

Approved 3/22/10

Minutes of the Avon Hill Neighborhood Conservation District

February 22, 2010 - 6:15 P.M. - 831 Massachusetts Ave., Basement Conference Room

Members Present: Theresa Hamacher, *Chair*; Art Bardige, *Vice Chair*;
Catherine Henn, *Member*; Heli Meltsner, Constantin von Wentzel, *Alternates*

Staff: Charles Sullivan, Sarah Burks

Members of the Public: see attached list

With a quorum present, Ms. Hamacher called the meeting to order at 6:20 P.M. She introduced the commissioners and reviewed the jurisdiction and procedures of the Commission. She designated the alternate members to vote.

Public Hearings: Alterations to Designated Properties

AH-339: 82 Avon Hill St., by John Hurwitch & Mary Blue Magruder. Review removal and replacement of select windows on the south elevation.

Ms. Meltsner recused herself because she was an abutter. She left the commissioners' table.

Ms. Burks explained that the Commission's review in this case, for alteration of windows in a non-National Register listed property, was non-binding because the application had been submitted prior to the recordation of the amended district order at the registry of deeds. The order had now been recorded a letter would be going out to the property owners in the neighborhood soon.

Mr. Sullivan distributed photographs of the existing conditions. The homeowner had called in January to discuss the fact that windows had been installed and the contractor had not gotten the required permits/approvals. Mr. Sullivan described the location of the new windows, on the right (south) side of the house on the first floor. The replacement windows were vinyl clad, with an interior muntin grid between two of the three layers of glass. They were white in color.

Mary Blue Magruder, an owner, said the muntin pattern matched what had been there before. She said the color had changed, but snow didn't come in the window now.

Mike Strake, the window representative of Owens Corning, submitted photographs of 82 Avon Hill Street and other houses in the neighborhood that had white windows.

Ms. Henn asked why the color white was selected.

Ms. Magruder explained that the windows were not available in a darker color, and they had not pursued any other manufacturers. She said the windows were only visible from the neighbors property during the summer months. She apologized for not having applied to the Commission prior to changing the windows. She said it had been unintentional. The window company had said they would get the proper permits.

Ms. Hamacher explained that the current review was advisory. She and Mr. Bardige explained the Commission's window guidelines and recommendations for storm windows.

Ms. Burks noted that new review procedures were coming soon that would require binding review for such changes in the future.

Ms. Hamacher moved to deny the application for a Certificate of Appropriateness on the basis that the change was inconsistent with the guidelines and incongruous to the district because the vinyl clad windows with a muntin grid located between the layers of glass substantially altered and negatively impacted the original appearance of the house, a significant building in the district. Ms. Henn seconded the motion, which passed 4-0.

Minutes

Ms. Meltsner returned to the Commissioners' table.

Mr. von Wentzel corrected the spelling of his name in several places throughout the December minutes.

Ms. Henn moved that the Commission approve the minutes as corrected. Mr. von Wentzel seconded, and the motion passed 5-0.

Mr. Bardige moved to adjourn the meeting. Ms. Henn seconded, and the motion passed unanimously. The meeting adjourned at 6:55 pm.

Respectfully submitted,

Sarah L. Burks
Preservation Administrator

**Members of the Public that Signed Attendance Sheet
February 22, 2010**

Blue Magruder	82 Avon Hill St
John Hurwitch	82 Avon Hill St
Mike Strake	60 Shawmut Rd, Canton, MA 02021
Bob Crocker	120 Avon Hill St