



## Historic District Commission

### Meeting Minutes

01/28/2020

7:30 PM

Room 126, Town Hall, 472 Main St, Acton, MA 01720

**Present:** David Honn (DH), Anita Rogers (AR), Ron Regan (RR), Fran Arsenault (FA), Arthur Leavens (AL).

**Absent:** David Shoemaker (DS), Dean Charter (DC) BOS liaison.

### 1. Opening

Chair David Honn opened the meeting at 7:30 pm.

### 2. Regular Business Regular Business

- A. Citizen's Concerns – DH mentioned that there is a housing forum Thursday at 7PM in room 204. DH asked if there was any activity on 615 Mass Ave after that email to the HDC; FA said no.
- B. Approval of Meeting Minutes – DH found a typo with the date for the next meeting which should have been 1/28 instead of 1/27. AR makes a motion to approve the minutes of 11/26, AL seconds, and the motion was approved 5-0.
- C. Review Project Tracking Spreadsheet – none.
- D. Chair's update – DH wrote the HDC annual report. There were 34 applications, same as 2018. Discussed HDC retreat – DH would like to look at expanding the existing districts or add new districts to protect at risk properties on the historic resource list, for example Maple St. We will need a consultant for the leg work. There are a lot of political aspects, like the town meeting, where we would need support.

### 3. New/Special Business [or other applicable agenda items]

- A. Public Hearing for New Barn at 66 School St. (application 1925) by Sandra Mika, Peter Lukacic

AR liaison. Applicants present. DH reads the notice from the paper to open the public hearing. Peter gave an overview: The original barn was from the 1860's; the barn collapsed in 2017; the proposed new barn will be located inside the boundaries of the original. The original was 22'x23' and the new barn will be 20'x20'. The new barn will have a foundation and slab so it can be used as a garage. The windows will be true divided lights. AL – what will be on the roof? Peter – 1x8 for sheathing and asphalt architectural shingles with ridge vent. AR – we require that the cap for the ridge vent goes to the gable end, even if the vent doesn't. DH – is the wall vent real? Peter – Yes. AR – the vent looks small. DH – will there be gutters? Peter – No. DH – is the building in the setback? Peter – Yes. DH – we can write a letter to the ZBA that the HDC supports putting the garage in



the original foot print. DH – What about putting stone over the foundation wall? Sandra – I don't like the look of the stone veneer; it seems fake. Peter – the foundation wall will only be visible on the sides as the front will be at grade.

DH asked for any comments by the board, then by the public.

Zach Taillefer of 15 Newtown Rd asked about the change from clapboard to vertical shiplap. Peter – Only the front had clapboard and it was added at a later time, the sides and back are shiplap.

AR makes a motion to replace the barn based on the proposed design. Finding: the new barn is in the foot print of the original barn. Peter asked if he needs to supply an as-built plan to the HDC after completion. DH – no.

The motion was approved 5-0.

B. Public Hearing for New Fence at 66 School St. (application 1926) by Sandra Mika, Peter Lukacic

AR liaison. Applicants present. Peter gave an overview: the proposal is to replace a stockade fence that is beyond repair. The new fence will be 6' tall wood; the bottom will be 4' solid and have 2' lattice on top. The fence is along the east side of the property about 24' or 25'. There will be 3 8' sections with posts in between. DH asked if the posts will be exposed. Peter – Yes. AR – Will the lattice be perpendicular? Peter – Yes, the lattice will have vertical and horizontal pieces. DH – will the posts have caps? Peter – yes.

AR makes a motion to replace the fence as proposed.

The motion was approved 5-0.

C. Public Hearing for New Garage at 3 Wood Ln. (application 1934) by Jim and Carol Nagle

AL liaison. Jim Nagle and Christian Lanciaux (architect) present. DH reads the notice from the paper to open the public hearing. Christian gives an overview: The house is a Second Empire style built in 1875 as a parsonage for the Acton Congregational Church. The design of the new garage matches the style of the house including a Mansard roof, overhang and window trim. The new garage won't exceed the height of the original garage, it will be 18x24, a little smaller than the existing structure and will be in the footprint of the original garage, about 1' in from the original wall so that the overhang stays in the footprint. The windows are aluminum clad SDLs. AR – what about the garage doors? Christian – They will be wooden and overhead automatic. The lights in the door will be aluminum clad.

The mansard roof will be cedar shingles to match the house. The very top of the roof will be EPDM, it is a very low pitch, 1/12 and not visible from the ground. There will be a double dormer on the south east side and will have limited visibility. DH – are the windows double hung? Yes, they will be Marvin or Pella. AR – Marvin will put the windows in a wood frame that will match the windows of the house better. Jeld-wen will also, but Pella won't. AR asked how the existing windows in the house are cased. Christian – The windows will have the same cap detail like the house. AR – the windows don't need to be



as fancy as the house. Christian noted that the garage won't have the bracket detail on the soffit like the house. DH – what about the glass? The house probably has clear glass. Low-e windows tend to be darker and be more reflective than non low-e. AR pointed out that dark muntins in windows with darker glass get lost in the color; ideally, you should get the lightest glass possible. AR suggested looking at new construction on Elm St. in Concord for an example of low-e glass where the muntins are lost in the glass color.

DH – what about lights and hardware? No selection yet, will need to send to HDC for approval once selections are made. AR – do you plan to heat the garage? Christian – No. AL asked if using wood clapboard; yes. Discussion about cedar shakes to match color existing on house; DH said western red or Alaskan.

AL makes a motion to demo the existing garage and replace with garage as set forth in the plans presented by the applicant and incorporated into the application. The windows must be all wood or wood frame with clad sashes. Finding: the proposed location of the new structure is within the footprint of the existing garage. Suggestion to use the clearest glass possible; DH seconded.

DH said that we can CC the ZBA and highlight our desire to keep the garage in the existing footprint. AR noted that Acton allows 2' of eaves into the setback.

The motion was approved 5-0.

**Adjournment** At 8:50 p.m., it was moved and seconded to adjourn the meeting. The motion was approved unanimously.

### **Documents and Exhibits Used During this Meeting**

- Meeting minutes of January 14<sup>th</sup> of 2020;
- Application 1925;
- Application 1926;
- Application 1934.