



Town of Carlisle

MASSACHUSETTS 01741

HISTORICAL COMMISSION

Minutes

In-Person and Remote Zoom Meeting Clark Room, Town Hall

Pursuant to the Governor's Executive Order Concerning Open Meeting
Wednesday, April 20, 2022 7:00 pm

Members Present

Kathy Keller, *Co-Chair*, Annette Lee, *Co-Chair*, Eric Adams (Zoom), Geoff Freeman, Edward Rolfe

Alternates Present

Chip Dewing, Jack O'Connor

Others Present

Nathan Brown, *Select Board liaison*; Sam Madden (Zoom); Ann James, *Co-Chair, First Religious Society (FRS)*; Susan Emmons, *Co-Chair, FRS*; Steve Hinton, *Municipal Facilities Committee (MFC)*; Bill Risso, *MFC*; Kate Reid, *MFC*; Dana Booth; Krissy O'Shea, *Carlisle Historical Commission (CHC) member candidate*; Ben Herter, *CHC member candidate*, Jennine Blum, *Administrative Assistant*

7:05 PM Co-Chair Kathy Keller called the meeting to order.

7:14 PM Informational discussion: 93 Lowell Street; Sam Madden, Owner

Proposed work: removal of old coal/oil chimney on the north side of the house.

Sam Madden stated that they are replacing the roof (previously approved) and would like to remove the chimney most likely used for coal/oil and has not been used since new high efficiency gas furnace was installed. This chimney is not part of the original house. A little trim work will need to be done on second story where there are two areas of roof penetration. The new trim will be a continuation of the trim already there in terms of material, style and paint color to match existing. Any cedar shingles to be replaced will match existing material, exposure and paint color.

Chip Dewing suggested Sam keep some of the brick if it's a good match for the center chimney for future repairs. Sam expressed appreciation for this suggestion.

Geoff Freeman expressed that he has no issues with removing the north side chimney as long as the siding, colors, trim and details are the same as existing. We have no basis to require you to continue to maintain this masonry integral to the building.

Kathy Keller mentioned that she found the chimney visually pleasing and wasn't eager to see it taken down.

Geoff maintained that there would be extraordinary ongoing maintenance issues in terms of water penetration and reiterated that it is not part of the original design.

Eric Adams expressed that the chimney detracts from the house and the main center chimney which is the focus from a masonry point of view and didn't feel it was a problem to remove it from a historical or architectural standpoint.

Sam appreciated the feedback. No other information is required to make a decision at the next meeting.

7:22 PM Informational Discussion: 27 School Street, First Religious Society

Proposed Work: Replace play yard fence; materials under consideration: PVC and wood.

Ann James and Susan Emmons stated that the FRS play yard fence needs to be replaced and simulated wood/textured vinyl and wood are being considered. Before further investigation, they wanted to know whether the Historical Commission would approve a textured vinyl fence. They further explained that the new fence will be the same height but may not be the same design as the existing fence given current issues with availability. They confirm that it will be a picket fence, not solid.

Chip expressed that the commission has a clear opinion on fencing which has to do with the shine/sheen of vinyl fencing. A dull finish is preferred, so it doesn't look like plastic and that will drive the choices. Eric agreed with Chip that the giveaway is the sheen and how light reflects off it which makes it not look like wood.

Kathy asked if wood is also a consideration. Susan Emmons replied yes and added that the existing cedar wood fence was installed in the 1970s and has served them well. It's her understanding that the cedar available today for fencing is not as long lasting and noted that wood also requires more maintenance than vinyl.

Having worked on it himself, Eric confirms that the play yard fencing is a lot of work to maintain. He added that one of the unique aesthetic characteristics he likes is the swooping cap rail that connects the pickets in the existing fence and asked if this detail is available in vinyl. Susan and Ann mentioned they have just looked at one company so far which does have a fence with a scalloped top but no cap rail and noted this fence wouldn't be available until next year.

