

Approved 5/24/10

## Minutes of the Avon Hill Neighborhood Conservation District

April 26, 2010 - 5:30 P.M. - 831 Massachusetts Ave., Basement Conference Room

Members Present: Art Bardige, *Vice Chair*; Robert Crocker, Maryann Thompson, *Members*; Heli Meltsner, Constantin von Wentzel, *Alternates*

Staff: Charles Sullivan

Members of the Public: none

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With a quorum present and Mr. Bardige, the vice chair, having announced his intention to recuse himself, Ms. Meltsner as the senior appointed member called the meeting to order at 5:30 P.M. In the absence of the public, she waived introductions and a review of commission procedures. She designated all the alternates to vote. Mr. Bardige recused himself and left the table.

### Public Hearings: Alterations to Designated Properties

**AH-344: 98 Raymond St., by Art Bardige.** Reduce size of rear deck and change configuration of stairs to increase size of patio.

Mr. Sullivan showed photos of the property and described its context.

Mr. Bardige described his application in detail. The house had been built in 1892, and he was the fourth owner. He described the kitchen addition he had built before the district was established in 1998. He hoped to reduce the footprint of the deck, repair or replace an existing handicapped lift, build a new set of stairs, expand the paved patio, and construct a new gate.

Mr. Bardige told Mr. von Wentzel that he had built the deck in 1987. He hoped to replace the present railing with 4" x 4" lattice. He told Ms. Meltsner that the stairs would be relocated.

Mr. Sullivan asked if the present 6' fence would stay. Mr. Bardige said that it would, and that he might want to add a short section of 4' fence and a gate parallel to the sidewalk. The materials would be partly recycled from the existing pressure-treated deck structure. After some discussion of synthetic materials, he said that he would attempt to reuse the decking as well.

Ms. Thompson said that the new arrangement would be cleaner and more appropriate. Ms. Meltsner agreed that the simplified deck would be appropriate as planned.

Mr. von Wentzel moved to approve the partial demolition of the deck and the changes to the stairs and railing as indicated on the plans and described in the application, on the grounds that they were not incongruous to the house or the district. Mr. Crocker seconded, and the motion passed 4-0.

Mr. Bardige rejoined the commission, but deferred to Ms. Meltsner as acting chair.

### Minutes

Mr. von Wentzel moved to approve the minutes of March 22<sup>nd</sup>. Ms. Thompson seconded, and the motion passed 5-0.

Other business

Mr. Sullivan reported that 37 Lancaster Avenue was still on the market, with no preservation-minded buyers in sight. The Ferraro house at 9 Walnut Avenue would receive a preservation award from the CHC. The recent canvass for new members turned up one candidate, who would be interviewed in a few days.

The meeting adjourned at 6:25 P.M.

Respectfully submitted,

Charles Sullivan  
Executive Director