



Historic Preservation Commission Minutes

Meeting – February 21, 2019

The Historic Preservation Commission met on Thursday, February 21, 2019 at the City Council Chambers, 305 Gay Street.

Commissioners Attendance:

Present: George Vojtech, Chairman; Susan Morgan, Vice Chair, Commissioners Ron Berman, Sharon Smith and Herschel Johnson,

Absent: Janice Olshesky (Alternate)

Liaison: Commissioner Steve Rideout, present

Other Representatives Attending:

Herve Hamon, Planning and Zoning, Planner I and Historic Preservation

Chairman George Vojtech called the meeting to order at 7:00 p.m. He began the meeting by conducting a roll call, issuing a welcome, and swearing in the people planning to testify. The computer and screen came on line at 7:15pm.

Approval of Modified Agenda

Modification of the Agenda:

- Hearing of HPC 2019-036, 1102 Locust Street is deferred to March 21, for incomplete application
- Discussion of the Parking Layout Modifications for Blackwater Bakery is added to the Agenda

Approval of Minutes

Review of January 17, 2019 HPC Meeting Minutes. Commissioner Smith makes a motion to approve the minutes as presented, Vice Chair Morgan seconds; all approve unanimously.

New Business:

HPC 2019-033 800 Hambrooks Boulevard – Garden Shed

This is a retroactive / after the fact application to build a garden shed in the back yard. The shed is built, and the applicant received informal guidance at the January 17 HPC meeting on how to create an appropriate design and aspect for the shed facades (installing vertical battens, 12" on center).

Upon presentation of current photos of the shed, motion is made by Chairman Vojtech to approve the application as submitted; it is seconded by Commissioner Smith. All approve unanimously.

HPC 2019-034 1109 Locust Street – Garden Shed and Fence

This is an application to build a garden shed and a privacy fence.

- The proposed scope of work for the shed is:
 - Wood shed built by applicant (contractor)
 - Cedar siding, painted gray to match house
 - 5-foot sliding barn doors (exterior hardware)
 - 4 columns in front (4x4)
 - Pressure treated decking (5" wide)
 - Corrugated metal roof (revised at HPC Hearing to asphalt shingles)
 - 5" cedar trim throughout

After questions to the applicant, the HPC approves:

- Construction of a rear yard garden shed (10'x20' with 4'x20' covered open area facing the yard); all structural elements and deck flooring to be pressure treated wood
- Shed to be located 6' from main house and a minimum of 3' from the side property line
- Shed roof to be architectural asphalt shingles to match the main house (a substitution from original application, which called for metal)
- Cedar shingles (to be painted) will feature reveals similar to the siding of the main house

Note: The vinyl privacy fence (6' tall at rear yard, and 4' tall on side yard of house, all the way to front sidewalk) will be submitted to staff for review and approval prior to purchase and installation

Commissioner Smith makes a motion to approve HPC 2019-034 as specified above, Chairman Vojtech seconds; all approve unanimously.

HPC 2019-035 103 West End Avenue – Rear Building Addition Renovations & Windows Replacement

This is an application to rebuild the façade of the rear portion of the house (currently storage and utility room), as well as upgrading the windows of the house throughout.

Proposed scope of work at rear building:

- Vinyl siding (Castle Ridge 8”), height to match existing aluminum siding
- Vinyl window and trim (United), 2 over 2 pattern to match main house
- Wood door with vinyl cladding, 15-light pattern
- Vinyl soffits, 6” to match main house (currently 6” Aluminum soffits)

Proposed scope of work on main house:

- All single pane deteriorated windows (about 16 overall) to be replaced by vinyl windows (United) with similar dimensions, matching profiles, and Low E energy efficient glazing; all patterns to be 2 over 2 as original to the house (see specifications for rear of house window, similar for use on main house)
- Side yard access doors:
 - One door to be eliminated and walled over (extend aluminum siding)
 - One wood door (4-panel door with glass, rotten at base) to be repaired

Action approved by the HPC:

- Install 8” Vinyl siding on rear volume of house, profile and reveal to match main house aluminum siding for visual continuity
- Install vinyl clad wood door (15-lights, 400 Series) and vinyl window (2 over 2 pattern) as per applications specs (United, 4800 Series)
- Provide 6” vinyl soffits at overhangs of rear volume, to match overhang and 6”alum. soffits of main house (complete construction of overhangs as required, add matching shingles where needed)
- Remove side yard door (1 out of 2), clad over with aluminum siding matching the main house, and restore the remaining 4 panel / wood side door (with 2 glazed panels up top)
- Replace all deteriorated wood windows on main house with new United, low-E Argon vinyl windows, 2 over 2 pattern, with profiles and proportions matching the existing original windows (provide staff with photos of deterioration of windows to confirm need for replacement)

Motion is made by Chairman Vojtech to approve the application as specified above; it is seconded by Vice Chair Morgan. All approve unanimously.

HPC 2019-037 Garden Club - Plaques

This is an application to install 3 bronze plaques, 2 of them on 48” tall posts, 1” square garden stakes, + one mounted to the façade of the Court House; all to be single line bevel, all to be 12”x18”. Note: Black Painted aluminum brackets at back of plaque; 1” square posts are anodized

aluminum; only one post is required if plaque is less than 24” wide; post to be 48” tall, 12” into the ground for 36” mounting height.

Action approved by the HPC:

- Installation of 12"x18" bronze single bevel plaques, mounted on single 1"square anodized garden stake, in 2 locations: at the WWII memorial garden, and at the Heron Garden at Long Wharf
- Installation of 12"x18" bronze single bevel plaques, wall mounted on right side brick pillar of the entrance doors of the Courthouse (appropriate rust resistant bolts to be used)

Motion is made by Commissioner Berman to approve the application as submitted, it is seconded by Commissioner Smith. All approve unanimously.

Administrative Reviews:

AA 2019-031 300 Belvedere Avenue – Masonry Chimney Repairs

All Administrative Review cases are approved as submitted.


Post Meeting Discussion:

- ❖ Blackwater Bakery parking lot modifications:
 - Staff gives an update on the changes being explored for paving surface, layout of parking stalls, and potential use of corner along Race Street as an outdoor sitting area.
 - Staff also explains the ongoing study to improve the efficiency and access to the inner part of the block as a municipal parking, and create a safe and landscaped pedestrian connection between Pine Street and Race Street
- ❖ Revisions to HPC Application Form, as made available to the public at DPW:
 - All HPC members are given a copy of the revised form, to take under advisement and provide comments back to staff.
 - Staff to add a section in the requirement checklist regarding mature trees

Chairman Vojtech asks for a motion to adjourn the meeting. A motion by Commissioner Berman to adjourn the meeting is seconded by Vice Chair Morgan and carried unanimously. The meeting adjourns at 9:30pm.

Respectfully submitted,

Herve Hamon
Planning & Zoning
Planner I & Historic Preservation

Signature:  Date: 21-Feb-19 HPC Chairman