

**Historic District Commission Meeting Minutes  
SelectBoard Meeting Room  
December 3, 2019 @ 5:30pm**

**Members present:** Jason Berger, (JB); Patricia Jaouen, (PJ); Cindy Farkus (CF); Ken Fowler, (KF); Kameron Spaulding (KS)

**Staff present:** Gwen Miller, Town Planner; Jessica Cote, Land Use Assistant

**Others members of public present:** Nate Winstanley, Jim Scalise, William Martin

JB opened the meeting at 5:30pm.

**1. Approval of November 5, 2019 minutes**

- KF moved to accept minutes. KS second. All in favor 5-0.

**2. Application for 114 Main Street (Nate & Kathryn Winstanley) Certificate of Appropriateness**

- JB clarified for the board and the audience that the HDC is only reviewing three buildings. The Northrup house, new mixed use building on corner of Main Street and Franklin Street and a portion of building two adjacent to rear of the existing house. Application before board to consider a conceptual design of the building. Certain details not included in the submission and that the applicant understands they need to come back with specifics.
- William Martin, attorney for the applicant, discussed the buildings that are part of the HDC purview. The applicant is looking for a conditional certificate of appropriateness with approval of conceptual renovation, size and feel of new commercial building and architectural elements that need to compliment historical buildings.
- The applicant may ask for permission for tearing down back part of Meadow Place due to sag and deflection. The original section of Meadow Place was built in late 1700s, the middle section built in the 1880's and the rear part of the building was built in 1939.
- The applicant summarized the renderings of the project on file including Meadow Place remaining the same, the new buildings proposed for construction and the residences in each building. There will be a total of four buildings of which three will be new builds.
- The applicant summarized what Building #2 will look like from Franklin Street and Main Street. The building on the corner of Main Street and Franklin Street will have a smaller footprint than the building that used to be on the corner which was 60'x60' (Reigner Block).
- JB and KF both asked about the new buildings heights. Applicant stated that the new buildings will be within the zoning code of 35' however the Northrup House currently sits at 37.5 feet.
- KF asked about the tree on the corner of Franklin and the applicant stated that if he can't save the sequoia then he will replace the tree.
- The applicant stated his next steps for finding developers and once developer is finalized then he will come back to the HDC with individual building specs to get final approval of materials.
- JB asked the advantage to bringing conceptual design in front of the HDC. The applicant stated that it is difficult attracting the appropriate developers without permits.
- The applicant discussed that the Northrup House will not change and will not look different from the street. JB explained that the Board will need to know exact materials

that will be used on the Northrup House with specifics of the changes with details to render a final decision.

- The applicant reiterated the reason why this came in front of the Board as a conceptual design and that the HDC is the first step which will then require NW and his future developer to come back in front of the HDC for final approval on the materials and aesthetic look of the buildings before any building permits can be obtained.
- Jim Scalise asked the Board to collaborate with the team in each step before this project can get off the ground.
- Suzanne Pelton of 35 Greenwood Street asked who approves variance. The Board informed her that the HDC does not approve variance and that would be the ZBA.
- Tom Romeo of 54 Reynolds Street commented that the applicant has made great effort in keeping the project with the character of the town.
- Jan Chague of 65 East Street stated that Preservation Massachusetts has grant money available for windows and doors.
- The Board read into the record three pieces of correspondence: Wendy Filbrick of 14 Cliffwood Street. Lucy Kennedy of 35 Tucker Street. Olga Weiss of 180 West Street.
- KMV asked about the size of the new buildings. The applicant explained the elevation difference from Main Street to the back of the property is 10 feet.
- JB motions to approve conceptual project design with the requirement that prior to receiving a building permit the Applicant submit a new application and receive Lenox Historic District Commission approval for the project specifics, including but not limited to:
  - Exact location, size and height of any buildings or structures.
  - Window and door sizes, locations, design and material
  - Siding design and material
  - Roof design and material
  - Building Trim detail
  - Size, location, design and material of additional features such as cupolas, chimneys, porches, awnings, gutters, shutters, etc
  - Lighting plan
  - Any sidewalk, driveway and similar structures not substantially at grade
  - Signage

KS seconds the motion. All in favor 5-0.

### **3. Historical Commission Discussion**

- Members of the Historical Commission were not present during the meeting therefore this agenda item was not addressed.

KS moved to adjourn at 6:15PM. CF seconds. All in favor 5-0.