

## **An Application to the Bristol Design Review Commission**

**Date: August 13, 2019**

**Applicant: John Moyers  
23 Main Street  
Bristol, Vermont 05443  
802-989-3996**

**Property for which a permit is sought:  
11 Main Street  
parcel # 23-50-69**

To the Bristol Zoning Administrator and the Design Review Committee:

The following describes work to be done on 11 Main Street that will improve the appearance of its front facade and somewhat change the appearance of the rear elevations.

### **HISTORY**

11 Main Street was built in 1875, one of four buildings in a commercial block that included #9, #11, #15 and #17 (there is no #13), all of which shared an architectural style across a common, Main Street-facing facade. An 1885 Sanborn Fire Insurance map indicates 11 Main was then a grocery, with the rear extension marked “storage.” (Interesting: the 1895 Sanborn map indicates the second story of the building was, at that date, a library.)

When the 1924 fire ravaged the south side of Main Street, the roof of #9 collapsed into its upper story, and #15 was destroyed to the point where it had to be replaced (by the brick First National Bank building). 11 Main survived, though the rear section — which was still marked as “storage” on the 1927 Sanborn map — was charred where it joined #9 at the rear of both buildings.

In 1978, Woody Danforth moved into 11 Main and took over Mary’s Restaurant, living in the upstairs apartment and using the rear extension as the commercial kitchen and for storage. At some point, the rear of 11 Main was extended to the east, with the addition of a cantilevered room and loading dock.

Restaurant use continued after Doug Mack and Linda Harmon purchased Mary’s in 1983 and moved into the upstairs apartment. That continued until they moved themselves and the business to the Hise Farm in the 1990s. Harmon and Mack eventually returned the front of the building to retail use, maintained the apartment above it, and converted the rear extension into a two-bedroom, two-bathroom apartment. More recently, the rear apartment was reduced to a one-bedroom, one-bathroom apartment.

So, as it stands today, the building contains retail space and two apartments, and these uses will remain after the renovation.

## **ADJOINING LANDOWNERS**

### **9 MAIN STREET parcel # 23-50-68**

Arthur Curillo  
617-513-3683  
802-635-9716

### **15 MAIN STREET parcel # 23-50-70**

James Dumont and Karen Lueders  
802-453-7011 office

### **23 MAIN STREET parcel # 23-50-72.1**

Bristol Mill LLC  
John Moyers  
802-989-3996

### **4 SOUTH STREET parcel # 23-50-64**

L & C Properties LLC  
802-453-2301

## **THE PLAN GOING FOWARD**

The building needs attention, but the retail space and main apartment upstairs aren't too bad and will get lighter treatment. But the same can't be said of the the rear extension, which needs extensive work. The renovation plan includes the following:

The retail space will get a simple interior upgrade for heating and paint.

The Main Street facade will be refreshed with patching of the clapboards and new paint. New thermally efficient windows for the upstairs apartment will replace and match the historic windows, and there will be a new, more attractive sign mast on the front.

In addition to the two new Main Street-facing windows, the upstairs apartment will get insulation throughout, a remodeled kitchen and bathroom, and new electrical wiring as needed. The skylights will be replaced and one added above the kitchen. Two windows in the east wall of the master bedroom — looking out on the rear courtyard — will be replaced, and a new one added in the south wall of that bedroom. None of this work will impact the look of the building from any public perspective, excepting the new bedroom windows, which will be visible from the rear (more about that later).

The whole building will get a new heating system that will use an existing chimney in the middle of the structure.

All in all, the work described above will have very little impact on the public perception of the building — it will mostly revive the current appearance, making everything tidy and neat while retaining all the historic elements.

The rear extension will get most of the work, and its appearance will change, although when complete, this part of the building might end up looking more as it did in 1875 (just a guess, really). The result will be a structure that suggests what exists today, but it will be smaller, neater, coherent and up to code.

This rear part of the building is not generally visible to the public — the driveway/parking area is a private, dead-end space, not a public street — so I'm not sure if design review is needed. But I believe in the spirit and intent of Bristol's design review process, so I'm making this application.

At this juncture, it might be helpful to examine the attached 3D perspectives of the rear of 11 Main. These were generated by Elizabeth Herrmann Architecture. The first three show the rear of the building as it appears today and the last three as it will appear post-renovation. Take a look and then come back to this narrative...

## **REAR APARTMENT RENOVATION**

As you can see, after renovation, the rear apartment extension will stand on a reduced footprint — the original foundation footprint. Looking from the courtyard at the rear of 11 Main, the current general appearance of the building and its neighbors might be characterized as “a riot of roof pitches” — this general impression is interesting and historic and will be retained although changed in some details.

These results will be accomplished by removing the modern addition east of the main roof and foundation of the rear extension. This part of the building is partially original — there is some structural evidence that shows there was originally a cantilevered loading dock on the east side of the rear extension, and that the current room replaced it. It lies outside the original foundation, and stands on modern piers, cantilevered above ground. It's about eight feet deep (east-to-west) and in poor condition. Its removal will create more space for driveway navigation, although no additional parking spaces (there are three now against the loading dock). A new “loading dock” entry porch will be added, though it will be smaller than the one it replaces. The offices of James Dumont and Karen Lueders in the old bank will enjoy some improved view of the Mill and mountain to the south as a consequence of these changes.

