



Jordan O'Connor
& Associates
architecture

57 Maple Lane, Petersham, MA 01366
(978) 621-2263 www.joaarchitects.com

November 22, 2021

**Town of Sturbridge
Design Review Committee**

**Re: The Fix at 21 New Boston Road, Sturbridge, MA
Architectural Review - Supplemental Documentation**

The following represents supplemental documentation associated with *Section E. Conformance with Design Standards*:

1. Height:

The proposed style and massing of the new restaurant is centered on the concept of a classic New England barn. It is a building type that is simple in shape, easily recognizable and in keeping with the colonial past of Sturbridge. The height of the main barn gable is based upon a functional roof pitch common to most traditional barns. The height of the barn's main gable will be broken up by the introduction of a smaller exposed post and beam exterior patio area at the Southwest corner. This will soften the look of the single barn mass, provide a smaller scale exterior dining experience and provide visual interest from the road. The main roof is also broken up by the smaller elements of cupolas and barrel shaped dormers. The east end of the facility reduces the overall barn massing by introducing a smaller shed roofed element. This shed will help reduce the visual impact of the barn at the raised road elevations of New Boston Road near Cove road. The use of gable roof elements and cupolas is similar to that of the nearby Panera facility.

2. Windows, Doors & Siding:

The windows are simple in shape with applied muntins to break up the scale of the glazing. The traditional large sliding barn door - typically located on a gable façade, has been reinterpreted as eight (8) ganged windows surrounded by trim stained to match the exposed timber framing. The size and location of this large element is consistent with past barn architecture. It will serve as a focal point both on the exterior as well as from the interior grade and mezzanine dining levels. The doors also offer applied muntins with transoms above. All doors and windows will be black with trim stained to match the exposed timber framing. The siding is proposed to be board and batten. This is a style often used on barns and provides a siding texture compatible with colonial barn architecture. Trim at the base and corners of this siding will be white in order to offer needed contrast to the siding. This is similar to the trim & siding contrast achieved by Panera.

3. Relationship of Building Massing to Open Space:

The new restaurant is located on a separate parcel. It's nearest non-residential architectural context is Panera – located over 130' away. A barn by its nature is a large simple mass. Although the gable shape and pitch of a barn is compatible with indigenous period architecture we recognize the need to reduce its scale. As discussed in item #1 the overall building massing is proposed to be broken up with a smaller patio gable & shed roof, cupolas, dormers and a shed roof on the east façade.

4. Roof Design & Pitch:

A barn is most often a functional storage structure. In colonial New England that function was typically housed in a multiple bay 1 ½ to 2 story wood post and beam structures with simple gable roofs. The roof pitches were steep enough to shed snow and to give needed interior storage space. Over time additions were added – often with small 1 story elements that might be 90 degrees from the original ridge line. Our proposed main massing is a 1 ½ story multiple bay single gable structure with a pitch similar to traditional barns. The building's height and massing has been designed to afford needed space for a dining mezzanine. The proposed standing seam metal roof is often used on New England barns due to its functional nature. We believe that it is also the correct choice for scale rather than the more common residential use of asphalt shingles. The color of the metal roof is black to provide a unifying color with the black window and door openings

5. Scale

By its nature a barn is of a large scale. As such, it will be larger than Panera. With our restaurant located on a separate parcel, we feel that the contrast in scale with Panera is minimized. As discussed above, the introduction of smaller roof elements, dormers and cupolas help to break down the scale.

6. Façade Alignment

The location of the restaurant is on a separate parcel fairly well removed from the immediate context of Panera and the nearby residents. The orientation of the west façade of the proposed restaurant is similar to the long orientation of Panera and the hotel. The road elevation of New Boston near the residents is approximately 9 feet above the proposed restaurant grade level. The proposed landscaping buffer along New Boston and Cove Drive will help minimize the impact of the facility

Thank you.

Jordan O'Connor, AIA

Copy: Michael Covino (Niche Hospitality Group), Patrick Doherty (Mid Point Engineering + Consulting), file