

Historic Preservation Review Board – March 14, 2007 @ 7:00 PM

The meeting of the Historic Preservation Review Board was called to order by Chair, Mary Jane Anderson, at 7:05 PM at Town Hall.

Chair Anderson called the roll.

Members present: Mary Jane Anderson, Chair; Gary Franklin, Michael Jean Carpentier and David Waldron

Also Present: Sandy Strehlou, HPRB Coordinator, Christopher Burke, homeowner and applicant. Roger and Marguerite Bennett property owners and applicants.

Minutes

Minutes of HPRB meeting of 3/14/07 were approved with a correction. The McHenry, Sears and Roebuck house was priced at \$3,500.

Design Review Murray/Burke House Remodel

Christopher Burke presented plans to enclose the 6' x 5' northwest corner of his home at 755 Argyle. He plans to use the existing wooden, double pane windows, moving them and copying the existing trim, still commercially available. The HP board referred to the *Residential Rehabilitation* guidelines on pages 59-67 of the Historic Preservation Manual.

General guidelines - OK

Detailed guidelines

Roof – will use same comp shingles as presently existing – OK

Windows – will use same windows – OK

The HP board was in agreement that this project meets with Historic Preservation guidelines.

At 7:15 Christopher Burke left.

Design Review Pier 1 Dock and Walkway

Roger Bennett presented plans to build a dock, 5 feet in front of his building (location of *The Place* restaurant), and an 8 ft waterfront walkway and ramp that will provide access to the dock for private use during summer months. The applicant is not seeking incentives. It is believed that some elements of this

waterfront building date back to the 1870s. The board referred to, Downtown New Construction guidelines beginning on page 52 of the Historic Preservation Manual.

Compatibility with existing “dockscape” – OK

Railings – solid railings will be replaced with glass for weather protection and to see through – OK

The HP board agreed that this project complies with the intent of the Historic Preservation Guidelines.

Roofing Materials

HPRB Coordinator Sandy Strehlou reported that the owners of Cannery Landing have agreed to use a neutral color grey/brown for their new metal roof and trim that will match the body of the building.

The board was encouraged to think further about roofing issues. Chair Anderson reported on some research she has done. She will continue research, requesting samples of roofing materials remarking, “There is a lot of stuff out there”.

Coordinator Strehlou noted that unlike some communities we allow products like Hardi-board meaning that we have already crossed the line into allowing “fake” material that are contemporary products designed to mimic historic materials.

Churchill House

Coordinator Strehlou will find out if the Churchill House needs chimneys and report back to the board if a more in depth solution than patching the holes in the roof where the current chimney structures are is needed.

National Historic Preservation Month/Partners in Preservation

Coordinator Strehlou provided the board with a list of 2006 design reviews asking the board to consider the following questions.

1. Is there a 2006 project that stands out for an award?
2. What projects should HP write about in an article?

Street Lights

Coordinator Strehlou informed the board that the TFH would like the opinion of HPRB regarding town lighting.

Options to consider:

1. do nothing
2. use higher lights for more illumination
3. use higher lights but in a style that avoids glare
4. Keep the Cobras and mix with decorative lights compatible with historic style

David Waldron a Gary Franklin will explore the light situation in Town and produce a recommendation that they will email to other board members for comment.

Mary Jane Anderson, Chair

Peggy Sue McRae
9:05: Meeting adjourned