

Historic District Commission  
Town Hall, Room 126  
Meeting Minutes, 24 April 2018

Meeting called to order at 7:34 PM. Attending: David Honn (DH), Anita Rogers (AR), Maria Crowley (MC), Ron Regan (RR), and Fran Arsenault (FA). Chingsung Chang (CC), Selectmen Representative), and David Shoemaker (DS) absent.

7:34 pm      **Citizen's questions** - None.

7:35 Minutes for March 27<sup>th</sup>, April 10<sup>th</sup>, and April 19<sup>th</sup> approved unanimously.

7:36 Project spreadsheet review: 39 School St - sold, will be in May 8<sup>th</sup>. 3-27 School St. - Veos tried to buy 9 School St, but couldn't make a deal. SAV parking agreement not complete yet. 53 River St. - Two students from Conway school of landscape will be presenting designs for different uses of the property, a meeting will be held on May 9<sup>th</sup> introducing the students. Betina Abe will give the HDC members a tour of the property, time to be determined. 4 Piper lane/90 School St. - property abuts the district and there are plans to build a new house that will be incongruous to the surrounding neighborhood, AR to write a letter to the ZBA. MC to revisit meeting with Frank Ramsbottom and IT guy about news letter, website vs. e-letter, vs. paper mailing.

7:46 5 Chadwick St. Application 1810 - Mark Junghans present.

The existing shed is in rough shape, Mark wants to remove it and put up a garage. Mark updated the plan from the feedback from DH and instead of putting the garage behind the house, will now position it at the end of the driveway next to where the shed is now. The existing shed is only partially on the foundation, which appears to be from an older removed structure. Mark has updated the design: now will use 2 over 1 windows to match the house. DH suggests that the existing foundation for the shed be preserved for a future shed or to use part of it for the new garage. Mark has some ideas on adding a shed in the future, but using the foundation will depend on the building inspector allowing it. If allowed the left side of the new garage will use the existing stone foundation wall. If not allowed the garage will be position a few feet away from the existing wall. DH - you could remove the top of the foundation and add a bond-beam across the top. DH - we could bypass the 10' setback and position the garage using the existing wall that runs back to the property line. It may be better to have the garage 10' from the property line and only use the existing foundation wall for the back half of the new garage. Mark would like the future shed to be partially over the basement area of the existing shed and be able to have stairs that go down to that area. DH - what if you orient the gable side to side and add a gable to the front of the garage like the garage at 270 Central St. RR - I think that will look funny as it will be very similar to the house. DH - like a mini-me, yes I agree. AR - the skirt at the roof-line also makes the garage look like the house and is fancier than a typical out building. Mark said he could remove the skirt. AR discussed eave returns in detail and how the one on the garage was probably too large for an out building. AR asked about the garage doors looking short and if they are standard sizes. Mark confirmed the doors are standard size. DH asked about the siding. Mark said it will be vertical boards, possibly tongue and groove. DH -

no fake hardware on the garage doors. The last house on River St. has a nice fiberglass door. No embossed grain. AR - all aluminum doors have fake grain. DH - what are you going to use for Roof. Mark - GAF Timberline architectural shingles, matching what is on the house already. DH asked about windows. Mark said black vinyl insulated. DH said we prefer wood windows, for an unheated garage single glazing true divided or SDL would be fine. AR - a wood window will have a better look as the casing will overlap the window. With a vinyl or aluminum you can't nail to the window so there is an extra border around the edge that doesn't have the historic look. Mark asked if he could get approval for the demolition of the shed while he works out the design/details of the new garage. DH/AR - that is fine, get the detail for windows and doors and design changes and we'll schedule you at the next meeting.

AR makes a motion for the removal of the existing shed. A finding that the shed was not original and does not appear on the MACRIS sheet as well as part of the structure is not on a foundation and failing. RR - seconded, approved unanimous.

8:24 100 Main St. Application 1811 - Dan Pinkava present.

