

* In the next several photos as we northward climb Main Street, the reader may enjoy the powerful sequential change of visual/ spatial/ human activity that gives Lee such an incredible dynamic character-- (apart from eg traffic conflict).

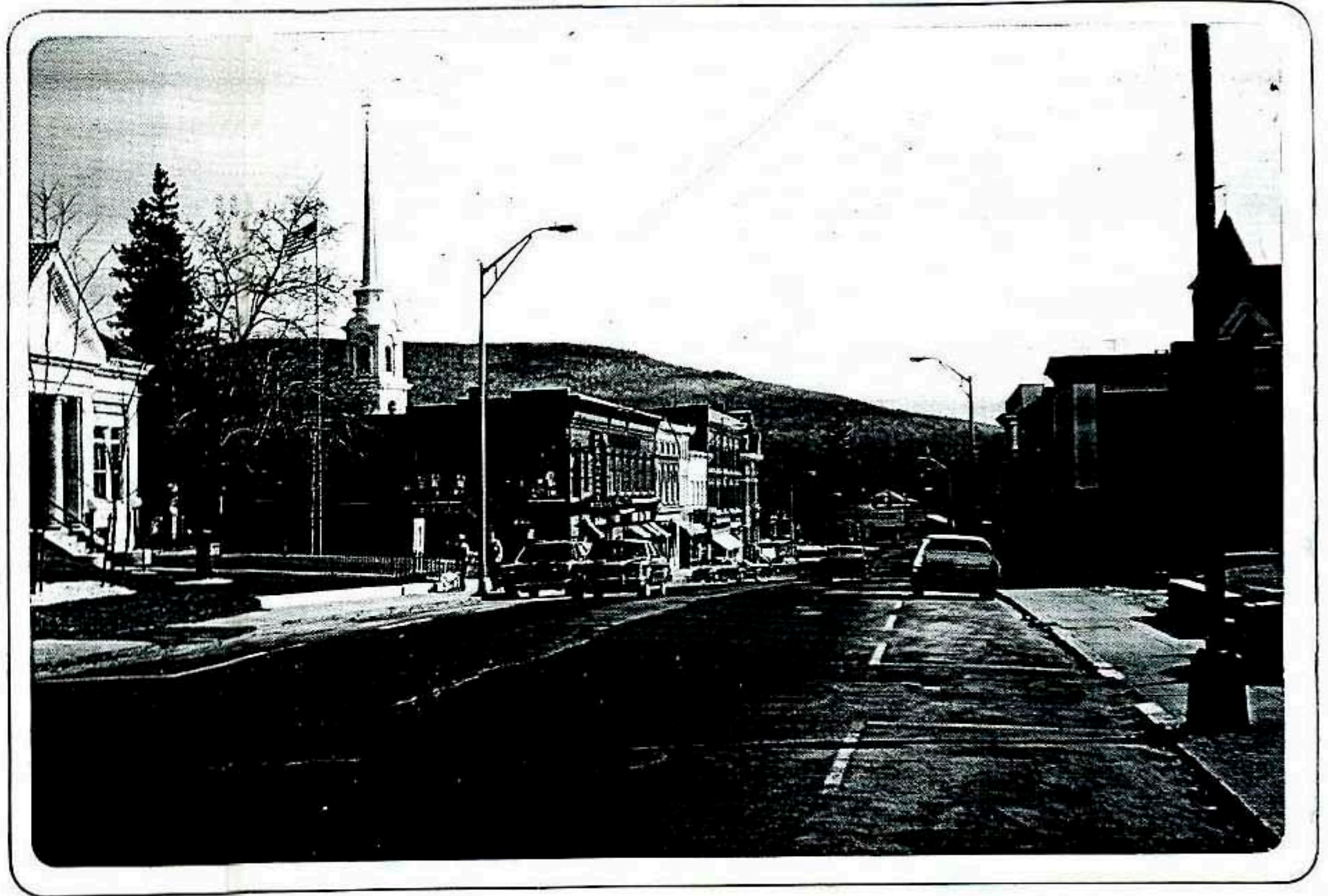
22a (SE) View from mid Main Street "plateau": of library area (left) --

This photo advances us northward, to the 'beginning crest' of the quieter more open midstreet (resident/ civic/commercial) zone-- that is naturally delineated as middle plateau area. "As we rise in elevation, the continued dominance of distant background southend landform increases our sense of the larger regional setting-- openly revealing 'mid' Main Street as part of the greater geologic/vegetated expanse (vs the more enclosed sense of built southend)".

* Powerful enclosing vibrant mass of great specimen tree marks a special sense of spatial place-identity along with individualizing structures, yards, local uses. ((Note: Other days here can be overwhelmed by traffic-- though not as jammed as in the southend). The distinct landform and open quieter yet active mixed use character of all mid Main Street can be strengthened as such: reclaiming a desirable pedestrian/ vehicle balance. There is call for landscape street trees, green, pedestrian spaces and upgraded walks, some parking improvement, or compatible-structures-- along with larger scale offstreet parking policy (and or truck bypass)).

* The historic wing of Lee Library yard area makes an important presence, a mid street node of importance-- with opportunity for improved landscape and outdoor space for uses more befitting. ((Trees, much missing throughout-- and would introduce their own spatial/visual/climatic effects of unity and complexity for the library area, as well as corridor-whole. See 'comment' below)). Note the irregular h/ type curbs, and missing portion at library.

* Steeple here is 1/2 emergent-- compare other photos as a datum for dynamic space/elevation/motion. With bell tower and clock-- the exquisite-reserved formal quality calls to that of the old Lee Library wing (left); the turret (rt) completes corners of enclosure. The 'church steeple & adjacent conifer'-- (manmade vs natural)-- are an exquisite rhyming duo-- giving a sense of elevational change-- varying dynamically as one moves. ((i.e. Main St. axis and the steeple are fixed datums that reveal the dynamics of elevational & spatial change as one walks or drives-- co-extensive with different activity-degree zones. This is something only Lee has-- evident in photos, it becomes all the more powerful to the identity of place when one actually visits and feels the site-- moves upon the grades and through the 3-d spatial corridor. (Seasonal foliage or snow then desirably plays into this effect). Other town areas have their own version of this in total complement. (But... "vehicular conflict, domination & mindset" diminishes all, esp on busy days). Note how the south end of Main Street appears perfectly terminated with distant conifer that harks affinity to the conifer in foreground as well as those in distant background hills. The conifers-- by their elevational differences connect in a visual thrust of a diagonal vertical line, that create a secondary spatial sense of arc enclosure-- that echoes the 'feel' of the larer scale of the valley 'bowl' upon the downtown grid. (Planting proposals should appreciate this "affinity-phenomena" among other issues)



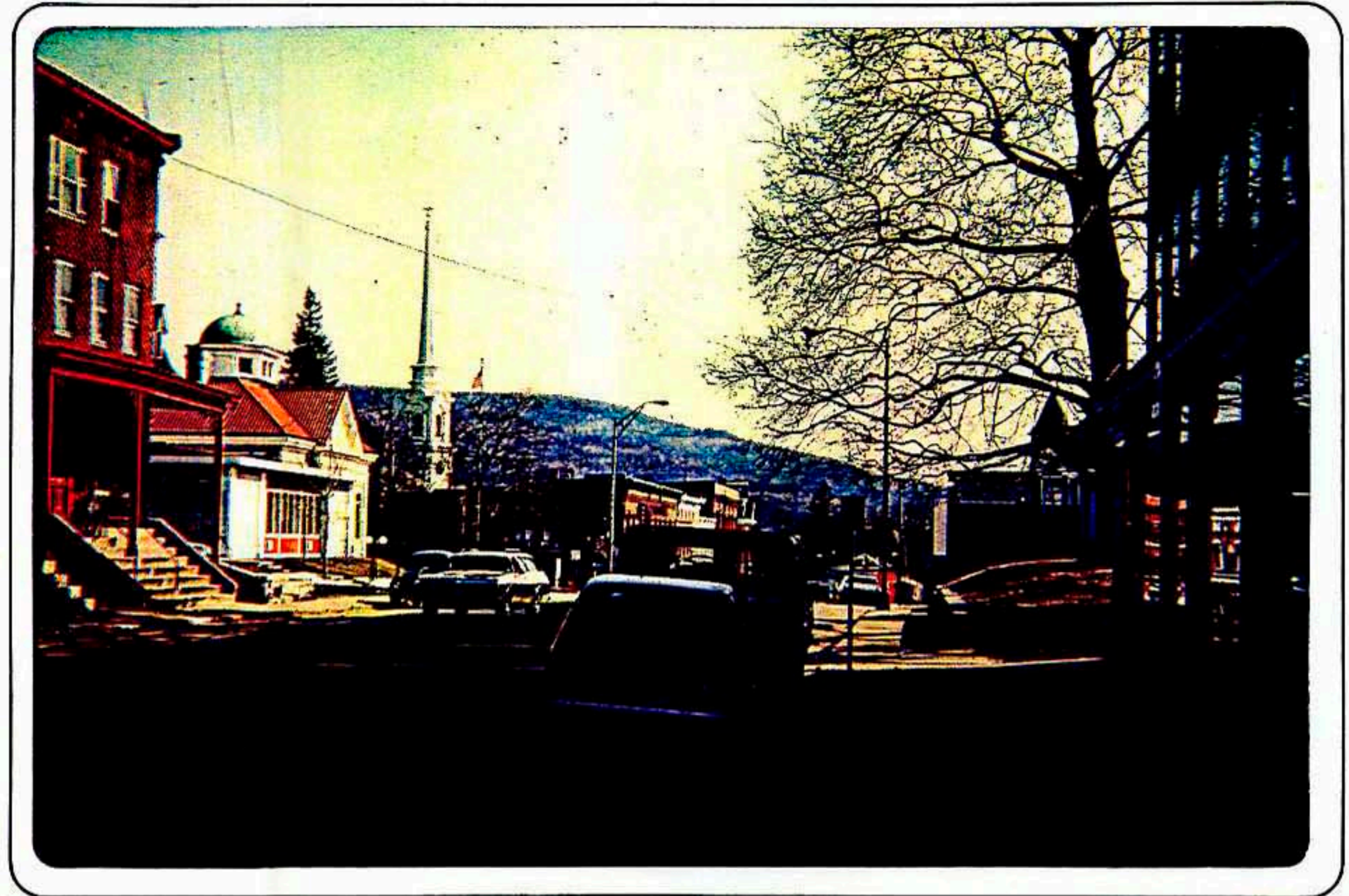
22b: (S) View from s/ mid Main St, 'just past Lee Library (i.e. green dome) (before entering Victorian residential area (north, behind camera)). A sense of quieter bright openness 'centers' the Library area as the apparent rightful 'midstreet node' along the n/s street, & facing east toward far river woodland. ((As open yard spaces begin, the library node is a pivotal transition from the lower elevation more structured busy southend— into the today quieter more residential midupper st 'shady tree plateau' (Vict white houses & adj light commerc & parcels (see 24)).

* (Middle) The historic & present civic importance of **Lee Library**— warrants new outdoor/ activity space, relating to the expanded library program & street landscape— to enhance to the special status of "dominant mid street node". Its also has kinship with neighboring residences to maintain. (For proposals, parcels are available on all sides of building for parking/ pedestrian/ or green space use, integrated with requested improved walks & bus area). Walls are on both sides of the street— expressing the downtown e/w cross sectional 'hill terrace' theme, & continuity with other walls n/s— can be strengthened spatial/symbolically, functionally. In (left) corner: is yard wall fragment: an important theme, may better integrate with other wall; low eroded non- curb edges need resolve, with hc & potential increased hard & green space.

* (Foreground left): red resident/tenant **triple decker** house is important local part of town mix, with civic & adjacent commercial. See description and living issues on photo 22bb, adjacent page.

* (Rt side): **Commercial w upstairs office** (3 story). Such, with alternating yards, continues from southend, but in lower density. Potential for additional structures or ped space is in some parcels. Some winter protection; afternoon shade is needed in summer. Note the **GreenYard parcel** between the tree and far commercial block suggests a space connection with library— between the east hill and west river— to enhance. Desired access is possible here.

Parallel parking (1 hr) both sides is mix-efficient & convenient with spaces today free; but needs off-st use/ encouragement for busier days; library service parking needed— with potential new lot areas at west side of library accessible to service doors. See other off-st locales. See **sidewalk** comments— hard/soft space potential—on several adjacent photos.



* (Rt): **Great tree specimen**— a powerful enclosing vibrant mass— is a 'single-tree' landmark, as well as first part of the full tree-plateau pattern that embraces and fills the Victorian space zone (24). Such trees mark a special sense of spatial place-identity, along with individualizing structures, yards & local uses— that loosely pluralizes this area along the fixed n/s axis & e/w view-way. (This tree: good ambiguity as street or yard tree, or fine residual stand). The tree has heavy rustic trunk— and thick vibrant branches with articulate shaky-texture— "reaches out to feel wind and sun, & filter the sky". (Summer/fall solid leaf 'wall' make a rich different sense of enclosure). Such old trees are wonderful in many historic and natural experiential ways. ((Lack of trees is an overall Main St problem; adding (layered/scale) trees vs open is interesting issue)).

* Beyond in view is bowled open sky & the south hill profile (straight top & rt slope) pierced by turret: diversities to appreciate & engage. The (mid rt) turret behind tree, & (lt) collected library dome, peak, conifer & yard tree, flag (with far cong steeple & haptic bell tower)— seem to celebrate downtown; and making a mid st gateway— these identity-rich datums, tell distance & elevational changes against the far Berkshire hills. Note the strength of far south hill as an enclosing wall to downtown as a whole, and how the south main node appears distinctly lower than the library area— resting on terrace, vis nestled perpendicularly to hill in this valley floor. The St area plants course pattern connects/ vs the fine plant texture of the distant hills.



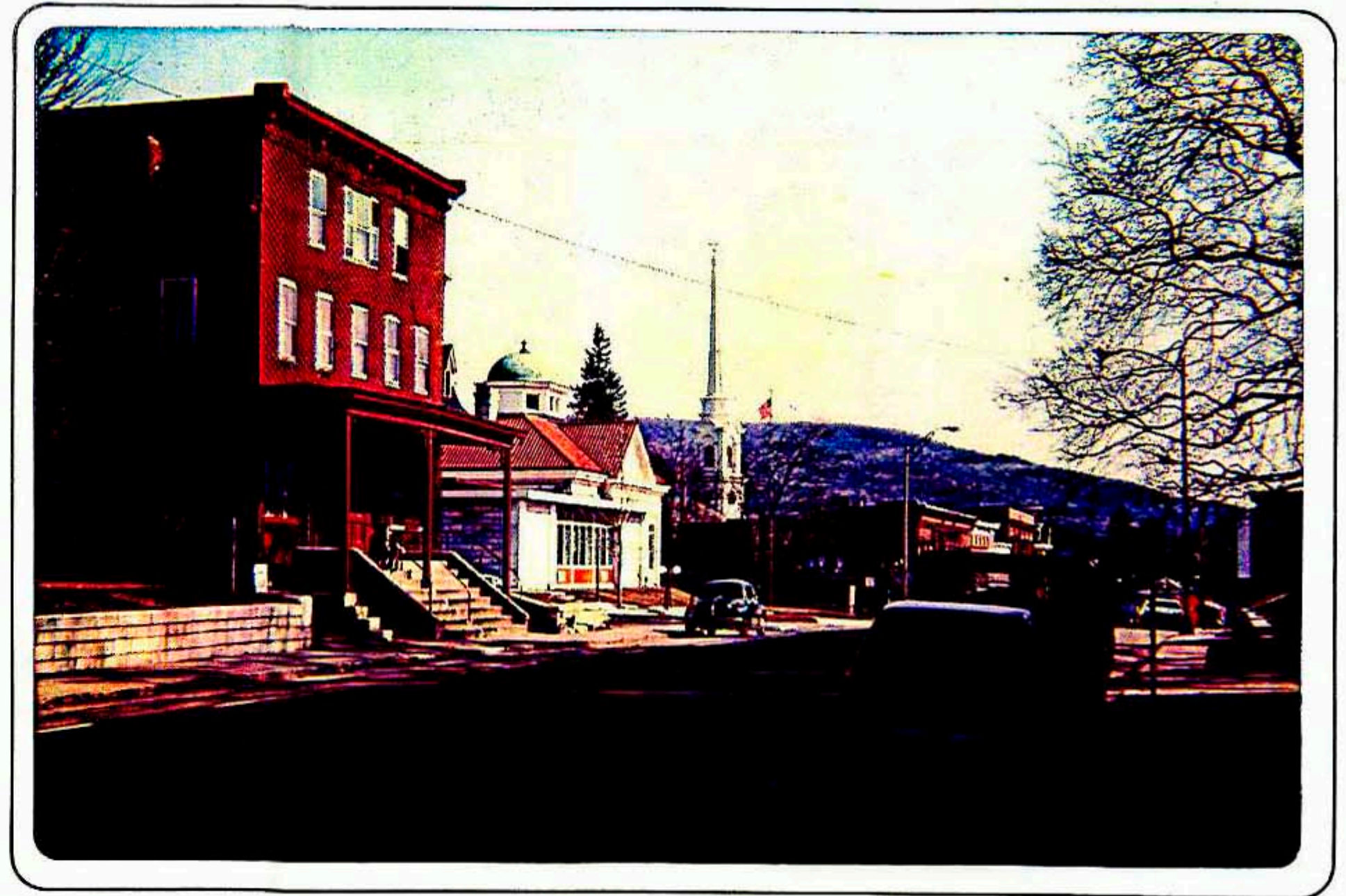
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22bb (SE) Just beyond the midstreet Lee Library Node (continued):
the "Red Triple Decker" residence: for a valued local mix .
A quiet hour lets the 'local' built use & natural spatial/plane character emerge.

