



Historic District Commission Meeting
Thursday, January 24, 2019 6:30 PM
City Hall, Council Chambers

MINUTES
Approved 2/28/2019

Mr. Messier called the meeting to order and asked for a roll call.

I. Roll Call

Members Present: David Messier, Kristin Kenniston, Scott Pope, Richard Wahrlich, Bill Kennedy

Absent:

II. Election of Officers

Mrs. Kenniston nominated Mr. Messier for chair. Mr. Pope seconded the nomination and all were in favor.

Mr. Pope nominated Mrs. Kenniston for vice-chair. Mr. Wahrlich seconded the nomination and all were in favor.

III. Adoption of 2019 Meeting Schedule

Motion: To accept the 2019 meeting schedule

Made by: Mr. Wahrlich **Second:** Mrs. Kenniston

Vote: Unanimous in favor

IV. Review of Minutes from December 27, 2019

Motion: to accept as presented

Made by: Mrs. Kenniston **Second:** Mr. Messier

Vote: Unanimous in favor

V. Old Business

- A. **HDC 2018-00009 Jim Younce, Jr, 26 Myrtle St** – for a 13 SF affixed sign at **32 Opera House Square**. Tax Map 120, Lot 43. Zone: MU. (Cont. from 12/27/2018)

Mr. Younce said he wanted to use two vinyl stickers in the windows instead of the sign overhead. Each sticker measures 2 ft. by 4 ft. and he would like to put one in each of the two storefront windows. He estimated the windows are 6 feet wide by 8 or 9 feet high. The stickers will not cover the entire window.

(Note: the image of the sign that Mr. Younce shared with the Commission did not show a phone number on it. Mr. Younce said he would be adding the phone number.)

Review Criteria Questions

1. Criterion #1: Historic, Architectural, and Cultural Value

- a. Does the building have:
 - i. Historic value
 - ii. Architectural value
 - iii. Cultural value?
- b. Does it relate and contribute to its setting?

According to the architectural inventory, this building has a rating of 3, the highest possible. This building is extremely important to the fabric of the City Center.

Motion: I move that the building located at 32 Opera House Square has very important historical, architectural and cultural value and that its relationship and contribution to the setting are considered of high importance.

Made by: Mrs. Kenniston **Second:** Mr. Pope

Vote: Unanimous in favor

2. Criterion #2: How do the proposed exterior design, arrangement, texture(s), and materials relate to the existing buildings or structures in the project's setting? Are they compatible?

The Commissioners agreed that this criterion was not applicable.

3. Criterion #3: Are the scale and general size of the proposed *improvements* compatible with and in keeping with the existing surroundings? (*Improvements* here is taken to mean a building's height, width, street frontage, number of stories, roof type, façade openings such as windows, doors, etc., and architectural details)

The Commissioners agreed that this criterion was not applicable.

4. Criterion # 4: How will the proposed *improvements* affect the character of any other building or structure within the district? (*Improvements* here is taken to mean signs.)

The Commissioners agreed that the proposed signs would be in keeping with others in the neighborhood and would not adversely affect anything in the district.

Motion: I move that the applicant's plans for 2 signs is in keeping with the character of the district and will not adversely affect the character of any other building or structure within the district.

Made by: Mrs. Kenniston **Second:** Mr. Wahrlich

Vote: Unanimous in favor

5. **Criterion # 5:**

(A) What impact will the proposed project have on the setting? (Positive, negative, neutral)

(B) To what extent will the proposed project help to preserve and enhance the:

- a. historic,
- b. architectural, and
- c. cultural qualities of the district and the community?

The Commissioners agreed that the signs themselves will have a neutral impact on the setting; but helping to preserve the original feature of having retail stores on the ground floor of this building will have a positive impact on the setting.

Motion (A): I move that the proposed signage will have a neutral effect on the project setting, but preserving retail stores on the ground floor of the Moody building will have a positive effect on the setting.

Made by: Mr. Pope **Second:** Mrs. Kenniston

Vote: Unanimous in favor

Motion (B): I move that the proposed project will somewhat help to preserve and enhance the historic, architectural and cultural qualities of the district and the community.

Made by: Mrs. Kenniston **Second:** Mr. Wahrlich

Vote: Unanimous in favor

6. **Criterion #6:** Is the proposal in keeping with the Secretary of Interior's Guidelines for Rehabilitation?

The Commissioners agreed that the will be attached to the window and won't affect any of the architectural features of the building. Therefore criterion 6 did not apply.

Motion: Based on our preceding findings of fact, I move that the Historic District Commission approve the application for a Certificate of Appropriateness for two 2 ft x 4 ft vinyl signs in the storefront windows for the property located at 32 Opera House Square; tax map 120, lot 43 subject to the following conditions:

1. The project shall be completed as presented to the Historic District Commission at this public hearing.

Made by: Mr. Pope **Second:** Mr. Kennedy

Vote: Unanimous in favor

VI. New Business

VII. Other

Mr. Pope updated the Commission on the status of 139 Main Street. The previous week there was a prediction of upwards of 24 inches of snow. With the very real possibility of that much snow causing the collapse of 139 Main, the City took action to evacuate the remaining tenants in the adjacent building. The portion of Main Street in front of the building has been closed down to a single lane.

Mr. Wahrlich confirmed the dire condition of the building based on his observations and agreed that this was a life safety issue.

The Commissioners agreed to try meeting at 6:00 PM. During the construction season, it may be difficult for Mr. Wahrlich to get to the meeting at 6PM, so all agreed to move it back to 6:30 as needed.

VIII. Correspondence

IX. Adjournment

Motion: To adjourn the meeting

Made by: Mrs. Kenniston **Second:** Mr. Kennedy

Vote: Unanimous in favor

The meeting adjourned at 7:09 PM.

Respectfully submitted by,
deForest Bearse
Resource Coordinator