

Minutes

Historic Preservation Meeting

Tuesday, December 13, 2016

Members Present: Johanna Hoffman, Chairperson; Jay St. John, Alyssa Bouthot, Kelley Archer, Stephen Ryan, Katherine Gaudet, and Bob Hamblen, City Planner. Absent: Rob Biggs

3:00 p.m. The Board did a site walk to 15 North Street before the meeting

- 1. Applicant Kevin L. Sutherland seeks a Certificate of Appropriateness for window repairs or replacement in his home at 15 North Street. Tax Map 39, Lot 229. Zoned R-3 and Historic District.**

Johanna: The Board all agreed that from the site walk at 15 North St. the applicant is to keep his existing windows, with direction and recommendations from the Board.

- 2. Certification of Appropriateness review of proposed changes to the exterior of the Agren's Appliance building to include window replacement and painting of masonry, at 237 Main Street. Applicant is Archetype Applicants. Tax Map 38, Lot 56. Zoned B-3 and Historic District.**

Bob: applicant proposes to replace all windows, pointing to fire damage, extensive rot, and the desire for better thermal values. Double-hung windows are proposed to be replaced with a Universal Window and Door Series 400 product. Also perform maintenance work and a door replacement at the front entry. Change the color of the exterior brick and stone from black to gray by painting. Two new rooftop units are proposed on the building furthest from Main Street, on the center of the roof of a newer metal building.

Jay made the motion that the application is complete, seconded by Stephen. Motion passes 6-0

Bill Hopkins, Architect: The cost to remove the lead paint is \$100/ft. The first 6 inches around the front door up from the ground is rotted and needs replacing. All windows are being replaced. All the insets will be taken out and glass will be added in its place. AD&W Universal windows to be used. We will be stripping the walls down to the stone **Johanna:** The Commission has no guidelines on painting.

Discussion:

The Board talked about replacing the windows on the front and keep them the same 12/12, and replacing the front door to match the windows, to add light.

Steve: Main Street entrance is the gateway. It is important to keep as many elements the same on Main Street side. The door on the side street is not an issue. You should keep as much historic features as possible. I think we should take another site walk. Kelley: I think a woodworker could save the three 12/8 windows. For her, you should keep the 3 12/8 windows and the 3 picture frames. Bill: The

door will be replicated. They don't want to keep the old wood. They want to take the windows out and replace with new wood windows. Kelley: This building is coming upon the 50year mark. That will make this building historic.

Johanna: She highly recommends that the windows be replaced with wood. The applicant owes it to his client to get those windows out and replaced.

Steve: I move to continue this review until 4:00pm. On Wednesday, December 14, 2016, seconded by Kelley. Motion passes 5-1 (Katherine)

Meeting adjourned at 5:10p.m.

Respectfully submitted by,

Maggie Edwards
Board Secretary