

Historic District Commission Public Hearing Minutes – July 16, 2020

Time: 7:33 p.m. – 9:16 p.m.

Members Present: Ben Franklin, Chair; Jer Jurma; Sylvia Belkin, alternate; Richard Smith

Members Absent: Andrew Steingiser

Location: Virtual Meeting

The public hearing was video recorded.

Agenda:

CERTIFICATES OF APPROPRIATENESS

- a. **Continued - 20HDC-29 (152 Walker Road)** – Request to rebuild front steps with bricks on the sides and risers, with granite on steps and landing and put granite on the walkway; request to replace existing windows with vinyl windows, and replace the front door. Additionally, a request to install a rear deck with a new sliding glass door. Applicant & Owner: Esmeraldino Santos. (Parcel ID: 15-39).

The item was continued from the last meeting to provide the applicant time to provide additional information on all three requests. The applicant was present at the meeting.

Commission members discussed the existing door, which is in bad shape, and the proposed replacements. The existing door is not in the style of the house, while the proposed 3-over-3 would be more appropriate. There were no other issues.

The Commission moved on to discussing the windows. Two of the proposed windows to be replaced are not original to the house, the rest are. After reviewing the additional interior and exterior images provided, the Commission determined that the existing windows were restorable. Chair Franklin and J. Jurma noted that the Commission views original windows as extremely important to the Historic District, and are only approved to be removed and replaced in cases where the condition of the windows is deemed non-restorable, which oftentimes means there are other structural issues with the frame/house that are larger than the windows themselves. Commission members gave suggestions for different local businesses, such as Beverly Glass, that can assist in the restoration process.

The Commission then discussed the proposed rear deck. The applicant proposed to build the deck, which is raised, of wood and install a new sliding glass door at the back of the house which can be seen from a distance from the neighboring street. Chair Franklin stated that there is a precedent for removing a window for functionality, which is requested here. J. Jurma requested that the window trimming needs to go around the slider.

MOTION: R. Smith to approve the door replacement with the 3-over-3 option; and to approve the deck as shown in the example image (sans cross braces), with trim and to be made of wood. Seconded by S. Belkin. Unanimously approved.

MOTION: R. Smith to not approve the request for window replacement. Seconded by J. Jurma; unanimously passed.

- b. **20HDC-40 (21 Banks Terrace)** – Request to rebuild existing front porch with PVC decking and railings (Parcel ID: 16-96). Marla Lutter, applicant, was present.

The front porch is in failure and needs replacement. Wood is planned on part of the project but decking and railings are planned to be alternate material. The roof over the porch will not be changing in design, and the size of the porch will not be changing. J. Jurma had concerns about replacement the columns, as they appear original to the house and architecturally significant. There are also concerns about the material choice. While the Commission has approved composite materials but they need to be paintable and in keeping with a woodgrain design. After discussion with the applicant, the Commission decided to continue the item to the August meeting to give the applicant time to come back with a different material selection.

MOTION: J. Jurma to continue the item to the August 3rd meeting. Seconded by S. Belkin; unanimously passed.

2. Other Business

Staff and the Commission discussed the possibility of putting CONAs online. The Commission is supportive of the majority of the process going virtual, if possible.

Commission members noted a number of potential violations that have been sighted over the past few weeks. They would like to reach out to these addresses and discuss these at the next meeting.

Meeting adjourned at 9:16 pm.