

HISTORIC DISTRICT COMMISSION

April 16, 2015

Present: Chairman Patrick Gordon, Valerie Ouellette, Pam Gjettum, Pete Cameron, Frank Kollmorgen, Julie Gilman.

Patrick called the meeting to order at 7:00 pm.

Some of us had just come from a walk-through of the new Loaf and Ladle with the owner and his right-hand man. We got to see the framework of the new building and traces of the old.

At the meeting Stephen Kaneb, the owner, was not submitting an application of any kind but instead described the changes he wanted to make since his original appearance last spring. The big one is that he (mistakenly) has started installing vinyl windows, which were not approved (wood is best, fiberglass is okay). Building Inspector Doug Eastman did not get Mr. Kaneb an order to change the windows in a timely fashion and by the time he did, many windows were already in place. Plus the time limit for appealing to the ZBA to allow vinyl windows has long gone by.

Mr. Kaneb gave us a list of the changes he wanted to make. Starting with the easier ones first: there was to have been a window in the alley looking out to 11 Water Street. As there had never been a window there before, that was fine with us.

He also wanted to delete the additional skylight – again, since this was new construction he isn't altering anything.

He also wanted to move the original skylight. We would prefer him to keep the traditional roof line.

There was a question of deck railings. Originally the restaurant deck railing would be different from the apartment balcony railing. Now he would like them to match (all wrought iron). That would be excellent.

Outdoor decking – do we even have authority here? Nobody could find anything in our rules. We asked him to bring a sample of the new material with his amended application next month.

Shutters: we had approved fiberglass but he has already gotten and installed wood. Wood is better and we always prefer it.

Now, the windows. Mr. Kaneb asked what his options were. Basically, none: he can't appeal our decision (too late for that). He doesn't want to rip out everything he has done and passionately supported the esthetic of his choice of window. Patrick explained why the board is against vinyl and emphasized that to change accept vinyl now would reverse our own decision, break our own rules and worse, set a precedent for accepting vinyl.

Pete then spoke up. He said he would like to see the gentlemen get a chance to make their case to our satisfaction. They can submit a new application (and we do need to see all seven points to be changed even though we have generally approved most of them).

Then we moved on to approving the March minutes, with one change: on page one Kimball AVENUE should be Kimball ISLAND. Fred moved, Julie seconded, the minutes were approved and the meeting ended.

Pam Gjettum, Clerk