

Town of Stockbridge Historic Preservation Commission
Minutes of Meeting of February 6, 2023

The Town of Stockbridge Historic Preservation Commission held a public hybrid meeting at the Town Offices on Monday, February 6, beginning at 4:00 PM. Present from the Commission were Chairman Carl Sprague, Gary Johnston, Jorja Marsden, Lisa Sauer and Secretary Peter Williams. The meeting's agenda, date, time and place were duly posted by the Town Clerk on the Town website at least two business days in advance of the meeting. Chairman Sprague presided over the meeting.

Minutes

The Commission unanimously approved the draft minutes of its meeting of December 12, 2022.

10 Pine Street

The Commission considered an Application for Demolition with respect to the barn ("the Barn") at 10 Pine Street, filed with the Commission on December 8, 2022. The application was filed by the owner of the Barn, Linda Shafiroff. Lori Robbins, counsel to the Owner, attended the meeting and spoke in favor of the application.

The Commission members had previously reviewed the Application and its supporting materials, and attorney Robbins summarized them at the meeting. The estimated date of the Barn is unknown. Although the Barn may be listed in STO.254 as an outbuilding, STO.254 is not part of any actual or potential historic district. Based upon the presentations made and documents reviewed at the meeting, the Commission determined by a unanimous vote that the Barn is not a Significant Historic Building under Article XXII of the Town Bylaws (Historic Preservation and Demolition Delay).

1 Dugway Road

The Commission next heard a Subsequent Application for Alteration with respect to the residential building at 1 Dugway Road ("the House") owned by Rad House LLC. (The Commission previously had approved certain alterations to the House at a meeting on June 15, 2022.) The proposed subsequent alterations to the House reviewed by the Commission on this date were set forth in plans and elevations A1.0, A1.1, A1.2, A2.0, A2.1, and A2.2, all dated 1.19.23 (collectively "the Plans"). A principal of the owner, Sara Mnookin, described the proposed additional alterations and answered questions from the Commission members. The main change proposed is to remove the "Georgian wing" of the house (at the SW end); further work at the site has revealed that the supporting timbers are sunk 18" into the soil and are rotten. The oldest section of the house (at the NE end), the "eyebrow window section," is still being retained and restored.

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

Other Business

55 Main Street: Addition in Progress – Carl reported that he had observed a substantial addition to the

historic house at 55 Main Street is now underway. The Commission has not received an application for this work. Carl contacted the Building Inspector, who apologized and stated that he had omitted to follow the procedures proscribed in Town Bylaw Article XXII. A sign at the roadside says that contractor Dave Lanoue is doing the work. Carl will follow up with Mr. Lanoue.

22 Prospect Hill Road: The Commission continued its discussion of this matter, which it also had discussed at its meeting of December 12, 2022. As he undertook to do at the December meeting, Mr. Sprague had reached out to various involved parties. The Building Inspector had no advance knowledge of the planned demolition of the Daniel Chester French pavilion. The owner, John Mullen, stated that he had contacted Chesterwood and that Chesterwood declined to take any action. Apparently Town Counsel has since opined that Massachusetts law states that no demolition permit is required for a structure of less than 200 square feet and that this provision thereby rendered Article XXII inapplicable to the demolition of the pavilion, which was less than 200 square feet in size.

Adjournment

The Commission adjourned the meeting at 4:35 PM.

Dated: Stockbridge, Massachusetts
February 26, 2023

Peter C. Williams
Peter C. Williams, Secretary