

Minutes
Historic District Commission
Thursday, October 29, 2015, 7:00 p.m.
3rd Floor Meeting Room

Members Present: Carolyn Famiglietti, Linda Sternberg, John Hecker, Harvey Steiner.

Members Absent: Kenneth Sheytanian.

Staff Present: Christopher J. Hayward, Susan C. Jenness.

(Adopted 11.19.15)

Steiner chaired.

- 1) **Public Hearing-Continued from October 28, 2015 due to an administrative conflict with the Zoning Board of Appeals-Certificate of Appropriateness-HDC 15-09-195 Mt. Auburn St., Clyde Younger, Owner, Clark Elefteriadis Applicant**-Request for demolition of garage for additional parking and to demolish enclosed porch and sun room to restore home to turn of the century Colonial Cape Anne Revival.

Clark Elefteriadis, the applicant of 195 Mt. Auburn St. appeared to introduce his request for demolition. He stated that he has a love of old architecture. As was stated in his application to the Historical District Commission the demolition being sought arose from his desire to return the building back to what it was before the additions were built on to the Queen Anne structure in the 1960's to accommodate the house while operating as a funeral home at that period of time.

Mr. Elefteriadis introduced Pat Guthrie of Spencer and Vogt, Inc. to come and make comment upon the historic aspects of the building, in particular the Queen Anne Construction and Gable Ends of the bones of the house. Mr. Guthrie commented that the Gables and Stone Foundation were characteristic of the Queen Anne Period. He concluded that removal of the additions would be a benefit to the overall architectural character of the town of Watertown.

Mr. Elefteriadis introduced Andy Rojas of Rojas Design, the firm that the applicant had commissioned to draft proposed designs for once the demolition had been allowed and executed. After a brief presentation by Mr. Rojas, it became apparent that this portion of the public hearing had not been applied for in the initial application which simply asked for demolition with the intent to allow for additional parking.

Agent Hayward advised the Historic District Commission members that the work being discussed by Mr. Rojas had not been disclosed in the initiating application and that the applicant would need to file a modified application detailing this phase of the project, and that after that happened, the Conservation/Preservation Office would need to give proper legal notice publication and that abutters of the HD would also need to be re-noticed as well. He further stated that anything that was characterized as "newly filed" in this evening's meeting would need to be applied for.

The Chair asked the Agent if the commission would be able to move forward with the request for demolition. The agent agreed that they could move forward with the demolition but all additional phases of the project would need to be properly noticed.

Hecker indicated that he had questions about the elevations and Steiner asked that members please go back and focus on the demolition and to examining the posture of the procedure they were currently discussing.

Hecker, Famiglietti and Sternberg all agreed that they had no questions on the demolition of the garage.

Sternberg had clear questions about what would take place once the demolition had become complete.

Famiglietti also declared she had concerns without any proposed design that was properly noticed on the table tonight.

Public Comments

Jonathan Block who lives next door to 195 Mt. Auburn St. took the floor to go on record that he received his abutters notice 12 days prior to the hearing. He stated that 12 days did not give him enough time to prepare because he was at last night's zoning meeting. He expressed that he wanted to know the outcome of Design Guidelines for Houses in order to comment and as it was now he was not in a position to do so.

Rena Baskin from Franklin St. stated that she never received the abutters notice for tonight.

Agent Hayward sent the clerk to get the file to examine the abutter's notice and associated information. He discovered the Ms. Baskin was noticed and that the notices went out roughly 2 weeks prior to the meeting.

The agent restated for the applicant that he filed the application to demolish the garage and porch and because we have never dealt with a demolition in the Historic District, it would have seemed reasonable for him to come and discuss the demolition and some proposed plans with the commission members to get feed- back. He proposed a second meeting after a new legal notice and abutters notice had been processed and served to deal with all ongoing matters.

The applicant completely understood but also felt it would be a financial hardship to bring his experts back for an additional meeting.

Clyde Younger suggested the group take a vote on the demolition of the garage and then take the time to have a comprehensive discussion on what is being proposed in the new plans tonight if nothing else is going to be filed, to keep from having the experts to come back for an additional meeting.

The Agent asked the applicant if anything further would be filed in this project. They indicated that nothing else would be filed in the future. He gave them authorization to vote on the demolition and then come back for the proposed designs next month.

Motion: Famiglietti made a motion to allow the demolition of the garage. Hecker seconded the motion.

Vote: A unanimous vote was reached.

Hecker made a statement to the applicant that if the proper application had been filed, then we all would have been able to make a full decision tonight.

Younger asked commission members to consider what would happen if some questions came up about the plans and the experts were not available at the next meeting to clarify and discuss them.

After a brief discussion, the Chair called for a review of the plans to be applied at the next meeting based on the conditions that nothing further would be added to the plans except for any updates or corrections that would be requested by the commission members during this review.

Hecker read through his list of comments.

Commission members made it clear that Rojas would need to identify all material to be used in the proposed plans.

The agent directed the applicant to report to his office in the morning for assistance with writing up a proper application and that once it was filed, the clerk would serve a legal notice and abutters notices as well continuing tonight's proceedings to November 19, 2015.

Public Hearing Closed.

Minutes April 20, 2015.

Motion- A Motion was made by Sternberg to adopt minutes of April 22, 2015. The Motion was seconded by Famiglietti.

Vote: A unanimous vote is reached to adopt the minutes of April 22, 2015 meeting.

- 2) **Old Business-None.**
- 3) **New Business-None.**