

Minutes
Historic District Commission Meeting
Monday, May 23, 2014
Town Hall Meeting Room, Old Town Road
11:00 am

Present: Members: Chair William Penn, Vice Chair Martha Ball, Douglas Gilpin, Michael Ballard, and Dennis Riordan. Absent: Mark Vaillancourt and Claire McQueeny. Teresa Chmiel, Administrative Assistant was present for the recording of the minutes.

Call to Order

Chair William Penn called the meeting to order at 11:00 am.

Approval of Minutes of April 29, 2014

The minutes of April 29, 2014 were deferred.

Final Review:

Calvez, LLC. Plat 6, Lot 119. Application for Darius by Rebecca and Christina Zendt to replace windows and doors.

Rebecca and Christina Zendt co-owners of the Darius Inn presented. They are before the Commission asking for reconsideration on the decision dated 19 May 2014 for the approval of replacement windows, as well as submitting additional alternative door choices as requested by the Commission.

Christina is proposing to replace the 2nd floor windows in kind. The applicants confirmed the windows are not original. Ms. Zendt explained the windows are 1over 1on the building; therefore only replacing the windows on the second floor with 2 over 2 windows will create a “Hodge Podge” effect. Discussion ensued over the date of the building and the window pane configuration. Mr. Penn explained ideally the Commission would like the applicants to replace all the windows with 2 over 2; however this is unrealistic for the Commission to ask this of the applicant. Mr. Gilpin discussed the possibility of the building dating to the mid 1800’s, in which case the windows could be 6 over 6. He discussed with the Commission his onsite visit including the visual survey of the 2nd floor windows. Mr. Gilpin remarked with the exception of one (1) or two (2) windows on the back of the ell, the existing replacement windows appear to be storm windows within storm windows. Mr. Gilpin reference the guidelines of the Historic District Commission, Procedures and Standards Guidebook, Section (F) Windows, Window Materials, page 15 states: “In structures originally designed with wood windows, wood mullions/muntins with true divided lights will be highly recommended for any revisions, improvements or replacements.” He addressed the applicants that the Commission could not force them to use, but the Commission is highly recommending the installation of the two over two windows.

Mr. Penn made a motion to approve, seconded by Mr. Ballard, for Calvez, LLC Plat 6, Lot 119 for replacement windows based on the following findings of fact:

- The approval is for the replacement of vinyl 2 over 2 windows that comply with the guidelines of Historic District Commission, Procedures and Standards Guidebook, Section (F) Windows: Window Materials pages 15 and 16.

4 Ayes (Penn, Ball, Ballard, and Riordan)
2 Absent (McQueeney and Vaillancourt)

1 Nays (Gilpin)

The motion carried.

Ms. Zendt explained the replacement is for the four (4) solid wooden doors on the front of the building. She is asking the Commission to consider the request for approval as an access door, which are not as pronounce as an entry door. The proposed fiberglass door will match the existing doors on the backside of the Darius Inn. Mr. Ballard referenced the Historic District Commission, Procedures and Standards Guidelines, (E) Entrances/Doors, Doors, page 14 states: “Contemporary door styles are not appropriate. He expressed his concern the applicants are proposing a contemporary style door. Mr. Gilpin commented that the proposed door is much better than the flat door as previously presented. Ms. Ball and Mr. Riordan were in agreement; Ms. Ball asked the applicants if the doors would be painted. The applicants confirmed the doors will be painted white.

Mr. Gilpin made a motion, seconded by Ms. Ball, to approve the replacement doors for Calvez, LLC Plat 6, Lot 119 based on the following findings of fact:

- The approval is to accept the fiberglass material sash door with two raised panels below;
- With the sliding screen unit identical to the existing door on the back of the Darius;
- And the addition of full light screen storm door matching the existing on the backside of the building.

4 Ayes (Penn, Ball, Gilpin, and Riordan)
2 Absent (McQueeney and Vaillancourt)

1 Nays (Ballard)

Adjournment

Ms. Ball made a motion, seconded by Mr. Ballard, to adjourn the meeting at 11:30am.

5 Ayes (Penn, Ball, Gilpin, Ballard, and Riordan)
2 Absent (McQueeney and Vaillancourt)

0 Nays

Respectfully submitted,

Teressa L. Chmiel

Administrative Assistant Building & Land Use Department

Approved: July 22, 2014

