

Historic District Commission
Town Hall, Room 126
Meeting Minutes, 27 March 2018

Meeting called to order at 7:35 PM. Attending: David Honn (DH), Anita Rogers (AR), Ron Regan (RR), Fran Arsenault (FA) and Maria Crowley (MC). Chingsung Chang (CC), Selectmen Representative), and David Shoemaker (DS) absent.

7:35 pm **Citizen's questions** – DH Heather Patnode from 81 River St reached out about adding a screen porch on the back of the house like 69 River St, they may show up to discuss.

7:36 Minutes for March 20th approved unanimously.

7:37 Project spreadsheet review: 5 Chadwick application in the mailbox today, we need to have a site visit. April 7th at 9 am suggested. 39 School Street is for sale. HDC needs to get “ahead” of the buyers so they know it is in a historic district.

7:45 **Public Hearing 43-45 School St** – Application #1804. Carolyn Reed of Habitat for Humanity and Mike Hallor of Hallor Associates present. DH read the public notice from The Beacon. Carolyn discussed the neighborhood meeting. Neighbors were enthusiastic. The one issue that came up was that parking during working hours may be problematic. DH suggested that they may be able to use 53 River St. a property owned by the town not being used presently and Carolyn should contact Selby. Carolyn said that the asbestos has been abated and demolition inside has begun. Mike has updated exterior elevations and distributes them to the board members for discussion.
The roof will be GAF 3-tab. If a ridge vent is added it shall run end to end; drip edge will be painted to match trim. There are some broken wall shingles that will be replaced in kind with wooden shingles. Repairs to trim and soffit will be in wood to match existing. AR – will you be replacing the mechanicals? Mike – Yes, new boiler and radiant heating, no air conditioning. AR – will you use the chimney or direct vent? DH – direct vent will have two PVC pipes out the side of the house, if you could use the chimney that would be best. If not, try to go out the back of the building.

Mike got the pricing for the a Jeld-Wen fiberglass 3 over 3 direct glazed DSL with 2 panels that he can get with the correct 3'-0" by 7'-0". DH – We can sympathize with the costs related to meet the HDC requirements, but we can't use cost as a basis for our decisions. Repairing the existing doors will maintain the character of the house versus using a stock replacement door. FA and MC agree about the door. AR – a storm door will be desirable and give the original door comparable air sealing and weatherproof to a replacement door. Carolyn said a storm door would be up to the tenant. Mike said that John Dee, the door repair guy, couldn't add insulated panels to the original door. DH – the insulation of the panels wouldn't make that big of a difference compared with air sealing. RR – is there a photo of the replacement door for comparison to the original door? I would need to see the doors to get a feel on how they compare and the impact of swapping them. Mike – no. AR – I agree; I would need to see a photo to get a feel for the look; a new door won't have the same character as the original door. DH – I would think the work required installing the new door plus the cost of the door would be comparable to the repair of the original door that wouldn't require the same amount of work to re-hang. AR – a new pre-hung door isn't that hard to hang. Mike we will probably use steel doors in the back to make up for the costs of restoring the doors in the front. DH – please keep the original back doors on site so that the new owner may re-install in the future. DH – Windows, there are 46 total, 18 in the back. Mike - the two basement windows in the front will be bricked up, the rest of the basement windows will be replaced with single glazed SDL with a single muntin. AR – why the muntins in the basement windows? RR – do the existing ones have muntins? Mike – yes the existing have muntins. DH – The frames looked good, you could just replace the sash. All wood not clad. AR – probably get a storm to cover and protect. DH – we prefer that you repair the windows you have unless they are hopeless. AR – In the quote from the window guy there were some that are hopeless? Carolyn – yes, plus some of the windows were missing. DH – Ideally repair the windows on the front and sides, if you can move windows from the back to replaced bad windows on the side and front. Carolyn – I'm not sure we have enough windows of the correct sizes. AR – we should go over the windows side by side. DH – the side with 6 windows in a row was for a closed in porch, those windows should all match, you don't want to mix old and new. Mike asked what DH meant by old and new, if we have windows replicated to match the old? If you can't get an exact match with muntins for example because of using new versus old growth lumber. AR

– a single glazed replica window will be less expensive than a dual glazed window. DH – I would feel more comfortable if we know number of windows available. AR – ideally should be able to harvest enough for the front. The sun room could be different, ideally use single glazed 2 over 1 with a storm window. If the frames are rotted then sash only won't work. We don't have enough info about usable windows so we can write up the certificate without windows and we can do an amendment if new windows are needed to fill in the front and sides. AR – talk to John (the window guy) about what finish should be used on the windows and apply the finish before putting the windows in, it will be easier.

DH – let's do a COA for everything except any new windows that may be needed and exterior lighting fixtures. Come back with the details for any external lighting.

AR makes a motion – three tab roof shingles, color per owner, drip edge to match trim, assume no ridge-vent or soffit vents – if needed return to HDC for review. The HDC requires rehab and installation of existing doors, reusing existing hardware. Chimney to be re-pointed and flashed with lead. Gutters ½ round Berger aluminum with round down spouts. Soffit, trim, and siding repaired with wood to match existing. If windows can be repaired, the HDC requires that all windows facing School St. and the sides be repaired. If there aren't enough repairable windows return to the HDC to discuss what to do. The basement windows on the sides will be replaced with fixed sash painted single muntin single or double glazed per owner. The front basement windows will be bricked up. Wrought iron railings to be repaired. Re-entrant east and west windows near entries to be removed and reused; openings to be sided to match existing. Applicant will return with light fixtures at a later date. The HDC recommends saving the two rear entry doors for future owner. Requirement – if the HVAC vent piping is required and can't be located in the rear, return to HDC to discuss. RR – seconded, vote unanimous.

9:20

Chair update – 615 Mass Ave – FA got the realtor to put that the house and lot are in the historic district in the listing. 53 River St a landscape school will do the design work and site plan. DH attended the meeting. The owner of 4 Piper lane wants to put a new house. 3-27 School – no new info. MC talked to Matt from Acton IT department, who said we couldn't have a new page for a newsletter and he didn't have time to discuss while prepping for town meeting. MC will meet with Frank and Matt after town meeting. MC met with Katelyn (Kimberly?) of the building department to discuss the missing minutes from the website. She said she will put them

in the “system” for us. MC will discuss with DS to get all the documents. DH – for news letter should we do quarterly or maybe 3 times a year? What will we do for content? Things like habitat for humanity house, houses like 104 and 99 Main St that were bought and refurbished.

9:45 Meeting adjourned.