

Historic District Commission
Town Hall, Room 126
Meeting Minutes, 25 Oct 2016

Meeting called to order at 7:39 PM. Attending: Ron Regan (RR), Anita Rogers (AR), David Honn (DH), Fran A (FA)

7:30pm **Citizen's questions** - None

7:30 Short discussion on responses to town hall paint job.

7:40 Approval of minutes for August 23rd and October 11th.

7:42 Review Spreadsheet and updates.
DH got email from potential buyer of 53 School street, thought they were going to come tonight.
Short discussion about 615 Mass Ave., Steven Steinburg is very interested in seeing 615 Mass Ave preserved and is hoping that someone (not him) will undertake a renovation. He would be willing to make a "substantial" donation to the renovation through his foundation.
Due to the election on Tuesday the 8th the next meeting will be Thursday the 10th of November.

7:45 **270-274 Central St.** - Aaron Jeanson – amending existing applications. Here are the items that couldn't be voted on at last meeting as we did not have quorum.

274 Central – removal of side door facing street and shortening of two windows in bump on the left side.

270 Central – remove chimney rear right.

AR makes a motion for 274 – After removal of existing kitchen door, the siding would be patched. Two windows on left side to be removed and replaced with 2/2 double hung windows that are shorter than the existing to accommodate a kitchen counter. Wood sills and casings to match original. Approval conditional on getting a spec sheet for the windows before ordering. Owner also has

permission to remove the shutters if possible/feasible. 2nded by FA approved unanimously.

AR makes a motion for 270 – allow removal of furnace flue chimney on rear of right side (north west corner.) patch of roof will not be visible. 2nded by FA approved unanimously.

8:07 24-26 River St. - Susan Dearborn – Replace windows.

DH explained issues in south Acton with vinyl windows that were not approved and had to be replaced. AR commented that the HDC has never approved vinyl windows and would require a sample to show that the windows would be indistinguishable from wood windows.

AR thinks a better alternative would be to install triple track storm windows as the cost will be much less and performance comparable with replacement windows. Also the original windows typically last much longer than new windows because modern lumber doesn't have the same performance as old growth lumber.

AR and DH gave examples of Allied or Harvey windows as companies that have good triple track storms. Also storm windows are exempted from review by the HDC so you don't need to go through the full approval process.

Susan asked about historic colors and DH referred her to California and Benjamin Moore as they have historic palettes based on years that can be good guidance.

Also the tenant that installed the satellite dish is leaving so the dish will be removed soon.

8:45 585 Mass Ave. – Giovanna and Erik Hammer – Roof and Gutters.

Replace existing three-tab shingles with Certainteed Landmark architectural shingles. RR – we've approved these in the past, they are a low contrast shingle. Erik would like to use a non-wood product for the fascia, either cellular PVC or a product called Boral. AR – our preference is wood, non-wood can be ok in cases where

the location isn't highly visible or in a location where rot is very likely, such as in contact with the ground. RR – we've allowed Cellular PVC in the South district for a roof; we required that it be painted. Erik said he could use CPVC or another product, Boral – a coal ash product that is compressed into boards. It is very stable and paintable. Erik will bring a sample for AR to review.

AR makes a motion – Certainteed landmark architectural shingles to replace three-tab drip edge to match trim. No ridge vent to be installed as roof is a hip roof and ridge length is short. Reuse/repair existing step flashing at chimney. Existing square vents to remain on Arlington St. side of roof. Existing fascia that needs replacement, material to be confirmed by AR either Boral, CPVC, or wood. Fascia must be painted to match trim.

If existing 'K' style gutters can be reinstalled, that is acceptable; otherwise use half-round aluminum gutter with appropriate brackets and round down spouts located at existing spout locations.

2nded by DH, approved unanimously.

9:15 Discussion and review of RFP document. We will focus on finishing this at the next meeting.

8:25 Meeting closed.