



Historic District Commission Meeting
Thursday, April 24, 2014 7:00 p.m.
City Hall, Council Chambers

Meeting Minutes
Approved 5/29/2014

Chairman Messier called the meeting to order at 7:01 PM.

I. Roll Call

Members Present: David Messier, Kristin Kenniston, James Reed and Brenda Hannah

Absent: Richard Wahrlich

II. City Staff: deForest Bearse, Resource Coordinator

III. Review of Minutes from March 27, 2014

Discussion: Page 2, Criteria 3 – Add to the text, “Of the four commission members, two felt the sign was fine, while two felt that the height could be reduced.” Also on page 2, the motion was made by Mrs. Kenniston, not Mr. Kenniston.

Motion: to approve the minutes from March 27, 2014 with the suggested changes as discussed.

Made By: Mrs. Kenniston **Second:** Mr. Reed **Vote:** Unanimous

IV. New Business

- **Shane Bodkins, Revolution Cantina** – application for a Certificate of Appropriateness for construction of 200 sq.ft. addition to the existing deck at **36-38 Opera House Square**. Map 120, Lot 44. Property owners of record, Zullo-Dauphin Group.

Applicant Shane Bodkins presented some pictures of his proposed project for the Commission to view. He was not sure that he had enough information for the Commission to use for a decision. Chairman Messier stated that the Commission would discuss the project with what was being presented and then decide how best to proceed.

Chairman Messier stated that for the record the existing deck that Mr. Bodkins would like to enlarge was approved by the Commission for a previous tenant several years ago.

Mr. Bodkins stated that he would like to pull the lower deck out 12 feet with a width of 16 feet. He said he would remove the lattice work that is currently there and just have vertical wooden slats in its place. The existing railing will remain. The small deck above will also remain as is. Mr. Bodkins said that the project is within the required setbacks for zoning.

The consensus of the Commission was that the plans presented by Mr. Bodkins this evening were complete and that no additional detailed plans would be necessary, mainly because the deck is existing, it was previously approved, and the applicant is just extending it within the City’s required setbacks. Mrs. Kenniston asked for more details on the vertical wooden slats.

He further stated that he would like to add a new sign, but that he was not ready to discuss it at this meeting and would like to present those plans at the special meeting on May 1st.

Motion: To approve the design for the deck as presented with details on the slats and the proposed sign to be discussed at the May 1st, 2014 meeting.

Made by: Mrs. Kenniston

Second: Ms. Hannah

Vote: Unanimous

IV. Other Business

Mr. Reed stated that the City Council will be discussing the budget on the 19th, 20th, and 21st of May. The Council would like to reserve the Chambers for the 22nd, if the HDC is willing to move their May meeting (also scheduled for the 22nd) to another date. It was agreed that if the Chambers are available on May 29th, that the regular May meeting would be rescheduled to that night.

Mr. Reed also said that he had reported back to the Council about the Commission's concerns regarding three roof slates that are missing from the (former) Unitarian Church roof and that the Council is looking into replacing them. Chairman Messier is still pursuing possible grant opportunities. Mr. Reed said he would also look into having the vegetation around the outside of the building cleaned up as well. All agreed that the building is well worth preserving just for its beauty alone.

V. Correspondence

There was no correspondence.

VI. Adjournment

Motion: to adjourn

Made by: Mr. Reed

Second: Ms. Hannah

Vote: Unanimous

The meeting adjourned at 7:19 PM.

Respectfully submitted by,
deForest Bearse