

Historic District Commission
Town Hall, Room 126
Meeting Minutes, 27 February 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** – None.

7:38 Minutes for February 13th approved unanimously.

7:37 Project spreadsheet review: DH mentioned that 39 School St, the house at the split of River and School, is for sale. DS updated the spreadsheet with application received today for 59-61 Windsor Ave. 53 School St was sold. At 124 Main St. only approved parking spaces are now being used; still need to send letter about large vent fan no longer in use. John Perkins contacted DH with interest in purchasing 9 School St (Dan Parazzo's property.) The 53 River committee meets tomorrow and DH will attend, if others are available please come. 4 Piper may become a 40B, but it is land locked and neighbors aren't interested in selling land to make the parcel more accessible.

7:48 **Historic Plaques** – Brad Maxwell of the HC present.
The HC would like to spend some of their budget to put plaques on public structures. Brad passed around the HC applications with the size and text for the signs. There are three structures, two are in districts. The Town hall in the center district and the old West Acton Fire Station on Windsor Ave. There was a plaque on the town hall and the new one would go in the original location on the right upper corner of first floor. He would like to make the sign 1 ½ times the normal size of 12x16 as the scale will be lost on the building. Brad also had an application for a private home, DH said to have the owners submit an application to the HDC. There was a discussion on the cost for an application and the "heavy process" for just a plaque. RR suggested that we vote at the next meeting to waive the fee for plaques. DH also wants to waive the abutters notices for plaques as it is not an architectural feature and doesn't fall under the sign bylaw, but we still want approval on the size and location. Brad will work with FA as liaison for plaques on public buildings.

8:15

43-45 School St – Application 1804 Carolyn Reed of Habitat for Humanity and Mike Hallor of Hallor Associates present.

Discussion started with the need for a public hearing. FA will send verbiage and information about setting up the news paper advertisement, and do the abutters notices for public hearing. Carolyn would like to get some demolition started inside, DH/AR said they could talk with Frank to let me know the application is being processed and we have no problem with starting the demo. Carolyn said the roof is starting to leak and they would like to take care of it soon. DH said you can do any temporary repairs. Mike said that they would like to just replace the full roof now. DH – we can vote on the roof tonight if you have a sample. Mike had some images but not a sample board. Mike will bring in samples next time. Carolyn presented drawings and cut sheets for gutters and roof. Chimney will not need to be removed or moved for baths. Plan to repair the windows on front and side. Got quotes for reproduction of from doors from Concord lumber, Jeld-Wen, and Brosco, but it puts them over budget. The 8 windows over two panels aren't standard/stock and really jacks up the price. Carolyn asked if the could they go with a 6 windows over two panels. Carolyn would like to get fiberglass as the wood doors won't get more than a 5 year warranty because the doors are exposed. The original doors are 36"x84" and fiberglass standard are 36"x80" and the fiberglass aren't much cheaper. DH – is there a vestibule? There is an inner door frame, but it may need to be removed for internal space. AR – it would be simpler to match the size of the door because you aren't residing. Carolyn asked what about a steel door? AR – steel doors aren't that good and we prefer fiberglass or wood, plus if you go with a fiberglass or steel they must be direct glazed so that the muntins will be in the same plane as the style, non-direct glazed have a plastic frame that looks terrible. The new houses on River St. have wood doors, but they have a porch that adds shelter. DH knows someone that could repair the doors and add thicker panels and add storm doors. Mike will continue to look for door options. Habitat for Humanity does a blower door test for energy star rating. Carolyn referenced the cut sheet for the gutters, 1/2 round Berger. DH we don't have purview over the garage doors because they are on the back side, but the last house on river street has a good example. DH said that the HDC will donate an HC plaque for the house with the date. Carolyn said that on the MACRIS sheet the house is eligible for national register, and asked if that has any impact on what they can do to the house. DH explained that it doesn't. Planning on public hearing on

March 27th at 7:45. Mike will drop off roof shingle samples when he gets them.

- 9:05 **497 Main St.** – Application 1801 – Kevin Cardone present.
Kevin is all set with the roof and granite stairs; he spoke with Frank Ramsbottom and Frank okay-ed having two steps without a landing or hand rail. He wants two sconce lights on the sides versus a single overhead light like what is there now. RR asked about putting the sconces next to the pilaster door casing as AR had said that you typically don't want to cut the pilaster to put in lights. Kevin talked with an electrician who will probably rewire the whole thing. Kevin pointed out on the photo that the door isn't centered between the two windows on the side. The left side has 10" and the right side has 22". The pilaster is 3 pieces, the edges are 2" and the flat section is 6". AR asked if the lights could go higher up on the wall. Kevin pointed out that the cornice sticks out and would block the light. AR said the 5" light Kevin proposed will look "squaty" and you probably want something thin and elongated. DH – look in Old House Journal, the Vermont Light Company has a lot of styles. AR - it is important that you pick the fixture before the electrician puts in the box. FA – could you put one light next to the pilaster on the right side that is bigger/wider?
- 9:20 **59-61 Windsor Ave.** – Application 1806 – Bryan Mulligan of Studio47 Architects present.
Bryan presented the drawings and went over the changes to the house, extending the gable on the north side over the bay window, adding a second level to the addition on the back, adding shed dormers on the back of the roof south and west sides. AR – you are not raising the plate, the scaling and centering of the bay window will now be askew, but I think that will be fine. AR – is the gable end shingled? Bryan – no, the whole house is clapboard, only the paint color is different. No one had any negative comments or suggested changes. As this is Windsor Ave. we should have a public hearing early in the process. There was discussion about if we could have 2 public hearings on the same night, it was decided that we could. FA will work with Bryan to setup Beacon advertisement for public hearing on March 27th at 8:30.
- 9:50 skipping scheduled item #8 – town support staff scope of work.
- 9:50 Meeting adjourned.