

Historical Architectural Review Board

Minutes

Tuesday – January 3, 2023 – 5:00PM

- I. Call to Order
 - a. 5:06 PM
- II. Pledge of Allegiance
 - a. Complete
- III. Roll Call
 - a. Present:
 - i. Catherine Bianco
 - ii. Dave Boelker
 - iii. Joel Bartlett
 - iv. William Felton
 - v. Brian Slater
 - b. Excused:
 - i. Dana Dugan
- IV. Approval of Minutes
 - a. December 5, 2022

Catherine Bianco made a motion to approve as submitted.
Joel Bartlett seconded.
Motion carried 5-0.
- V. Public Participation
 - a. None
- VI. Old Business
 - a. None
- VII. New Business
 - a. **22-02001 – 193-197 Bridge Street – 15-9-160:** Renovation and addition to an existing approved building in the Town Center District. The existing approved building shall remain unchanged. A new fourth floor which is visible from Bridge and Main Street shall be constructed. A new partial second and fourth floor which is partially visible from Main Street and visible from Price Street shall be constructed along with a new fourth floor partially visible from Main Street and visible from Price Street.

Presenting: Liz Lawrence & Brent Zerr

Discussion: Step back the 2 sets of cornice? Try to keep it as original as possible by keeping what's existing. Missing the rhythms and patterns again match what is existing (windows). Windows will be replaced as necessary. Some infilled with block and brick and don't meet current standards. All would consider replacing the windows at the Fenix and are flexible. There are no East side elevations, no intention to install windows. Know 191 Bridge could cover the side of that building. The plan for 191 Bridge St has expired. Check glazing requirements in the IEBC. What could it take to add windows to the structures? Concerns about making the side elevation windows work. Recommendation of skylights. Potentially seek a UCC variance. Existing railings at Molly's will be mimicked. See the modifications from Price Street. Helpful in future drawings to show a roof line of the adjacent building. Show proposed building height. Renderings of an idea of what it will look like. The Eastern façade of 193 is currently stucco.

Applicant will take this feedback and return with a revision. No action taken.

- b. **22-02003 – 260 Bridge Street – 15-9-191:** Interior renovations of an existing 2 story corner lot structure with basement to construct a new bakery/cafe. Renovations will include minimal work on the exterior to provide building systems to accommodate the new cafe. Some new openings are proposed at the second floor level (front facade/bridge street view only) and the existing basement sidewalk access doors will be eliminated and in filled with new concrete sidewalk. Damaged sidewalks will be prepared to match existing profile.

Presenting: Brian Knobb, Christine Webber & Doug Seiler

Discussion: Appreciation for accommodating the committee while keeping the ADA bathroom in place.

Catherine Bianco made a motion to approve the application as submitted with consideration to the wall placement, but not treatment/programming.

David Boelker seconded

Motion passed 5-0.

- c. **22-02005 – 177 Church Street – 15-9-352:** Demolition of remaining structures on site.

Presenting: Eamon Brazunas

Discussion: No longer many remnants that keeps the buildings Historical value.

William Felton made a motion to approve the application as submitted

Catherine Bianco seconded

Motion passed 5-0.

VIII. Pending Business

a. None

IX. Adjournment

a. 5:50PM