(Foreground left): the resident/tenant "red triple decker" is one of the street's very modest (but significant s.f. private floor space) res structures— in key location. Porch, steps, & adjacent retaining wall area (thematic of the street), along side driveway— provide some archtypal proxemic separation. Potential/ comfortable sunshine & shade & elevated 'prospective-refuge' views: is a good prototype (though in typ disrepair, with opportunity to improve for users); as well it "projects" that spirit (contiguous resident hill) to observers. (This sense of local neighborhood 'residential presence' woven in various densities into Lee's downtown mix is important). The building mass/walls has strong rectilinear cut on sky/corridor. Facade texture and color has an affinity with library's— for a local kinship (domestic and civic) between them. Era porch & posts are mark a personal place, & scale of rhythm relating to adjacent bldgs. & breathes the long corridor; cornice aligns to (also red) S Main Bldg while addressing eastward the sunny st., & river woodland beyond. However, traffic on busy days can be vis & audio overbearing for residents (eg noise inside). An additional sense of defensible space is wanted; eg by possible parking breaks set back); Client mentioned a desired 'street planting & yard protection'. As a prototype side yard situation— there is needed possible semi-public lateral walk between the e & w halves of town; and there is opportunity for various res structures' improved private front, side back yard space (eg private green/ patio or parking, with pub to private transitions) and buffering (land/fence/plant) strategies; & relation to adjacent community woodland/fields. (For private unit review)

Other observations:

This tree with red house marks the north boundary of the library area (as Rossi's does the south); and it begins the sense of the more private zone: this type tree phenomenon occurs repeatedly in the Victorian tree plateau (see 24) between here & the northend. The strength of shadows, long in winter (here in late afternoon), vs bright sun animates the street— with both welcomed and forbidding climatics— as summer/ winter extremes to engage or mitigate. See adjacent comments regarding walks, parking, contiguous green strips, lateral connection desired, utility wire comments. Compare with previous photo: how the shift, slight in vantage, has significant difference of space/ enclosure, light; more pronounced sense of plateau elevation— and the feeling of receding dropping southend structures into the lower, wider, south terrace node.



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23: (SSE) View from mid Main St plateau: Saint Mary Church place.

a special mid street zone— a more local, open area.

Saint Mary's presence with stark-bright honest facade literally & figuratively illuminates the mid street area.

As we pull away from the southend, the natural landform and vegetation of greater natural setting is becomes more evident & quieter more private activity, more spaced becomes dominant.

- * This mid-street area should be protected against the dominance of commercial uses or excess building density in proposals.

Saint Mary Church— another of Lee's important neighborhood churches— with valued green open yard, occupies an important less commercial, private area of mid length Main St. (It is exactly halfway between the more active and commercial Southend and Northend of Main St). Specifically, Saint Mary's brings a local established *civic-religious presence* amidst the enduring vulnerable residential neighborhood, and the nearby civic library (with flag).

- * (See landuse map) Saint Mary's extends the sense of a *'religious line'* of uses on east Main intermittently between cbd activity on east Main Street (geographically extends from Congr Church, to Saint George's, to here— symbolically 'parallel to the river & pointing north to its source'). The churches have deep value for downtown residents, and greater-Lee area residents brought in. Such elements of community/ architectural diversity is important to downtown fabric (analogous to Franklin St);
- * The existing spatial & commercial "decompression" here is also synergistically important vs and for the north & south street ends; and it can engage the e/w pattern of local/municipal or potential recreational-river uses desired through here.
- * The yard has important weekly & seasonal church functional uses, and aesthetic & symbolic value that spills out to the neighborhood. The green yard (eroded from original quality limited ped hard space)— can be restored or expanded, and better part of town opens space from south end, library, to northend.
- * St Mary's sidewalk wall is 'fitting unique'; & good 'thematic' of (though fragmented) Main St, well expressing terraced hills; it here marks a proxemic sense of traditional built yard space; with the fence-pillars, spaced, carries architecture's pilaster/motif proportions. St Mary's Building's side & backyard lawn combine as significant, though not formally space accessed or designated for outdoor use. Afternoon sun is most significant here— white reflected; other areas of church yard offer all exposures (seasonally is pos or neg) The yard (like library's) has a few personalizing good moderate shade & smaller lawn trees are valuable; (but not climatically significant). Main St street-trees are lacking much of area, though see #24 tree area.
- * Lateral open space parcels provide important e/w vista corridors connecting to hills & river: an effect sense that should be carefully preserved. However actual lateral pedest access can be stronger. Parallel parking on Main for mixed use: res, church, & nearby commercial is ample; Curb varies low at church; bare or white painted on Main; asphalt berms on Academy. Crosswalks/ HC need resolve in local scale
- Main St n/s walkway, e/w connections is basic/ limited; Opportunity is for careful useful widening (in a local tone) for select access, rest, small gathering— entailing green/ hard ped space of semiprivate church & resident use vs more public use (for more integrated/ yet transitional separate space/planting space, in context.

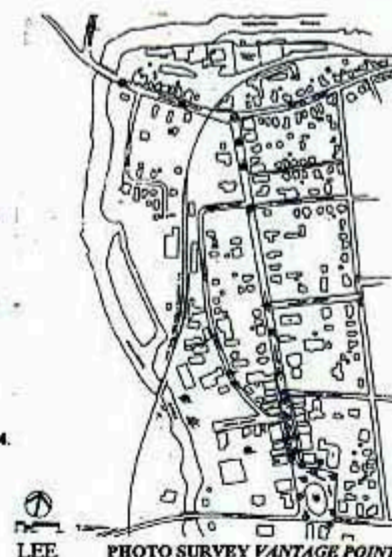


(At foreground left): One-way Academy St, used locally from High St (to res, school, or through) allows church service/access, spillover parallel parking for church (with Main St); See reverse photo #.

Special Observations:

- * The church, triple decker & their projection to southend buildings— especially by cornice lines' visual connection that helps define, integrate long corridor space.
- * The church /yard place is between (lt) Academy St (note conifer), & (rt) red triple decker is a Main St 'zone' analogous to the library/yard place between red triple decker & the southend commercial row. The church's large block building, and block yard spaces— make a good coarse mass/space texture, & lateral space interlock, to this part of street— vs the enclosed southend or northend commercial areas. Note: The church also aligns with commercial buildings on opposite side of Main St— enforcing a semi gateway block effect for the street zone (along with special great trees #24).
- * From here the southend Congregational steeple (a 'datum' in other photos) is almost momentarily hidden; but in distance we see its thin needle top (behind red resident building)— calling out at the very height of to/from Mary's cross. This link to oval park & far Congregational Church— orients us to southend, making a localizing connection Distant southend conifers read 'strong scale terminus', telling low oval park terrace. The conifer shown frames (as throughout) Academy St, connects to s/w view terminus conifers. (Winter evergreen extends good space infrasuct support, rel to nature).

- * St Mary's pure white architecture (dark roof) has a simple eclectic character, for a unique strong identity: basic vernacular gable but w strong simple flat faced rectilinear type front facade (like the commercial faces)— but pediment shaped/ proportioned, plus detail: lineal-scroll molding ornament (like Morgan house), sky blue door, slender tall-arc windows, & anthropomorphic pilasters "lifting the cross": facing Main St, toward setting sun, river, far hills. The white color — like adjacent Victorian homes (of photo 24) is in contrast to commercial brick buildings & mill, while block proportions, flat face, corridor lines are harmonious; articulation befits the religious use).
- * The Saint Mary church, the red triple decker, white Victorian residences (photo 24) so different, yet have harmonious proportions /similar larger size of architecture & yard space: a different spatial & activity rhythm than ends of st. (Similar proportioned as church, full size triple decker house carries the red color form (but in wood) of the southend brick commercial row— with visual lines thus extending the feel of long corridor continuity. The decker porch breathes space from southend to Marys, & Victorians in # 24.
- * Swan streetlights (moderate scale poles) articulate & carry a built subrhythm in the longitudinal space, against the distant profiles of Berkshire landscape; & suggest a gentle cupping of a corridor subcelling, while the wires cross-angle laterally. The existing subdued sense of commercial signage is appropriate here.



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23a: (E) View from mid (length) Main Street:

of one-way residential Academy Street—
old school (magnificent stone architecture) at terminus,
against east hill woodland and conifer foreground & ridge).

This side-street has the most substantial landscape/condition of downtown: Generous residential yards; wonderful old deciduous tree stands & conifer (with arcade and silhouette attributes, plus recent (spotted) sidewalk strip trees— strongly embrace the corridor— though in need of replacement/ maintenance in future. Double sidewalks (e.g. connect school/ grounds district); parallel parking makes good use of wide 1-way street'; (asphalt berms— need upgrade (& plow tolerance). This favorable resident area should be protected from vehicular/ public encroachment, & upgraded with replacements. Adjacent parkland space can be upgraded, & better connected to the several school/play grounds. See other photos and comments regarding poles and wiring— here the rich density of wooden timber-poles marks e/w connection with older streetlight bowls— as well as the n/s "crossing through forest". The visual absorption of trees makes for visual computability that allows a reading of functionally aesthetic.

* Note: on all other side streets— curb trees are quite lacking, with eroded areas in immediate need of upgrade. Side-streets can absorb emergency "spillover" parking— but signage needs to regulate per area as residents desire, and to direct to new off-street parking. The sense of more private neighborhood area in complement to the rest of downtown is important to strengthen so to endure the next century.

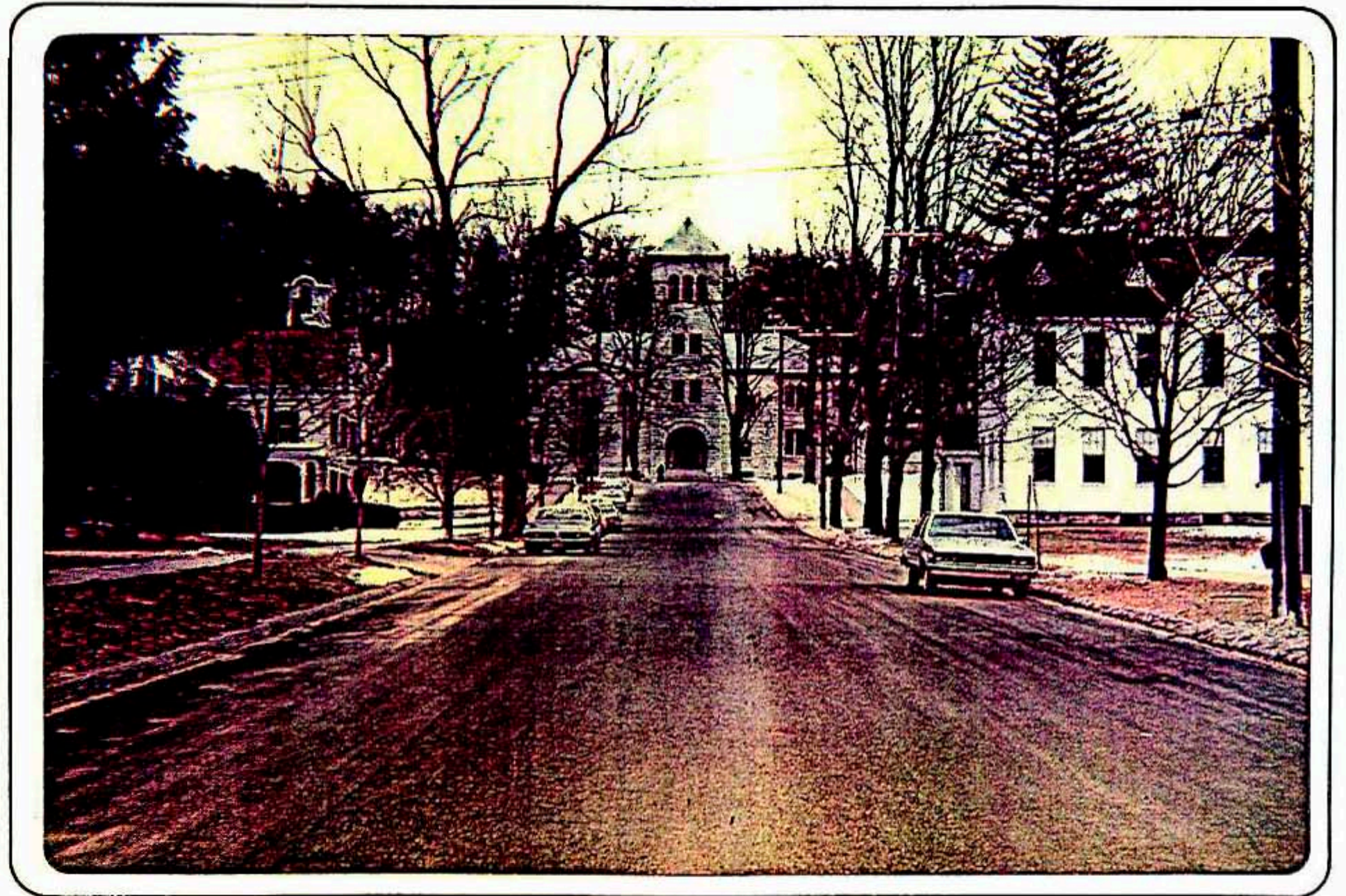
* *Special Interpretational Observation Comments:*

Here the Mature trees, generous yards, and all architecture share a scale.

"The stone tower especially matches scale, anthropomorphic/upright form of conifers.

The conifer peaks evoke the spiritual; the nestled stone mass, is of this world, awaits".

"The street has a good generous-private scale gothic sense— with the eccentric textured gray stone structure— towering, guarding, watching— and with aligned 'door', among the white Victorian masses and cupole; note the harmonious participation of all windows and peaks in the landscape, while roofs assert individuality of black, reddish, or copper-green. Here too— so different in snow vs leaf vs spring / autumn color are striking stark blackened time-familiar yet sublime branches, and a theme of conifer spotting frame the corners of the foreground, & ridge line of the background— creating an "occupying sense" of special dark evergreen enclosure. (The conifers are as rustic-soft as the stone is rustic-hard. The conifers anchor the ground, slice texture the sky in stratified ridges while the deciduous branches cut window pane wedges). Planes of grass domesticizing neighborhood yards as well as old terrace coverage. Each of the e/w hill streets, variations in their own way—are thematic together: as private, absorbing, "immersed" in the hill— giving the area a sense of being a river-terrace above. ("settled, protected, journeyed away from the river")— with sunrises and sunsets terminating the street ends— marking their own sense of complete permanent placeness— vs the more mixed, public active uses & spaces of Main St & open RR St. ((As you walk or ride the various e/w one & two-way sidestreets, you feel the to/from dichotomy of the hills, vs the river. In contrast the n/s streets feel the longitudinal ride 'along' river, or 'with' the terrace. Proposals should understand such innate qualities of downtown, and respond 'wholistically'".



* "The stone tower, as the conifers, are rooted in the geological base— but point & reach to the sky, as do the Berkshire hills— with a strong presence of 'overlooking' town. The deciduous trees bring vibrant space, light, environmental protection, a sense of enclosure and of nurturing 'rich accompaniment' along the street/yard grid of neighborhood structures". This strong natural base and man built physical environment well support, befit, and metaphorically symbolize a good established and willfull community". (Such should be protected; other areas of town may be strengthened , analogous to their role, in this regard).



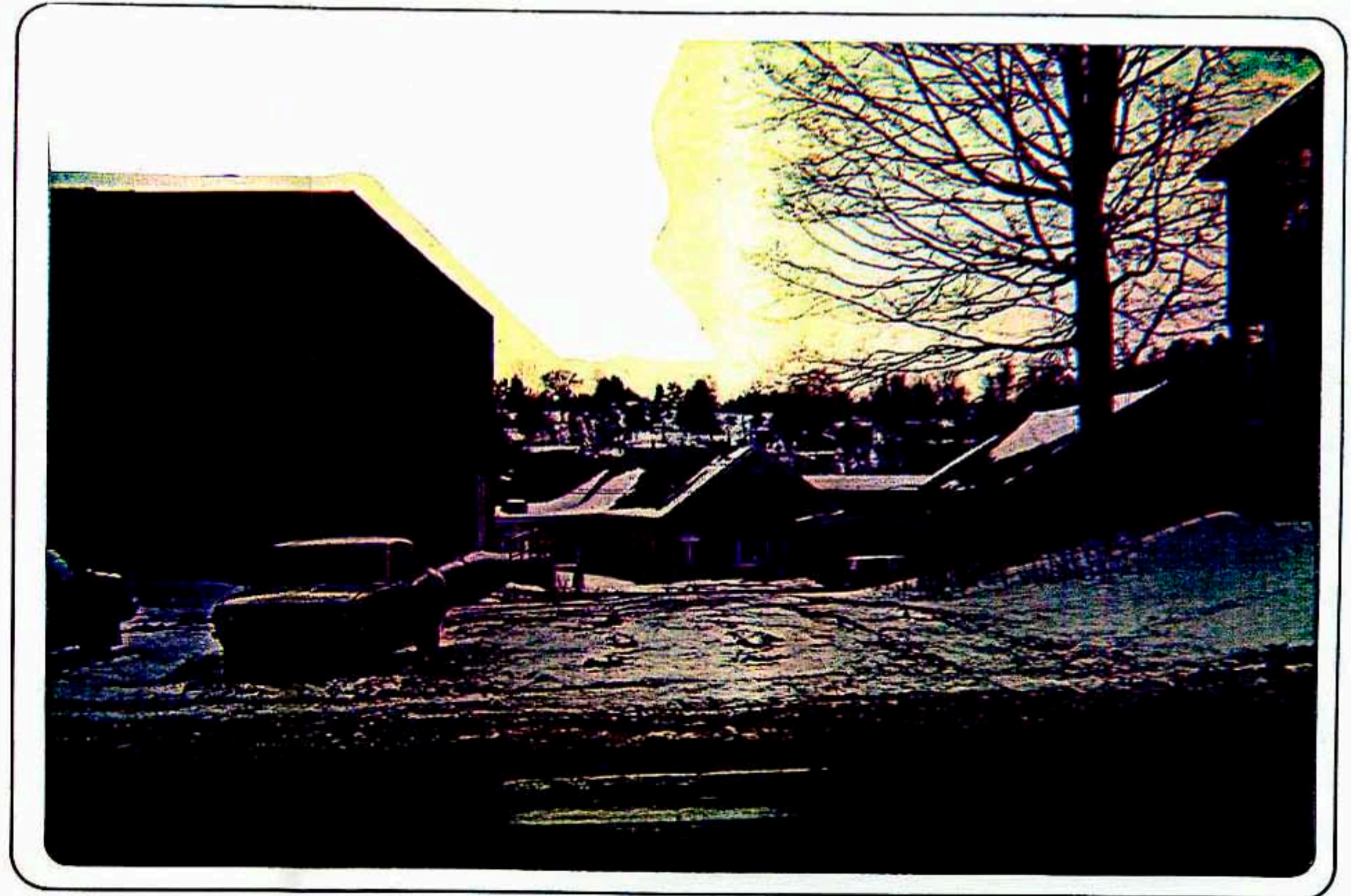
23b: (W) View from mid Main Street library, down Theater Street, is on good *direct axis* to lower Arobi (Aroldi) Senior Center. (Arobi faces the river on opposite side). This (pink) building has vertical and horizontal expansion possibilities to accommodate an expanded community center— as has been requested by citizens.

