

Historic District Commission
Town Hall, Room 126
Meeting Minutes, 12 December 2017

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

7:34 pm **Citizen's questions** – DH got a call from assistant town planner Kristen Guichard about installing bike sharing stations around town. They would like to put one in West Acton and are looking for suggestions. He will suggest putting the station at the front of Gardner Field playground on Mass Ave across from West Acton Village Works.

7:34 Minutes for November 28th not ready yet.

7:35 Project spreadsheet review, 497 Main St. Barn Roof etc. as #1735. 487 Main St. Windows #1734. 15 Chadwick #1736.

7:45 **487 Main St.** – Application 1734 – Brian Murphy owner and Chris Sweet Anderson Renewal representative present.

AR and DH visited the site and suggested that the replacements are warranted as most of the windows needing replacement are not original. Also for the bank of three pairs of French doors maybe cheaper to do as fiberglass doors. At the back of the house, window #104 on the application, appears to be an original window and it would be nice if you could preserve that. Chris brought a sample window and presented it to the group for review. DH asked what the minimum muntin size is. Chris said $\frac{3}{4}$ inch to 1 $\frac{1}{8}$ inches. These are simulated divided lights with spacers between the glass. DH asked if there is a clear glass option. Chris said no, but the low-e-4 coating has the least tinting without the **without the** "Smart Sun" coating. DH asked about the profile of the muntins and Chris said it is sloped to mimic putty. DH asked about how much glass area is lost compared to the original windows. Chris said $\frac{3}{16}$ at the top and each side to adjust for insulation. RR asked if the number of lights in each window are staying the same or being standardized. Brian said only two newer replacement windows are changing the lights from 1 over 1 to 6 over 6, all others are keeping the same number of lights including the doors. DH asked if window #104 could be saved even though it is outside the purview of the HDC. He could suggest someone that could tune up the window and add a storm. We don't have enough members for a vote so we will need to vote at the next meeting on Jan 9th. FA will send out

abutters notices so that when we vote at the next meeting we can quickly file the certificate so work can begin.

- 8:25 **25-27 School St** – No Application yet – David and Laura Veo not present. DH was contacted by Laura Veo that they would be submitting an application before today based on the original design concept. We did not get an application or further information.
- 8:35 **497 Main St** – No Application Yet (will be 1735) Kevin Cordone present. Kevin is looking for recommendations for barn roof. There is a large hole about 12" diameter. He got a quote from Apex roofing for CertainTeed Landmark architectural shingles. DH said we don't have jurisdiction over color but if you want a recommendation we can do that. DH said three-tab is preferred as it is flat and plain, but hard to find roofers that still install it. Architectural shingles simulate a wood shake. We prefer low profile architectural shingles and have approved CertainTeed Landmark shingles before. Drip edge should match the color of the trim. If you use a ridge vent it must go edge to edge. Kevin had some questions about other issues. The insurance company wants steps put outside the French doors where now it is just a big step down, less than 2 feet. Kevin wants to put 2 granite slab steps. RR – three steps or less you don't need a hand rail and 30 inches or less you don't need a guard rail. Also front lights not working, has an electrician coming to inspect wiring. What is consistent with the time period? Would like to have sconces as there isn't a lot of head room where existing light is. Finally there are no gutters and when water comes off roof it goes into the basement. DH said there is a diverter you can put on the roof over the door to move the water away from the entrance. DH has a copper one. For water around the foundation dig a 2'x2' or 18"x18" section with gravel and perforated pipe that divert the water to a dry well, basically an external French drain.
- 9:02 **124 Main St** – Violation.
Cars still parking, no update on vent.
- 9:05 Chair update – **43 School St** – Habitat for Humanity has an architect and would like to meet in January. 53 River St. – DH will setup a tour of the location.
- 8:55 Meeting adjourned.