

Historic District Commission
Town Hall, Room 121
Meeting Minutes, 28 May 2016

Meeting called to order at 7:32 PM. Attending: Anita Rogers (AR), Fran Arsenault (FA),
Ron Regan (RR), David Honn (DH); David Shoemaker (DS)

7:30 Move to approve June 14th Minutes; accepted unanimously.

7:32 PM Citizens Questions: Larry Li, 15 Newtown: Submitted Application, would like to discuss the Application.
(DHS recuses himself as abutter)
Serious water problem in the house. Wishes to put a gutter on the house. Has found several contractors, with K and half-round gutters possible. Costs are higher for half-round. Notes that many houses in the District have K-style gutters. AR points out that since this is a new installation, present criteria must be applied to the building; had there been existing gutters of the 'K' style, that would have been an acceptable replacement. AR notes that the fascia against which the gutter fits is not vertical so basically incompatible with K gutters. DH: next meeting is July 12; propose to make a meeting appointment for then. FA, AA, and DH give advice on how to amend the application. The HDC members present discuss K vs. half-round gutters, and all believe that due to the correct historical precedent and the difficulty of interfacing with the angled fascia that half-round is appropriate and should be used. DH goes over the CPC support that is available for non-private use; not appropriate for use here unfortunately. DH describes an alternative to gutters, where there is a trench cut where the water falls, ~18" square, filled with a porous pipe with a small pitch, which carries the water away from the house.
(DHS rejoins the meeting)

7:55 69 River Street Screened Porch (#1614) Rob Wilson present.
(DH recuses himself as abutter)
Discussion of fascia per previous discussion. AR notes we can't say if it is matching without drawings/photos of the previous. AR prefers smaller fascia to match the smaller scale of the building element; RW agrees. All agree that rafter tails are not desired (drawn by designer). 2) White Al screen framing and screen. 3) Railings: RW shows railing, composite (deck itself is also composite). AR: have approved Intex composite (cellular PVC,

paintable) in the past, which does not look like vinyl (which suffers from UV exposure) and which shows fasteners, which the HDC likes. Style of design in photo is good in large scale, but e.g., the collars are unattractive. 4) Clapboard now is infill. New issue: interest in considering gutters on the back, not visible from the street. Not easy to find a good place for the downspout. AR notes there is a nice video on 'This Old House' about ice dams – the gutter does not play a role. RR asks for a sample for any railing other than Intex. AR suggests insulation in roof – easy now and might make it 4 season.

Fireplace: need to discuss venting, through wall. Best if it can be painted.

To help with the timing and difficulty of recusal and absence by HDC members for the next meeting,

RR Makes a motion, for 69 River St, application for a screened-in porch. "A" detail will be a vertical fascia, with a bed molding if not gutter present. If gutters are installed, 'K' gutters are acceptable, color to match trim. Downspouts per dwg. "B" (West elevation) left and right against the existing house, West elevation.

Screens: white Al screen frames, charcoal fiberglass mesh screening. Similar but with clapboard section, painted to match. Railing sample to be submitted for final review, but shall be with newel post with cap and square balusters and a shaped top and bottom rail.

Finding: Because the surfaces are minimally visible and quite distant from the street, suitable composites will be approved after review.

Roofing material: Architectural shingles.

Vent for fireplace: Specification and selection of vent to be reviewed before installation.

Motion is unanimously approved, pending approval of railing and material for the vent by an HDC member.

8:30 20 River Street Roof (#1617) Gail Mooney. Wants approval of new architectural shingles, on the whole roof. AR wishes to avoid a strong appearance of texture, reviewing the (small) sample sheet. Wishes to move away from the present tobacco color. DH: since the house is grey, would recommend a contrast (although the HDC does not have purview on color – this is just an aesthetic recommendation), and probably something darker than the house color. HDC recommends selecting from full-size sample boards to avoid surprises. AR notes that GAF keeps a list of addresses to see actual shingles as installed. DH and AR like "Cambridge Harvard Slate" or "Cambridge Charcoal Grey". AR notes we can approve

a low profile ridge vent, but it must run gable end to gable end. Drip edge be painted the same color as the house trim.

