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APPROVED
Historic District Commission
September 5, 2013

Public Hearing Re: Jeff & Barbara Hughes, 47 Oliver St., Map 16, Lot 27

BOARD MEMBERS PRESENT: Irene Bush; Patty Cohen; Kate Murray;
Elaine Nollet; Rodney Rowland; Marjorie Smith

BOARD MEMBERS ABSENT: Peter Follansbee; Peter Reed

Chairman Smith called the meeting to order at 7:00 p.m.

Public Hearing Re: Jeff & Barbara Hughes, 47 Oliver St., Map 16, Lot 27:

GUESTS: Jeffrey and Barbara Hughes, applicants; Brendan McNamara, Architect.

Brendan McNamara, Architect, representing the applicants, gave his narrative regarding the remodel and addition at 47 Oliver St., (Attachment A.) He noted there were no major changes to the house and the applicants would like to restore the house to its origin.

McNamara explained that changes to the front of the house are mostly cosmetic. At the rear of the house they plan to alter the pitch of the family room addition to match that of the original house. Also, they want to extend the shed dormer on the second level. He referred to photographs, (See Attachment B.)

McNamara said the windows would be Marvin with simulated divided lights and referred to the exterior door and window schedule, (Attachment C.)

McNamara pointed out that the existing shed at the rear of the house is to be relocated on a new foundation, and altered as shown, to accommodate seasonal small vehicle storage. He explained that the shed would be pushed back and moved to align with the driveway.

Rowland questioned the shutters. McNamara replied the shutters are removed.

The Chair asked for the Board's comments.

Nollet has studied the plans and she has no concerns. She liked the idea of moving the shed and making it match the house.

Cohen feels the plans are an improvement especially on the north elevation. She noted that the addition in the rear is not in keeping with the house. She questioned the windows on the front elevation.

McNamara replied that the windows would look the same.

Rowland asked about the front railing. McNamara replied it would be black wrought iron.

Rowland pointed out that this was the first house the HDC has ever approved with all nontraditional materials.

1 Cohen referred to the zoning ordinance book, Page Z-66, Section 9.3.5, 1, c, that states the
2 following: *“Use of nontraditional building materials. These materials may be utilized within the*
3 *district provided the materials are indistinguishable from traditional materials and meets the*
4 *approval of a majority of the commissioners.”*

5
6 Chairman Smith asked for public comments. There were none. She read a letter from abutters
7 Lucille and Edward Marvin, who favored the proposal, (Attachment D.)

8
9 The Chair also pointed out that she is an abutter to this property and has no objections to the
10 proposal, which seemed to be an improvement to the property.

11
12 **Rowland moved for the Historic District Commission to approve the application for Jeff**
13 **and Barbara Hughes, as submitted, and on plans dated 8-6-13, with the change that the**
14 **carriage house/shed siding shown as shakes will be clapboards to match the house. Nollet**
15 **seconded the motion. Approved.**

16
17 Chairman Smith closed the public hearing for Jeff & Barbara Hughes.

18
19 **Review of HDC Minutes of August 1, 2013:**

20
21 **Cohen moved for the Board to approve the HDC Minutes of August 1, 2013, as amended.**
22 **Rowland seconded the motion. Approved.**

23
24 **New Business:**

25
26 The Board discussed the issue of generators in the Historic District, and concluded:

- 27
28 1) Since homeowners generally wish to preserve the attractiveness of their property, we can
29 assume that they will select sites for generators that would not detract from the
30 streetscape.
31 2) The Building Inspector, during the permitting process, advises homeowners as to
32 permissible locations for safety and setback requirements for generators, and will be
33 requested to inform the HDC of any aesthetic issues that arise.
34

35 Nollet moved to adjourn the meeting. Bush seconded the motion. Meeting adjourned at 8:15pm.

36
37 Respectfully Submitted,

38
39 Anita Colby
40 Recording Secretary

41
42 Attachment A: Narrative re: remodel & addition for 47 Oliver St.

43 Attachment B: Photographs of present house at 47 Oliver St.

44 Attachment C: Exterior Door and Window Schedule

45 Attachment D: Letter from Lucille & Edward Marvin