

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

Date: July 5, 2019

Re: **The Hose Company, 162 Main Street Amended Site Plan**

I have reviewed a June 25, 2019 cover letter from Hudson Land Design, June 24, 2019 Site Plan Application, June 24, 2019 Short EAF, 2-sheet Site Plan set from the project engineers, dated June 25, 2019, and 5-sheet set from the project architect, dated May 2019.

Proposal

The applicant is proposing to construct a rear addition on an existing historic building, including a new three-story stairway, storage space, a one-story shop extension, and access to a new two-bedroom apartment on the existing third floor. The 0.096-parcel is in the Central Main Street (CMS) district and the Historic District and Landmark Overlay (HDLO) zone.

Comments and Recommendations

1. The EAF questions 5a and 5b should be answered yes.
2. Since this application involves alterations to a property in the Historic Overlay Zone, the proposal will need a Certificate of Appropriateness under Chapter 134, Historic Preservation, complying with the additional design standards adopted last year.
3. The architect has provided three finish options for the proposed addition: stucco, thin brick veneer, or Corten metal panels. The Board should decide what material is appropriate for the rear addition. The existing historic building is brick with a painted stucco wall on the east side.
4. Two existing tall windows are proposed to be closed-up on the second-floor to the rear. Could these windows be re-used in place of the new smaller windows on the side and rear walls?
5. The Board should request that a street tree be planted near the front corner on the side of the building to provide some landscaping on the parcel and to help screen the view of the unattractive utility pole near the rear parking lot.

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

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