

**Franklin Heritage Commission
Regular Meeting
April 10, 2008
Franklin Public Library**

Call to Order

Chair Bob Morin called the meeting to order at 6:00 pm.

Attendance

Commissioners Present

Bob Morin, Chair
Bob Sharon, Vice-Chair
Annette Andreozzi, City Council Rep
Dave Palfrey
Dave Sinclair, Alternate

Other Present

Ed Forrester
Mark McLeod
Ken Merrifield

Commissioners Not Present

Elizabeth Colburn, Alternate
Mary Boswell, Secretary

Seating of Alternate(s)

Chair Bob Morin seated Dave Sinclair as a voting member.

Presentations

Riverbend Mill Project Update

Bob Morin invited Mark McLeod of the H.L. Turner Group to update the Commission on the Riverbend Mill Project.

McLeod explained the Turner Group has been working with the Planning Board on the technical review process and progress is being made on the project. He stated the Turner Group is nearing the time that they will be able to make a formal submission. During this update he intends to explain where the design process stands in order that the Commission provide further comments.

McLeod reiterated that the intent of the project is to preserve the building as indicated on the conceptual drawing presented. Bricks will be repointed, windows will be replaced (research on design is ongoing), old exterior wood doors will be replaced, the soundness of the sloped roof will be assessed and repaired, and the slate shingled tower roof will be repaired.

In response to the Commission's previous concern regarding the design of lighting scheme, McLeod announced he has been in contact with the Franklin Street Light Project as well as the project's lighting engineer. The engineer provided the Turner Group with the technical

specifications of the streets lights that will be installed along Central Streets as well as complimentary lighting styles that would be appropriate for the Mill Project.

Addressing the Commission's concern regarding the section of the building facing Central Street, McLeod indicated his office conducted research, using the Franklin Library's Photo Collection. Based on the research he is suggesting restoring the vegetative screening to conceal the lower section of the building and to mask the paved area. Their objective is to draw the eye to the building above ground level.

Additionally, a design is being developed to reconstruct the existing delivery and loading dock and transform the area into a glassed in atrium-like area to be used as a congregational space for the residents. McLeod also pointed out the tower to be constructed to contain the elevator shaft, the design of which will mimic but not necessarily duplicate the existing tower.

McLeod passed the floor to Mr. Forrester in order to address the windows. Forrester distributed information on the research he has conducted on the various types and styles of windows. He explained they have installed 3 different styles of windows from 3 manufacturers. Regarding the color of the windows, they are moving in the direction of proposing white or light tan window frames. He covered the concerns of the insurance companies on the style of window, explaining insurance companies prefer to see windows where the upper portions of the window are minimized in terms of weight. Forrester indicated they are leaning towards triple hung windows where the upper two portions will remain fixed and the bottom portion can be opened. He stated there are approximately 500 windows to be replaced in the building at a cost of approximately \$500 each.

Forrester talked further of the atrium as explained earlier by McLeod. The side windows of the atrium will be clear glass while the roof panes will be semi-opaque. He then entertained questions.

Andreozzi asked whether consideration has been given to the height of the atrium as compared to the height of the building – whether the height of the atrium might be lower than the building? Forrester explained that given the overhanging roof of the building it would be necessary to have an atrium higher than the surrounding building in order to avoid rain and snow run off problems. He further stated that the design is still not final.

Morin asked McLeod about the main roof and whether it is visible from the ground level. McLeod indicate it is not. Morin then asked about the roof of the new tower and how it would be finished off. McLeod said that slate would be used as on the original tower.

Andreozzi asked further about the new tower and indicated that in terms of design there are two schools of thought. One school promotes that new additions should not duplicate the original in order to demonstrate it is not original while one school states that the duplicate should be a copy of the original so that it matches the overall design. She indicated she is not certain at this time which school would be most appropriate to follow but it should be one or the other and not somewhere in between.

Sinclair commented that the overall design is impressive and particularly praised the proposed atrium. Sharon stated that the design work is going well.

Forrester shared copies of historic photos of the building with Commissioners.

Further discussion on the windows ensued, with Forrester asking about the Commission's preference. No conclusion was reached but Andreozi talked about the how the frames of replacement windows always appear wider than the originals. Choosing a light color frame will make the window frames stand out more than a dark frame.

McLeod asked about the process of filing the public notice. He was informed that public notices are handled through the Planning Office. As well he asked about the filing fee. This process was explained.

Morin raised the possibility of holding a hearing in conjunction with the Planning Board. The consensus was that the Commission had sufficient issues to examine with the Turner Group and that a stand alone hearing with the Heritage Commission would be best. This hearing could be held just prior to the Planning Board's hearing. Morin indicated he will discuss this option with Dick Lewis.

Approval of Minutes

Bob Sharon moved and Dave Sinclair seconded the motion to accept the minutes of the March 13, 2008 meeting with minor spelling corrections and a note that no regular meeting was held in February 2008. Motion passed.

Old Business

Project – Historic District Code Application/Education Campaign

Morin stated that he and Andreozi are still working on the historic district booklet and that a draft would be presented at the next Commission meeting.

Chamber of Commerce – Downtown Façade Revolving Fund

The decision on the handover of the funds to FBIDC does not appear to have been finalized. Morin indicated he has drafted a letter to encourage FBIDC to collaborate with the Commission on the distribution of Historic District regulations. Morin is to contact Denise Sharlow to determine the status of the handover and to send the letter if the handover has been carried out.

May Community Day

Morin is to make arrangements with Marcia Rollins for a table and a schedule for Commissioner participation will be worked out during the next meeting.

New Business

Elections of Officers

Andreozi moved and Dave Palfrey seconded a motion to retain the existing slate of officers. Motion passed.

Other Business

Change of Regular Meeting Dates

The Commission entertained the possibility of moving the regular meeting date. No decision was reached but Morin is to email all Commissioners to inform them of the possible change of dates and that it will be discussed further at the next meeting.

Morin proposed a workshop meeting for April 30th at 6 pm. Andreozzi suggested we address the Commission's guidelines on adding new historic districts to the city in light of the citizen interest in creating districts.

Adjournment

The commission meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Bob Morin, Chair