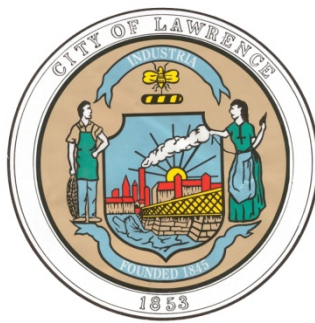


# PROSPECT HILL HISTORIC DISTRICT COMMISSION



# 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**

October 5<sup>th</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

### **CONTINUED ITEMS**

#### ***65 Jackson Street***

#### ***Jony Perez***

Present to address the members of the commission was Jony Perez.

Mr. Perez stated that the application in question is in regards to a proposal for a duplex on 65 Jackson Street. He stated that currently he owns and operates a preschool which is very successful. He then stated that he wants to expand the building because the space is limited. He stated that he began by looking at how the footprint of the building can be expanded upon. He then stated that he had wanted to create apartments in the city for years and that is what brought him to the members of the board today.

Mr. Perez then stated that the idea of having six apartments had been abandoned because the project had received some opposition. He then stated that he decided to expand the program on the first floor and build apartments on the top floors. He then stated that if he were to create two units, he would be able to do so without having to go before other municipal boards. He then stated that the design of the two units would be a lot more popular. He then added that he is trying to maintain the characteristics of the existing building, which is a beautiful building.

Mr. Perez then showed a rendering to the members of the board to show them how the exterior of the building will look. He added that the new building will call for plants on the right side of the building. He then stated that the bottom and ground level floors are home to the infant and toddler classrooms, which are very popular in the city and are full. He then stated that there has been a voucher program put into place which he had to turn down due to the fact that the applicant does not have enough space, which is bad for business.

Ms. Santana then asked if the design shown in the rendering would be the actual design implemented. Mr. Perez stated that there are two apartments and two floors. He stated that the second floor of the structure will be the first floor of the apartment. He then stated that this floor will be where the living area will be and the top floor will be where the two bedrooms and bathrooms will be located. He stated that each apartment will have a townhouse design. He then stated that the Zoning Board of Appeals (ZBA) had emphasized that the city needed bigger units which would house families.

Mr. Perez then stated that each unit will have two bedrooms and 1.5 bathrooms.

Ms. Santana then stated that another concern was the fact that the building may not fit in around the common. She then stated that this building will be close to the other and she wanted to know if the building will be designed in such a way that attention will not be called to the house.

Mr. Perez stated that this has been a concern of many people. He then added that the basement of the old building is slate. He then stated he will use a veneer to match the design. He then stated that he will be using bricks. He then added that he will also be using a material that will resemble slate for the roof also which will be similar to the existing building. He also added that the roofline in the proposed building will be very close to the existing building. He stated that there will only be a three foot difference. He stated that this will be good to break up the roofline because it is so long.

Ms. Silervio then stated that she was the one who raised the concerns about the height of the building compared to those of the neighboring buildings. She asked Mr. Perez if he could outline the changes that were made in the design process. Mr. Perez stated that the previous plan had called for four stories. He stated that he had removed an entire story and as a result the roofline was reduced by almost nine feet. He then stated that the proposed building and the existing one will be about 60 feet away from the curb. He stated that the building will not block anything on Jackson Street.

Mr. Perez then stated that the building will be so far back that a parking lot and playground will be in front of it. Ms. Silervio then stated that the concern was not necessarily blocking the buildings on Jackson Street, but rather the profile of Jackson Street as it appears on the other side. She then stated that it would not be possible to see other buildings across from it.

Discussion then ensued regarding the Masonic Temple.

Mr. Perez then stated that there is a red, abandoned building right behind the building that is being proposed. He then added that this building is in bad shape and that the new building would cover this one up, which would be a good thing. He then stated that the proposed building will cover the other one, which will beautify the area.

Ms. Jani then stated that the building looks good. She stated that it would have been nice to see the building placed next to the building that already exists. She then added that she can imagine it in place. She stated that it looks good.

Ms. Silervio then asked what would happen with the fence. Mr. Perez then stated that there is actually another fence inside of the one on the exterior fence. He stated that the fence breaks up the lot into two different lots, one for the lot where the new building will be built and the other where the playground is.

He then stated that the same fence will separate the playground from the new building. He stated that there are planters there currently, but a new fence will be put there.

Ms. Santana then asked if the new building will be attached to the wall where the flowers currently are. Mr. Perez stated that it would be. Ms. Santana then asked if there would be any separation. Mr. Perez stated that there would not be, other than a fire wall. He then stated that it would be attached.

Ms. Santana stated that she was aware during the previous proposal that some changes need to be done. Mr. Perez then stated that the main goal is to create the classrooms, but that he does not want the classrooms to go into the upper floors. He stated that the southern addition of the two classrooms would be flat and would not look nice.

Mr. Perez then stated that he will be moving into one of the units, if the petition is accepted.

Mr. Bane then asked if the new building will reduce some of the play area. Mr. Perez stated that it would not. Mr. Perez then stated that children have 1,000 square feet which will remain the same. He added that the building will go where the planters currently are.

Ms. Santana then asked if any parking will be kept. Mr. Perez stated that he will not and that there are 9 spots currently, 11 if he shuts the gate. He stated that the lot is usually empty at night.

Ms. Silverio had answered that she believes that all of her questions had been answered. She then stated that she had concerns about the building in relation to the others in the area. She stated that she feels that all of her questions have been addressed.

With no further questions,

*The commissioners voted and the results are as follows:*

*David Bane, Chair- Yes*

*Luz Santana- Yes*

*Rebecca Jani- Yes*

*Mariel Silverio- Yes*

*The applicant's petition was unanimously approved.*

*Upon a motion made by Ms. Santana and seconded by Ms. Silverio, the commissioners unanimously voted to adjourn the meeting.*