

Historic District Commission
Town Hall, Room 126
Meeting minutes, 7-1-2013

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FYI

Meeting called to order at 7:30. Attending: Kathy-Acerbo Bachmann, David Honn, Pamela Lynn, David Shoemaker, and Anita Rogers. Mike Gowing as BoS liaison. Aaron Goff observing as prospective member.

Citizens' questions:

David Honn (DH) is receiving BoS minutes which include a discussion of the Morrison Farm and its historic significance. Though research of "depression era" buildings is noted DH has concerns that the farm may not be given adequate import. The house is a "Sears" house. Mary Ann Ashton is the new chair of the Morrison Farm committee - KAB suggests that she should discuss these concerns with her. MG notes that the ice house foundations and the alarm stone are the 2 items on the agenda for the coming year.

Minutes: June 10, 2013 and June 11, 2013 minutes are approved by consent.

It is noted by KAB that 52 Windsor is on the Planning Board agenda on 7/16.

Review of tonight's agenda by KAB

- 102 Main St, App # 1321. egress stairs. Must vote tonight or receive extension.
- 541-560 Mass Ave: Incorrectly entered on the agenda so will not be discussed tonight.
- 511 Main St, App # 1314- exterior light fixture with post.
- 100 Main St, App # 1322 – window replacement.

102 Main St, App # 1321

David and Cheryl Getsick are required by the State of MA to add an egress stair to the 2nd floor apartment of this 2-family house. David Getsick attending. The applicant has met with both Acton building inspectors and HDC member Anita Rogers on site to review appropriate options. Though scaled drawings of the proposed stair are not included with the application, the solution is adequately articulated and the HDC can vote in favor of the proposal which includes: a wood straight run stair descending toward Main St. from a new wood 30" wide 9-lite door (or similar Dutch door) which replaces the existing 2nd floor eating area window. The structure of the stringers treads and risers of the stair must be set below all existing windows. Only the new railing on the outside of the stair can extend across/ above the windows. The casing of the new wood door is to match the existing windows. The upper landing is to be set 1 riser below the 2nd floor and to be sized only to meet code and accommodate a possible storm door, and no larger. The stair railing will be installed on the outside, only, of the stair and will include a shaped top rail, 1 1/4" square balusters and a subrail. Newels to be 4x4 wood posts with wood caps. The stair will be built with wood treads and risers (not open risers). Stair structural posts are to be located so as not to obscure any windows – the tops of the concrete sonotubes should be a maximum of 8" above the adjacent grade. Cross bracing if necessary should be located only on the east and west sides of the structure (i.e. under the stairs). All components of the stair are to be wood and to be painted (or opaque stain) when completed. Stair and railing construction details are required to match the details of a

photograph provided by the HDC and signed by the owner. Once the stair is drawn to scale, if it cannot fit in the prescribed space (between the windows) per the description, this approval is rescinded and the owner must return to the HDC for additional input.

The HDC voted unanimously to accept this stair proposal. The certificate will be issued pending abutters' notification.

511 Main St, App # 1314-A

Jason O'Connor has returned to the HDC with a selection for a light fixture and post to be mounted in front of his house. Neither Jason nor members of the HDC are as enthusiastic as they would like to be for the selection. AR feels the light is more for a city landscape than a rural one. DH suggests, with a sketch, a bracketed light fixture on a wood post or fence structure that feels more in keeping with the carpentry details of his home. KAB and PL agree. Jason will continue to look for a light fixture that satisfies and return to the HDC with the final selection. In the meantime he can continue with the other projects on App #1314.

The HDC voted unanimously to accept this approach to the light fixture.

100 Main St, App # 1322

The applicant, Michael Leung, is the contractor who is renovating this house. He is waiting for input from the HDC as to whether or not he can replace the existing windows and, if so, what type / brand of window the HDC allow. He did not attend the meeting. AR brought photos of the home to share with the HDC. KAB – although we don't typically agree to replace original windows this house has had an environmental issue and original materials have needed replacement. PL agrees that the front windows and those on the end gable walls are all visible from the street – if any are replaced, then all should be so they continue to match each other.

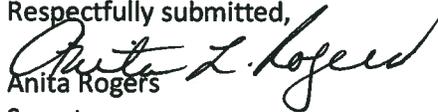
AR recommends wood simulated divided lite windows of the same size and muntin pattern as the existing with a 5/8" wide SDL muntin bar permanently applied to the exterior of the glass.

Casings and sills are to match the existing. David Shoemaker suggests that storm windows no longer be allowed on the new units. It is recommended that the existing shutters be removed and not replaced.

A motion was made and seconded by PL that the HDC approve replacement of the existing windows per the above specs. Abutters notices to be sent before the certificate is issued. The vote carried unanimously.

The meeting was adjourned at 9:35PM.

Respectfully submitted,



Anita Rogers

Secretary