Chip expressed that simulated wood grain is not very convincing. The shine of a PVC fence is a nonstarter for him personally. He suggested looking into working with a contractor to build the fence with Azek or other solid product that can be painted to kill whatever shine it has. Azek is made from recycled vinyl and fly ash (a byproduct of smelting). The frequency of repainting is greatly reduced, and it should last for decades. Azek paints beautifully and holds paint beautifully.

Ann indicated that the cost to paint the existing peeling fence is \$8,000. Chip further explained that painting an Azek fence is quite different. It's spray painted with a spray gun which is easier and faster to do.

Kathy asked what the condition of existing fence is other than the need for paint. Ann said a number of posts and pickets have rotted at bottom.

Annette Lee reassured Ann and Susan that they would be happy with look of Azek and mentioned that the fence is prominent given the expanse. She suggested that they visit Concord Lumber and to see Azek.

Jack O'Connor added that Azek is available all the time.

Chip and Geoff indicated that the existing fence could be duplicated although it would be expensive in terms of labor. Ann and Susan expressed concern that a custom fence would be too expensive.

Ann asked if the existing fence couldn't be duplicated, would a picket fence without a cap rail be alright? Chip replied that would be OK and asked if there were safety reasons to have the cap rail. Ann said she was unaware if fence climbing has been an issue.

Geoff recommended they investigate non-hollow products that read more like wood. This fence as a foreground to the meeting house is very significant architecturally. There are alternatives. Annette and Geoff encouraged Ann and Susan to investigate whether there are stock Azek fences available.

Chip asked Eric if there would be some economy in prefabricating the fence components in a shop setting. Eric replied yes and it would be a better product. Eric added that historically, he would have said that vinyl was much less expensive than wood, but vinyl prices are through the roof now like so many things. Wood such as Merante and Kayu® Batu (both southeast Asian hardwoods) and Sapele (mahogany-like African hardwood) might be comparable to vinyl. Eric acknowledged that it's a difficult choice to suggest because there is still the expense of painting and maintenance that you don't have with vinyl. He added that he is sympathetic to those considerations.

Chip asked if Ann and Susan had asked the company they're speaking with if the existing fence could be recreated. Ann replied that the company only sells the stock products they have.

Chip stated that there was a lot of fence. Susan added that some FRS members suggested eliminating the fence altogether or reducing the amount of fencing but the FRS feels the fence is necessary for safety.

Ann and Susan asked for confirmation that commission prefers a solid substitute wood product and is not in favor of plastic. Geoff replied yes, solid and sprayable.

Geoff asked Eric if he had anyone to recommend. Eric suggested trying a smaller local contractor as he didn't think a larger company would be interested in replicating the existing fence. Eric added that he would ask Classic Structure (the company that constructed the fence at 21-23 Bedford Road) if they would be interested. Geoff added that if they're not interested, maybe they have someone to recommend. Susan and Ann stated they were appreciative of any recommendations and help offered.

Chip asked if duplication of the curved cap rail was a nonstarter for a lot of companies would it be a reasonable compromise to not have it if that opened up alternatives from other companies. Geoff thought that was a very reasonable approach. He added that the commission wants to work with the FRS to see if there's a way to do this to maintain the feel of wood, have a finish that is not plastic and speaks to the presence of the meeting house. Susan and Ann added that the FRS is flexible and just want it to be safe for children and attractive.

Kathy encouraged Ann and Susan to reach out to the commission if they need help.

7:47 PM Informational Discussion: 41 Lowell Street, Police Station

Proposed Work: remove existing lift for people who are disabled and replace with ADA-compliant ramp

Steve Hinton proposed a 60-foot ramp be installed in the front of police station parallel to Lowell Street. The existing shrubs will be dug up, the ramp installed and shrubs replanted or replaced in front of ramp to screen the view from the street. The building is 38 feet wide. Straight sections of ramp would be 25 feet long plus one five-foot platform. To be ADA compliant, each straight section of ramp can't be longer than 30 feet (due to fatigue).