Midphoto: note (pink) Arobi building/ spatial articulation, with fine *sunpocket/ enclave* opportunity for pedestrian provisions & use (now absent & treeless)— & with random parking/ st service conflict. Interesting 'slightly skewed' building *alignment* (frees itself a bit from the grid, articulating the Eaton /Backside more dynamically) addresses a river orientation while aligned with Lee Library (behind camera). Dpw shed is annexable (unshown, on river).

(Foreground left): is the old Theater Building to be *demolished*, presenting *Opportunity for new building(s)* is here— integrated with pedestrian axis from library to Arobi, river area— as part of lateral spine. Important single great tree on eroding slope needs protection— other trees lacking— need tie to town space/ plants. (Observe how the foreground earth grade & old tree vocabulary connects with good affinity to distant hill/landscape). See Photo 3 for reverse view to library and opposite hills: This street *feels the e/w terrace & valley*. ((Note the significance of this buildings strong mass & dark planal facades depicting the strong Berkshire light: at once defining the n/s Main Street corridor, and framing a powerful opening of *e/w lateral space* from both directions; new building(s) (com/res/or mun) is requested. (This street is part of Lees inherent improvable *municipal quad-axis*: library, arobi, museum, courthouse))).

The street/axis and adjacent areas has no pedestrian walkways or spaces; steep grade change reflects wonderful valley terrace topography, but requires vertical & horizontal design resolution for safe walking & vehicles especially in winter. Cars randomly park, including in mud walking areas. (Proposals should resolve this axis for space and function— while respecting and enhancing the site's grade character in whole *Housatonic* Berkshire context. (The conveyed sense of milltown-landform /river connection is relevant).

In far background, beyond river is the picturesque image of west landform hill with sprinkled yard & well sited residences, meets Berkshire sky. (The river for them however is an unseen barrier, without direct pedestrian access— they too are separated from downtown (though endure uninspiring views of Chopper/ Eaton parking service areas in winter)— with potential to walk this axis.



24: S View from North-mid Main St: The 'Victorian Residential' Tree / Plateau: a distinct and locally respected "quieter old neighborhood Main St zone"— residents, full trees... site spirit to protect as part of evolved 'town' fabric. (Another important subarea variation of Main St corridor: here to appreciate amidst improving). Sensitivity toward such local use places is important, while any change is proposed in town.

* This photo shows a very subtly-special and cared about part of downtown— eastside Main between Academy & Ferncliff Streets. A pronounced final strong stretch of the mid Main St landform plateau base (before reaching the northend node's landform climax), with the presence (left, east) of traditional white-painted set of modest Victorian homes, plus uniform & even spaced magnificent stately full-width/ht 'specimen-great' trees: "all come together" to create a distinct local character, most private quieter Main St residential place —to protect— with adjacent light commercial appropriately quite secondary. (Note: The west side of street— is more fragmented— mixed with light commercial, open yards & asphalt drives with opportunity to better participate in the streets inherent good character). ((These elements & enframing create a subsuming separate private experience of the area— (as the remaining southward commercial street — lower grades of land, trees, buildings— much hidden, exonerated distance— recedes with a sense of defensible deferment, and alluring mystery to/from))— allowing vistas outward with larger sense of river land & surrounding Berkshires)). In detail:

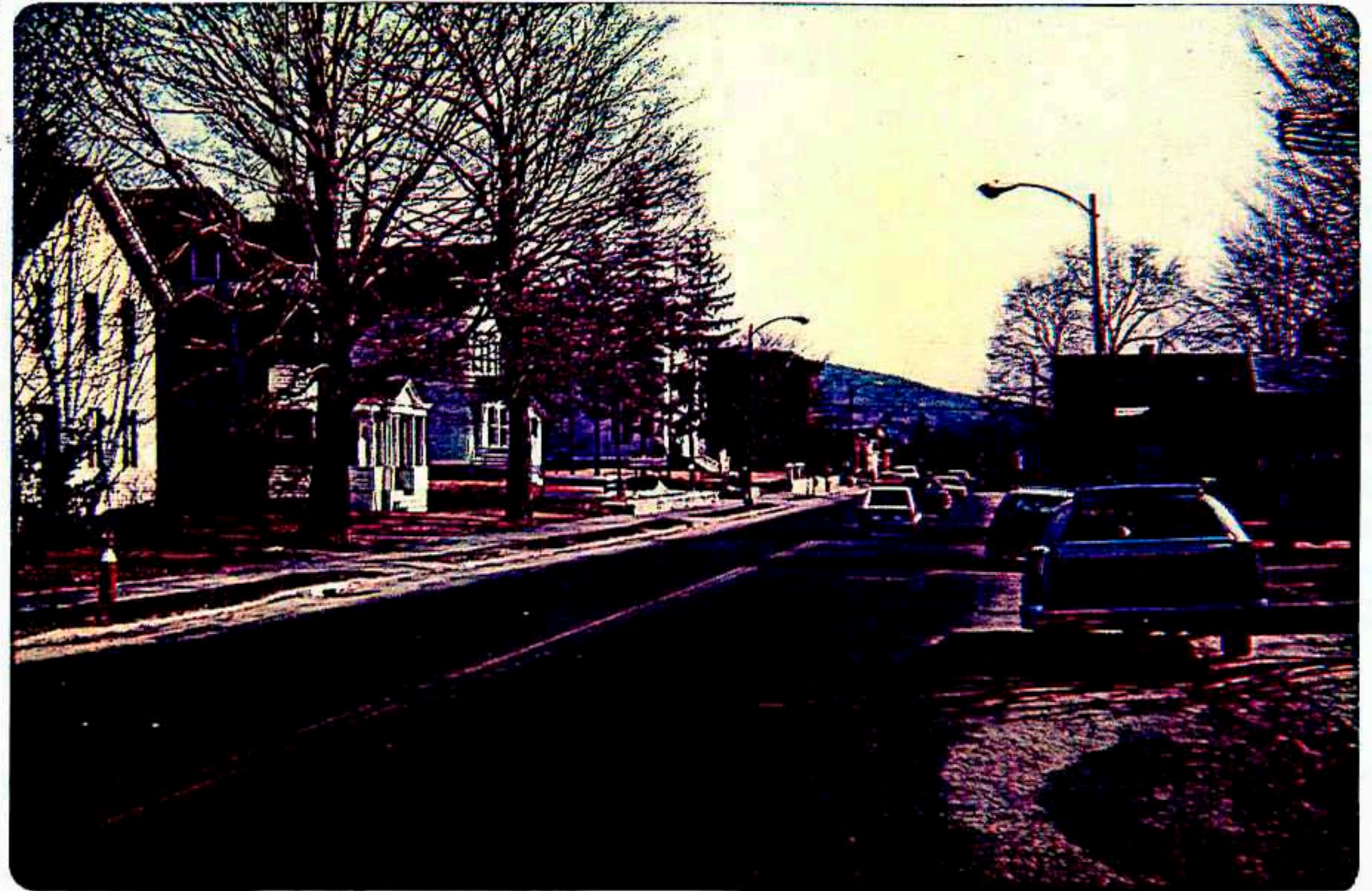
* The Landform base of this street area is a "certain" upper plateau, with an 'elongated acropolitic' feel that desirably *distinguishes* (subtly isolates) this area from the rest of street— yet it still naturally *relates* to the far contextual geology: ie we sense a 'connecting & belonging' with distant south hills; and between here & there, the southend oval area street node (with conifer terminus) is revealed as a contrasting climactic drop of lower terrace, hidden below grade with a visual suspense, deferred in the distance— thus giving this (foreground) area a sense of privacy (and the street as a whole a dynamism of zones). This contrast reciprocally conveys the height of this area, & vice versa. ((Also, the far south hills seem somewhat submerged (again implying this photo area's own high elevation)— hills show a subtle bulging energy, with shortened triangular slope profile laterally hidden at its ends (versus the view of south hills longer larger enclosure as experienced on upper mid Main St) conveying a visual sense of 'lateral motion' to the surrounding bowl of regional landform).

* St Residences: white series of fine gables (with a good modest Victorian sense) are important single & combined domestic structure/ places, carrying traditional local identity-image: architecturally a distinct *unity of sub-variations* — a collected wholism defining this neighborhood area, as special to protect as such.

All house are white structures (in darkened glen) dark roofs, similar size, spacing, enduring residential use, proud orientation, addressing a common green frontage/ nook setting, stately trees, lining their historically prominent "Main Street" location, commanding the old flat terrace with formal conservative quality. But the collection is *varied* in articulations, notably open or enclosed porches or steps. Their relatively generous size, and proud orientation, behind their secure old trees, in their own setting; give them a stature of special neighborhood jewels. The established line proudly commanding the hill, addressing of street, behind stand of trees its inner yard- individual but unify as a there yard the fact they enjoy command a view, part of town history.. Like the trees— the homes and community— are established rooted.

* ((Beyond— structures act as a south defining edge to this sub area)):

Saint Mary Church is at far midground left (see also ph 23); The white color of church associates with homes', expressing a local domestic kinship; the library's low wall has some continuity, re see northend. In distance: red triple decker and (and adjacent brick commercial building read (dark) as a midstreet gateway, enclosing this photos subarea of white structure in trees within the larger of corridor; further on, Lee Library zone enforces a sense of civic (with Mary's religious) 'nearby' neighborhood presence.



* Residential Green-Yards, though individually moderate in frontage— read as very substantial— due to combined uniformity of lawns, trees, the sense of street as formal space, the overall 'borrowed' contextual landscape views. The yards have simultaneous scale of value:) act as *private unit space* (with drives, and side and back yards, adjoining quadrant fields & woodland context, as is a combined presence as one *semi-private front resident area common*— signifying/ providing domesticity; & is part of a whole town green space civic strip (with library green & other yards) connecting from oval park to northend parcels. These senses can be strengthened) and better connected with adjoining areas & total open system.

* While this strong residential aspect is predominate, there is also spotted a very Light Commercial use— adds important cbd activity, and that carries a link with the moderate dominant commercial of south & northends. Comfortably coexisting ('slipped in' eastside) we here see Lee Pizza and more defining on it west side are other local business (e) Lyons. These add important cbd activity, carrying a link with the more commercial south & north end— while not diminishing the predominant resident character. Proposals should respect the residential predominance- while for a downtown balance. of good diversity/mix. Note: Another flag in foreground echoes the library' flag (rt).



24a: (E) View from north Main St, of Ferncliff St (on a clear sunny late winter day). This is the east side's narrowest (one-way) sides street; and the most open, notable 'special-irregularly' defined sidestreet—spatially unique and in terms of its juxtaposed uses.

(At left): Lee Oil & Gas, with garage & open garage yard with trucks; remaining street is residential/ basic tenant/ architecture; frontyards vary from tight to moderate; sideyards are larger; modest field-grade lawns, some areas parched or muddled. (Foreground) Main Street intersection, with n/s sidewalks between faded crosswalk, adjoining eroding edges, curbless. Note This street approximately aligns with Elm St intersection— but offset enough to help protect from unwanted draw of through-use. (Regulation here of vehicle types here, vs Upper Center St, High St is potential. See RR St as well.

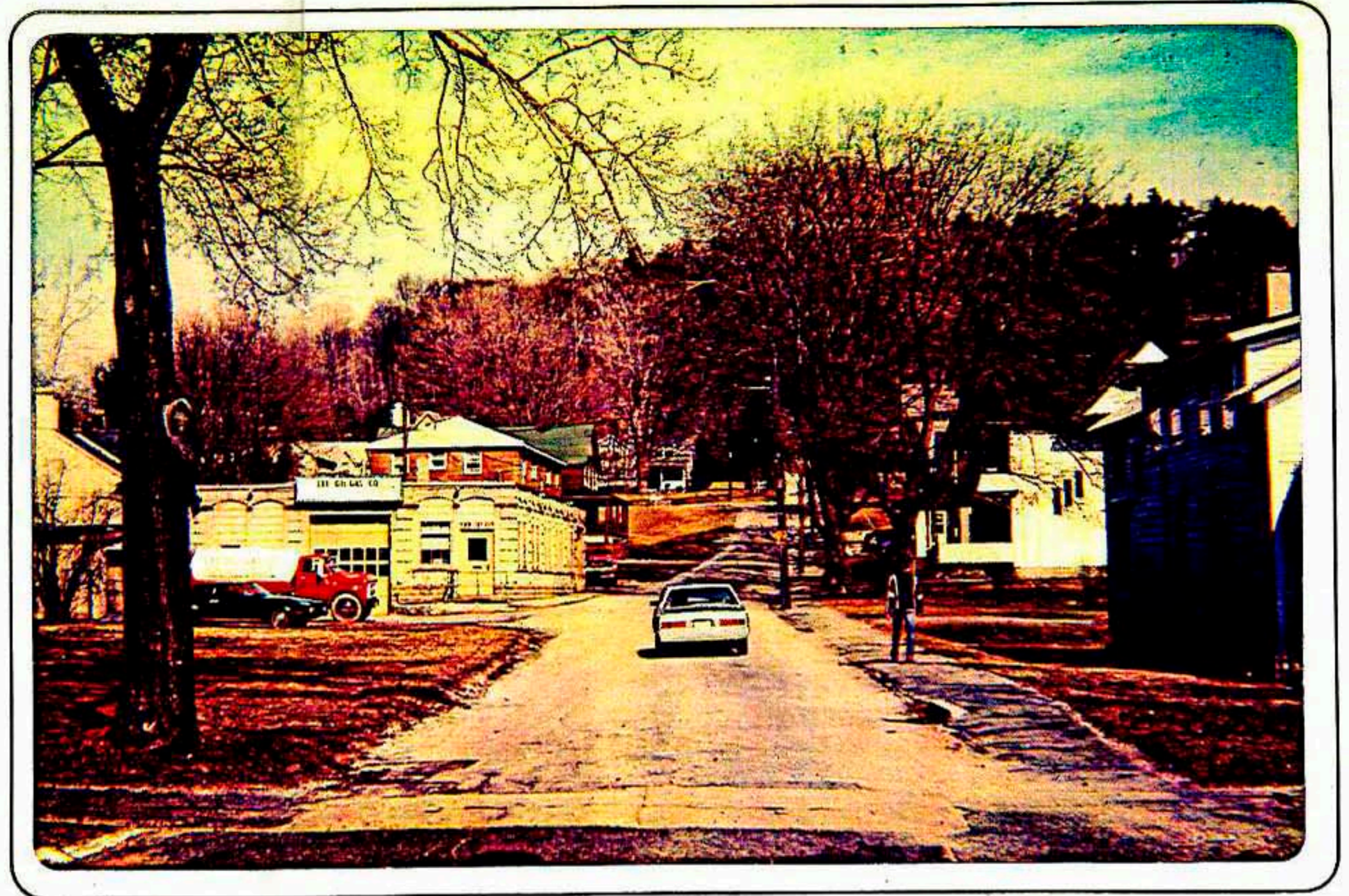
Ferncliff sidewalk desirably occurs on one (rt) side with resident drives, effective to separate from commercial drives. The walk meanders appealing— personable and functional for the low volume area; walk surface, and all asphalt edges erode, crumble fall into street; erosion gullies occur in lawns. Summer heat (uncomfortable; burnt lawns); winter ice problems are of concern

Strong tight cluster of rustic trees occur definingly at right side of midstreet (bisecting the corridor). (Sunny open area allows them to have full canopy that reads as large masses amidst the street). Trees are absent most of the street— rare spot- incidental, or open on entire left beyond ends). Note foreground distinct tree fork gateway).

The east end of street is terminated by the steep graded upper east hill— strong scale Berkshire landform that defines the east edge of town— and participates (with other landform surrounding downtown) in downtown's enclosing 'bowl of terraces' configuration. The overall loose, open spatial use character, in context gives it a larger scale feel & identity entailing the adjacent northend & river area vs the "single corridor" type space of other streets. There is a desirable unique ambivalent and ambiguous ("Berkshire regional-characteristic") of open almost nodal space with vibrant narrow road & walk winding through— often not found in grid built areas. Here you feel the grid town as determined by terrace, and constrained by hill— fitted into nature. One can see and then the twisting, and rising east ends of grade, depicting the forces of larger scale landform— signals a longitudinal terrace of high St. (This good larger open space quality may be maintained, while carefully strengthening of planting of corridor).

Special observational notes:

From this street we truly sense a very unique strong end enclosure: of heavily wooded geologic mass & oblige profile, making a distinct east horizon (pointing north to pinnacle/river area). Its strong presence



creates a "commanding & absorbing natural setting" (with distant residences buffered within upper woodland presence), in complement to the open part of Ferncliff residential area. This particular powerful 'local' bowl form of space is hyper formed by a parabolic slope exponentially rising eastward (or descending west to river). This makes good, unique 'unstatic' & luring enclosure, covering 1/3 of horizon, against today's blue & wisped sky. Conifer wall with layers of deciduous, through seasons, makes a good strong shifting wall texture/color/opacity of enclosure. As one walks or drives or simply observes: the street has remarkable east-west 'approaching vs departing' polar-dynamism: ie the foreground west end (low more exposed open- the spatial lateral thrust to mill) vs the east slope, presence of forested high hill) (Note: see photos of adjacent views of n end summit, pinnacle or across river for context.



