

SPECIAL HISTORIC LANDMARKS COMMISSION

JUNE 13, 2014

The meeting was called to order at 1:00 p.m. by Chairman Robert Seyfang. Commission members present were: Pam Aubry, Charles Hablitzel, Dennis Layman, Ruth Lucius and Robert Seyfang (5). Emily Crego and Alex Heard were absent (2). Also present was Brody Walters, Planning and Zoning Administrator.

The purpose of the meeting was to consider Application 12-14 that was tabled at the previous meeting due to a lack of a quorum.

APPLICATION 12-14 – Alex Heard requests a certificate of appropriateness to add an addition and modifications to the exterior of his existing residence. Consideration includes color, material and architectural style. The subject property is located at 333 E. Front Street and is zoned R-1 (Single-Family Residential).

Kate MacPherson was present to represent the applicant. She introduced Sandra Heard who stated that she and her husband purchased the residence seven years ago because they loved the home and loved the downtown area. She said that they do not want to do anything to hurt the historical aspects of the home, but it needs to be brought up to the 21st century. She said they want to open up the back of the house to their beautiful backyard and they want to convert the attic into an art studio.

Ms. MacPherson said that she spoke to the neighbors and they are all supportive of what they are proposing. She said the back of the house has been added onto several times and there were different stone materials used and they are trying to correct that so they are proposing simplifying the foundation. They will utilize the foundation and first floor framing of the existing structure. A small portion of the existing back entry would be removed allowing for the footprint of the house to be slightly decreased. A new terrace and walk is proposed to connect with the backyard. A small screened porch is proposed to replace the aluminum greenhouse on top of the existing stone foundation. The new rebuilt membrane rooftop of the enclosed porch will have second floor access to an open outdoor porch. The third level attic will have a new low-slope center skylight and a new dormer window facing the backyard. The new roof shingles will match the existing. The new windows on the second and third floors will match the new enclosed family room windows and will be broken aluminum or aluminum clad. Existing two over two windows will be repositioned at the back bedroom overlooking the porch roof.

Ms. Lucius asked how big the screened in porch will be. Ms. MacPherson said it will be the same as the greenhouse, about 10' x 10'. Ms. Lucius said that she thinks it is a beautiful house but the framework of the greenhouse, and now the screened-in porch, is visible from the street and she would prefer if there was more of a streamlined look to the house. Ms. Heard said that they want the screened-in porch and the precedent has been set with the approval of the screened-in porch on Second Street. Ms. Lucius asked Ms. MacPherson about using two over two windows on the second and third floors as opposed to the longer windows since there will be four different windows on

the back of the house. Ms. MacPherson said that they looked at other options, but the proposed windows work better proportionately. Ms. Heard said the back will only be seen by friends and family. Mr. Layman asked what kind of vertical supports will be used on the rear porch. Ms. MacPherson said that it will be heavy duty aluminum.

Mr. Layman moved to approve Application 12-14 as submitted. Mr. Hablitzel seconded, and it was approved 3-2. Ayes: Hablitzel, Layman, Seyfang (3). Nays: Aubry and Lucius (2).

There being no further business, the meeting adjourned at 1:47 p.m.

Respectfully submitted,

Mary Jo Sutton