Steve noted that another option to locate the ramp on the south side was initially discussed but dismissed because the gas meter and AC compressor would need to be moved.

Eric Adams asked if the police station sign would need to be relocated if the ramp was in front. Steve replied yes.

Eric asked if the lift was out of service. Steve explained that the 25-year-old lift costs between \$3000 and \$3,500 per year to be inspected. Another issue is that two police officers must be on duty when the lift is in use as one is needed to operate the lift. Steve further explained that \$4,400 was paid to repair the lift two months ago in addition to the \$3,500 inspection fee and it failed inspection and is no longer working.

Steve felt the ramp would be far superior to the lift. Ramp choices include two styles of handrails and two finishes – unpainted or black paint. One handrail style is very simple. The other includes a post every four inches and is more expensive (\$1,500 more per section). Black paint is a little more expensive as well.

Kathy Keller asked if the ramp is solid or mesh. Steve said solid has been proposed.

Annette Lee noted the steeper than expected incline and asked if the ramp needed to turn back. Steve replied yes, the elevation is 60 inches in the front location along Lowell Street and explained that one inch of elevation requires one foot of ramp to be ADA compliant. He further explained that Lowell Street is lower than the back of the building. If the ramp were put on the south side going west towards the parking lot, the elevation is 50 inches requiring a 50-foot ramp.

Annette asked about the future of the police station and if the ramp would be temporary. Steve replied that if the building is being used for another purpose by the town, it will still need to be ADA compliant.

Eric asked if there was room for planting between the portion of the ramp that leads to the entrance landing and the driveway. He expressed that the landscaping around the ramp would determine the success of this plan aesthetically. Steve replied that there is room there. Kate Reid remarked that snow plowing and clearing could be an issue. There will need to be somewhere to put the snow. Perhaps plants that die down in the winter should be considered.

Geoff explained that while planting is not in our purview, it's an important piece of this project. What is done to screen the ramp will be important when presented.

Chip stated that as an impact element on district, it's considerable and expressed that he would like to talk through the south side solution.

Geoff expressed that he thought the grade on the south side would be worse. Steve said it's actually much more favorable. The steps are the high point of the driveway and the land slopes down on either side. It's the shortest elevation change – 50 inches.

Chip asked Eric about ease of moving the meter and AC condenser. Eric responded that it depends where the alternate location is. Line set run length is important as they have a finite distance they can run effectively. Even if you add on additional piping it might be too long for the current units. The distance from the indoor unit to the outdoor unit needs to be factored in as well. Newer condensers have longer run availability.

Looking for guidance and not wanting to be wasteful, Steve asked what criteria/cost is reasonable for pursuing this solution.

Putting the move of the gas meter and compressor aside, Eric asked if the geometry allowed for a ramp. Steve replied yes – it's the perfect solution. He recalled that this option was looked at first but was quickly dismissed because of the utilities. Steve further explained that this solution was investigated three years ago. To those involved, the front/Lowell Street option seemed to be the simpler solution – path of least resistance – but it seems it might turn out to cost a fair amount more.

Chip asked if there would be ramp related cost savings in putting it on the south side. Steve answered that the savings on the shorter ramp would be about \$3,000 – 11 feet of ramp.

Eric noted that there would be additional savings in not having to move the railing on the landing and speculated that the landscaping alone on the front/Lowell Street option would offset the cost of moving the gas meter and AC compressor. Geoff agreed that the landscaping will be expensive and therefore it makes sense to investigate the south side solution and cost it out.

Annette expressed that the building isn't very big so to have that amount of railing in the front is a lot. Other members are also not happy with the front/Lowell Street proposal.

Kathy asked if either of these options require changes to the driveway. Steve replied that to put ramp in no modifications are needed. However, the slope of driveway from the base of the stairs to the handicap parking isn't compliant. To make it compliant we need to shave one and a half inches off the crown at the stairs. It's doable and is a separate issue from lift/ramp. Eric added that shaving the crown could affect the first step of the staircase making it one and a half inches taller. Trying to recall discussions of three to four years ago, Steve wasn't so sure that was the case.

