

Historic District Commission Public Hearing Minutes – August 3, 2020

Time: 7:35 p.m. – 9:48 p.m.

Members Present: Ben Franklin, Chair; Jer Jurma; Sylvia Belkin, alternate; Richard Smith, Andrew Steingiser

Members Absent:

Location: Virtual Meeting

The public hearing was video recorded.

Agenda:

CERTIFICATES OF APPROPRIATENESS

- a. **Continued - 20HDC-40 (21 Banks Terrace)** – Request to rebuild existing front porch with PVC decking and railings (Parcel ID: 16-96). Marla Lutter, applicant & homeowner, was present with Richard, her contractor.

The proposed product replacement for the railings and balusters has been updated to an approvable PVC product. The deck will be wood. The lattice can be replaced in kind.

The Commission asked for the columns to be maintained as they are or new columns enclosed to match the existing, which taper slightly.

The Commission determined that either option proposed for the balusters is acceptable, with 1:1 spacing.

There was no public comment.

MOTION: S. Belkin to approve the COA with the following conditions: PVC railings as proposed; squared or turned balusters with 1:1 and/or minimal spacing between; wood decking; columns to be maintained or rebuilt in Azek to match 1 inch taper; lattice to be replaced with cross-hatch lattice. Seconded by R. Smith; unanimously approved.

- b. **Continued - 20HDC-27 (8 Banks Road)** – Request to remove existing porch, restructure walls to accommodate 4 windows and 1 door to match house, install shingled all under porch where rotted lattice is to match the rest of the house. Applicant & Owner: Lawrence Fahey. (Parcel ID: 16-2). Since the original request, the applicant has submitted an updated request to repair the existing porch, using both wood and composite materials. The current design will remain the same.

The Commission noted that the composite materials must be solid and paintable; there were no issues with the request to use composite materials on the risers and the lattice, but the steps and decking should be wood (ipe or mahogany). The applicant proposes to restore the existing iron railings.

There was no public comment.

MOTION: J. Jurma to approve the COA with the following conditions: Ipe or Mahogany to be used for decking and stair treads; Composite may be used for the risers; Column trim to be repaired in kind with wood; Repair and Reinstall existing metal handrails. Seconded by S. Belkin; unanimously approved.

- c. **20HDC-38 (14 Devens Road)** – Request to replace existing rotted wood gutters with new, weather resistant material with no change in location and design to be based on original gutters. Applicant & Owner: Maura Sutherland. (Parcel ID: 4-98).

The applicant was not aware that this needed HDC approval so the work has already been done. The existing wood gutters were in a very deteriorated condition and could not be restored. The contractor rebuilt the gutters using Azek, and specifically milled to match the design and profile of the wood gutters, so it was a custom job. No rafter tails were removed for reinstallation and the gutters were put back in the same location.

The Commission requested staff to provide updated photos for the file.

There was no public comment.

MOTION: R. Smith to approve the COA as submitted, with the condition that staff provide updated documentation for the file. Seconded by S. Belkin; unanimously approved.

- d. **20HDC-44 (44 Walker Road)** – Request to install a 4-foot closed panel cedar fence around partial front, side, and back yards. Applicant & Owner: Josyane Dumser. (Parcel ID: 4-30A).

Most of the proposed fence will not be viewable from the street. This is a very unique lot with the house tucked back very far. The Commission had no issues with the proposal.

There was no public comment.

MOTION: R. Smith to approve the COA as submitted; seconded by J. Jurma, unanimously approved.

- e. **20HDC-45 (29-31 Banks Road)** – Request to install a 4-foot cedar, spaced scallop fence around rear yard. Applicant & Owner: David Foye. Parcel ID: 16-42).

The fence will be made of pressure treated wood and includes a gate. It will largely not be visible from the street.

Virginia Hughes, neighbor and rear abutter, asked about the specific location of the proposed fence and whether or not they would need to remove theirs. Mr. Foye stated that the fence is going almost to the lot line but that would still leave space between his fence and the Hughes.

MOTION: R. Smith to approve the COA as submitted; seconded by J. Jurma, unanimously approved.

- f. **20HDC-36 (146 Elmwood Road)** – Request to remove and replace shingle cedar siding, remove an abandoned chimney, add attic skylights or dormers, reroof with asphalt shingle or replace with metal shingle roof, restore wood rafter tails and gutter to match original, repair existing front porch to match existing, rehang wood shutters, replace vinyl replacement windows with 2 over 2 replacement windows, add decorative structural brackets under unsupported fascia boards at overhangs. Applicant & Owner: Jer Jurma & Richard Kraft. (Parcel ID: 4-51). *NOTE: Board had continued Items H and I for discussion from the July 6th meeting.*

The applicant noted that parts H & I will be withdrawn for now. However, there may be changes to the original proposed skylights. The applicant discussed the proposed changes with the Commission, which involve installing the skylights on the east and west roof of the front wing of the house. The Commission noted that, while potentially visible from the public way, the skylights would not be detrimental to the appearance of the house and would largely be flush against the roof.

MOTION: S. Belkin to amend the original application to approve options for the skylight installation as follows: option 1 – Add 2 Velux operable skylights, 1 each on east and west roof of front wing of house to align with corresponding 2nd floor bedroom windows below, OR option 2 – add 4 Velux operable skylights, 2 on each east

and west roof of center section of house to align with corresponding 1st floor windows on west side of house. Seconded by A. Steingiser; unanimously approved.

2. Other Business

a. Discussion of Potential Violations and Possible Commission Action

41 Paradise Road owners are present. They received a violation notice from the HDC about the changes in lighting on their fence and changes to the deck. In regards to the deck/porch replacement, Amy Mastriacomo does have documentation of their correspondence with the Building Inspector, who has required the height of the railing to be raised to meet building code. The lighted toppers on the fence are a different matter.

The Commission asked for the homeowners to submit a new COA for the lights toppers and to submit updated documentation for the CONA for the porch replacement. The Commission discussed how they would approach the conversation around the fence lights, but ultimately won't make a decision until something comes before them.

b. Approval of past meeting minutes

MOTION: R. Smith to approve the minutes from 7/6 and 7/16, with the edits to 7/16 as requested; seconded by S. Belkin; unanimously approved (with A. Steingiser abstaining).

Meeting adjourned at 9:48 pm.