



Historic District Commission

Meeting Minutes

2023-06-13

7:00 PM

Online, Town Hall, 472 Main St, Acton, MA 01720

Present: David Honn (DH), Art Leavens (AL), Zach Taillefer (ZT), Anita Rogers (AR), David Shoemaker (DS), Barbara Rhines (BR) (Acton Cultural Resources Coordinator)

Absent: Fran Arsenault (FA) (Select Board Liaison)

Opening:

Chair David Honn opened the meeting at 7:09 pm and read the “remote meeting notice” due to COVID-19.

1. Regular Business

- A. Citizen's Concerns – None.
- B. Approval of Meeting Minutes – May 23, 2023: AL moved their adoption, seconded by AR. AL, AR, ZT, DS, and DH voted to approve. Minutes approved.
- C. Review Project Tracking Spreadsheet / Chair Updates:

Outstanding COAs/CNAs/Denials –

1. COA 267 Central Street (Anita) – done today; drawings were marked up, and documents detailing demolition procedures prepared. To be delivered to BR tomorrow.
2. CNA 53 Windsor Garage Door (David) – DH looked at this door. The existing and replication do not feel appropriate in design, and the replica is expensive. DH proposes an alternative with windows and panels, not of wood, of comparable cost. It is far from the street making a non-wood door an acceptable choice. Would change from a CNA, and will require a new application. A straw poll of the committee shows this a popular choice.
3. CNA 56 River Roof (Anita) – The roof has now been done; DH took a look and it appears well done. Anita will follow through.
4. 37 Windsor Avenue Window Review Visit – DH reported that the Owner's father, who earlier requested a visit to inspect and make recommendations concerning window repair/replacement, has not followed up to schedule the visit.



5. 111-113 School Barn Roof Tarp – the HDC gave permission for the house re-roof last year. The Barn was just re-tarped.
6. 53 Windsor HVAC – The committee did not hear back.
7. Women's Club re-roofing application came in after the Agenda was set; AR believes this will be a CNA.
8. 582 Mass Ave. App #2307 – Mark Foster wanted to substitute a window – very similar, just a different model number. DH gave an ok.
9. 53 Windsor – may come up later.

2. New/Special Business [or other applicable agenda items 7:10

A. 7:15 Review COA # 2109. 9 School Street New 6 Family Building. John Perkins (JP) Applicant joins. JP: Had worked on the project a while ago, and talked in particular about windows. AR recommended a locale. DH: Provided a COA on July 9 2021, and it has expired. A submission for an extension is needed. The standard Application can be used with a request for a renewal; a letter to abutters would be needed. Put a new first page on it and indicate that the scope is per the COA. AR: Showroom for suggested vendor in North Reading. Could take the samples to AR's Concord office, 100 Main St. DH: HDC needs to see the actual final working drawings; can email to DH, comparing to the original design drawings. The building is for sale; do note that the COA, if renewed, is not automatically transferable to a new owner; transfer must be applied for and approved by the HDC. JP: are there other windows approved by the HDC? AR: We would approve any wood window properly cased. We approve Marvin Signature clad sash in a wood frame, or Marvin Elevate cased blocked out to make the casing proud of the frame. Jeld-Win windows work. Liberty Revival is ok, and less expensive. Pinnacle and Legend may be acceptable, properly cased. The Anderson Woodwright is a clad window; we would need to see an example. Anderson may have a routed casing to make it ok. AR can find samples. JP: Shares images of windows; the Legend is a hybrid and could be acceptable. AR: we need something that looks like a traditional sill.

B. 7:45. Public Hearing (Continued) Application # 2313 615 Massachusetts Avenue Addition and Renovation. AR is recused. Daphne Schneider (DSch) Applicant, Lisa Adamiak (LA) Architect joins. LA shares screen and reviews the design (discussed and noted in earlier HDC notes). On the street-side façade, the porch is lowered and handicap entry is added. The Belvedere will be added back, windows to floor on the ground floor, shutters added, 2nd floor window position adjusted, sunroom reduced in size. The connector is lengthened. The barn has a faux hay door. On the east side, the ell is recreated and a porch is added. The west side is much simplified due to the added barn. The grading will reduce the drop-off and add an earth ramp, replacing the original access to the basement level of the barn. Vinyl siding to be removed, replaced with wood. Trim to be PVC in an acceptable finish. Wood shutters and proper hardware. Windsor Legend windows with proper casing. Repair/reuse front windows. Landings to be granite block. Historic front porch to be reconstructed and extended. Lighting to be defined later. Asphalt shingles, and EDPM on porches (but not visible). Gutters will be half-round if implemented. Foundation will have a granite veneer. Lifespan wood will be used where



