



Historic Preservation Board
Minutes
OCTOBER 24, 2019
1:00 PM

PRESENT: Rosa Pickett, Maye St. Julien, Tim Hudson, and Cynthia Haywood. **Also, in attendance;** James Benderson, Town Planner, and Cathlene Williams, Town Clerk

- I. CALL MEETING TO ORDER-** The Historic Preservation Board meeting was called to order at 1:09 PM, by Maye St. Julien, Mr. Hudson led the Prayer, followed by the Pledge of Allegiance.
- II. ROLL CALL-** Maye St. Julien, Rosa Pickett, Tim Hudson, and Cynthia Haywood.
- III. APPROVAL of November 29, 2018 MINUTES and the December 27, 2018 minutes.** In reference to the 11/29/2018 minutes; Chairwoman St. Julien asked Mr. Benderson what is the issue with the sign, and what is the sign? Mr. Benderson replied, he is unsure of this sign issue. Motion by Tim Hudson to approve the **November 29, 2018 Minutes** with noted corrections to be made, the motion was seconded by Rosa Picketts; **AYE: ALL, MOTION PASSES.** Motion by Cynthia Haywood, the motion was seconded by Rosa Picketts to approve the December 27, 2018 Minutes; **AYE: ALL, MOTION PASSES.**
- IV. OLD BUSINESS- N/A**
- V. NEW BUSINESS**
 - 1. (COA2019.9.23 339 CLARK STREET)** Applicant/Owner request for Certificate of Appropriateness for a single-family home renovation- Ms. Montgomery. Mr. Benderson stated that the applicant has provided a chart indicating the changes to be made to the property, which are highlighted for your review. The applicant has provided a number chart of the changes to the exterior of the property; in my packet I have highlighted those changes. I have placed check marks on the recommended and not recommended. The numbers in your packet are key to the photographs that the applicant has included. The applicant wants to stucco the exterior of the house and re-do

the facia as stated by Mr. Benderson. Mr. Benderson does not recommend stucco of the gable or the structure. **Althea Montgomery owner of the house at 339 Clark Street:** Mr. Hudson asked the owner is she planning on putting double doors in front of the house? Ms. Montgomery replied that her concerns are the window frames are attached to the door frame which is not safe. I wanted to close the window as an option; a package with a door and the windows on the side. Mr. Benderson replied that stucco is not a permitted use according to the guidelines. The applicant asked what are the options permissible for the exterior? Chairwoman St, Julien replied that there are several homes that meet the criteria in the Town, but we do not want to take away the historical significance of the homes. The next item on the list is the door; the applicant presented the board with her proposal for the exterior door. Mr. Hudson asked the applicant does she have a concern with the safety of the door? The applicant replied safety is always a concern. Mr. Benderson replied that in keeping with the guidelines, when she submits her building permit she must stay within the guidelines, he will review it to ensure this is what was agreed upon. Mr. Benderson stated that to ensure everyone is on the same page; he will go over the list submitted by the applicant. The first section is home: the south view is the interior; stucco interior, I recommended **NO**; #2 remove the facia which should be gable, I have recommended **NO** on this; upgrading windows, I put **YES** as long as the windows are in character. #4, remove any extended picture of the roof; **YES** is recommended; close the windows on both sides of the front door; **NO** with recommended door upgrade; **YES** on replacing the front door; extending larger landing on the front door; **YES**; replace the back door; **YES**; upgrade the windows; **YES** as long as they are in character; enclosing the south window, I didn't recommend this; the Board recommended **YES**. The garage; elevate the roof lines to match the garage; **YES**, as stated by Mr. Benderson. Upgrade windows; **YES**, repair fence **YES**; add a driveway and walkway; **YES**. Motion by Rosa Pickett to support staff recommendations granting the applicant certificate of appropriate request with specific conditions provided that a needed effective date to submit for permitting to be identified preferably appearing no less than (30) days and not to exceed (60) days and recommend that the building permit be contingent on construction plans and development timelines; the motion was seconded by Tim Hudson; **AYE: ALL, MOTION PASSES.**

2. **(COA2019.9.20 206 Gabriel Street) Applicant/Owner Mr. Benderson; REQUEST FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH AND REBUILD A SINGLE-FAMILY HOME;** Images of the current site is included in your files, the applicant has also submitted their proposal; the style is framed with one (1) gable; the applicant is proposing to build a single family home with a detached garage. Chairwoman St. Julien addressed the

applicant Mr. Allen that she does not see a porch. Mr. Allen replied, these are not the plans, just the rendering. But the porch is on the front of the house; called a Boston hip. Mr. Hudson asked that since the garage is detached and it is 10 feet from the house, are you considering putting a walkway to shield from the weather? Mr. Allen replied that he does not have a problem doing this, it will be submitted with the building plans. Motion by Cynthia Haywood to approve the COA 2019.9.20 for 206 Gabriel Street, submitted by Cecil Allen, the motion was seconded by Rosa Picketts; the motion should include timelines based on no less than (30) days for Certificate of Appropriateness and Demolition; and no less than (60) days for the building plans. **AYE: ALL, MOTION PASSES.**

1. MEMBER COMMENTS- NONE

2. STAFF COMMENTS

James Benderson- Since our last meeting, one (1) Certificate of Appropriateness has been issued for general maintenance on 131 Wymore Road; for exterior and replacing the roof; upgrading maintenance issues. The other item that this board approved; 430 Eaton Street is now occupied; the Roundtree Property.

PUBLIC COMMENTS-

Mary Raines- 25 Gabriel Street- for future meetings maybe the board can consider having only one (1) item on the Agenda; if not maybe allotted time can be considered for each applicant. Other than that, this was a very informative meeting.

Mrs. Lucinda Johnson- certainly appreciate Mr. Allen purchasing this home, it has been an eyesore, thank the board for approving this.

Gloria Gordon- I also want to Thank Mr. Allen this is going to make a big difference on this corner. Vera King was unable to make the meeting, but she has asked about the Myers home on the corner of Wymore and BelAire Street; are there any plans to clean up this property

3. ADJOURNMENT- The meeting adjourned at 3:15 PM.

Respectfully Submitted by:
Cathlene Williams, Town Clerk