

COMMISSION OF ARCHITECTURAL REVIEW

December 10, 2020

Members Present

Robert Stowe
Robert Weir
Susan Stilwell
Jackson Weller

Members Absent

Michael Nicholas
Robin Crews
Jeffrey Bond

Staff

Doug Plachcinski
Lisa Jones
Clark Whitfield

Mr. Weir called the meeting to order at 3:30 p.m.

ITEMS FOR PUBLIC HEARING

1. *Request Certificate of Appropriateness, 2020-267, to restore 835 Pine Street back to a single family dwelling configuration. The proposed scope of work includes reinstalling an outside door to the center hall, removing the door to the left apartment, and replacing the door to the right apartment with a jib window.*

Mr. Weir opened the Public Hearing.

Present to speak on this this request was Mr. Cody Foster, owner of 835 Pine Street. Mr. Foster stated what I want to do if this is possible is to replace the center hallway and door with a code appropriate door, that was salvaged from a building that was torn down locally. The jib window I already have which is from 850 Pine that was just torn down. I got in there and actually reviewed the original window that would have been there and it was a jib window. Everything that I want to do is going back to the historically appropriate. I want it to look like the day that it was built.

Mr. Weir closed the Public Hearing.

Ms. Stilwell stated I personally am ecstatic to see this house restored back to single family.

Ms. Stilwell made a motion to approve application 2020-267 and to issue a certificate of appropriateness. Mr. Weller seconded the motion. The motion was approved by a 4-0- vote.

2. *Request Certificate of Appropriateness, 2020-268, to restore 870 Pine Street. The proposed scope of work includes demolishing rear additions, restoring the side porch, and restoring decorative elements with period appropriate wood materials.*

Mr. Weir opened the Public Hearing.

Present to speak on this request was Mr. Paul Liepe, on behalf of the owner Ellen J Paul, who is in Boston. Before I speak on the request, I want to thank the Commission for a year of their service. Everyone greatly appreciates it; thank you very much. We are fortunate to have people like Mr. Foster and Ms. Paul who are interested in restoring these houses. This particular case, 870 Pine Street, the back of the house the first floor is in absolute disastrous condition. The fact that we have someone with both the experience and financial wherewithal to do this in my opinion is been a blessing. We are also fortunate in this particular case to have an old picture of the house. We know what it is supposed to look like, and it is Ms. Paul's intention to return the house to the configuration that is shown there in that old picture. If you have questions, and I know the answer, I will be happy to answer or otherwise I can get Ms. Paul on the phone.

Mr. Weir closed the Public Hearing.

Mr. Stowe stated when we talk about demolition; obviously, we want to pause for a second. I just want to be clear that the two additions that we are talking about is a small addition on the right and a small addition on the back, am I correct?

Mr. Liepe stated there is actually an addition that goes all the way across the rear, and all of it is in bad condition. To add it in the rear one, at some point it was converted to a seven-unit apartment building. That rear addition was done poorly.

Mr. Stowe stated it says that Section A is to be restored.

Ms. Stilwell stated that is the porch.

Mr. Liepe stated no, Section A was originally just a small side porch, and later it was extended forward to the left. That particular structure I am not quite afraid to walk through it but I am close. It has had a great deal of water filtration into it.

Ms. Stilwell stated where did Ms. Paul move from?

Mr. Liepe stated Boston area.

Ms. Stilwell made a motion to approve application 2020-268 and to issue a certificate of appropriateness to restore this house and to remove all the additions that are inappropriate and created great HAVOC socially and physically to this house. Mr. Weller seconded the motion. The motion was approved by a 4-0- vote.

- 3. Request Certificate of Appropriateness, 2020-269, to remove a majority of a rear 1960's addition at Temple Beth Shalom. The proposed scope of work includes*

removing most of the wing, relocating the HVAC units, and adding a matching sloped roof to the remaining maintenance and storage rooms.

Mr. Weir opened the Public Hearing.

Present to speak on behalf of this request was Mr. Peter Howard; I am Treasurer of Temple Beth Shalom and one of the Trustees. The Sunday school wing that was built in the early 60's has had extensive damage created first by Michael but subsequent storms. The new roofing that had been put on did not do an adequate job and all the water and rain got through ahead of us. The interior of that wing is substantially demolished at this point. The installation, old wood and electricity is very much in need of repair. The alternative to it is to take down that part of the building that is no longer use to us unfortunately due to lack of kids. The demolition would cost us significantly less than the repair, and restoration and given our limited resources, we would rather use those resources on the work that needs to be done in the sanctuary itself.

Mr. Weir stated you are talking about moving this cedar block part of that whole building to cedar block behind the temple?

Mr. Howard stated correct.

Mr. Weir closed the Public Hearing.

Mr. Stowe stated I have two questions it says retaining the two rooms and moving the HVAC to the ground level. Is that going to be seen from any public right away?

