



**Landmark Preservation Board**  
**Thursday, June 6, 2019**  
**Meeting Minutes**

Common Council Chambers

**CALL TO ORDER**

Vice Chairman Bob Haley called the meeting to order at 8:30 a.m.

**ROLL CALL**

Members Present: Tom Cantwell, Cynthia Carter, Bob Haley, Dan Leary, Julia Marshall, Jeff Romano, Lisa Tonzi

Excused: Don Radke

Absent: Joe Saya

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

J. Marshall made a motion to approve the minutes of May 16, 2019, which was seconded by J. Romano. The minutes were approved unanimously with the following corrections:

CA-19-06 226 Brattle Road. *The Board stated that the new window should be sized to match the size of the original frame and that the shutters, if located, should be re-installed.* T. Cantwell made a motion to approve the application as submitted, which was seconded by L. Tonzi. The motion passed unanimously.

**OLD BUSINESS**

CA-19-02: 718-720 Beech Street. Chris Honess (applicant) presented the revised plan to install air conditioning units on the exterior of the church. The revised proposal called for the installation of three (3), ground-mounted, condenser units: two (2) units to be located on the north side of the building and one (1) on the west side. The Board discussed where the line sets for the units would be run. J. Marshall made a motion to approve the application with the following conditions: the line sets will be located no higher than the window sills of the main floor window openings and will be inserted through the stucco portion of the walls, rather than through the foundation brick or through the stone drip-course that caps the foundation. In addition, the line sets will be painted the same color as the walls in order to minimize the visual impact to the building. C. Carter seconded the motion, which passed unanimously.

**NEW BUSINESS**

*No New Business*

**DISCUSSION**

Predevelopment: 248 & 250 E Water Street. Jim Knittel (On-Architects) presented for discussion the redesign of the facades of 248 and 250 E. Water Street, which are in the Hanover Square Historic District (expansion area). The buildings will be renovated for commercial and residential uses. Both buildings have been significantly altered over time: 250 E. Water Street has a thick stucco facing that wraps over and obscures the original cornice; 248 E. Water Street is wood paneled up to the third floor and the second floor features two large modern bay windows that replaced the original fenestration pattern.

The proposal calls for the modernization of both facades. At 250 E. Water Street, the ground floor storefront will be opened up with full height doors that can open during the warmer months for an expanded dining area. The original, three window openings will be replaced by a band of windows on the second floor and the entire façade will be faced in metal. Channel lighting will frame the storefront as well as the second and third floors, which will be capped with a curved arch of accent lights. Lighting would also highlight the cornice area. At

248 E. Water Street, the second floor bays would be removed and a band of windows would be installed across the facade. The ground floor and third floor would remain generally the same.

The Board commented on the proposed redesign. C. Carter and T. Cantwell objected strongly to the removal of the original fenestration pattern on the second floor of 250 E. Water Street. C. Carter noted that in spite of being altered, these two buildings were included in the expanded district in part because they retained the overall rhythm of the fenestration pattern common to the district. B. Haley recommended that they seek to retain the remaining primary features and form of the facades, including retaining the original masonry openings in the upper stories. In particular, he urged J. Knittel to reestablish the cornice at 250 E. Water Street. J. Marshall stated that the curved light feature over the third floor windows at 250 E. Water Street appeared out of place with the character of the building and noted there was no architectural precedent for this curvilinear feature on the building. Overall, the Board was supportive of the project, but urged the designers not to insert stylized or inappropriate additive elements to the redesign of the facades. Finally, the Board recommended that the buildings continue to read as two separate buildings regardless of what is planned for the interiors.

Code Enforcement: 523 Oak Street. K. Auwaerter reported that Code Enforcement had cited the owner of 523 Oak Street for failing to get permission to replace the windows in the house. K. Auwaerter shared pictures of the house, which appears to have had wood, 6-over-1 and 8-over-1, double-hung sash windows. The new windows appear to be white, possibly vinyl, double-hung sash that copy the original muntin pattern. K. Auwaerter noted that she was in contact with the owner's representative and that a complete Certificate of Appropriateness would be forthcoming.

#### **ADJOURN**

The meeting was adjourned at 9:30 AM.