

Historic Preservation Commission
Meeting/Workshop – November 20, 2024
Meeting Notes

Tyler Norod, Westbrook Development
Jesse Thompson, Kaplan/Thompson Architects
Sam Bell-Hart – Kaplan Thompson Architects
Alli Tobey
Julie Larry
Erin Ware
Leah Thompson
Scott Joslin
Brad Favreau

Workshop discussion of new residential development at 15 Pearl Street by Westbrook Development and Kaplan/Thompson Architects.

This is an affordable housing development comprising 2 buildings with 45 units each. Project will proceed in two phases.

Discussion of materials, form and scale, especially regarding the adjacent garage.

Discussion of windows – rhythm and symmetry at the exterior of the building, and of type and placement in the exterior wall. Window type will be casement or tilt – unsure at this time.

Discussion of the corner of Elm Street and Lincoln Street. This is an important gateway to downtown and the Mill District. Buildings should have strongly expressed symmetry, and landscaping should be appropriate for the corner.

Phasing – Building nearest the garage will be constructed first. Due to uncertainty of the timing of development of the second lot on site.

Discussion of material treatment of the exterior. Buildings will be different color and different treatment of canopies and cornices. This treatment helps identify each building from one another. Compliance with Build America Buy America makes certainty of materials and fixtures unsure at this time.

Courtyard will be landscaped with benches to encourage community among residents.

Rooftop mechanicals will be set back from the edge of the roof and will be screened from view. But design of mechanicals has not been completed.