

Historic District Commission Minutes

Thursday November 5, 2020

The meeting was called to order by Chairman Leshner at 3:00 pm. Kimberly Weller was present monitoring the virtual meeting, the following members were present: Glenn Fong, Walda DuPriest, Jim Fulton and staff Kim Shellem. Lesley Potter was not in attendance.

OPENING STATEMENT

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

Architect Tim Crosby representing a discussion of 202 Mill Street made a request to be the last item on the agenda.

Chairman Leshner noted an addition to the agenda HD-17-759. Member Fulton made a motion to add the item to the agenda for review of an expired Certificate. Motion seconded by Member Fong. Motion carried on a 4:0 in favor.

OLD BUSINESS:

HD-20-713

John Mautz Front roof – Architectural grade asphalt shingles
102 Carpenter Street

Mr. Mautz provided a detail sheet of the proposed Timberlane architectural grade shingles.

There were no public comments.

Chairman Leshner noted that architectural shingles have been approved in town, he then cited Chapter 6-Roofs, page 18 of the guidelines.

Member Fong made a motion to approve application HD-20-713 as submitted and as amended on 11.5.2020. Motion seconded by Member DuPriest and carried on a vote of 4:0 in favor.

NEW BUSINESS

HD-20-714

Jeff Dannes Shutters, siding, storm windows, porch ceiling, soffit,
109 E. Chestnut gutters/downspouts, roofing

Chairman Leshner noted that the house is referenced on Elizabeth Hugh's book, is designated as a "B" on the National Register Map finding it to be a contributing property thus a strict standard of review appropriate. Members concurred.

Mr. & Mrs. Dannes and contractor of The Southern Tide Group Chris Wright presented the application. Applicant is seeking approval to replace aluminum siding with smooth Hardi-plank siding, replace fascia/soffits with Azek trim, replace old storm windows to install flush mount storm windows, replace wood porch decking with composite decking, replace asphalt shingles on main house with same, replace metal roofing on front porch with new metal (hand crimped) roof, replace k style gutters with ½ round gutters and round downspouts, shutters to be removed, painted and reinstalled with same screws.

As the aluminum siding was removed and plywood/Tyvek installed on all but the west side of the house, applicant could not document the condition of the wood siding. Members preferred wood shutters to the vinyl, applicant agreed to change.

Members discussed the metal roofing noting Mid-Shore Exteriors proposal quoted, "the same panels as used at 214 A S. Talbot Street."

Tad DuPont of 203 Locust Street objected to the proposed materials for a contributing house in the historic district. Marian Brown of Water Street stressed the importance of using the correct/appropriate materials to preserve the historic character of the structure. David Breimhurst of Grace Street supported Tad DuPont's concerns.

Chairman Leshar noted the options available, approval, approval with changes, continuance, or denial.

Mr. Dannes was amenable to replicating the existing wood siding profile for replacement.

Members discussed appropriate materials to replace the siding. After a lengthy discussion on each aspect of the application the following motions were made:

- Member DuPriest made the motion to continue application HD-20-714 for wood shutters. Motion seconded by Member Fulton and carried on a vote of 4:0 in favor. Chairman Leshar cited Chapter 5 Doors and Windows, page 17 of the guidelines: suggesting louvered, appear to be operable, sized correctly, and should be attached to the window with appropriate hardware.
- Member Fong made a motion to approve application HD-20-714 as submitted for the storm windows. Motion seconded by Member Fulton and carried on a vote of 4:0 in favor. Chairman Leshar cited Chapter 5 Doors and Windows, page 16 of the guidelines.
- Member Fong made a motion to approve application HD-20-714 as amended for the porch decking material – wood to be replaced with tongue in groove wood decking. Motion seconded and carried on a vote of 4:0 in favor. Chairman Leshar cited Chapter 7 Porches, page 20 of the guidelines.
- Member Fong made a motion to continue application HD-20-714 for the porch soffit. Motion seconded by Member Fulton and carried on a vote of 4:0 in favor. Applicant to provide a dimensioned profile sketch for a wood replacement. Applicant agreed.
- Member Fulton made a motion to approve application HD-20-714 as submitted for ½ round gutters and round downspouts. Motion seconded by Member Fong and carried on a vote of 4:0 in favor. Chairman Leshar cited chapter 6 Roofs, page 19 of the guidelines.
- Mr. Dannes agreed to replicate wood siding in-kind. It was noted that the applicant is responsible to demonstrate that the siding is not repairable. Member Fulton made a motion to approve application HD-20-714 as modified for the siding: remove remaining aluminum siding to repair/restore underlying wood siding, use the existing wood as a guide for the in-kind replacement on the remaining 3 sides of the structure, corner boards to be wood, if unrepairable return to the historic commission for approval. Motion seconded by Member Fong and carried on a vote of 4:0 in favor. Chairman Leshar cited Chapter 4 Siding, page 13 of the guidelines.
- Member Fulton made a motion to approve application HD-20-714 as submitted for the asphalt architectural shingles on the main house and install standing seam metal roof on front porch with 1 ½” rib height, hand crimped seams, and 16” panels. Motion seconded by Member Fong and carried on a vote of 4:0 in favor. Chairman Leshar cited Chapter 6 Roofs, page 18 of the guidelines.

