95 Cookman Avenue.

**18 March 2025**

Tech Team: Deborah Osepchuk. Lucinda Heinlein, and Jeffery Rudell

Michael Moss, Architect. Dawn Wilcox, Owner.

The applicant came with Michael Moss, their architect. At an earlier Concept they were advised

adding additional space at the front of the house is non-conforming. A wraparound porch was

suggested as a viable way to add usable space within the permitted scope of the Guidelines.

The applicant returned today with a wrap-around porch that extends to the extreme right of the

front façade and back to rear projects. However, at the corner of said wrap-around, they proposed

an octagonal projection with a witches-cap roof. The structure was grossly out of proportion with

the existing house, overwhelmed the historic structure, and effectively created an addition in the

front of the house of more than 4’. Non-Conforming.

At the rear most end of the wrap-around they proposed a small gable over a stair down to grade.

One member took issue with the placement of such a gable atop the shed roof. Another member

thought it permissible as an indicator of a secondary entrance. The applicant will have to decide

whether they wish to present the idea in their full application. To be discussed.

They also proposed a new, uncovered balcony at the second floor above the existing front porch.

This appeared Conforming.

They also propose removing the existing historic chimney and altering the historic footprint of

the building. We advised that such changes were counter to the preservation objectives of the

Guidelines. They were advised such a change was likely to face push-back. Non-Conforming.