

**Historic District Commission  
Town Hall, Room 46  
Meeting Minutes, June 10, 2015**

Meeting called to order at 7:30 PM. Attending Kathy Acerbo-Bachmann (KAB), David Honn (DH), Pamela Lynn (PL), Ron Regan (RR), Anita Rogers (AR ), David Foley (DF) and David Shoemaker (DS).

**Chingsung Chang rep of BofS.**

**7:30 PM      Citizens' Questions**

**7:31 PM      Approved minutes by Consent – May 5 and 19, 2015 Minutes.**

**7:32 PM      Traffic Study Issues following the June 1<sup>st</sup> Information Meeting**

DS recused himself as an abutter to the Town Common.

KAB indicated that DH will organize the HDC response by the next HDC meeting on June 16th.

DF clarified that two speed humps have been proposed and he would propose placing a third speed hump close to the Acton Woman's Club.

DH expressed his perception that the specific goals of the study were not made clear during the recent meeting. He also indicated that this would be an appropriate time to budget funds to improve the landscaping of the Common.

KAB, upon reflection, felt negatively about the proposed rumble strips and the proposed painted solution.

AR inquired about the likelihood the utility pole would be removed.

DH feels that the solution should be minimalist and incremental.

DF did not feel positive about any of the proposed traffic solutions. In his mind all of the proposals tended to complicate the traffic flow.

DH inquired the HDC's reaction to proposed electrified speed reduction signs.

Recommendations should be sent to DH and will be voted on at the next meeting.

**7:45 PM      Vote on New Officers**

David Foley            - Chair  
David Honn            - Vice Chair  
David Shoemaker    - Secretary

KAB described the roles of each position.

Seconded by RR and accepted unanimously.

**7:51 PM      522 Massachusetts Avenue – Appl. 1511: Roofing Shingles**

RR, as liaison, explained that the back/side roofs have already been replaced with the proposed shingles and that the applicants now wish to replace the front roof which is currently three-tab. The applicants brought samples of the Timberline GAF High Definition 30 year shingles which are not as contrasting as the "high definition" shingles as has been previously reviewed by the HDC. The applications will match the existing color which is Pewter Gray.

RR moved to approve application 1511 a new roof on 520 -526 Massachusetts Ave. using the Timberline GAF High Definition shingles with a ridge vent end to end and with drip edge colored to match the trim. Seconded by DS. Accepted unanimously pending abutter notification.

**7:57 PM      Citizens Questions**

Eric Ranvig of 65 School St. KAB explained his application to replace the current three-tab shingle roof with architectural shingles will likely require a COA.

8:07 PM

**14 Newtown Rd. – Application 1510: Possible Amendment to  
Previous Certificate of Appropriateness**

DS recused himself and acted as the applicant.

The applicant proposes to change the door operation from outward to inward swinging on the pedestrian barn door; replace the previously approved steps with an open tread, three riser stair; use four columns on the east porch instead of the existing three columns; move a gutter to the left from the right; and add a rear deck and stairway.

An exterior light fixture will be needed next to the rear door plus advice on hardware.

Porch columns require an additional column; balusters will be created to match the original design.

The deck stairway is minimally visible from Newtown Road. The applicant would prefer not to build up the topography creating a shorter stair run. The proposed design has open risers and uncut stringers.

AR suggested having the stringer and end of deck trim be dimensionally continuous.

The applicant would appreciate advice on gable trim paint color which has been left white.

DH responded that an inward swinging door makes sense in terms of maintenance. The stairs seem a little strange. DS indicated that simplicity and modesty were the goals.

AR asked about the number of risers – whether it made a lack of railing acceptable.

DH asked for more clarity. Is the door functional? If so, is it wise not to have a platform? DH thinks several stones would likely be more practical especially in terms of shoveling against the balusters. It is a house not a working barn.

DS asked the issue with the uncut stringer. DH focused on the functional aspect. If you are going to use it every day, will not be

helpful. DH added that it needs more width, a stone and two risers perhaps.

AR agrees with three risers, it is nice to have a hand rail. It is so informal, it feels unfinished. The quality of the porch does not match this solution.

KAB asked about the four columns. AR thought it was a good idea without changing the rhythm of the porch.

DF asked to view the gutter solution. AR suggested that the gutter downspout is located at a potentially vulnerable position.

PL expressed concern about the lack of railing.