HD-20-715

Dan Spiegel In-ground swimming pool, pool patio, wood pergola & fence, walkway (stone or brick)
200 Mulberry Street

Chairman Leshar noted that the house is referenced on page 12 in the Elizabeth Hugh's book, is designated as an "A" on the National Register Map finding it to be a contributing property thus a strict standard of review appropriate. Members concurred.

Mr. and Mrs. Spiegel are seeking approval to install an in-ground swimming pool, pool patio, wood pergola & wood 4' fence with flat board fence with a small detail top as in illustration LS902, a 6' fence on the south side, walkway (stone or brick). Landscape architect Nick Reis noted very little was readily visible from the public way.

There was no public comment.

Chairman Leshar cited Chapter 11 Appurtenances, page 24, and Chapter 12 Fences page 25 of the guidelines.

Member Fulton made a motion to approve application HD-20-715 as submitted. Motion seconded by Member DuPriest and carried on a vote of 4:0 in favor.

HD-17-579

Maureen Nentwig Renewal of the expired Certificate of Review – No changes
121 W. Chestnut Street Shed approved as submitted at the 12.7.2017

The Applicant sought and received approval to renovate the existing accessory structure, replace the roof to architectural asphalt shingles to match the primary structure, install custom sliding wood doors and construct a wood kayak rack on the east façade of the structure. As the certificate has expired, she is seeking to renew the Certificate.

Chairman Leshar and members reviewed the application. .

There was no public comment.

Member Fulton made a motion to reapprove HD-17-579 as presented in December 2017, the motion was seconded by Member DuPriest and carried by vote of 4-0 in favor.

MATTERS FROM COMMISSION AND STAFF:

Christopher Boyd: SMCC 103 Railroad Ave. – Renovations

SMCC sought an informal review in January 2016 and have returned with a revised design. Christopher Boyd and Mark McInturff provided details of the proposed renovations to the Community Center.

Chairman Leshar commented that the siding had been installed @ 1990's, he noted that the structure is designated as an "E" on the National Register Map finding it to be non-contributing thus a lenient standard of review appropriate. Members concurred.

Members DuPriest, Fulton, and Fong expressed support of the design. Under a lenient review Chairman Leshar finds it appropriate and compatible with the neighborhood.

202 Mill Street "The Oyster House" – Tracy Higgs Wagner

The applicant is proposing to renovate the structure including an addition.

As the result of a comprehensive analysis Architect, Tim Crosby gave an overview of 2 options to bring the building into code compliance for an income producing property. The cost of \$550,000 is not feasible for return on investment.

One option is to relocate the building or demolish the building.

Chairman Leshar disclosed that he had an ex-part-e communication with the applicant and architect giving guidance to move forward.

Chairman Leshar commented that the building is deteriorated but retains its formal original elements being one of the last surviving homes on Mill Street.

Mr. Crosby mentioned the 3 options:

1- Dismantle

2- Dismantle build a new interior and reinstall old over new.

3- Lift, new foundation, new floor structure including sills, sit all back down, new framing

Members discussed saving building and rebuild the interior.

Member Fong suggested modifying the interior leaving a studio apartment with a preference to see structure in totality preserved in its context and scale. It was also suggested to leave the building as is and repurpose it into a garage - entering through the rear.

Tracy offered to pay for relocation and new foundation and a donation to renovate the building. Will return later.

Member Fulton read a portion of Demolition by Neglect - Section 340-34 into the record. Chairman Lesher suggest formulating a procedure to be added to the commission's rules of procedure. To be discussed in December.

Insertion of photos and captions into the revised guidelines were discussed with Kimberly Weller.

The meeting adjourned at 6:15.

Minutes approved as submitted on a vote of 4:0 in favor on 3rd day of December 2020.

Pete Lesher, Chairman