



Hager Homestead Multi Story Addition Design Principles

The Hager Homestead property, located at 336 King Street, has been designed to accommodate the Middlesex Senior Cohousing Community.

The original Federal style house is a wood frame structure with clapboard gable end facades, and brick eave facades. The windows are double hung with a 12 over 12 muntin pattern; the original windows were replaced with a poor-quality vinyl replacement units. The original four brick chimneys remain in good condition, and three of the chimneys serve the original fireplaces and will be preserved. While the original homestead is not listed on a Historic Register nor is it in a Historic District, we have examined the best approach that respects the original structure by limiting the visual impact of the new additions on the original house.

The proposed design uses the historic house as the community space thereby resulting in minimal changes to the interior layout of the existing spaces. Our proposed addition to the original house is located over the footprint of the existing dental office addition on the Northeast side of the house. Our intended addition is joined to the house using a “connector” structure that matches the eave height of the original house. This connector provides the main accessible entrance to the independent living apartment units and the original house, and it contains both the egress stair and elevator. The proposed three-story Independent Living Unit addition is visually diminished by a second open connector that provides a view of the meadows to the west. The second connector also helps to visually minimize the impact of the addition’s façade, as viewed from King Street. Designed balconies will allow for planting boxes along King Street, giving the new structure a presence on the street and an appropriate sense of scale. Low pitched hipped roofs on the proposed additions, maintain a ridge lower than the existing historic house therefore allowing the original house to remain a

prominent feature on the site, as seen from King Street. The proposed landscape plan shows clustered trees along King Street that will over time, help to further reduce the scale of the façade of the multi-story structure.

We believe that these design principles respect the original structure and are supported by the guidelines of the Department of the Interiors. As stated in the government guidelines, imitating or copying the existing gable form of the Federal Style House on the new addition will not only detract visually from the historic nature of the site, but will also require the new addition to have a roof ridge line higher than the existing building, due in part to the single loaded circulation of the unit plan layout. The single loaded plan was chosen to control the width and scale of the additions. Using low pitched hip roofs and breaking up the King Street elevation of the Independent Living Unit addition, maintains the restrained profile that does not compete with the large gable end expression of the original house.

Under the National Historic Preservation Act (NHPA), the Secretary of the Interior is responsible for establishing professional standards and for providing guidance on the preservation of the nation's historic properties. Our approach in designing the additions to the Hager Homestead was guided by the standards published in the manual, THE SECRETARY OF THE INTERIOR'S **STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS**.

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf> In the chapter on REHABILITATION, the document delineates several approaches when considering the use of a historic building. We believe our approach is best outlined on page 76 listed as "Standards for Rehabilitation". The highlighted sections are what we believe the proposed design incorporates. They are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4.Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5.Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6.Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.

Replacement of missing features will be substantiated by documentary and physical evidence.

7.Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8.Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9.New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In summary, we believe our proposed additions to the Hager Homestead are respectful of the original Federal Style house while accommodating a change of use on the property for this exciting new Cohousing Community for Seniors in the Town of Littleton.

Respectfully submitted by Sheldon Pennoyer AIA LEED AP