DH and AR continued to express concern about the modernity of the porch solution. AR clarified proportional issues of the skirt in the drawing. It appeared clunky to her as drawn.

**8:30 PM      96 Main Street – Appl. 1514: Stone Walls**

DS rejoined the HDC.

RR explained that this house is close to Main Street. The applicant proposes to create a stone wall which encloses (hides) the existing posts that used to be part of a fence.

The proposed wall is intended to be consistent with the existing stone wall on the left side of the house from the street.

KAB explained the need to add a condition that if the proposed stone wall is not on private property then town permission will be necessary to construct the wall in the public right-of-way.  
She asked if dry laid field stone? Answer – Yes.

Thickness would be about 30" leaving nine or ten feet between the wall and house

DH shared his research on stone walls. He recommended that 30" may be unnecessarily high. Lower would provide the desired

protection. DH suggested aligning the outermost face of the proposed stone wall with the outermost face of the existing granite posts. This might be a good argument to present to the town; i.e. the new stone wall extends no further into the public way than the existing granite posts.

RR moved to accept Appl. 1514 stone wall at 96 Main St. of dry laid field stone no higher than 30 inches to encapsulate the existing granite posts in front of the house.

Condition: no taller than 30"

Condition: Check with the Engineering Department to get permission from the town to build the wall in the desired location.

Recommendation – layout mason string to get a feel for the optimal height in relation to the house.

Recommendation - leave the front face of existing granite pillars exposed.

Seconded by AR.

Approval is contingent upon getting permission from Engineering for construction within the town right-of-way.

Accepted unanimously.

**8:55 PM 487 Main St. – Appl. 1516; Replacement Door**

The discussion will be delayed until the next meeting pending determination of whether a COA or CNA is appropriate.

**9:00 PM 525-545 Massachusetts Ave.: Review of Changes in Project and Proposed Solution**

Drawings attached to Notes for reference.

Issue 1: Middle building – eave of porch ... The built roof edge detail varies from the drawings because of the addition of (3) 2x4's needed to achieve the necessary slope for drainage. This 4 1/2 " is added to the thickness of the roof and is now concealed with a large piece of metal

flashing (6" or so) which is not acceptable in appearance. The original detail shows a nearly 14" thick roof with a wood fascia and a small metal drip edge – less than 2".

To minimize the now nearly 18" roof thickness, the architect has proposed removing the metal and using wood trim to conceal the (3) 2x's. An offset of 1 1/2" and a profiled molding is their preferred option. An alternate option eliminates the profiled molding.

KAB commented that it currently looks like a disproportionate band of white. It looks clunky. Maybe painting a portion of it grey might diminish the visual impact. Or is there a way to build in some relief?

RR asked about how this element would turn. What happens on the side?

Terra Friedrichs of 2 Wright Terrace joined the discussion

DH suggests blocking the fascia, the new ... forward 2 " or so, so it overhangs the new 3 1/4" trim. DH was not in favor of the profiled molding which is inconsistent with the rest of the building's trim.

KAB summarized the issue of the height and the metal flashing.

AR used three drawings of the roof edge detail of the middle building

- 1 to have been
2. how was built
3. OMR proposed remediation annotated by AR with the block solution

The HDC has proposed removing the metal and using wood trim to conceal the (2) 2x's. An offset of 1 1/2" will be added to create a shadowline to help minimize the additional. The trim dimensions will be changed to move the shadow line further down from the top of the roof than is shown in the architect's detail. The overhang must be adjusted as necessary on the sides of the roof, so the new roof edge does not project beyond the face of the cornerboard. The new metal drip edge will be limited to a maximum of 2" per the original drawings. Anita will review the amended detail with the architect

Issue #2: Request for an addition of downspout locations to adequately drain a section of the roof that had not been provided for.

Terra Friedrichs expressed concern eave returns would be very traditional and turned out not to be very traditional.

Returning to Issue #2 – Downspouts

KAB indicated that she thought downspouts were an appropriate request as the water is likely to pool on the roof.

Gutters ½ rounds with square downspouts

RR asked for more clarification about the downspouts clarifying that they will be smooth, not corrugated.

KAB proposed waiting to vote on this proposed amendment and concluded there will need to be abutters notices for the amendments.

Issue #3: Casings at the windows – a citizen expressed concerns that the casings did not meet specs. The casings have been measured and it is confirmed that they were installed as per the drawings.

Issue #4: Downspout on corner of barn – wish to move downspout to be symmetrical with other one.

