



TOWN HALL
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DESIGN REVIEW BOARD
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September 3, 2008

DRB Memorandum #2008-8

Memo to: Bonnie Weeks, Building Commissioner
Jonathan Tucker, Planning Director
From: Christine Brestrup, Senior Planner
Subject: DRB Recommendations of July 17, 2008

The Wednesday, July 17, 2008, meeting of the Design Review Board began at 4:32 p.m. in the First Floor Meeting Room, Town Hall. Members Janet Winston and Anita Licis were present, along with Senior Planner, Christine Brestrup.

Also present were Annie Hondrogen, Lisa Lucas and Chris Freitag, of Grace Episcopal Church, Chick and Suzanne Delano, of Delano's Restaurant, and Tom Davies and Peter Root, of Amherst College.

The Board turned to Appointments.

DRB #2009-00001, 55-57 North Pleasant Street, Chick Delano for Delano's Restaurant

Recommended Approval of the proposed new outdoor dining terrace and addition at the rear of the restaurant, with conditions.

Mr. Delano presented the proposal for Delano's Restaurant. The addition that was constructed in 1977-78 will be removed along with the existing outdoor deck. A small addition will be constructed and the interior of the restaurant will be renovated. A new ground-level patio will be built for seasonal outdoor dining.

Stairs from the second floor will be housed in a protruding structure at the rear of the building. A covered entry will be constructed for the kitchen and basement. There will be a new trash enclosure with a roof. The new addition to the building will have black asphalt shingles and white or cream-colored siding. The remainder of the rear portion of the building is sage green. The existing building is blue in front. The new siding will be installed on the driveway side (north) and around the rear of the building. There is an open porch on the second floor in the rear of the building and the second floor consists of office space.

The patio will be built of red brick "Oxford" pavers distributed through pavestone.com. Areas shown as "Gravel" on the plan will be surfaced with gravel to match the gravel at Judie's Restaurant. The area between the patio and the building will be concrete.

There will be pole lights on top of the fence posts and wall-mounted lights on the building wall. Ms. Delano sketched the pole lights and wall-mounted lights on the plan. The lights will be low-wattage bulbs (75 watts). The lights will be Progress Lighting Oakmont Collection Cobblestone 1-Light Post Lanterns and 1-Light Wall Lanterns.

There will be a fence around the patio area of 4 feet high. The fence will be one of two styles – “Princeton Spaced” or “Chestnut Hill” available from Hadley Fence Co. Both of the fence styles come in wood and vinyl. The applicant was not sure which material he would choose. The tables will be round black wrought iron tables.

The fence will be installed on three sides of the patio (open on the building side) and shrubs or small plants such as bulbs will be installed around the outside of the fence, with bark mulch covering the planting areas.

The Board recommended that the applicant consider planting decorative grasses in the planting bed along the fence.

DRB #2009-00002, 14 Boltwood Avenue, Grace Episcopal Church

Recommended Approval of the new color scheme proposed for the Rectory building.

Lisa Lucas presented the proposal. She showed photographs of the existing building with three new colors applied to the façade – light tan color, medium tan and black. The color scheme has been chosen to try to unify the three structures – the existing church building, the new connecting structure and the existing rectory. The medium-toned color will be applied to the walls of the Rectory building. This color will relate to the stonework of the new connecting structure. The trim will be a lighter color, with corner boards, the outer portion of the porch and the roof overhang to be of the lighter color. The medium color will be used on the inset portion of the porch and the main entry door. The lighter color will be used on the trim around the windows. This lighter color refers back to the pre-cast arches on the connecting building. The shutter color will be black to be compatible with other buildings in the vicinity of the Town Common. The new windows and door on the connector are also black.

The Board expressed strong support of the new color scheme.

DRB #2009-00003, 30 Boltwood Avenue and 31 & 37 Spring Street, The Lord Jeffery Inn

Recommended Approval of the renovation and addition to the existing inn, the new parking area and the streetscape improvements.

Tom Davies and Peter Root from Amherst College presented the proposal. Amherst College owns The Lord Jeffery Inn. The building was constructed circa 1926 but was built to look like an 18th century New England inn.

The current inn has 48 beds and the proposal will increase the number of beds to 70. Improvements are being proposed for the exterior as well as the interior of the building, including spaces for retail stores along the Spring Street façade.

The renovation and expansion will preserve the main front portion of the building. The wing at the rear of the building, starting with the white wooden structure, will be removed and replaced. The replaced portion of the building and the new addition will look like the existing building. The existing masonry will be cleaned and restored. There will be new windows throughout the building, with new trim and a new slate roof. Traditional slate will be used on the north and west sides, facing Spring Street and Boltwood Avenue. Synthetic slate will be used on the south side, facing toward the Amherst College campus. The renovations and addition will be LEED-certified, and will include solar panels installed on the south-facing portion of the roof.

Entries will be made accessible. The main entry to the inn will be larger, but the exterior portion will look like the existing entry. The area south of the inn will comprise a new garden and a place to set up a large tent for

parties and other events. The new garden area at the rear of the building will provide a “spill-out” space for banquets. The garden area will include pavers, a trellis, benches and perennial and vegetable gardens

A new service drive and parking lot will be built behind 31 and 37 Spring Street. In addition to the new parking lot, there will be shared parking located in the Alumni Lot on the east side of Churchill Street. A pedestrian walkway will connect the new parking lot and the Alumni Lot with the Town Common.

Most of the significant trees will be preserved. Utilities will be routed away from existing trees in order to preserve them. New shade trees will be planted along Spring Street with “bump-outs” to frame on-street parking and provide more root space for the new trees. The whole sidewalk along the south side of Spring Street will be reconstructed in coordination with the Town. Town standard streetlights will be installed along the public ways with Amherst College standard post lanterns being installed on the interior portions of the site, on Amherst College property.

A geothermal system will be installed to provide heating and cooling for the building. There will be no need for large air-conditioning equipment on the ground. Some mechanical equipment will be housed on the roof and will be screened by the dormers on the roof. The double brick chimneys will be recreated. The wrought iron railings at the windows will be reused. The shutters will be black.

The Board commented that the renovations, the streetlights, plantings, “bump-out” islands and retail stores will improve the Boltwood Avenue and Spring Street area of town.

The meeting was adjourned at 6:00 p.m.

Cc: Anita Licis, DRB member
Janet Winston, DRB member
Applicants:
Chick Delano, Applicant
Reverend Rob Hirschfeld, Applicant
Tom Davies, Applicant
Carolyn Holstein, Zoning Staff Assistant
Jeffrey Bagg, Senior Planner