The current structure of the rear roof does not meet code and will be replaced. The roof covers an unusable crawlspace above the rear apartment and an odd, non-compliant storeroom for the upstairs apartment (indicated on the as-is sketches by the two windows on the east wall to the south of the main bulk of building). Both the crawlspace and the extra room will be eliminated in favor of a “flat” (very low pitched) roof. This will allow for creation of outdoor space for the upstairs apartment on the roof of the rear extension. It will also allow for the addition of a south window to the bedroom and a door from the utility room of the main apartment to the outdoor space. A parapet wall will be added to the eastern edge of the rear extension for two reasons: to approximate the historic look (from the courtyard) of the original shed roofline while also providing a privacy and safety barrier for the outdoor porch on the roof.

The roof porch will be small, only about 7 feet deep, and bounded on the east and south by a code-compliant safety barrier (the south barrier will also be a planter).

The south end of the current building is a coal bunker and storeroom, both dilapidated after years of water damage from a roof leak. That south end will be removed and, more or less in its place, a small, high-walled garden will be built (occupants of the apartment will look through a glass wall into this garden and be sheltered from the parking area beyond). The garden will have perforated walls (likely steel) 8'-9' high — necessary for privacy — and eventually will be covered with ivy (hence the green in the renderings). The garden will be roofed over, but given the roof height, there will be plenty of open space between the roof and top of the garden wall to provide light and air. There will be a door on the east face of the garden wall for emergency exit.

Besides the garden wall, the new south elevation of the building moves north a few feet and includes a doorway leading to an internal fire escape for the upstairs apartment. This internal stairway will replace an awkward external fire escape, circa 1970s and made of pressure treated lumber, that currently stands to the west of the rear extension. This new fire escape will be covered by extending the little “dog house” that covers part of the current fire escape from the upstairs apartment (one of the ‘riot of pitches’).

The new roof over the garden will pitch west and, in one continuing plane, extend to create a covered parking area to the west of the rear extension of 11 Main — an extension of the footprint to the west (albeit one without a poured foundation). This parking area roof will end 5' from the fence that marks the western property boundary. The roof will not connect to the back of 9 Main Street, but will stand off approximately 5' from the south wall of that building. The parking area will be gravel to match the rest of the parking area around the Mill. It will add one parking space to that already existing in the courtyard.

The rear of the building is now mostly painted clapboard, with the more modern cantilevered portion having wide, vertical, wooden siding. The renovated building will be skinned in metal. In the post-renovation renderings, it is represented as black or dark grey with a vertical rib, but I have not made a final decision about the pattern or the color of the material. The other possibility is a made-to-rust steel skin — like Cor Ten steel — that weathers beautifully to a rich brown color over several years. If the budget allows, it will be weathering steel, but the fallback is black Galvalume with a vertical pattern, as rendered.

There is little or no room for landscaping — the building fills its lot. But the plan is to allow Boston ivy to grow over the metal skin of the rear extension and thereby green up the courtyard with a living, moving, organic volume, attractive in all seasons.

Overall, when complete, the rear extension of 11 Main will have a smaller footprint to the east and south — something likely approximating the original footprint of 1875. The rooflines will change somewhat from what exists today, but the current view from the ground of ‘a riot of roof pitches’ will be preserved. After renovation, the building overall will look neater and cleaner, less jumbled, and in that way more contemporary. But the historic flavor of the building and the courtyard will remain.

All renovations are being coordinated and performed by Smith & McClain, which is based on Main Street here in Bristol, and the project will benefit from the company’s attention to detail and quality work product.

## **DRIVEWAYS AND PARKING AREAS**

The building property lines do not extend beyond its current footprint EXCEPT on the west, where there is a little patch of turf south of 9 Main, east of the funeral home, north of the Mill.

Tenants of 11 Main utilize the Mill's alley driveway off of Main Street, and they have, at certain times, had use of the three parking spots along the east side of the building's rear extension, on land that is part of the Bristol Mill property (23 Main Street, parcel 23-50-72.1). This arrangement will continue, although because that part of the building is shrinking, those three spots will move westward by about eight feet, which will improve navigation throughout the courtyard area. In addition, one new parking space will be created under a new car port to the west of 11 Main.

## **CONSTRUCTION SCHEDULE**

Hoping to begin with deconstruction of the rear extension in September (we will salvage original material to use in finishing the building interiors). Renovation proper will begin immediately after deconstruction, perhaps in October, and complete in the late spring of 2020.

## **ENERGY, CONSERVATION IMPROVEMENTS and LIGHTING**

One goal of the project is to get the building sealed up, insulated as much as possible, and off the petroleum pipeline. In this case, we will produce a building that surpasses average thermal performance. The building will also get a modern wood pellet heating system that will produce heat not just for 11 Main, but also for 23 Main and 23B Main — replacing petroleum systems and making all three buildings carbon neutral; reducing heating costs for owner and tenants; and supporting a locally-produced source of fuel for space heating. This system will utilize an existing chimney. All lighting will be low-energy LEDs. All water fixtures will be low-flow.

In conformance with the Zoning Bylaw's prohibition on all "ganged fixture" flood lighting that crosses property lines and creates excessive glare, all outdoor lighting will be indirect or downlighting. That is especially important in this zone in consideration of residential neighbors in this mixed-use zone.

## **HOURS OF OPERATION**

The construction work day will be 7am to 4pm Monday thru Friday.

Thank you for your consideration.

John Moyers

23 Main Street  
802-989-3996

Attachments:

- \* CAD renderings of as-is appearance and post-renovation design.
- \* Photographs of the current front and rear exteriors of 11 Main Street.
- \* Copies of the Bristol tax maps showing the property boundaries.
- \* A GoogleMaps overhead image of the property.
- \* Examples of Cor Ten steel siding.