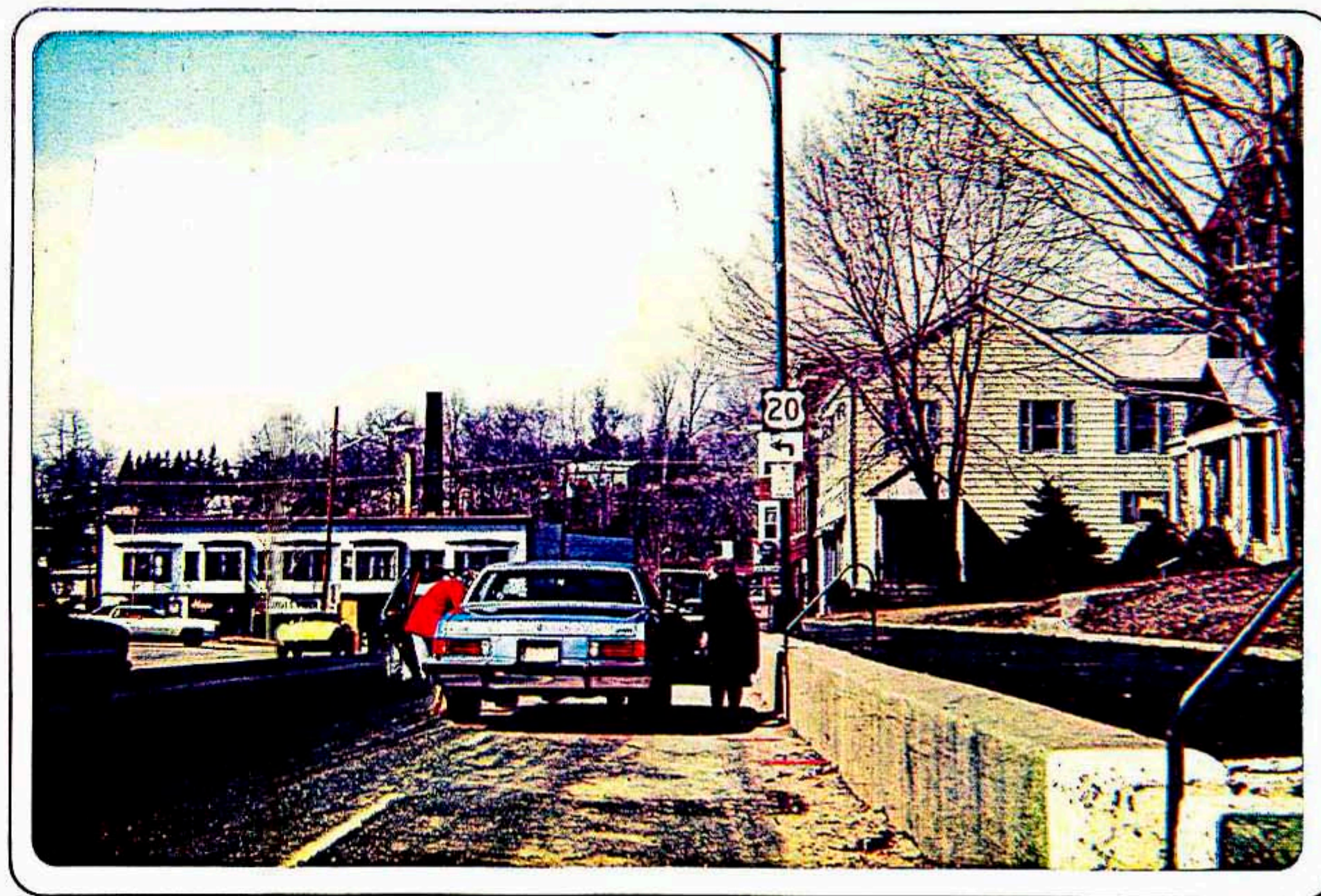
25: (NW) View from north Main Street : toward the Northend Node to Joe's Diner; in background is Eagle Mill (stack), on river; with (far) south face of acclaimed north landform "Pinnacle"— with residences, woodland & conifer- ridges-- variously importantly define the layered north enclosure of downtown.

- + The NORTHEND is a "Neighborhood" node": in terms of use is a more local oriented commercial/ private working/ nearby resident area (vs the more upscale/ more public commercial & municipal southend, & vs the quieter resident/ commercial mid-Main St corridor). And in terms of space, this northend node is more local scale irregular complex, high elevated (vs the southend lower terrace expanse or varried corridor). (Full description at photo 26).
- * In all, the area can be strengthened in the existing use & space sense as a neighborhood node/ secondary gateway. (Combine photo 26 & 23, 25, & 26 for all node)

As one moves on foot or in vehicle—(compare sequential photos)—there is dramatic change in the sense of strong topography and space. The Milltown/ Housatonic rustic geologic site character ("mill-fitting") site is evident: in the build up of functional walls (depicting the lateral force), the good platforming of walk, the juxtaposition of distant buildings with far-distant hills; this mill stack is a shifting datum analogous to southend cong steeples; vs southend open expanse— reciprocally felt.

(Foreground rt): residential yards occupy north Main; (with raised front & side lawn) private step/walks, a few trees, foundation planting. This street side has parallel parking, unique high wall-curb with mill-thematic industrial iron rails & notable raised asphalt sidewalk. (The wall & its raised walk give a special, authentic site-generated character, and local Berkshire identity, plus veh/ ped separation-- although with some concern of barrier (note setback for car door; see with winter plowed snow) and lack of HC. This good theme however is fractured from other untreated areas and functions. Also: Walk widths are fine for simple walking, but very limiting for other uses & comfort, and as would be warranted by existing important adjacent uses (eg photo 26), the paramount node location, and very prominent views; crossing (all directions) is long, undirected, and sometime dangerous (eg snow) especially on Center St hill (rt), or in relation to non-stopping on Main St. to/from wide-cut turn (at left). ((Climatic exposure (pos/neg) is full here: with good light & shadow countering the n/s axis; mitigation at buildings and parcels is desired)). Swan street light, (rail matching) green iron pole, & concrete base upon walk, is of good industrial era / mill vernacular, moderate scale (vs large interstate scale aluminum poles elsewhere). (Wooden utility poles, seen in distance, on Center St. follow rte 20) Local scale street lighting is lacking. See photo 26 Northend node space description.

- * Note: There exists ample street parking (that displaces potential pedestrian expansion) & potential new off-street parking eg Elm St or Joe's side to warrant eliminating some on-street parking for extra pedestrian walk width & special space w planting amenities

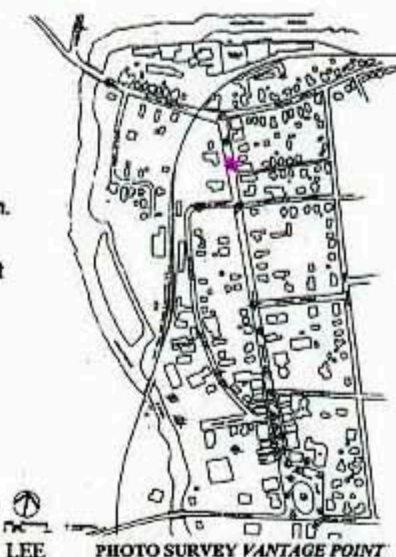


Existing/ Inherent important Spatial Character (is very valuable to enhance).

This Node is interestingly a complex-layered, more open and irregularly defined than the southend. Desirable (but obscured) essence of "horizontal rings of vertical diversity" (built & natural) localize, but in Berkshire Milltown vernacularity: Essentially a loose half-quad summit of buildings, within larger biomorphic enclosure: Specifically:

- a) Inner node is a summit area vaguely occupied by the asphalt street (with vehicles), often dominating) marked by semi-edges of disjointed curb/walls walks, utility poles. ((The dominating asphalt expanse (of the perpendicular road often obstructed by busy traffic)— & the fragmented pedestrian definition— detracts from the sense of this existing town node and the greater landscape, and of integrated active local uses.
- b) Then several buildings with slight subarticulation (fenestrated by open parcel spaces) aligned perpendicular around intersection creates a half-quad architectural effect. ((Their useful character / spirit should be fostered— while similar activity can be added.

- c) Then backyard areas; then lower elevational mill or canal residents— open space or selective parking or built uses may be studied. See ownership. Vista needs protection. ((The node has a loose radial attachment of built & unbuilt vista corridors to better thematicize: (shown above) rt of Joes, plus (see other photos) Center & Main Street ports, and the larger Frasier corner parcel (see other photos)— open radial of vista corridor & unique vantage space to enhance)).
- d) Then the sensed/ implied river corridor and its flanking space & woodland terrace.
- e) The dominant enclosure of distant biomorphic-linear landform Pinnacle (with wooded residential or open space) overlooking river north and west. (This Pinnacle partakes in the "fenestrated-bowl" enclosing of the (terraced) downtown, along with various distant other large Berkshire Hills surrounding Lee. (See Landform Analysis))



26 (NW) in the **Northend Node** (Main/Center Intersection Summit area): vital 'local' uses & layered space: but **weak & disconnected**.

• There is call to strengthen the Northend's existing desirable **Neighborhood Node/Secondary Gateway** essential character:

(Uses: Local commercial / eating & working traditionally occurs here; residents occur outside node on N Main & upper hill, Canal St.)

(Space: Layered rings of enclosure, plus an important vista corridor visually penetrates through to mill, beyond river, hill and sky)).

(Note the dynamic sequential space change from previous photo 25):

The Northend: a valuable spatial node, terminus, elevational climax dramatic end summit plateau— a *powerful genius-loci*— overlooking the river valley, immersed in the presence of surrounding landform.

("Local people work, live, everyday spend in presence of this appealing idiosyncratic natural landscape" & historically rooted, enduring but threatened site: to sustain").

Sequenced arrival into this high north node synergistically follows a st corridor, & active progression of rising grades, as experienced in vehicle or on foot. (Compare the dramatic changes of on & off-site elevation/ enclosure-layering relationships & scale. (Mill stack is datum))

Up close upon this summit plateau, the distant *Pinnacle Hill* enclosure & sense of full river/mill site becomes dominant. (Riverland drops to n & w).

This good essential sense of northend node space & use-character is apparent but ambiguous: there is lacking of unifying walkways vs vehicles; & no unifying reception of the important walk/wall theme: the node is fractured; pedestrian connection & space/ use is weak. Mediating trees are absent on site, despite climatic & spatial call.

(Foreground Rt): Raised asphalt sidewalk, with mill-vermicular iron railings & steps; concrete walls & transition to low curb. (Main vs Center curb/walls are perpendicular. All walls have parallel/ terrace holding relations to river). Sidewalk has modest width: no HC or ped provisions: long crossing. ((Outdoor space is limited for uses throughout the node. eg outdoor eating (Joes) or breaks, extending meeting & resting area for nearby workers, residents; vending at stores extend Joe's 'evolved' town meeting spot status analogous to the postoffice to outdoors. Desirables occur all directions, to neighborhoods & streets— but especially frustrated to/from Joes block (locals try gather) or lower mill (workers cut through)).

Center/Main intersection is perpendicular; general thru-traffic turns fast informal adhoc wide angle to/fr lower Center (at it); Upper Center (n) has local res/thru traffic, some service. (No stop sign, ped signal, or crossing— can be a very dangerous intersection in bad weather). Center St has swanlight/ wooden pole; Utility-wires cross & follow rd. No local scale lights. Modest good local scale signage (is here much less dense or refined than southend: ie more private/working /local). Parallel parking on-street; with painted crosswalk. (There is ample existing & potential offstreet parking, so to reduce some on-street for wider pedestrian use).

Commercial Building. 1st fl/ & office/ residential upstairs; brick / lentile matches courthouse; extended triangular projection; with hang sign creates sense of area frame; and prospective views, along with bay window of Joes Building. Various slight enclaves and projections modest architectural articulations ad some limited.

• This is a good prototype for adding adjacent uses eg in parts of Fraiser land (unshown)



(Midground left): Beloved Joe's Diner is a landmark local establishment, used daily by working or res people, , commuters— and some interstates. with a reputation among regular travelers; acclaimed on tv Chronicle for its beef sandwich.

• Joes rt side empty parcel— crucial for a vista— is available too for eg parking, outdoor space or walkway with mill/river connection .

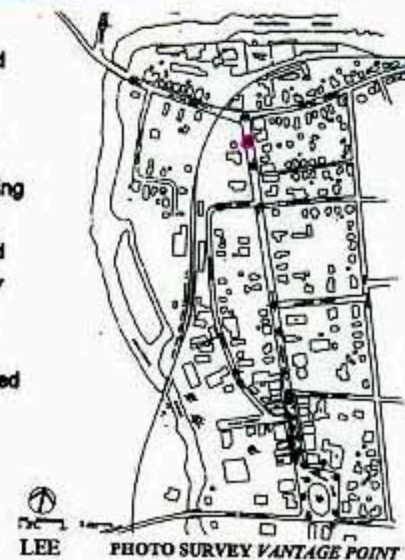
(Mid distance) The most significant Eagle Mill— See history section; and Center bridge photo. Location is recessed (with working privacy) & at lower grade: seen from Main signifies river/valley; allows pinnacle hill to be seen; chimney stack "datum" intercepts compare photo 25 & Center bridge. Hidden mill part behind Joes gives an interlocking effect, sense of mystery & motion to mill (as the river itself has).

• The river corridor (part evident) can provide important accommodations for the mill & adjacent northend uses; as well as recreational connection with a riverpark are : (see photo from Cent St. bridge and contiguous Elm, Eaton

• (Far distance): Geologically special pinnacle landform is background, with absorbed residents— as logically part of the node. (Analogous to west hill residents enjoy a the identity of terrace site, absorbed— no access to the river).

• This photo conveys to reader a valuable lateral cross section of generous amount of potential area available to better organize: for a balanced vehicular, and increased useful integrated pedestrian space, crossings, planting, lighting— connective with immediate area (eg vacant parcel, left unshown) & contextual Housatonic landscape. A strengthening of the existing layered space character (with unified comfortable pedestrian useful walk/places surrounding the intersection), & thematically integrating lateral connections to mill, neighborhood, re-utilized parcels, river area street— with enhanced sense of greater landscape context— is desired. In this way, the northend as a whole can be strengthened as a special neighborhood node/secondary gateway place: of strong-diverse layered space/definition, of landform climax, open vistas and full pos/neg climate, of entrenched expendable local uses.

• An interesting issue for proposals is the resolution or exploitation of existing or added forms that may be relevant : rectilineality (of quad), circularity (of node-nees), or biomorphics (of the river & Berkshires)— while important functions are improved.



27: (SW) From Center/ North Main Street, of the "north vacant parcel" (acropolyptic terrace) overlooking river: no access or use. A great opportunity for openspace or new building proposal. (This & contiguous land may be available for town or private use).

This parcel space locates the (ambiguous) spatial center of northend node: it is proximate to the Mill, Main/Center Street 'local' stores & many residents above and below Main St. (Note the canal St. residents below). There are a few on-site trees— but valuable contextual layering of vegetation and space: ie ((The parcel(s) has landmark remnant conifer (slicing sun & breeze) (readingsublime or picturesque)— depicting the turns of decades, & several small streettrees— against a midground channel of tall conifer & full canopy decid trees— against riverbank woodland line— & finally the far looming west hill forest/ vegetative layers. Within the parcel, grades sink & ground is eroding. The sidewalk perimeter/defining edge curves connects both streets— but is narrow & in disrepair, with irregular curb line; vehicles turn quick without stop/ pedestrian light. There are no crosswalks or HC (to famed Joe's Diner, and Eagle Mill area or east Main St. (No walk or formal access engages the area beyond sidewalk).

* Adjacent *Fraiser Building* (behind bus) has demolition option for combining parcels. Area *south of Elm* may also be a future option

* Recreation or commercial/ residential mixed use possibilities are incredible for a strengthened northend "neighborhood node/ secondary gateway" analogous & complementary to an improved Oval Park south node, terminating Main Street. (See *existing part*).

((Workers and adjacent diners have looked for a place for breaks. Children & parents want a place for play; others want to meet & enjoy whenever with the river view. The town sees opportunity for a synergising commercial base or residential mix and civic entry to bolster the northend as a whole, for a balanced downtown speceuse polarity)).

The climate here is most exposed Berkshire extremes: to full sun, wind, snow & rain: these are *virtuous* qualities at times of different seasons, but wanting of (eg tree, landform or structural) protection other times. As summit, in prominent surveying/proximate location to people, the built, as well as natural topo/river land diversity— it is a true uncelebrated *genus loci*— perhaps the most or potentially most dramatic spot in town to engage— especially via the corridor. Vehical disruption and lack of pedestrian/space definition diminishes he innate site qualities that the entire northend can embrace, identify with, and take advantage of. (Photograph does not convey the actual strong/ potential experience of this locale).

* **Special Observational Comments:**

From this location we strongly sense the river corridor below, moving through the lower terrace, between he this upper terraces



and the background west hill. We also sense the ancient evolving of river geology & successional planting; and as a topographical river site— built upon & through— ie we can feel the determining forces of the of the town. See adjacent mill (rt) and unused Eaton/RR river). Note how the pronounced presence, the strong mass, & oblique profile, very strong looming quality of the "west hill"— carefully transversed by distant residential roadway activity— which blends with the foreground parcel. (Raising the parcel to even grade would eliminate midground view of Canal St/ blds for integration of land and planting). Foreground road seems already to embrace the far hill. We feel the urge to walk, penetrate, and look deeper through. ((On site discussions with client emphasized with excitement that the parcel seems "just right" for a north common neighborhood common (option of added building)— in complement to the southend— to strengthen this area as a sustainable neighborhood node/secondary gateway, & while connecting the river.

