

Historic Preservation Review Board – April 23, 2008 @ 7:00 PM

The meeting of the Historic Preservation Review Board was called to order by Chair, Mary Jane Anderson, at 7:20 PM at Town Hall.

Chair Anderson called the roll.

Members present: Mary Jane Anderson, Chair; Kevin Peterson (7:15) and David Waldron

Also Present: Sandy Strehlou, HPRB Coordinator and Pat O'Day tenant in John Scott Real Estate building.

Approval of the minutes was postponed in order to hear Pat O'Day before taking time with the minutes.

Design Review: John Scott Real Estate

Pat O'Day addressed the board with a proposal for a new awning spanning the front of the John Scott Real Estate Office and the former Sam's Shoes building. The buildings were built in the 1950's. The proposed awning would extend 7 ft. shading the front of the building. The awning would be green with the John Scott Real Estate Logo and at the top would be 9 inches higher than the tops of the buildings. The applicant is not seeking incentives.

The board referred to page 51 of the HPRB Manual, the alteration of non-historic structures. The mid-century buildings may now be considered historic but have non been addressed in the manual. The manual states, Alterations should be compatible in size, scale, material, and character with the existing building, nearby historic buildings, and the streetscape.

The project does not fit HP guidelines as proposed and the recommendation is first to remain true to the building's identity. If that is not possible, and the applicant indicated that he had no choice to mute the color of the awning as it is a corporate identity issue, the next recommendations are that a parapet show above the awning.

David Waldron and Kevin Peterson agreed to give a consultation to the applicant at the site.

At 7:46 PM Mr. O'Day departed.

Minutes Approval

HPRB Minutes for March 26 and April 9th were approved.

Upcoming Events

HPRB Coordinator Sandy Strehlou recommended that board members sign up to join the 1-hour walking tours taking place on Saturdays.

She also requested assistance hosting the Boyd Pratt lecture at the Historical Museum Wednesday May 14th 7-9 PM. The board will attend the lecture in place of the regular meeting.

HPRB Manual Revision

The board began discussion of revising the HP Manual. Board members thanked Strehlou for her initial work and notes.

Recommendations include:

Use a different color of paper for maps.

Put the neighborhoods map with the discussion of neighborhoods.

Put dedication at beginning.

Some said pg 1-10 was too wordy. Waldron liked these pages but thought they could be rearranged.

Things that are for the board not the applicant can go in the back.

Peterson suggested that the intro is the opportunity to editorialize.

The board agreed to consolidate pg 11-13.

Pg 14 & 15, can be moved to back of book.

Pg 16, Section E, either blend these into the Intro or eliminate. Anderson, keep 1st paragraph and blend into "A. Review Required" on pg 17.

Pg 17, The "Review Process" is important. Cut down to one or two sentences, Something that explains the process to the applicant. Strehlou, maybe a 2-sentence paragraph could go before "Design Review Process".

Design Review Process is important, under "Review Required" or "Your Review"

2nd Paragraph Pg 17, make clear that some are mandatory and some are voluntary.

Put copy of the new ordinance in the back.

Pg 18, Take out. Waldron – “All we need is a map”

Encourage applicants to learn more by listing resources.

Pg 19, Drawings or photos? Drawings. Possibly a fold out section with photos, perhaps reference online for photos. Waldron – would like to preserve the feeling of the book.

Pg 20, Move section D to the back and change “may” to “will” in intro. Under #2 Site Plan include “and utilities”. E include in design process (pg 17).

Pg 21, 22 & 23, put after Intro.

Pg 24, 25, 27 & 33, work on consolidating (one person work on and present to group).

Pg 28 – 32, Examples of residential architecture, in front or in back.

Pg 59, Residential Neighborhoods – residential guidelines.

Coordinator Strehlou will continue to work on the manual starting on page 34.

Mary Jane Anderson, Chair

Peggy Sue McRae
9:00 Meeting adjourned