
MEMORANDUM

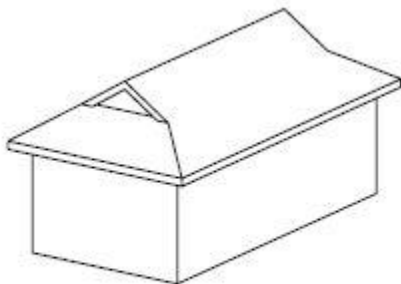
TO: MARK BAVOLACK, AJ SHEA CONSTRUCTION, DEEP RIVER P & Z
FROM: DESIGN ADVISORY BOARD, ALAN PARADIS, R.A., CHAIRMAN
SUBJECT: 104 MAIN STREET – PRELIMINARY DESIGN REVIEW COMMENTS
DATE: 5/28/2013
CC:

The Design Advisory Board met with Dennis Tackett and Joseph Shea on May 23, 2013 to review the proposed plans for a new structure at 104 Main Street. The project includes mixed use of residential apartments and commercial space.

The existing structures on the site have been recently renovated. These changes had previously been voluntarily reviewed by the DAB. The current review for the new structure is required per the Village District regulations.

What is notable of the structure is its location in the streetscape. It forms the terminal view along a recovering retail and commercial stretch on 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 building is a “sister” building to the existing structure that was previously modified. It mirrors the details of the existing commercial structure on the opposite side of the existing gable roof residential structure. The roof form is particularly appropriate in this location. The proposed Dutch gable roof was the result of discussion between the DAB and the applicant during the earlier renovations. The proposed form 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 massing, scale of the architectural elements, response to the immediate context including the stream at the back of the property, and general streetscape are all appropriate to the context. The overall density of the development is also consistent and appropriate to this area, in spite of the potential conflicts with current setback and parking requirements in the current zoning ordinance. Because of the character of this area within the Village District, the Design Advisory Board would recommend that the Zoning Board of Appeals (ZBA) approve the required variances requested to complete the project as proposed with the following modifications:

1. The proposed “sister” building should have additional variation in the colors, materials, and architectural details to provide some diversity, which is critical to the character of this area. The concept of replicating the existing building is valid, however, there was strong opinion that a literal replication would make the proposed structure look like a new wing of the existing buildings, and would be out of scale with the streetscape. Specifically, it was recommended that the entrance be recessed to emphasize “corner windows”, a variation occur in the clapboard or shingle details on the upper level to differentiate it from the existing, color and trim detail vary at the storefront entrances, fenestration proportions be modified (perhaps 3 rather than 2 divisions in the storefront), and the storefront window be wrapped around the south facing corner.
2. The existing Bilco Door bulkhead is unsightly and would benefit from relocation to the side of the building.
3. The proposed covered walkway seems inconsistent with the existing. It was suggested that the covered walkway engage the existing porch roof to create continuity of the street scape. The proposed railing at the second floor roof on the existing one story structure helps to tie the two existing buildings together. The DAB recommended a similar strategy with a railing connecting the new structure to the existing porch to imply a second level walkway at the residential level.
4. A trellis or similar landscape element against the building elevation facing the Piano Works would help soften the transition from the commercial village district to the residential use of the adjacent Piano Works.

With these minor modifications, the committee was in favor of the revised scheme.



Respectfully Submitted by the Design Advisory Board.

Alan Paradis, RA, Chairman