AR: Moves that we approve "Cambridge Harvard Slate" asphalt shingles. Low profile ridge vent, gable end to gable end; aluminum drip edge painted to match the wood trim.

Approved unanimously.

8:47 104 Main Street Renovations (#1619) Sue. Application submitted but lost in the system. Discussion of the chimney cap – prefers not to have a visible raised (animal blocking) cap. The existing chimney is shearing away from the house. DH: left side of house was attached or a porch. Owner would like to remove southernmost chimney, and keep the one above the master bedroom. New gas fireplace in the living room will vent to the back of the house. DH: Current windows are true divided lite. The upstairs windows will remain; new bottom windows will match muntin style and be true divided lites (Jeld-Wen). We will address the porch later. Owner would like architectural shingles. HDC prefers low definition (may be called 'high definition') shingles, with a flatter look. Front door: is presently metal door. AR asks if fiberglass would be ok. Metal ok if the 'stops' (pieces that hold the glass in place) are attractive. "Smooth-star" door is one example, but easier to find good details with fiberglass door, can be attractive, and will not dent. Pre-hung may be best.

Shingles, door, windows, replacement brick for remaining chimney, and porch are the key things needing review by an HDC member. HDC does not have yet enough information on the porch, and Owner would like feedback on that in any event. Light fixtures: 1 or 2 to be discussed. DHS asks about the chimney which is shearing – interested to get a sense of its condition and its importance to the house. Photos show it is badly dimensioned, and has been extended to an unusual and non-historical height. HDC consensus is that its loss due disintegration is not problematic. Thin brick could be ok but need to approve the selection. Concerns about wicking at the bottom – first two-three courses of clapboard could be "Azek". Appointment requested for 12 July.

DH: Make a motion for 104 Main St. The family/guest bedroom double chimney can be removed. The western chimney shall remain. The master bedroom chimney shall remain from the roof line up (support to be provided internally). If remaining chimney is rebuilt, shall be with old bricks or review of materials. Windows existing true divided lites shall remain. New windows shall be wood and match existing Jeld-Wen series. Two entry doors shall be fiberglass with upper lites, cut sheet to be

submitted for doors and windows. Cedar clapboards shall match existing profile and exposure. First two courses could be a composite machined to match remaining clapboards. For the corner board, a plinth of composite material at the bottom would be acceptable (8" e.g.,) with an angled cut to the existing wood corner board. Shutters will not be installed.

Applicant will return to discuss light fixtures and porch drawings; Owner requests consultation before drawings are made.

Finding: house is near noisy street, thus the fiberglass door is allowed.
Motion approved unanimously. Abutter notices needed.

9:32 West Acton Library Guardrail (#1615).
(RR is recused)
Request to continue a utilitarian guardrail in the back of the library to the side to protect plantings from snow plows. HDC thinks some landscaping would be great; perhaps CPC funding would be possible.
DH: Motion vote to approve the wood guardrail for Acton Library 1615 as shown on the sketches provided.
(RR returns)

9:38 Discussion of CPC Draft RFP: DH. Scott Kutil made a draft; DH and SK discussed. Needs serious consideration and discussion by the HDC at a regular or exceptional meeting. Will work to provide the substance for the Draft RFP, and look to town support to ensure that legal requirements are met. Determination to meet on 19 July with a focus on this issue.

9:45 6 Newtown: CNA by DH
18 Wright Terrace: CNA by DH

9:50 Letters required:
AWC CPC approval of funding
HDC Notification of projects in districts by other committees and departments
Violations discussions:
12 School Street Roofing
26 School Street Antennae Mast Various signage locations

9:55 Move to adjourn; seconded and voted unanimously