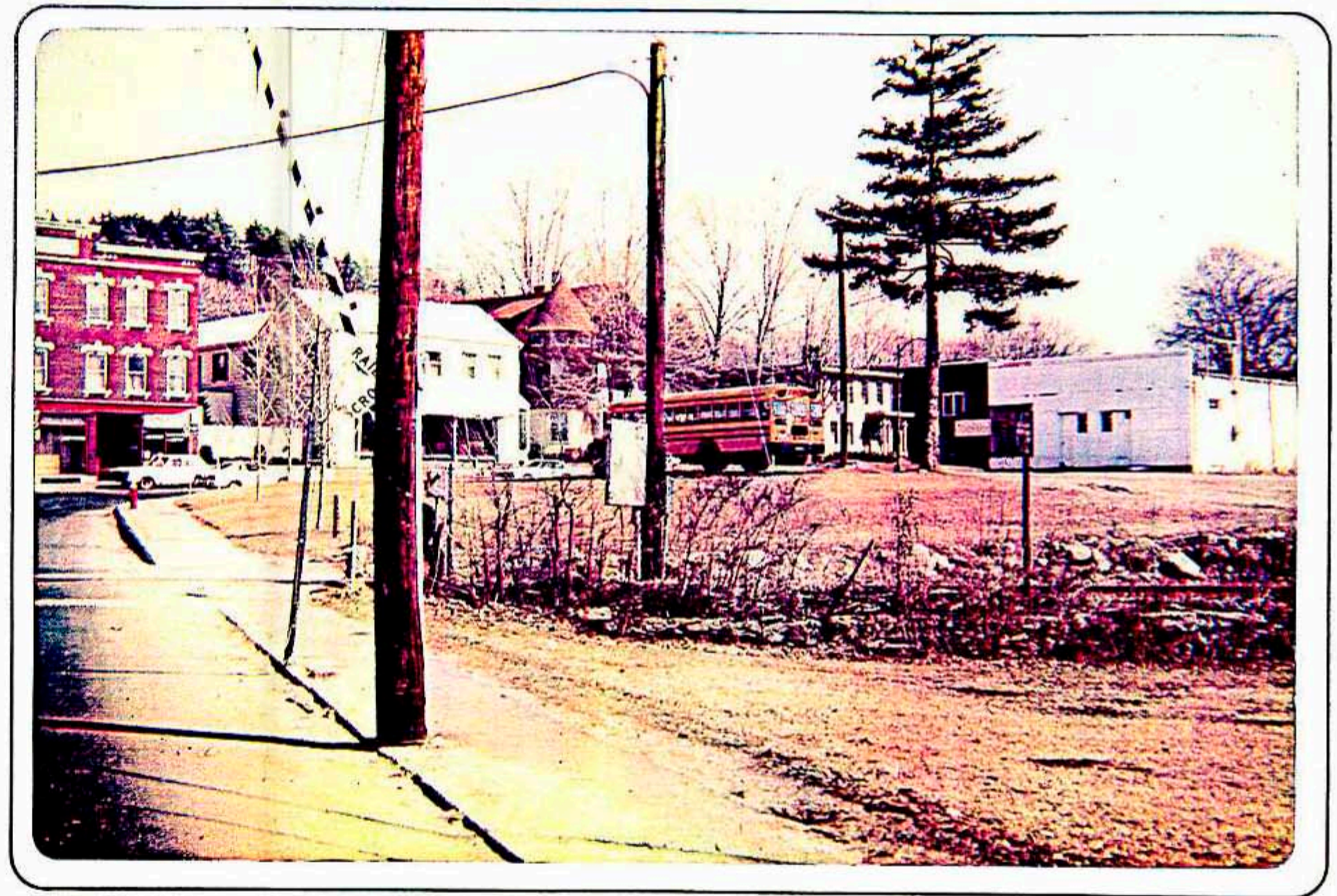


28: (SE) From Center Street,

formidable view of northend (vacant parcel)— with wonderful acropoliptic terrace character— but eroded, inaccessible, unused. (Note: "One must actually be on site to experience the strong felt spatial dynamics of this approach, and then stand within the parcel to appreciate the real contextual space" (Any 2-dimensional photo is limited in conveying space));

This approach from *the west* hyper-reveals the generous space, prominent location/context, and intensity of grades. The sense of terrace grades— a pivotal river-looking *summit* amidst Housatonic landform setting *is made most pronounced by the telling backside edge*— dramatically revealing Lee's river/ terrace narrative. This is a *genus loci* place, naturally & built (com/res/mill) node locale— proximate to workers, residents, visitors— now can be claimed. *The inherent summit quality (which is weakened by the vague eroding falling grade is still strong— and can be much stronger.* ((We see from here how Center and Main Street importantly wraps the valuable abandoned parcel, to define it (though weakly) as a *center subnode* within the larger (ambiguous) built node, within the greater surrounding natural landscape node. This is a potentially stronger corridor terminus & landform high-elevational climax space, in complement to the southend lower flat node)).

(Foreground): Original railroad tracks pass through— dividing afore area vs the vacant parcel— though visually unifiable. *Poles* (issue?) appear random— either as obstructions or as milltown-authentic. Sidewalk is quaint but eroding & functionally questionable. Curbs are irregular, sinking; sand of winter (dangerous in snow) . (Upper far right): *Fraiser building* is up for demolition— inviting a larger combining of parcels for new use. Sunny days have drawn spontaneous, though limited leisure use here by workers and neighborhood children. Schoolbus storage is a recent ad hoc use. Note the layers of vegetation and space (within the ambiguously defined the built town node. Background conifer ridge upon hill, with residences between who could use this parcel space. The single surviving dramatic *conifer*— feeling high air, combing the sunlight— in context of human scaled town— is a local landmark, and with the adjacent resident turret becomes a gate. (Special Observation: The scale of town is small enough that wonderful large conifer reads as a memorable landmark of historic passage. "All conifers in town call to each other, and the regional whole— especially as singularities; accents, clusters or ridges— against deciduous background". The dialogue of (natural vs hist-agriculture vs hist-urban) type planting is one issue for proposals of great challenge & possibility .



* The *gateway and neighborhood node sense* is, as approached/ departed (foot or car) on Center St (re the parcel), enhanceable. Trees are desired to create space comfort, and to integrate the sense of larger neighborhood node. Formalizing of grade-surface, a stabilizing edge, and access is needed. Winter exposure is severe here. Sunny exposure extends comfort season— but desirable shade is needed during summer; wind hurts in winter. Access hierarchy transition 'types' (continuity, connections, or separations) between here— and the flanking river & surrounding stores, mill diner, mill, & hill residents— is of interest. *In the milltown solution— said one— we can "exaggerate the true Summit- / River connection".*



29: (W) View approaching from lower Center St. to the upper Northend Main St local node (with formidable commercial/residential block building, against looming east hill (forest with striking conifer ridge): a dramatic, authentic structural/aesthetic juxtaposition— of historic/present (built/natural/cultural) *vitality*— and a memorable sublime /*iconic* gateway image *all seasons*.

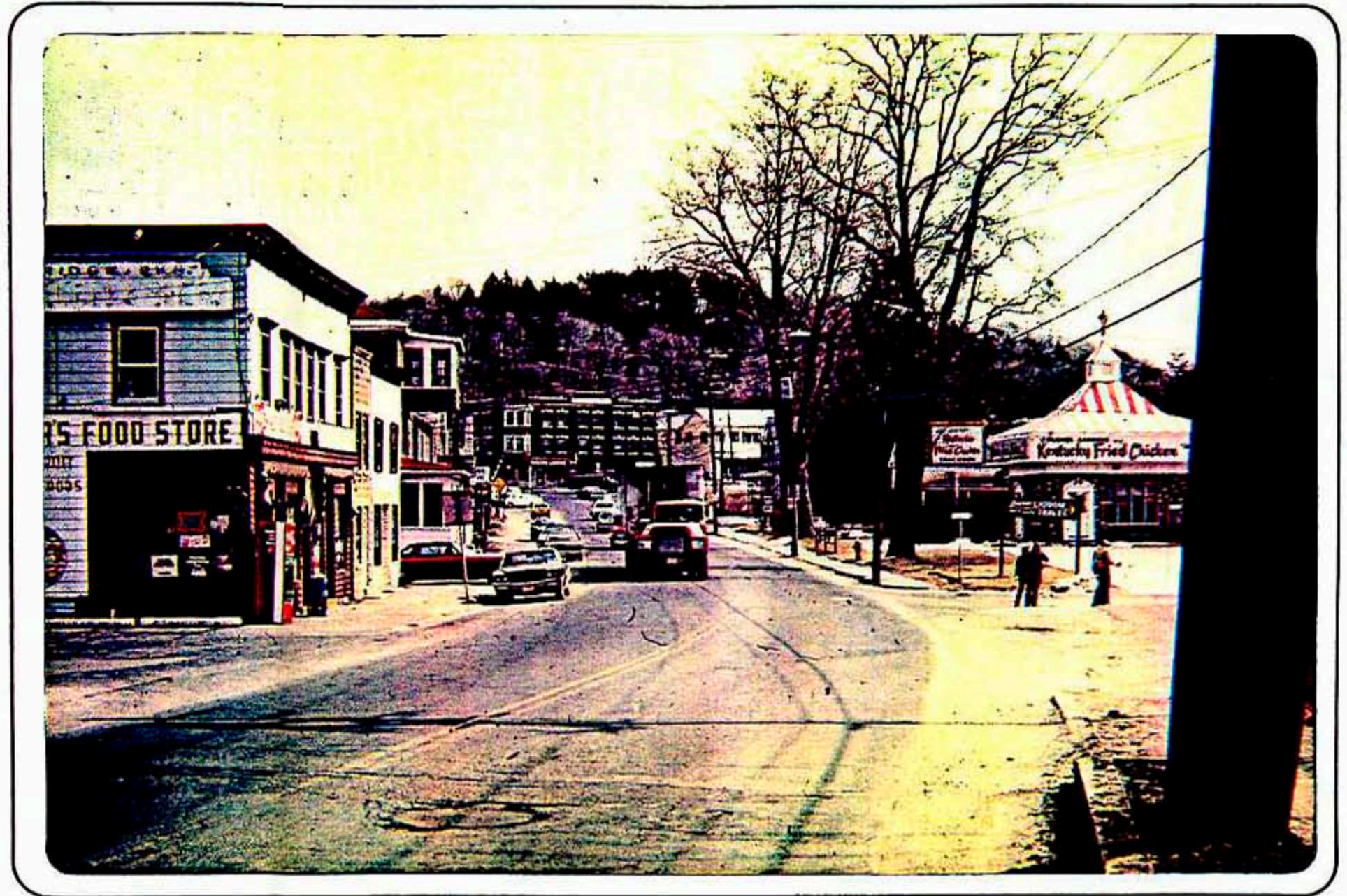
(Main Street turns rt at top hill. River & Mill is unshown, to left). But disruptive traffic (eg other type truck) continues through— dominating Lees character— with increased danger in winter. Adequate parking: parallel parking and (overly wide) curb cuts to off-street parking both sides. Pedestrian space/ use & amenities are lacking. Glaring area in summer, lacks trees, or sufficient awnings.

Foreground left: good scale/ mix collage of structures articulate the road corridor (though in some disrepair), authentic signage (diverse/ era/ theme): country grocery store (with traditional coke machine); The mill, the stores, kfc, and recents all depict different linked eras— signalling entrenched momentum of a vitality-in-struggle— that doesn't come easily. This commercial/residential hill wonderfully parallels the river; However pedestrian space is unrelating to it, and limited in general. Asphalt expanse extends ambiguously to front of the buildings (in area of pedestrian/vending use), w/o pedestrian connection to mill/ river. See historic photo: gone vending area.

Foreground right: Canal Street (rt) wide curb cut; open parking expanse with KFC. Important old tall deciduous stand & conifer carry seasonal effects of space & light importantly— but elsewhere trees have disappeared. Classic wooden poles & (better?) old streetlight instead of Main St's aluminum), with criss-cross of arching wires are vernacular— but no local scale lighting. Poles, signs. Hydrant squeezes walk with diminutive charm, but restricts

- This powerful river topography determined Lees good roadway layout and siting, and here the sequential experience of it in either direction ("approach/enter/engage/depart)— is reciprocal with southend. Here shown— is after crossing the river bridge: Center Street's *vertical climb* (gentle, but stronger than it looks in photo) with the *horizontal curve/straight* and the distinctive pivot turn onto the Main Street grid. Constraints & opportunities of the natural landform base are of great extent in Lees past & future)).

("Dynamic kinesthetic and swinging axial scenario shifts— in answer to the southend, bridged by Main Street— amidst the undulation or straight pike of the region— instill the feeling of Downtown Lee as single unique Milltown true place".



30: (E) View from Laurel Street, of Eagle Mill/ River Area— a major historic industrial use of the truly rich Housatonic resource— is still active today. The mill area, as part of the river area, holds a key to revitalization (in existing & many other ways).

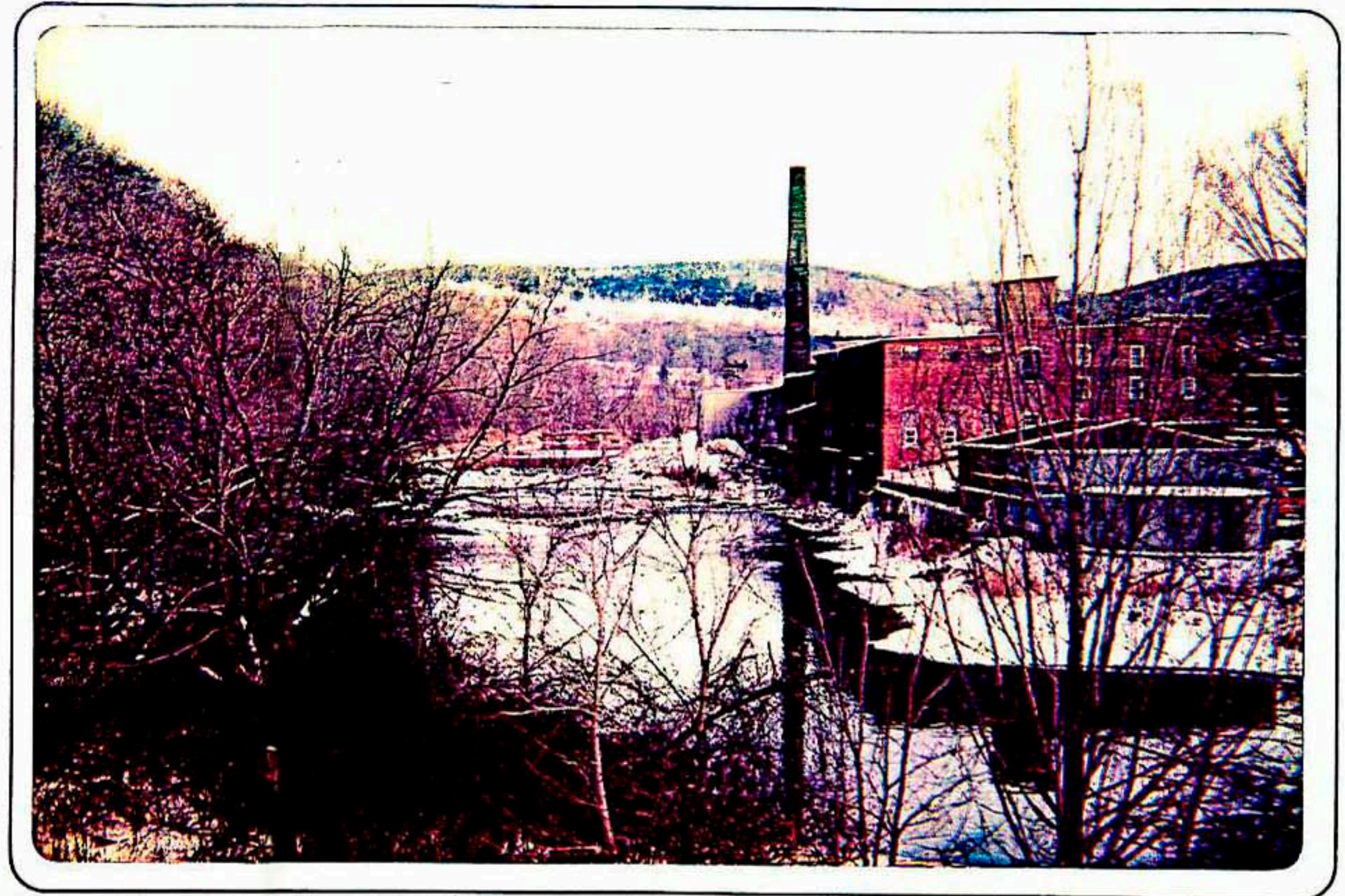
Here the winter river— within snow bankings— swings from the north (photo upper left), wraps the downtown northside in an elbow between the mill, & renowned "pinnacle" landform (beyond photo left); it then wraps around (photo lower right) to border the whole eastside downtown (see photos of river/ Eaton area). In distance, powerful east landform (where sun rises) creates a special outer nodal enforcement— along with north pinnacle. This river landscape adjacent mill— an original genesis point in Lee history (see text)— is now inaccessible & underused, despite its historical, natural, and potential recreational & expandable economic value. Besides lack of path/spaces & resolved grade points, the brush is visually prohibitive & spatially limiting in places (while provides good recluse potential in others— as this camera stands).

While the river is a deeply entrenched part of local Lee's identity— yet unknown of by most outsiders— the image, celebration & wide use of the river at mill area is impoverished in proportion to its true and latent greatness. There is opportune space for employee use immediately adjacent to the mill; plus the greater riverside lands of various geological/ plant/ and wildlife/ microclimate 'diversity' is generous— so to seize & maintain as accessible public recreational /conservation space, connective with all downtown space system, and the remaining regional river area and trails.

* The dynamic vertical grades (walls/banks w/o stairs) & horizontal shore offer opportunity for path/space alignment creativity. The authentically based function/form is close to Lee's essence— & a clue for proposals: eg Manmade Zig-zag wall/ dams and rectilinear structure vs natural biomorphic river-topog & radial-vegetation: are an enduring milltown/nature juxtaposition aesthetic. Bridges and artifacts on east downtown area of river, as well as (eg industrial) structures of the greater Housatonic region are categorically related, but accessibly and programmatically, unlinked.

Special Observations : Tall square smoke stack against hills— penetrates the northend flurried sky— and reflects, or shadows like an historic sundial, upon cold water— just as did in the previous century. It is a local landmark as well as new England authentic form/use type. See photo (25) view of the mill & stack from north Main street. The stack is analogous to the Congregational church as a built historic datum in the landscape. (The Mill is also active. See landuse map for associated area/ ownership's).

In various successional stages and species (of great, mid, and low size trees), brush, flowers, grasses, & wildlife— in seasonal rhythms— participate with the Housatonic water system along side the mill & potential recreation. * The Physical mill, these natural resources, & past cultural story will connect in some way to a revitalized future.



* Note: The mill /or area has a need and opportunity for proposed architectural additions: eg (penetrators; window/atrium; pedestrian adjuncts); the shed area (foreground) has demolition-options for structural or pedestrian uses to accommodate existing uses, or for new (eg restaurant, commercial, civic museum/or education) Brick, concrete, stone, iron, glass, & interior-products material. and old forms/uses are important vernaculars to continue, or juxtapose— in this rich natural context— for 21st purposes.

* See River Analysis & rating: "the river has many scales of space & time meaning brought to lee; it is a local detailed idiosyncratic presence; and a greater regional phenomena that brings the entire Berkshire ancient system and acclaimed New England archetypes to Lee. A riverpark, or any associated business structural use therefore would partake in these scales for recreational, social, or economic benefit— continuing the tradition of Lee as 'river-vitalized'.