Issue #5: Cheek wall on Blue Mansard; a slight offset casing is an inch thick and can read the thickness of the casing against the cheek wall of the dormer. MDO is slightly grey and created a strong shadow line. Proposed solutions – paint grey white to match the trim making the reveal less obvious. Second solution added a board but joint still obvious at the base as it still juts out beyond the sill horn.

AR thinks the issue is due to the fact that the old house is not plumb.

AR thinks the solution is paint.

Issue #6: Panels on the Dormers of the “Barn”

KAB is concerned that these panels “pop out” visually now.

AR explained the painting scheme which may solve the problem.

KAB suggested waiting to see the final color scheme.

Issue #7: Rake and eave detail

DH explained that this had been one of Terra Friedrichs's concern.

AR clarified that the rake trim detail does replicate the original.

Issue #8: Drop off to the Garage

OMR proposes a guard rail similar to the one across the street near the playground. It will require more supports.

The drawing appears curved but RR clarified that it would likely be in segments.

Terra's Concerns:

Issue #9: Back corner decks and railings are clearly visible from the public way despite assurances from the applicant that this portion of the building would not be visible.

KAB clarified that screening can be required under this circumstance. AR indicates that in order to vote next week OMR will need to provide two new drawings including the “corner” issue landscaping under discussion and the porch issue discussed above.

Issue #10: Dormer on Back of Blue House (?) is visible – maybe Yellow House

Issue #11: Yellow railings on roof – Temporary for construction safety.

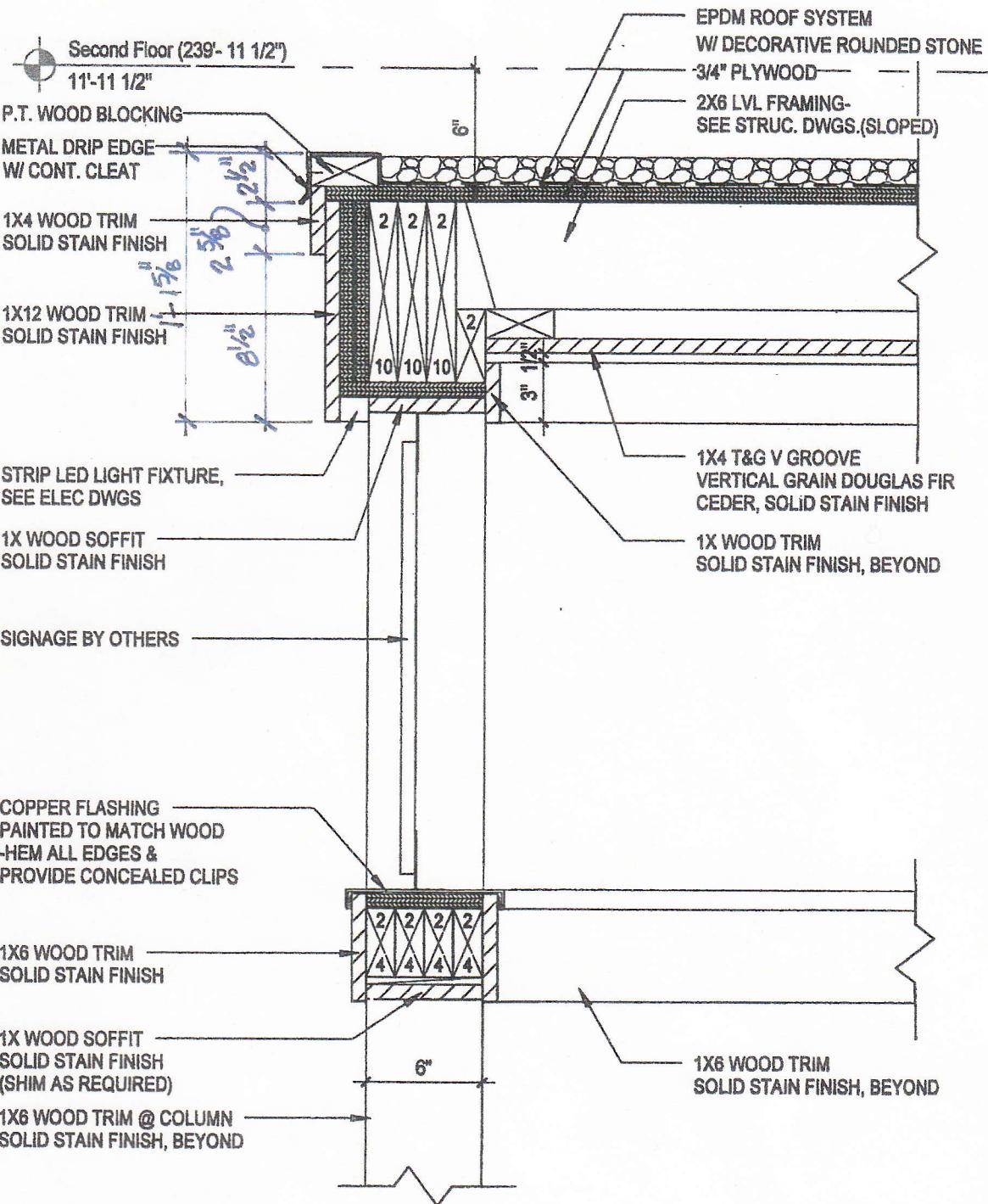
Issue #12: Solar Panels on Dance Studio – Accepted – Yes

