

MINUTES
Hamilton Historic District Commission / Historical Commission
April 5, 2018

Members Present: Tom Catalano, Chair, Stefanie Serafini, Edwin Howard, Jack Hauck and Elizabeth Wheaton.

Staff Present: Dorr Fox

Tom Catalano opened the meeting at 7:10 p.m.

PUBLIC HEARING: 604 BAY ROAD

Mr. Catalano opened the hearing at 7:10 p.m. Marlin Shearer, of Covenant Building and Renovations, introduced himself as the representative of the applicants, Christopher and Karen Doggett. He also introduced his team, including his son Noah Shearer, who is responsible for the permits for the project and Kathy Marshall of Kathy Marshall Design, who has designed the kitchen. He has designed the exterior of the project. Ms. Marshall has deigned the interior.

Marlin Shearer explained that the project consists of the renovation and expansion of the Doggett's kitchen. It will provide for additional sitting and dining space in the shed addition. He explained that the shed addition was constructed approximately fifty or sixty years ago.

Jack Hauck inquired when the house was originally built. Marlin Shearer stated that it had been constructed in approximately 1840. The original building included the main part of the house and an adjacent L. Mr. Hauck stated that the bay window does not look original. Mr. Shearer was uncertain. Mr. Hauck inquired about the foundation. Mr. Shearer noted that the house was not on the original foundation because it had been moved back from the street several years ago. He noted that the house currently has a concrete foundation.

Marlin Shearer explained that they intend to take down the shed addition and rebuild it almost the same. There will be a new foundation and it will be a little larger. Mr. Shearer stated that all of the windows would be six over six.

Mr. Catalano stated that he did not see the material noted for the low sloped roof. Mr. Shearer stated that they plan to use rubber. He stated that it is currently rubber. Mr. Catalano referred to the MACRIS report and noted that the original shed had a lower slope to the roof, which is more appropriate. He believes that with the increased slope of the roof, as proposed, people will be able to see the rubber membrane. He believes that it will look askew in relation to the Greek Revival architecture of the house. He also believes that the slope of the roof is fighting with roof detail for the front window. He wonders if they could eliminate the hood on the window, which he noted is not appropriate for the period of the building. He

believes that they should also eliminate the copper material for the hood. Mr. Shearer stated that the window design was a request of the home owner, with the intention of matching the other window on the front of the house.

Mr. Catalano stated that he believes that the addition would look better if the eave of the roof was not sloped. He believes the eave should be level. In addition, it would make the roof membrane less visible. He stated that he believes that it is taking away from the main building to replicate the window. Mr. Catalano inquired if there was a water table on the building. Mr. Shearer stated that there was not. Mr. Catalano stated that it was most likely lost when the building was moved.

Mr. Catalano stated that he liked the proposal otherwise, and commended them on the thoroughness of the drawings.

The Commission reviewed the design of windows and their materials. They discussed the ogee profile and the putty profile. Mr. Shearer showed how they will hide the frame of the window. Mr. Catalano inquired about using a wood frame with a wood overlay. Mr. Shearer stated that he thought it would look more commercial and would not hold up. He believes that it will look better than having a 1950s storm window. He showed how the window would look with the aluminum frame and the wood trim. He noted that the windows would be painted white to match the color of the trim of the house.

Mr. Hauck inquired when the house was most recently significantly modified. Mr. Shearer stated that he does not know. Dorr Fox stated that there are not complete records in the Town Building Department. It appears from the Board of the Health files that significant work on the house may have happened in the mid-1990s.

Mr. Hauck and the other members commended the Shearers and Ms. Marshall on the thoroughness of their presentation.

Mr. Hauck made a motion to grant the Certificate of Appropriateness, with a revision to make the eave on the back L to be level on all three sides and to have a lower slope rubber membrane roof. In addition, the Mansard hood of the window would be eliminated. The motion would be approved with the understanding that new plans would be drawn and submitted to staff for approval. There would be a gutter around the roof. Ed Howard seconded the motion, noting that the way the house is set back from the road is attractive. Stefanie Serafini noted that she cannot vote because she is an abutter. The motion was approved with four members voting in favor and Ms. Serafini recusing herself.

The hearing was closed at 7:39 p.m.

OTHER BUSINESS

Mr. Catalano stated that he will be leaving the Historic District Commission. The Commission will need to elect a new chair and select a representative for the Community Preservation Committee. It was noted that according to the statute

there needs to be an architect on the Commission. In general, there will need to be new members on the Commission. The Commission decided to hold another meeting on Wednesday, April 18th to elect officers and have a post mortem on the demo delay bylaw. Elizabeth Wheaton noted that they need to solicit members from specified organizations, including the historical society, which has representation and a resident of the district, which is also covered. They need to solicit one member from two nominees from the Board of Realtors and two members from the American Institute of Architects. Mr. Catalano stated that he will ask the Boston Society of Architects (the local AIA chapter) to place an advertisement.

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Mr. Howard made a motion to approve the minutes of the January 17, 2018 meeting. Mr. Hauck seconded the motion and it was unanimously approved.

The meeting was adjourned 7:52 p.m.