

Historic District Commission Minutes
Thursday June 7, 2018

The meeting was called to order by Chairman Leshner at 6:03 pm in the Meeting Room of the Edgar M. Bosley, Jr. Municipal Building (Town Office), 300 Mill Street. Also present were Member Martin, Member Jim Fulton, Member DuPriest Brandt, Member Glen Fong and Planning and Zoning Sarah Abel.

REVIEW OF MINUTES

Member DuPriest made a motion to approve the May 3rd & May 10th, 2018 minutes as submitted. The motion was seconded by Member Martin and carried by a vote of 5:0 in favor.

OPENING STATEMENT

Chairman Leshner read the opening statement into the record. Chairman Leshner then determined that there was a quorum present, and swore in Matt Cimino, Jay Brown, Ken Herman of Shore Projects, Karen Douglass, William Sohan, and Georgia and Hamilton McGraw as an applicant or member of the public intending to testify.

Both consent agenda items pulled for new business by member Fulton.

CONSENT AGENDA

HD-18-598
Great Shoals
500 S. Talbot Street

Members determined the structure to be noncontributing and a lenient standard of review was appropriate.

The Applicant is proposing to install a 24"x36" wooden sign with vinyl decals over the left storefront window looking at the building from S. Talbot Street.

Concerned with the method of attachment Member Fulton advised applicant to attach the sign by drilling into the mortar and not brick.

Merits

Chairman Leshner cited Chapter 8 Signs, page 21 of the guidelines.

Member Fulton made a motion to approve HD-18-598 with the following modification: the sign shall be secured to the mortar joints instead of brick. The motion was seconded by member Martin and carried by 5-0 vote in favor.

HD-18-602
Tradewhims
ARR Family LLC
207 S. Talbot Street

The Applicant is proposing to install 1 double sided freestanding sign on the existing post in the front yard to be 2.9SF on each side and a 5.3SF single sided wall sign to be affixed to the decorative porch eave. The Applicant is proposing that both signs will be PVC board with vinyl lettering.

Jay Brown of 26753 Rigby Lot Road presented the application.

Chairman Lesher noted that the dwelling is listed as a "B" National Register Map as contributing thus a strict standard of review was appropriate.

Member Fulton cited the guidelines in regards to materials, noting the preference of wood. In response Jay Brown stated that the PVC material selection is based on wanting to have sign appear new.

Members discussed interpretation of guidelines on wood vs PVC for signs. Members agreed the review for appropriateness is about authentic/aesthetic streetscape and not durability.

Chairman Lesher cited Chapter 8, page 21 of the guidelines, "sign material should also complement the material of the building and if appropriate, the adjacent buildings." Member Fong stated that based on a strict interpretation, the sign must be wood. The board members made a request to the applicant for change of materials to wood, Mr. Brown agreed.

Member Fulton made a motion to approve HD-18-602 with the following modification: substrate for signs to be wood. The motion was seconded by Member Martin and carried by 5-0 vote in favor.

HD-18-599

Robert & Karen Douglass
212 E. Chestnut Street

The Applicants are proposing to install wood louvered shutters with functional pintel hinges and propeller shutter dogs on 8 windows as identified on the elevations.

Members determined the structure to be contributing thus a strict standard of review was appropriate.

Members discussed location of shutters in historic photos provided by the applicant. Ms. Douglass clarified that the proposed shutters will be made to fit the windows. Member Fulton noted that there is evidence of shutters from a site visit and historic photos.

There were no public comments.

Chairman Lesher cited Chapter 5 Doors and Windows, page 17 of the guidelines.

Member Martin made a motion to approve HD-18-599 as submitted. Motion was seconded by Member Fulton and carried by vote of 5-0 in favor.

HD-18-600

William Sohan
205 Green Street

The Applicant is proposing to replace the existing 3 tab asphalt shingles with architectural asphalt shingles. The metal roof will remain.

Members determined the structure to be contributing thus a strict standard of review was appropriate.

Discussion on metal roof refinishing:

Kurt Young of Economy Remodeling in Centerville was sworn in and provided response on the coating of the metal roof. The process includes power washing the metal roof and coating it with a membrane.

Chairman Leshar cited Chapter 6 Roofs, page 18 of the guidelines.

Member du Priest made a motion to approve HD-18-600 as submitted for roof. Motion was seconded by Member Fulton and carried by a 5-0 vote in favor.

HD-18-601

Frank McCauley

105 N. Talbot Street

The Applicant is proposing replace 4 existing wood columns with 4 new AZEK columns to be made onsite to match existing scale and proportion, replace existing plywood porch ceiling with tongue and groove AZEK, extend K style gutter along north elevation with 1 downspout, and install ceramic flooring on existing concrete at front entrance of the building.

Members determined the structure to be noncontributing and a lenient standard of review was appropriate.

Ken Herman of Shore Projects and Frank McCauley presented the application. Frank McCauley was sworn in for the record.

There was no public comment.

Chairman Leshar cited Chapter 7 Porches, page 20 of the guidelines.

During the meeting, the Applicant requested that the porch ceiling be allowed to be either smooth or tongue and groove to be determined at time of install, with the headboard running long.

Member Martin made a motion to approve HD-18-601 as presented. Motion was seconded by Member Fulton and carried by vote of 5-0 in favor.

Discussion: Hamilton and Georgia McGraw of 114 W. Chestnut Street. Applicants are seeking guidance regarding front porch railing, and new screen door.

Georgia McGraw provided photos of neighboring porch railings and a prototype as built by Mr. McGraw.

Members discussed railing height, turned vs square balusters and spacing to be no wider than 2-12" .

Member Fulton suggested the top rail should be molded and something other than square would be more visually appealing, turned balusters are preferred.

Applicant would like to replace iron rail with side step in the future.

Members discussed the screened door replacement.

Applicant proposes a custom made wood door. Chairman Leshner suggests the style in the center of the screen door conform with the window opening of the front door as well.

CBMM discussion Campus Master Plan Presentation

Pete Leshner recused himself but remained in room for discussion. Kristen Greenway provided an overview of the master plan improvements. Phase 1 of the plan is to demolish buildings on Navy Point. Member Martin advised Ms. Greenway that the public has stated the concept appears to be modern and suggests the applicant should include historical inspiration and materials. Member Fulton asked about use in building relative to windows. Member Martin said the form of building is very historic.

Pete Leshner clarified the exterior material would likely be cement board Bat-tons to be staggered with a roofing material of metal with the height of the building at center of peak at 34'-6'.

Member Fong stated that the eave lines are critical and that you build for durability. Members were supportive of the project. Discussion on windows with the first impulse to go LEED and considering solar, bird strikes, geothermal. Member Fulton asked about the age of Buildings being taken down. Pete Leshner responded circa 1975 and 1980 and 1998.

A workshop was scheduled for Thursday, August 9th at 5:00. Member Fong is unable to attend and will join the meeting via conference call.

ADJOURNMENT

The meeting was adjourned at 7:32.

Minutes approved by 4:0:1 vote in favor on 5th day of July, 2018.



Pete Leshner, Chairman