



Landmark Preservation Board
Thursday, November 15, 2018
Meeting Minutes

Room 215 City Hall

CALL TO ORDER

Chairman Don Radke called the meeting to order at 8:30 a.m.

ROLL CALL

Members Present: Cynthia Carter, Bob Haley, Dan Leary, Julia Marshall, Jeff Romano, Don Radke, Joe Saya, Lisa Tonzi

Staff: Kate Auwaerter

APPROVAL OF MINUTES C. Carter made a motion to approve the minutes of November 1, 2018, which was seconded by J. Marshall. The motion was approved unanimously with the following amendment:

DISCUSSION

Predevelopment discussion: 519 Walnut Ave/1007 Madison St.... In discussion, T. Cantwell stated that he appreciated that the design of the addition complemented the original house by mirroring many of its design features. Reviewing a c. 1920 image of the original house, B. Haley suggested that the owner consider restoring a portion of the original appearance of the house by *removing the second story addition to the original porch (now fully enclosed) on the south end of the house.*

OLD BUSINESS

Certificate of Appropriateness

CA-18-15 104 Hampshire Road. Shawn and Charlene Patane presented the application for the demolition of their garage at 104 Hampshire. D. Radke explained that the motion to deny the application at the October 4 meeting was invalid. The rules of procedure state that a majority vote of the full membership of the board is necessary to pass a motion on a Certificate of Appropriateness. The motion to deny the application did not have the appropriate majority to pass so it was considered a "failed motion." The Patanes presented their application to the full Board again providing additional information about the condition of the garage, including the lack of a foundation, weak roof system, buckling back wall (due to the chimney) and the fact that the front of the garage is cantilevered over the concrete pad and, without adequate support, is sagging. Repairs to the structure of the garage will require complete removal of the original materials. D. Radke again commended the Patanes for their stewardship of the property. He noted that the Board must follow the Secretary of the Interior's Standards for Rehabilitation regarding the retention of original materials. After initial discussion, L. Tonzi made a motion to approve the application as submitted, which was seconded by T. Cantwell. In discussion, B. Haley noted the loss of some of the garage's original materials and features, including the original swing doors and roof shakes. J. Marshall stated that the additional information about the poor condition and compromised integrity of the garage was persuasive. The Board discussed that a demolition should not move forward prior to an agreement on the design of the new garage. D. Leary stated that the existing garage was appropriate in size, scale and materials for its age, and that he was opposed to its full demolition. B. Haley noted that although the existing garage had suffered a loss of material integrity, the character of the garage -- its scale and form-- has value. After further discussion, L. Tonzi agreed to modify the motion to require that prior to demolition of the garage, the design for the new garage must be approved by the Board. The vote passed on a majority of the full Board membership, with D. Leary voting "no".

After the vote, the Board discussed briefly the design of the new garage. S. Patane stated that they were willing to work with the Board on the new design, but that they will propose a larger garage. T. Cantwell noted that the design should be similar to the original garage and compatible with the house. J. Romano agreed, adding that the new design should maintain the scale of the garage as a secondary ancillary structure to the house. D. Radke recommended that the Patanes come to the Board with a draft design for discussion. The Board will want to discuss scale, form, materials and colors. D. Leary reminded the Patanes of the required setbacks and noted that they will need to provide a survey.

NEW BUSINESS

Certificate of Appropriateness

CA-18-16 (M1) 244 Brattle Road. Scott McCormican (owner) presented the modification to the proposed hot tub installation in the rear of his property. He stated that because of the close proximity to the electrical service line along the rear property line, the City's electrical code inspector required that the hot tub area have a overhead screen or covering. The application is for cedar trellis mounted in a metal framework that will provide the overhead horizontal covering. T. Cantwell made a motion to approve the application as submitted, which was seconded by J. Marshall. The motion passed unanimously.

DISCUSSION

D. Radke announced to the Board that he had spoken to the Mayor and that after the transition to the new ordinance he would retire from the Board. K. Auwaerter stated that the transition would take place mid-2019.

ADJOURN

The meeting was adjourned at 9:35 AM.