Even though landscaping isn't in our purview, in absence of landscaping plans Chip doesn't feel a decision can be made if the ramp is in the front. Geoff added that the fear often is that landscaping will be cut when there is no money left at the end of the project.

Steve ended by saying his vision is to proceed to cost out the south side option at the conceptual level trying to account for all the things discussed. Depending on how that looks, a landscape architect or someone with the right skills would be engaged to do the part the members are concerned about.

8:10 PM Informational Discussion: 22 Bedford Street, Gleason Public Library

Proposed Work: remove and replace existing low slope and asphalt shingle roof system. The existing slate roof components of the original building are designated to remain. Replace existing copper ridge caps with vent to provide natural ventilation under roof deck.

Steve announced that the architect will come for May 18th meeting to answer any questions.

Members and Kate Reid discussed color and weathering. A few of the members felt the proposed shingles are too gray. Annette added to replicate the existing shingle sample, there needs to be more brown.

Bill Risso recommended a site visit. Note that the existing roof has two different colors. The first five feet of the large gable were replaced about 5 years ago when there were leaking problems and the vents were removed. The shingle on the first five feet is neither of those. The existing sample was taken from another area. Architect gave us these color samples, and this is as close as they could get.

Chip Dewing thinks browner of two is close enough. Geoff agrees. Chip asks if we have the manufacturer name, specs and color information for the proposed shingle.

Bill Risso stated the shingle is not a residential shingle and has a bigger exposure to match the slate roof.

Steve noted the number on both shingle samples is MV250. Eric asked if two colors samples represent intentional variation in color of singles in a single bundle.

Steve architect/design of record claims he cannot get a pack or more samples of the shingles

Eric and Geoff both suggested that the supplier also be identified so that a bundle of shingles can be purchased to get a better idea of the range of color. Steve said he proposed that and got push back.

Steve wants to confirm the shingle with more brown might be acceptable providing it's three tab and we know its product and color identifiers so it can be verified. Preferably the commission would like to see a bundle of the proposed shingles to check the variation in color.

Ed asked why we are buying a bundle? We know there's going to be variation. Chip stated that the members would get a better sense of shingles and we can use it in the project. It won't be wasted.

Steve reviewed the proposed aluminum vent. He mentioned that it would conform to the profile of roof and sticks up roughly three quarters of an inch and asked if that was alright. Chip replied that he thought so and added that it looks like the rake board would cover up that void at the end of the cap. Steve confirmed that the only gap size visible would be three quarters of an inch.

Steve also reviewed the interest in possible use of Cor-A-Vent™ brand of roof ridge vent. Chip indicated that he thinks the aluminum will be better.

Lastly, Steve reviewed the color samples of interest – medium and dark bronze. Members confirmed that dark brown was the chosen color.

8:26 PM Informational Discussion: Town Common Chestnut Trees

Nathan Brown informed the members that a rush request has been made to plant two chestnut trees on the town common on Earth Day. The request was approved by the Select Board on the condition that the Historical Commission and other committees in advisory roles would be consulted before the planting so there would be no surprises. Nathan apologized for the late notice on this.

Dana Booth presented this project to the commission. Dana will donate two hybrid American Chestnut trees (18 inches tall) to the town and will assume responsibility for their care. In his absence, the DPW will care for them. If they don't survive, Dana will replace them at his expense. He explained that two trees are needed to produce fruit and they will be planted about 200 feet apart for cross pollination. Dana expressed hope that the chestnut trees would survive for 300 years and be enjoyed by many.

There are flags on the common now where they will be planted, and Dana has determined the depth of the soil is adequate. One chestnut tree is replacing a tree planted in the 1930s by the Historical Society. The trees will be planted to commemorate Earth Day and Sylvia Sillers who was a member of the Carlisle Historical Society.

Dana reviewed a diagram with members to show them where the trees will be planted. Dana was asked about survivability of the trees. Dana assured members he would take proper care of them.

