

Billerica Historic District Commission

March 14, 2018

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Attendance: Barbara Flaherty, William Bulens, Mary McBride, Carl Hermann and Charlene McCarthy. **Absent:** John McKenna, Michael Rea and David Gagliardi.

The meeting was called to order by Vice Chairman Bulens at 7:00p.m.

2 Old Elm Street: John Caveney, AIA, representing the Middlesex Canal Association came before for the Commission to discuss a proposed adaptive reuse of the warehouse at 2 Old Elm St. for use as a Museum and Visitors Center for the Middlesex Canal Association. The current structure is in very poor condition. It is a 40'X60" brick building and is surrounded by water on three sides. John gave a brief history of the building. The Middlesex Canal Assoc. would like to rehab the building. They will need to replace the entire interior structure. Only the exterior can be saved except for the roof which will be replaced. They are proposing to construct a bridge across the Canal from the south side to the parking lot. The roof proposal is for an asphalt (faux slate) shingle. Carl suggested perhaps a cedar look shingle instead. They are also proposing to add solid wood shutters (dark green) and a solid wood door at the Elm Street entrance. This doorway would be for egress only and would not be used as an entrance. The main entrance would be placed on the south side of the building at the bridge. With regard to the main entrance, the architect was interested in hearing the Commission's thoughts relative to an interior or exterior foyer. The Commission expressed a preference for the interior option. The windows will be six over six. An elevator will be installed as part of the project.

The Commission will want to see all materials being used on the exterior of the building and the final design drawings before giving approval.

Charlene McCarthy made a motion to accept as major the concept of an adaptive reuse of the warehouse at 2 Old Elms St. for use as a Museum and Visitors Center for the Middlesex Canal Association, subject to final approval of all exterior materials and design. Second by Mary McBride. Unanimous.

Motion to adjourn by Charlene McCarthy, second by Carl Hermann at 7:40 p.m. Unanimous.

Respectfully submitted,

Barbara Flaherty