

Town of Hamilton
Historic District Commission
July 16, 2015
8:00 AM
587 Bay Road

The site walk began at 8:00 AM with the following Historic District Commission members present: Jack Hauck, Tom Catalano (chair), Ed Howard, Elizabeth Wheaton, and Stephanie Serafini. Rachel Meketon (Community Projects Coordinator), Jeffrey Allsopp (applicant) and other neighbors were also present.

Site Walk

Jack shared a photo of the water tower that had previously been on the property. There was discussion of whether or not the existing shed was part of the water tower. Jack believes that the shed would have contained the pumping mechanism. Jeffrey plans to move the main section of the shed across the parking lot and remove the smaller sections.

The Commission looked at the cobbler's shop. Jeffrey showed one section that the Community Preservation Commission had been interested in restoring and moving several years ago. The roof has caved in on that section. The shop would be removed and replaced with a new, larger building that would be the workshop for Jeffrey's business.

In the grassy area is a foundation of a former building. If that foundation is included in the original footprint, then Jeffrey's proposal would reduce the total footprint of structures on the property. The foundation would be removed for a septic system. For the septic system, Jeffrey's proposal would cover the grassy area with meadow grasses on a tapered slope. Two cedar trees and one birch tree would be removed. Tom commented that, because there is no structure for the septic system, it is not under the jurisdiction of the Commission.

At the barn, Commission members discussed the height difference between the current structure and what's proposed. Currently the building is 1.5 stories. The proposal would increase the height to 2.5 stories, which is almost as tall as the post office building. There were questions about how many parking spaces are required per square feet of office space and what the proposal for office space is. Jeffrey has not yet decided how the office or residential spaces will be configured. His ideal use for the building would be as offices for the School Department.

Commission members entered the barn and commented that it seemed to be in fair condition. The barn was built by 1910. Part of it rests on stones and not a proper foundation. Jeffrey described what would be required to restore the barn. The structure would need to be cut at the base and then lifted for a new foundation to be laid. He thinks that the wood might not survive that process. The frame and the roof would also have to be redone, and the entire structure would have to be brought up to code for commercial and potentially residential uses. Bringing it up to code could change the structure significantly. Members expressed concern both that the building might be demolished unnecessarily and that the proposal is significantly different in terms of its mass than the historic structure.

The Commission scheduled the continuation of the hearing for Monday, July 27th at 7:00 PM at Town Hall.