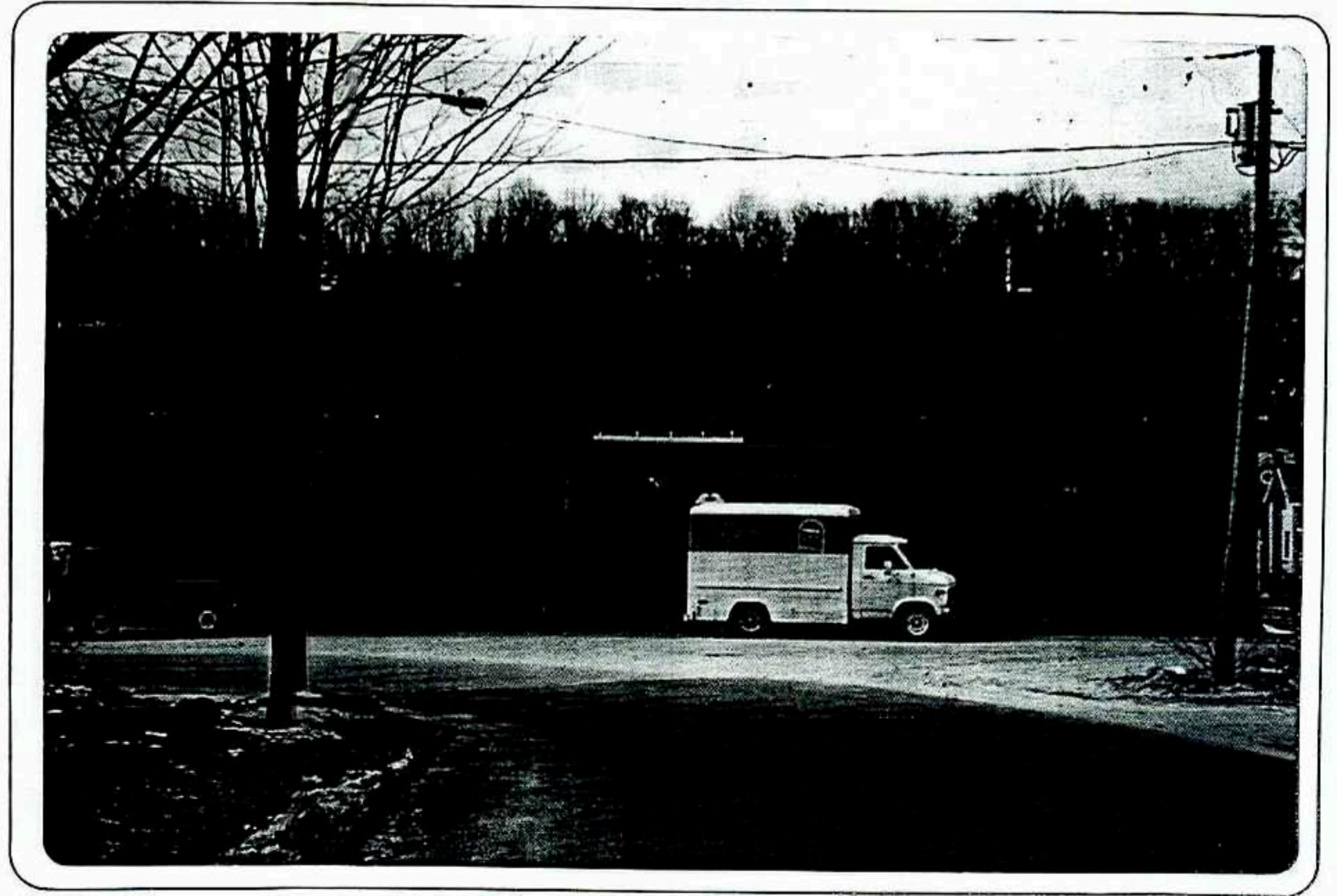


- 33: (W) View from Elm Street, of the prided new Sullivan Station Restaurant, rehabilitates the original RR structure. (Compare this structure in historic photo. It is a piece of Lee's history in a local landmark and in a regional-connective sense— and so, differently, again).

This SSR venture is good prototype of private seed-revitalization, as the owners "life long Berkshire dream" comes true. The place is already loved, and business will be successful. The authentic working RR is intact. (Future commuter rail expansion is talked of). The River woodland is "in the backyard"— but not well related at present. Pedestrian connection & useful inviting outdoor space (as various functions at each side of building calls for) and lighting is absent, (thematic potential uses are opportune (e.g. entry, dining/function patio); Parking & service (seen at front) is unlocated. Railroad/ Elm St asphalt abuts building with conflict. Good trees occur in context off-property, but are mostly lacking on three sides, have been desired by provisions patrons— as well can integrate with town open space. (Wires are overhead).

Note: The windows suggest a train car that rides along the river. And above the roofline-- here with clouds-- we see the even background line of west hill forest demarcating the n/s flow of the river -- in which the railroad cuts diagonally through-- as it does the gridded town. Seasonal vegetation & sky changes along this line make valuable outer space enclosure of the rr/backside area.

((*"The intersecting lines of the RR, town grid & river-- overlaid upon the more biomorphic reaching pattern of vegetative topography-- on which culture moves" is quite moving to behold, & is 'telling' (formally, metaphorically, functionally) for proposals*)).



34: (E) View from (unshown) Arobi Senior Ct of local "Theater Street":
(with condemned theater) up to the Lee Library (New Wing).

"Important strong e/w vista/ space corridor": failed condition. With opportunity for new building, & local walking connecting the east & west halves of midtown-- from upper neighborhood hill, to the lower community center & river area".

* (See 23b for reverse 'sunset' view, with other comments shared).

Steep 2-way unconstructed roadway, is informally locally used to connect Main St & RR area; there are no sidewalks or pedestrian provisions: this is unsuitable, uninviting, dangerous for vehicles & pedestrians (especially in snow /ice throughout winter); trees lacking; lighting is unsafe; rain creates a flood-way down street & its sides, and collection at Railroad St junction erosional-mud/ gravel area.

(At right): Old Theater building is approved for demolition. ((Shows at north facade: loading dock step/ access, unorganized pull over; notable vernacular dark brick & rail, as is courthouse & mill; Proportions of Main St long block, or mill. Roofline/ and corridor in proposals will be a 'vista' issue in any new proposals.

The similar forms of Theater and Library wing brings a unique 'slight' feel of quad, yet diversified by: grades/ biomorphic land, and articulate tree & older building forms/ color)).

(Left): Foreground residence/garage; midground (on Main St) Victorian Triple Decker Residence (with archtype chimneys and porch toward river, afternoon sun).

Important healthy full tall solitary great specimen tree course texture dark branches between snow ground & stormy sky; prolific seasonal foliage, shade in summer. the volume is buoyant in the spatial opening-- echoing the curve of sky & the bowl effect of distant town landform; this tree has visual weight atop the old hill-banking and connection with far hill; marks the intersection & spatial enclosure of this street as place.

Successional grass upon old informally slope competes with erosion; Trees and stable understory are absent on remaining the street.

(In distance) see young planting at library; behind library are evident gables of residences, yards trees of the neighborhood hill areas.

Parcel for potential parking is on left side of library.; other space areas surround.

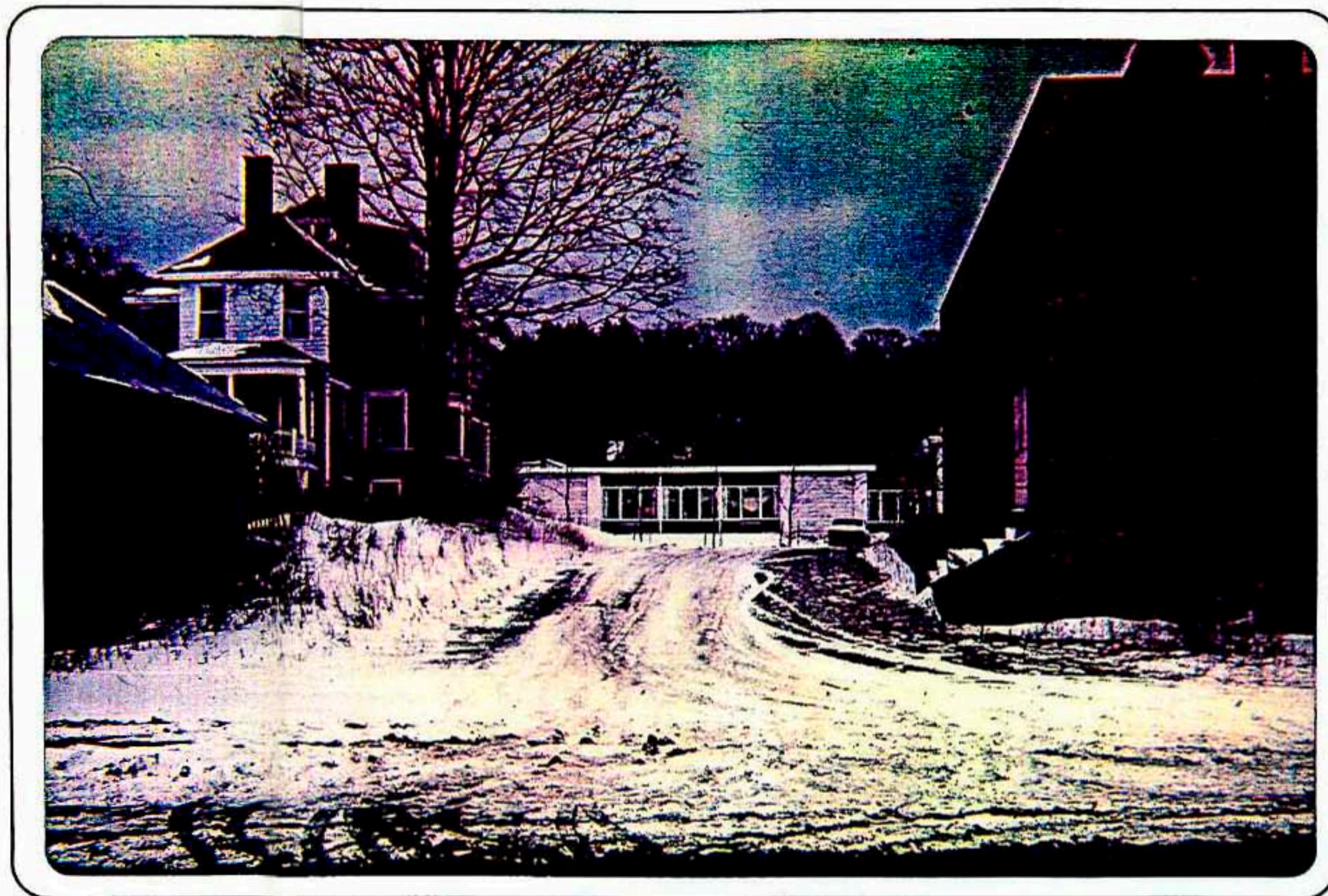
(Far Background: east hill, landform/ old deciduous & conifer lines on high ridges of the town bowl enclosure theme.

Special Notes:

- * The footprint of theater, as well as entire street and adjacent area has been approved for a completely redesigned integrated proposal of building & continuous pedestrian walk/space, planting, lighting. Vehicle use may be optional for proposals. + The great grade differential particularly invites creative functional resolution for pedestrians (with vehicular option for study)-- suggestions eg of stepping of building/ balcony, outdoor terraces can enhance the quality of Berkshire site.
- * There is an incredible opportunity to create a substantial town infill:
(1) of increased commercial / res or municipal base of activity on this axis, and the flanking Main Street corner, & Railroad St area. And
(2) to facilitate continuous linkage of different scale & types: between specific places; basic town areas; and the contextual landscape. This can include fulfilling the existing frustrated and potential pedestrian /space desire-lines (along with traffic resolution):

- (a) improving the inherent MUNICIPAL QUAD need of walking pattern between library, Arobi Center, Postoffice & Courthouse.
- (b) E/W CONNECTION (axis thru): the east far hill; the municipal grid hill (resident-neighborhood), and library-- of the commercial Main St-- and (unshown) the lower municipal Arobi, and potential off-street parking, and river and west hills. (Nowhere is potential so good as here for the local neighborhood to have their own connections between specific municipal Arobi, PO library & river area (vs the more public/ traffic of Chopper, Eaton, Elm St) or to continue a spatial sense & walk (eg via Franklin) of larger landscape. These "linkages"-- of actual pedestrian access, of allowing of open breeze, arcing sun, views, and of the e/w grades of town are all important to enhance and exagete, while establishing "place" structural use infill).

* Here there is special challenge so different than the flat more vehicular commercial Eaton/ Chopper Way e/w ax-- to propose a place in itself, that also enhances or exaggerates the 'physical' as well as 'orientational' and 'symbolic' horizontal and vertical linkages; that integrate while also accentuate the individual identities and polarities of flanking areas, revealing these progressions: of lower to higher hill topography (conveying the towns strong terrace character); of river to sky; of sunrise to sunset ('showing the start & end of day'); of public & private uses. The corridor should also allow descending cool town air, or rising hot; and to feel SE summer breezes (with protected winter NW wind): microclimate polarities. (See also a potential common theme with adjacent other e/w ax streets-- to encourage off street parking, increase inter-activity including river).



• **PHOTO SURVEY: "OBSERVATIONS"**
(See Analysis section for full category-descriptions)

35 (SE) Railroad Street "bend" merges into Eaton Street— past (rt) the barren backside asphalt & left-over dirt expanse.

This street is now important as a secondary n/s route for access to the west side buildings, and for (now underused) off-street parking. Although (in contrast to the town grid) the roadway alignment has a memorable visual/kinesthetic sense of *natural wayfaring* in many ways appealing, it is a problematic point of traffic confusion/ congestion, & dangerous pedestrian conflict-- and wastes space that could be better used. (Snow coverage/storage brings out further circulation anarchy). The innately simple, "built quad within a regional natural enclosure" is destroyed by an evolved miasma of draping wires-- all kinds, heights, directions-- appearing to strangle the area; transformers, cable/pole braces, and the countering line of telephone poles (though have an honest functional poetic of moving- demarcation in the language of wood), & antenna-- and unkept paint facades add to the chaotic forbidding sense of place.

(Most significant):

Structures lack adjacent useful pedestrian space, and safe coherent connections-- as parked vehicles encroach randomly. The lack of on-site *trees* is obvious, important for visual spatial delineation of ped vs veh uses, and for micro-climate-- while the river and far context is richly wooded. (See prev note re tree issues).

* But, the existing structures already contribute good renegade-rectalineal enclosure (with opportunity for more) in a partial grid pattern): Lt to Rt: White commercial block (with zig zag roofline in fine counterpoint to reposed hill, & an echo of the mill (photo 30); Lee Pizza & AutoParts Store pink Park Cleaners, (& Post Office at river is unshown.). Far background, rt: Main St (Park Building with conifer) against wooded Berkshire Hill skyline-- gives some visual/symbolic connection to both the southend & natural context. The layers of enclosure-- the immediate rectalineal urban, to the distant surrounding ring of biomorphic Hills-- are important.

((Special Designer Comment: The proposing of subdivisional (ie smaller scale) 'layers' eg by planted (pedestrian vs vehicular) divisions within this-- is among other things, an issue that relates to the desired sense scale, introversion vs extroversion, number of layers of the backside felt space-- how multiple vs simple larger abstract it should be)).



* Within this backside loose grid & 'left over' infrastructure is opportunity to realign & reorganize all RR Street roadway and Eaton intersection, vs stationary parking 'types', with connective walkway vs hard/green space (pub vs priv) at individual buildings. There is also opportunity for rehabbing, expanding, or adding of new buildings possible of comm/res or municip use. With integrated support of plants/landform & structurals could make this area a place, that simultaneously serves to access adjacent areas.



**36a (SE) Special oblique view from the Eaton St / River terminus point:
of PO/Eaton parking area— through backside to steeple & sky.**

("The far clock is readable, & bell is heard— for inter-town sensed connection")

Here the intersecting of many forces unresolved— space, parking, structural uses has strong potential, opportune for of fulfillment between River & Main.

This diagonal view, across the partial grid, creates a meaningful dynamic focused vista— an incredible good clustering of architecture, mixed uses, & layered convergent space-corridor (that on site ground is ambiguously defined, & underused): the good view here extends from the river, to foreground Eaton St (Lee Post Office; Park Cleaners (pink), Auto Parts; & 'white block'); and then views into the backside chopper area (to rear Lee Bank, in brick); then finally to Oval Park's good Church-steeple & east woodland hills sky.

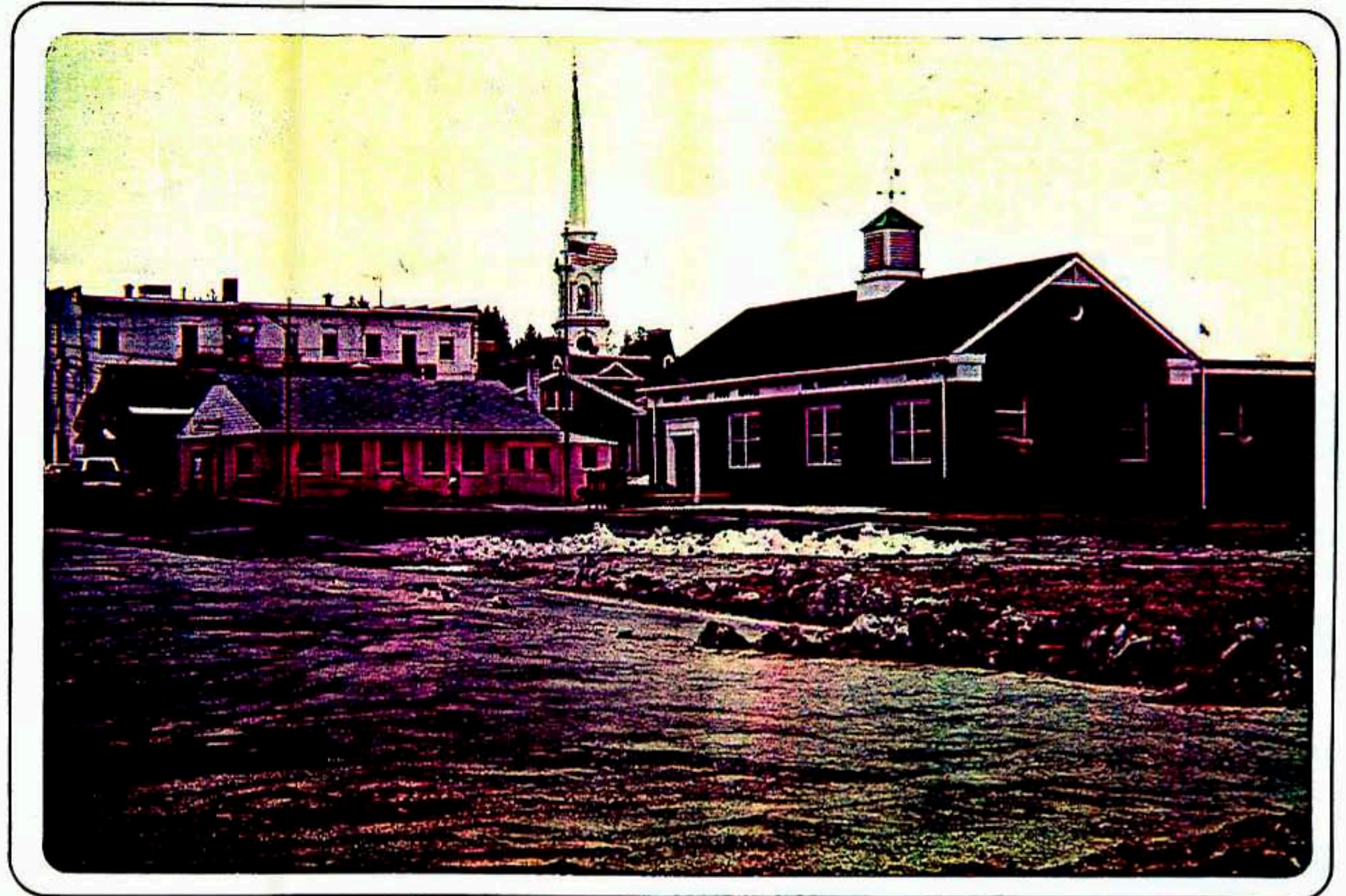
- This vista penetrates through the built town like an arrow, gathering & piercing-as-one a powerful series of spaces & buildings ((aligned w grid in perpendicular angles—of gables or wall-facades, with progressions of spatial court/wall-shaped (asphalt or vacant ground) enclaves between)). Such worthy (lucky or planned) phenomena in Lee should be appreciated & engaged in proposals— while the desirable efficient bulk-vehicular, pedestrian & revitalizing architectural/ building uses (eg new museum) potentials are realized. In such valuable space— so proximate to croded Main St & Oval Park— wholistic strategy can be actualized.

