

TOWN OF GROTON
173 Main Street
Groton, MA 01450
Historic Districts Commission
Minutes Regular Meeting
February 26, 2019
Town Hall First Floor Meeting Room

Members Present: Laura Moore, Elaine Chamberlain, George Wheatley, Elena Beleno Carney

Members Absent: Peter Benedict, Maureen Giattino, Greg Premru

Other Present: Bruce Easom, Friends of Prescott, Inc. Vanessa Abraham, Library Director, Jane Allen Groton Library Trustee and David Zeller Groton Library Trustee

Meeting Called to Order 7:42pm by Acting Chair Laura Moore

Friends of Prescott, Inc. request for support of Grant Application Bruce Easom

Mr. Easom read a letter addressed to the HDC outlining the Friends of Prescott, Inc. request for support from the HDC for Massachusetts Historical Commission grant application to install an automatic sprinkler system in the Prescott Building.

The grant provides a 50% reimbursement for projects involving buildings on the state's list of historic places. The Prescott School is on both the state list and the federal list. Being awarded a grant would reimburse the town about \$135,000.

The request is to demonstrate public support for the project. All letters are to be addressed to William F. Galvin, Secretary, Massachusetts Historical Commission. Mr. Easom would like the letter before the March 22, 2019 application submission deadline.

HDC Questions and Comments

Will the install cause any damage to the building? The ceiling will be removed. The ceiling is something that does not need to be saved.

Will there be changes to the outside of the building? Yes, a trench will be required for the install. New landscaping will be planted after the work is done.

George Wheatly made a motion for the HDC to write a letter to the Massachusetts Historical Commission in support of the grant application for automatic sprinkler system at the Prescott Building. Elaine Chamberlain seconded the motion. The motion passed 4 to 0.

Groton Public Library Project – Vanessa Abraham, Library Director

Ms. Abraham thanked the HDC for the support letter for the CPC application and having her back. She stated she had additional information and requests of the HDC since their the last meeting on the Groton Library Project. She provided large photos of the current state of the building, grounds and roof of the Library. She explained that it has been determined that the entire roof should be replaced in order to have the best and full protection from water damage. Calculations from the National Park Service Preservation Brief states that if 20% of older slate roof is removed it is best to remove the whole roof. The 1893 original 125 years old slate roof and copper gutters and downspouts are actually in fair condition. And in the best condition of all three roofs. The GRLA is recommending replacing all roofs. The replacement of all will create a cohesive roofing and drainage system that is the most durable and cost-effective roofing solution.

Ms. Abraham stated she and the Trustees met with the Select Board. The Select Board questioned the HDC approval. The goal tonight is to seek support and assistance in communication and understanding to residents on why a complete and continuous roof replacement is the best solution for the roof replacement. Trustee David Zeller stated, although the upfront cost of Trustee's recommended choice of material and solution appears to be more expensive, over time the choice would prove to be more cost effective due the slate's roof's durability life span. While the two choices do not compare apples to apples, Mr. Zeller believes a roof replacement lasting only 15 years does not make sense. Much of cost to replace is in the labor.

Ms. Abraham explained that the skylight must be replaced. The HDC discussed the replacement of the skylight with replica historic skylight asking if the skylight could be repaired verse being replaced. Ms. Abraham explained the skylight has been a cause of much of the water damage to the building. The Trustees are working with a contractor who specializes in making replica historic pieces and is confident that the skylight replacement will be done well.

Ms. Abraham asked for input on the proposal to use red copper gutters, flashings and downspouts on the entire library and use brass snow rails.

Preservation is of great importance. The goal is to keep the building as close to original as possible.

Laura Moore stated that HDC is not able to approve the concept plan and proposed materials without a true application for a Certificate of Appropriateness. But the HDC is in support of the project.

George Wheatley made a motion for the HDC to write a letter of support addressed to the Groton Library Trustees in support of Groton Library Project CPC application for the proposed Groton Library Project. Elaine Chamberlain seconded the motion. The motion passed 4 to 0.