Mr. Howard stated the HVAC would be on ground level at the rear of the building.

Mr. Stowe stated the two rooms that you are retaining are part of that addition to the cedar block. What kind of square footage are we talking about?

Mr. Howard stated I think the rooms are either 8 or 10 foot out.

Mr. Weller stated are you going to pour a concrete floor.

Mr. Howard stated yes.

Ms. Stilwell stated do you think that you will leave the concrete floor?

Mr. Howard stated yes, the tile that we have put over the concrete floor in those two rooms has been maintained and they were not damaged by water at all. We will be able to retain those two rooms pretty much as they are.

Ms. Stilwell stated they would be equipment rooms?

Mr. Howard stated yes.

Ms. Stilwell made a motion to approve application 2020-269 and to issue a certificate of appropriateness. Mr. Stowe seconded the motion. The motion was approved by a 4-0- vote.

- 4. Request Certificate of Appropriateness, 2020-271, to repair/replace the roof, repair siding, replace windows, and paint the home at 507 Holbrook Avenue.*

Mr. Weir opened the Public Hearing.

No one was present to speak on this application.

Mr. Weir closed the Public Hearing.

Mr. Stowe made a motion to move for continuation of this application to the next regular scheduled meeting. Ms. Stilwell seconded the motion. The motion was approved by a 4-0 vote.

- 5. Request Certificate of Appropriateness, 2020-273, to build front brick stairs, add staircase railings to front porch, stain front door, paint accessory building doors, and add exterior wall-mount mailbox to the home at 864 Pine Street.*

Mr. Weir opened the Public Hearing.

Present to speak on behalf of this request was Ms. Keisha Corbett, owner of 864 Pine Street. I am just trying to get my staircase back the groundhogs dug out both sides and it collapsed. I had to get my basement wall redone, and now I am just trying to get my staircase back on the house. Originally, it was not brick; it was block covered like the bottom of the house. I would like to put brick on the steps that match the brick that is already there.

Ms. Stilwell stated how high are those steps it has been a while since I have looked at that house?

Ms. Corbett stated there are no stairs now but it was only three that got you up to the porch. Which I know for sure it is going to be more than three steps because those steps were the platform where you place your foot was not safe. It was not long enough to place your foot down and step safely.

Ms. Stilwell stated so you are going to come out a little bit?

Ms. Corbett stated today I went by with my mason person that is going to do it. We are in between and I think the normal is twelve but we are going anywhere from sixteen to eighteen but he wanted twenty-four but it would take it a little bit further into the yard. It will make it four steps down in the front. I will need a walk way and I am asking it would probably only be two foot from where my steps end and where my sidewalk starts. The steps are going to look different because the ones that were on there were not okay for

the house for safety reasons. I am just trying to get the front of my house looking like it is supposed to.

Ms. Stilwell stated the steps that you are going to have will they have a railing.

Ms. Corbett stated yes, I am asking to do the wood, as my porch is already white with the spindles. I am asking to put the railings on the steps.

Mr. Weir stated we had problems before in some of the Historic District that the railing was pipe and we have gone back and forth on this.

Ms. Stilwell stated it was very common black pipe railings.

Mr. Weir stated somebody came thru town here and sold everybody black pipe.

Ms. Stilwell stated it could take a lot of weather.

Mr. Stowe stated if I could remember correctly the steps are to the right side of the porch?

Ms. Corbett stated when I really looked at it today, I looked at my neighbor's porch, and her steps literally go the length of the stepdown. Mine was literally, as the length of my porch is the size of this table. It will be that length with four steps down. I am asking to be able to get me a walkway from there to the street.

Ms. Stilwell stated are you are going to paint the door?

Ms. Corbett stated if I am approved, I am getting a new door built. The door that I have on there now has been pieced together. It looks like at one time it was a double mill drop. They put wood back in there and sewed the door up. I am having a wood door made it's going to look exactly the same but it is going to be made out of African Speckled wood and that is the color of the door that I want it to be. It will look like actual wood; all the doors on my house are white.

Mr. Weir stated is that the picture of the color right here?

Ms. Corbett stated yes, that is the wood color that I would like. I would like to do the same color on my back porch door also.

Mr. Stowe stated the mailbox you are talking about?

Ms. Corbett stated it is just a mailbox that I got from Lowe's that I would like to put on the right side of my house.

Ms. Stilwell stated is it going to be floor mounted or wall mounted?

Ms. Corbett stated the one that I have already is wall mounted.

Mr. Weir closed the Public Hearing.

Mr. Stowe made a motion to approve application 2020-273 and to issue a certificate of appropriateness as submitted. Mr. Weller seconded the motion. The motion was approved by a 4-0- vote.

OTHER BUSINESS

APPROVAL OF THE MINTUES

Mr. Stowe made a motion to approve the October 22, 2020 minutes. The motion was approved by a unanimous vote.

With no further business, the meeting adjourned at 3:54 p.m.

Approved