



Historic District Commission Meeting
Thursday, September 25, 2014
City Hall, Council Chambers at
7:00 p.m.

MINUTES

Approved 3/26/2015

I. Roll Call

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

Absent: Brenda Hannah, Richard Wahrlich

II. Review of Minutes of August 28, 2014

This item was postponed to the next meeting.

III. Old Business

There was no old business to discuss.

IV. New Business

- a. Heidi Leslie & Katrina Spear, 32 Pleasant Street:** Application for a Certificate of Appropriateness for a 6 ft. x 3 ft. vinyl banner to be hung on the front porch over the top scrollwork of the building. Tax Map: 120 Lot: 79 Zone: MU

Ms. Leslie presented her proposal to the Commission. Ms. Leslie is establishing her business in a portion of the Rand Block, the portion that has wrought-iron railings and a porch. Ms. Leslie was unclear as to the exact design of the sign. She said she was using vinyl at this time because it is cheaper, but that she would like to put up a more permanent sign in the future.

Mr. Messier opened the public hearing. No one was present to comment, so the hearing was closed the Commission went on to their review criteria.

Mrs. Kenniston read the architectural inventory sheet. Many modifications have been made to building over its history, although much of its original features are still intact.

| HDC Criteria | |
|--|---|
| 1 Does the building have historic, architectural, or cultural value? | The Commission agreed with the rating of 3 for this building. It has architectural detail with the hoods over the upper story windows; three of the four storefronts are intact; the cornice around the building is intact. The building has cultural value because the Odd Fellows, which is a fraternal organization, used to use the upper |

| | |
|---|--|
| | <p>floor. It also forms part of the streetscape of the Town. Pleasant Street used to be residential. The Rand block was the first building on the street to be used for commerce. There was consensus on this criterion.</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>The site is surrounded by commercial uses. The vinyl material is not compatible with the surrounding materials, but the consensus was that it was not detrimental to the area. The sign is being centered on the porch. There are other businesses in the downtown that use vinyl signs. There was consensus on this criterion.</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>Consensus of the Commission was that this criterion was not applicable to this project.</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>The sign shows that there is a new business on the street, which is far preferable to an empty storefront. The consensus was that this will have a positive effect on the area.</p> |
| <p>5 What impact will the proposal have on the setting?</p> <p>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>Consensus was that the project will have a positive impact on the setting, because it demonstrates an “open for business” atmosphere.</p> |
| <p>6 Is the proposal in keeping with the Secretary of Interior’s Guidelines for Rehabilitation?</p> | <p>Removal of this sign would not harm the building, so there was consensus on this criterion.</p> |

Motion: To accept the 6 ft. x 3 ft. banner to be hung over the top of the scrollwork on this building as presented.

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

Vote: Unanimous in favor.

- b. **Red River, 21 Water Street** – Request for reconsideration of the conditions of Certificate of Appropriateness for signage at 21 Water Street. Tax Map: 120 Lot: 6 Zone: MU

Lorna Rae Philleson and Dan McGee stated that they would like to move the position of the sign on the north-facing side of the building because it will increase its visibility. When the leaves are on the trees on the North Street side of the river, they obscure the sign. Moving the sign to the right of center would resolve the issue. The sign that faces Washington Street will remain centered as originally approved.

Motion: To amend the Red River sign placement as shown on Barlo Signs plan B-14-02-12599 (Sheets 1.1& 1.0, dated 9/2/14) centered between windows four and five (counting from left to right) between the fifth and sixth floors (shown as Sign A on the plans).

Made by: Mr. Reed

Second: Mrs. Kenniston

Vote: Unanimous in favor (Mr. Messier voted in favor with reluctance).

V. **Other**

a. **Continue discussion of exemption criteria for life-safety projects**

The Commission had received some feedback on the proposed language from the City Solicitor, but felt that additional clarification was needed. No action was taken.

VI. **Correspondence**

None.

VII. **Adjournment**

Motion: To adjourn the meeting.

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

Vote: Unanimous in favor

The meeting adjourned at 7:31 PM

Respectfully submitted,
deForest Bearse
Resource Coordinator