

Notes from OBHC Hearing 17 School Street

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Notes from OBHC Hearing for 17 School Street, April 20, 2022

Pam Melrose, Chairman

These are meant as informational, the more detailed Official Minutes will be submitted and approved in our May meeting

In attendance were full OBHC members; Lucy Thomson, owner; Darran Reubens, Architect; Peter Breese, architect; and 2 visitors

We reviewed the definition of “significant” and that the historical significance of this home had been the basis of that designation for this property. Our research as well as the owner’s, revealed the house was once located in the MVCMA grounds and moved to its present location in the late 1800’s by Henry Chadwick and was his chicken farm. The architectural details were definitely indicative of Campground style of the 1860’s.

The applicants distributed copies of the Inspection Report done by Real Estate Consulting, and their updated plans for proposed replacement,

Based on the Inspection, comments by the applicants and on site observations, and its location in Flood Zone, it was evident that extensive work was required.

Darran Reubens went over the new plans which reflected many of our recommendations from our March meeting with him to include and respect the historic details and character of the existing home. Discussion of elevations necessary to meet Flood Zone requirements, set backs, and architectural details was extensive.

Although much of the house isn’t salvageable and the new design incorporates and replicates the original look of the house, as a central component, the owner and architects were amenable to including as much of the actual elements as possible in the rebuild...posts, windows, shutters, rake trim, gingerbread, and any other materials where possible.

After the Hearing, OBHC discussed designating the home “preferably preserved” and delaying demolition up to 6 months given its present condition, and that it was also under review by MVC.

We voted unanimously not to designate it ‘preferably preserved’ with the caveat that any original materials of the house, where possible, be incorporated into the rebuild.

Sent from my iPad