

Brattleboro Design Review Committee

Tuesday, June 4, 2019

Minutes

Members: Barbara George, Robin Sweetapple

Excused: Maya Hasegawa

Staff: Sue Fillion, Brian Bannon

Public: Steven K-Brooks, Aaron (did not get last name)

SITE VISIT: 1:00 PM – 88 Canal Street

The Committee convened for a site visit at 1:00 P.M. Barbara George, Robin Sweetapple, Sue Fillion (Planning Director), Brian Bannon (Zoning Administrator), Steven K-Brooks, and his builder, Aaron attended the site visit. The Committee observed site conditions; no testimony was taken.

REGULAR MEETING:

1. Call to Order

R. Sweetapple called the meeting to order at 1:31 P.M.

2. Review and Approve Minutes of November 2, 2018

B. George moved approval as written; seconded by R. Sweetapple. Approved 2-0.

3. Review of Development Proposals

2019-52 Steven K-Brooks; request for Historic District review to add a dormer and raise the roof line in the ell portion of the house at 88 Canal Street in the Clark-Canal Historic District. Tax Map Parcel 325145.000.

R. Sweetapple advised that the committee had just been to 88 Canal Street for a site visit with the homeowner and builder. Aaron explained the renovation and how it would affect the existing building.

B. George advised that the Committee must review the renovation under the Secretary of the Interior's Standards for additions. She made the following observations that are consistent with the Secretary's guidelines: the addition is not on a character defining elevation and there will not be very much loss of historic materials. She said that the Secretary's guideline is to "design new addition in a manner that makes clear what is historic and what is new." She advised that the applicant is not required to match the roofline or use the same materials, so they have more flexibility than how they designed it. The builder said that he matched the pitch of the existing roof to get the most amount of head space and make the most construction sense.

R. Sweetapple stated that it is not a visible addition and there are lots of non-conforming changes to the building, including the awning windows in the barn.

The DRC recommended the following:

1. Windows in the addition relate to the awning windows in the barn
2. The trim on the addition should be simple
3. Use all the old slate roofing on one side of the roof pitch and the new on the other

B. George moved to recommend that the addition appears to meet the Secretary of Interiors Standards as interpreted by the DRC. Seconded by R. Sweetapple. Pass 2-0.

4. Administrative Matters and New Business

a) Historic District Walk and Certified Local Government Presentation – June 19

The Committee discussed the timing of the event. It was agreed that 5:30 P.M. was a good start time for the CLG presentation with the walk at 6:30 P.M. if this worked for Devin Colman. It was agreed that a postcard mailing to the properties in the Clark-Canal and Homestead-Horton districts would be good. Other methods for notification will be iBrattleboro, social media, and the Historical Society.

b) Windshield Survey

No formal work had been accomplished on this. There was reaffirmation that it would be good to identify neighborhoods to identify whether there are threats to them. It was agreed that it would be good to ask Devin Colman how to identify threats. B. George asked about funding for surveys. S. Fillion advised that there may be some money to put towards it. It was agreed to pick this back up after there is a follow-up meeting on the CLG to see if there are people interested in serving on a historic preservation board.

4. Adjourn

The meeting adjourned at 2:15 PM on a motion made by B. George.