

MINUTES OF A MEETING OF THE MANCHESTER HISTORIC ZONING COMMISSION

7 APRIL 2022

Call to Order

The regular meeting of the Historic Zoning Commission was called to order at 5:00 p.m. in the city hall board room with Rick Cook presiding. In attendance were: Alderman Bob Bellamy, Ellen Fletcher, Will Painter, Vice Chair Tiffany Hoyne, Codes Director Brittany Fiske, and Norm Vetter. Absent were Ray Amos, Button Dale, and Leif Swanson.

Minutes Approval

Minutes of the previous meeting (March, 2022) were distributed electronically prior to this meeting.

COA's

Three (3) COA's were submitted for review at this session.

133 East Main St. Charles Brackin was in attendance representing the building owner. The application is specific to the demolition of the building. Mr. Brackin had previously supplied recent photos of the interior showing significant decay to building's the structural integrity. Also, in a written description submitted to the codes department on March 30, he provided further detail:

"The front concrete block wall of the building does not have horizontal support. The only support it initially had was the bond between it and each side block wall. The front wall has separated from each side wall, therefore the front wall does not have a horizontal support at all. The front wall actually separated further when we were attempting to clear the debris from the building. The only horizontal support for the block side walls are the floor joist members that connect to each side wall. Many of these joist have failed due to rotting, therefore they are no longer providing horizontal support for each side block wall. The wood flooring on the first and second floor is also rotting and would require replacement. Removing the flooring would also cause further instability of the floor joist on each floor and each side block walls. The 2nd floor ceiling joist are also rotting. These joist are the support for the metal roofing. These ceiling joist would also have to be replaced, which would further cause each side block wall to be more unstable."

He further explained at the meeting that the deterioration has progressed to the point that it is no longer safe for his crew to attempt salvage. Will Painter asked if the commission was required to approve demolition. Because the building is within the historic zone, approval for demolition is required per the Local Certified Government (LCG) program. It was noted that at this time the owner intends to build a new building on the site in the future. No dates for construction or description of the replacement building were provided.

Will moved that the COA be accepted as presented. Ellen seconded the motion and it was approved with unanimous voice vote.

Reese's Genes Boutique, 104 East Main St. Business owner, Tiffany Hoyne, was in attendance. The application included installation of a fabric awning on the building front façade. Color choice very closely resembles "Melville" color swatch from the Ferrell-Calhoun Historic palette. The business logo initials are to be printed onto the fabric. Tiffany also requested approval for a metal sign as an alternate installation instead of the awning. The sign will utilize the same background color with the business name and initials. Either the awning or the sign will be installed per Tiffany's discretion, not both. Tiffany also requested approval of changing the exterior lighting wall sconces. She provided an image of the proposed fixtures. Furthermore, approval for a door decal to match the awning or signage as submitted was requested.

Ellen moved the application be approved as submitted. Will seconded the motion which was approved with unanimous voice vote. Note: As both the business owner and a member of the commission, Tiffany abstained from the vote.

Maggie's Jewelers, 103 West Main St. Carlos Martin was in attendance. The application submitted was specific to an exterior, painted steel sign displaying the name of the business. The sign is to be flush mounted on the front of the building. A mockup image/drawing of the proposed fabrication was provided. The dimensions of the sign were noted on the drawing and the question was raised about the code regulation specific to the proportion of sign area to the linear street frontage of the building itself. Tiffany stated since this building does actually face the town square and as such is zoned "C1" it is possible the code specification differs somewhat. She stated she will confirm the actual permitted specifications and relay that information to Mr. Martin. Carlos stated that since Cook's Signs has not begun fabrication, he can have them scale the dimensions to comply with the code specification. Ellen moved the application be approved pending Brittany's verification of the code requirement and forwarding that information to Mr. Martin. Tiffany seconded the motion. Approval was granted with unanimous voice vote.

Other Business

Will asked for clarification of the Commission's guidelines regarding a possible stacked stone façade for Owen's.

Tiffany queried who is responsible for the US flag displayed on the pole located on the south side of the 100 block of East Main St. as it needs replacing.

Adjournment

With no further business, the meeting was adjourned at 5:25. The next meeting is scheduled for 5 May 2022 at 5:00 PM

Respectfully submitted,
Norm Vetter
Secretary