

October 30, 2024

Subject: Landmarks Preservation Commission

Meeting August 21, 2024

HSB-24-0005 (ZON-24-0035) 854 S. COUNTY ROAD (COMBO)

Narrative

At the subject LPC meeting, members of the Commission identified a concern about the proposed guest house front elevation and roof design. Also, the proposed gazebo was considered to be lacking in charm.

The guest house floor plan has been revised to offer a new more cohesive roof design. Matching the pitch and materials of the main house, this more simplified roof emphasizes the new front entry. The prior 3 peaked roof is now proposed as a more unified single roof form with center accented hip form. The size and scale of the guest house remains the same. Color, quoins, window sizes, material and detailing remain as previously proposed.

The Gazebo has been modified with the inclusion of louvered panels each side of six columns. The floor has been elevated an additional 6" providing an additional step around the perimeter. A stained wood tongue and groove segmental pitched ceiling is also shown.

Tom Benedict, Architect