

**Lenox Historic District Commission
Meeting Minutes
Landuse Meeting Room
September 5, 2019**

Members present: Jason Berger, (JB); Patricia Jaouen, (PJ); Kameron Spaulding, (KS)

Members absent with notification: Ken Fowler, (KF); Cindy Farkus (CF)

Staff present: Jessica Cote, Land Use Assistant

Others members of public present: Chris Frevert (CF), owner of Village Inn; Lucy Kennedy (LK)

JB opened the meeting at 5:30pm.

1. Approval of July 16 minutes

- Board did not have consensus to approve based on members able to sit for this public hearing.

2. Church Street Inn, LLC Application

- 16 Church Street (Map 43, Parcel 162) Church Street Inn, LLC is seeking a Certificate of Appropriateness for window replacement at 16 Church St., Map 43 Parcel 162.
- CF described project as continued upgrading and renovation of the Village Inn and he would like to replace current windows from the 1890s that were covered in the 1980s with exterior covers. Looking to replace windows with colonial historic look while upgrading energy efficiency. Looking to replace 97 windows that are currently single pane windows.
- JB asked if the intention is to mimic existing look. Chris explained that there are few different styles of windows including one over one, four over one and six over one. History shows that six over one pattern is more period to the Inn and will be added throughout.
- Original single pane windows were painted black and then storm windows are white. Chris is choosing white for the windows.
- Lucy Kennedy asked about the cross hatching of the windows and if it was external or internal. Chris presented that it is internal.
- KS moves to approve application. PJ seconds. All in favor 3-0.

3. Historical Commission demo delay bylaw discussion

- LK, member of the Lenox Historical Commission, was present at the meeting to discuss with the HDC the idea of hiring an on call historical consultant. LK referenced the Lenox Historic Preservation Plan and the suggestion within that document in regards to an on call preservation consultant. Lucy asked the board if they have given it thought about having an on call preservation consultant.
- JB asked how the town would hire or employ this consultant. LK stated that the town could do an RFP to find a consultant.
- JB believes it would be an asset and wouldn't hurt anything however looking over the past few decades there may be a need for a consultant every four or five years.
- KS believes that this consultant would be best for understanding the state historic district bylaws that may happen every few years.
- LK explained that the Historical Commission is pursuing a Demolition Delay General Bylaw. The process kicks in very infrequently according to research she has done with other towns in the commonwealth that already have a form of a demo delay bylaw.

- JB asked LK what happens in those 12 months and what is the goal within those 12 months to address the demolition request.
- LK stated that the most common instance is the change of hands of the property and possibly bringing in a consultant to give recommendations for not demolishing the property.
- LK asked the HDC their thoughts on expanding the historic district. KS thinks that if Historical Commission brought forward to expand the district it would not pass town meeting and would also bring out those who would like to eliminate the Historic District.
- LK brought up the idea of different historic districts throughout town.
- KS gave the idea if Historical Commission is looking to create other historic districts to speak to the Building Department and pull all the permits that were requested for the neighborhood and then check them against HDC bylaws and see how many permits would be affected if that neighborhood was a historic district.

PJ moved to adjourn at 6:26. KS seconds. All in favor 3-0.