



MINUTES

HISTORIC DOWNTOWN ADVISORY COMMISSION
Village Green Municipal Building, Council Chambers
47 Hall Street
Thursday, March 19, 2015
6:15 P.M.

1. CALL TO ORDER/ROLL CALL

- Called to order on time.

2. APPROVAL OF MINUTES (November 20, 2014)

- Minutes tabled till next meeting.

3. STAFF ITEMS

- Announcement of Comprehensive Plan workshop #2. April 15, 7 – 9pm.
- Architectural advisor absent – Comments will be relayed via Rocky Kambo.

4. HEARING OF VISITORS FOR ITEMS NOT ON AGENDA

- None

5. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

- **Comments and recommendations to be made to P&Z**

Applicant: Elite Land Title LLC.

Location: 75 Lincoln Street

Existing Zoning: Downtown Business District

Request: Approval for new office building

- **Applicant Presentation:**

- John Hanks spoke on behalf of Robert Corwin (owner – Elite Land Title). Mr. Hanks mentioned that they have met with Powell's architectural advisor and incorporated his feedback thus far.

- **Staff Comments:**

- Building is also under P&Z review.
- Project needs HDAC review to pass preliminary stage. Comments made by HDAC will be considered by P&Z before their decision to advance this plan to final development stage.
- Mr. Kambo described the location and use of the proposed structure
- Staff Report: Mr. Kambo outlined the staff report
 - One correction: HDAC is to recommend (or not recommend) this project to P&Z for ultimate approval to advance to final development stage. HDAC does not have authority to approve this project outright.
 - Project is in line with existing ordinances and comprehensive plan (reviewed by P&Z)
 - Powell Architectural Guideline comments:
 - Mr. Kambo detailed staff comments outlined in the staff report.

- **Commission deliberation:**

- Commission believes this project is appropriate for the site and well designed.
- Recommendation granted to P&Z with conditions:
 - Gutters to be changed to half-round style, painted to match trim.
 - Applicant change the proposed coach style light and light post

- Sign post be changed from proposed stone to wood
- Change front door to be in line with Powell Architectural Guidelines
- Roofing color to be analogous grays in line with Powell Architectural Guidelines

6. OTHER COMMISSION BUSINESS

- None

7. ADJOURNMENT

Next meeting: April 2, 2015