

Historic District Commission
Town Hall, Room 126
Meeting Minutes, 25 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** - none

7:30 Move to accept minutes from 11 April; voted unanimously

7:31 **CPC RFP:**

1) DH attended the CPC meeting of 4/20/2017 to discuss the involvement of the HDC on CPC projects. The HDC or its agent is required to certify that the work on CPC projects complies with the Secretary of the Interior Standards. DH suggested some modifications to this procedure. He will produce a summary memo for the CPC. CPC will look into alternatives to asking HDC architects to doing this work on a pro bono basis.

2) DH confirmed that the HDC has 3 years from the date of the CPC award to expend the \$33,000 +/- for an HDC consultant. HDC is waiting for the final comments from town counsel on the CPC RFP. Once the RFP is returned by Town Counsel and finalized, the HDC will advertise the RFP.

7:45 **101 Main St.** Window Replacement: Researched windows, finds too expensive for the installation at this time. The research may be useful for a next owner. One can be sure that there will be aesthetically suitable windows which would be acceptable to the HDC. The application is considered withdrawn. It was agreed that the proper procedure was to deny the application. There was a unanimous vote to do so.

7:51 **99 Main Street** – Henrique and Katherine Da Costa Siding Replacement. We looked at samples of the alternative siding material HardiePlank Lap Siding. FA did some research on neighboring town HDCs. For Concord, HardiePlank only in limited applications – trim boards, water table and the like. Somerville does not allow it for siding on original historical structures, and this is a general trend. Some problems with this material in humid conditions observed. We note that the HardiePlank examples are not tapered and would not lie correctly to match the style of cedar siding. All present agreed that HardiePlank will not be pursued. Discussion of the Façade – we note the value of picking up some of the details from River St. houses, in particularly the cornice returns. Nominal 4" spacing of

the siding, but to try to meet the windows neatly. A water table is traditional for this house. Exterior lighting should be brought to HDC for approval (and brainstorming). Garage doors: a fiberglass door (again River St as an example) could be workable if tasteful. No fake hardware. Black or dark grey preferable. Gutters should be proposed for HDC review. Front Door: Wood, or tasteful fiberglass could be workable. Handrails can be wood or wrought iron. HDC would like to talk again about the detailing of the handrails. Railing will need to be code compliant.

Windows: Replacing all windows with "Jeld-Wen", and working to ensure that the windows are indeed wood and of the appropriate style. HDC prefers 5/8" wide muntins.

AR makes a motion: Move that we approve the installation of new windows at 99 Main St. The windows are to be "Jeld-Wen", wood simulated divided light units with spacer bars, double hung 6/6, W2500 series. 5/4 x 4(min) flat casing and historic sills. Full or half-screen at owner's discretion. Also move to approve the installation of a new fiberglass 6 panel raised panel front door with side lights similar in width to the existing but 5 lites high, and with true or simulated divided lites with spacer bars. AR will email suggested front door manufacture literature to the owner. Homeowner to submit selection for two new front light fixtures at a later date for approval. A single double hung window will be installed in the gable in lieu of the current two windows. Rear windows are also to be replaced, but out of HDC purview and may be chosen freely by the homeowner. Voted unanimously.

Move to approve the installation of vertical grain cedar siding at 99 Main St with coursing to be 4" nominal to match window constraints (recommend that it be be preprimed for lifetime and total cost).

Cornerboards 5/4 by 8" nominal dimensions on street front corners of the main house, and 5/4 by 6" on all other corners. A water table board will be used, 5/4" by 6" or 8" with sloping top and flashing. The water table board should run continuously at the bottom of all clapboard including over the garage door façade. HDC will allow cellular PVC ("Azek" or similar) for the 1) casings around the garage door, 2) water table stock, and skirt board under front door. Shutters to be removed and not reinstalled.

Historically appropriate cornice returns will be installed (River St houses as example). All vinyl to be removed, and appropriate wood detailing restored. Voted unanimously.

8:22

9 School St: Owners not present. It was agreed that the HDC had given this owner sufficient, non-binding advice of approximately 2 hours

duration. Any future visits should be with an application and drawings to review.

9:19 24-26 River St Windows, Susan Dearborn. A visit by HDC showed that the current windows are in rather good shape, and are an excellent candidate for modest restoration. Storm windows will be installed. HDC will provide a list of window weatherstripping contractors that may be suitable. Need to request a resubmission of the application. FA will coordinate; AC will contact window restoration contractors to solicit interest and forward that information to FA for coordination with the owner.

9:40 Meeting closed.