

**NOTE: THE HILLSBOROUGH HISTORIC DISTRICT COMMISSION, AT THEIR DECEMBER 5, 2007 MEETING, APPROVED AND ADOPTED THIS VERBATIM TRANSCRIPT AS AN ADDENDUM TO THE APPROVED MEETING MINUTES OF THE OCTOBER 3, 2007 HISTORIC DISTRICT COMMISSION.**

**Verbatim Transcript**

**Historic District Commission meeting of October 3, 2007**

**Text begins just after discussion of the east elevation, at the 8:35 p.m. mark on the disc:**

(Refer to page 18 of adopted minutes; transcript begins after the following paragraph: “Ms. Dockery said a majority of the Board was in agreement that the window in the gable end had to be replaced with a door, and the Design Guidelines that applied were #8 and #9 for New Construction of Additions to Existing Buildings.”. This transcript begins verbatim with that paragraph.)

Ms. Dockery: So, the removal of the window in the gable end, replace it with a door. I think it goes back to Guideline #1.

Ms. Snyder: Um, hum, I agree.

Ms. Trueblood: Well, this one would actually be under New Construction and Additions, so it wouldn't be Windows and Doors guideline, because this is a new...Jeff...this is a new addition....

Mr. Hopper: That's right.

Ms. Dockery: Then it's not a part of...

Mr. Trueblood: That is not original.

Ms. Dockery: This approval in 2004, or an earlier addition?

Ms. Trueblood: That was not the original house, so when you cite the guidelines, it needed to be guidelines that are being cited out of New Construction and Construction and Additions as opposed to Windows and Doors which was only for existing buildings.

Ms. Dockery: But it does exist. It's not being constructed; it does exist.

Ms. Trueblood: But it exists as an addition, not as an historic original structure.

Ms. Dockery: Right.

Ms. Trueblood: So, I'm not saying your comment needs to change, just the guideline that you cite. It can't be under Windows and Doors, number one, because that's for existing structures, and this is technically a new addition. So, it needs to be Windows and Doors for additions.

Ms. Snyder: Number eight.

Ms. Trueblood: Thank you.

Ms. Dockery: But it's there.

Ms. Snyder: Number eight and nine.

Ms. Dockery: Okay.

Ms. Trueblood: Can you read those off?

Ms. Snyder: (Reads Guidelines 8 and 9 in their entirety)

**North side dormer, new:**

Ms. Dockery: Okay, dormer on the north side, the new dormer. I believe...that's...I'm sorry, were you going to say something?

Ms. Trueblood: No, you're fine.

Ms. Dockery: I believe that's a roof issue and a massing issue.

Ms. Trueblood: Under New Construction.

Ms. Dockery: Anybody else have feelings about this dormer?

Mr. Council: I think added together with the one on the other side, it's too much for that gable, and it basically destroys the simple elements of it...too massive.

Ms. Trueblood: Can you cite the guideline under New Construction of Additions that confirms...

Mr. Council: Yes, Stephanie, I'd be glad to.

Ms. Trueblood: Thanks. I'm sorry to be such a stickler, you guys, but I want to make sure we're all on the same page with that.

Mr. Council: Not a problem. I think I'm going to go with...ah...New Construction of Outbuildings...

Ms. Dockery: Let me get my...it's page 39 in my book but it's different in ya'll's.

Mr. Council: Hang on.

Ms. Dockery: While we're here keep in mind number 5 for when we talk about the tree.

Mr. Council: Okay, here we are. New Construction of Primary Buildings, Guidelines, page 35 in my book. (Mr. Council read guideline #6 it its entirety.) Now, let's also look at....

Ms. Trueblood: Wait. Joseph, I'm sorry. What's the page...go one more page to Additions. You should be on Additions. You're on New Construction of Primary Buildings which is a completely new house.

Mr. Council: Okay, so what page is this in my book?

Ms. Trueblood: Um...can someone cite...

Ms. Snyder: Probably 39.

Ms. Trueblood: 39? Is Additions to Existing Buildings?

Ms. Dockery: Well, number 7 works for the roof...designed to have compatible height, roof forms, scale, massing, service material, details, proportions of historic buildings...

Ms. Trueblood: Thank you.

