

**Historic District Commission**

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City of Rochester  
**HISTORIC DISTRICT COMMISSION**  
Wednesday, February 13, 2013 at 7:00 p.m.  
(Minutes approved on March 13, 2013)

Members Present

Nel Sylvain, Chair  
Peter Bruckner  
Donna Claveau, alternate  
Marilyn Jones  
Sandra Keans, Council Representative

Members Absent

Molly Meulenbroek, V. Chair  
Martha Wingate  
Nancy Dibble  
Brian Albertelli, alternate

Others present

Mike Provost, Main Street Program  
James Campbell, Chief Planner  
Joe Conroy, Applicant for 16-22 Main Street

**I. Call to Order.** The meeting was called to order at 7 p.m.

**II. Approval of HDC minutes from January 9, 2013**

*The minutes were approved.*

**III. Application for Certificate of Approval for expanding the drive up canopy by 1 additional lane, and related moving of HVAC and ATM.** Profile Bank,  
57 Wakefield Street, Map 120 Lot 420 & 423, B-1, 2013

This application was tabled due to the fact that nobody was in attendance to represent the applicant.

**IV. Application for Certificate of Approval for enclosing 9 foot wall with a door.**  
Joe Conroy, 16-22 No Main Street, Map 121 Lot 11, B-1-2013

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Mr. Conroy explained the application to the HDC. He stated that the new door would be 8” inward from the front façade and the existing column will be encapsulated.

Ms. Keans expressed concern that the new door is too close to the sidewalk and if the door swings out it can hit pedestrians. She said that is why most of the buildings have doors set back from the façade and sidewalk.

The applicant stated he would check with the code official to see if the door could swing in.

Mr. Bruckner expressed some concern with the panels that are being used instead of glazing and using glass instead.

The applicant said he wanted to match the rest of the building that was done a few years ago and will look nice when completed.

Other HDC members said they would prefer the glass.

The applicant stated he is not sure what the GSA wants since it will become a congressional office. For safety and security they would probably not want glass. He further stated that any future retail establishment would prefer the glass and current entrance configuration. He is building it so they can be easily removed in the future.

There was discussion of placing a condition on the approval that if the tenancy changes the panels and door must be removed. If it stays a congressional office the panels and door will stay in place.

*A motion was made by Mr. Sylvain and seconded by Ms. Keans to approve the design as presented with the condition that the wall will be removed with a change in the tenancy from the congressional office and if the code allows the new door to swing in. The motion passed by a 4-1 vote of the HDC. Mr. Bruckner voted no.*

## **V. Initial review of Wyandotte Walk Arch**

Mike Provost, Rochester Main Street, gave an introduction and the members reviewed the drawings that were provided. The Main Street Program and Chamber of Commerce have worked with the housing Authority to clean up the area and removed some landscaping and benches.

*A motion was made by Mr. Bruckner and seconded by Ms. Keans to approve the design as presented. The motion passed unanimously.*

## **VI. Other Business/Non-scheduled Items**

The sign ordinance was briefly discussed and the Chair asked that everyone read over the ordinance used by Southlake, TX as well as the material from Exeter, NH. If the HDC members had any comments that they wanted the Planning Board to see at their February 28<sup>th</sup> meeting, Mr. Sylvain asked that they send those comments to the Chief Planner by February 22<sup>nd</sup>.

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The next HDC meeting is scheduled for March 13, 2013. This will also be the annual meeting date for the Main Street Program, Chamber, and the REDC to meet with the HDC.

**Adjournment.**

*A motion was made by Ms. Jones and seconded by Ms. Claveau to adjourn. The motion passed unanimously.*

Respectfully submitted,

James B. Campbell  
Chief Planner