

Timothy Boscarino

From: John Biggar <jpb@ware-house.com>
Sent: Monday, September 9, 2024 2:01 PM
To: Timothy Boscarino
Cc: Eric McCann
Subject: [EXTERNAL] Re: 311 E. Waston Street Carriage House- HDC meeting
Attachments: # 20-6729 _229-239 Edmund Place_Revision to approved garage design and new hardscape-landscape-Staff Report_0.pdf; 229 Edmund Place Carriage House Comparison.pdf; Carriage House Example 2.pdf; Carriage House Example 1.pdf

Thanks.

I wanted to make a couple of notes and comments.

The new owners of the property are Daniel Waldhorn and Ashlynn Basile. They purchased the property from the Wickenheisers in July 2024.

Regarding the comments regarding the texture on the 1st Floor, I would like to add the following:

Carriage House Example 1 – This is the carriage house at 79 Alfred, located in the alley. We treated this design in a similar manner with the “hefty belt” at the transition and the 1st and 2nd Floor plus adding the transom at the door on the alley above the man door. The owners are reluctant to add windows at the 1st Floor because of security off the alley which doesn’t have the “eyes on the street” like the rest of the house does. The east side has no opportunity for windows as these will be blocked by the arbor vitae growing along the east property which will remain. We could look at adding a small window on the west face, possibly with an arched head of brick but it would have to be placed as high as possible for security and small enough to make it difficult to break and gain entry to the garage.

Carriage House Example 2 – This is the 6-unit new development at 229 Edmund Place, behind the Henry Glover House. This does have texture but is an example of NOT what we are looking for. The dormers are done awkwardly. There is some type of applied beltline on the alley façade between the 1st and 2nd Floor which looks like it was just tacked on and will fall off. The way the “mansard” is done is awkward as well.

We believe the design as is present, meets the intent of the Historic Commission's intent for Brush Park and is a much more thoughtful and appropriately design than the 229 Edmund Place which was reviewed by the Historic Commission in 2020.

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