

## **City of Beacon Local Waterfront Revitalization Program (LWRP) Compliance Statement**

### **21 South Ave**

This report addresses the manner in which the restoration and reuse of the building on 21 South Ave is consistent with LWRP policies. Image 01 shows the location of 21 South Ave. in relation to the area under programs jurisdiction.



While the site is on the periphery of the LWRP and many of the policy goals don't apply, policy 25 is singled out here for consideration.

Policy 25 states:

*Protect, restore and enhance natural and manmade resources which are not identified as being of state-wide significance, but which contribute to the scenic quality of the coastal area.*

Policy 25A goes on to list protected "view sheds"

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5. *South Avenue & Route 9D*

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The policy notes the views from around 21 South Ave should be protected and enhanced. The proposed project at this site will address this in 3 ways.

1. The project will restore the building at the site paying respect to its architectural origins. Existing asbestos siding will be abated and replaced with attractive and historically appropriate wood siding. The side stair will be removed. New standing seam roofing will be installed. Flood lights will be replaced with architectural lighting.
2. Site work will include removing the steel fencing around the site, making it cleaner, more attractive and keeping with the intent of 25A. Some of the existing asphalt will be replaced with permeable pavers again enhancing visual appeal of the site.
3. Landscaping will include replacing 4 large trees that were removed a few years ago do to age with new linden trees.

Based on the above review it can be stated that the project is consistent with the policies and intent of the Beacon LWRP.