JAY PLETT AIA
ARCHITECT

SITE OVERVIEW – EXISTING CONDITIONS

THE SITE IS NARROW AND SLOPES UPWARDS FROM BROADWAY, THE REAR UPPER PORTION OF THE PROPERTY IS NOT WITHIN LRDA LIMITS.

THE ORIGINAL HOME WAS SUBJECTED TO FIRE, THEN NEGLECT SINCE THAT EVENT. EVEN PRIOR TO THAT, THE ORIGINAL HOME'S CHARACTER WAS DESTROYED BY UNSEEMLY ADDITIONS AND TRIM APPLICATIONS. WINDOWS WERE REPLACED WITH RAW 1960'S STYLE ALUMINUM SLIDERS.

THE CURRENT BUILDING IS A BLIGHT AND HAS BEEN RIGHTFULLY APPROVED BY THE HPC TO BE TAKEN DOWN AND REPLACED WITH THE CURRENTLY APPROVED HPC DESIGN.

NEIGHBOR CONTACT

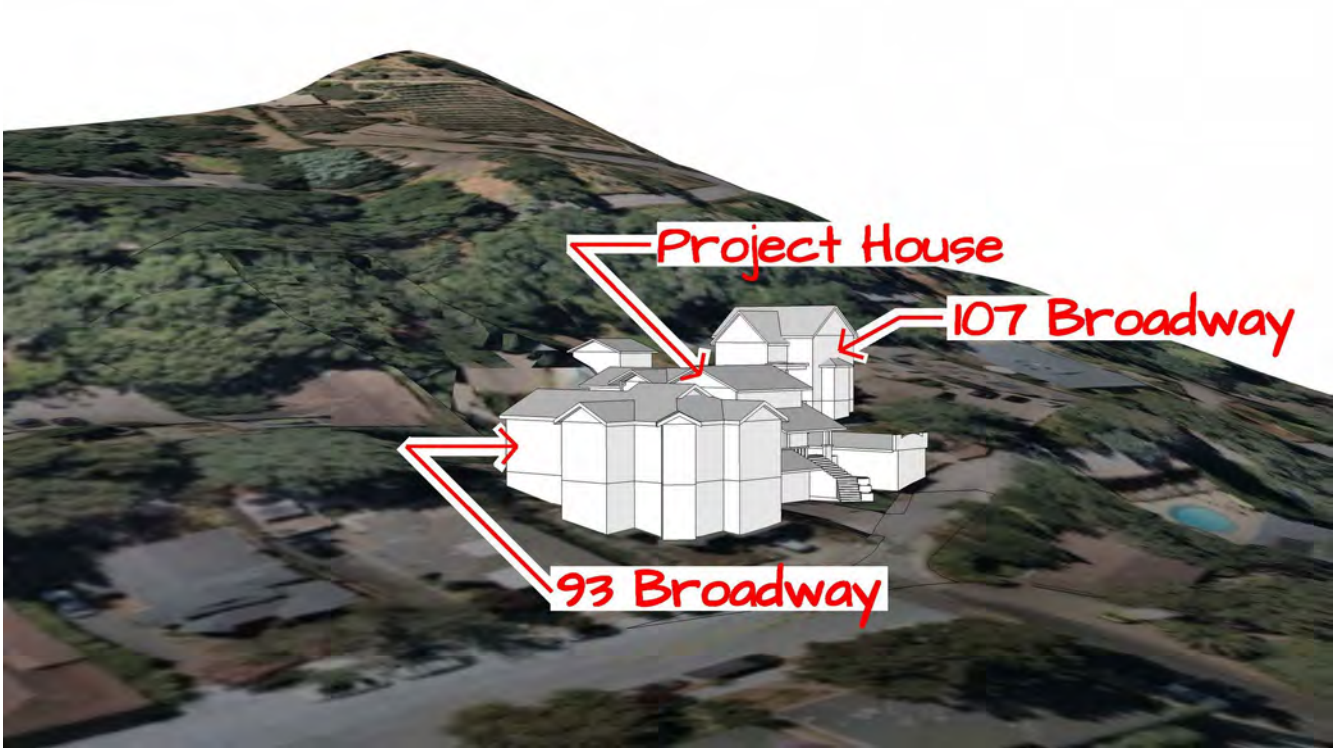
NEIGHBORS HAVE BEEN CONSULTED FROM THE BEGINNING OF THE PROJECTS INCEPTION. THERE WAS COMMUNICATION WITH LYNN BRANDHORST OF 93 BROADWAY PRIOR TO HIS PASSING. LYNN WAS VERY EAGER TO SEE A NEW HOME BUILT TO REPLACE THE HOME THAT IS THERE NOW. 93 BROADWAY IS NOW FOR SALE.

