



HISTORIC PRESERVATION COMMISSION

Monday, April 6, 2020

7:00 p.m.

Action Minutes

Members Present: **Christine McMahan, Chair**

Frank Brown

David Sacks

Jason Swichtenberg

Peter Yoxall

Debbie Toole, Consultant

Staff Present: **Caryl Layton**

Rebecca Long

Ken Morris

Shannon Powell

Item 1. Meeting Called to Order:

- Christine McMahan called the meeting to order.

Item 2. Approval of Minutes from March 2, 2020 regular meeting.

- David Sacks made a motion to approve the minutes.
- Frank Brown seconds the motion.
- All are in favor.

Item 3. Approval of Minutes from March 12, 2020 Special Called meeting.

- Jason Swichtenberg made a motion to approve the minutes.
- Frank Brown seconds the motion.
- All are in favor.

Item 4. Old Business:

- 6 Kensington Road – Keith Burnett - (1) construction of a new two-story garage with upstairs apartment behind the existing house, (2) extension of the driveway to the new garage, (3) demolition of an existing concrete pad and deck steps and construction of new deck steps and a connecting walkway, and (4) demolition of an existing storage building at the rear of the lot. This project was previously reviewed at the March 2, 2020 HPC meeting and subsequently tabled until the April 6, 2020 HPC meeting to allow time for re-design of the garage building.
 - Keith and Jill Burnett-owners and Jonathan Elmore-architect were present at this meeting.
 - Commission discussion.

- Christine McMahan opened the floor for public comment/discussion.
- David Sacks made a motion to the application as submitted with the condition that the lot coverage not exceed 35% impervious surface as specified in the Historic Guidelines for accessory structures.
- Frank Brown seconds the motion.
- All were in favor.

Item 5.

New Business:

- 28 Kensington Road – Nick Liley for Ashley Heath – Construct a new sunroom at the rear of the home.
 - Ashley Heath-owner and Nick Liley-contractor were present at this meeting.
 - Commission discussion.
 - Christine McMahan opened the floor for public comment/discussion.
 - Jason Swichtenberg made a motion to the application as submitted with the condition that the siding be a smooth or match the existing siding texture.
 - Frank Brown seconds the motion.
 - All were in favor.

- 30 Berkeley Road – Brian and Heather Beaubien (1) replacement of the existing front porch steps; (2) replacement of the existing front walkway from the front steps to the driveway; (3) construction of a new front landing and walkway, a low curb around the front lawn, a retaining wall, and steps with cheek walls down to the public sidewalk; and (4) the addition of plantings in the front, side, and rear yards.
 - Brian and Heather Beaubien-owners and Paul Ozio-landscape architect were present at this meeting.
 - Commission discussion.
 - Christine McMahan opened the floor for public comment/discussion.
 - David Sacks made a motion to the application as submitted with the condition that the width of the steps and walkway from the sidewalk to the landing shall not exceed the five foot maximum per the guidelines. The natural stone is an acceptable material as long as there are visible mortar joints. The height of the cheek wall adjacent to the steps should be reduced from the proposed twelve inches to around six inches above the top of the riser. The Commission does not approve the proposed lighting in the form of step lighting. The applicant should resubmit the proposed lighting for the steps for approval by the HPC.
 - Jason Swichtenberg seconds the motion.
 - All were in favor.

Item 6. Other items deemed appropriate for discussion: None

Item 7. Adjournment

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