

Historic District Commission
Town Hall, Room 121
Meeting Minutes, 10 Jan 2017

Meeting called to order at 7:30 PM. Attending: Ron Regan (RR), Anita Rogers (AR), David Honn (DH), Fran Arsenault (FA), David Shoemaker (DS), Chingsung Chang (CC, Selectmen Representative). Allison Casazza absent.

- 7:31pm **Citizen's questions**
Peter Lukacic, 66 School St. Barn Collapsed. Frank Ramsbottom informed. Now officially condemned. Trying to recover wood and sell; plans to rebuild a post-and-beam structure, not identical to the historic building but trying to replicate the key elements. 23' x 27' footprint. Somewhat smaller building may take its place. Setbacks need not be observed in the Historic Districts for rework, and may well be possible for this building even though there is nothing left. Will return as plans develop.
- 7:32 Approval of minutes for December 13th.
- 7:33 Review Spreadsheet and updates.
- 7:42 **562 Mass Ave** Will Barnett, sign for 'highrock'. FA: Discussion of blue; should be the same as the door. All HDC members approve. Abutters notices are awaited.
AR: moves to approve the sign application from highrock. 24"x12"x 1 1/2" wood sign with white lettering and blue background. Lettering and icon are grooved. Notched and grooved border. To be hung on the existing bracket; per the attached artwork.
- 7:49 **277 Central** Marc Foster. (RR is liaison) Approved windows from some time ago. "Jeld- Wen 2500 Series" window; full wood construction. Will replace the entire windows with full-frame systems. 6/1 simulated divided lite. White interior/exterior. Exterior trim stays in place. Will try for thinner muntins if possible – 5/8 inch is available. Prefer 'putty' profile. AR: Pella also has similar products. Abutters notices to be sent.
- Motion 1701:** Replacement of 12 windows at 277 Central 2nd floor. To be replaced with full-frame "Jeld- Wen 2500 Series"; 5/8 inch muntin with putty profile ; 7/8 inch muntin acceptable if 5/8 inch muntin not available.

6/1 simulated divided lite pattern to be painted to match. Exterior casing to remain in place with the sill to be reused. Approved.

8:02

Misc Issues

- National Register nomination of 105 School Street:
AC will undertake project as a graduate school assignment. Should be completed by February 28th. HDC will request an update from AC at meeting of 1.24.17. Should try to encompass more houses; maybe all of School Street as an NR District; requires 50% of the owners to participate.
- Jones Tavern support letter: HDC will write a letter to support CPC funding for repairs/improvements. DHS to modify a previous letter for this purpose; DH/AR/Anne Forbes to supply the needed info.
- Realtor letter: FA working on it. Best as a separate letter, but should update the all-owner letter on the need to inform buyers/sellers.
- Anne Forbes on expanding Historic Districts: inventory forms were created through a grant from MHC. Maple Martin are already written up. Needs some updating. MHC has resources. 2/3 vote at Town Meeting needed – need to look to see if non-contiguous regions can be voted in; would like to add to South Acton, enlarging the district. MHC likes to look at the proposal, probably before the town meeting. Public outreach will be needed to dispel homeowners' misperceptions concerning historic district status. Will need to show how an HC district can protect their neighborhood.
- RFP: DH looking for meeting with Steve Ledoux; CC will look into getting some time.
- MHC preservation awards; should we nominate the painting of Town Hall? Sounds like a good idea. The story is interesting and the challenge would be good to recognize.

8:34

460 Main: Application to perform structural work. Looks all internal; should ask that any clapboard that is removed be replaced. It will be a CNA.

8:40

Meeting closed.