



Historic District Commission Meeting

Thursday, April 27, 2017 7:00 PM

City Hall, Council Chambers

MINUTES

APPROVED 6/22/2017

Mr. Messier called the meeting to order at 7:00 PM and asked for a roll call.

I. Roll Call

Members Present: Scott Pope, David Messier, Richard Wahrlich, Abigail Kier

Absent: Kristin Kenniston

II. Election of Officers

Mr. Pope nominated Mr. Messier to be the chair. Mrs. Kier seconded the nomination and all were in favor.

Mr. Messier nominated Mrs. Kenniston to be the vice-chair. Mr. Wahrlich seconded the nomination and all were in favor.

III. Review of Minutes from October 27, 2016

Corrections: None.

Motion: To approve the minutes of October 27th as presented.

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

Vote: Unanimous in favor

IV. Old Business

There was no old business.

V. New Business

A. HDC 2017-00001 F & A LLC, 44-50 Central Street – for changes to the exterior stairways and porches at 44-50 Central Street. Tax map 119, Lot 249. Zone: CR2

Robert Lurvey presented the application. He said he was replacing the handrails to meet code requirements and repairing decks, stairs, porches and ceilings. He said there will be some design changes to meet code. He asked for approval to do all three buildings at this address. Everything will be painted white. He provided photographs of the current conditions and of the materials he intends to use.

The Commission had no questions.

Mr. Messier read the architectural inventory sheet for this property. The inventory states that these buildings are “undistinguished mid-19th century or possibly remodeled 19th century tenements. They maintain the coherent residential neighborhood.” They are assigned a rating of “1”.

Mr. Messier said he had been inside one of these buildings and it has an ornate stair rail. Mr. Lurvey agreed and said there are other unique features in the house as well. Mr. Messier said when the architectural surveys were done, they only addressed the outside of the buildings. But knowing these interior features exist, the assumption was probably that this was a different house that got remodeled, simplified and made into apartments at some point.

With all of the alterations, the Commission needed to come to an agreement as to whether these buildings have historic, architectural or cultural value and if the rating of “1” appropriate.

HDC Criteria	
<p>1. Does the building have historic, architectural or cultural value?</p>	<p>Mr. Pope said that based on the description, he felt the rating was correct. Mr. Messier said there is nothing that distinguishes the houses, no particular architectural style, so the architectural rating of “1” is correct. They have no real cultural value, because they are not really connected with any group of people. It has no real historical value. Everyone agreed that the “1” was correct. There is no contributing value to the Historic District.</p>
<p>2. Are the proposed exterior design, arrangement, textures, and materials compatible with the existing buildings or structures and to the setting and surrounding uses?</p>	<p>Yes – everything there is pretty cohesive – apartments, exterior stairs – seldom a good way to actually do them – these are existing – the project is mostly repair</p>
<p>3. Are the scale and size of the proposed improvements compatible with the existing surroundings? (including height, width, street frontage, number of stories, roof type, façade openings such as windows, doors, etc., and architectural details)</p>	<p>This is mostly addressing a building structure more than these exterior stairways, so it was agreed that this criterion was not applicable.</p>
<p>4. How will the proposed improvements (signs, lights, yards, off-street parking, screening, fencing, entrance drive, sidewalks, and landscaping) affect the character of any building or structure within the district?</p>	<p>This project will probably be an improvement; the stairs will be painted white and look a lot better than they do now</p>
<p>5. What impact will the proposal have on the setting? To what extent will the proposal help to preserve and enhance the historic, architectural, and cultural qualities of the district and the community?</p>	<p>There will be very little impact; it will have a positive impact as it will clean up the neighborhood; it will have minimal impact as the stairs are an eyesore, but they are necessary by code</p>
<p>6. Is the proposal in keeping with the Secretary of Interior’s Guidelines for Rehabilitation?</p>	<p>Everyone agreed that this criterion does not relate to the project</p>

Having no negative impact on any of these criteria, Mr. Messier called for a motion to accept the application as proposed.

Motion: To accept the application as proposed.

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

Vote: Unanimous in favor

VI. Other

VII. Correspondence

VIII. Adjournment

Motion: To adjourn the meeting

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

Vote: Unanimous in favor

Meeting adjourned at 7:18 PM

Respectfully submitted by,

deForest Bearse