

Members Present: P. Halpern (PH), S. Wagner (SA), A. Aydelott (AA), K. Scadden (KS), H. Stone (HS), A. Primer (AP), A. Fobes (AF)
 Staff Present: D. Orkin (DO)

Location is online

Attendees: See attached Demolition Delay Review Summary on Page 1 & 2.

Adrienne Giske, (Friends of JST); Geoff Engler. Developer of 255 Merriam Street, Jim Polando (neighbor), Terry Eastman (neighbor)

PH called the meeting to order at 7:00pm.

PH read an open meeting law disclaimer from the Governor regarding remote meetings.

Agenda Item:

1. **Public Comments:** None.

2. **Demolition Delay Dispositions -- For details, see attached Demolition Delay Review Summary on Page 1 & 2:**

A. 255 Merriam St. Public Hearing: Proposed changes with contingencies, no delay imposed.

3. **Approval of minutes** HS moved to approve minutes for 1/6/2020 meeting. AP seconded. All in favor.
 HS moved to approve the minutes for the 2/4/2020 meeting. AA seconded. All in favor

4. **Calendar** Next meetings: March 31 and April 28, 2020.

5. **Adjournment:** AA moved to adjourn / KS seconded Vote: Unanimous
 Meeting adjourned 8:00 pm.

Respectfully submitted: Dana Orkin

Demolition Delay Review Summary:

A. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
255 Merriam St. MHC Form B.	Initial Determination	Geoff Engler: O	2.5-story 1895 Colonial Revival with 1979 renovations	Total Demo of barn and construction of new residential unit.	No delay imposed. Discussion: The house, known as the Charles E. Peakes, House, is an 1895 Colonial Revival located in the Silver Hill National Register Historic District. It is an intact gable fronted house with a flat roofed porch along the front, and many classical details. The barn which has a side gable and a large central vehicle opening with an original three-part wood and glass sliding door. Above the door is a wide demi-lune window/door unit. The door is flanked by wide pilasters and corner boards. The 3 rd historic structure on the property is a small pump house/shed which has a steep hip roof and a 2 x 1 bay. All 3 structures were determined to be significant at the previous HC meeting. Geoff Engler stated he plans to restore the pump house, preserve the house at 255, add an attached garage tucked behind the house, and build a replica barn façade 20' back that will be part of a new residential unit. AP asked that the barn door, as well as the demi-lune above it, clearly be called out as "to be retained" in a revised elevation drawing. AA reminded all that the HC had decided to hire consultant to do a 3D scan of the barn before it is demolished. Brendan and Karen Harley, 246 Merriam St., wrote a letter of support for the SEB proposal. Mariano Fernandez, 260 Merriam St., stated he is disappointed to see that

	<p>the barn is being razed and suggests that the Commission invoke the delay until all conditions are met. AP stated that she is concerned that over allowing the demolition of an historically significant barn.</p>
	<p>Disposition: AA moved to <i>not impose a delay</i> contingent on an updated barn rendering to be approved by PH and SW, and a survey of the existing barn. The Development Agreement will ensure that any necessary replacement of existing fabric at the house will be in-kind (except for the rear facing window sash which will be replaced with more period-appropriate sash.) Further, the HC will comment on construction documents for the garage addition, as part of the Development Agreement. AP seconded. All in favor.</p>
<p>Abbreviations</p>	<p>O = Owner; OR = Owner’s Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor</p>