Issue #13: Side lites on Blue House were installed per the construction documents

**9:58 PM      Adjourned**

**Attached: Drawings for discussion of 525-545 Massachusetts Ave.**

NOTE: DIMENSIONS IN BLUE ARE  
ONLY MEANT TO HELP CLARIFY  
ORIGINAL DESIGN INTENT

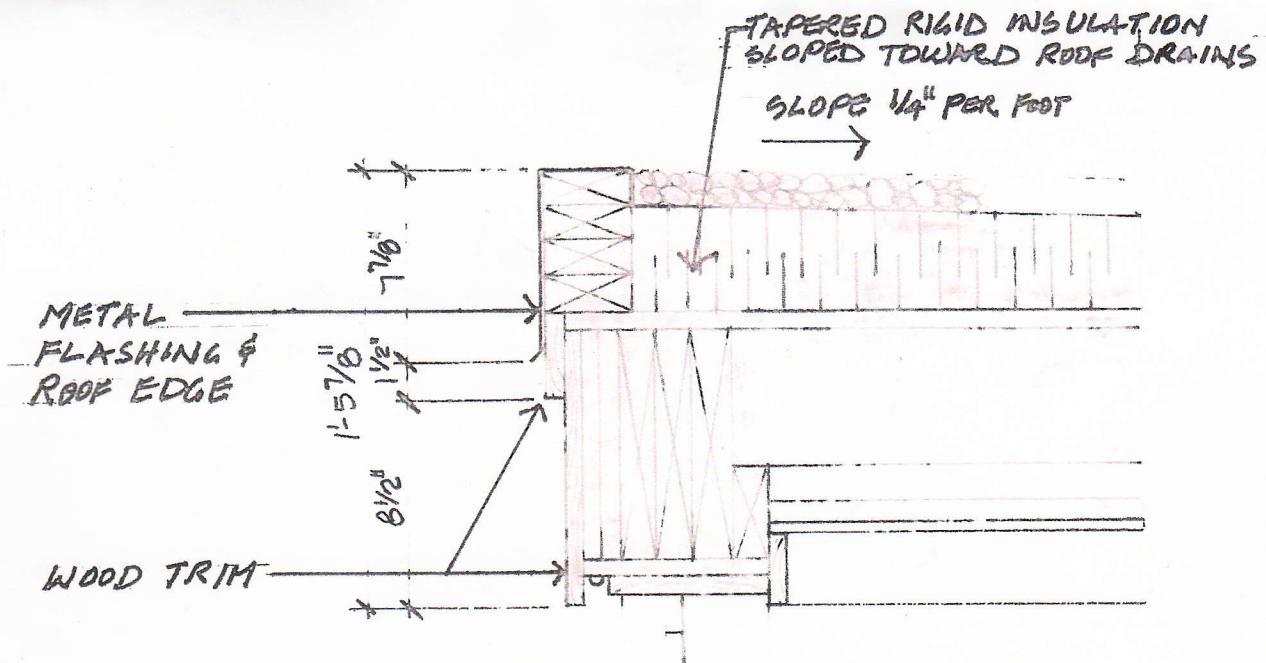


**2** Roof Edge Detail @ Middle Building Porch  
 $1\frac{1}{2}'' = 1'-0''$

