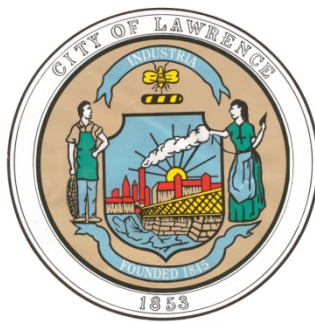


# PROSPECT HILL HISTORIC DISTRICT COMMISSION



LAWRENCE  
MASSACHUSETTS

Administrative Assistant  
Jorge O. Martinez

Land Use Planner  
Daniel A. McCarthy

## Voting Members

Luz Santana  
Rebecca J. Jani  
Mariel Silverio

**Chairman**  
**David Bain**

## PROSPECT HILL HISTORICAL DISTRICT COMMISSION

January 21<sup>st</sup>, 2020

Minutes to the Meeting/ Hearing

Roll Call:

David Bain, Chair- Present  
Luz Santana- Present  
Rebecca J. Jani- Present  
Mariel Silverio- Present

Also Present:

Jorge Martinez, Minute Taker

Absent:

Dan McCarthy, Land Use Planner

### CONTINUED ITEMS

### NEW ITEMS

#### ***131-133 Haverhill Street Max Trejo for RJJM, LLC***

The applicants were not present before the board. Mr. Martinez informed the board about the fact that the applicants will not be attending the meeting and suggested that the board continue the matter until the next meeting.

Mr. Bain stated that he was displeased with the Office of Planning and Development (OPD) and Inspectional Services Department (ISD). He stated that there have been multiple occasions where residents who live in the Prospect Hill Historical District Commission (PHHDC) perform work on the exterior of their homes without seeking the board approval. He reiterated that he was displeased with the OPD and ISD and stated that the blame falls on them and not the members of the board. He stated that the case will not be heard and to hear the case will be “a futile act”.

***Chairman Bain stated that the case pertaining to 131-133 Haverhill Street will not be heard***

#### ***65 Jackson Street Jony Perez***

Present before the commission was Jony Perez. He presented plans to the board.

Mr. Bain stated that Mr. Perez’s application was incomplete. He stated that the plans have pictures and a site plan, but he does not know where the pictures were taken, nor does he know anything else about the property. He stated that the plans show that the property is new construction. Mr. Perez stated that he would explain more about the property.

Mr. Perez stated that the property is currently the Davinci Preschool and is currently located at the corner of Jackson Street and Haverhill Street. He stated that he has operated the daycare since December of 2018. He reiterated that the plans show the daycare and the new addition, not just the daycare itself. He stated that the new addition looks similar to the daycare, but the building that he is proposing is not there currently. He stated that the daycare looks like it has been in place for years, when in reality it is not. He stated that he is proud of this. He stated that the building blends in and he is proud of what he did and he is also proud of what he is proposing. He stated that he also plans on having his employees live in the proposed apartments. He stated that most people who live in the apartments will not work there. He stated that he is open to the commission's suggestions.

Mr. Bain then asked if Mr. Perez had gone or has to go before the Zoning Board of Appeals (ZBA). Mr. Martinez stated that he had gone before the Lawrence Planning Board (LPB), but not the ZBA. He then stated that the matter has been continued and is still scheduled for the upcoming LPB meeting.

Mr. Bain then stated that although the pictures in the plans are well drawn and the set of plans are "beautiful", the commission would like to see materials and a list of the materials that are to be used on the building. He then suggested that the applicant write down the directions. He added that he would like the materials list in order to ensure that the materials used and the work done is satisfactory to the board.

Ms. Santana then asked what type of materials will be used to construct the roof. Mr. Perez then stated that the old roof was made of slate, which is expensive, but he plans on using shingles that appear similar to the slate roof of the other building. Mr. Bain then stated that not using slate to construct the roof would be a good idea due to the fact that it is expensive. Mr. Perez then stated that he had replaced the slate roof on the current building and it was very expensive. Mr. Bain then stated that he and the rest of the board members are not concerned with the price of construction, but rather the aesthetics of the building. He then stated that there is a shingle that closely resembles slate.

Ms. Santana then asked Mr. Perez about the windows. Mr. Perez then explained that he used French style windows on the daycare and he stated that the windows on the new property will be much larger. He then stated that the iron railings on the windows are decorative and for safety.

Mr. Perez then stated that the first floor of the building will be sunken down three feet, just like the existing building.

Ms. Santana then asked if Mr. Devers would be the one doing the construction. Mr. Perez stated that he does not know. He said that if he comes in at a competitive price then he would consider hiring him.

Ms. Silverio then stated that she believed that the house was too tall. She stated that the proposed building will tower over the other buildings in the neighborhood. Mr. Martinez stated that the proposed building will abide by the height and story requirement as it pertains to the zoning ordinance. Mr. Perez answered by stating that the building will only be 4 feet taller than some of the neighboring buildings. He also stated that there is a building that is close to the building that he is proposing that has solar panels and he anticipates that the building will have no problems with sun. Mr. Perez then stated that there are buildings around that neighborhood that are dilapidated and look as if they have not been up kept. He stated that it is very sad that it has come to this point but perhaps it is good that his building will cover up the more distressed buildings.

Ms. Jani also stated that the building itself looks nice, but that it is too high. It was mentioned by all members of the neighborhood that the building is too high for the neighborhood.

Ms. Silverio asked Mr. Perez a rhetorical question. She asked, "How do you remedy the height?" Mr. Perez then stated that the last thing that he would want to do is tear a floor down.

Ms. Santana then asked Mr. Perez if the design that he brought with him was the only design that was made. He stated that it was. He then stated that the bulk of the units will be studio style apartments for young, single people and he does not want to change that.

Ms. Silverio then gave Mr. Perez instructions regarding the material list that the applicant should bring in for the next meeting. She also told the applicant that he could bring in samples of the materials that will be used on the project as well.

Mr. Bain stated that he would like to know the materials that way he can ensure that the materials that are being used are satisfactory to the board. He also stated that he would like to see what materials the facade is made of.

Mr. Perez then asked the board if he were to bring the samples and the materials list and that they are satisfactory to the commission, if they would approve his petition.

Mr. Bain then stated that he would not answer that question.

With no further discussion,

*Upon a motion to continue made by Ms. Silverio and seconded by Ms. Jani, the board unanimously voted to continue the matter until the next meeting.*

### **BOARD BUSINESS**

Possible remedies to correct problems regarding applicants not coming before the commission before they start projects on properties that are historically significant were addressed.

*Upon a motion to adjourn made by Ms. Santana and seconded by Ms. Jani, the board unanimously decided to adjourn the public meeting.*