



Meeting Minutes of the Historic Preservation Commission (Subject to Commission Approval)

REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION WEDNESDAY, MARCH 18, 2009

Board Members Present

Sara Bronin
Lynn Ferrari
Michael O'Connell
Greg Secord
Alan Ambrose

Staff Present

Roger J. O'Brien
Kim Holden

Alternates Present

Catherine Connor
Jonathan Clark
David Ransom

Commissioner Secord called the regular meeting of the Historic Preservation Commission to order.

I. Minutes

On a motion made by Sara Bronin and seconded by Lynn Ferrari, the minutes of December 17, 2008 and January 21, 2009 were tabled.

II. Historic Review

10-12 Hawthorn Street, 12-14 Imlay Street, 20-22 Imlay Street, 21 Imlay Street, 24-26 Imlay Street, 36-38 Imlay Street, 42-46 Imlay Street, 45-47 Imlay Street, 52 Imlay Street, 56-58 Imlay Street, 57 Imlay Street - Historic Review of landscaping and site work.
Applicant Stephen Varenhorst- Stephen Varenhorst Architects.

Roger opened the discussion and asked the commission to review whether their conditions of approval have been met.

Commissioner Ambrose asked to take a look at the minutes of the meeting of December 17, 2008.

Commissioner Secord asked to put the proposed resolution on the table for discussion.

Commissioner Ambrose made a motion to approve the resolution and Commissioner O'Connell seconded.

Mr. Stephen Varenhorst, Architect from Stephen Varenhorst Architects, representing the owner of the Imlay Street properties stated that they addressed all of the conditions that the commission had requested with plans that were submitted to the Historic Commission.

a. 10-12 Hawthorn Street – Historic Review for work performed, Demolition of structure.

Mr. Varenhorst showed a site plan of the property on 10-12 Hawthorn Street and addressed the following conditions: 1. The retaining wall by the driveway was covered with brick to match the building. 2. The porch issues, the railing, the brackets, front elevation, side elevation and the three floor plan, change the doors going out to the north east to panel doors with glass lights up above were also all addressed.

b. 12-14 Imlay Street – Historic Review for work performed

Mr. Varenhorst noted that his client was asked to rebuild the porches. They are showing details to rebuild the two porches

Mr. Varenhorst stated the oval sign on the drawings will be coming down.

He described the proposal to relocate the driveway of the parking lot to the center. He also showed the newly added landscaping on the plan.

c. 20-22 Imlay Street – Historic Review for work performed, demolition of structure.

No change

d. 21 Imlay Street – Historic Review for work performed

No change

e. 24-26 Imlay Street – Historic Review for work performed.

No change

f. 36-38 Imlay Street – Historic Review for work performed.

Mr. Varenhorst showed the proposed changes to the porch including the columns and the railings of the porch. Mr. Varenhorst obtained an original picture of the house and duplicated the original columns of the house, along with the brackets.

g. 42-46 Imlay Street – Historic Review for work performed.

No change

h. 45-47 Imlay Street

Replacing the front door

I. 52-54 Imlay Street & 56-58 Imlay Street

Mr. Varenhorst stated that they moved a satellite dish and installed fence, the building had no changes.

J. 57 Imlay Street

Mr. Varenhorst showed the screening in front of the condenser unit on the plan.

Mr. Ambrose stated that Mr. Varenhorst did a great job and is very happy with the outcome. He is some what disappointed and wishes he would reconsider the possibility of using more of the turned post. He thinks it would make a big difference.

Mr. Varenhorst stated that he was fine with making that change and agreed that it does make a big difference.

Commissioner Bronin stated a few conditions still pending:

1. that square lattice is used for the skirting for 12-14, 36-38, 42-44 Imlay Street
2. The site plans indicate that existing pavement be removed, that paving be replaced with loam/grass.
3. The removal of the oval sign is authorized by the commission
4. The doors and sidelight on 36-38 Imlay Street are changed to be mirrored images of each other rather than identical.

Commissioner O'Connell moved that the pending motion be amended to include the four recommendations as summarized and Commissioner Ferrari seconded the motion.

All in favor of the amended motion. The motion was unanimously approved.

III. Old Business

The meeting was adjourned

Respectfully Submitted,

Roger O'Brien
Director of Planning, PhD, AICP