



TOWN OF DURHAM
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Town Planner's Recommendation
Wednesday, February 11, 2015

VIII. **49 Main Street – Pauly's Pockets**. Review of architectural designs for approved site plan for a three-story mixed-use building. Commercial on the first floor with 6 residential apartments on the upper 2 floors. Paul Eja, proprietor of Pauly's Pockets, applicant; Michael Sievert, MJS Engineering, engineer; Clint Forrest, building designer; Shannon Alther, TMS Architects, architect. Tax Map 5, Lot 1-2. Central Business Zoning District.

➤ I recommend approval as stated below.

Please note the following:

- 1) The Planning Board approved the site plan for Pauly's Pockets with a condition that the architecture and other details be worked out by the Design Committee appointed by the board.
- 2) The committee was composed of Barbara Dill, Bill McGowan, Beth Olshansky, Todd Selig, and Nancy Webb working the applicant and me. The applicant's team included Paul Eja, Mike Sievert, Shannon Alther, Clint Forrest, and Steve Haight, his construction manager.
- 3) We met twice and I am very pleased to convey that all of the pertinent details were negotiated and worked out and there was complete consensus on the outcome, which is contained in the enclosed drawings finalized by Shannon Alther.
- 4) Some representatives of the committee will be at the meeting to speak to the process and final product (and let the board know of any necessary clarifications).
- 5) The original plans approved by the Planning Board (subject to making changes) are also included in the packet.
- 6) This is the Planning Board's condition of approval:

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].

Draft

NOTICE OF DECISION

Project Name: Pauly's Pockets
Project Description: Approval of Architectural Design – compliance with condition of site plan approval
Address: 49 Main Street
Applicant: Paul Eja
Engineer: Mike Sievert, MJS Engineering
Architect: Shannon Alther, TMS Architects
Map and Lot: Map 5, Lot 1-2
Zoning: Central Business District
Date of approval: **February 11, 2015 by the Planning Board.**

The revised architectural plans are approved as follows:

- 1) The approved plans were drawn by Shannon Alther of TMS Architects and received by the Planning Department on February 11, 2015. There are 2 sheets – P1.0 and P1.1.
- 2) The plans were developed in coordination with the Pauly's Pocket's Architectural Design Committee appointed by the Planning Board.
- 3) 4 in 10 coursing means that the vertical spacing shall be 10 inches for four bricks with mortar in between.
- 4) All windows are to be black color (frames and muntins, not trim).
- 5) The trim is to be 25% Autumn Tan as stated. This applies to all dentils and cornices, including over the first floor on the south elevation, and the corner boards.
- 6) The window trim on the south elevation is to be Khaki Brown, the same as the body.
- 7) The windows on the brick facades will be recessed approximately 2-1/2 to 3" from the brick face.

- 8) The fencing is to be black and heavy duty wrought iron or steel.
- 9) The anchor plate/diamonds are to be Azek, aluminum, or another appropriate material.
- 10) The number “49” will be applied to the stone rather than etched into the stone. It will be black and an appropriate durable material.
- 11) The light fixtures on the face of the building will be black.
- 12) The stone lintel over the stores, the foundation, and the arch over the corner entrance are to be granite or faced in granite.
- 13) The applicant will meet on site later with members of the Architectural Design Committee to approve the selection between the 2 brick samples and the 2 mortar samples. The Town Planner shall simply let the Planning Board know which selections were made.
- 14) If minor adjustments to the configuration of the steps at the corner are needed, the Architectural Design Committee may meet on site later to finalize the configuration. The Town Planner shall simply let the Planning Board know if any adjustments are made.
- 15) The applicant may submit a sign master plan for consideration by the Planning Board at a future date. The sign panels may be adjusted by the board at that time, as appropriate.