

CITY OF BRUNSWICK

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City Attorney
Brian Corry

City Manager
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Brunswick Historic Preservation Board
Regular Meeting
Monday August 2, 2021
Old City Hall
MINUTES

Present: Charles Day, Will Worley, Jennifer George, Sara Giannakakis, Delores Polite, Myrna Scott Amos, Josh Dukes (via Zoom) **Staff:** John Hunter

- I. **Call to Order** – Chairman Worley called the meeting to order at 6:00 PM.
- II. **Approval of Agenda** – The agenda was reviewed. Ms. Amos made a motion to approve the agenda, and Ms. George seconded. A vote was taken and the motion passed 7-0.
- III. **Approval of Minutes** – The July 6, 2021 Minutes were reviewed. Mr. Day made a motion to approve the minutes and Ms. Polite seconded. A vote was taken and the motion passed 7-0.
- IV. **New Business**
 - A. 1305 Gloucester – New Construction – Staff introduced the application and reviewed changes made since the review at the workshop meeting. No representatives of the applicant were present. There was concern about the form of the building and how it related to the context of the area. Under the Historic District Guidelines, infill construction is to be “influenced by the character of the district as well as the direct area of influence surrounding the proposed new structure. As a corner lot, the area of influence for 1305 Gloucester is primarily the existing historic structures on the adjacent corners. When examining the adjacent commercial structures, the board determined that the predominate building form was a single story commercial storefront, with a parapet and a low sloped roof design. The board believes that the proposed tall gable roof design is incompatible with the historic commercial structures within the area of influence. The HPB members also believed that the ADA ramp approaching the entrance from two directions was unnecessary, and asked that the ramp approach be re-examined. There was discussion about the 45 day decision window, and how that necessitated a decision and did not allow for a deferral to discuss with the applicant. Mr. Day made a motion to deny the application and Ms. Giannakakis seconded. A vote taken and the motion passed 7-0.

The HPB was also concerned about the location of the building on the site. As the other properties on the adjacent corners are built to a zero lot line, the HPB members asked staff to examine if there was an ability to allow the infill structure to be built with reduced setbacks without a variance so that it was more in keeping with the buildings within the area of influence.

V. Staff Items

- A. Design Guideline Update – Staff will present to the Historic Brunswick NPA in September and the DDA as they are the most impacted stakeholder groups.
- B. Streaming Meetings – Discussion was held about streaming HPB meetings via Facebook again, and staff will do so at the September meeting.

VI. Chairperson's Items

- A. Elections – elections for Chair and Vice-Chair for the year were held.
 - Mr. Day was elected Chair 6-0
 - Mr. Worley was elected Vice-Chair 6-0

VII. Board Member Items – Mr. Day informed the Board of the publication of a new book on Brunswick Homes. The Historic Brunswick Foundation led the effort.

VIII. Adjournment – The meeting was adjourned at 7:10 PM