

Draft
Historic District Commission
Public Meeting
November 12, 2015

Members attending: John Fitzwilliam, Helen Collins, Jean Camden, Bill Davis

Others: Chris Holman, Selectmen's representative

CTO: 4:00 PM

4 PM Dan and Maureen Sutton application to install replacement windows, storm doors, and a 9.15 kw photovoltaic electric system, which will be powered by 30 flat LG solar panels located on the southeast facing roof of the barn behind the house, on property located at 15 Upper Troy Road, Map 32, Lot 28, Residential and Historic Districts.

The house currently has single glaze, double hung windows in a six over six configuration with exterior combination aluminum storm windows. Several of the wood sashes were damaged by squirrels prior to their moving into the home and most are loose-fitting and drafty, as are the storm windows.

After consulting with contractors, the Sutton's decided to replace rather than repair all the windows on the front and sides of the house, using Harvey Majesty series double hung, double glazed replacement sash units in a six over six configuration with permanent 5/8 inch simulated divided light muntins. The windows will be white clad aluminum on the exterior and wood on the inside. The aluminum storm windows will be removed and the existing interior and exterior casings, including sills that are in good condition, will be retained.

They also plan to replace both the entrance door and the second floor balcony door storm doors with full view Anderson series storm doors in black to match the current color of both doors. The wood frames and hinges are badly deteriorated on both existing doors.

Mr. Sutton also told commissioners that he plans to install solar panels on the southeast facing roof of the barn behind the house. These panels will not be visible from the front of the house on Upper Troy Road.

Mr. Sutton said he is familiar with the National Historic Trust position on windows and he would like to reuse or rebuilt but it isn't feasible for them. A windows' historic character is the old glass and any new window will be modern glass. He is replacing the sash but the interior and exterior frames will remain the same, and the new windows will have divided light muntins.

Collins asked when they plan to begin this work. Mr. Sutton believes it will begin in the spring, adding that they are living in the home now and it would be difficult to have it open in the winter. The storm doors will go on as soon as possible.

Davis moved, Collins seconded and the commissioners approved the proposal as presented.

Minutes. Commissioners reviewed the minutes of the October 8, 2015 meeting. Collins moved, Fitzwilliam seconded and the Commissioners approved the minutes as written.

Commissioners adjourned the meeting at 4:30 PM.