

**Historic Preservation Advisory Commission Meeting
Regular Meeting of September 21st, 2015 5:30 pm**

The regular meeting of the Historic Preservation Advisory Commission took place on the above date. Chairman Dennis Becker read the Open Public Meetings Act and requested Commission Secretary Mrs. Citterbart to call the roll. Commission Secretary Mrs. Citterbart stated there was a quorum.

OATH OF OFFICE

None

Mr. Becker received Mr. McCabe's letter of resignation. The Board regrettably accepted his letter.

ATTENDANCE: Mr. Porter, Mr. Kaplan, Mrs. Schulte, Chairman Becker

EXCUSED: Mrs. Diglio

FLAG SALUTE: was recited.

CONSIDERATION OF MINUTES:

August 17, 2015

Mr. Kaplan made a motion to accept the August 17, 2015 minutes. Mr. Becker seconded the motion.

Aye: Mr. Porter, Mr. Kaplan, Mr. Becker

OLD BUSINESS

Section 106 Review:
EBI Project #6115002553
Cellco Palnrnership/Verizon Wireless
Block 8.03, Lot 10
93-95 Spring Street

Revised plans for proposed installation of cell facility.

Mr. McCabe stated: They gave us what we asked for in terms of having the concealment extend all the way around. They also eliminated where there's a recess in the back left corner where the building jogs in and they were just going to put something there like a paste-on. They eliminated that. If you look at the next to last graphic that they gave us, at the elevation of the rear of the building they've got big heavy duty cables going up the back left corner of the building on the right side of this elevation. I want to make a suggestion that we tell them, not there, carry it around the corner and run it up the inside crease of the recess. That way it will hide it more. So it's not just looking like a big bunch of cables going up the exterior of the building. The single cable going up here that could be run over there too is fine. If it's a single cable and as long as it's the same color as the brick that's on the building it could disappear. Where they have them now, you would see them from Trinity Street.

Mr. McCabe continued: In looking at our June 29, 2015 letter, they have basically given us what we wanted. However, we still don't have any detail on the specifications of the concealment material. Look at that back picture again at that same back elevation. This was the one area

Historic Preservation Advisory Commission Meeting
Regular Meeting of September 21st, 2015 5:30 pm

that I was concerned how it would be dealt with. But I think they've dealt with it as best they could. If you see where the fire escape goes and they have a ladder going up. That ladder does go up to the roof right now. So they couldn't run the concealment all the way across and block that. So what they've done is they've left an opening there for fire purposes. I don't think we have the capability to say they've got to put a door there because it is a fire escape situation. It's the best of what we can get on that. I don't think we can do much better.

Mrs. Schulte asked: What is the existing concealment material made of? Is it brick?

Mr. McCabe stated: No. It's some sort of board attached to a frame. It has to be Radio Frequency (RF) sympathetic. A brick wall would stop the radio waves from going out. This will pass right through it. It's the same for the design that they did for the old Merriam Shoe Factory. They're giving us what we wanted, which was the re-creation of a water tank on top with RF friendly material. What the material is, I'm not sure. But they even put the lettering Merriam Shoe Factory on there.

Mr. Kaplan stated: If they make the conduit going up the same color as the back of the building that will hide it, too.

Mr. McCabe stated: It's better if you try and provide concealment and that would be in the crease of the building. It's just around the bend from there so you are only talking a few feet to carry it up. It's coming up to a series of platforms that they're going to build on the top as you can see in the floor plan of sheet 2/5.

Mr. Becker asked: Wasn't the wire going up one of our concerns last time or no?

Mr. McCabe stated: No. They didn't show it last time.

Mr. Becker stated: We should send them a letter stating that per your new drawing the cables going up the back should be around the side of the building.

Mr. McCabe stated referring to Sheet 2/5: If you see where that deep recess is in there, basically it's going to be this area. You'll see the cables going here and coming across and down in the crease already. If we're going to take it up and add it into that crease, it's already there. So just coming around that corner is only a few more feet and they can do that. Otherwise, it's a collocation and the only thing that's in our favor is it's on the National Historic Register. The only other thing besides ruling that, they should send to us for review copies of the specifications of the proposed panel of the material so we can actually see what it is. Because right now, we don't know what it is. Otherwise the design is fine.

Mr. Becker asked: So should we put it as still ongoing business until we hear back?

Mrs. Schulte stated: Can we approve it subject to?