Mr. Preston: What page are you on?

Ms. Dockery: My page 39...I think I have a different...we need to coordinate our...

Ms. Trueblood: I can do that...no problem. Basically, everything on this back part of the house was an addition, so the only guidelines that apply are on the same page for Additions to Existing Buildings.

Ms. Dockery: But it is on the Addition page, my dear.

Ms. Trueblood: Okay. I just saying...there's no reason to be flipping back and forth. Once you get to Additions, stay there. That's all I can tell you.

Ms. Snyder: Okay, one question. This wing that we're looking at right now, when was that wing built? Was that original to the house, or was that in the last five years.

Ms. Trueblood: No, this is in the last six months, this is a new construction.

Ms. Snyder: Okay.

Ms. Dockery: The rear wing.

Ms. Trueblood: Yes, new construction.

Ms. Snyder: Not that part.

Ms. Trueblood: Yes, new construction.

Ms. Snyder: In the last six months?

Ms. Trueblood: This is a new construction, right, Jeff?

Mr. Hopper: It was a small turn gable there that came out just a few feet.

Ms. Trueblood: Here...if you look at...

Mr. Hopper: It was extended...

Ms. Snyder: Define what I'm looking at.

Ms. Trueblood: Here's existing, okay? This...what we're seeing...is all new.

Dockery: Okay.

Ms. Snyder: Okay.

Ms. Trueblood: So, that's why I'm saying it's a new addition.

Ms. Snyder: So, when I look at this, to be east elevation, I see this. Is this original or is this within the last six months?

Ms. Trueblood: That's original, but it was much further in that it is now. It's been brought out.

Ms. Snyder: Okay, so then it was shorter and it's been brought out. Okay.

Ms. Trueblood: Stop me if I'm making mistakes.

Ms. Snyder: That would have been nice to be noted on here.

Ms. Trueblood: Well, it is on the next page.

Ms. Snyder: It's on the next page it's noted?

Ms. Trueblood: It's on...you can see from the south elevation that it's...the house was originally much shorter and it's been extended with the new addition.

Ms. Snyder: Okay. So I think we're still back to page 39, Additions to Existing Buildings?

Ms. Trueblood: Yes.

Ms. Snyder: Okay.

Ms. Dockery: Number 7 works.

Ms. Snyder: Yeah, number 7. (Ms. Snyder then reads number 7 in its entirety.) the two dormers...and since we're talking about the north facing dormer now...the north facing dormer put together with the south facing dormer is too great in massing and scale.

**South side gable:**

Ms. Dockery: Anybody else have something to say about the dormers? South side?

Mr. Preston: Yes, I feel that they are...I agree with number 7. You might have a portion of that as a dormer, but to have the dormer run all the way across makes the whole roof...so it seems to me that the design and the roof form, the massing, will all impact it.

Ms. Trueblood: And on this side, technically, the applicant has an approved COA for a dormer that was two bays wide already.

Mr. Preston: But that was the point. That seems to be a fitting...fairly fitting for that, but as it carries forward it becomes a virtually flat roof.

Mr. Rhoades: It's not even...it doesn't even look like a dormer.

Mr. Preston: It doesn't.

Mr. Rhoades: It looks like a two-story building.

**First floor windows:**

Ms. Dockery: Okay. The number of windows on the first floor.

Ms. Trueblood: On the original plan, that side is here (she is displaying plan). This is existing before the addition. This is proposed elevation, and then that's what's existing now.

Mr. Preston: Then I would say you would say almost the same thing you do on the other side because it has become a whole flat roof instead of a dormer. And, I mean just looking at the one that we had approved which seems to have balance and ...it has lost that with the massing and with the flat...the dormer going all the way across because it flattens the roof.

Ms. Dockery: And Guideline 8 – locate and size doors and window openings in new additions to be compatible in placement, orientation, spacing, proportions, size and scale – there much closer than they are on the north side of the building, because there are three instead of two...for the first floor windows.

Alright, that brings us back to the front. So...are we going to make a motion on the house and then come back to the tree, or would you like to discuss the tree and do it all at one time?

I say do the tree and do this all at one time. Okay.

Respectfully submitted,

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Tom King, Secretary