

95 Cookman Ave

March 24th 2025

Michael Moss returned with new sketches for Concept.

He removed the proposed Gazebo at the front by squaring off the porch which was deemed more

conforming than his earlier proposal.

He proposes adding an open balcony at the 2nd floor. Second floor open balconies are permitted.

However, his sketch shows the balcony extending past the front face of the house in a manner that is non-typical of historic houses in the district. Tech recommends he shorten the balcony so that the left and right sides are equally spaced between the margin of the front façade.

He proposed replacing the existing four porch columns at the front of the house with 3 new columns stretched across the expanded length, interspersed with newels. Disturbing the rhythm of the existing columns (i.e., not continuing that rhythm) alters the front façade and changes the character of the building at its most public facing area. Tech recommends he try to retain the existing rhythm. This may result in an eccentric span at the last column.

He proposes a new window Level 1 of the house facing the wrap-around porch. Cutting new fenestrations into historic original portions of buildings in the district is prohibited.

He proposed a clear stained (i.e., visible wooden grain and color) porch ceiling. Porch ceilings are traditionally painted bead board or have exposed rafters.

He is still proposing removal of an existing exterior chimney. He was advised such removals are subject to approval by the Commission.

He was advised he will need Zoning approval prior to submitting his application to HPC.