Agenda HARB October 21, 2025

Item 1. Review minutes from September 16, 2025

Item 2. Tate Realty LLC
1005 West Fourth Street
66-012-200 -1890 2 ½ story Victorian Gothic style house with wood clapboard siding. Gingerbread trim on side porch. Multigabled roof of slate with a front gable. Arched windows with decorative wood window heads. Arched door with molded panels and arched windows at the top. First floor protruding bays on front and east side. Balustrade main roof.

A. Prep and paint as needed with previously approved colors - (COA May 21, 2001)
Sea Froth –Body, Stone Harbor–window casings, Black Raspberry- doors, Dark Basalt-window sashes, Cloudy Gray-lattice. Benjamin Moore paint.

.Standard: #2….character of a property shall be retained and preserved. Painting is a recognized preservation technique and should be completed in gentlest means possible.
Additional I*nformation:* There is a Codes-lead paint issue at this property. HARB notes that most homes built before 1978 are subject to the "Lead Paint Rules". If a project will disturb any previously painted surfaces the owner should call 1-800-440-LEAD or search online for more information about requirements.

Item 3. Mutchler Richard & Terri
918 West Fourth Street
64-001-111 -1865 Delos Mahaffey-Fox House. 2 1/2 story wood Victorian eclectic house. Multigabled roof w/fish scale gables. Asymmetrical floor plan, protruding bay east side. Large porch w/ turned posts and clapboard enclosed bottom. Large eave braces. First occupant G. Bedell Moore of Lutcher & Moore Lumber.

A. Tear off existing shingle roofs. Replace any damaged sheeting. Install dark drip edge, ice/water weatherguard, CT synthetic roof runner, rubber vent pipes, flashing as needed and Certinteed Landmark Pewter, architectural shingles. Existing spouting will be reinstalled.

Possible Standard: 6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. .

Item 4. Stone Fortress Residential LLC
332 Center Street
65-001-206 -1900 Two and one half story wood shingle Victorian eclectic house. Three by four bay with a hip roof and front gable. Roof is slate. Two story protruding on south side. Second floor balcony porch. Wood and brick front porch with paired square wood posts. Windows are six over one double-hung. Lattice under porch. Fire escape on front of house tends to damage the integrity.

On October 15, 2024 a COA was approved for 332 Center St for the following items:

A. Remove rotted and irreparable sections of front porch. Rebuild existing support structure as needed with pressure treated wood.
B. Retain, repair where feasible, or replicate porch columns and trims. Same configuration as original and any replacements to match existing style and trims.
C. Retain or rebuild brick piers.
D. Rebuild porch roof same as existing. Finish with black rubber roofing. Interior porch ceiling to be tongue & groove style similar to original. Deck to be tongue and groove. Composite material.
E. Proposed new porch railing system is not recommended for approval. *Reinstall existing or repair wood railing or build new railing to match the existing profile. Same height. **Spindles are not to be face nailed to rail**s.
F. Rebuild porch steps with closed risers. Wood or composite.
G. Any lattice to be framed, tight weave.
H. Any gutter system to be ½ round gutter, round downspouts, brown or painted with colors to be determined.

No followup contact with prop owner. May not need re-reviewed? I will ask Codes if there is a problem here. First picture is before 2024 coa, 2nd current.

Item5. Any Other Business

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