OTHER NEIGHBORS HAVE BEEN CONSULTED AS WELL. WE HAVE MET NUMEROUS TIMES WITH KAREN KURTZ OF 107 BROADWAY AND MADE ACCOMMODATIONS FOR HER CONCERNS.

THE NEIGHBORS AT 321, 325, 346, 352 MAIN STREET AND 98, 100 BROADWAY ARE ALL SUPPORTIVE OF THE PROJECT AS DESIGNED. THEIR LETTERS HAVE BEEN SUBMITTED TO PLANNING STAFF.

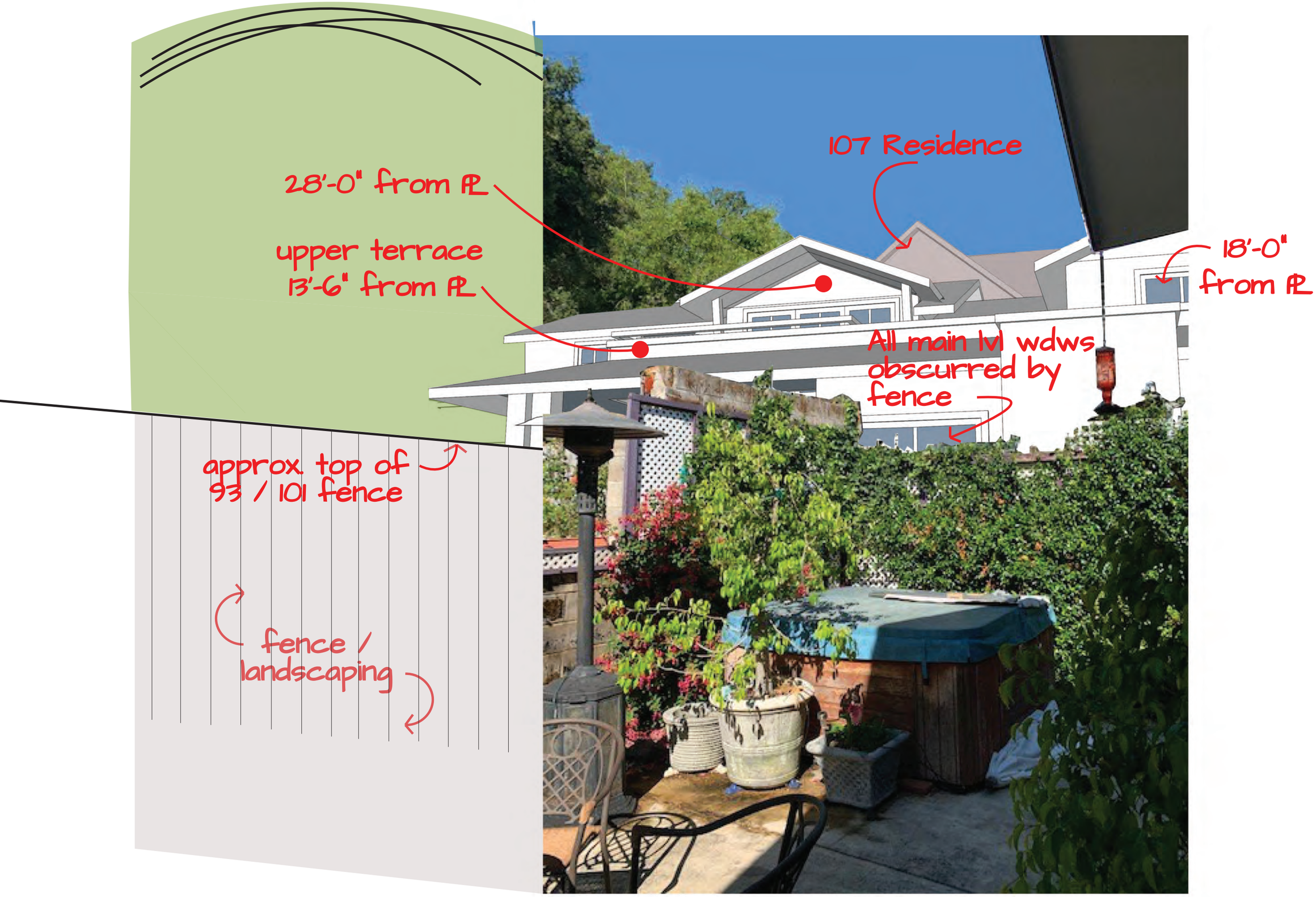
DESIGN ANALYSIS – TOWN DESIGN GUIDELINES

