
Minutes
Historic Preservation Commission
Wednesday, March 20, 2019
4:00pm

Members Present: Kelley Archer, Chairperson; Katherine Gaudet; Ernest Lowell; Julia May.
Member Rob Biggs came in late at 4:27pm

Members Absent: Diana Huot, Stephen Ryan

Board Representative: Emily Cole Prescott, City Planner, and Roger Gay, city councilor, Ward 2

Kelley called to order the HPC meeting. She appointed both Ernest Lowell and Julia May as regular voting members, in order to make quorum.

Kelley made comment that all the same members at the March 6 meeting, are the same tonight.

- **Review Minutes of Previous Meeting: March 6, 2019.**

Kelley made mention of 2 corrections on page 2 & 3. Visible within 75ft of a public way. The 75ft should be removed. **Katherine moved accept the minutes with corrections, seconded by Julia, and so moved 4-0.**

- **Continued application review: 7 Vernon Street, Tax Map 39, Lot 22. Zoned R-2 & Historic District. Application for Certificate of Appropriateness for replacement of siding. Applicant is Shawn Googins**

Kelley: This is a continuation of the review of the March 6 meeting for 7 Vernon Street.

Emily: Applicant, Shawn Goggin's has requested review to replace the siding on his building at 7 Vernon Street. The applicant provided a description of work. Due to the rot of the current wooden shakes siding, it had to be removed for tenants. Vinyl siding to be replacing. The applicant was asked to consider the siding materials for the structure and bring samples for

review. He was asked to also provide quotes on Installing vinyl siding vs. clapboard siding, which he has and are part of your packets. Mr. Googin's has also installed a metal roof, which he will have to provide an application for.

Kelley opened the public hearing.

Shawn Googin's, applicant: the vinyl siding is high quality and looks like wood.

Kelley closed the public hearing and then opened to the Board.

Katherine referred the Board to page 4 of the Preservation Brief under "Historic Buildings" and the 3 items that they reference, that the Board should review.

- 1) the existing siding is so deteriorated or damaged that it cannot be repaired;
- 2) the substitute material can be installed without irreversibly damaging or obscuring the architectural features and trim of the building.
- 3) the substitute material can match the historic material in size, profile and finish so that there is no change in the character of the historic building. In cases where a non-historic artificial siding has been applied to a building, the removal of such a siding, and the application of aluminum or vinyl siding would, in most cases, be an acceptable alternative, as long as the above mentioned first two conditions are met.

Kelley: a good many houses on that street are clapboard. We need to keep the integrity of the historic architecture. If the applicant wants to prove hardship, the HPC does not rule on the financial aspect. The HPC is charged with 225 assets in the city. We need to educate the public.

Brett Kilcalling – He did submit a quote and there is \$12,000 worth of rot repair. There is a significant difference in cost with clapboard vs. vinyl siding.

Kelley: the HPC is charged with Federal and State guidelines. Looking at #2 from the Preservation Brief. Undertake routine materials. The Board agreed. #3 Repair historic materials and features. #4 Replace severely damaged or deteriorated historic mat'ls and features in kind.

Julia: we need to uphold the ordinance, but at the same time give consideration.

4:27pm. Kelley acknowledged the late arrival of board member, Robb Biggs.

Katherine: are we opening up to the people wanting to take clapboards off and wanting to add vinyl siding?

Kelley opened to the public for comment.

Doug McKray, 8 Vernon Street. He owns a house that is over 150 years old, and its clapboard. They have worked very hard to keep the integrity of the neighborhood. He has nothing against Mr. Googin's, but he is not in agreement of the vinyl siding. The cement board is not good product. The Board should not allow him to add vinyl.

Kelley brought it back to the Board.

Emily: it's hard to know what the siding was before. There is no documentation of surveys to know. Maybe the two sides that are visible from the street could be clapboard, and the back wall that is not visible from the street be vinyl?

Katherine: we don't want to set a precedence, but in this case, she would agree to vinyl.

5:00pm Katherine had to leave.

Kelley appointed Rob Biggs as a regular voting member, so the board still had a quorum.

After much discussion, the Board was in agreement that the building should remain wood, in order to preserve and maintain the character of the structure.

Motion:

Julia: I move that the HPC deny the Certificate of Appropriateness for vinyl siding for 7 Vernon Street, per the application materials submitted March 6, 2019 and March 20, 2019 that was reviewed and discussed tonight by the Board, seconded by Ernest, and so moved. 4-0.

Meeting adjourned at 5:20pm

Respectfully submitted by,

Maggie Edwards
Board Secretary