

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

Date: August 8, 2019

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

I have reviewed a July 30, 2019 response letter from Hudson Land Design, July 30, 2019 revised Short EAF, 3-sheet Site Plan set from Hudson Land Design, dated July 30, 2019, and 2-sheets with elevations from project architect Kathleen Rifkin, 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. Since this application involves alterations to a property in the Historic District Overlay Zone, the proposal will need a Certificate of Appropriateness under Chapter 134, Historic Preservation, complying with the additional design standards adopted last year. The original submittals for this rear addition appear to be compatible with the HDLO requirements.
2. The Board discussed finish options for the proposed addition at the July meeting, but the elevations provided for this month have far less information than the previously submitted elevations. The final elevations will need materials, colors, and general dimensions added.
3. 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?
4. A street tree has been added to the Site Plan near the front corner on the side of the building. The plans should show how the tree well will fit within the existing pavers and concrete walk.

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

John Clarke, Beacon Planning Consultant

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