

Draft Minutes

Historic Landmarks Commission

Town Hall, May 11, 2009

Agenda item 1: Call to order 7:03; Hank Willard chaired meeting; attending members Jay Hurley, John Shank; Sue Nash arrived shortly after meeting started.

Agenda item 2: Approval of minutes of April 13, 2009; J. Shank moved to approve, J. Hurley second, approved, unanimous.

Agenda item 3: Visitors: Tom and Linda Sanders, Richard Accurso, Ellen Hoffman.

Agenda item 4: Conflicts of interest; none

Agenda item 5: Zoning Officer Report:

1. Historic Survey Update: request for quote form and letters finished last week and sent to nine consultants recommended by SHPO.
2. The Mayor spoke with Alice Chakmakian about being on the HLC; she expressed interest; she confirmed her interest, and the Mayor was sending out a letter of invitation.

Agenda item 6: Applications

09-06, *Tom and Linda Sanders, 331 W. High Street, renovation and addition.* Application previously failed to get HLC approval; applicant withdrew application to make changes compatible with Town ordinances and Historic Guidelines. The primary issues were the removal of what are thought to be original logs in one portion of the structure, and the massing (size) of the addition.

Applicant Tom Sanders stated that after the first version of the application became a “flaming disaster,” they researched historic preservation Internet sites and found the National Park Service site the most helpful; applicants filled out an NPS questionnaire (included in packet) in an effort to conform to Town ordinances and historic guidelines. Retained “log-house” consultant Doug Reed to evaluate the

logs and the framing in general; Reed concluded there was no reason to remove the logs, to which the applicants agreed. A contractor was hired (as suggested by the PC) and present at the HLC meeting. Construction play was reworked. Applicant and contractor reported that the contractor is working with an engineer, and the engineer is working with the architect on the final plan drawing.

HLC complimented applicants on the NPS “historic briefs” section and found it so helpful that it was suggested it be adopted as part of the Town’s application package.

Applicant mentioned he had neglected include in the plan that though the building sits on diagonal to property lines; all setbacks are now being honored.

On the back elevation, the rough draft drawings show brick, which was chosen to delineate between the old German siding portion and the new addition but there is an engineering problem: the weight of the brick on second story would require a steel beam. Applicant feels the German siding on the second level is more coherent with the rest of the house.

On the front porch, a photo taken prior to 1983 rehab, shows gingerbread teardrop running across top.

S. Nash moved to relay to PC “our joy in this new plan and our gratitude to the Sanders” for following through and coming up with an acceptable plan; J. Hurley second; unanimous approval.

09-17, Arnold and Joanne Wright, 106 College Street, add two doors and two windows to basement level. Applicants are adding bedrooms into the lower level/basement—in the area they refer to as “addition—and want the windows and doors for convenience and safety. Recommend approval, §9-902.

H. Willard motion to recommend approval provided that the design of windows and doors are consistent with current windows and doors. S. Nash, seconded; unanimous approval.

09-18, Richard Accurso, 125 W. German Street, replace windows with door, add deck, stairs to rear yard. Applicant proposes removing side-by-side windows in rear of structure and replacing them with a French door; add a new wood deck and

metal railing, and wood stairs from ground to deck with metal railing. Recommend approval, §9-902.

Current windows probably installed in 1960s; six over ones; far left window will remain. Twelve-pane French door, divided light, same as current windows; overhang over door. Metal, painted steel, to match current white trim. Insulated glass in doors.

Historic guidelines are more concerned with front and sides; and the rear is not visible from alley because of bamboo.

J. Hurley move to approve; J. Shank second; unanimous approval.

09-19, *Janice Offutt, 103 N. Duke Street, install brick patio in rear yard.* Applicant proposal states the brick patio will match the current parking area surface. Recommend approval, §9-902 I, III, IV, §9-508.

S. Nash, made a motion to recommend the PC approve; J. Shank seconded; unanimous approval.

Agenda item 7: Old Business, Vacancies on Commission, reported in agenda item 5.

Agenda item 8: New Business: The revised guidelines have been stalled because of the introduction, which has been rewritten, and sent to Pam Berry.

Adjourn 7:52