF APPROPRIATENESS** for work described and exhibits filed.

CERTIFICATE OF NON-APPLICABILITY for the following reason(s):

- Not visible from public street, way, place or body of water
- Reconstruction similar to original following fire or other disaster
- Maintenance, repair, or replacement, using same design, materials, colors
- No architectural features involved
- Proposed work complies with guidelines
- Other

_____ **CERTIFICATE OF HARDSHIP**, financial or otherwise described herein and not a substantial derogation from intent and purposes of law.

DESCRIPTION OF PROPOSED WORK. Proposed project and current site conditions:

See attached project narrative

Proposed Start Date: _____

Proposed Completion Date:

Name of Contractor:

Contact Person:

Address:

City, State, Zip:

Telephone/Fax #'s: _____ / _____

E-mail: robert.schulz@uni-muenster.de

Name of Architect: LAGRASSE YANOWITZ & FEYL
Contact Person: KEN FEYL
Address: One Elm Square
City, State, Zip: Andover, Ma 01810
Mass. Reg. #: _____
Telephone/Fax #'s: 978-470-3675 / _____
E-mail: KFeyl@LYFarchitects.com

DOCUMENTATION ATTACHED:

Photographs
 Materials and/or Color Samples
 Manufacturer's Illustration
 Plans and Elevations
 Shop Drawing(s)
 Site or Plot Plan
 Abutters List
 Stamped envelopes, pre-addressed to abutters
 Other

Failure to submit the appropriate materials, substantial information, and/or application fee will result in rejection of this application as incomplete.

CERTIFICATION:

The applicant hereby certifies that this application is complete and accurate, to the best of his/her knowledge, and that no material misrepresentation is made herein.

Applicant(s):



Signature(s)
J. D. Manager

10/4/2022
Date

Contractor:

Signature

Date



Project Narrative

269 Broadway &
2 Osgood Street, Methuen, MA
Methuen Center Smart Growth Overlay District

The proposed project at the corner of Broadway and Osgood Street is to develop a mixed-use building having 2,262 Square feet of commercial space fronting on Broadway and 18 dwelling units on the 3 stories above the ground level. The property has 13,217 square feet or 30% of an acre. The building will have 3,300 SF on the ground floor and 8,000 SF on the upper floors. The commercial spaces on the ground floor will have a facade of brick veneer and large storefront windows with a sign banding for tenant signage. The upper floors will be clad in cementitious panels which mimic a stucco finish, similar to the property across Osgood at 271 Broadway, "Marbella Park Place". The windows on the upper floors will be double hung windows and have a residential scale to them.

The building is designed to be fully accessible at the commercial and residential entries. A handicap parking stall is provided in the covered parking lot, at the rear entrance of the residential lobby. The residential floors can be accessed with the elevator and all floors have wide hallways and accessible entries to each dwelling unit. Each floor has 6 dwelling units, (5) Two bedroom and (1) One bedroom. All the dwelling units have been designed to provide accessibility throughout the unit and provide universal design for all users. In most units, Kitchens, bathrooms and laundry are sized to provide adequate area for all tenants.

Esthetically, the design of the building uses precedence from the adjacent neighborhood with our material choices, window proportions and color palette to create a dynamic and functional building. Brick is used for the first level of the building, which is a common material in the area. As stated previously the upper floors will use a cementitious panel system to mimic the siding of our abutter. The ground floor on Broadway will provide an active and lively commercial area with a landscaped edge along the sidewalk and potential café areas in the front plaza. The residence has a presence on Osgood St with a recessed entrance. Exterior lighting will be in character with the area. The design will provide accessibility and unit layouts to be inclusive for all users from single professionals, young families and senior residents.

The residents will have the benefit of all of the area amenities that the City has to offer; restaurants, parks, library and music hall, all in walking distance. This project:

- Is consistent with the City's long term planning goal
- Is also in line with the Commonwealth's goal of increasing the housing stock, specially, in adjacent MBTA Communities, like Methuen.
- The project will create much needed *prime* commercial space in the Downtown.
- This project will bring life to a corner that has been vacant for many years.

We look forward to working with The Commission in continuing our efforts of revitalizing the downtown.