

MINUTES
Hamilton Historic District Commission
June 8, 2017

Members Present: Tom Catalano, Chair, Stefanie Serafini, Edwin Howard and George Connolly.

Staff Present: Dorr Fox

Tom Catalano opened the meeting at 6:06 p.m.

MINUTES

Ed Howard made a motion to approve the minutes of April 20, 2017. Stefanie Serafini seconded the motion and it was unanimously approved.

598 BAY ROAD – CERTIFICATE OF APPROPRIATENESS

Bob May, the architect for the project stated that the house had been originally constructed in 1840. Later on, a flat roofed kitchen had been added. He stated that the applicants are proposing to add a second floor on top of this kitchen. They are also planning to add a garage to the rear of the existing building. The windows on the addition will be Anderson 400 windows with six over six divided light. The muntins will be inside, outside and in between the glass. They will match the materials on the existing structure.

Mr. Catalano stated that he likes that the garage doors do not face Bay Road. He believes that the proposed plans for the project are good and appropriate. He likes that the addition will match the existing materials of the existing house. There was a question regarding the septic system. Rory Holmes stated that the septic system is located to the rear and side of the structure. There was discussion regarding the future construction of a fence on the property. It was noted that they did not need to return to the Commission for approval of the fence.

George Connolly made a motion to approve the application for a Certificate of Appropriateness. Mr. Howard seconded the motion and it was unanimously approved.

588 BAY ROAD – CERTIFICATE OF NON-APPLICABILITY

Remko Breuker stated that his client is proposing to change the design of the façade that the Historic District Commission had recently approved. It is the north façade that faces the Town property. It is the façade where lattice was proposed. In addition to the façade change, he is proposing that the surface that the lattice is attached to would be a different material. The material would be Boral Tru Exterior Trim and is made out of fly ash. He noted that while this is not a natural material, it has a texture and does not have a sheen. Mr. Catalano stated that Historic New

England is beginning to allow man-made products on historic structures in certain circumstances other than museum properties. Mr. Breuker stated that they would leave the windows as previously approved.

Mr. Breuker also explained that they are proposing to change the front door porch. He noted that the existing porch was constructed in the 1990's and is not consistent with the era of the house. They are proposing a larger porch that he believes is more in proportion to the house. He is proposing to have the porch glassed in. While he acknowledges that this is unusual, he believes it will be better in an historical context. Mr. Catalano stated that he does not believe that the porch needs to be wider. He suggested modifying the porch. He believes that there is too much going on for a Federalist porch and believes that the design should be more simple. He also suggested changing the pitch of the roof. Mr. Breuker noted the door is historically wide, approximately 40 to 41 inches wide. They wish to keep this. There was a discussion that the columns were too wide.

Ms. Serafini made a motion to approve the Certificate of Non-Applicability, provided there is an administrative review where Mr. Breuker will submit revised plans to Mr. Fox who will submit them to Mr. Catalano for approval. Mr. Howard seconded the motion and it was unanimously approved.

560 BAY ROAD – CERTIFICATE OF NON-APPLICABILITY

Heather Ford stated that she is requesting to demolish the rear out buildings at her property at 560 Bay Road. She is requesting a Certificate of Non-Applicability. She noted that the Assessor's Office has listed the property as being constructed in 1972. It is not mentioned on the inventory form of the property.

The Commission members discussed the building briefly and determined that it is not historically significant in the district. Ms. Serafini made a motion to approve the Certificate of Non-Applicability. Mr. Connolly seconded the motion and it was unanimously approved.

DEMOLITION DELAY BYLAW

Mr. Catalano stated that there is a model bylaw that has been drafted by the state. He noted that the issues are generally how long the delay will be – often 6 months or a year and which date the Town will select for determining which buildings will be affected. Regarding the date, sometimes it is a fixed date, such as 1945 and other times it is linked to a number of years from the present date, such as all structures built prior to 50 years ago. Mr. Howard stated that he preferred a fixed date. Mr. Catalano concurred and suggested 1945. Mr. Howard stated that he preferred six months for the delay. Mr. Catalano stated that he prefers a year. Mr. Hauck joined the meeting and suggested that the date could be 1940. He also suggested that the Commission should look at the Topsfield bylaw as a model. The Commission determined that they would like to review a bylaw that had a delay of one year and included all structures built before the post-war construction boom.

OTHER BUSINESS

It was noted that the balloon test for the proposed cell tower behind Town Hall would be June 26th.

The meeting was adjourned at 7:00 p.m.