



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, June 22, 2016

IX. 49 Main Street – Pauly's Pockets. Request for modification for lunette and discussion of other architectural details. The architectural renderings that were approved as part of the site plan for this mixed-use redevelopment included a detailed design for the lunette, the round granite element at the corner of the building above the first floor. The lunette that was installed does not match the approved design and the applicant is requesting approval of the design as built. The Architectural Design Committee has asked about several other details of the project that should be discussed. Paul Eja, proprietor of Pauly's Pockets, applicant; Michael Sievert, MJS Engineering, engineer. Tax Map 5, Lot 1-2. Central Business District.

➤ I recommend that the Planning Board make a determination on the modification request and provide guidance on any other outstanding architectural details.

Please note the following:

Modification and other details. The applicant has requested a modification to approve the lunette as installed. The Architectural Design Committee has raised questions about several other details – the three hoods over the windows, the white board at the rear, the stucco at the foundation, and trim pieces around the storefronts.

Committee. The Planning Board designated an architectural design committee for this project. The members are Barbara Dill, Beth Olshansky, and Nancy Webb. Todd Selig and I provide staff support to the committee. The committee has worked very hard on working out details with the applicant. The applicant's team consists of Paul Eja, proprietor; Mike Sievert, engineer; Shannon Alther, architect; and Steve Haight, construction advisor to the applicant.

Approved designs. The designs approved by the Planning Board are enclosed, and some details are also shown below. There are two sheets that were prepared by Shannon Alther of TMS Architect. They are labeled P 1.0 and P 1.1.

Other Drawings. Shannon prepared another set of drawings for the Design Committee and the Applicant's Team. These are dated 11-10-2015. There are three sheets; they are labeled TMS at the bottom right. These were presented to the Design Committee as working drawings to guide the final details. These drawings were not presented to nor approved by the Planning Board.

Role of Committee. The role of the committee is to advise the applicant and the Planning Board on final designs. The committee does not have actual approval authority, but in several cases where details were acceptable to both the committee and the applicant and where the details were consistent in character and intent with the approved drawings, I okayed those details administratively as modifications. Several items are now being brought to the Planning Board to address as there is no clear determination for the committee, the applicant, and the staff.

Lunette. The lunette is the partial round granite element at the corner over the first floor. The approved lunette is shown on the approved drawings. The former contractor, Clint Forrest installed the wrong design, for whatever reason. The committee has been working with the applicant's team for many months to try to correct it. The installed design is incorrect both for its shape and size of the lunette and for the size and form of the type font. There was agreement with the Design Committee and the applicant's team that the approved design was better. Earlier, the applicant said that he would replace it. The Planning Board should weight the approved design versus cost implications and the relative merits of each design relative to the overall project.

Window hoods. The three hoods were recently installed over the windows. The Design Committee expressed concern about whether the installed hoods were in fact constructed to design. Mike Sievert is examining this, including the height of the hoods.

Trim details. The approved drawings did not include trim details but the architect's "working drawings" presented to the committee show trim details. Since that earlier discussion, the applicant has told me that he did not believe installation of these details was needed.

Stucco. The approved project includes adding stucco around all of the foundation. The applicant has contracted with a mason and this work should begin soon.

Frieze board. The approved drawings show a white frieze board over the first floor at the rear. See the photo showing the painted board. There was some question whether this was installed as approved.

Notice of Decision. Here is the pertinent condition from the site plan approval. See the enclosed architectural renderings that were approved by the Planning Board.

Architectural plans. The two main building elevations for the Main Street/north façade and the park/west façade, submitted via email from Shannon Alther to Michael Behrendt on July 9, 2014, are approved, subject to finalizing a number of secondary details. The Town Planner shall convene a committee to finalize the details, including final colors, brick and mortar selection, decorative lights, window color, material and color of shop walls behind the piers, materials, any minor modifications to the overall design that might be appropriate, and the rear elevation of the building. The committee shall consist of the individuals who attended the informal meeting to discuss Pauly's Pockets architecture on July 9, 2014, or as may be changed at the reasonable discretion of the Town Planner (based on people's availability). Resolution of these issues shall be consistent with the discussion held by the group on July 9,

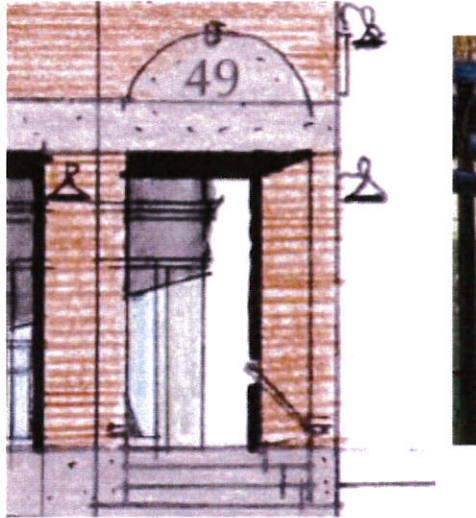
2014. The committee shall work expeditiously to finalize these details, completing its work by August 29, 2014 at the latest. It is expected that construction will commence prior to this date but this timeframe is workable because these details need not be finalized in the early stages of construction. It is understood that the rear elevation is of secondary importance due to its limited visibility. *The applicant shall present proposed final plans to the Planning Board for approval.* Once the Planning Board approves the final architectural design with all pertinent details the applicant shall submit two final sets of 11x17 paper copies in color of the approved architectural elevations [one for the Building Official].

