

From: [Kim Abraham](#)
To: [Lia Niebauer](#)
Cc: [William Conkey](#)
Subject: [EXTERNAL]10 Duke Street BAR review
Date: Wednesday, March 9, 2022 11:03:18 AM

Ms Niebauer,

I live at 300 Stand St. with my wife who is President of the POA at Robinson Landing. She contacted you about a few concerns from the POA perspective on the 10 Duke St project and thank you for your response. She will contact the office you suggested.

I have a concern about the proposed design of this building that I believe is in the purview of the BAR. I acknowledge the reputation of Bonnit builders and applaud the scope of this project to also honor the history of this building. The project to rebuild the structure allows a design that accommodates current codes and patron needs, and should also re-create a building that carries forward the history of this structure as the only remaining earlier building on this site. I do not believe the proposed design does so. There are obviously several changes indicated for the original building to adapt to restaurant use, and I understand a need for these changes. My concern is with the design of the important north Duke St. frontage elevation.

It would be helpful to understand more about the earlier history of this building, but the building's many arched windows give some idea that masons built the structure to conform to earlier local building methods. It appears that the north facade has perhaps been added or altered to make the 1952 stucco front look more historic, and I believe that current facade is sympathetic to the age of the building. Except for perhaps small areas of original brick and a plaque, the proposed redesigned all metal and glass north facade is quite contemporary with little sense of an original historical structure. It successfully displays an adaptive restaurant/retail use, but very little of a historical nature.

The existing round gable window, arched windows, arched ground floor covered entries and detailed brick cornice are all totally lost in the proposed north elevation. There is no reference to the arched windows that grace all sides of the buildings. The other elevations are a more welcome design to Robinson Landing neighbors who value the history of this site, but the main mostly glassed balcony facade facing Duke/King St side looks like any new minimalist building anywhere, and there is no reference to the one dominant design feature of the arched windows. I understand an architect's desire to introduce natural light to a building, but the amount of glazing on the north front and dominance of the metal balcony also sacrifices any reference to the important historical identity of this building

I find the north /Duke St frontage of this building design unacceptable, having little in common with an original earlier Old Town structure. The proposed front facade conforms only to other new buildings and to none of the local history as noted of this particular structure. Note that even the townhomes next door reflect nearby historic Old Town neighborhood homes, and Hotel Indigo across the street has a cornice detail fronting Duke St.

This is an opportunity to unify the historical and adaptive aspects of this project on all elevations, and I hope that there can be some thought given to how the critical Duke St facade can be reconsidered to also reflect more of the history of this site and its remaining old structure.

Regards,
Kim Abraham
300 Strand St. #303

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