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Geri Doyle, Chairperson  
Angelia Christopher  
Administrative Assistant

## **HISTORIC PRESERVATION COMMISSION MEETING MINUTES**

**Tuesday November 19, 2019 @ 9:00 AM  
City Hall Council Chambers**

**Call Meeting to Order:** Chair Doyle called meeting to order at 9:00 am.

### **1) Roll Call:**

Chair Geri Doyle, Clare Marron, Robert Lash, Robert Abbey, Brian Coombs Janet Slade

Others in attendance: Kris McNeill: William Mansfield- representing Shane Riley

### **Review of meeting minutes from 9/17/2019**

Chair Doyle asks for a motion to accept minutes from 09/17/2019

Janet Slade made a motion to accept the minutes. Robert Lash seconded the motion. All Commission Members in favor.

### **2) William Mansfield- representing Shane Riley of 300 Water St. is seeking a Certificate of Appropriateness to renovate the exterior and framing of compromised building materials of the property at 300 Water St. on City Tax Map 034 Lot 113 in the Central Business/Downtown Historic District.**

Mr. Mansfield presented a detailed plan, due to the scope of work that needs to be done. The board is pleased to see this application, as this building needs lots of work. William Mansfield is Shane Riley's contractor and will be doing the work. On the Post Office side of the building, there are many holes, which need to be fixed. Mr. Mansfield reports that he will be taking off the asphalt-like material off. He is also taking the sheathing off, so he can look at the framing and see what work needs to be done there. Because of all of holes, and leaking, he will be replacing insulation, as needed. There is likely water damage, and hopefully after this repair the leaking will stop. Chair Doyle asks if the water is going into the apartments and he tells her that he doesn't think it is, but it is likely going into other areas. His goal is make sure the framing is sound and secure, and add new insulation where needed. He will then put in new sheathing, then his work will be wrapped with water proofing(Tyvek), and then ice and water shield. Flashing will then be installed where needed. He states that they shouldn't have to disturb too much of the roofing and if they do they



will caulk everything and make everything watertight. He and his team plan to go the extra mile to make sure that everything is tight and waterproof. The job will be finished with cedar clapboards. Mr. Mansfield would like input from the board on what color would be best. Chair Doyle states that the Commission cannot dictate color, but can give an opinion. Some members feel that trying to make non-brick items look like brick can make it look off, so maybe it would be best to leave it gray. Mr. Mansfield states that with winter weather quickly approaching he will likely not get to staining it until spring, but the clapboards will have primer on them until then. The vinyl siding is white, which in itself, stands out. Mr. Mansfield states that whatever he uses for stain for the clapboards, will likely be the gray color, or a red-dust color. Chair Doyle states that is fine, and perhaps he will be back in the spring the address the white vinyl siding.

Board members want to know how the transition from brick to clapboard will get addressed. The area they are talking about currently looks like a white line in the photos. Mr. Mansfield tells the board that he will likely fabricate a trim board for this area. Mr. Mansfield states that the trim board would be cedar, pressure treated or Azek, which is a cellular treated PVC that is very durable. He states he will do his best to make it as aesthetically pleasing as possible. Mr. Mansfield reports that he will probably have to reframe the windows due to leaking around them, but he does not think that they will have to be replaced.

**Robert Abbey makes the motion- based on the facts by William Mansfield, representing Shane Riley of representing Shane Riley of 300 Water St. on City Tax Map 034 Lot 113 in the Central Business/Downtown Historic District finds that the proposed project is consistent with the Secretary of Interior Standards for treatment of Historic Properties with guidelines for rehabilitating of historic buildings at 300 Water St. to replace framing of compromised building materials, renovate the exterior, replacing with new cedar clapboards and siding of the property at 300 Water St. Repairs and replacement of material will meet standards of rehabilitation for Historic Preservation of Historic Properties. Clare Marron seconds the motion. All commission members are in favor- so moved.**

**3) Other - No other discussion**

**4) Chair Doyle asks for a motion to adjourn.**

Janet Slade makes a motion to adjourn and Robert Abbey seconds it.

All are in favor- So moved.

Adjourn at 9:16am

**Next meeting is scheduled for 12-17-2019**