

**Meeting Date:** March 22, 2021

**In Attendance:** Maria Boyes (Chair), Jacqueline Brevard (Vice-Chair), Carol Tener (Town Historian), Kelly Kessler, Jennifer Jaruzelski, Katie Spikes, Alison Carey, Linda Habgood (TC), Greg Blasi, Matthew Ceberio (PB), Mary Anne Healy-Rodriguez (A1), Kathryn Reed (A2), Tom Jardim (Town Attorney)

**Absent:** Carol Tener (Town Historian)

The meeting minutes from February 22, 2021, were reviewed; Ms. Kessler made a motion to approve, Ms. Spikes seconded. The minutes were approved by the Commission.

Public Hearing on Proposed Historic Designation: 923 Central Avenue

Chair Boyes gave an overview of the property and went through the architectural description of the home. This home was built circa 1757, the Cornelius Ludlum Jr. homestead was built adjacent to the farm owned by his father Cornelius Ludlum Sr. This vernacular farmhouse reflects the simple farmhouse construction of homes typical of the revolutionary period. This house has been modified over the years but the central section of the home still displays the original construction with peg and beam rafters as well as carpenter's marks on the original construction. The owner had an application that came before the Planning Board for a subdivision which involved tearing down the home and building two new homes. The applicant agreed to allow representatives from the HPC to tour the home and by the end of visit the homeowner reconsidered demolishing the home and decided to preserve and renovate it. An approval was given by the Planning Board to create a flag lot which allowed the property to be subdivided and preserve the existing home with a new home to be built on the same property. This is a great example of people working together to preserve rather than tearing down and starting over.

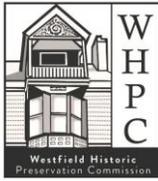
Open to public comment. None. Closed to public comment.

Ms. Brevard made a motion to designate the principal structure only at 923 Central Avenue as a historic property; Ms. Jaruzelski seconded, and the Commission approved unanimously, Mr. Blasi abstained.

Discussion of 121 Effingham Place

Greg Ralph, Dave Villane, and Stephen Hehl, Esq, appeared.

Mr. Ralph showed the existing structure and stated the main area we are altering is the front porch. There has been damage over time to the stucco so they are proposing to cut back the porch to maintain the rear line of columns. The front columns will be removed and the porch will be cut back about 6 1/2 feet; the porch will be extended across the front. There has not been any trim detail discussed yet. The main roofline, the main windows, the French doors with the transom and entry door will be preserved and restored. The primary change is cutting back the porch. An existing driveway runs down the side to a garage. The garage will be relocated, with a two-car garage proposed. Dave Villane stated he plans to keep the home the way it was designed to be. A photo was shown of the original rendering with an elongated porch. It is a craftsman style prairie house. The stucco will be kept and restored with the round stucco columns on the porch remaining.



It was suggested to get the railings a little closer to the ones shown on the original elevation. The shutters, windows and doors should be wood and be restored if possible, to keep the character of the home. Wood with divided panes should be used to try to honor the original look. The floor of the porch is expected to be a brick inlay with a border. There was preference for the porch railing on the original drawing, which is not to code, but had vertical slats that looked like it was cedar. In the new drawing there are steps with just a handrail. The chunky extension of the foundation shown in the original rendering was eliminated on either side of the stairs. It was suggested to replicate the extension of the foundation as seen in the original drawing. Just the handrail going down on the steps takes away from the front elevation.

The home was built in 1911. It was agreed by the Commission that the variances being requested for the building coverage are worth requesting to preserve the porch and keep the character of the existing home. It was suggested by the Commission once the project was completed to designate the home.

#### Expedited Review Amendment

Chair Boyes stated the updated forms are now on the website and Tom Jardim spoke about the process of how it works. These application forms are to be used by the owners of homes and other structures that have been locally designated as historic. The “Application for Certificate of Appropriateness, Long Form” is the “default” form to be used in all instances in which (1) “major” work is being proposed; (2) minor work is being proposed and a review is required of that proposed work by the full Historic Preservation Commission; or (3) you are uncertain as to whether the work proposed is properly characterized as minor or major work. The “Short Form Application for Certificate of Appropriateness, Minor Work/Expedited Review” is a new form that allows for expedited review of proposed work that is of such an insignificant nature that it will have negligible impact on the historic nature of the structure. An example of work that may qualify for such review includes the replacement of exterior elements made of material that looks similar but may be different from that which is being replaced.

#### Preservation Plan Review Committee

Chair Boyes stated we used to have a Preservation Plan Committee and did not think it was necessary, but now that we have Connelly Hickey working on the preservation plan, we found there is so much information to be researched for the updated plan. We need to go through the list of the proposed designated homes and possibly narrow them down, and conduct further research on the potentially significant historic properties and districts.

Meeting open to public comment. None. Closed to public comment.

Meeting adjourned: 9:04 p.m.

Meeting minutes recorded by Linda Jacus.