

# 125 Hope Street –Executive Summary March 5, 2026

This Executive Summary is provided to support the Commission’s review of the revised concept plans and submission explanation.

## Character-Defining Features of the Existing House

The historically informed reconstruction is grounded in a clear identification of the architectural elements that contribute to the existing house’s character within the Historic District, including form, massing, roof geometry, entry condition, window patterns, materials, and the building’s relationship to Hope Street.



Figure 1. Existing house with character-defining features identified.

## Historically Informed Reconstruction – Primary Design Options

Using the identified character-defining features as guiding principles, the architect developed multiple historically informed reconstruction options. Options A and B are the primary design alternatives and maintain a single-building reading from Hope Street, consistent with the Commission’s stated preference.

### 125 HOPE STREET - PROPOSED

#### OPTION A1

TWO STRUCTURES REMAIN IN EXISTING CONFIGURATION, ATTACHED WITH A HYPHEN

ENTRY FOR 'MODEL ROOM' ADDED AT THE EAST SIDE, SETBACK FROM STREET

GROUPED WINDOW UNITS USED WHERE SOLID WALL EXISTED

#### OPTION A2

SAME, DIFFERENT WINDOW CONFIGURATION

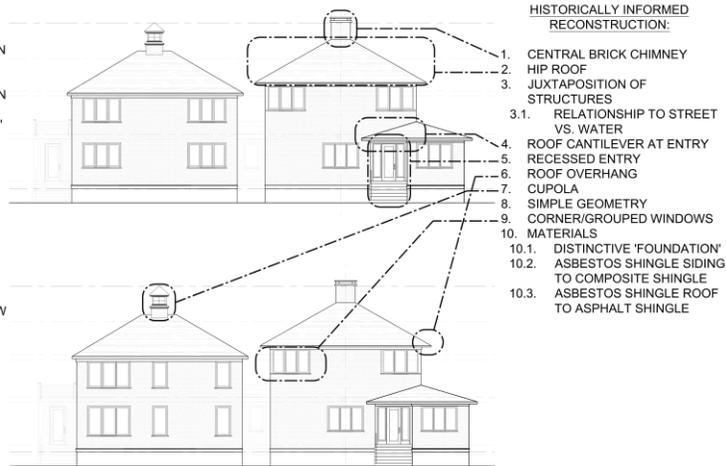


Figure 2. Historically informed reconstruction – Options A1 and A2 (single-building configuration).

### Detached Configuration Shown for Comparison

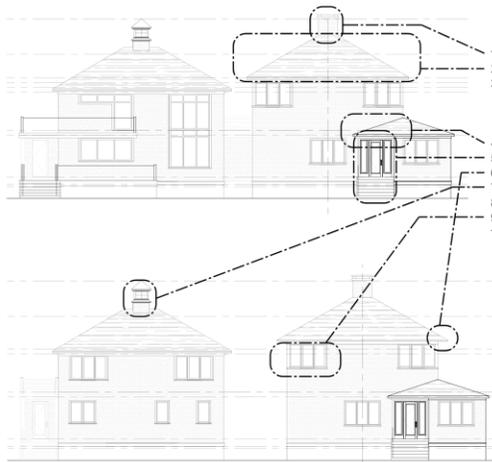
Option C illustrates a detached configuration and is included solely for comparison. While it demonstrates an alternative approach, it does not align as closely with the Commission’s preference for a single primary structure.

## 125 HOPE STREET - PROPOSED

### OPTION B

TWO STRUCTURES REMAIN  
IN EXISTING  
CONFIGURATION,  
ATTACHED WITH A HYPHEN

'MODEL ROOM' IS  
RE-ENVISIONED TO  
DISTINGUISH THE ORIGINAL  
DESIGN FROM THE  
MODIFIED 'ADDITION'



### OPTION C

DETACHED  
CONFIGURATION SHOWN  
FOR COMPARISON

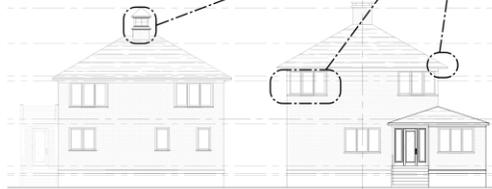


Figure 3. Option C – detached configuration shown for comparison.

### Perspective Rendering – Hope Street View

The following perspective rendering illustrates how the historically informed reconstruction would be perceived from Hope Street, demonstrating how the roof form, entry condition, and overall scale are carried forward in a single, unified building.

## 125 HOPE STREET - PROPOSED



Figure 4. Street-level perspective of the historically informed reconstruction.

## Site Context and Siting

A schematic site plan is included to demonstrate that the historically informed reconstruction maintains a similar footprint, orientation, and relationship to Hope Street and the shoreline, reinforcing the historic siting of the existing house within the district.



Figure 5. Schematic site plan showing existing house and proposed historically informed reconstruction.