

MINUTES  
**Hamilton Historic District Commission / Historical Commission**  
October 17, 2018

Members Present: Edwin Howard, Chair, Elizabeth Wheaton, Stefani Serafini  
Katherine Mittelbush, and Scott Clements.

Staff Present: Dorr Fox

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Ed Howard opened the meeting and public hearing at 10:00 a.m.

**468 Highland Street**

Mary Steggall, owner of the house, Tom Beard, architect for the project, Christine Beard, Essex Preservation and Sean Scanlan, the builder of the project, were in attendance.

Mr. Howard noted that they are determining whether the project is subject to the new demolition delay bylaw. The Commission only has jurisdiction over a demolition that consists of fifty percent or more of a building.

Tom Beard explained that the main portion of the house was constructed circa 1740. There are also nineteenth and twentieth century additions. They are maintaining the main portion of the building, and replacing the majority of the windows that date from the nineteenth century. They are demolishing portions of the building that date from the nineteenth and twentieth centuries.

Mr. Beard stated that he has calculated the amount of demolition that is being proposed. Based upon his calculations, they are demolishing approximately 40% of the wall area, 37% of the footprint of the building, 30% of the floor area or 26% of the building volume. He has made these calculations because the bylaw does not define how the fifty percent is calculated.

The Commission toured the interior and exterior of the building. Mr. Beard explained which portions of the building will be changed. He stated that the reconstruction of portions of the building and the replacement windows will be nearly exact replicas of what is already there.

Dorr Fox noted that there are various ways one could interpret the bylaw and the calculation of the 50%. The Commission discussed the project and determined that the issue of calculating the definition of 50% demolition could be determined at a later time.

Stefani Serafini made a motion that the Commission did not have jurisdiction over the project under the demolition delay bylaw. Elizabeth Wheaton seconded the motion and it was unanimously approved. Mr. Howard noted that he was also very comfortable with Mr. Beard as the architect for the project.

The meeting was adjourned at 10:45 a.m.