Geoff expressed that he was pleased the Historical Commission was being consulted. He recommended to the Select Board that a master planting plan be developed for the town common. He suggested that a professional landscape architect be hired to consult with all interested parties as part of the process. Geoff recalled that there was an attempt to create a master plan years ago. Jack O'Connor confirmed and mentioned that he had some of the information at his house for this plan. Geoff suggested this previous

work be updated and expressed that it's difficult to make decisions if you don't know where you're going. It's important to know what the intent is of the master plan which is a dynamic document – not static.

Nathan agreed that it would be good to start with old plan.

Annette mentioned that the common was traditionally grazing space and expressed concern that it will get over planted. Dana replied that once the trees grow and lower branches are trimmed, there will be green space under it and no green space will be taken away. Dana added that her concerns are another good reason for a master plan.

Nathan praised group for being very knowledgeable and thanked members for sharing it with others.

Minutes Approval

March 21, 2022

Project Update Reports

Old Business

Member Updates/Inputs

- Ed Rolfe's tenure at Planning Board (and Historical Commission) ends May 9th. This is his last meeting as the representative from Planning Board. Many thanks to Ed with much appreciation from the Historical Commission members.
- Review of the comings and goings of commission members
Kathy Keller, Geoff Freeman, Eric Adams, and Ed Rolfe are leaving. Krissy O'Shea and Ben Herter will be appointed. The five full members will be Chip Dewing, Annette Lee, Krissy O'Shea, Ben Herter, and a representative from the Planning Board (to be determined). Jack O'Connor is an alternate and there are two alternate member vacancies. Kathy and Geoff will be here till the end of June. Geoff has agreed to be on call if needed as an alternate until the open positions are filled. Nathan suggested the commission consult with town counsel if we're short staffed at the June meeting.
- Congratulations from all to Krissy on the birth of her adorable daughter three weeks ago.

Administrative Updates

- Ben Herter, Historical Commission member candidate, was introduced. Welcome to Ben!
- Library site walk set for April 30, 9:00 AM.
- Ben Herter vote
Motion made by Ed Rolfe at 8:41 PM to recommend to the Select Board Ben Herter's appointment to the Historical Commission as a full member.
Eric Adams seconded the motion.
Roll call vote: Eric Adams – Aye, Geoff Freeman –Aye, Kathy Keller – Aye, Annette Lee –Aye, Ed Rolfe –Aye; Chip Dewing–Aye; Jack O'Connor–Aye
Motion carried 7 to 0

Adjournment

Motion made by Ed Rolfe at 8:45 pm to adjourn the meeting.
Eric Adams seconded the motion.

Roll call vote: Eric Adams – Aye, Geoff Freeman –Aye, Kathy Keller – Aye, Annette Lee – Aye, Ed Rolfe –Aye
Motion carried 5 to 0

Next Meeting

Wednesday May 18, 2022

Documents and Samples Submitted

- April 20, 2022 Agenda
- 93 Lowell Street
 - Photo of house with old coal/oil chimney identified
 - Application for Certificate of Appropriateness No. 2022-02
- 27 School Street, FRS
 - Photos of existing weathered wood fence and new vinyl fences
 - Small sample of vinyl fence
- 41 Lowell Street, Police Station
 - Photos of existing building and an example of a metal ADA-compliant ramp
 - Plot plan including main entrance and existing lift
 - Building plans with existing lift and proposed ramp and landscaping in the front of building
 - Application for Certificate of Hardship No. 2022-04
- 22 Bedford Road, Gleason Public Library
 - Four-page letter to Steve Bastek, *Facilities Manager*, Town of Carlisle
 - Aluminum ridge vent diagram
 - Aluminum ridge vent color chart and specs
 - Photos: library, existing and proposed asphalt shingles, aluminum ridge vent sample, color chart and five aluminum color samples
 - Application for Certificate of Appropriateness No. 2022-03
- March 21, 2022 Minutes