Approved drawings:



Approved detail of lunette:

Granite Lintel Band =
1'-8" +/- in Height

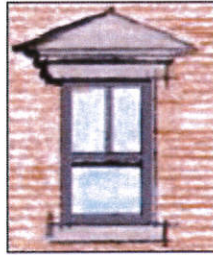


Trajan Roman: "49" font



Approved detail of hood:

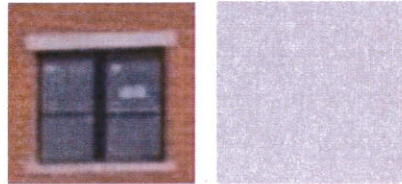
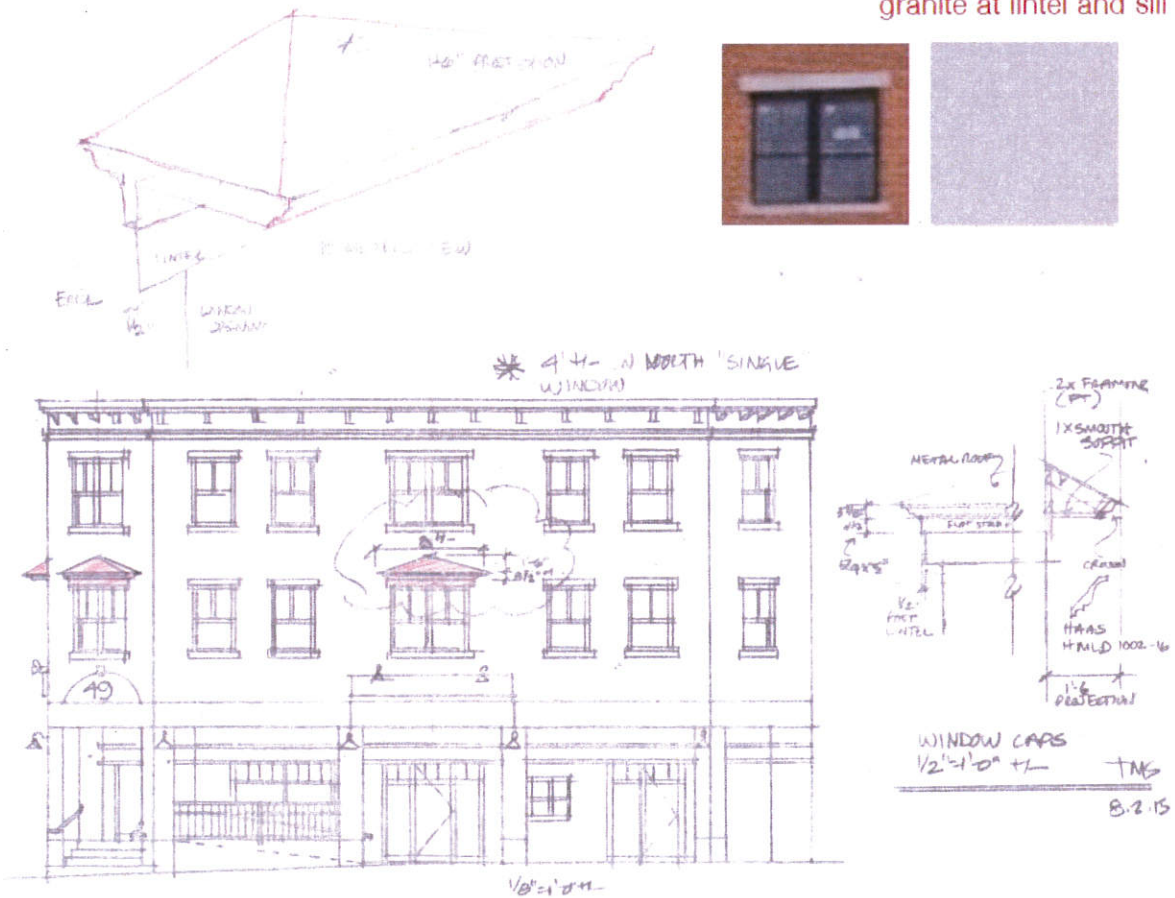
Cap @ Specific Windows =
Crown over Lintel w/sloped
Roof pitch: gray color



Details of hood from working drawings:

Pocket

Hoods:
 Gray color to match
 granite at lintel and sill



Trim boards



Approved frieze board



