

Town of Lenox  
Historic District Commission  
Meeting Minutes

September 20, 2022

Members Present: Jason Berger (JB), Pat Jaouen (PJ), Kimberly Duval (KD)

Others Present: Gwen Miller, Deanna Garner, Lucy Kennedy, Scotty Salame Thomas Douglas (TD), Hado-Mark, Jane Blanchard, Rheanna Bauer

JB opened the hearing for 80 Church Street, the former Café Lucia, seeking a Certificate of Appropriateness.

Architect Thomas Douglas introduced himself, describing his experience in architectural projects with historic properties and buildings. He presented a context for the building in the neighborhood along Church Street and described the existing conditions of the exterior building and the interior building. Part of their project will restore windows to the exterior on the Church Street side. He explained the thought behind the standing seam metal roof; removing the chimneys and details around the exterior refrigerator. He noted that the chimney in the middle of the dining room limited available space for customers.

JB raised concerns about the windows being inserted into the second floor. He asked if it made more sense for the old window sizes to remain, and if the front and side windows should match to move back toward what the windows looked like in the past. Thomas Douglas was worried that the windows so close to the roof would not be good for energy efficiency and insulation. He asked if they could do smaller windows not so close to the roof. Thomas Douglas said if the HDC feels very strongly about the windows, they can change the window placement.

JB also asked if they could replicate the former window pattern. PJ says they were 6 over 6. Thomas Douglas suggested the mutton detail would be too much, but he could change the drawings. He also noted the windows would be black frames; the ones not painted yet are vinyl.

JB asked the thought was behind replacing the roof, and why they weren't going with slate. TD said the slate on the building was not the best kind of slate, and slate takes a lot of time and cost to maintain and repair. Without the slate, they will reduce the weight on the roof, and they will be able to insulate underneath it. Thomas Douglas said the cost was exorbitant to use slate. JB emphasized that the color of the new roof would be very important.

JB stated the chimneys are an important element of the building. He hopes they will reconsider their removal. TD said there was a way to support the existing chimney. Scotty Salame asked if they could replicate the chimneys—since from looking at the historic photographs, the chimneys have changed over time and are not the original chimneys.

KD suggested they save money by retaining the chimneys and they could use the savings to save the slate roof.

JB also asked about the walk-in refrigerator. He liked that the proposal shows that it's not visible from Church Street though it's unfortunate you can see it from Tucker Street.

KD praised the effort of the team to clean up the building—removing the air handling units from the exterior will be good. She hoped they will take note from the historic photographs. She reminded the group what the goal of the Historic District Commission is, reading the purpose from the Historic District Bylaw. She said it would be good to reintroduce the windows. She said reintroducing details like the brackets would be a good thing to do and hoped the petitioner would “lean into” that. She was not supportive of the exterior cooler—she hoped to have a site plan. She was disappointed it would be visible from both streets because of all the trees were removed.

Thomas Douglas said it could be blended into the building with an enclosure. He said they were going to great lengths to keep the cooler not visible from Church Street, and he thought from Tucker Street it would be so blended in and tucked away that people wouldn't really see it.

KD brought up the roof. KD was not comfortable saying that all roofs could be standing seam roofs. She said 80 Church was one of the only original slate roofs remaining in town.

JB asked KD to think about whether the roof replacement proposed is appropriate. Thomas Douglas said the roof is really at the end of its working life. KD asked why he thought it justified to replace it—and TD said roofers have been on it, he has seen them replaced, and he has lived with a similar roof in his own home for many years. He said it didn't make sense to invest so much into the restaurant and building if the roof wasn't effective. There was back and forth over the elevation and some of the changes that could be made to the bay and the back deck.

TD said KD's ideas were very good; he also said the budget for this restaurant was very small. Thomas Douglas said the porch could be improved with brackets and a better handrail. He talked about the deck and the bay on the front. Lighting was discussed.

TD asked when the next meeting would be, JB said it would be October 4<sup>th</sup>. JD said he could send revised materials to the group by September 30<sup>th</sup>.

TD went through the list of what he would provide:

- Window placement, window patterns
- Decorative features on front porch and building
- Landscaping around walk-in cooler
- Will wait on HDC ruling to figure out what do to with chimneys and roof material—if they have to keep them, they will. He will provide information on polymer slate alternatives.

JB reiterates they want specifics on the windows; like color. TD said they'd like more technical information.

Thomas Douglas showed some other buildings in the village. He said it sounded more and more like the HDC was going to ask to retain the chimneys; he said if they want to keep the chimneys, they need to talk about saving them.

JB opened the meeting to public comment.

LK had some comments—she asked that the e-mail with historic photographs be shared with Thomas Douglas. She thought it was important to remember the buildings were residences, maybe with businesses on the first floor but it was not a commercial district. She thought the insertion of new windows was a good thing. She suggested they walk to 12 Tucker Street for a strong example of what the building could and should like.

JB made a motion to continue the hearing to October 4<sup>th</sup> at 5:30 pm on Zoom. PJ seconded. The motion was approved unanimously.