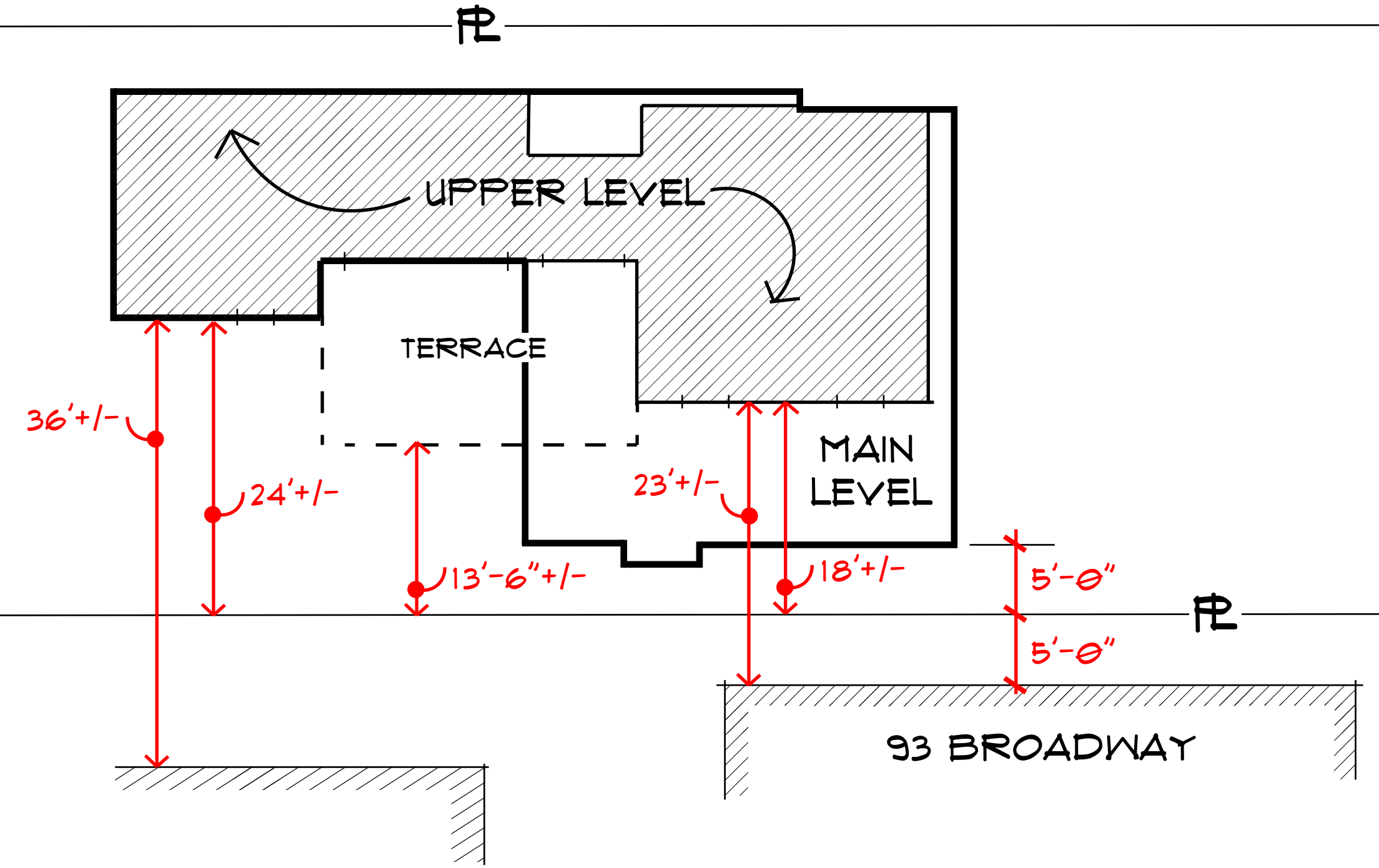
- THE HOME IS SITUATED WITHIN THE SITE'S LRDA, WHICH IS LOCATED ON THE FRONT LOWER PORTION OF THE SITE.
- THE HOME STEPS UP THE HILLSIDE, EACH LEVEL BEING SETBACK FROM THE ONE BELOW IT, WITH PORTIONS BELOW GRADE TO MINIMIZE HEIGHT AND MASS.
- THE HOME'S ROOF FORMS FOLLOW THE SLOPE OF THE SITE AS MUCH AS POSSIBLE.
- THE HOME IS WELL BELOW THE HEIGHT LIMIT FOR THE DISTRICT.
- WINDOWS HAVE BEEN PLACED THOUGHTFULLY WITH RESPECT FOR THE NEIGHBORS PER TOWN GUIDELINES.
- THE HOME HAS BEEN DESIGNED TO AMICABLY BLEND WITH THE EXISTING MASS AND SCALE OF THE NEIGHBORHOOD. SEE ILLUSTRATION BELOW – LOOKING UP BROADWAY TO PROPOSED HOUSE.

