

Framingham Historic District Commission

Minutes of Public Hearing and Meeting of September 6, 2000
The Ablondi Meeting Room, Memorial Building

Present: A. Welles, Chair; T. Robecki, R. Sullivan, R. Dion, G. Couto, J. Kotkin, S. Herring, S. Bernstein (arrived at 8:20).

The Chair called the meeting to order at 7:40 p.m.

Continuance of Hearing on Replacement Windows at 216 Pleasant Street

Present: Applicants Tom and Linda Geoghegan and their contractor, Tom Briggs

Mrs. Geoghegan circulated photos of the house to help identify six windows that have been replaced and that come under commission jurisdiction. The commission agreed that these six first floor windows are the windows at issue. Mr. Briggs showed literature on various windows that he could use to make the replacements.

Moved by R. Sullivan and seconded by R. Dion, that the six window sashes be replaced with double-hung wooden sashes; six-over-six "true divided light," the glass size to be as close to the original size as possible.

Voted affirmative, unanimous.

Moved by R. Dion and seconded by S. Herring, that the band molding be removed from the six windows and that the previous sills and casings be restored, allowing the use of flat stock on the bay window to make it level.

Voted affirmative, unanimous.

The commission reviewed a proposal a for roof replacement. The Chair pointed out that the ridge vent and drip edge would be permitted only if the roof currently has these devices. G. Couto agreed to inspect for these items.

T. Robecki brought up the presence of an unauthorized railing on the front stoop of the house. The applicants stated that this was to accommodate a handicapped member of the household. Moved by S. Herring and seconded by S. Bernstein that the railing on the west side of the front stoop is inappropriate and should be removed when no longer required for handicapped access by Berty Wood. After discussion J. Kotkin moved to table the motion, seconded by G. Couto. Voted affirmative five to three. J. Kotkin left the meeting at this time.

The Chair noted that applicants for the scheduled hearing on a porch and gazebo for 122 Edgell Road would not attend at this time. Moved by R. Dion and seconded by R. Sullivan that this hearing be continued to October 11. Voted affirmative, unanimous.

Continuance of Hearing on Pool Enclosure at 154 Pleasant Street

Present: Applicant John Baer

Mr. Baer distributed color sketches and a diagram with specifications of the fence he proposed to surround the rear of his property to enclose a swimming pool.

Moved by R. Dion and seconded by T. Robecki that a certificate of appropriateness be granted for a 6' fence as described in sketches and specifications dated September 6, 2000, in compliance with regulations for swimming pools, to be finished with paint or stain, with the recommendation that the posts be pressure-treated. Voted affirmative, unanimous.

The Chair raised concerns over outstanding issues related to 154 Pleasant Street, including visible parts of porch railings and incomplete work on the west side of the house. After some discussion, the commission agreed to address these concerns at a policy discussion at the October 11 meeting.

The Chair reported that 18 Vernon Street and 208 Pleasant Street have been on the market recently and may soon have new owners.

Review of Architectural Plans for New Houses Next to Maynard District

S. Bernstein introduced Peter Venuto, a developer for two new houses to be built on property adjacent to the Jonathan Maynard District (near 41 Pleasant Street), for the purpose of reviewing architectural plans, particularly for the house nearest Pleasant Street. After Mr. Venuto made some preliminary points in his presentation, T. Robecki left the meeting in protest at 9:30 p.m. R. Dion left the meeting at 9:40. After some ideas were exchanged primarily with the Chair and G. Couto on using a smaller and more traditional design, it was agreed that further review would be conducted with individual members who would be interested in doing so.

The meeting was adjourned at 9:55 p.m.