Note: Parallel parking, drop off, service informally occurs along & between buildings (limiting pedestrian uses); & random inefficient underused parking occupies remaining anarchic asphalt/dirt expanse.

Special Design Notes:

- The steeple's role throughout downtown environment as a luring visual/aural datum that shows relational charges, as it repeatedly collects and organizes the built landscape, against the natural setting, in countless ways— is most powerful visually and spatially, simultaneous with its essential local & universal meaning as a normative symbol of historic community use. Whereas on Main St the steeple is a landmark one linearly approaches or departs, here it seems to signal & collect buildings & associated space: pivot resolving the quad forces in a climatic pinwheel cluster that asserts a genus -loci. Gables, scale, austerity, windows, scales unify; while uses, colors, orientation & eras— and meanings— make good variance: Eg: The civic post Office cupola with flag, aligns with church— amidst the commercial & residential uses— is a symbolic overlay of good institutions that define a community. And another flag, is at far rt.

((Besides the greater metaphors, allegories or analogies that proposals can call upon (see historic photos) regarding uses/ forms of this area, town or Berkshire region, also in Lee there exists details & subtleties that can inspire proposal's physical elements, at many scales: Eg Note that the Post Office circular vents rhyme with clock. (Other more pronounced on or off site icons may inspire. Or, eg. The distant church bell window, Post Office cupola reciprocate a dialogue of the simple-municipal vs the more deeply layered-ornate institutional church; the latter seems craved from the former. Of course the functional practical matters of ped/veh/ cbd uses are of first concern— but inter-informing can occur between all issues to forge a great relevant inspiring design)).



* With this context— the formal complexity of such a clustering of structure/walls — within the larger quad— potentially offers all directions of views, public-degree/ type orientations, amount of enclosure, and climatic exposures to take advantage of.

(Note in foreground): snow-plowed remnants & eroded edges; there is some problem of runoff pollution (% uncertain). A special snow plow/storage/ melt or use-pattern, and yearound drainage strategies especially in such larger riverside area, is called for in proposals.

This PO/Eaton parking locale— a potential strong center or terminus point— ((along with community center (and the Courthouse, & more celebrated Church, and with the slightly more regional apron walk of Chopper apron walkway)) is an underrated 'everyday' meeting area for townspeople that proposals need accommodate, & enhance the spirit, and functional capacity of. Interwoven layers of uses/ types are of value & calling.



36b (SE) Late Winter (Pre-Spring): Lees Housatonic River & Historic Bridge (viewed again from Eaton Street/ terminus point:

- * The regions' *late winter thaw* and *march winds*— brings the local river to a high elevation (submerging the trunks and bridge truss, reducing some of banking area)— and a faster undercurrent and active vitality of surface motion, light, configurations, sound— signals the spring awakening to come. The hills interestingly become less transparent, and all trees are ready to show buds.

Special Note: about layered e/w & n/s space/ enclosures to engage:

The river system seems a story of polar interactive forces: in e/w lateral cross section, & n/s longitudinal sequence— that is here conveyed by *layered articulation of space, landform/ plants/struc.* (Seasonal change of plants & climate also vary the sense of space/ visual distance, & quality of enclosure dramatically. Decades bring other change, cycles, or continuities: which a proposal may choose to act upon or preserve as part of Lees natural and built history).

((*Lateral e/w section*: layers includes the *river corridor area* between trees/ bankings; then space *under woodland within grass pockets*; then beyond this to e/w to successive open, built or woodland/ topo; outer *great hill/ forest definition*. This natural to built river section expresses the changes: of terrace to river where downtown was strategically settled (because of the river, then industry, then stores, and upper living area, in greater context)— & the water flow from hills to river; thus we have rings of enclosures, & strategic order of natural to built inter-relations. Also, wind, sun arc move likewise e/w across having a symbolism of beginning and end of day that the river reflects. *Longitudinally n/s*: there are 'sequentially' (revealed or dreamed) layers: of *foreground, midground & background*: (eg with the string of Lee's and other towns site's...bridges, story of buildings, 'genus loci' natural and space objects— seen or imagined— that convey the sense of *linear journey* along the great river system that passes from upper to lower Berkshire region— from high source to outfall. The evident river here is a contactive presence of the whole Housatonic space/time system, more bringable to Lee. Sun wind make countering angles— north & south may symbolize past and future— of river (our) source/destiny, here/ there, seasons in motion (winter, wildlife) that come/go.

- * These existing lateral & longitudinal forces— of character, motion & properties— potential clarified or altered definition & access paths to experience/reuse the river system, is vital for proposals to consider as a part of whole, sustainable open space system & town revitalization strategy. (See other photos, analysis maps/ text for a fuller sense of this river & its many inherent and possible values).



* See River Analysis & rating: "the river has many scales of space & time meaning brought to lee; it is a local detailed idiosyncratic presence; and a greater regional phenomena that brings the entire Berkshire ancient system and acclaimed New England archetypes to Lee. A riverpark, or any associated business structural use therefore would partake in these scales for recreational, social, or economic benefit— continuing the tradition of Lee as 'river vitalized'"



36c (SE) (Viewed internally from beyond the Eaton Street / terminus point):

In Mid-Winter... Lee's Housatonic River & Historic Bridge – the historic dialogue of old built milltown and the ancient natural river system persists— even though forgotten, unaccessed, unused, under-valued— awaiting rediscovery.

Today in winter the river appears nearly still, in a deep shadowy dark blue, with mirrored sunlight— ripple-frosted— as it curves quietly through the landscape, gently carving soft snow along its sinuous banks... through the white blanket of wooded field, nw hill and northward Berkshire sky. Rustic dark branches read as crisp-textured geological-given patterns, in snow-flurried afternoon sky. Crossing (physically and symbolically) counter-angle to this nature, as it does the gridded town, is the manbuilt active old RR bridge (with pedestrian steps & walk) spans the river... through the long stretch of the New England winter.

(The river's swinging bend conveys the inertia of the regional river flow. And here it rhymes with the curving form of the far hill, as it undulates from through the topography from upper northland, around north Lee 'pinnacle' through the east side of downtown. A slow steady annual change of horizontal erosion/ deposit pattern is at slow steady work— stabilized by woodland growth and grasses. Vertical changes occur seasonally & incidentally (see 36d)). The winter river is an active fractal ecological system, that is very beautiful, potentially useful this time of year in very special ways. Other winter days, the river may might awash in a full NE blizzard, and then remerge in ice. Then (see 36 d) comes the seasonal release into emerging spring— wildlife here awakening, followed by deep thickening of summer foliage, a robust autumn: fulfills here in surprising Berkshire force: The experiential potential here unexpectedly subsumes a great range of sensations, emotions— beautiful picturesque to hauntingly sublime— along with potential uses: (to walk, hike, jog, relax, play, picnic, romance, swim, canoe, fish, cartharsisize, meet, explore, view, or photo/ painting. (Hiking trails do exist in larger region that could connect through here. Pollution rating has improved and will continue so into next century— see *River analysis* section).

A Riverpark— engaging these existing good natural & built systems of the river, plus the creation of accessible spatially enriched and orchestrated, with a total Lee open space system— would release great values & recreational use to this forgotten area, and benefit adjacent structures, areas, and downtown as a whole (socially & economically).



* See *River Analysis & rating*: "the river has many scales of space & time meaning brought to lee; it is a local detailed idiosyncratic presence; and a greater regional phenomena that brings the entire Berkshire ancient system and acclaimed New England archtypes to Lee. A riverpark, or any associated business structural use therefore would partake in these scales for recreational, social, or economic benefit— continuing the tradition of Lee as "river vitalized"



37a) (E): View of Eaton/ Backside area "between Main Street & River":

abundant valuable land to take advantage of: is now treated as a "left-over" area—unorganized, inefficient, underused for parking and structures; Unaccommodating for pedestrians; (ie no walks or spaces; exposed to uncomfortable summer heat & glare and cold winter wind— against buildings as well as throughout open lot). (This is a most proximate strong outer quad of "space", cut within a rich Berkshire context, inefficiently used, anarchical from the groundplane up).

There is opportunity to define for individual pedestrian uses— as well as create unifying treatment, both horizontally along the structures, and perpendicularly through— with pedestrian hard & green space at and extending from buildings (with seating/ amenities, planting & thematic lighting), and new defined parking unencroaching. This would also discover the existing valuable fenestrated subpockets of space against buildings (with optional summer shade, winter sun/buffered wind protection; and allowing good access as desired to service locales as well as the overall connections to adjacent areas. (Private vs public use here is quite complex). Such fused lineal place in turn should work with adjacent Main St, & Chopper area— in framing the larger quad place of off-street parking, with expanded cbd activity & pedestrian accommodations (connected between Main St, Chopper & a new river area).

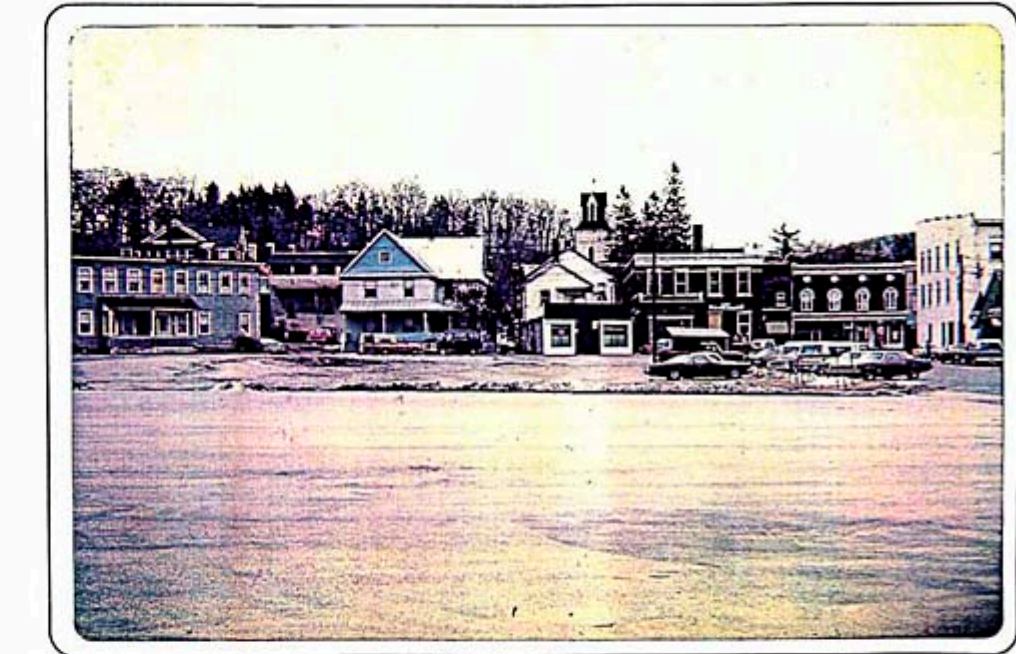
Note about "visual" vs "spatial":
((This 2-d photo does not capture the incredible inherent on site felt total spatial volume sensation— enhanceable while pedestrian/ vehicular/ structural proposals are made within the infrastructure. But it does convey (in portion) of how relatively large this entire backside plot is— proximate to everything— with good potential capacity for downtown's on and off street bulk parking needs (thus freeing up existing Main St/ Oval Park area congestion)— providing new pedestrian space & buildings here and elsewhere):

* Cross-sectional view through lot reveals how much good space is at hand to take advantage of (especially with flanking areas unshown); (Note eroded depression pit, with snow edged storage melt pattern).

* An elevational view— depicts the **layered space & architecture** (of this Eaton area, background Main St corridor), & distant woodland landform: at one defining the Eaton quad-in-nature sense of set defined place, as well feeling the corridor's lineal-place motion.

((The foreground facing "backside" of Main Street's buildings has a layered effects and architectural unity & diversity— to enhance.

(ie The unity occurs by the proximity, uniform scale/building proportions, and collected plurality; diversity occurs within: the variation facade walls vs gable orientations & articulations— recessional/ enclaves, porches, shed, enclosures, cornices / lines , square repeated windows (slightly horizontal rhythmic) and colors (eg the earth-brown, gray, white, & exceptional sky blue). The far facades lining E Main— evident through alleys & Eaton St— continue thematically (note the brown gable, cornice lines, walls, square windows & a series of exclamationary rounded windows that repeat the cong church clock appropriately at the east Eaton intersection. The cong church steeple (unshown) is the most striking single landmark. At further distance, in strong but unpretentious counterpoint— in a



fulcrumizing balance with the commercial & residential line of structures (vs the sleek bright slender pointed cong steeple, unshown)— is the vertical-square tower of Saint George Church, with its sub-gables addressing the nh and nh town sq.) here seen with a strong close clustered binity of great conifers. All this is set against the one good continuous east landform forest-backdrop (with a dense conifer ridge) enclosing downtown, that is seasonally changing. (ie far rd): zig-zag roofline is the eclipsing arc of the fine textured, more distant south hill, terminating the zigzag roofline of Eaton corridor.

((Special Design Note: here ones viewing location (distance from buildings) within this larger backside area has valuable spatial & visual compositional scale-continuum effects, changing with each footstep or turn of wheel— to take advantage of in proposals. The dynamism is analogous to Main St— with shared datums (eg steeple, hills) contrasting in rectilinear non-corridor. (Compare photos).

One interpretation:
a) Up Close, looking toward buildings, our experience focuses on each of numerous ideosyncratic individual small architectural spatial nodes and projections eg different door/window articulations that engulf us singularly, then in sequence. At some b) At more distance: Each individual building/ space couplet (distinct units of character). c) And then the whole backside complex strip as a lineal space. (A defining edge for: d) The sense of the whole backside quad (Chopper & Eaton) area / which is in counterpoint to Northend, Southend Main St, Res Hill and river areas: 6-area part d) With increased distance we include the contextual background enclosure of town; e) at furthest distance standing at river or seen from west river bypass larger Backside enclosure whole in which the lot area is within. (Other town areas are analogous). Shifting of datums and scale occur vertically as well as horizontal angles to give dynamic charge to locales— of places within places. spatiality is felt beyond vis * These "scales within scales"— either as discrete or a continuum ultimate do/ can better (should or shouldn't?) "fuse", along with entire experiences. (On site vis space is felt) Proposals should appreciate and enhance this phenomena of scales— while defining the spatial enclosures, sequential transitions— in addressing issues of parking, pedestrian areas/links, planting, light, new & old structure activity. The scales of space transform into scales of meanings: ("What kind of town"?)



