

Historic District Commission Minutes

Thursday January 7, 2021

The meeting was called to order by Chairman Leshar at 3:00 pm. Kimberly Weller was present monitoring the virtual meeting, the following members were present: Walda DuPriest, Glenn Fong, Lesley Potter, Jim Fulton, and staff Kymberly Kudla.

OPENING STATEMENT

Chairman Leshar determined a quorum was present, he then read the opening statement into the record and swore in persons intending to testify.

REVIEW AND APPROVAL OF MINUTES

Chairman Leshar noted that the minutes of December 3rd was distributed in advance of the meeting. Member Fulton moved to approve the minutes of December 3rd, 2020 as submitted, seconded by Member DuPriest, and passed on a voice vote of 5:0 in favor.

OLD BUSINESS:

HD-20-718

Five Gables Inn

200-202-204 N. Talbot

201 Fremont Street

Erkiletian Development

Chairman Leshar reminded the members that this application was determined to be reviewed under a strict standard a previous meeting.

Architect Charles Goebel, Nick Reis, and Robert Ruby of CHLR Landscapes returned with clarifications to the request for properties at 202-204 N. Talbot and 203 Fremont Street.

Applicants are seeking approval of an Arbor/pergola, fences, brick walks, firepit, fountain, stone path, driveway & parking improvements, landscape lighting, and new plantings.

Mr. Ruby presented the specific details regarding: Lighting: includes approximately 2 (50 light count (11watts each)) overhead strands of Edison style incandescent dimmable string lights, Fence: details consist of spaced pressure treated wood vertical pickets 4' and 5' in height with a pigmented stain, Fountain: design is a ceramic recirculating fountain approximately 3' tall - 24" in diameter, Pergola- wood, Parking: gravel with cobble edging, cobble apron in arrival area, bluestone landing, walkways of decomposed granite paving, brick entry/walk and vegetative screening.

There was no public comment.

Members DuPriest and Potter asked if applicant considered a different style fence more in keeping with the historic properties. Chairman Leshar cited Chapter 12 Fences, page 25 of the guidelines. The discussion continued regarding evergreen hedge, deciduous plantings/vines on the proposed 4' tall fence.

Member Fulton brought up lighting. Chairman Leshar noted the warm color of the light, and that the lighting is effectively diffused over a large area.

Member Potter made a motion to approve application HD-20-718 as submitted. Motion seconded by Member DuPriest and carried on a vote of 5:0 in favor.

Chairman Leshar cited Chapters: 16 Lighting (page 32), 11 Appurtenances (page 24) and, 12 Fences (page 25) of the guidelines.

HD-20-719

Five Gables Inn

209 N. Talbot

Erkiletian Development

Applicant is seeking approval to install a swimming pool, spa, fence, patios, brick walkways, cabana, pergola and gateway arbor, steppingstones, fire pit, landscape lighting, new plantings, and parking improvements. Architect Mr. Charles Goebel presented plans on the proposed Cabana.

Mr. Ruby of CHLR presented the proposed landscaping plan including hardscape details: bluestone pool terrace, stone lawn steps, random irregular bluestone paving/steppingstone path, Pergola (design & dimensions like that at 204 N. Talbot Street bit with a gate), lighting and fencing (trash enclosure, 6' tall privacy to screen the parking area, 5' tall fence for the pool enclosure, and a disappearing fence comprising of wood top rails with vinyl wire mesh sandwiched between top and bottom rails with plantings in front to conceal fence, and a spa with cedar decking.

Member Fulton expressed concern with the lighting in the lawn area. Chairman Leshner noted the warm color of the light, and that the lighting is effectively diffused over a large area. It was noted that 1 strand would be used. Members spoke of the 3-coach lights on the terrace as well as the location of the pool is not in the public view however fencing is required by Code, applicant is seeking approval of a disappearing fence. Member Fulton opposed the use of the disappearing fence, he suggests breaking up the motion. Chairman Leshner noted the location of the fence is quite a distance (approximately 180') from the public way.

Chairman Leshner cited Chapters 11-Appurtenances, 12-Fences, 16-Lighting of the guidelines as in the previous application.

Mr. Goebel briefed members on the cabana, noting its location is adjacent to the pool and hidden behind the main building and view from Talbot Street. Materials include Hardi board with Azek battens and corner boards, metal roof or asphalt shingle or with the preferred roof of polycarbonate with lattice above, the total cabana area is 20' by 11' with a 12' height. Members noted that the cabana setback on the property is not readily visible from the public right of way. In response to Member Fulton, Mr. Goebel said plans would not change and is seeking approval of the proposed plans.

Chairman Leshner cited Chapter 11 -Accessory Structures, page 24 of the guidelines.

Member Fong added that a large tree is a visual impediment blocking the view of the cabana from the parking lot and Talbot Street (160' from sidewalk). Additional plantings were discussed.

Mr. Goebel confirmed his preference of the poly carbon with lattice work above. Member Fulton did not want to set a precedent, the guidelines do not support the request. Chairman Leshner finds mitigating circumstances to support the approval of the preferred roofing material.

Member Fulton made a motion to approve application HD-20-719 as submitted except for the discussion of disappearing fence. Motion seconded by Member Fong. The vote carries on a vote of 5:0 in favor.

Chairman Leshner made a motion to approve application HD-20-719 for the disappearing fence as proposed. Chairman Leshner noted the location, screening, and distance as mitigating factors. Motion seconded by Member Potter and carried on a vote of 4:1 in favor. Member Fulton in opposition.

MATTERS FROM COMMISSION AND STAFF: §340:34 Demolition by Neglect language continued to a later date. The meeting adjourned at 5:01.

Minutes approved as submitted on a vote of 4:0 in favor on 4th day of February 2021.

Pete Leshner, Chairman