



Town of Reading
16 Lowell Street
Reading, MA 01867

West Street Historic District Commission
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WSHDC MINUTES

Meeting Dated: November 22, 2011

Location: The Senior Center, Lounge

Time: 7:30 PM

Members: Steve O'Shea, Interim Chair; Virginia Adams; Everett Blodgett

Absent: Priscilla Poehler

Also Present:

Virginia Cyr, 93 West Street

Kim Saunders, Recording Secretary

There being a quorum the meeting was called at 7:40 PM

New Business: 93 West Street

The proposed work would remove existing Cedar Clapboards and trim boards and replace house wrap, install pre-finished "James Hardie" Cement Board Clapboard, Iron Gray, with matching color trim boards, window frames, etc. The replacement is necessary because of damage from winter weather. The applicant also wants to replace a door in the back of the house and install new gutters and downspouts. The applicant talked about how 25 years ago they replaced the Cedar when the addition was put on. They did it not only to match, but because there was weather damage back then too. The stain just did not hold up. The Pine also needed to be replaced. The damage is in the back of the house; the boards curl.

It was stated that the gutters, downspouts and door did not need to be discussed; they are exempt from review. Even though the house is less than 70 years old more than 25% will be shown from West Street and Countryside Road. There was concern from Mr. Blodgett about why the house would need to be sided again after only 25 years. Maintenance was discussed and how the house sits low to the ground. There was a discussion with the Commission about using artificial material and introducing the cement board to the district. It was felt the material should relate to existing neighborhood. Ms. Adams went through the guidelines she thought applied to this application. Some of guidelines discussed were: ordinary maintenance and repair does not include material change; Historic doesn't approve of artificial material; artificial material is used on new construction and does not support existing buildings and the use of natural material is recommended. It was also noted that the Hardie clapboard is not smooth and the existing Cedar is. The replacement should mirror the existing clapboard.

The applicant suggested she could keep the front Cedar Clapboard and replace sides and back with the Hardie material; she said no real damage to the front. They figured they would just do the whole house.

The Commission discussed if the 25% façade should include the Countryside Road view. If applicant keeps Cedar in front; maybe a waiver can be issued for Countryside Road.

The applicant is going to talk to her husband and Contractor. She would like to get the siding done before the bad weather comes. The applicant was told she could have a Public Hearing on the current application or file a new Application for Certificate with changes.

The applicant asked about putting Acorn structural features on either end of the house and replace stairs. The Commission stated she needed to reapply for the stairs; but sees no problem in the Acorn structures.

Mr. O'Shea made a motion to determine an exterior architectural feature to necessitate a Public Hearing under Bylaw 5.18.7.4 of regulations. Mr. Blodgett seconded the motion. Vote was 3-0-0.

Ms. Adams moved to adjourn. Mr. O'Shea seconded and the motion carried 3:0:0. The meeting adjourned at 9:30 PM.

DRAFT