

Date: November 27, 2023

Re: Support for Issuing a Certificate of Appropriateness for New House at 2409 N. Terrace Ave

Dear HPC Commissioners and staff,

I am the owner of 2387 N. Terrace Ave; the house immediately to the south of the home proposed on 2409 N. Terrace. Over the past few months my husband, Tim, and I observed the approval process for the home of our future neighbors and we were disappointed to see that little has changed since we endured the inappropriately excruciating HPC approval process.

I have the utmost respect for the role of the commission in preserving our beautiful neighborhood. However, it is crucial that the approval process follows the guidelines that dictate what does and does not fall under the commission's purview, and therefore, what it can and cannot demand of new and existing neighbors. In the case of the new application for certificate of appropriateness for the house on 2409 N. Terrace, it seems to me that line was crossed, allowing irrelevant preferences to be introduced into the discussion and imposed on the applicant, similar to what happened with our own house.

I have studied the plans for the newly proposed construction, and agree with HPC staff that the house is in good harmony with the neighborhood. I believe it will provide a beautiful transition connecting the two newly built homes on our street with the older homes in the neighborhood. The proposed house has timeless, traditional proportions and materials, and meets every single one of the requirements of the code. Any other criteria should be absolutely immaterial to the approval process. Imposing criteria that are outside of the historic guidelines is the same inappropriate overreach that we were subjected to three years ago, and which drove Juli Kaufmann away last year.

I am in support of the house proposed by our future neighbors, JP and Anna, who have thoughtfully designed a home to fit the neighborhood. The letters of opposition submitted for the meeting held on November 6th bring up a few items completely lacking merit (the setback is well within guidelines, metal roofs aren't noisier, and egress windows are allowed and mandated by building codes) and, more importantly, none of them are included in the historic guidelines and therefore they should all be thrown out.

I am calling on the HPC to be true to their mission to ensure new construction guidelines in our neighborhood are met as written, and reject frivolous objections that are outside of its purview.

And to our future neighbors I would like to say that we are looking forward to having you be part of this neighborhood, and we hope that this arduous process has not soured your excitement for joining our community.

Thank you for your attention to this matter.

Irina Gokhman

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