

Phase 2 Hildreth House COA Subcommittee  
Friday, July 12, 2019  
Hildreth House  
Minutes

Present: Guy Oliva, Connie Larrabee, Sharon Briggs, Carl Sciple, Beth Williams, COA Director  
Debbie Thompson  
DAI architects Tom Lam and Chris Sullivan

Guy called the meeting to order at 9:03 a.m.

The minutes of the June 28, 2019 were approved as submitted

DAI Update:

Tom Lam outlined the architects' work thus far in several categories:

- Site analysis/challenges
- Historical site implications/restrictions
- Building code analysis
- Exterior features to make the building blend in
- Other issues: Hildreth Housing Overlay District

Given the topography, potential cost, and issues such as ease of entry, the architects recommended a separate building as the most cost-effective way to get what we need. To avoid triggering expensive code requirements at Hildreth House, such as a sprinkler system, the new building must be at least 30 feet away from the existing structure, and cannot be connected by a permanent covered walkway, which the committee initially wanted. The architects proposed three possible locations for the new building:

- Option 1 - in back of Hildreth House, which would encroach on the setback limit
  - Option 2 - abutting the lower parking area, which would eliminate some parking and require rerouting existing water and sewer lines
  - Option 3 - east of the existing house, between the side porch and Ayer Road, which would require terracing or other measures to control runoff, and relocation of utility wires.
- All three options present challenges, but the architects recommended Option 3, and after a brief discussion, committee members agreed.

Responding to the committee's initial preference for an addition connected to the original building, the architects will provide information at the next meeting about the potential cost of attaching the addition, including installing a sprinkler system at Hildreth House, and the pros and cons of building a firewall between the new and old buildings, which would allow the structures to be connected without triggering the sprinkler requirement.

Building Specifics

The group discussed a number of issues related to the building's appearance and utility:

1. Concern that the size of the new building would overpower the existing house

2. Construction of a wrap-around porch or terrace
3. Acoustic considerations/ soundproofing
4. Kitchen layout/storage
5. Type of dividing partitions in large room

At the next meeting, the architects hope to have a rendition showing how the addition might be designed to complement, but not overpower, the existing building.

This week Tom and Chris will schedule meetings or conference calls with Marie Sobalvarro, Fire Chief Rick Sicard, Planning Board Chair Erin McBee, and Pam Marston of the Historical Commission to identify issues that need to be considered in the design.

The meeting was adjourned at 10:20 a.m.

The next meeting of the Phase 2 Subcommittee is scheduled for Friday, July 19 at 9 a.m. at Hildreth House.

Respectfully submitted,  
Connie Larrabee, recorder