

Historic District Commission  
Town Hall, Room 126  
Meeting Minutes, 26 June 2018

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

7:35 pm      **Citizen's questions** – none.

7:36      No minutes ready.

7:37      **Project spreadsheet review/Chair Update:** DH – nothing in mailbox for 34 School St, not sure if Michaela will be attending. 53 River St. meeting – Bill Klauer gave a historic overview of the area. The final submission by the two students gave two schemes a conservation/historic plan and a housing plan. 4 Piper lane property and land behind 90 School St a 40B plan for 40 condo units was presented at the ACHD meeting of June 18th. ACHD indicated that the project would probably be administered by MassHousing; the neighborhood group expressed no support.

7:43      **39 School St.** – No Application Yet – Paul and John ??? present.

Exterior shingles to remain; keeping wood shutters; front awning over porch wood/stone/brick steps. Save the School Street door. DH – All sides of this house are visible from School Street so the side facing River St. isn't exempt. Want to repair wood steps. There are no gutters on the house now and will probably keep it that way. AR – If you want to add gutters, we will need to review. The chimney on the left when facing the front won't be used but will be supported in the attic and through the roof to remain. We would like to use recessed lighting for the porch as there isn't much headroom. DH – we don't like recessed lighting because it doesn't fit the historic look and feel. You should be able to get a low-profile glass shade light, but if there isn't enough room you could use a sconce on the wall. AR – a shallow prismatic clear glass shade may look nice. You could use a semi-recessed light to give you more clearance. You will need lighting for all the entryways.

DH – there are so many layers of shingles on the outside that the window casings/sills don't project out correctly. There was a short discussion on removing vs. keeping the shingles, the owners want to keep the shingles as is. This is a small starter house and removing shingles isn't in the budget. MC asked how many bedrooms? 3, probably less than 1100 square feet total.

The owners want to replace all the windows with new wood Jeld-Wen due to lead paint issue and condition of windows. DH our preference is to keep original windows in the district. There are 22 windows in the house. The owners got a quote to restore/tune-up the windows, add storm windows and restore the shutters at \$40K which exceeds the budget. DH noted that he had discussed the quote with the contractor and that the \$40K was for a complete exterior restoration. The window restoration was in the \$10-11K range; approximately \$500/window opening. AR/DH go reiterate the importance and benefits of restoring the original windows.

Can we trim trees away from the house? DH: Yes, not under HDC jurisdiction, but our non-binding advice is to have an arborist come in and thin out the trees to allow light and air to reach the west facade. We would like to put up a small picket fence. That would be fine; a submittal will be required. DH assigns FA liaison. DH goes over the application process, you need to get it stamped to be official, get that in before the next meeting and we can vote. FA – is the roof okay? Yes.

The vent for heating is on River St. a PVC pipe, keep in the same location if possible and put a plant in front of it. DH – can you put lattice under the bay window between the posts? It looks precarious with the thin posts and then you can use it for storage.

DH – lets go around the table and discuss the windows. RR – prefer to keep the original windows if they are in decent shape, for example there aren't any holes or gaps that you can stick your finger through. FA – I agree with RR. MC – what is the main concern/desire to replace the windows? Primarily lead and piece of mind. The expected buyer will be entry level and value conscious.

For the stairs – the existing will need to be replaced, they are open. AR should add skirt and close risers, composite decking would probably be best as fir doesn't last very long when exposed. RR – another option

would be Ipe. it's expensive but lasts long. The owner was thinking Ipe because the porch isn't that big so the cost wouldn't be that great and it would look nice.

DH will discuss the window restoration quote with the contractor and encourage him to be more reasonable.

8:43    **34 School St.** – Application 1815 - Michaela Moran present.

The chimney won't be removed. The cost of removing/supporting isn't worth the small amount of space that it frees up. Would like to cap it like the way Jones's Tavern is capped with a piece of slate or blue stone. MC brought up a photo and passed it around.

May need to disassemble part of the wall at the street when excavating for the sewage hook up and then restore it after the work is done. The section where this will be done doesn't have a granite cap stone.

MC passed around a photo of the railing. Rails to be molded from wood. The top rail will have integrated hand rail and there will be 1-inch balusters. The whole stair case will be moved back about 8 inches to the north. Decking to be cellular PCV (Azak.) For the hand rail by the street, MC passed around photo of Acton's Woman's club hand rail. AR – the hand rail was required to have an extension for accessibility, you won't need that on your hand-rail. You will only need one hand-rail, preference for it to be on the east side.

MC – not on the original application – need to add a vent for laundry on the west side near the front. DH – box out 8"x8" plate to mount on, basically 2 clapboards in height so the vent sits on a flat surface. AR – use a vent like specified on River St. it is powder coated metal not plastic, will send details to Michaela. There is also some repair work on trim needed. To be replaced in kind. Water table to use mahogany or Spanish cedar. The electric service will be replaced, the conduit should be painted to match the house.

MC makes a motion. Seconded by FA, approved unanimous.

9:40    **472 Main St. Town Hall** – No Application - Andrea Ristine not present.

DH got an email from the town about illuminating the flags in front of town hall with a single light on each mounted on the front of the town

hall. The Police department requested this as regulations require the flags to be illuminated at night or lowered each night. DH doesn't think this lighting plan will work. AR agrees it won't work and could go in the eye of drivers. DH – maybe a solar powered ring at the bottom. DH will follow up.

9:45    **612 Mass Ave. – Removal of fence without application.**

DH followed up and Anne Forbes found an application from 2001 for the fence. The house is for sale and DH is concerned that the new owner will inherit the violation and need to deal with it. There was a discussion about levying fines or placing a municipal lien. AR – is the removal of this fence a detriment to the district? RR – lets send a letter informing the owners that they removed the fence without following the proper HDC process and have them file an application and go through the process after the fact. The fence wasn't in great shape and we probably would have given permission to remove it, but we need to follow the proper process.

9:50    **HDC Newsletter** MC – passed around 4 different layout samples and a mailer that we can send out to HDC residents to introduce the newsletter.

9:53    **HDC Boundary Signs** – FA talked to a sign guy. \$65 for MDO sign painted. Vinyl letters would be \$5 more. Need to talk to Corey York about getting them installed and where we can put them. We can probably get CPC funds to pay for the new signs.

9:55    **53 River St.** – DH wants to make sure they know the dam is covered by the HDC. They are getting a MAPC hazard mitigation study and looking for public comments about removing the dam.

9:57    Meeting adjourned.