

Email 3/15/21

Dear Ms. Johnson,

I'm writing to express my concern over the proposed addition at 15 Sherman St. that is being discussed at the meeting tomorrow.

Some background: My property at 17 Sherman St. was at one time part of the same lot with #15; my house was originally built as a guest house for that larger home. When the property was divided, rights of way were built into the deeds--for me to access the street across their parking area, and for them to access their backyard via my front yard. The Sandmans use their back as the main entrance, so they take full advantage of that right of way. I mention this to indicate that our properties are not just close but overlapping.

I see in the application that there is a photo of a previous addition and that's what they are following, but that photo and what it shows predate the time when the street was designated as a historical district, and the porch in the photo is not consistent with a house built in the early 1800s. Clearly at some point that addition was removed to restore the property to its *original* historical facade. It seems counterintuitive at this point to recreate an addition that would obviously change the historical characteristic of the house and would also be visible from the street, hence impacting the neighborhood. I believe this proposed change would not be in accord with the standards on this score.

I am disappointed that my neighbors would undertake an addition such as the proposed one without even mentioning it, when it so directly affects me and my property, but I realize there is no legal requirement for such a notification. I did not object to previous upper floor additions to 15 Sherman because they were at the back of the house, and because I wish to preserve good will, but this proposed addition would be directly in the line of sight with my bedroom window, altering my view considerably and also lessening my already limited privacy. While the ground support would remain just within the property line next to the walkway, it could still conceivably impact ease of access under certain circumstances.

At the risk of my neighbors' displeasure, I have to voice an objection to this application that so directly impacts my home.

Sincerely,

Theo Greenblatt

Email 3/16/21

Hi Helen,

I didn't say so in my email yesterday, but I would like an opportunity to speak at tonight's meeting.

After going home and looking at the space from my own property, especially from my bedroom, and considering what this addition would look like, I am really appalled by it. I'm also upset that the Sandmans have spoken to other neighbors about their plans but deliberately did not speak to me about it--clearly they anticipated that I would object and hoped to keep me out of the loop. This is the ultimate in disregard for one's neighbors.

The old photograph in their application shows a fence in front of what is now the parking area, which indicates that the properties were at that time joined, and so there was no need to consider the perspective of a separate homeowner at #17 (that's my house in the photo). Is there a record of when that porch was added and then removed? Should they not also provide photos or drawings of the property as it looked when it was built? That porch was not original, and at some point, this porch was removed and the property was restored to its ORIGINAL historic appearance. If the commission is considering the authenticity of the historic appearance for the district, it should be as it was originally built (17.80.020. - Definitions). The historic districting was designed to prevent exactly this kind of unhistoric major alteration to historic homes that consequently alters the look of the entire neighborhood (17.80.060 A.1, A.4, A.7). Because of the open parking area next to #15, any addition to that side of the building is very visible from the street, and at some distance, not just from a frontal view.

Thank you for your consideration.

Best,

Theo

Email 3/16/21

Hi Helen,

Here are several photos that show how visible the side of 15 Sherman is as one walks down the street—it's also one way driving, headed down hill where it's in full view. Since there is no structure directly next to it, one sees the full side of the building from some distance.

I've also included several photos taken from my front porch and from my living room and bedroom windows, to show how my view and privacy will be impacted. One can see the pathways with the rights of way, to understand how these properties overlap. Under the circumstances, undertaking any major exterior construction without some agreement between neighbors is distressing.

Please add these photos to my record of objection to this addition.

Thank you,

Theo

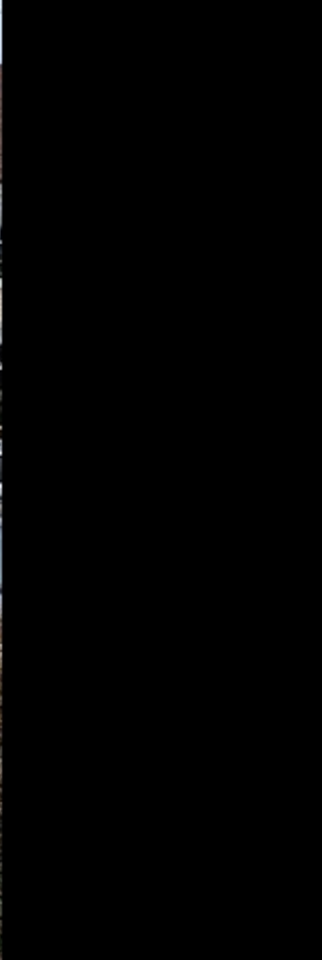














View from 17 Sherman porch





view from 17 Sherman second floor bedroom

side view from street



17 and 15 Sherman side view from street



