

HISTORIC DISTRICT COMMISSION

July 15, 2009

Grace Gouveia Building- Room 6

4:00 p.m.

Members Present: Polly Burnell, Marcene Marcoux,
and Carol Neal.

Members Absent: Nathan Butera, John Dowd, David McGlothlin,
and Clo Tepper.

Staff: Maxine Notaro

Administrative Amendments 3:30 p.m.

31A Franklin Street - There was a change in plans where 1 dog house dormer will stay and 1 will be removed; the owner is looking for symmetry. Originally he wanted a shed dormer and then the plan changed. There had been an approval for the shed dormer that was put in months ago. Polly Burnell hesitated to approve the change because of the proportions. Carol Neal wondered about the removal of an architectural feature. All members felt that these changes needed a full hearing and review. Maxine will notice it out for an August 5th hearing. The applicant was also encouraged to bring more pictures.

184 Bradford Street - Marcene Marcoux is an abutter so she stepped down. The owner wanted to put in 4 over 1 windows and Carol wanted to know about the size of the windows. Two on the right side will be wider. After more conversation the application was approved.

197 Bradford Street – roof and window....no problem.

82 Bradford Street – They want to replace doors with an exact replica of the existing doors. The doors will have the same lights, etc. but the doors are going from wood to fiberglass. The other doors are wood-grained fiberglass. The applicant said that if he has to he'll buy what the Commissioners want (in wood) but the cost is prohibitive. Because it's a business, the doors take a lot of abuse. Every three years the doors have to be painted because of their exposure. The six existing wood doors are completely rotted. Polly said that she'd like more Commissioners to hear the case so the case will return as an Administrative Amendment at the August 5th meeting.

1 Railroad Avenue – The owner, Stephen Milkewicz, said that he needs signatures for approval before he can get a loan for his renovation. Marcene suggested that perhaps Stephen could come back at the next meeting and ask for John Dowd's opinion. He wants to remove the garage door and put in windows. So it was decided that Stephen will apply for a permit, fill out the application, and come in for the August 5th meeting.

12 Mechanic St – The owners want to replace 5 double-hung windows with 5 double-hung windows. The home owner wants 2 over 1 but Carol said that 2 over 2 windows are what is in the neighborhood. It was decided to postpone the request until the next meeting on August 5th.

637 Commercial Street – the contractor that removed the old gate said that it would be too expensive

to strip it (gate) and remove lattice fencing and wants to replace it with a picket fence like the one at 635 Commercial Street. Polly said that vertical lattice fences are an east end thing. The proposal was approved.

133 Bradford Street (used to be Franco's) There is currently a mishmash of windows and the owner is not changing any openings. All the windows will be 4 over 4 because he wanted to make them look more appropriate. Polly said that 4 over 4 are modern windows and not appropriate. Maxine will tell him this and also it was noted that there were no pictures. If he replaces the 9 windows they must be 6 over 6.

105 Commercial Street – A deck extension has already been approved for the downstairs unit at the April 1st meeting. The owners of the second floor condo had concerns about the deck being extended out and want their deck extended out, too. Polly said that this is a full review. They probably had ConCom approval back in February. It will be put on for a full review for the September meeting.

615 Commercial Street – This application came in at 2:30 p.m. today; the property is the White Dory. There's a chimney (in the picture) and a window along side it. The bricks in the chimney need repair. Because of the cost of the repair, they would like to stucco the chimney in red – or gray – or whatever the HDC wants. The other option is to dig out bricks and reset them which would be very costly. The person who brought in the application would like a quick response since he has an association meeting on Sunday and he wants to present it to the condo association. Polly doesn't have problem with stuccoing the chimney. Carol feels for people needing expensive brick work BUT the bylaw says that "whenever possible, brick should be repaired, etc." Marcene commented that the chimney is a significant part of this building. Carol thinks we should quote the bylaw and if the person wants to come in – then o.k. He will be asked to come back in under administrative review.

6 Nickerson Street – is withdrawing their application for a roof deck.

Maxine received a letter from Mary Smith of **219 Bradford Street** stating that she wasn't happy with the HDC's decision for her house. A copy of the letter was given by Ms. Smith to the Board of Selectmen and she said she had gotten the money from a rehab loan. The decision from the April 1st meeting follows:

•**Steve Barnatt on behalf of Mary B. Smith, 219 Bradford Street** – Remove and replace existing decks, windows, and doors

Mr. Barnatt said that the property is very close to the corner of Howland. He wants to replace all the windows in a similar fashion – 2 over 2 verticals and make the one on the back the same. There are a couple of windows buried under the sheetrock which they are going to continue to ignore. The window on the driveway is 3 over 3 vertical and that will remain the same (replaced in kind).

Motion: Move to accept the proposal with the change that one over-scaled window be reduced to the size of the other windows on the facade. It is suggested that two smaller half sash windows toward the rear of the building be 2 over 2 or 1 over 1. Also the 2 lights on the single awning windows be a split sash. The door is an original door and the facade door should change from a 9 light to a single pane with a horizontal panel underneath. The existing deck has deteriorated so it is proposed that the workman will be taking out a 4 X 4 foot section. All repairs will be made according to code.

Motion: John Dowd **Seconded: Carol Neal**

Vote: 5-0-1 ab (PB)

Ruth Littlefield of **11 Tremont Street** wants to replace her windows because her windows aren't energy efficient. She wants to know what she should replace them with. She has funding and it sounds to Maxine that there's a certain amount of money that will be awarded for this renovation. Maxine was asked to find out how many windows and to get the information from this program. Maxine will follow-up.

Minutes of previous meetings

Minutes of May 20th and June 3rd.

Motion: Move to approve the minutes of the May 20th, 2009 HDC meeting.

Motion: Polly Burnell Seconded: Carol Neal Vote: 3-0-0.

Motion: Move to approve the minutes of the June 3rd meeting as amended.

Motion: Marcene Marcoux Seconded: Carol Neal Vote: 3-0-0.

The meeting adjourned at 5:10 p.m.

Respectfully submitted

E. Rogers Gaudiano

Approved by _____ on _____, 2009.
Carol Neal, Vice Chair