

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: June 6, 2019

Re: **184 Main Street Site Plan**

I have reviewed the response letter from Alfandre Architecture, revised Full EAF Parts 1 and 2, and a 2-sheet Site Plan set, all dated May 24, 2019.

### **Proposal**

The applicant is proposing to replace an existing 1-story restaurant with a new 2-story building containing two restaurants. The parcel is in the Central Main Street (CMS) district and the Historic District and Landmark Overlay (HDLO) Zone.

### **Comments and Recommendations**

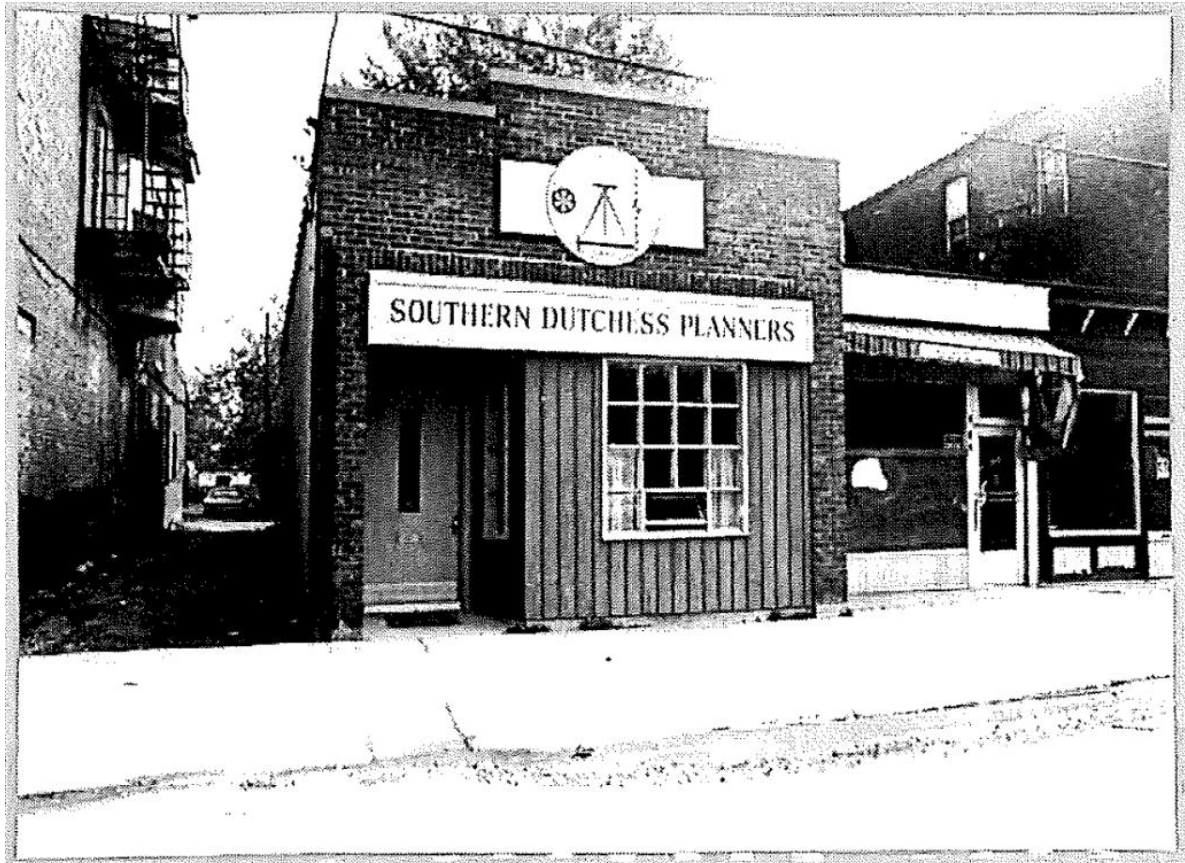
1. Adding a second floor is consistent with the minimum 2-story requirement for the CMS district in 223-41.18 E(6). However, the existing building is a contributing structure in the Lower Main Street National Register Historic District. It is also in the HDLO and subject to the Certificate of Appropriateness approval process in the Historic Preservation chapter, the criteria in 134-7, and the CMS design standards in 223-41.18 J.
2. Based on a photo from the 1979 Historic Survey (see below), the current storefront is newer, but more historically compatible. The 1979 door was on the west side, as now proposed. The primary remaining historic elements are the brick façade surrounding the storefront and the simple, stepped roofline. The building design should maintain these original features. The apparent height and window sizes on the new second floor should not exceed the first floor. Any new storefront “shall build on the historic context with applications required to demonstrate aspects of inspiration or similarities to adjacent HDLO structures or historic buildings in the surrounding area” (see 134-7 B(1)(a)). The Board may refer the design to the Architectural Review Subcommittee.
3. The current sidewalk is relatively narrow and this width needs to be maintained. The existing footprint does not project beyond the building to the west, but the Sheet 1 plans show the existing and new building 1-2 feet in front of the adjacent historic structure. The Sheet 2 first floor plan shows two new piers projecting into the sidewalk and the front door partially opening out into the sidewalk. The façade and storefront elements should not project beyond the current footprint and the Site Plan should include front sidewalk details and dimensions.
4. A 10 percent landscaped area is required under 223-41.18 E(12), but the Board has indicated it would be willing to waive it, as permitted for lots 5,000 square feet or less. The best opportunity for landscaping is in front of the building, where an addition tree could fill in the existing gap between the otherwise regular row of street trees on this block. The applicant should work with the City to remove the unnecessary curb ramp and place a new tree out front, which will supply welcome summer shade for both the sidewalk and storefront. Under 223-41.18 H(2), the “Planning Board shall require the planting of street trees on average 30 to 40 feet apart as a condition of site plan approval, whenever street and sidewalk conditions permit.”

5. The Planning Board has indicated it would waive on-site parking under 223-41.18 G(4), although the floor plans should provide a breakdown of square foot areas to confirm that the proposed floor area is no greater than 5,000 square feet. Removing the front curb ramp would also allow one new on-street parking space.
6. The Sheet 1 Parking Table notes should cite 223-41.18 G(4), not 223-26, and the variance reference can be removed. The Sheet 1 Design Standards table should be updated to describe the latest design.
7. The applicant should consider more historically compatible lighting fixtures for the alley with full cut-off downlighting and color temperature no greater than 3,500K.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector  
Jennifer L. Gray, Esq., City Attorney  
Arthur R. Tully, P.E., City Engineer  
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Joe Buglino, R.A., Project Architect



1979 Beacon Historic Survey Form