
MEMORANDUM

TO: DEEP RIVER PLANNING & ZONING
FROM: DESIGN ADVISORY BOARD
SUBJECT: BAVOLACK HOUSE – PRELIMINARY DESIGN REVIEW COMMENTS
DATE: 08/20/2010
CC:

The design Advisory Board met with Mr. Bovolack (owner), Dennis Tackett, and Joseph Shea on August 5, 2010 to review the preliminary elevations dated 8-5-2010 of the proposed work at 104 Main Street. Mr. Bovolack explained that his intent was to repair the failing roof and add a second story to an existing residential structure. Mr. Bovolack was informed by Planning & Zoning that in order to add a second floor, the first floor is required to be commercial/retail. The change of use from multi-family residential is not planned in this phase. The second floor addition will remain vacant and the first floor will remain occupied by the existing tenants following the renovation.

The existing structure is an undistinguished building with vinyl siding, poorly proportioned fenestration, a low pitched box gable roof (failing) and a brick chimney (also failing.) The structure is attached to another residential building, more representative of typical Deep River residential architecture.

What is notable of the structure is its location in the streetscape. It forms the terminal view along a recovering retail and commercial stretch along the western side of Main Street. As a result of its non-conforming front setback, it is prominent on the streetscape, creating a design challenge to create adequate separation of the current residential use from the adjacent commercial use (the Whistle Stop restaurant) and to provide the required parking for an additional rental unit.

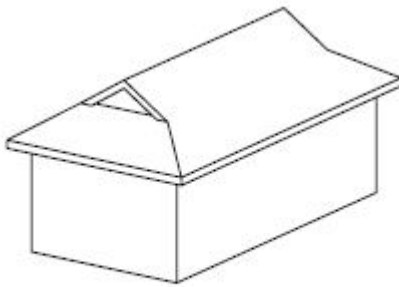
The proposed roofline raises the roof to add a second floor and retains the existing roof slope. The low slope is not typical of the area and the increased building height is out of scale with the immediate context. It was suggested that a roofline more consistent with the street wall be considered. It was suggested that a Jerkinhead Roof be considered since there is precedent for that form in town.

The windows were poorly proportioned and placement was irregular. The most significant problem is with the windows of the existing residential units that will remain. The windows are broad and squat on the lower level with taller windows on the second level. Alignment of windows appears unordered. It was suggested that a more regular pattern and proportion of windows be considered.

In addition to the proposed second floor addition, it was requested that the future alterations to the ground floor be considered to provide some guidance to the addition.

Mr. Bavalack was requested to address the above concerns and resubmit his proposal to the committee. Joseph Shea presented a revised design on behalf of Mr. Bavalack on August 12 with substantial changes. The revised scheme included a conceptual design for the ground level indicating a possible approach to the ground floor renovation.

The proposed Dutch gable roof was considered to be a good response to the committee's concerns about the roof line and building massing. It creates a cornice line and building mass consistent with the streetscape while not replicating existing forms. (A Dutch gable roof is a combination of a hip roof with a continuous cornice line and small gables set back in the upper half of the roof.)



Dutch Gable Roof

The ground floor level, while not part of the proposed renovation, establishes an appropriate response to the retail and commercial context. It was suggested that the storefront windows might wrap around to the sides.

The second floor windows are appropriately scaled and positioned relative to use and future conversion to retail on the ground floor.

It was requested that consideration be given to the siding material. The drawings proposed replacing the existing vinyl siding. A change of materials and color between the first and second floor would be appropriate to differentiate the residential use on the second floor and the future retail/commercial use on the first floor. The materials may be separated by a frieze or band board and may also help the phasing of the renovation.

With the exception of the materials, the committee was in favor of the revised scheme.