Mrs. Citterbart stated: If we approve it they might starting moving along.

Mr. McCabe stated: They can't move ahead until they get it and if you want you can have a couple of members of the Commission and myself take a look at the material and ok it and report back to the Commission next month.

Mrs. Schulte asked: Do we make a motion?

**Historic Preservation Advisory Commission Meeting
Regular Meeting of September 21st, 2015 5:30 pm**

Mr. McCabe stated: No. We are just going to send them a follow-up letter.

Board recommends approval subject to the following:

A sample of concealment material will be provided and reviewed by the panel. A follow-up letter will be sent with recommendations to hide the cables in the crease on the side of the building instead of exposed on the back of the building.

NEW BUSINESS

Charles Tice (#HPC-01-2015)

3 Dunn Place

Block: 7.09, Lot: 4, T-4

Applicant is petitioning to have his private dwelling designated as a local historic landmark. He wants it preserved for history.

Mr. Tice stated: We are talking about my private residence. It was constructed between 1769 and 1770. I'm the 5th owner of the property and it has been pretty much maintained as it was originally built. I'm now approaching 82 and I'm going to have to consider moving soon. I would like to add it to the Register so that whoever takes it over can't just go in and tear it apart and modernize it. Our dining room has a candle chandelier. Our sitting room has a candle chandelier. Our living room has mostly candle lights as well as other parts of the house. I would like to see it maintained as original as it possibly could. There was electric when we moved in in the dining room. It was a paper mache lamp with screw-in bulbs. We took it down and had a solid brass chandelier made to hang up on the ceiling to provide light. We did the same thing for the sitting room. The one thing I didn't want to change, but eventually I had to, was a string at the bottom of the steps going through a couple of eye hooks which turned the light bulb on at the top of the steps and shut it off. I modernized that by having a globe specially made for the hall and electrified it, but it has candle electric power. I have done everything I can to maintain the original house as it was built. The other thing that I had to change was the stove. My wife did not like the idea of cooking on a wood stove in the kitchen. She informed me that that the only thing she requested changing was taking the old stove and putting a modern one in. Since I like pies and cakes we did that in 1973. Other than that, the house has wide pine floors, blown glass in most of the windows, the shutters are still original. I'm having them repaired and painted right now. I would like to have it preserved for history and that is why I'm here tonight.

Mr. Becker stated: I'm not sure how much jurisdiction the Historic Commission has on the inside of houses in the district.

Mr. McCabe replied: That will be a separate issue not pertaining to the Commission. It will need an architectural easement.

Mr. Tice stated: I don't want the outside changed either.

Mr. Becker stated: Once your property is designated in the Historic District then it is protected from changes to the outside. So you are asking that his property be added to the Historic District in Town?

Historic Preservation Advisory Commission Meeting
Regular Meeting of September 21st, 2015 5:30 pm

Mr. McCabe replied: Yes. As an extension of the district but as an individual property versus the all-encompassing district as it was first created. Just for the record, based on the criteria in section 139-9A there are six points of criteria, this meets 3 of the 6. We are only required to meet one. But we meet 50% of the criteria. Because it has a particular historic significance to the Town of Newton and it reflects part of the broad cultural, political, economic, and social history of our Town, it's the oldest building left in town and it played a major role in terms of social development in terms of the Episcopal Church and it's establishment. Secondly, in terms of being associated with historic personages in local history, the first minister who was here helped to establish a bunch of programs in town to help people as well as establishing the church and in that regard it does play a role in our history. Also, the person who donated the property also was a local entrepreneur and business person. So it has a direct association with historic personages. The other one is item number 4. It's the embodiment of a distinctive characteristic, style or method of design. In this case you are looking at a Georgian Style. Honestly, it's the only Georgian building that we have in town. In that regard, finding a Georgian building in this County is very difficult. It really is an exemplary sample of what we have. We know the building was constructed in two phases. The first three bases had a right-hand hall layout. The two bases to the right of that were added later and were made to basically blend all together to make a center hallway out. We know at one point when they did some major renovation work that in around 1865 they put a porch across the entire front of the building. When the Correales acquired the property in the early part of the 20th century, from what Charlie has told me, one of the first things Mrs. Correale demanded was to get rid of the porch. If you look at your report on page 9, that's from the 1883 Bailey map, you can see on the bottom corner of the building with some other structures immediately around it where you can see the front porch corner that was there. So we do have a graphic that does confirm that we did have that. If you look at the following three maps, from Sanborn Map Company, the first one is from 1903, 1911, and 1916. The building at the very top of the first two maps basically shows a blue building. That is indicative of a stone construction. The thin strip of yellow area in front of that area denotes a wood frame construction. It has a one on it with a dash line which would indicate it's a one-story porch. Then when you get to the third map you can see the entire building with Dunn Place wrapping around it, you can see the two and ½ story dwelling indicating it's a blue building, so it's all stone, with a porch going across its front. Again that was in 1916. So we do have representation that the porch was there and that it was taken off by Mrs. Correale. As Charlie has indicated the interior has been maintained to a very high level of integrity. The front porch steps going up and the triangulated pediment above the main entrance would have been added by Mrs. Correale. You would never have been able to fit that pediment in if the porch roof was there. When the porch roof was taken off it was done incredibly cleanly. There is no ghost or silhouette to be seen. So the building does appear as it would have originally before the mid-Victorian period porch was put on. We do meet the criteria and unlike the case with Horton Mansion, the applicant is the owner and so this is something that's being requested. It will set a precedent for us in terms of showing other people that it is something that can be done. We can use this as a model for the future.

