

OLD TOWN GATEWAY

Letter of explanation/justification 12-15-2019

This 30,300 square foot site is built out with two contributing historic Buildings 1 and 2, and four non-contributing shed buildings to be demolished including a plaster box addition to Building 1.

The site is within the Depot District Plan requiring a mixed-use development. This proposal will bring commercial/retail and office uses to the site which has been historically commercial/retail and industrial.

I propose to demolish the non-contributing buildings, rehabilitate the contributing historic Buildings 1 and 2 and construct a new addition to Building 1 (similar to that which is to be demolished), a new Building 3 to house a trash enclosure and storage, and a new two story building with commercial/retail (most likely food service) on the first floor and office uses on the second floor.

The site is surrounded with commercial/industrial uses and buildings, and is in the proximity of the rail depot. The surrounding buildings are primarily tilt-up concrete, plaster, and brick (one) which are all simple box forms of the not so well done international industrial style. There are no significant negative sunlight or privacy impacts on any neighbor property posed by this project.

The design (image) concept proposed is to preserve the existing contributing historic buildings with commercial/retail uses while contrasting the addition to Building 1 and the other new buildings. In an attempt to satisfy the historic guidelines, I have proposed to utilize similar box forms in smooth plaster for the new structures thus contrasting with the contributing "international style" brick Building 1 and the "mission style" form of Building 2. This concept will provide a separation in building materials while maintaining a commonality in form and window detail. Building 3, the trash enclosure and storage use, will be a plaster box form similar to the addition to Building 1 while Building 4 will be in the "modern/international style" best representing a commercial/retail and office use in the "international style" fairly prevalent and common today.

Of the unique characteristics of this project, location adjacent to "Memorial Park" and the depot, location on Chapman Avenue a main spoke to the Old Town Plan, there are two that are special. First, the project is basically within a few feet of the new parking structure providing convenient parking, and secondly, the project provides a "paseo" or direct path through the site providing pedestrians a direct access to the Plaza area.

Leason F Pomeroy III, FAIA

Architect/Owner