



Historic District Commission

Meeting Minutes

10/08/2019

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 7:33 pm.

2. Regular Business

- A. Citizen's Concerns – RR – For Marc Foster I wanted to confirm it is okay if we call him if needed for his appointment next week. DH confirmed.
- B. Approval of Meeting Minutes – AL made a motion to approve the meeting minutes for the meetings of Aug. 27th, RR seconded, motion approved unanimously.
- C. Review Project Tracking Spreadsheet – AL commented that a lot of the applications in the spreadsheet haven't been updated with the liaison and date the certificate was granted. DH commented that members should send an email to DS with the applications they worked on and the date stamped on the certificate.
- D. Chair's update – DH said the Maria Crowley sold her house, is moving out of state, and is no longer on the HDC. DH said that the HDC had requested CPC funds 11 years ago to plant trees in the districts and that due to some trees being removed recently the HDC should apply for more trees. FA agreed to prepare a submission to the CPC requesting funding in the coming fiscal year for tree plantings within the three districts.

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

- A. Chimney caps at 497 Main St. (application 1916) by Kevin Cardone

FA liaison passed around photo examples of what the applicant wants to install: metal mesh with a solid metal top. AR noted from the application that it seems like one of the chimneys would only get a partial cap. DH indicated that we should require the caps to be factory-coated black; powder coating would last longer than painting them. There was a discussion that to have one chimney with a full cap and the other with a partial cap would look strange and that it would be better to have both fully cover the top of the chimney. FA made a motion to approve 2 metal chimney caps that fully cover the top of the chimney, black in color.



The motion was approved 5-0.

B. Replace Porch, door, windows, add gutters at 78 Nagog Hill Rd (application 1918) by Paul and Debbie Dormitzer

AR liaison, applicants were present; overview: replace concrete porch with covered porch made of wood, remove two front doors and replace with a single front door with side lights, replace damaged windows and add gutters. The house was built in 1978 and is 150 feet back from the street, blocked by trees. AR and DH went over the HDC rules relating to purview and landscaping. Paul Dormitzer went through the details of the proposed replacement materials: pressure treated (PT) wood structure for new porch, Fir decking, Fiberglass front door, Anderson 400 series replacement windows, aluminum gutters. DH said we've allowed Fiberglass doors, and at 150 feet it won't be discernible from the street. DH suggested using a smooth door and not one with fake wood grain as it looks fake when painted; wood doors look smooth when painted. AR pointed out that petitioners should get direct glazing in the door and side lights; otherwise there will be a plastic edge around the windows, and it won't look as good. The 400 series window is a vinyl-clad framed unit that sits in the window frame inside the casing, which is wood. The existing windows are 6/6, and AR suggested SDLs where the muntins or grille is permanently fixed on the outside of the window. AR also suggested using the thinnest muntins, typically 5/8". For gutters the HDC usually requires 1/2 round for historic houses; AR noted that historic houses typically have a decorative or angled fascia on which it is hard to mount K-style gutters, but on this house a K-style would be fine; AL, FA and DH concurred. Paul asked if he could use PCV fascia behind the gutters and DH thought that would be fine as it would be hidden.

Relating to the decking AR said that Mahogany will last longer than fir for the decking. RR noted that a neighbor found Mahogany to be cheaper than the fir. On his deck, RR used Ipe, and while it costs a little more, it looks really nice when sealed. AR noted that with the covered porch petitioners could have a much shorter step into the house, like 3 or 4 inches, because there would not be much rain or snow in front of the door. Debbie Dormitzer thought that was a good idea.

For the railings the HDC has approved Intex, a cellular PVC product that is paintable and has hidden fasteners that look more traditional. The posts could be a composite material. Paul was thinking about square bottom columns with turned tops. AR thought that was more of a Victorian look.

AR thinks that changing from the picture-frame style window casing to a more traditional with a sill would look better. DH suggested using a historic sill as it is a bit thicker and has horns that extend out on either side that gives a nice look and shadow lines.

DH inquired about lighting; AR noted that with the roof the porch will be a bit darker and having a second light may be better. DH suggested considering a soffit surface mounted light.

DH will add an appointment for the October 15th meeting; Paul will email application amendments incorporating gutter, window, door, railing and post changes to AR so the



HDC can consider the amended application and vote at that meeting.

No motion or voting.

C. Geothermal wells at 14 Newtown Rd (application 1919) by David Shoemaker and Virginie Landré

RR liaison, applicant present; Virginie Landré gave an overview of the Geothermal system and wells that will be drilled on the left of the house. DH asked if there will be manhole covers over the wells; Virginie thinks that once the pipes are laid and connected to the wells, the top will be covered with dirt. AL asked if the covers would require a COA, and DH said that if the covers are on grade the project won't. The members agreed that this will be a CNA, and RR will prepare and issue the certificate.

No motion or voting.

D. In ground Pool, Cabana, Pump house, Pergola, and Fence at 30 Windsor Ave (application 1920) by Ron and Theresa Regan

RR Recuses but remained to present application. AR liaison and FA to send out abutters notices. RR presented full size drawings and copies of images and photos from application. The idea is to make the space look like a fenced in garden area. Members noted that the roof pitch of the pump house was shallower than the proposed cabana as well as the house and garage and that it may be better to have a similar pitch; RR responded that he intended the different pitch to make the pump house look more like a shed than the cabana in order to distinguish it. AR noted that the vertical boards in the gable ends of the pump house look like T-111 board and it would be better to have clapboard. AR also requested RR to make sure the vents are not plastic. RR said he would make the pump house the same style as the cabana, with the lower 6 foot walls but matching roof pitch and clapboard in gable ends.

AR inquired if the windows in the cabana need to be fixed or 4 feet from the ground as the fence abuts the cabana, making the cabana part of the required fence. Maybe if they lock from the inside it isn't an issue. This is something to ask the building department.

AR asked what the height and spacing of the fence will be. RR said 4 feet is the minimum for a pool so he is planning on 4'. The spacing between pickets will be 3 1/2 inches. The gate will be 4' wide.

RR said that alternately for the columns of the pergola, he could trim out square columns that match the columns of the front porch. DH offered that the rafter tails could use 1/2 the Windsor picket profile.

AL asked how far back from the street will this be. RR said a little more than 170'. AL asked if there is a limit to how far back from the street the HDC has purview, and DH said there is no limit.



RR noted that the exact location may shift a little (a few feet East and/or South) depending on the exact dimensions of the leaching field.

AL makes a motion to approve the application for the proposed structures. Vote approved 4-0 pending procedure for abutters' notices.

RR rejoins.

Adjournment At 9:45 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 August 27th, 2019;
- Application 1916;
- Application 1918;
- Application 1919; and
- Application 1920.