Mrs. Schulte asked: What would the procedure be to actually do this? Does the Board have to do anything?

Mr. McCabe stated: I've already given Kathy the notice that will need to be transmitted to the Mayor, the Town Manager, the Town Clerk, and the Planning Board. They will be receiving copies of the same report you have. It will go to the Mayor and Council; the five members there, plus the Manager and Clerk, that's 7 copies. They will then remand it to the Planning Board which will have one meeting in which to get it back to them because the Council has between 15 and 45 days after tonight to take action. So within 45 days, we should see the Council acting on this. I assume that about a month from now it will be going up.

**Historic Preservation Advisory Commission Meeting
Regular Meeting of September 21st, 2015 5:30 pm**

Mrs. Schulte asked: Putting it on the Historic Registry does not prevent anyone from going in and changing the interior is that correct?

Mr. McCabe stated: That's correct. Besides that, something we are looking at that the Commission doesn't deal with is an architectural easement. This is something that will go not only on the exterior, but room by room and say this is what has to remain as is. You can paint it a different color but you have to leave everything else alone.

Mr. Becker asked: Whose jurisdiction is that?

Mr. McCabe stated: What happens is a third party will be brought in so that in the future it will not only be recorded with a deed but it will also bring you to a third party which is a holding party. The holder would have the ability to come in every so often to inspect it and make sure it remains the same. If not, they have the right to take action against the person who undertook the inappropriate renovation work.

Mrs. Schulte stated: It's going to take a special person to purchase that house. They are going to have to respect it and want to keep it that way.

Mr. Kaplan asked: Has the size of the property always been the same?

Mr. McCabe stated: No, it was a lot bigger. If you look at the map on page 7, you'll notice in the middle where the parsonage was it is the estate of the Episcopal Church. At one point there was 12 acres associated with this.

Mr. Kaplan asked: Could you get this on the State or National Register?

Mr. McCabe stated: Now that it appears as if originally did we should have a good crack at it.

OPEN TO THE PUBLIC:

No public comment

Mrs. Schulte made a motion to accept the application as presented. Mr. Porter seconded it.

Aye: Mr. Porter, Mr. Kaplan, Mrs. Schulte, Mr. Becker

Motion carried.

Mr. Tice thanked the Board and invited them to come and see the interior of his house.

CORRESPONDENCE:

Mr. Becker referenced the correspondence that was in the packets.

OPEN TO THE PUBLIC:

No public comment

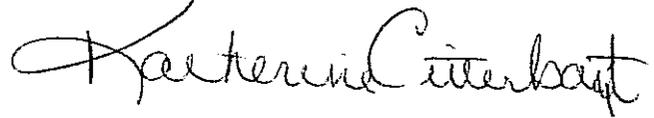
The next meeting will be on October 19th, 2015 at 7:00 PM.

Historic Preservation Advisory Commission Meeting
Regular Meeting of September 21st, 2015 5:30 pm

ADJOURNMENT:

Mr. Kaplan made a motion to adjourn the meeting. Mrs. Schulte seconded the motion. The meeting was adjourned with a unanimous "aye" vote at 6:05 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Katherine Citterbar". The signature is written in black ink and is positioned above the printed name.

Katherine Citterbar
Historic Commission Secretary