

Member Kent pointed out that it is really just the wording that is being changed and that the sign seems to be temporary in nature; as in six months, the wording will change again. He doesn't see the point in discussing it now. When the Town Offices go into the building, the Town will have its own sign and the Commission should weigh in on it at that time.

**Motion by Daryl Kent allow the sign as presented. Seconded by Stacey Smith.**

**Roll Call Vote: Daryl Kent – Aye; Kaitlyn Coffey – Aye; Mae Bradshaw – Aye; Katharine Brown – Aye; Alex Herlihy – Aye; Stacey Smith – Aye; Karen Stewart – Aye.**  
**Motion Passed.**

Co-Chair Coffey stated that the Commission has agreed to accept the “like in kind” application of the sign. She will notify the building inspector of their decision.

**3. Completeness of application of Dan Philbrick for certificate of approval for new building at 575 Washington Road**

Mr. Philbrick asked if everyone had the packets with the elevations.

Co-Chair Coffey stated that they were available for pickup and they were also distributed electronically.

Mr. Philbrick led the discussion by addressing the parcel itself. He stated that there is not a piece of property with any more significance than this parcel. It is right in the Town Center, in the heart of the community, directly in front of the museum and beside the library. It is an important property and he is proud to be part of this project. He saw the Parsonage as eight tired units that overburdened the property and blocked the architectural integrity of the library. He pointed out two other historic properties as examples of his work; 32 Cable Road, the Werner property, and the old Crown Colony. His intentions at the Parsonage property are to display a different type of building that is more appropriate to the setting. He spoke about his experience in historic restoration, most recently Three Rivers Farm in Dover, NH. It is a Georgian Greek Revival built in 1901. It was the former summer home of E.W. Rawlings. The building was completely restored, down to having the historic wallpaper put back into production. While the Cable Road and Philbrick By the Sea properties are cottages, this property speaks to a totally different level of detail. He stated that he has a long-term relationship with the library. In 1997, he dedicated the Children's Wing to his sister Jackie, who passed away when she was three. He also made a contribution to the library and has supported the library ever since. He understands the importance and significance of the Rye Public Library. It is one of the major cornerstones of this community. The importance of that locale will be of the utmost importance to him as he moves forward with this project.

He went on to explain the differences at the Parsonage. He pointed out that when the building was converted to eight units, the historic integrity of the building was lost. He is proposing a building that is to be designed by Connor Historic Design and Consulting. Mr. Philbrick had an opportunity to see one of the buildings that they designed. He was so impressed that he searched them out and toured their facilities. It was quite impressive. Mr. Philbrick stated that he had never seen a new building built with such detail that spoke to history. The main body of the building design that he is proposing on the Parsonage parcel is the same design he had done for the parcel where Partner's Bank is located. He has loved this building for a long time and feels it is extremely appropriate for the Parsonage property. The Connors are the only historic design and consulting firm that have ever been licensed by Wither Museum. They have built over eight hundred historic buildings.

After his introduction, Mr. Philbrick reviewed the drawings with the Commission. He presented a house that was built in Wells, ME, as the Timothy Wells house. He drove up there and took a picture of the house so that the Commission would have more detail than a drawing.

- **Highlights as follows:**

- Front Elevation Plan A200
  - All Copper Flashing
  - The application reduces the non-conformity of the lot
    - Eight units reduced to five units

The location of the building will be shifted from 13 feet off the library's property line to 75 feet off the property line. The intention is to create a garden park in the open space, giving a great view from Washington Road to the library. He would like to place a statue in the park in memory of his sister Jackie, dedicated to the children of Rye.

Question: Why is the office section of the building on the side nearest to the park rather than the residential section?

Answer:

1. The building sets back a little - the idea was not to have the larger section close to the library for better view and balance
2. To create the feeling of a nicer and larger green space.
3. The office space will have a full kitchen. There is a lot of glass facing the garden, with centered French doors. As they host functions for fund raisers and charitable events for organizations such as Friends of the Library, etc., it will flow easily.
4. The view will be of the steeple on the church and the library.

- Elevation A204
  - View of the front from the Town Hall on Washington
  - Shows the open space

Question: While there be railings on the outside steps?

Answer: Only if dictated by code. If that were the case, Mr. Philbrick understands he would have to come back to the Commission. However, he has been very sensitive in the regard that he does not want the building too high out of the ground. He felt that it would not be appropriate for this type of building. His preference would be to have only one step if possible. It is extremely important for this structure to maintain the proper scale.