needed. The ramp will have stone side walls. AL: Is the connector being knocked down? LA: back is being removed; other walls will be rebuilt. AL: The two connector windows are original? And sunroom moved over to the left? LA: Yes. AL: Existing connector roof dormer not historic? LA: Yes. AL: You have earlier shown that half of the original connector is missing. LA: Yes. It must have been demolished when the barn to which it was connected was moved. AL: And that the foundation for what remains of the connector is failing, with the connector and existing sunroom sliding off the foundation. LA: Yes. AL: And that the roof of the existing connector is fire damaged. LA: Yes, and the structural engineer's report shows that, in adding the dormer to the connector, certain structural members of the roof were removed, seriously weakening the roof. AL: You have earlier demonstrated through photos and the engineer's report that the ell is not original, and the foundation not similar to the rest of the foundation. And of no historic value. LA: and not consistent with code. ZT: Porch columns needed additional structure. Perhaps cantilever the joist and keep a narrow column? LA: Structure is just getting started. Framing runs side-to-side. Considered square metal columns. Posts are two 2"x2" columns. DH: Metal at that distance may be ok, but must ensure the corners are square. DS: The west façade looks a little too suburban. Could mix up the window spacing, or make a row of windows; or change the siding to break it up. Another access door, in a random place. LA: an old door was saved. DH: to look around at old barns to see if there is anything that inspires. Ensure the drawings indicate clearly where windows and doors will be re-used. The granite walls down on Mass Ave are of value. Med Terrace and Mass Ave walls belong to the state or town. DH: offer that the committee could write a letter to help in addressing issues with them. Terra Friedrichs has asked about dimensions; ensure the drawings have heights and dimensions indicated. Projection of the sun roof should have a dimension marked. DH will write it up. AL sketch up a demolition note, with the findings noted above. AL moves that we approve the additions and renovations to the house as set forth in the drawings; that we approve the demolition of the ell, and that part of the connector that involves the roof and the foundation of the existing connector, and partial demolition of the sun room and foundation, with sunroom to be re-built, per the drawings submitted. List of materials and cut sheets, door and shutter hardware (black by preference) to be considered part of the package to be approved. Drawings dated today. ZT Seconds. DH: loose ends to be revisited: exterior lighting (surface mounted fixtures are preferred); porch support columns; West façade; tagging windows and doors as old, or new; heights and dimensions on drawings. Vote AL, ZT, DS, DH in favor; it is approved. DH requests an extension to write up the approval, to June 27th; LA agrees to this extension. BR will send this evening for a signature of the extension.

AR rejoins the meeting.

- C. 8:45. No Application: 53 Windsor Avenue HVAC Alternatives. No one present; defer to the next meeting.
- D. 8:46. Amend Hardship Certificate for 446 Main Street (Snowguard Eave Panels). This would be a replacement for previous copper guards. BR shares an image. Can amend the current approval. DH moves that we approve the addition of the Snowguard Eave Panels in black aluminum. AR seconds. AL, AR, ZT, DS, DH approve. AL to write Amended COA.



E. 8:49. Amend COA #2213 for 75 School Street (Arbor). DH: put in a picket fence and considering an entry arbor; now they would like to proceed. They wish to install a wooden arbor, facing School St., of pressure-treated wood to be painted, to straddle the gate. Application images are shared. DS: need to worry about making paint stick. ZT drafted the original and will make the amendment. Add an 'a' to the number; and under recommendations, mention the need to study the best approach for painting PT wood. ZT moves to approve the amendment to include an arbor as described in the application; material to be PT wood to match in color. AR seconds. AL, AR, ZT, DS, DH approve.

3. Consent Items

None

1. Adjournment

At 9:06 DH moves to adjourn the meeting, AL seconds. DH takes a roll call vote: AL, AR, DH, DS, ZT all approve.

Documents and Exhibits Used During this Meeting.

- All relevant Applications, in Docushare