

Historic District Commission Minutes
Thursday August 2, 2018

The meeting was called to order by Vice Chairman Fulton at 6:03 pm in the Meeting Room of the Edgar M. Bosley, Jr. Municipal Building (Town Office), 300 Mill Street. Also present were Members: Marie Martin, DuPriest Brandt, Glen Fong and Planning and Zoning Sarah Abel. Member Pete Lesher was not in attendance.

REVIEW OF MINUTES

Member DuPriest made a motion to approve the July 5, 2018 minutes with 2 typo changes. The motion was seconded by Member Martin and carried by a vote of 4:0:1 in favor.

OPENING STATEMENT

Vice Chairman Fulton read the opening statement into the record. Vice Chairman Fulton then determined that there was a quorum present, and swore in Lynn Clineburg, David Johnson, Diana Mautz and Laura Demetro as an applicant or member of the public intending to testify.

CONSENT AGENDA

HD-18-607

Crawford Properties Flat wall signs
214B S. Talbot Street

The Applicant is proposing to install 2 wood signs with vinyl lettering vertically on the sides of the building, per the photos submitted. The signs are proposed to be 4SF a piece.

HD-18- 608

Dianna Mautz Flat wall sign
100 Carpenter Street

The Applicant is proposing to install at 4.25SF wood sign above the door of the existing building.

Vice Chairman Fulton noted the consent agenda items and asked if any member would like to remove them from the consent agenda. Hearing none, Vice Chairman Fulton called for a motion. Member Fong made a motion to approve HD-18-607 and HD-18-608 as submitted and as part of the consent agenda. The motion was seconded by Member DuPriest and carried by a vote of 4:0:1 in favor.

OLD BUSINESS

HD-18- 604

Bobbi Parlett Demolish 80% of structure, rebuild with 50% of
104 Railroad Avenue original structure

Application continued from the July meeting. Applicant is seeking a continuance to the September meeting. Ms. Abel is in receipt of 3 estimates to evaluate if restoration is possible for 104 Railroad Avenue. Members discussed options and agreed they would accept third party opinion from architect or engineer, but advised staff to avoid a contractor.

Member Fong made a motion to continue HD-18-604 to September 6, 2018. Seconded by Member Martin and carried by a 4:0:1 vote in favor.

NEW BUSINESS

0 HD-18-606

1 Jane & David Johnson Fence & Gate

2 104 Grace Street

3 The Applicant installed a 6' tall wood pointed stockade fence on side front of house with gate and hardware.

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

6 Vice Chairman Fulton cited Chapter 12 Fences, page 25 of the guidelines specifically quoting, "stockade fences
7 are not appropriate."

8 Member Martin noted that the fence appears like a wall close to the street and breaks the rhythm of the
9 streetscape, adding that shorter or spaces between pickets would be more consistent with the historic district.

0 Member DuPriest suggest the applicant consider use landscaping instead.

1 Vice Chairman Fulton asked Mr. Johnson to consider spacing pickets. Members discussed continuing the
2 application to next month. As an option, staff advised members to include conditions in the motion.

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4 Member Fong made a motion to approve HD-18-606 with the following modifications: fence height not to
5 exceed 42" finished height from grade but ideally the same height as the picket fence on the adjacent property,
6 alter fence to provide 1-2" spacing between pickets, and fence to be revised per modifications within 30 days of
7 issuance of certificate. Motion was seconded by Member Martin and carried by vote of 4:0:1 in favor.

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9 HD- 18-609

0 Christ Church

1 Parcel 1496 Green Street Parcel 1496

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3 The Applicant is proposing to install a brick retaining wall at the front of the property per the details and site
4 plan provided.

5 Member Fulton and Martin are members of the church, but don't feel like there is a conflict of interest.
6 Applicant did not oppose them reviewing the application.

7
8 Members determined the structure to be non-contributing and a lenient standard of review was appropriate.

9 Lin Clineburg represented the Church noting that the wall will be even across to max height of 12" ranging
0 from 6"-12".

1
2 Member Martin cited Chapter 10 Landscapes, page 23 of the guidelines.

3
4 Vice Chairman Fulton cited Chapter 11 Accessory Structures and Appurtenances, page 24 and Chapter 14 New
5 Construction and Additions, page 27 of the guidelines.

6
7 Member Martin made a motion to approve HD-18-609 as submitted. Motion seconded by Member Fong and
8 carried by a 4:0:1 vote in favor.

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0 Members discussed guideline updates and the meeting adjourned at 7:02pm.

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2 Minutes approved by 4:0:1 vote in favor on 6 day of SEPT, 2018.

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Peter Lesher, Chair