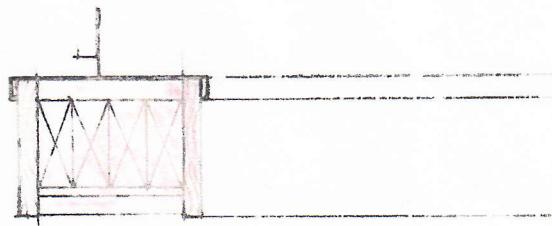
2

**1 1/2" = 1'-0"**

# Drawing # 1

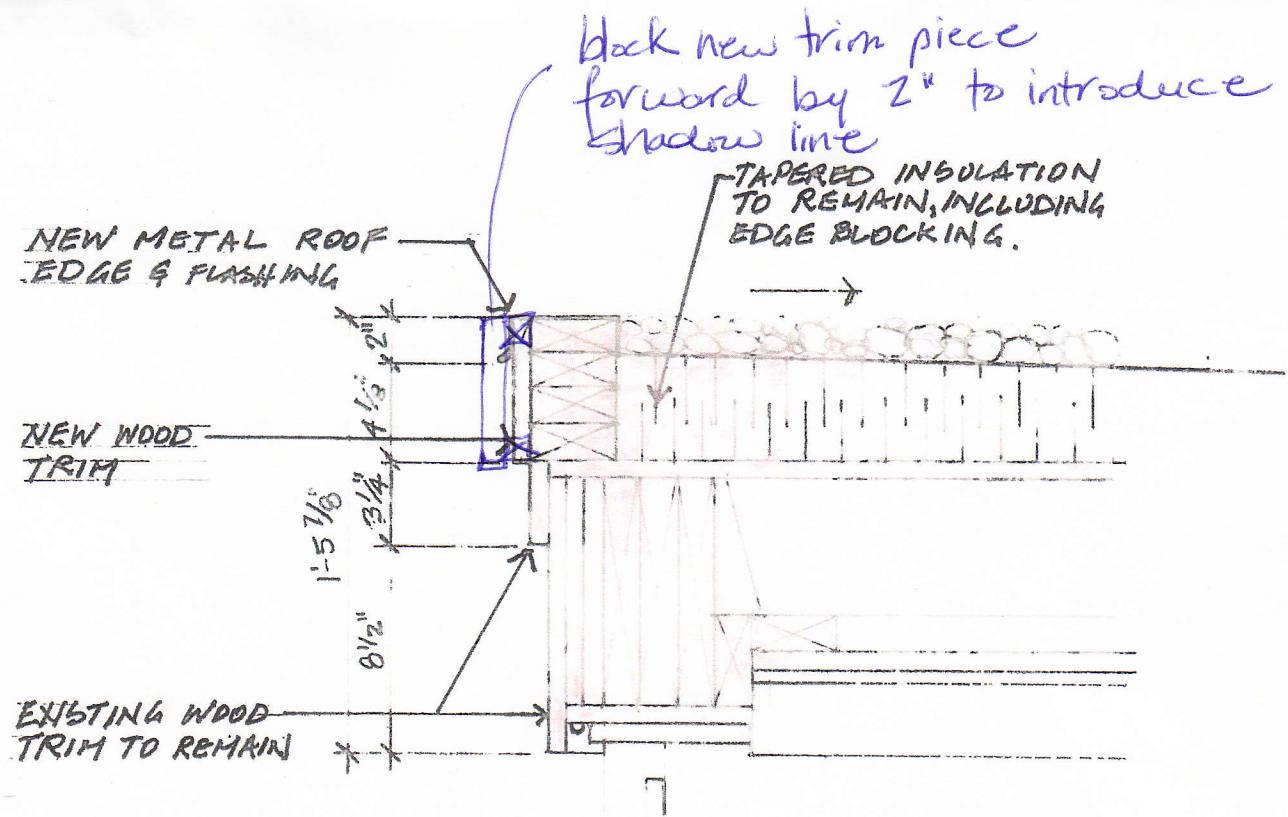


2



ROOF EDGE DETAIL @ MIDDLE BLDG PORCH - AS INSTALLED  
 $1\frac{1}{2}'' = 1'-0''$  5.15.15 OMR ARCHITECTS

Drawing # 2



05



PROPOSED REMEDIATION FOR:  
ROOF EDGE DETAIL @ MIDDLE BLDG PORCH

142° = 140°

5.15.15

OMR ARCHITECTS

Drawing # 3.