



HISTORIC PRESERVATION COMMISSION

Monday, January 7, 2019

7:00 p.m.

Action Minutes

Members Present: Christine McMahan, Chair
Frank Brown
David Sacks
Jason Swichtenberg
Debbie Toole, Consultant

Staff Present: Caryl Layton
Ken Morris

Item 1. Meeting Called to Order:

- Christine McMahan called the meeting to order.

Item 2. Approval of Minutes from December 3, 2018.

- David Sacks made a motion to approve the minutes from December 3, 2018 with an amendment to include the basis for approval of 71 Clarendon Avenue due to findings of special conditions.
- Frank Brown seconds the motion.
- All are in favor.

Item 3. Old Business: None

Item 4. New Business:

- 13 Berkeley Road – Catherine Chastain – Paint the previously unpainted brick veneer on the house’s exterior walls.
 - Catherine Chastain, owner and Kendra Leffingwell were present at this meeting.
 - Commission and applicant discussion.
 - Christine McMahan opened the floor for public comment/discussion.
 - David Sacks made a motion to decline the application as submitted based on the materials guidelines for Tier 2 Conservation.
 - Frank Brown seconds the motion.
 - All were in favor.

- 74 Lakeshore Drive - Rick Blanchard for Carrie & Kevin Galpin - (1) demolishing an existing storage building, (2) constructing a new two-story garage with upstairs apartment in the same location, (3) removing a low stone retaining wall in the rear yard to make room for the new garage, and (4) repairing/replacing and expanding the rear driveway turnaround.
 - Kevin Galpin, owner and Rick Blanchard were present at this meeting.
 - Commission and applicant discussion.
 - Christine McMahan opened the floor for public comment/discussion.
 - David Sacks made a motion to approve the application as submitted noting that this is a relatively large accessory structure for the district and not one intended to set a precedent. It sits far back on the lot and is positioned next to a house that is on a double lot and is screened with vegetation. It is in within the guidelines in terms of its relationship to the primary structure on its lot.
 - Frank Brown seconds the motion.
 - All were in favor.

- 98 Clarendon Avenue - Susan Robertson & Luis Suazo - (1) replacing the existing front door, (2) replacing the existing front porch columns, (3) replacing all existing windows and adding a new window on the side elevation, (4) repairing exterior wood trim, (5) replacing the existing metal awning and side door at the south-side elevation stoop, (6) repairing the existing rear screened porch, and (7) replacing existing roofing.
 - Susan Robertson & Luis Suazo, owners were present at this meeting.
 - Commission and applicant discussion.
 - Christine McMahan opened the floor for public comment/discussion.
 - Frank Brown made a motion to approve the application as submitted with the following conditions: (1) the dormer windows on the front façade shall be repaired; (2) the addition of a window that matches the existing windows on the second level of the North facing façade may be installed to comply with the building code regarding bedroom egress.
 - Jason Swichtenberg seconds the motion.
 - All were in favor.

- 112 Clarendon Avenue – City Garden Company - Install a new landscape design over the entire corner lot surrounding the house. Renovate brick planters along the front elevation with a new stucco finish and bluestone cap; remove the planter closest to the front stoop. Install a new 36-inch-high wooden retaining wall on the left side of the front walkway to provide a planting area.
 - Jennifer Horvath, owner and contractor were present at this meeting.
 - Commission and applicant discussion.

- Christine McMahan opened the floor for public comment/discussion.
- Jason Swichtenberg made a motion to approve the application as submitted.
- Frank Brown seconds the motion.
- All were in favor.

Item 5. Other items deemed appropriate for discussion: None

Item 6. Adjournment

- Frank Brown made a motion to adjourn the meeting.
- Jason Swichtenberg seconds the motion.
- All were in favor.