

Historic District Commission
Town Hall, Room 126
Meeting Minutes, 11 April 2017

Meeting called to order at 7:30 PM. Attending: Ron Regan (RR), Anita Rogers (AR), David Honn (DH), David Shoemaker (DS), Fran Arsenault (FA), and Allison Casazza (AC). Chingsung Chang (CC, Selectmen Representative) absent.

7:30pm **Citizen's questions**

Alan Campagna, Ruth Coughlin, 101 Main; 3 windows, aluminum frame, rough shape. Looking for replacements that would be historically appropriate. Crank Casements or Awning style would work. 45" width, ~22" tall. Recommend muntins to break up the expanse of glass, but a bit of a challenge to manage the odd dimensions. There are other means of egress, thus could be smaller (e.g., 3 lites, one operable). French Casement (when open the aperture is free) would be elegant. As usual, Vinyl is not acceptable. One window needs repair in any event; repair in kind (identical replacement/repair) is fine, but with no change in visual appearance

7:51 99 Main – Henrique and Katherine Da Costa Application #1708 Windows; no application yet for siding. Pella Designer and Architect series wooden windows are currently their preferred choice (vinyl clad sneaks in to some models). Jeldwen would be another option that might have a lower price point for them. We can put in contact with Pella salesperson to aid in selecting windows and to take measurements (with responsibility), if they are using only sash replacements. They will have to verify the rough opening themselves if using full frame replacements. Siding: would like to use fiber cement. This would be a new material to be approved by the HDC and will take a bit of research. Visits/inspections of local houses using this approach will be made. Research for neighboring Historic District Commissions is needed to check best practice. HDC asks for an address using the exact material in question. Will check for surface appearance, paint holding, waviness, any odd aging characteristics. And: wish to install skylights in the back, out of sight; recommend to select the same window coatings for the skylights for overall appearance.

8:22 9 School St – discussion of footprint (the area on a project site used by the building structure, defined by the perimeter of the building plan) and FAR (ratio of a building's total floor area (zoning floor area) to the size of the piece of land upon which it is built). The site is ~13,000 sq ft. South

Acton Village zoning has a number of special features for e.g., parking, consideration of bicycle parking space, etc. and consulting with a skilled architect is needed to make the most of the site consistent with the laws. Interesting discussion of potentially using train parking lots for evening activities.

8:22 24-26 River: Window replacement application.
Applicant was ill and unable to attend. Discussion rescheduled for 4/25/17 meeting. DH and AR to make a field visit prior to the next HDC meeting.

8:59 Linda O'Neil, Trustee; Baptist Church. Wrapping up work funded by CPC (metal ceiling and electrical/security systems). All work was interior. Once we have two stamped applications, the two CNAs can be issued quite quickly.

9:19

- CPC RFP: working its way through the town counsel review.
- Agreement to write an HDC letter in support of a neighborhood initiative for the town to purchase 90 School Street (house demolished post fire) and the Magoon property on Piper Lane, consisting of an historic house and 5.7 acres which would added to the Great Hill Conservation land.

9:29 Approval of minutes for March 28th – unanimous.

9:30 Review Spreadsheet and updates.

9:35 Meeting closed.