JB made a motion to approve the minutes of June 7<sup>th</sup>. KD seconded.

JB aye, PJ aye, KD aye.

JB made a motion to approve the minutes of June 21<sup>st</sup> with a correction to PJ name. KD seconded

JB aye, PJ aye, KD aye.

The group discussed current vacancies on the HDC; Gwen Miller encouraged them to invite interested residents to submit letters to the Selectboard.

There was a brief conversation about who is the enforcement agent for the bylaws; JB said it was the Building Commissioner and inspectors. KD said they were responsive so complaints should be given to them.

PJ made a motion to adjourn. JB seconded.

JB aye, PJ aye, KD aye.

The meeting adjourned at 7:10 p.m.

Town of Lenox  
Historic District Commission  
Meeting Minutes  
October 4 2022

Members Present: Jason Berger (JB), Pat Jaouen (PJ), Kimberly Duval (KD)

Others Present: Gwen Miller, Thomas Douglas, Kameron Spaulding

JB opened the hearing continued from September 20, 2022 for 80 Church Street, the former Café Lucia, seeking a Certificate of Appropriateness.

Thomas Douglas presented the revised drawing to the HDC, which included a black Firestone standing seam metal roof, black metal gutters, reconstruction of the chimney to include think brick, an amended window plan, a faux window on the walk-in addition, and landscaping to screen the walk-in addition.

The application for a Certificate of Appropriateness was unanimously approved by the HDC.

JB made a motion to allow Gwen Miller to sign the Certificate of Appropriateness on behalf of the HDC.

JB aye, PJ aye, KD aye.

The meeting was adjourned.

Town of Lenox  
Historic District Commission  
Meeting Minutes

February 21, 2023

Members Present: Jason Berger (JB), Pat Jaouen (PJ), Kimberly Duval (KD), Peggy Ammendola (PA)

Others Present:, Susan Nicole Gibbs, Deanna Garner, Lucy Kennedy,

JB opened the hearing for 17 Main Street, seeking a Certificate of Appropriateness for remodeling.

**Certificate of Appropriateness for renovations at 17 Main Street, Map 43 Parcel 18-0.** Susan Nicole Gibbs presented the changes to the building which include the replacement of windows on the first floor, replacement of the entry steps, removal of upper story porch windows and new window boxes.

The HDC asked the applicant a few questions and made comments regarding the proposal.

JB opened the hearing to public comment.

Lucy Kennedy indicated that the Historical Commission had recently allowed the demolition of a brick building in Lenoxdale and suggested that the applicant contact the owner to see if the brick would work for this project. Lucy had a question regarding the windows and the fencing. She urged the applicant to utilize the fencing example in the upper left photo of the application. The applicant agreed and indicated that was the plan.

KD agreed that this was the best option. JB agreed with LK and KD regarding the fence design and informed that applicant that if the plan changes to include brick and columns the applicant would need to come back before the HDC for approval.

JB closed the public portion of the hearing.

PJ made a motion to accept the project as presented with the condition that the fence design would be the design shown as the upper left photo in the application documents and not include any columns. KD seconded. JB aye, PA aye, KD aye, PJ aye.

PJ asked about the removal of the fence at 51 Walker Street. JB will contact the Building Department and report back to the HDC.

PA made a motion to adjourn. KD seconded. JB aye, PA aye, PJ aye, KD aye.

The meeting adjourned at approximately 6:10 PM

Town of Lenox  
Historic District Commission  
Meeting Minutes

March 21, 2023

Members Present: Jason Berger (JB), Pat Jaouen (PJ), Kimberly Duval (KD) , Peggy Ammendola (PA), Ken Fowler (KF)

Others Present:, Heather Pixley of Pixley Signs, Deanna Garner, Liz Goodman, Lucy Kennedy

JB opened the hearing for 55 Main Street, seeking a Certificate of Appropriateness for a sign.

**Certificate of Appropriateness for renovations at 55 Walker Street, Map 43 Parcel 60-0.**

Heather Pixley of Pixley Signs presented the sign application and indicated that the sign would be setback 32 feet from the curb. The sign will be wood.

JB told the board that the building department confirmed that the sign could be a maximum of 10 square feet, as the applicant was a church. JB also indicated that the building department informed him that the existing sign on the building would be removed and replaced with this freestanding sign. The applicant confirmed.

PA asked about the size of the sign posts. Applicant confirmed that they were 4x4 posts.

PA made a motion to approve the sign as presented. KF seconded.

JB aye, PA aye, KD aye, PJ aye, KF aye.

JB presented a Historic District Bylaw amendment to Section 9.1(i) of the Bylaw. 9.1(i) - storm doors and storm windows, screens, window air conditioners. This would remove the words “antennae and similar appurtenances” from the existing bylaw, clarifying that antennae and similar appurtenances would require review by the HDC.

KD and KF spoke in support of the proposal.

JB opened with hearing to public comment. Lucy Kennedy was in support of the proposal.

