

Town of Stockbridge Historic Preservation Commission
Minutes of Meeting
August 19, 2019

The Town of Stockbridge Historic Preservation Commission held a public meeting at the Town Offices on Monday, August 19, 2019, beginning at 4:50 PM. Present from the Commission were Gary Johnston, Jorja Marsden, Lisa Sauer, Chairman Carl Sprague and Secretary 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.

Minutes

The Commission unanimously approved the draft minutes of its meeting of June 24, 2019.

9 Prospect Hill Road

The Commission next considered an Application for Demolition with respect to the garage/apartment (“the Garage”) at 9 Prospect Hill Road, filed with the Commission on August 5, 2019. The application was filed by architect Stephan Green on behalf of owner Tavitian Foundation, Inc. In addition to the application itself, the applicant also filed a “Submission for Demolition: Existing Garage and Apartment,” also dated August 5 and provided to the Commission on August 7. The “Submission” contains numerous plans, drawings, photographs and other documents, many of which were reviewed by the Commission at the meeting.

Also present at the meeting regarding the application were Mr. Green's colleague, Glenn Goble, Also Tavitian, principal of the Tavitian Foundation, Alberto Barcenas, property manager at 9 Prospect Hill Road, and John Gobel, attorney for the Foundation.

Attorney Gobel spoke first for the applicant, reiterating a request for recusal of Mr. Williams, made by the applicant based upon a letter and affidavit dated August 15, 2019. Mr. Williams stated that he would voluntarily recuse himself from the matter, while disputing the substance of the allegations in the letter and affidavit.

Mssrs. Green and Goble made the substantive presentation for the applicant. While conceding that the main house and most of the other structures at 9 Prospect Hill Road (“Hillhome”) are significant historic buildings under Article XXII of the Town Bylaws (Historic Preservation and Demolition Delay), the applicants contended that the Garage itself is not significant. They based this argument upon various documents in the Submission, including the original plans and drawings by the architect of the Garage, Prentiss French. Among the factors noted by Mssrs. Green and Goble were that the Garage was a late addition to the property and was designed and located so as to be as little visible as possible.

The Commission members then discussed the matter, asking multiple questions of the applicant's representatives. The Commissioners agreed that the Garage appears not to be a meaningful contributor to Hillhome, but noted and were concerned by the fact that the Garage is listed on the 1979/1985 MHC Building Form for the property. The Commissioners also noted that the Garage was substantially altered in the 1970s, significantly modifying Prentiss French's original design.

Mr. Johnston made a motion that the Commission find that the Garage is not a Significant Historic Building under Bylaw Article XXII on the grounds that the Garage is not significant to Hillhome as a whole and the Garage has been substantially modified over the years. Ms. Marsden seconded the

motion. After continued discussion, a vote was taken and the motion passed 4-0.

Adjournment

The Commission adjourned the meeting at 5:36 PM.

Dated: Stockbridge, Massachusetts
October 6, 2019

Peter C. Williams
Peter C. Williams, Secretary