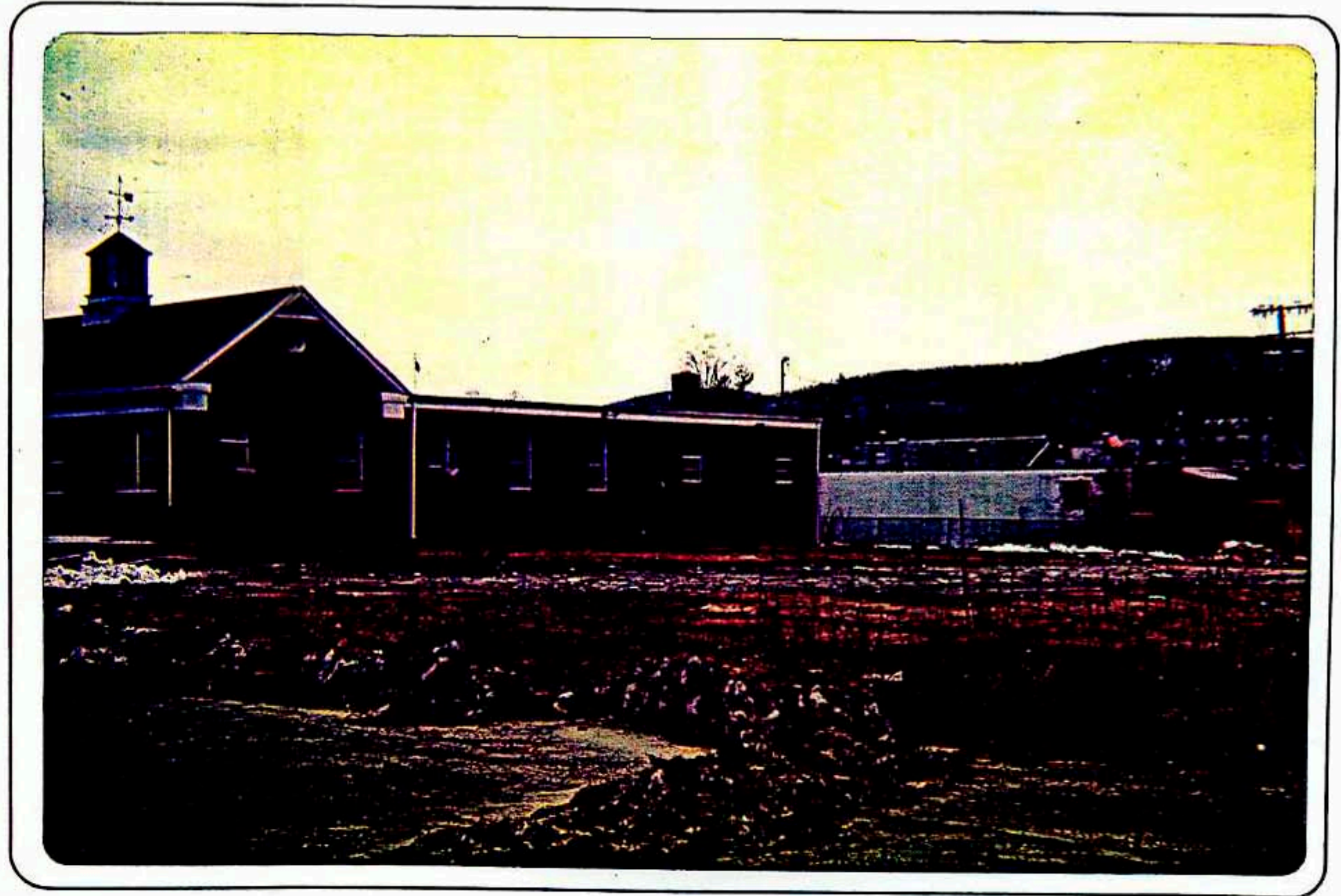
37b (SE) Lee Post Office, at end of Eaton Street— with long exposed east facade and prime abutting, riverfront parcel: unused.

- The empty parcel is zoned for an added structure, suggested for relocating the Greek revival building as a new museum— along with basic pedestrian, & river park space connection. Location is prime, ready various sides of building having different *climatic/ view/use orientation*. Here we see opportune *river-facing west wall* (or analogous for an added structure)— of afternoon sun, and north wall of shade— but summer & winter extremes need modification. (A weather vane hints appreciation of *full New England seasons*).
- The *civic* status of this spot, and the adjacent Arobi would invite other municipal uses, near the commercial, as part of the existing 'quad-axis' (potential walk) with library and courthouse/Oval area. (Note that Phase Two of proposals could consider adding many additional structures— especially in this west half of town— that will not be enclosed in this thesis phase).

(Foreground): Snow plow storage/ debris, erosion, pollution run off, planting transition/ edge to resolve. Road ice danger, melts slow. Landform berms may be inspired by beauty of these (once full) snow forms— as well as of the distant hills— although the flat terrace effect may too be enhanced). Informal service parking road occurs on west side of Post Office, unfortunately bisecting the meadow, while connecting the Eaton & chopper quads, as do other rr area/ lot roads. (Other service ways exist).

(In midground): Warehouse-appearance of combined structures needs change, buffering & spatial integration (or enhance as industrial image). Small link fence is present detractor, barricade. Conifers & great tree of southend create an intermediate valuable layer of enclosure (variously seen on site)— that can be made to link Eaton/ Riverpark area to Oval Park- as Eaton St sidewalks also can. Trees lights/ walks are missed aesthetically, spatially, climatically to integrate lot/ blds.

(In far background): Distant wonderful topography of enclosing hills sinuous-syncopated rolling profile mass, contrasting built— can feel (and is enhanceable) as part of the valley floor where camera stands. *Rectilinear vs biomorphic* layer space/enclosure is a most interesting issue brought forth (see space analysis).. (Discussions have occurred about this duality and how one might engage it. Rivertrails may also connect to the distant hill/ river areas of the great outer Berkshires. See adjacent photos for other notes of this prime area.



- Of challenge is the potential relationships with new (or rehab) with existing buildings, bulk parking, planted pedestrian space— via Main/Eaton St— & its orientation, access & transitional treatment to proposed riverpark— within the greater enclosing natural context.



37c: S: Prime Riverside Meadow area at the most proximate Eaton Terminus— is unnecessarily reduced in size, & encroached by asphalt. The valuable River area whole is hidden, unused.

This prime meadow plot— with its striking view to distant southern enclosing hills— is now isolated, wasted, neglected land fractured by unnecessary asphalt— but is so valuable to rediscover, protect/ connect, use as part of an overall plan. (Buildings vs green vs lot is an issue). ((Includes lot (photo 37) at west side of post office, bisected by service road. See other riverpark / side areas— eg in Eaton area, the island, west bank, the north to the mill, and flanking downtown— with good similar or completely different properties to wholistically engage, with a total downtown open space plan). Naturally speaking, this is a piece of the great Housatonic system with— its geology, contextual succession— as well as a piece of Lee's history (see old photo) of riverside uses. (For other notes: See analyses: river; drainage; flooding).

(Foreground): Eroded banking, brush & debris/lot/dirt fracture creates further barrier to river itself. Unstainable weak planting. Rustic single trees of varying condition (sublime/ picturesque) struggle in failing areas along side prolific successional woodland.

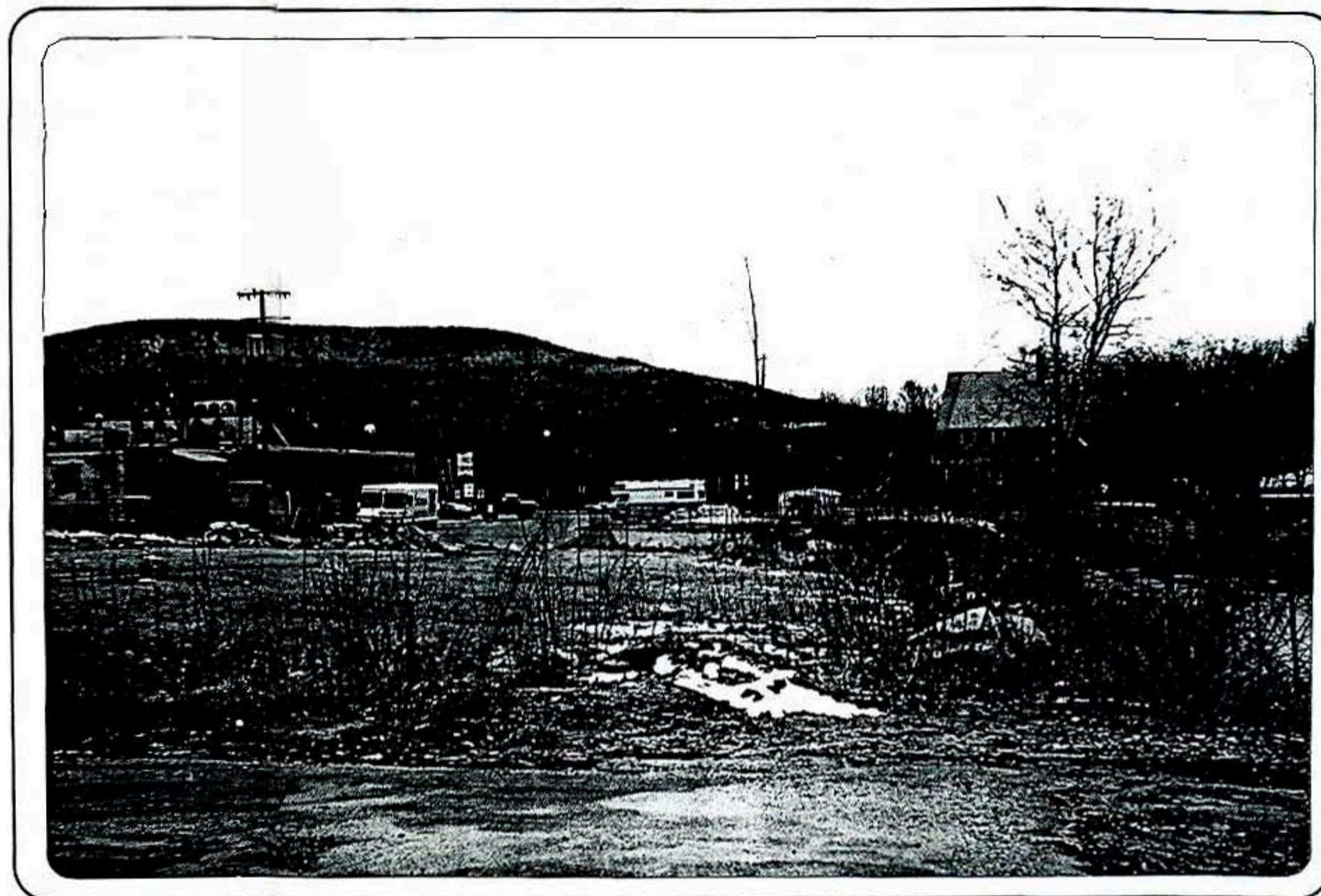
(Mid/Background): is Price Chopper loading area, with unsightly structures, storage-clutter area, exposed roof apparatus; quad-transformer, & regional wires connecting. (No local scale lighting). Note the (thematic) Far conifer, of strong scale, integrates the built/ natural moving river woodland moving, wrapping enclosing the south end— the regional landscape witnessed (from urban space). At rt: Grey residence (hill residences are unshown west wooded hill);

- * There abounds here opportunity for conservation & recreational spaces at the river— connective with towns total open space— and hard pedestrian space or additional structures adjacent to reorganized bulk parking. **The river is a key to revitalization.**

(See descriptions and potential of riverarea in other photos and analysis).

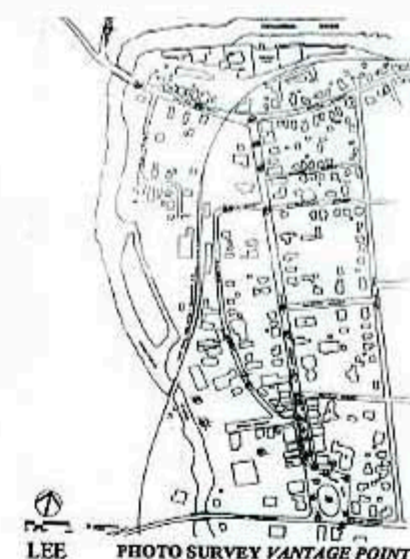
Note: potential road bypass on west side of riverpark would have another important relationship to this area— to awaken.

(Background): compare the changing profile of distant hill (photo 37) Note that atmospheric changes of hour, weather (flurry, sun) and vegetation effects sense enclosure. Moon and stars fill sky, and play the horizon.



Special Observational Note:

- * About Re-sensing the natural resource base, with the re-designed built: The reader is invited here— as elsewhere in this survey— to cover the distracting elements to the photo and watch the magnificent sense of the ancient Berkshire valley and seasonally changing hills "re-emerge". (We can almost feel the river heading through valley, amidst hills, and near where we know lies Stockbridge). This is the outer layer of enclosure against open sky in which the good milltown was built— & any redesigned ped/vehic/ added building functional attractive uses— can be sensed meaningfully (eg layered or encapsulated) within The 'type' of both conceptual or real intra-site connection— be it of harmony, contrast, juxtaposition— as focused or open— planned or accidental sequence— are all of exciting challenge for deciding proposals.



37d: (NNW) View from Main Street, toward the Eaton Street terminus : this is the river areas most prominent, proximate, yet neglected unused point. (The whole valuable river area is hidden, inaccessible—holding great recreation open space potential).

(Foreground): shows plowed edge debris, eroding /non-edge & unchecked plant growth that-- that bars the river space-- visually, actually, and therefore in terms of conscious-image. The good unique medium/ large tree "wild" stands and succession grasses and understory (see vegetation analysis) engage geologic diversity (see landform analysis)-- with ecological significance and spatial/visual intrigue. Selective pruning up of existing trees, and clearing of brush can easily open up great views, sense of space, and opportunity for recreational use and riverside access. ((The DPW shed (at rt) may be considered for demo, reuse, or relocation-- along with Arobi revitalization strategy).

(Midground): RR-Bridge (with pedestrian stairs, passage), is functional and appealing; along with the 2 street bridges; with need for renewed or added pedestrian bridges in several river areas eg, across Island. (See also mill dam & walls, un/ & accessed areas).

((Background: (westward, on other side of river)): is sustained maturing, sustained successional woodland, with banking & upper w terrace beyond, with residences atop (that have great natural site delineation, with fair buffering and privacy but no formal access. See also other river photo areas-- potential for variety of conserved or pedestrian open spaces, walks, and trails-- connective to region and all town.

Special Observations:

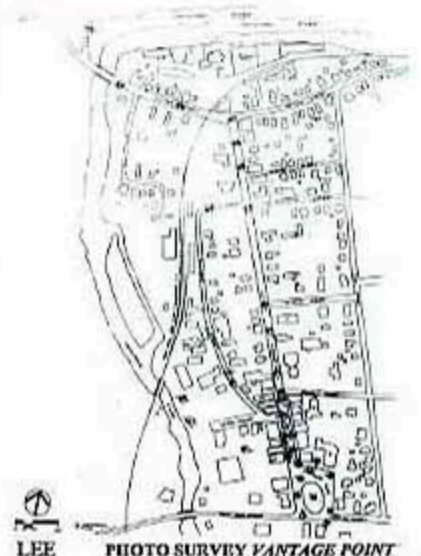
"Deep, moving, waters from high away Berkshires: dark blue, with white current churning past the concrete support, under the ironed truss-- with crisp ripples by winter breeze, flows between deep cut wooded grassen banks. We wish to open up, access, enjoy-- and know the river again". See other river photos

Note the prolific diversity of the natural dynamic river system-- and the manmade physical cultural relation to it-- is present (obscured) along the whole west and north edge of downtown: Berkshire water, wildlife, landform, prolific irregular trees (singles, clusters, abandoned woodland) or understory, microclimate, vantages are evident with great theme & variation through the great New England seasons.



- + The river-- with its historic natural physical, and cultural values-- is a vital key to revitalization. A desired increase of Lee patronage: by locals, regional visitor/ wider tourism may be highly contingent on riverpark provision and imagery). * i.e. The river area can be revealed & integrated with a town open space system, lending its many values for recreation, visual/spatial and resultant social/ civic/ economic benefit. -- but today lies unaccessed, unused, & undervalued by many.

- * See Historical Introduction Section: "From settlement through industrialism, how the river determined and helped sustain Lee-- ever asserting itself as part of Lee's essence-- and must be allowed to do so, in old & new ways, tomorrow. See photos of adjacent areas-- to get a sense of the size and diversity of river space to rediscover ; see historic Lee photos for its "determining presence".
- * See River Analysis Section: "The many space/time scales of meaning, and the many values/ uses-- that the Housatonic can bring to Lee locals & visitors.
- * Note that proposal #3 will be based entirely on "Return to the River"-- a big idea in which all sub concepts take their direction-- as a revitalization strategy. Other proposals use the river (in various degrees) as well.



38a: (E) View from Eaton Area:

"Backside of Main Street buildings" making an effective local scale quad-wall of local uses: (l-r) Lee Bank, McClelland Drug, and Morgan House (with pillared porch).

These structures-- as prototypes-- have good multifloor mixed use, & fair access, some variety of porch, enclaves, nooks, stair, ports artifacts that is lacking on most adjacent buildings on this strip. But all backside structures unfortunately act & most seem as a barren backside instead of addressing definers of a place. They face but do not relate outward to or participate in the large lot/area space between the River & Main St (nor to each other or internally-- architecturally, spatially, or for pedestrian use). Clear intra-building access, with intermediary pedestrian spaces projecting at buildings, connection to parking and adjacent town areas, are lacking. Good sun or shade pocket frame/orientation exists here, yet also large lot expanses are too exposed to summer heat/glare and winter wind-- without trees, awning/device or comforting space/seating amenities. Note: brush tree (rt) donates a limited connection. (See other photo: trees lacking in lot & buildings. Issue of plowing storage does not require tree mitigation. Parking is unorganized (& mixes private /public); service eg dumpster is often ad hoc and conflicting; snow plowing complicates further.

- * There is potential to at once expand define enhance & articulate the *individual* spaces of each architectural location/use; as well as unify the linear/place of all these buildings-- in framing a large off-street vehicular/parking place, with expanded cbd activity and pedestrian accommodations (connected between Main St & a new river area). Potential alleys, service accommodation; possible upper deck/side.

Special Observation Notes: (compare and apply notes to other backside area photos:

- * Here we see the twin dome of Memorial Hall, and steeple of Congregational Church in good compositional tension, marking pedestrian movement scale-- but the diagonal slicing of powerlines intersects the congregational church steeple at bell-- as a vertical counterpoint to grid rows and distant hills. Horiz & vertical 'datum shifts' are complex while the total planal space is fixed and greater background enclosure slow & simple. This juxtaposition at once makes the space free (by contrast), as well as stimulating.
- * Also apply here the note (of photo 37) re space scale/continuum. (i.e. The intimacies at close scale to building, vs these midground juxtapositions, and far background Berkshire enclosure can make important space layers experienced sequentially and simultaneously.



APPENDIX

PHOTOGRAPHIC SURVEY

“Historic-Lee Archives” & “Existing-Lee Cross-Analysis”

- The Historic Archive Photos correspond to Chapter 1, History Section of the thesis. They are meant as reference to Lees “original determinants” of natural, physical & cultural aspects. ((These are to be read *along* with Ch historical reading, and later to check-relate to historic proposal features)).
- The Existing (present day) Photos are meant as both supportive & cross-informative of Chapter 2 Analysis Section of the thesis. The reader is invited to scan these in journey sequence for orientation prior to reading the thesis, and then to consult in a more studied manner to assist the analysis and placement of proposals. (The bold headings & first paragraphs are the essential descriptions). ((Note: The additional (lengthy) text for each photo includes random collected detailed observational comments-- offered only as an appendix-extra, beyond the formal scope of the thesis-- in case the reader chooses to selectively explore particulars in oblique/ depth. Unique observations as well as reiterations are carried through as relevant)).

Survey current photos-- are by studio team member/s. (See notes).

PhotoSurvey (part b above)—basic descriptions plus a flow of impressions.
(See part-a for first download).

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See also the historic photos archive.