JB made a motion that the HDC propose amending the HD bylaw 9.1 (i) to remove the words antennae and similar appurtenances, so the amended section 9.1 (i) would read; storm doors and storm windows, screens, window air conditioners. PJ seconded.

JB aye, PA aye, KF aye, PJ aye, KD aye.

JB made a motion that the HDC recommend amending the bylaw section 9.1 (i) to remove the words antennae and similar appurtenances which will be a warrant article at the Annual Town Meeting on May 4, 2023. KF seconded.

JB aye, PA aye, KF aye, PJ aye, KD aye.

JB presented Historic District Guideline amendments specific to Modern Equipment and Personal Wireless Services Facilities;

### **17. Modern Equipment**

Modern equipment, including but not limited to utility meters, HVAC equipment, ducts, fans, tanks, and trash/recycling containers shall be concealed or minimally visible in a manner that preserves the character and appearance of the structure, property and Historic District.

### **22. Personal Wireless Services Facilities**

Personal Wireless Services Facilities located in the Historic District shall be concealed in a manner that preserves the character and appearance of the structure, property and Historic District.

A Certificate from the Historic District Commission shall be required for all Personal Wireless Services Facilities in the Historic District.

The HDC discussed these amendments.

JB opened with hearing to public comment. Lucy Kennedy was in support of the proposal.

JB made a motion to approve removing existing Section 17 Modern Equipment of the Historic District Guidelines and replace with the proposed language and adding Section 22 Personal Wireless Services Facilities with the proposed language and also renumbering the document after Section 22 and amending the date of the March 21, 2023. KF seconded.

JB aye, PA aye, KF aye, PJ aye, KD aye.

JB made a motion to allow Gwen Miller to sign the certificate of appropriateness for 17 Main Street application from 2/21/23. PJ Seconded.

JB aye, PA aye, KF abstained, PJ aye, KD aye.

JB reminded board members to finish the required ethics certificate.

JB updated the HDC regarding the fence at 51 Walker Street. The building department is still looking into the issue and JB will report back once the building department has the information.

JB made a motion to adjourn. KF seconded.

JB aye, PA aye, KF aye, PJ aye, KD aye.

The meeting adjourned at approximately 6:05 PM

**Town of Lenox**  
**Historic District Commission**  
**6 Walker St., Lenox MA 01240**

**Meeting Minutes**

**April 4<sup>th</sup>, 2023**

**5:00 pm**

**Via Zoom**

Members present: Jason Berger (JB), Kenneth Fowler (KF), Pat Jaouen (PJ), Kimberly Duvall (KD), Peggy Ammendola (PA)

Others present: Deanna Garner (Staff), Bryan Binder (BB, Amanda O'Malley (AO)

JB brought the meeting to order at 5:06 PM. Amanda O'Malley (AO) described the scope of the project at 35 Walker Street:

**1. Certificate of Appropriateness for renovations at 35 Walker Street, Map 43 Parcel 163-0.**

Review and vote on proposed renovations to the main house and carriage house. Proposed renovations to the main house include; new windows, new exterior egress stair from third floor, installation of new gutters and downspouts and replacement of existing exterior wall sconces and pendant light. Proposed renovations to the carriage house include; new exterior door, new fixed windows and new exterior wall sconce.

AO discussed the main building; addition of an accessible ramp at the back and exterior egress on the side elevation from the 3<sup>rd</sup> floor, that are required for safety and accessibility. She detailed the materials to be used, going over the new sconces, pendant light and gutters and downspouts.

JB asked with the removal of windows on the main house what material would be used to replace/fill the space. AO they will use clapboard.

AO then discussed the changes to the carriage house to create a retail space, which includes the removal of the three garage doors on the side elevation and addition of double doors and sconces on the front.

KD expressed concern over the removal of the three carriage house garage doors. AO pointed out regulations from the building department in regards to insulating for climate control in the retail space. Bryan Binder (BB) talked to the change of use for the building and the doors not being necessary or appropriate for the new use. KF pointed out the change in what the structure was built to be. BB explained that this structure was built around 2004 and therefore is not a historic building.

There was some further discussion of the building fitting into the character of the neighborhood. BB talked to the landscaping that would screen the side of the building as viewed from the street.

KF made a motion to accept the project with the condition that the side of the carriage house where the garage doors are proposed to be removed will be screened from public view with landscaping. PA seconded. JB aye, PA aye, KF aye, KD aye, PJ aye.

JB made a motion to grant Gwen Miller, Town Planner and Land Use Director, authority to sign the Certificate of Appropriateness. PJ seconded. PA aye, JB aye, PJ aye, KF aye, KD aye.

2. **Approval of Minutes** – JB tabled minutes to the next meeting.
3. **Other Business** – JB gave an update on the Gateways Inn fence. The owner reported a car accident damaged the fence resulting in a danger to pedestrians so the fence was taken down. They are deciding whether or not to fix the fence. They will submit an application if they intend to not put it back up.

KF made a motion to adjourn. KD seconded. JB aye, KF aye, PA aye, PJ aye, KD aye.

The meeting adjourned at approximately 6:10 PM.