



Historic District Commission

Meeting Minutes

10/15/2019

7:30 PM

Room 126, Town Hall, 472 Main St, Acton, MA 01720

Present: David Honn (DH), Anita Rogers (AR), Ron Regan (RR), Fran Arsenault (FA), Arthur Leavens (AL).

Absent: David Shoemaker (DS), Dean Charter (DC) BOS liaison.

1. Opening

Chair David Honn opened the meeting at 7:35 pm.

2. Regular Business Regular Business

- A. Citizen's Concerns – Suzanne Flink of 70 School St asking if she needed to file an application for a repair in kind for a wood gutter. DH said she didn't need to and he would let Frank Ramsbottom know if a permit is required. Michaela Moran said the minutes since 2010 are now missing from the website; we think there was a technical glitch.
- B. Approval of Meeting Minutes – AL had some updates that were not included in the last copy so we will review at the next meeting.
- C. Review Project Tracking Spreadsheet – There was a numbering issue where the application for partial demo at 25-27 School St didn't come through the HDC email and wasn't in the spreadsheet and miss numbered as #1915. DS made the application #1923.
- D. Chair's update – none.

3. New/Special Business [or other applicable agenda items]

- A. Public Hearing for Partial Demo at 25-27 School St. (application 1923) by David and Laura Veo (Laura Veo present at hearing)

DH read the hearing notice from the news paper and noted the change of the number from 1915 to 1923. RR assigned to prepare the certificate. DH went over what will be removed: garage, part of the blue building, trailer and debris, and passed around the photos from the application.

Michaela Moran of 80 School St was present for the hearing.

Michaela asked about the removal of the addition to the small blue building in the back and what will the remaining wall look like. Laura Veo said that there is a doorway between the original structure and the addition in what was originally an exterior wall and they plan to close any openings with plywood. AL asked what the plans there are for the fence currently across the top of the driveway along School St. Laura Veo said they plan to keep the fence at least through the cleanup. Michaela commented that the fence is chain



link and ugly and would like to see something nicer. DH said we could require adding green fabric. AL asked how long the fence has been there and, as a temporary structure, how long we would let it stay, one year or less? Laura Veo commented that the fence is necessary, first, to prevent access to an open hole near the back of the lot that could be dangerous if there is no fence, and, second, to prevent unauthorized parking.

AL asked when the demo is going to happen. Laura Veo said they planned to start within weeks. AL suggested that after the demo is completed the applicants should come back to discuss a suitable fence for the property.

AR asked that the applicants take photos of all the structures on the site before demo to document the current state. DH followed on that, observing that it would be helpful to have photos if something bad happens during the demo/cleanup. Laura Veo said she would photograph the property tomorrow and send them to DH in an email.

AL makes a motion to approve the removal of the garage building, the wood and concrete block addition to the blue building, and removing of the trailer and other debris on the site. FA seconded.

The motion was approved 5-0.

RR will file the certificate tomorrow and notify Laura when it is done.

B. Install new gutters on front porch at 43 Windsor Ave (application 1922) by Scott Kutil

Applicant not present. FA liaison. Installation of copper half-round gutters around front porch. Discussion on where the downspouts should be located, against the house or at the outer corners: AR noted that ideally you don't want to bring the water back to the house, instead directing it down and out away from the foundation. FA makes a motion for the installation of copper half-round gutters appropriately sized to requirement of roof area. Copper round smooth downspouts to be located by owner. AR seconds.

The motion was approved 5-0.

C. Replace Porch, door, windows, add gutters at 78 Nagog Hill Rd (application 1918) by Paul and Debbie Dormitzer

Applicants not present. AR liaison. The applicants sent details for the components being used not included in the application and AR went through the details. The applicants couldn't find a suitable direct glazed door so they included a door with vinyl framed glass and an alternate 6 panel fiberglass door with no glazing. AR feels that with the side lights the door doesn't need to have glazing and the six panel door will look better. For the porch railing they chose Intex railing with mahogany top rail, the posts will have easy wrap.

AR makes a motion to replace the double front door with the six panel smooth fiberglass door and direct glazed side lights, full or partial at applicants' preference. Porch posts wrapped with Intex easy wrap; rails Intex Hampton rail with mahogany top rail; install K-type aluminum gutters, 6 over 1 Anderson 400 series SDL windows with spacer bars, awning windows 6 over 1 white. Window cased with 5/4 stock butt joint and historic sills.



RR seconded.

The motion was approved 5-0.

DH asked that applicants return for light fixture approval.

D. Replace Front door at Cut Above 584 Mass Ave (application 1921) by Marc Foster

Applicant not present but participated in discussion by telephone. RR liaison; AR noted that the application proposes a double hip panel with a raised panel and the original is a simple flat panel. Can the existing door be repaired? AL – according to HDC guidelines, without compelling evidence the preference would be to repair the existing door.

AR asked why the door needs to be replaced. Marc said the door has been repaired four times by adding screws through the rail into the tenons and that isn't working anymore. AR asked if the glass was old wavy glass and Marc didn't think so; it is hard to tell from the scanned photo. AR noted that there is a mail slot in the bottom of the door, will you add that to the new door? Marc said that the mail slot isn't used and will not be added to the new door. AR also noted that the existing door has a flat panel versus the proposed door that has a double hip raised panel. Marc said the door was the closest to the existing door he could find without having a custom door made. AR said that Simpson could substitute a flat panel on request. Marc said if required he would do that. AR asked if the existing Mortis set with thumb latch would be reused, and Marc said if it is good working order he would reuse. DH added that if the hardware needs to be replaced it should be a similar setup with a thumb latch and deadbolt and with an oil-rubbed bronze finish.

AL asked if Marc had taken the door to a wood shop for repair or just tried to repair in place. Marc said that he had only tried to fix in place as the business needs a door.

DH said that he would like all the members to go look at the door to see the condition before approving a replacement. Check out the existing door thickness. The sill doesn't look Handicap accessible; replacing with a new door may require changing the sill. Check with the building department. The next meeting is November 12th. Members are asked to look at the door and send comments to RR to collect for the next meeting, and we will review.

No motion or voting.

Adjournment At 9:30 p.m., it was moved and seconded to adjourn the meeting. The motion was approved unanimously.

Documents and Exhibits Used During this Meeting

- Meeting minutes of October 8th, 2019;
- Application 1923;
- Application 1922;
- Application 1918; and
- Application 1921.