

September 6, 2019

RE: 11 MAIN DRC PERMIT and ZONING PERMIT

Hi Kris,

Since submitting my DRC permit a couple of weeks ago and my Zoning Permit application last week, we've been deconstructing the rear of the 11 Main. That has revealed some history and suggested a bit of a design change from the plan I submitted in my two applications. It's not a big change, and it's a change for the better from both a design point of view and for improving the functionality of the resulting building.

The essence of the change is this: instead of a smaller entry porch on the east side of rear extension of the building (as shown in the original application), we want to do a larger porch entry that more closely matches the original footprint of the building. Doing so allows for the addition of a small porch and mudroom for the rear apartment and the separation of that apartment entry from the retail back-door entry. The result will be a building that not only functions better, but more accurately matches the 1875 original.

Here are some details :

As we deconstructed the rear extension of the building, it became clear that the eastern, cantilevered portion of the rear was, in large measure, original. All indications are it was a covered loading dock from the get-go. In more recent times, the structure underneath this cantilevered dock failed and it was jacked up and the understructure completely replaced. Then later still, someone turned the covered loading dock into an interior, (barely) habitable room, which they did by building a frame inside the original and insulating and drywalling.

Once we got all the modern stuff off, the actual history became much clearer, and we'd like to rebuild on the approximate footprint of the original.

Below you will find some updated 3-dimensional renderings and a floor plan showing the amended design proposal. I hope this is not too late to have the DRC consider it at the upcoming meeting, and I would also like to have you consider this as the design for the purposes of the Zoning Permit application.

Please let me know your questions.

Thanks for your help.

John Moyers
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