- Back Elevation A201
  - There are two faces on the building
    - Curb Appeal
      - Important due to the people using the library that it does not look like the back of a house

Mr. Philbrick announced that the house will be named the Mary Ahern house, named after his mother.

Question: How many feet will the building set back from the front sidewalk?

Answer: The setback in the front will now become compliant with the 30 feet set back in the District. The Parsonage was not. They are using the grandfathered setback off the library side. The reason for this is to get the building back as far as possible, in order to get a better view of the library.

Question: On the entryway; the pediments return and stop. Why did the designers choose not to complete it all the way across? Looking at books of other historic homes show the pediments continuing. It helps to lower the visual.

Answer: In speaking with the designer regarding all the detail, it came down to the era of the property. They were focused on the Colonial Era. They wanted to bring detail to the design, but not so much that they missed the era.

Question: The dimensions of the standard centered chimney colonial house is roughly 40X30 feet. The closest one is the Garland Tavern. Does that hold true to this building?

Answer: The front of the building (for the main house) is 48X35.

There was discussion regarding the landscaping. The plan is to have appropriate New England landscaping. In addition to the four trees required to be planted along Old Parish Road. The vision is to create a campus with the surrounding buildings.

- Elevation Plan A203
  - The side of the building facing Old Parish Road
  - There will be six parking spaces on this side.
    - Removes all asphalt from in front of the building
    - Creating more green space

Mr. Philbrick went on to explain the floor plans.

- Plan A101
  - Four residential units are less than 700 square feet.
  - There is an elevator in the rear entrance, which services the two upstairs units.
  - The office space has 9-foot walls and cathedral ceiling and an open concept.
  - The office space has a kitchen and a conference room
  - The ceiling height in the units in the main house is just shy of 8 feet.
    - There will be small modifications to the interior as they get the specs for the elevator and the other mechanicals in the building.

The window dimensions arrived during this meeting from the designer. Mr. Philbrick emailed them to Chair Herlihy and Selectwoman Bradshaw.

Another thing that Mr. Philbrick is proposing on the building in order to keep a lower elevation, is to install a reverse brick shelf in the foundation on the inside. This allows the floor joist to sit at grade and saves a foot in elevation.

Mr. Philbrick will be going before the Zoning Board of Adjustment tomorrow night. The set backs are on the Zoning Board Plan.

Member Kent stated that he was truly impressed with Mr. Philbrick's attention to details with his other historic projects. However, he expressed concern of not having enough detailed information on the plan, on several items that included:

1. Windows
  - a. Size
  - b. Egress
  - c. Pediments
    - In the District there are some pediments but not a lot
    - Plain Window surrounds with a 1 1/4" band
  - d. Sills
    - 1 1/2 to 3-inch exposure
  - e. Double hung or casements?
    - The windows are egress casements.
  - f. Glass saturation on the office side of the building.
2. Needs a section detail of the overhangs, eaves, returns, soffits, fascia, and venting
3. What is the height of the mud sills?
4. Is that historic outside crown molding on the eaves or is it one that has a sill on the bottom, or intergraded to a new Azek gutter?
5. Detail on the gable extension
6. No detail on flashings
7. Exposed brick; what kind is it; Water struck, Southern?
8. Air Conditioner; where will the condenser be on the property?
9. What are the steps made of? Granite, Blue Cap Bricks, Brick treads?

Mr. Philbrick tried to explain the balance between reaching the requirements of the Commission and moving the project forward. He pointed out that there are plenty of people in town that want to stop this project; so, some of this has been on a time constraint. He has been trying to get as much of this information before the commission, prior to those people ruining a year's worth of work; so, it has been a balancing act. He added that he does not disagree with Member Kent's remarks concerning detail. Mr. Philbrick asked if the Commission would object to having Mike Conner at the public hearing meeting on the 7<sup>th</sup>. He pointed out that there are certain things, such as the mechanics, that are not going to be able to be done at this time. He needs the approvals of this Commission so that they can move forward. The opponents to this are crafty. They will do everything they possibly can to stop it. The details on a building like this, by the time the engineering and architecture are completed, can run into tens of thousands of dollars, all the while running against a stop watch with people that want to sabotage the whole thing because they didn't vote for it in the beginning. Mr. Philbrick reiterated that he absolutely understands Member Kent's concerns and he fully intends to address them all. They all have merit. He asked the Commission for consideration, knowing that if they are to achieve this, it will have to be done in a reasonable matter.

Member Stewart stated that she agreed with Member Kent's concerns regarding the building. However, she has many questions regarding the landscaping as well. She asked when the Commission would see the plans for the landscaping.

