

**Minutes**  
**Historic District Commission**  
**Thursday, November 19, 2015, 7:00 p.m.**  
**3<sup>rd</sup> Floor Planning Meeting Room**

**Members Present:** Carolyn Famiglietti, Linda Sternberg, Harvey Steiner.

**Members Absent:** Kenneth Sheytanian, John Hecker

**Staff Present:** Susan C. Jenness.

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Steiner chaired.

- 1) **Public Hearing Continuance - 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.

**Commission Discussion**

A discussion was held between members of the Historic District Commission (HDC) as to the administrative consolidation of HDC-15-9 and HDC 15-10. A discussion was also held on the introduction of materials in the second application that were not outlined in the initial application HDC 15-9. HDC members determined both actions would be consolidated into one action combining the initial application seeking to demolish the porch and sun room, the second application which detailed the work beyond demolition, along with all materials scheduled to be used in the proposed plans into the file number for the initiating application.

**Motion:** Famiglietti made a motion to administratively consolidate all information from HDC 15-10 into the initial application filed under the number of HDC 15-9 for all further purposes of the proceedings now before the Historical District Commission. The motion was seconded by Sternberg.

**Vote:** A unanimous vote was reached to consolidate both the initiating application along with the second application into the same administrative number HDC-15-9.

- 2) **Public Hearing - Certificate of Appropriateness - HDC 15-10 195 Mt. Auburn St., Clyde Younger, Owner, Clark Elefteriadis Applicant** - Request for list of improvements as listed below:

Pursuant to the Motion to Consolidate made in public hearing one, and a unanimous vote, the above captioned matter is now referred to as Certificate of Appropriateness-HDC 15-9 195 Mt. Auburn St.

### **First Floor Exterior**

- New wood deck and stairs
- Handrails and Wooden Posts
- New wood window rear side south elevation
- Aluminum clapboard siding to match existing

### **Second Floor Exterior**

- New wood stairs to lower deck
- New wood deck & wood railings
- New wood French doors

Andres Rojas, of Rojas Design, Inc., the architect and designer of the proposed project appeared to present the plans and materials before the HDC for public hearing.

He referred to drawing A-05 the East Elevation of the South portion of the deck.

Jonathan Bloch, a neighboring abutter requested a review of the schedule for the public hearing.

Steiner clarified that what was missing last month was an actual proposed plan with a description of materials being proposed for use. What we will do in order tonight, is to review the proposed project and materials and review the demolition which we ordered contingent upon the proper clarification of the proposed project and materials.

Steiner was in possession of an email written by John Hecker, the certified architect member of the HDC who was not available to attend this public hearing stating his insights and concerns in writing. Steiner passed around copies of the email to share the substance of Hecker's professional opinion about the proposed plans and materials with the applicant and his architectural design team.

Rojas reviewed the comments in Hecker's email and made the following remarks in response. The window is no longer in the plans. He clarified that the plans were not part of the egress plan. The stairs have been pulled away from the building. The support points are now shown at the landing. The window openings are now accurately drawn into the plans. The concrete block will be covered in siding. This project is considered a renovation and not a rehab. The handicapped access to the basement is not needed. Everything sided will be aluminum.

Rojas explained that the Building Department thought it would be convenient to have a second way out of the building. He mentioned that the total railing system will be very attractive and that the owner would like to have the extra stairs.

Famiglietti mentioned that they probably did not have French doors during the Queen Anne Period.

Sternberg did not like the idea of aluminum siding in the Historic District.

Famiglietti discussed the dotted line on the south elevation plan. She was not sure about having a 3<sup>rd</sup> substance mixed in to the design.

Steiner said he would consider clapboard were restoration to be done in the future.

Rojas compared costs of materials and said he would recommend the applicant use wood products for restoration.

### **Public Discussion:**

Jonathan Bloch an abutter from 9 Franklin St. said he was in favor of the presentation however not in favor of the stairs which may be seen as a second kind of egress in the future.

Rina Baskin an abutter from 15 Franklin St. stated she was opposed to the stairs in the proposed project and clarified that if at the very least they were the same color they would not be noticed so much.

Steiner reminded everyone that this is renovation, not a restoration. He remarked that what he was seeing was a very good improvement to existing conditions and only what we approve will get built and only based upon the guidelines. If the applicant wants to make further changes to the property in addition to what is here, they will need to come back later for a public hearing.

Bloch once again stated he thought this was a massive improvement and remarked it would be cheaper to not put the stairs in.

Eleftheriadis called this a large project and he said he left the doors in the project for now and that he plans to add another one in the future and will come back to apply for that at a later date.

### **Public Discussion was closed.**

### **Commission Discussion:**

HDC members discussed aluminum siding as the wood beneath the current siding might be in bad shape.

Famiglietti remarked that the steps to the second floor detract from the building.

Sternberg wanted to consolidate and make conditional the demolition and the renovation and not allow one to happen without the other. She felt opposed to the aluminum siding. She also wanted the decision to only be applicable to the applicant but not the current owner. She remarked also that the stairs detracted from the attractiveness of the overall plan.

The applicant stated that the stairs were made to look as tasteful as possible but were in no way added to be code compliant at this time

Sternberg explained that if we do not approve the stairs right now, you can always come back and apply if you want to add some in the future.

**Motion:** A motion was made by Famiglietti to issue a Certificate of Appropriateness conditionally, upon all information discussed at the HDC meeting of November 19, 2015 which excluded the stairs from the second floor to the first floor, and also the window in the South Elevation which was already withdrawn from the proposed plans. The motion was seconded by Sternberg.

**Vote:** A unanimous vote was reached allowing the Motion made by Famiglietti.

**Motion:** A motion was made by Sternberg to deny the Certificate of Appropriateness as to the wood stairs from the 2<sup>nd</sup> floor to the 1<sup>st</sup> floor. The motion was seconded by Famiglietti.

**Vote:** A two to one vote was reached on the motion made by Sternberg. Steiner is the one vote.

**Motion:** A motion was made by Sternberg to approve the Certificate of Appropriateness for demolition of the porch and sunroom to the Applicant Clark Eleferiadis conditionally upon the renovation that was approved as HDC 15-9. The motion was seconded by Famiglietti.

**Vote:** A unanimous vote was reached on the motion made by Sternberg.

### **3) Minutes October 29, 2015**

**Vote:** By unanimous vote, members of the commission adopt the minutes of the October 29, 2015 meeting with modification.

### **4) Old Business**

Steiner addressed the commission members that he would like to hold an administrative hearing to discuss working on signage for the Historic District.

**Meeting adjourned**