

Town of Odessa

Minutes from the Historic Commission Meeting
Thursday, June 13, 2024
7:00 pm Meeting

- I. Call to Order - The meeting was called to order at 7:00 pm.
- II. Roll Call - Commission members present were Debbie Buckson, Neeka Grove and Carla Pyle. Todd Nelson arrived late at 7:04 pm. Also in attendance was Megan Bauer with Bauer Construction Consulting, Vernon Weaver with Weaver's Construction, Roseann Harkins, Mayor Harvey Smith and Town Secretary Amy Marie Ottinger.
- III. Approval of the Minutes
 - a. Meeting Minutes from 5-9-24: The minutes were tabled since Todd Nelson was late to the meeting and there were no other members present that were in attendance from that meeting.
- IV. New Business
 - a. Paul Thien c/o Bauer Construction Consulting
 - 110 Third Street
 - Parcel #24003.00152
 - At the meeting dated 5-9-24, approval was received to install GAF Timberline HDZ Architectural Shingles over the kitchen and porch roof sections. The contractor is returning for approval of another roofing material since those shingles cannot be installed due to pitch reasons.
 - Contractor agreed to install a standing seam roof versus the shingles. Color to be decided by homeowner.
 - **MOTION BY DEBBIE BUCKSON, SECONDED BY NEEKA GROVE TO AMEND THE PRIOR APPROVAL AND INSTALL A STANDING SEAM METAL ROOF OVER THE KITCHEN AND PORCHES AS PRESENTED. MOTION WAS APPROVED.**
 - b. Roseann Harkins c/o Weaver's Construction
 - 303 Main Street
 - Parcel #24003.00149
 - Install standing seam metal roof on Main House. Color to be Hunter Green.
 - **MOTION BY DEBBIE BUCKSON, SECONDED BY TODD NELSON TO APPROVE THE PROJECT AS PRESENTED. MOTION WAS APPROVED.**
- V. Old Business – There was no old business.
- VI. Public Comment – Mayor Smith explained to the commission that there is a homebuilder, K.Hovnanian Homes, who has purchased the residential portion of the 45-acre Odessa Commons parcel entering Odessa. The parcel is currently zoned Planned Neighborhood Development (PND) which has both a commercial and a residential portion of the project. The builder met with the

Mayor, new planning chair and town secretary earlier in the week and provided a preliminary Odessa Commons Architectural Design Standards Manual, attached hereto as Attachment A (10-page manual), for the commission to review and provide initial feedback on the proposed designs and material selections. The commission stated that the priority for the historic district and new housing in the Town of Odessa is the use of appropriate building materials; secondary is the architectural style. The commissioners stated that our Architectural Design standards are not specific to only the historic district and they currently provide building material options that are less maintenance and more affordable. For example, vinyl is NOT an acceptable material; however, solid cellular PVC is acceptable. Additionally, cultured or manufactured stone veneer is NOT acceptable; exterior materials can be real stone, brick veneer or fiber cement (Hardie board) siding. The commissioners stated that they are willing to accept new product selections just as they did in December 2022 when they allowed Premium Asphalt Architectural Shingles to be added as an acceptable roofing material. They reiterated that the Town of Odessa Architectural Design Standards manual was not created solely for the historic district, but rather the whole town, including the Odessa Commons parcel. Therefore, any material exceptions approved by the Commission for this proposed development, or any other, would be implemented town wide and added to the approved Architectural Design Standards. The commissioners are open to seeing new alternative materials to what they currently require or suggest.

VII. Next Meeting Date and Time – Next scheduled meeting is Thursday, July 11, 2024 @ 7:00 pm.

VIII. Adjournment – There was a motion by Todd Nelson to adjourn and it was seconded by Neeka Grove. A vote was taken, and the meeting was adjourned at 7:47 pm.