



110 Main Avenue (1875)

06 June 2023

Tech Review with Deborah Osephchuk, Lucinda Heinlein, and Jeffery Rudell

12:00 p.m., Zoom meeting to discuss rear porch issues.

The homeowner pleaded ignorance (my contractor did work without my approved) and then claimed they whole HPC process seemed non-sensical to him. He offered to rebuild the non-conforming rear structure back the way it was but was told such non-conformities, once they have been altered must be brought into conformity.

His options are to remove the non-conformity and rebuild a conforming rear porch/balcony structure in accordance with the guidelines OR remove the non-conformity and replace it with a viable metal fire escape painted to match the body of the house. Whichever means of egress he settles upon, he must address how he will treat the back of the building (siding, window trims, etc), palette, and the actual egress structure and how it will be attached.

The ground floor (kitchen door) will need a conforming platform and stair with railings, decking, etc. and will require Zoning and HPC review and approval. Also, any pavers or slate or concrete walkways likewise require Zoning and HPC review and approval.

Non-conforming and unapproved lighting fixtures must be removed, and conforming fixtures and placement submitted to HPC for review and approval.

The homeowner will consult with his designer (John Bardsley) and his builder and get back to us.