

Historic Preservation Review Board – October 24, 2007 @ 7:00 PM

The meeting of the Historic Preservation Review Board was called to order by Chair, Mary Jane Anderson, at 7:03 PM at Town Hall.

Chair Anderson called the roll.

Members present: Mary Jane Anderson, Chair; Kevin Peterson, Gary Franklin, and Michael Jean Carpentier

Also Present: Sandy Strehlou, HPRB Coordinator; Clark Gilbert, General Manager of Rock Island Technology Solutions, and Lynn Danaher of Archipelago Properties, developer of Churchill House.

Minutes

Minutes for the HPRB meeting of October 10, 2007 were approved with minor corrections.

Design Review: Rock Island Alteration of Entryway

Clark Gilbert addressed the Board explaining Rock Island's plans to change the entryway to their business. The business is in the Phifer building constructed in the mid 1970s. Rock Island plans to change the entryway from its current set back to an entry flush with the exterior to the building thus giving the business more interior space and avoiding the accumulation of leaves and debris that collect in the entryway as it now exists. They plan to reuse the existing materials. The project is an alteration of a non-historic structure downtown and is not seeking incentives.

The challenge of this design review is that this non-historic downtown building is not compatible with nearby non-residential historic buildings: the Courthouse, the Whale Museum, and the Masonic Hall (as it was originally built.) Vick's restaurant, with its non-recessed entryway is one exception. For review of non-historic buildings in the transitional areas of the historic district, the guidelines—as currently written—require the board to look only at “nearby” buildings for visual cues to guide review decisions. Therefore, after some discussion the board agreed on the following:

General design considerations, NA

Guidelines for Alteration

- 1) Compatibility, yes (as per the current guideline language)
- 2) Additional Stories, NA
- 3) Proportions, NA
- 4) Roof Alterations, NA

5) Windows, entryways, porches, yes (as per the current guideline language)

Mr. Gilbert indicated that there may be other changes to the building in the future, and that Rock Island would come back to get input.

The board thanked Mr. Gilbert and he departed.

Design Review: Churchill House

Lynn Danaher addressed the board with plans for the rehabilitation of the Churchill House. Danaher informed the board that has been changed, at the request of the applicant, from 470B Argyle Avenue, to 468 Argyle.

Ms. Danaher also informed the Board that her project is not requesting incentives for the proposed building alterations. Staff informed the Board that although the issue of incentives and mandatory review are being contested by the applicant, it is the Town's position that this is a mandatory review, and the review should be conducted on a "mandatory" basis.

As the review continued it became evident that the applicant's supporting documents were incomplete, and, therefore, were insufficient for purposes of a thorough and accurate review and assessment by the Board. Board Chairperson Anderson recommended, and the Board and applicant agreed, to make the 10.24.07 presentation a preliminary review, and to schedule the required mandatory review for the November 14, 2007 HPRB meeting. The Board then offered to provide the applicant with a list of recommendations for revising her design plans. This list is to be made available to the applicant prior to the November 14th meeting.

AREAS OF THE DESIGN APPLICATION REQUIRING FURTHER CLARIFICATION AND/OR DOCUMENTATION

1. Mechanical Systems.
2. Transoms
3. Doors
4. Column and Balcony Railing Detail
5. Windows
6. Replacement Doors
7. Porch Roofs
8. Signage
9. Decks
10. Roofs
11. Porches
12. Balconies
13. Ornamentation

The applicant was also encouraged to consider having an architect or designer develop the project documents. Staff requested that the applicant submit 7 new complete sets of plans by noon on Tuesday, the week before the November 14th HPRB meeting. In order to prevent further confusion over the applicant's documents, staff will not be responsible for accurately compiling the new packets from previously submitted materials.

Ms. Danaher requested a formal design review at the next HPRB meeting on November 14.

Mary Jane Anderson, Chair

Peggy Sue McRae
9:30: Meeting adjourned