

Receive the staff report to consider a variance and Certificate of Appropriateness (COA) for the property located at 32 S Columbia St. - HPC-0003-2025 and DEV-0001-2026 (Item 1 of 3)

The petitioner gave their testimony.

There was no public testimony.

\*The minutes note that the meeting was paused as the meeting room's audio recording feature had not been functioning properly. At approximately 8:10pm the audio was corrected and the meeting resumed.

The material of the railing on the proposed rear porch was confirmed to be wood.

Commissioner Sandborn commented that the increased bulk has an impact on the street facing façade.

Tom Ryan, the architect for the project, explained the reasoning for the increased bulk and that the design preserves the integrity of the primary façade, the addition is setback from the front property line, and the height of the addition steps down as it approaches the north side lot line to reduce impact on the neighboring property.

The petitioner, Mark Urda, noted the 75' lot width and the proposed addition allow for a floor plan to accommodate modern living.

Clarification was provided that the proposed gable roof is the only change to the existing Columbia St. façade.

The Commission inquired about the setback variance.

Tom Ryan stated that the encroachment is minor and compliance with the setback will cause challenges with the construction of the addition, particularly the roof line.

The petitioner made closing remarks.

Commissioner Sanchez struggled with the scale of the addition. He noted that the preservation of the original façade and setback of the addition are

appropriate. He continued stating support for the variance request due to the minor nature of the encroachment.

Commissioner Deffenbaugh asked the petitioner to clarify the size of the addition. He supports the architect's approach to accommodate an addition for modern living in the historic residence.

Commission Bufort voice support for the petitioner's commitment to the project.

Provide a recommendation on the corner side yard setback variance for the property located at 32 S Columbia St. - DEV-0001-2026 (Item 2 of 3)

**A motion was made by Commissioner Deffenbaugh and seconded by Commissioner Bufort to recommend approval of DEV-0001-2026, a setback variance to Section 6-6C-7:1 for the property located at 32 S Columbia St. The motion was approved by the following vote:**

**Aye:** 9 - Sandborn, O'Brien, Sanchez, Malm, Bufort, Santucci, Wills, Deffenbaugh, and Adams

**Excused:** 2 - Kelly, and Field

Consider the Certificate of Appropriateness (COA) for 32 S Columbia St. - HPC-0003-2025 (Item 3 of 3)

**A motion was made by Commissioner O'Brien and seconded by Commissioner Deffenbaugh to approve HPC-0003-2025 for consideration of the proposed one and two-story addition visible from both Columbia St. and Van Buren Ave., a new covered porch on the north secondary facade, and a new gable roof on the west front porch for the property at 32 S Columbia St. The motion was approved by the following vote:**

**Aye:** 9 - Sandborn, O'Brien, Sanchez, Malm, Bufort, Santucci, Wills, Deffenbaugh, and Adams

**Excused:** 2 - Kelly, and Field