

**RE: 1 & 31 Raynes, 203 Maplewood**

**Meeting: HDC 12/07/22**

Dear Members of the Historic District Commission,

12/04/22

There is a lot to see in this packet. Lots of plants/trees are in these design plans. Please have this development team come back a few more times! One could say the first 6 or 7 meetings little to nothing was presented. Please remember that this development is huge. 4 smaller lots with lower heights were combined to circumvent the low heights the charrettes had recommended near the North Mill Pond and the historic buildings on Maplewood Ave. Little to nothing was to be built in the 100' set back to protect the pond for future generations and keep this entire area open, not just a small path within the 25 and 50' setbacks but 100' of open area with restored shoreline. A city artist created the pictures which throw off the what the charrettes intended. **The Hotel is shown as 60'1" high plus grade. Mixed Use height is not shown**

**.The Hotel seems to be coming together nicely in spite of its enormous height and shape.**

On Plan 2.4 (pg 30) of the hotel, the last doorway in the back facing Nobel's Island and the parking entrance seems to be missing an awning. It looks a little bare.

Looking at Plan 2.0 (pg 28) the question may be: should the glass corner by 3S have a raised cornice as well? Plan 2.3 (pg 29) shows how the Nobel's Island View the corner seems odd. . Could just the corner design plan go to the roofline or maybe have a raised cornice? It could be lowered like the corner by the sign out front, lowering it may align it better with the terrace on the top of the back of the hotel (see 2.3 pg 29).

**The Mixed Use has a few options to review.**

Unfortunately design plan 1.1 B (pg 12) for the Mixed Use appears to not only be *a change in color but a complete change in design* of the Maplewood side of the building with nooks that weren't there and jaunting areas in the front. *A yellow/brown or a nougat colored brick may look nice* but it was hard to get away from the many changes on that design plan.

The change to green on top seems to really help to visually lower the height of the building. A darker shade may be even better. *The wide cement border* around the building has not changed. It really *seems to be where one's eyes are drawn* when looking at ANY of the design plans presented. It could be made the same size as the top thin line or similar in size to the top window trim and have it align with the awning connections as it moves around the building.

Plan 1.2D (pg 23) seems to be missing a window on the Raynes Ave side of the rounded corner windows. *The recessed rounded windows on the Raynes Ave side are very appealing.* They add a piece of modern style with the very classic brick styling. HOWEVER on the Maplewood Ave Bridge side the corner rounded windows are not recessed and *seem to dominate the entire structure*. Plan 1.1D (pg 22) shows how the rounded windows exaggerate the size and seem to take over the whole structure. Perhaps Plan 1.1 C (pg 17) could be used on the Maplewood Ave Bridge side and the recessed rounded glass could be used on the Raynes Ave side, Plan 1.2 D (pg 22). Please remember these are TWO 5 story structures which put lipstick on the pig to make them look smaller.

One can really appreciate the efforts being made for these buildings at this point. The write ups at the beginning were helpful. The design plans are unfolding, closer to becoming less dense with less height. Thank you for considering these observations.

Sincerely,

Elizabeth Bratter

159 McDonough St, property owner