**7:30 pm Public Hearing 5 Legion Road – Christopher Giordano
Certificate of Appropriateness**

**Acting Chair Laura Moore read the public hearing notice for the record
LEGAL NOTICE, GROTON HISTORIC DISTRICTS COMMISSION
PUBLIC HEARING Christopher Giordano and Janet M. Leydon. 5 Legion Road,
ASSESSORS MAP 112-86**

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on Tuesday, February 26, 2019 at 7:30 pm at Town Hall, 173 Main Street, Groton, to consider the application submitted by Christopher Giordano and Janet M. Leydon for a Certificate of Appropriateness for renovation work at 5 Legion Road of a second floor addition, over the existing first floor located to the left of the front entrance. Two new double hung windows, six over six will be added to the side of the second-floor addition. In the front of the home one new double hung window with six over six will be added and one existing window will be replaced matching existing windows. All new windows will match look and style of existing double hung windows located on the front and sides of the residence. New gable roof to be installed with black asphalt roofing shingles to match existing. Property owner: Christopher Giordano and Janet M. Leydon, 5 Legion Road, Groton, MA Assessors Map 112-86. Copies of the application and supporting

materials are available for review by contacting the GHDC via the Land Use Dept., 2nd floor of Town Hall.

Hearing Continued to March 26, 2019 at 7:35 pm

**7:55 pm Public Hearing 30 Hollis Street – Platt Builders, Adams Avenue Realty Trust
Certificate of Appropriateness**

**Acting Chair Laura Moore read the public hearing notice for the record
LEGAL NOTICE, GROTON HISTORIC DISTRICTS COMMISSION, PUBLIC HEARING
Adams Avenue Realty Trust, 30 Hollis Street
ASSESSORS MAP 112-132**

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on Tuesday, February 26, 2019 at 7:55 pm at Town Hall, 173 Main Street, Groton, to consider the application submitted by Halsey Platt, Adams Avenue Realty Trust for a Certificate of Appropriateness for renovation work at 30 Hollis Street consisting of a chimney removal, removal of basement door to be replaced with a 3-panel flush door with an 8' wide opening, painted grey. Property owner: Adams Avenue Realty Trust, 31 Adams Avenue, Groton, MA 01450, 30 Hollis Street, Assessors Map 112-132. Copies of the application and supporting materials are available for review by contacting the GHDC via the Land Use Dept., 2nd floor of Town Hall.

Hearing Continued to March 26, 2019 at 7:45 pm

**8:05 pm Public Hearing 16 Hollis Street, Platt Builders, Adams Avenue Realty Trust
Certificate of Appropriateness**

**Acting Chair Laura Moore read the public hearing notice for the record
LEGAL NOTICE, GROTON HISTORIC DISTRICTS COMMISSION, PUBLIC HEARING
Adams Avenue Realty Trust, 16 Hollis Street
ASSESSORS MAP 112-135**

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on **Tuesday, February 26, 2019 at 8:05 pm at Town Hall**, 173 Main Street, Groton, to consider the application submitted by Halsey Platt, Adams Avenue Realty Trust for a Certificate of Appropriateness for renovation work at **16 Hollis Street** consisting of change out of 2 doors on southside of building, removal of chimney, addition of one Andersen 400 series, 6 over 6, simulated divided lite window on northside of building to match adjacent window. Property owner: **Adams Avenue Realty Trust, 31 Adams Avenue, Groton, MA 01450, 16 Hollis Street, Groton, MA 01450 Assessors, Map 112-135.** Copies of the application and supporting materials are available for review by contacting the GHDC via the Land Use Dept., 2nd floor of Town Hall.

Hearing Continued to March 26, 2019 at 7:55 pm

Districts Project Updates

There was no one in attendance to give update.

Admin. Update

- The Support Letter for Library Project CPC application submitted
- Informed the Commission that the 2018 State Register of Historic Places received
- Started looking at HDC fees because postal fees have increased.
- Started a file/3 ring binder for HDC signs

Minutes

George Wheatley made a motion to accept minutes of January 29, 2019. Elaine Chamberlain seconded the motion. Motion passed 4 to 0.

Adjourned at 8:42 PM

Next Meeting March 26, 2019