Dan wants to add a shed dormer to the back of the house. It is the yellow house on right-side when heading South near end of district. Dan presented a drawing and gave an over view. DH - make sure the slope is enough. AR - Should have a pitch of 3/12 or more for shingles. You could push it to 2/12 but use ice and water shield on the whole roof. Any less than that and you should use an EPDM (rubber) roof. It won't be visible from Main St. so it should be fine and not an HDC issue, but you don't want to do all the work and have water issues.

There was a short discussion that real estate agents should be more upfront about property being in a Historic District and what that entails as he didn't know when he bought the house.

AR - make sure the roof plane before the dormer is wide enough. There should be at least 24 inches from the edge of the roof to the cheek wall. DH asked are you going to use clapboard? Dan - yes, matching the existing siding on the house.

AR makes a motion - shed dormer addition on the rear of the house, the cheek wall should be at least 24" set back from the edge of roof. All siding, corner boards and rake boards shall be wood. Recommendation - if the pitch of the roof is less than 3/12 use an EPDM (rubber) roof. FA will do the abutters notices. RR - seconded, approved unanimous.

8:43 81 River St. Application 1812 - Heather Sheehan present.

Heather presented drawings. This is to screen and roof the deck off the back of the house. The porch is at the first floor level. The roof will be gabled and shingled to match the roof shingles on the house. The pitch of the roof will match the pitch of the existing house roof. The house has a 6 foot privacy fence making the porch minimally visible.

AR makes a motion - 12'x16' screened porch enclosing existing deck. Re-orient the stairs (not visible) Roof shingles to match existing. Wood post and screen frame trim

in wood and painted to match existing house, see drawings. Roof pitch to match. Drip edge to match trim. Finding - Under side of porch is not visible because of existing privacy fence. RR second, Approved unanimously, pending abutters notices.

9:08 25-27 School St. No Application - Laura Veo present.

Laura passed out copies of engineering report of the structural condition of 25-27 School St. prepared by Richard A. Smith PE. In summary he found that the buildings will need extensive repair or demolition. Also the properties were tested for asbestos and are clean. The Veos are ready to do some demolition. There was discussion of using the blue (back) house basement for a bar/grotto. DH - consider a scheme renovating the existing gable building into a two family dwelling and adding a two family dwelling in an "L" shape; could eliminate elevator or sprinklers. Laura - must be 4 units and have some commercial use to be a viable project. DH - start with the restaurant and go from there based on the remaining FAR. AR - start with a site plan to get a feel for how the site could work. DH - prefer not removing the front building, moving it if needed. FA - I agree with DH that we shouldn't lose the front building. RR - I'm not opposed to losing the front building if it makes the resulting development better. Our concern is with the exterior of the buildings, but when the blue house at West Acton Village works was moved it was stripped down to the studs, moved and then new materials used on the outside. The materials we care about were gone so it seemed pointless. AR - I would prefer not losing the front building, but I agree with RR that if the cost of moving the building is more than removing and rebuilding then extra money that could make the site better would be spent on saving "the sticks".

Laura - we also need parking to support the restaurant. Watching the town parking lot next to the site, not all the cars are gone by 6 PM. DH - maybe there can be on street parking. Also the town is looking at additional parking for commuters in South Acton. DH - There is an overwhelming need for senior housing in Acton, so making multiple small apartments would be helpful. Laura would like to get a demo permit to get rid of the garage/green house, trailer and block addition on the blue house. Laura talked to our guy about moving the blue building and he was very concerned that it wouldn't make it up the slope of the driveway, so we would like to demo that building too. DH - maybe you could incorporate the pediments from the blue building into the restaurant. DH would be okay with removing the greenhouse/garage, block addition on the blue house, trailer and the stair tower on the back of the main building. Laura doesn't want to do anything to the front building yet.

DH went over the standard procedures of filing the application, abutters notices, public hearing timeline, etc.

DH - I know an architect with restaurant experience that may be able to give you some ideas.

9:45 Meeting adjourned.