

**Historic District Commission
August 16, 2012**

Members present: Patrick Gordon, Pete Cameron, Selectmen rep. Julie Gilman, Wendy Bergeron, Fred Kollmorgen, Nicole Martineau and Chairwoman Pam Gjetum

Call Meeting to Order

Chairwoman Pam Gjetum called the meeting to order at 7:05 pm in the Nowak Room in the Town Office Building.

New Business: Public Hearing

A request from John Taylor (on behalf of Geoffrey Andrew von Kuhn) for an extension of the approval granted by the Commission on June 16, 2011 for the property at 89 Front Street. The subject property is located in the R-2 Single Family Residential zoning district. Tax Map Parcel #73-301. Case# 11-03

At the June 16, 2011 HDC meeting, Mr. von Kuhn received approval to construct a connector between the main building and the garage; included in the approval was the addition of a cupola. During the renovations it was determined a large maple tree to the rear of the barn must come down. If the connector were in place, the equipment would not be able to gain access to the rear to remove the tree. They propose the tree work be done in the winter, replacement trees added in the spring and the connector between the two buildings be put in place late spring, early summer (of 2103)

Before a vote on the application, Ms. Gilman asked Mr. von Kuhn if the buildings were not going to be re-connected until spring 2013, had there been any consideration to revisit the design of this structure. (Because the proposed construction has not taken place, the design of connector could be revisited) .The applicant replied in the affirmative as he is working with an historic architect to see if there is a better way to do it; they are presently doing more research on the history of the house. They would like to come back in spring with possibly a re-design and other proposed renovations.

Mr. Kollmorgen moved to extend the approval (for the design and proposed construction) for one year, to August 16, 2013; seconded by Ms. Gilman. With no further questions or comments. Mr. Cameron moved the question. **Motion carried.**

The application of Laurie Smith (d/b/a/Zev Yoga) for a change in signage at 175 Water Street. The subject property is located in the WC-Waterfront Commercial zoning district. Tax Map Parcel #64-50. Case #12-07

Ms. Smith stated the existing sign at the Water Street address will be replaced with a medium density overlay (MDO) double sided painted oval-shaped sign with vinyl graphics to hang from existing 24" x 40" arm bracket; same size as existing sign. The metal bracket will be repainted and it was confirmed there is no existing lighting nor will there be.

Ms. Martineau moved to accept the application; Mr. Kollmorgen seconded. **Motion carried.**

Noting the sign is of approved material, Ms. Gilman made motion to approve. Mr. Gordon asked that *bracket to be painted* be noted on approval. Mr. Kollmorgen seconded. **Motion carried.**

The application of Christopher M. Cooper and Amanda L .Reynolds Cooper for the replacement of windows in the existing structure located at 152 High Street; and approval of a residential Alewife sign to be placed on the front of the home. The subject property is located in the R-2, Single Family Residential Zoning district. Tax Map #70-54. Case #12-08

Mr. Cooper started his presentation on the application saying since filing they have determined the windows they originally planned to use are not economically feasible at this time.

He feels they have two options: to replace with less expensive windows or to remove and strip the existing windows in order to remove the lead paint. Refurbishing each window is a slower and less preferable process to get the lead paint out (of the home). They are looking at a less expensive vinyl replacement window by American Craftsman.

Ms. Martineau agreed vinyl windows are generally less expensive but not always in keeping with the historic nature of the area. They (HDC) have approved a vinyl replacement window made by Paradigm but without seeing the American Craftsman window she would find it difficult to approve something she is not familiar with.

Mr. Cooper asked if approval is needed to remove the windows to have them stripped. Ms. Gilman said no, that is considered maintenance. As for the present aluminum combination windows not looking attractive, they do serve their purpose and many owners on that street have them. Also, it is not just about the looks of the building, but they are part of the building's history and in keeping the integrity of the structure. Ms. Gilman added if you do refurbish the present wooden windows, you must go by the EPA standards (for working with lead paint removal) that can be viewed on-line.

Mrs. Cooper asked if anything could be done before the next meeting; she did agree to research the Paradigm window for cost comparison but Ms. Gilman advised her they can't approve "something"; have to know what we (HDC) are approving. Ms. Martineau asked members for any other suggested wood replacement windows. Mr. Kollmorgen suggested she obtain a catalog number/sample of the American Craftsman window, bring to Planning Office and have Ms. McEvoy contact the Chairwoman who in turn will notify members that it is there for members to come in and view. If members find it acceptable, a special meeting will attempt to be scheduled for approval. With that said Mr. Kollmorgen moved to table the window application; seconded by Ms. Bergeron. Motion carried.

As for the application for a Historic Alewife sign Mr. Cooper submitted copies of historic documents supporting his request to have the Alewife sign reflect the residency of Carl Akeley. Ms. Gjetton also had documents pertaining to the residency of Mr. Akeley. Ms. Gilman noted the HDC does not approve an Alewife sign but to ascertain the information provided has been researched. Mr. Cooper and Ms. Gjetton agreed it was a property of Mr. Akeley although he did not actually live there during the period of ownership. However, it was agreed for the Coopers to display the Alewife sign.

The application of Robert C. Lang (on behalf of McReel Condo Association) for the replacement of wood trim on the structure located at 195 Water Street. The subject property is located in the WC-Waterfront Commercial zoning district. Tax Parcel #64-48. Case#12-09

Draft Minutes

Mr. Lang stated he wished to replace the wood trim that has not held up on the 195 Water Street building with a better solution for longevity. He is suggesting the use of AZEK plywood trim. There are to be no profile changes, just replacing. He confirmed they will be specifically using AZEK. Although he is only installing the trim, he assumes the prefinished white AZEK will be painted.

Ms. Gilman moved to accept the application; seconded by Ms. Martineau. **Motion carried.**

Discussion continued on the type of fastener to be used in attaching the trim. Mr. Lang said they will be using a stainless steel ring necked trim nail that permits movement of the AZEK; not countersunk but painted over.

Ms. Martineau moved to approve the application; seconded by Mr. Cameron. **Motion carried.**

Other Business:

- Approval of June 21, 2012 minutes
Ms. Bergeron suggested the addition of a punctuation mark; Mr. Gordon clarified he is not a licensed architect and Ms. Martineau clarified her stated position on her vote as not “her opinion” but her understanding of the preservation guidelines.
Ms. Martineau moved to accept the minutes as revised. Ms. Gilman seconded. Motion carried with Mr. Cameron abstaining.
There were no minutes for July 19, 2012 as the July meeting was canceled.
- Ms. Gilman asked to postpone the plan reading workshop until the September meeting.
- Ms. Gilman is also a Selectmen’s rep to the Heritage Commission and she reported the group is looking at historic signage and coming up with a standard. They are getting requests for markers, for “what happened here” and there are no guidelines or ordinances. They are looking into styles used in other towns; will be looking for input from HDC as some markers may be in District.
- Ms. Gilman also reported she was unsuccessful in obtaining the grant she was seeking for documenting distinctive features of properties in the High Street Historic District.

With no further business, Ms. Gjettum asked for a motion to adjourn. So moved by Mr. Kollmorgen; seconded by Mr. Cameron.

Meeting adjourned at 7:40 pm.

Respectfully submitted,

Virginia Raub, Recording Secretary