

Town of Stockbridge Historic Preservation Commission
Minutes of Meeting
April 24, 2018

The Town of Stockbridge Historic Preservation Commission held a public meeting at the Town Offices on Monday, April 24, 2018, beginning at 4:30 PM. Present from the Commission were Gary Johnston, Jorja Marsden, Lisa Sauer, Pam Sandler, Carl Sprague, Jay Rhind and Peter Williams. Mr. Sprague presided over the meeting. The meeting's agenda, date, time and place were duly posted by the Town Clerk at the Town Offices at least two business days in advance of the meeting.

53 Interlaken Road (Lake Cottage)

The Commission first heard an Application for Alteration with respect to the house at 53 Interlaken Road ("Lake Cottage") owned by Edward Baldwin and Sarah Stiner. The application was submitted by contract purchasers Ray and Ranne Warner. Mr. Warner and attorney Lori Robbins attended on behalf of the applicants. Neighbors Tom Stokes and Richard Jackson, Jr. also attended. Msrs. Rhind and Williams recused themselves from the matter.

The proposed alterations (specified in plans and elevations dated 4/22/18 and numbered A-001, A-100, A-101, A-200, and A-201 (collectively the "Plans")) were reviewed by the Commission. The Commission also reviewed historical records relating to Lake Cottage, MHC Form B, dated September 1979. The Commission also noted that the Cottage is part of the Shadow Brook Farm National Register Historic District. Ms. Sandler read aloud to the meeting a letter to the Commission dated April 23, 2018 from neighbor Jeremy Yudkin, who was out of state at the time of the meeting; Mr. Yudkin expressed some reservations about the proposed addition. Mr. Stokes stated that he had consulted with officials at Berkshire Country Day School (neighbors to the north) and they expressed no objection to the proposal.

A wide-ranging discussion and question/answer period followed. It was noted that the applicants intend to save and restore Lake Cottage and to add a relatively large addition in the rear in the nature of a pair of barns. Neighbors Stokes and Jackson generally favored the application. Some Commissioners expressed concern about the scale and some details of the proposed addition, but there was a consensus that the historic preservation bylaw focuses on preservation of historic structures.

Following the presentations and discussions, the unrecused Commission members unanimously determined that the proposed alterations to the House as described in the Plans do not constitute "Substantial Alteration" thereof as defined in Section 2.7 of Article XXII of the Town Bylaws.

46 Lake Drive:

The Commission next heard an Application for Alteration with respect to the house at 46 Lake Drive (the "House") owned by William and Marcia Koff. The application was submitted by architect Pamela Sanders on behalf of the owners (Ms. Sanders recused herself from this matter). The proposed alterations are specified in plans and elevations dated 3/21/18 and 3/28/18 and numbered A0, A1a, A-b1, A2a, and A2b, A3, A4 and A5 (collectively the "Lake Drive Plans"; copies attached hereto).

The Commission reviewed the Lake Drive Plans as well as the Assessor's Property Card for the parcel, which indicates that the House was built in 1963. Ms. Sanders made a presentation on behalf

of the applicants. She stated that the proposed addition is 560 sq ft. and that the owners are keeping the original building, just adding a partial second floor.

Following presentation and discussion, the Commission unanimously determined that the proposed alterations to the House as described in the Lake Drive Plans do not constitute “Substantial Alteration” thereof as defined in Section 2.7 of Article XXII of the Town Bylaws.

Other Business

Minutes: The Commission unanimously approved the draft minutes of its meeting of March 26, 2018 that Mr. Sprague had circulated prior to the meeting.

The Commission adjourned the meeting at 5:35 PM.

Dated: Stockbridge, Massachusetts
May 14, 2018

Peter C. Williams
Peter C. Williams, Secretary