

**Historic District Commission
Wednesday, September 28, 2016
Philip Pane Lower Hearing Room**

Members Present: Harvey Steiner, Linda Sternberg, Carolyn Famiglietti

Members Absent:

Staff Present: Susan C. Jenness, Christopher J. Hayward (adopted 1.25.17)

Steiner chaired.

- 1. Public Hearing-Certificate of Appropriateness #HDO-16-8- 195 Mt. Auburn St., Clark Elefteriadis-** for the proposal of the installation of a ground based air conditioning condenser and associated wall conduit on the Franklin St. side of property.

Clark Elefteriadis, the owner of the property represented himself at the public hearing. He apologized to the Conservation Office and the HDC for going through the project without the proper approval. Elefteriadis said that he understands the procedures more clearly than before.

This hearing involved review of an air conditioner condenser which had been installed to the front of this house which is in the Historic District without the necessary approval.

In reviewing photographs of the project, Sternberg explained that her interpretation of the Historic District Design Guidelines state that equipment such as this unit be located in the rear of the building. She also explained that if this was a review taking place pre-installation, she would ask that the applicant install this unit out in the rear of the building. In order to remedy the situation as it stood now, Sternberg suggested adding additional downspouts which would be non-functioning.

Steiner suggested making two parallel gutters with 2 additional downspouts.

Elefteriadis volunteered to speak with the contractor about moving the condenser to the rear of the building. Steiner said that really did not seem necessary and that a bush could cover it up sufficiently. He also said that this is a longer range plan and that the hearing could be continued until November and that the applicant could take time to discuss this further with the contractor doing the work.

Elefteriadis and his wife who was also present explained that they would be abroad out of the country in November. Steiner agreed that the hearing could be continued until December.

Motion: Sternberg made a motion to continue the hearing until December 28, 2016. Famiglietti seconded the motion to continue the hearing.

Vote: A unanimous vote was reached to continue to the hearing until December 28, 2016.

2. Minutes April 27, 2016

After a review of the April 27, 2016 minutes, a motion was made.

Motion: Sternberg made a motion to accept the minutes from the April 27, 2016 HDC meeting. Famiglietti seconded the motion.

Vote: A unanimous vote was reached to accept the minutes from the April 27, 2016 minutes.

3. Old Business

a. Update on violation at 106 Mt. Auburn St – Miles Pratt House

Hayward reported to the HDC that he went on a site visit to the Miles Pratt House on August 23, 2016. The purpose of the visit was to investigate the site in contrast with the standards set forth in the Preservation Restriction which determines the structure to be under the jurisdiction of Massachusetts over the jurisdiction of the Watertown Historic District Commission.

Carissa Demore, Supervising Preservation Services Manager for Historic New England is the project manager for this building. They have jurisdiction on all sides of the building, and all projects must be reviewed by Massachusetts Historic going forward.

Hayward also stated that according to the criteria of the Preservation Restriction documents, Watertown Historic District Commission was not strict enough to match the standards of the preservation restriction which is filed at the registry of deeds.

Meeting Adjourned.