

98 Lawrence Avenue

**20 May 2025**

Tech Review Team: Deborah Osepchuk, Lucinda Heinlein, and JeBery Rudell

NOTE TO FILE: JeB Beekman representing. The applicant previously came to HPC for exterior work (door, roof, siding, and windows, 13 December 2024), and were approved (5 February 2025). In the interim they went before the ZBA for a variance (granted 27 March 2025). The resolution reads in part, "...The site can absolutely accommodate the use and is still subject to HPC approval for exterior."

The applicant is now returning to HPC (9 May 2025) with plans that were approved by ZBA for HPC consideration.

Per the land use administer, since 2021, all applications for additions and construction of new homes must come to HPC for a concept review prior to submitting their application. This requirement was installed as a way to aid homeowners and prevent them investing in designs that fall outside the parameters of the Historic Guidelines.

Since the applicant drew up plans for ZBA (and since HPC cannot review plans that have not yet been approved by Zoning) this proposed addition did not come before HPC for a Concept.

We called Mr. Beekman to suggest he and his client come before HPC Tech to discuss at next week's Tech.

Typically, HPC asks for As Built elevations in addition to Proposed Elevations. If As Builts are not available, photographs of the existing building may suBice. The application is Incomplete without such drawings or photographs.

Mr. Beekman called back and agreed to schedule such a meeting through Heather. He says he has photographs of the existing structure to share with HPC.