Mr. Philbrick explained that he is not prepared to submit the landscaping plans at this time. He understands that he will have to come back to the Commission for approval prior to enacting those plans.

Member Kent reported that he would not be able to be at the meeting on Thursday, but would like to recommend that the Commission gets an addendum to the plans, or just note-up the plans, outlining the criteria that they are agreeing on.

Mr. Philbrick stated that he was in full agreement. If he was sitting on the Commission he would be asking for the same thing. He felt that this was a reasonable request and the historic significance of this property in this location warrants extra precautions.

Selectwoman Bradshaw read; New Construction within the Boundaries of Historic Properties, The Secretary of Interiors Standards of Rehabilitation; Standard 9, which addresses new construction within Historic Districts. She explained that these standards should inform the Commission. As a member of the CLG, the Commission has committed to follow these standards whenever possible.

*As with new additions; the massing, size, scale and architectural features of new construction on the site of a historic building must be compatible with those of the historic building. When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings. New construction should also be distinct from the old, must on attempt to replicate buildings elsewhere on the site and to avoid creating a false sense of historic development. The limitations on the size, scale and design of new construction may be less critical the further it is located from historic buildings.*

There was further discussion regarding the park. Mr. Philbrick is envisioning a stone wall around the park, like what would be found on a campus.

There was further discussion regarding the style and number of windows.

Chair Herlihy recommended that the Commission not use the phrase “fast track”. That is not the intent and not helpful. He suggested that this meeting is a work session that will continue Thursday, as the Commission gets more information on the member’s questions. There may not be a vote on Thursday because there is so much to take in and discuss. The Commission will need to deliberate more and not rush to make a decision.

There was a question of whether or not the application was complete, as the Commission has asked for additional information from Mr. Philbrick.

Selectwoman Bradshaw read what constitutes a completed application from the application list of submittal requirements from the building office.

- Completed form
- Provide plans showing proposed changes
- Elevation drawings clearly showing proposed applicable views
- Photos of existing structure from all views
- Any other photos or drawing the applicant would like to submit.
- List of materials to be used, including color and material samples, window samples
- Site information, tax map etc.
- Consultant lists
- Abutters

- Mailing labels
- Fees

Selectwoman Bradshaw asserted that the application is complete, as outlined by the building office. Whether the Commission wants more detailed information is another matter.

Mr. Philbrick agreed with Selectwoman Bradshaw on the completeness of the application. However, he added that he understands the need for the extra details and is happy to provide them. This is important that they get it right.

After further discussion it was agreed that this process is unprecedented, as there has not been many new structures in the District. The application is complete to the standard of what the Town has asked for. As a Commission they will need more details before they vote to approve. To clarify, the Commission can vote to accept the application as complete. They are not approving the project.

**Motion by Daryl Kent to accept the application that is before the Commission, however the Commission will not be giving an approval until a list of details has been reviewed by the Commission. Seconded by Karen Stewart.**

**Roll Call Vote: Daryl Kent – Aye; Kaitlyn Coffey – Aye; Mae Bradshaw – Aye; Katharine Brown – Aye; Alex Herlihy – Aye; Stacey Smith – Aye; Karen Stewart – Aye.**

**Motion Passed.**

Member Kent will forward his list of concerns to Mr. Philbrick for Thursday's meeting.

4. 2021 Certified Local Government application for grant for educational program to be held summer 2021

Selectwoman Bradshaw reported that this application is due. The Historic Preservation Alliance is proposing to do an educational program with Rye this summer. The CLG is very excited about the program and Rye will be the first town to participate. The subject of the education is how to communicate better with the community. It is a very timely subject. She asked for the Commission's approval to submit the application. The total project will be \$8,000 with \$2,000 being the Commission's share, which is in the budget.

**Motion by David Choate to apply for the CLG grant for the educational program. Seconded by Katharine Brown.**

**Roll Call Vote: Daryl Kent – Aye; Kaitlyn Coffey – Aye; Mae Bradshaw – Aye; Katharine Brown – Aye; David Choate – Aye; Alex Herlihy – Aye; Stacey Smith – Aye; Karen Stewart – Aye.**

**Motion Passed.**

5. 2020 Design Grant Scope: whether to limit guidelines to current district or to expand for town overlay. – *Tabled to another meeting due to lack of time.*

Member Choate announced that the Historic Structure Task Force (for lack of a better name) will be having a kickoff Zoom meeting tomorrow at 5:00. They are going to start brainstorming ideas about how to protect historic buildings that are not within the District.