

HISTORIC DISTRICT COMMISSION/ HERITAGE COMMISSION

Minutes of May 13, 2004

Present: T. Furlong, C. Pynn, G. Stearns

P.Schena was unable to attend. The meeting was chaired by C. Pynn

1. Review and approval of April minutes

C. Pynn made a motion to accept as written. T. Furlong seconded the motion. Based on previous approval by P. Schena the April minutes were accepted by unanimous vote.

2. D. Sullivan re: Painting and Maintenance of Town Hall

Al Barlow attended to speak for D. Sullivan.

- He reported that the tree by the Bartley house had been removed and the pipe will be replaced. They will try to save the forsythia.
- The old footbridge washed away during the heavy rain. It washed to the culvert and will be removed when nature allows it. The bridge is no longer useable. A new temporary one has been constructed for the plant sale and the duck race. It will be permanent pending design approval by the HDC. The Commission walked through the area and found the new bridge to be acceptable. The bridge is bolted into the base and side rails. It is a flat rather than curved design with an antiskid composition board deck. . Motion made by T. Furlong to accept the new bridge as permanent with the addition of ramps on either side to make it handicap accessible. Seconded by G. Stearns. Motion accepted by unanimous vote.
- **Painting Town Hall:** the Town Hall will be painted but methods of cleaning are the first priority. There is mildew on the building and the paint is flaking, peeling and chalking. Without proper washing and preparation the new paint will not adhere properly. It was suggested by a Benjamin Moore representative, through Cyr lumber, to use a solution of "Jomax" and beach applied with 1200 p.s.i. power from wash. C. Pynn presented information taken from Secretary of the Interior Recommendations for Removing Paint from Historic Buildings (preservation brief #10). Sanding is not an option as it would change the character of the old wood clapboards. Heat removal is dangerous and labor intensive. If power washing must be used it should be of no higher pressure than 600 p.s.i. Mr. Barlow took a moment to contact Benjamin Moore representative and reported back to the Commission that 600 p.s.i. could be used effectively. It was suggested to wash with a mixture of bleach and "Jomax", let sit for a few minutes, then power wash at 600 p.s.i. C. Pynn questioned how to deal with the residue of old lead paint that will be removed. Al will contact Alpha Industries of Bedford, NH for information regarding this. The cleaning and painting must be done by a contractor who is familiar with historic buildings. Cleaning must be done from the

top level to the bottom with pressure no higher than 600 p.s.i. Al will get a list of contractors from L-CHIP and the job will go out to bid with very specific specs. Motion made by c. Pynn to repaint the Town Hall. Preparation will include cleaning with bleach and “Jomax” then spraying at a pressure no higher than 600 p.s.i., then scraping any loose paint. A mildew inhibitory oil based primer will be used with two coats of flat latex white paint. Motion seconded by T. Furlong. Passed unanimously.

3. Dan Buckless re:

- **Roof on Union Hall:** Mr. Buckless explained that the roof and some of the wooden elements are in need of repair. The roof is leaking and causing rust on the tin ceiling in the room below. The rake board and crown molding have both deteriorated and the cupola is in need of repair. Also the later addition is on wooden sills and is sinking. He would like jack up the addition and replace the wood with granite sills, then reshingle the entire roof using an architectural shingle. The original boards will remain on the roof. Repair of the cupola would include replacing the copper flashing. He will use copper if it is not cost prohibitive, aged tin if it is.
Motion made by T.Furlong to grant permission to Mr. Buckless to jack up the addition three inches using granite sills, replace roofing shingles leaving original boards intact, and repair the cupola and flashing as he thinks necessary. Seconded by G.Stearns. Passed unanimously.
Mr. Buckless will get any necessary building permits and the Commission will sign a certificate of approval if needed.
- **Painting Union Hall:** Mr. Buckless would like to paint Union Hall as the paint is failing. Motion made by G. Stearns to grant permission to scrape off major peeling paint, then repaint using Benjamin Moore paint. The building will stay white with green shutters as it is now.
He is undertaking these repairs with full agreement of the Neighborhood Club, owners of the building.
 - Other discussions regarding this property were a plan of Mr. Buckless easement in front of the building; possibility of a future septic system; possibility of a fire alarm.

4. New Correspondence: Copy of engineering report from Fulcrum Associates regarding Searles and Chapel restoration. This is a compilation of the restorative work done on the building.

5. Review of Plan/Project Submissions:

Lake View Farm Elderly Housing lot 11-I-200: The Commissions comments as follows:

- The lot number is incorrect – it should be 17-I-200.

- There are many stone walls around the property. They should be preserved and left in tact where possible.
- The house is eligible for listing on the National Register. The Commission hopes it will be preserved.
- Is a street name needed? If so the HDC would like to make suggestions.

Pawtucket Subdivision, Lowell Road, lot 20-E-200

- The Commission needs time to research a name for the street and/or archeological areas.

There being no further business, the meeting was adjourned at 6:30 PM

Minutes respectfully submitted in draft form,

Carol Pynn, Commissioner Historic District/Heritage Commission