

RYE HISTORIC DISTRICT COMMISSION

**Thursday July 18, 2019
5:00 p.m. – Rye Town Hall**

Present: Mae Bradshaw, David Choate, Charles Hoyt, James Tegeder, Alternates Kaitlyn Coffey and Katharine Brown

I. Call to Order and Pledge of Allegiance

Chair Bradshaw called the meeting to order at 5:05 p.m. and led the pledge of Allegiance.

Chair Bradshaw seated Kaitlynn Coffey for Daryl Kent.

II. Approval of Minutes

Motion by David Choate to approve the Meeting Minutes of May 20, 2019. Seconded by James Tegeder. Vote: 5-0 Abstained: Charles Hoyt

III. Design Guidelines project

Chair Bradshaw handed out the draft of the guidelines. She stated that there is one section in the introduction that Alternate Member Brown had concerns about. It is the William Morris's quote in the general description of the District.

Alternate Brown explained that if the Commission wants to enlarge the District, the Commission should not be doing anything that would get people riled up and this statement could do it. She added that she agreed with the stewardship concept, but it may not be something that the Commission should put forward.

Chair Bradshaw suggested taking out the sentence that says; "They are not in any sense our own properties to do with as we like with them, we are only trustees for those that come after us".

The Commission members all agreed to the change.

Chair Bradshaw reported that Member Choate put together the commercial section and they have been working on condensing it. She stated that she is not sure how long the Commission wants the document to be. It certainly should not be as long as Portsmouth's or Exeter's.

Charles Hoyt reported that his and member Kent's section is done.

Chair Bradshaw suggested that when dealing with the commercial section, it occurred to her that they are dealing with the Isles of Shoals, as well. She recommended relooking at the commercial guidelines with that filter on as well, because there may be more to add with that in mind.

Member Choate noted that there was a lot of language in the Exeter document about signs.

Chair Bradshaw agreed and added that there is a lot of sensitivity in Rye, about signs in the District. So, she kept in some of the sign language, with awnings and lighting, etc. Chair Bradshaw asked the members to take another look at the two commercial pages with the Isle of Shoals in mind.

IV. Star Island new developments

Member Choate asked what part of the ordinance applies to the exercise station signs.

Member Tegeder stated that it was 303.5 C-1.

Member Choate clarified that the issue is not the sign and the exercise but the location on the Island.

Member Tegeder stated it is the environment in which they exist. It is just as important as the feature.

Member Hoyt reported that on June 10th he wrote Jack Farrell an email saying; as stated in the Town Ordinance, as it pertains to signs in the Historic District, you are in violation of article 303.5 F, to ensure the visual impact of all signs is consistent with the historical and architectural creature of the Historic District. Although it may not need a building permit, it still needs a review of the HDC. You will need an after-the-fact certificate of approval and any more work or signs that are planned for Star Island will need to go before the Commission for review.

Member Tegeder had pictures of the signs.

Chair Bradshaw suggested contacting Jack Farrell and going on a site visit.

Member Tegeder suggested review of the new construction and the new septic area/sewage waste area.

Member Hoyt said he would do the follow-up and make the arrangements for the site visit.

Member Choate suggested that the Commission should also get a copy of the site plans. He also reviewed 303.2 under purposes; it states; “The purposes of the Historic District Commission are to preserve for generations to come..... and to ensure that new buildings and structures and alterations to existing buildings and structures, uses of buildings and structures in the District are in visual harmony with their neighbors, in order that the District be preserved”.....

Member Hoyt commented the Commission should first visit the site and then email Jack Farrell asking him to come in for a hearing.

Chair Bradshaw agreed that the Commission will set a hearing date. There seems to be no formal application.

Member Hoyt reported that Mr. Farrell was told by the building inspector that the signage did not merit a building permit.

Member Choate looked into the zoning of the Island. It is zoned as Public Recreational and Conservation District. The zoning ordinance (section 501.1 D) states that in any Public Recreation District shall have no signs at all, other than municipal and state signs. They would have to go before the Zoning Board to get a variance.

Chair Bradshaw stated that in this case the site visit is not necessary. The Commission's responsibility at this point is to respond to the applicant on their application for their certificate of approval and with a vote today. The Commission must deny it on the bases of it isn't allowed in the zoning ordinance. If they want to appeal, they would have to appeal it to the ZBA.

Member Hoyt suggested sending the building inspector an email saying that the Commission has reviewed this and not only is it in violation to section 303.5F, but it is in violation to section 501.1 because it is in the Public Recreation District which prohibits signage.

Member Choate added that this superseded the Historic District Commission's deliberations.

Motion by David Choate to deny the application on the grounds that signs are not permitted in the Public Recreation District Zone under section 501.1. Seconded by James Tegeder. All in Favor.

V. Other Business

Chair Bradshaw announced that it is CIP time and it is time to find out if the Commission has any plans to spend \$15,000 or more on any projects. It was agreed that there are none.

Member Choate asked what is happening with the Friends of Town Hall and the fundraising.

Chair Bradshaw explained that after the Plan New Hampshire event, the idea came up that there may be a combination of buildings that should be used for some of the projects. There was funding for an architectural study for the interior of the Town Hall Building. The Selectmen have decided to postpone that until they can get more direction out of the Plan NH Committee that they are putting together. The town owns a lot of property and there is talk about trying to do a swap with the bank building for the Parsonage. There is a lot of pushback on the swap idea. The plan would be to expand housing, which will increase the traffic and congestion in the District. The plan for the Parsonage is high-end housing. The building department has said that they could easily clean up the Trolley Barn Building and use it for the Planning and Building Departments. It could easily relieve the space needs of the Town Hall. The Plan NH concept included a campus between the Safety Building, the Library and the Town Hall. Also, moving the monument closer to the Town Hall to a park-like setting.

Chair Bradshaw announced that the CLG grant was approved. The grant is to put the Town Hall on the Federal Register and to put the Parsonage on the State register. The RFP has been written and Ms. Bradshaw has reviewed it and will be going before the Selectmen on Monday.

The final report from the charrette is available for review on the Town's Website.

The Commission has received a notice from CLG that the National Alliance of Preservation Commissions is meeting in Decoma, Washington. There is money available to send someone from the Commission. The Commission is asked to submit ideas for themes for sessions, etc.

The window project has been submitted. The Commission will not get an answer on the grant until fall.

Moving forward on the Design Guideline Project:

- Charles Hoyt is working on roofing
- Jim Tegeder is working on windows
- Kaitlyn Coffey will work on Site Elements Review
- The Introduction is complete
- Commercial needs further review to see if Star Island needs more coverage

- Still need more information on exterior woodwork

VI. Adjournment

Motion by David Choate to adjourn at 6:01 p.m. Seconded by Charles Hoyt. All in favor.

- **Next Meeting: October 17, 2019 - 5:00 PM**

Respectfully Submitted,
Dyana F. Ledger