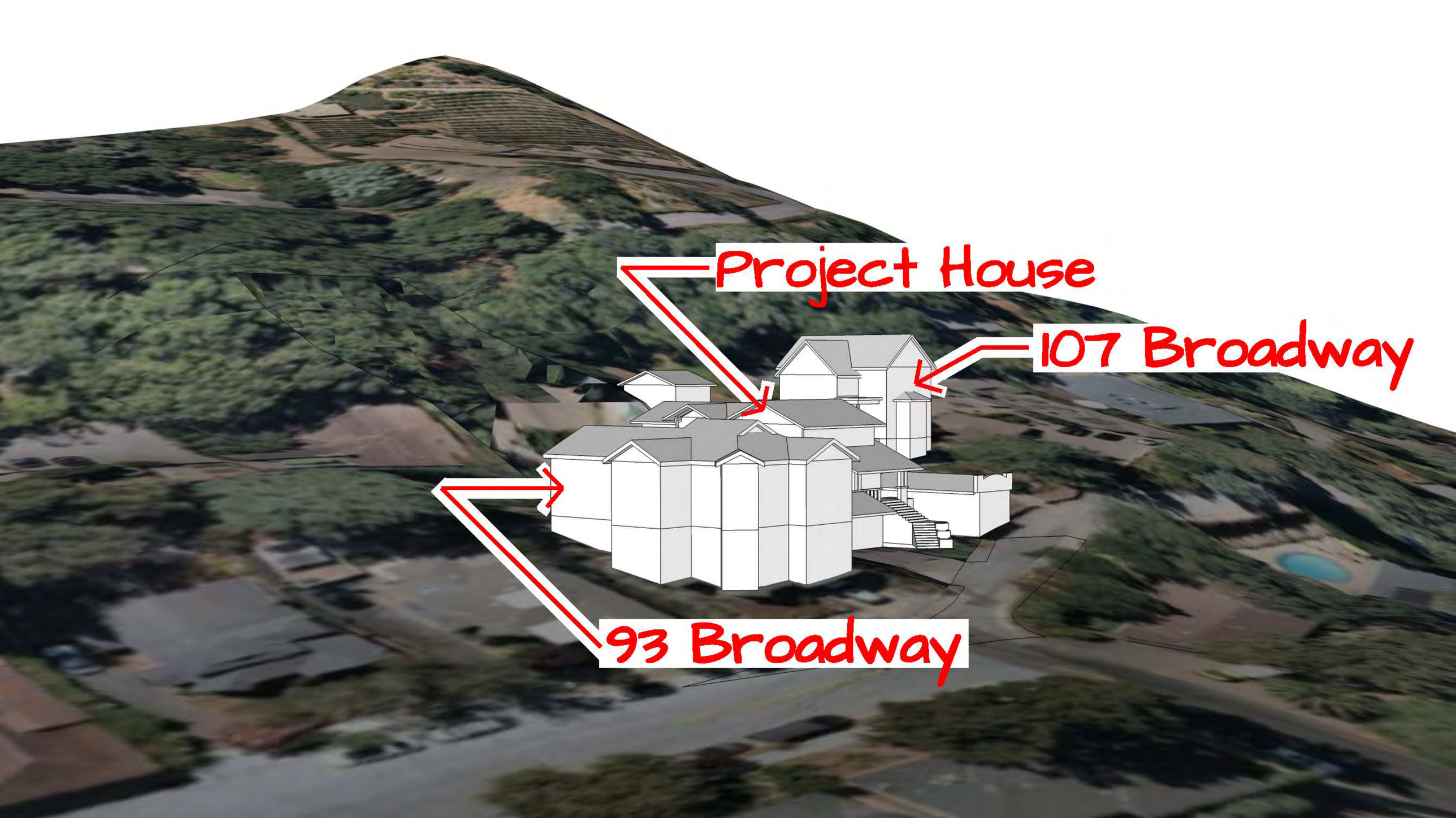


SUMMARY

THE PROPOSED HOME WAS PLANNED AND DESIGNED WITH THE UTMOST RESPECT FOR THE SITE, IMMEDIATE NEIGHBORS AND TOWN'S RESIDENTS. IT WAS APPROVED UNANIMOUSLY BY THE HPC AND HPC'S MATERIAL REQUESTS ARE INTEGRATED IN TO THE DESIGN. TOWN DESIGN GUIDELINES AND IT'S INTENT HAVE BEEN UTILIZED IN THE CONCEPTION AND DESIGN OF THE PROPOSED HOME. STAFF HAS NOT VOICED ANY CONCERNS REGARDING THE DESIGN. FROM TIME OF PROJECT'S INCEPTION, THE NEIGHBORS WERE KEPT APPRISED OF THE PROJECT AND IT'S NATURE.


107 Residence
28'-0" from PL
upper terrace
13'-6" from PL
18'-0"
from PL
All main lvl wdws
obscurred by
fence
approx. top of
93 / 101 fence
fence /
landscaping


PL
UPPER LEVEL
TERRACE
MAIN LEVEL
36'+/-
24'+/-
13'-6"+/-
23'+/-
18'+/-
5'-0"
5'-0"
PL
93 BROADWAY


Project House
107 Broadway
93 Broadway