

Historic District Commission
Minutes of the Meeting
Saturday, February 4, 2017 8:15 a.m.
Rye Junior High School

Present: Chairman Phil Winslow, Mae Bradshaw, James Tegeder, Tom King, John Loftus, Charlie Hoyt

Not Present: Selectman Joseph Mills, Karen Stewart, Leo Axtin, Chris Remick and Daryl Kent

I. Call to Order

Chairman Winslow called the meeting to order at 8:25 a.m. and led the Pledge of Allegiance. The Chairman stated that the commission now had 7 members and 4 alternates. The Chair welcomed new alternate, Charlie Hoyt who is an architectural designer, familiar with historic building, both structurally and architecturally. He is a professional project manager.

II. Seating of alternates

Chairman Winslow seated Tom King for member Daryl Kent; James Tegeder for Leo Axtin, John Loftus for Chris Remick, and Charlie Hoyt for Karen Stewart.

III Discussion of Town Hall Warrant Articles

Mae Bradshaw provided copies of “Town Hall Fact Relative to Article 7. And spoke to that article.

John Loftus spoke to Article 34 and said they have now engaged licensed architects. He spoke against the Hutter plan as not good functionally. He criticized the ceiling being brought down to the top of the second floor windows. He stated that the plan had not been put out to competitive bid. He stated his design for a 3 story building of eight thousand feet plus basement would cost \$200.00 per square foot plus soft costs.

Phil Winslow stated the reason to act now was that two major bonds were being paid off saving \$203,000 from the schools and \$97,000 from conservation. Also because of interest rates, this was the time to do it.

After a request from James Tegeder, Phil read the mission statement of the Historic District Commission. In part it states that the mission is to preserve for generations to come our historic properties in the District and to allow alterations and use in visual harmony with the neighbors, reflecting the architecture of the District.

Tom King stated that despite what may be our personal opinions, as commissioners we should not ignore the mission and we cannot recommend a tear down.

Charlie Hoyt stated there are instances where buildings are too far gone to be saved.

John Loftus stated that Rye Town Hall is not in code compliance plus has ADA problems.

Mae Bradshaw stated that the building is sound according to a number of engineering and architectural studies done over the past six years.

A motion was made by Charlie Hoyt to support any article for renovation or new that kept the historical Greek Revival appearance. The vote failed. Pro: Charlie Hoyt, John Loftus. Against Mae Bradshaw, James Tegeder, Tom King. Abstain: Phil Winslow

A motion was made by James Tegeder to support any article that does not tear down Town Hall in order to support our mission to maintain the historic character of Rye Center. That voted passed. Pro: Mae Bradshaw, James Tegeder, Tom King. Against Charlie Hoyt, John Loftus. Abstain: Phil Winslow.

Adjourned 8:58 a.m.