



TOWN OF WESTMINSTER

HISTORIC REVIEW BOARD

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2/27/19

Zoning Administrator
Town of Westminster

RE : Historic Review Board Meeting on February 25, 2019 – Murray Krugman

Zoning Administrator

The Historic Review Board (HRB) met on February 25, 2019 to hear an application for Murray Krugman at 26 Cox Road in the Historic Village District. The application was presented by the Zoning Administrator through the application received. It was the Applicant's wish to move a "Historic Barn" on his property closer to the existing house. Mr. Krugman assured the ZA that it was his intention to keep the barn as is if possible or take it down in pieces and reconstruct it with the existing materials. After the Hearing, the HRB asked the ZA to clarify how much glass (windows) were proposed as the application was not clear. On 2.27.19, the ZA spoke with Mr. Krugman and received the information on the window placement and addition. Mr. Krugman is planning on adding 5-6 windows on the south side of the connector building as drawn and 2 windows on the north side of the connector building. As further conversation occurred, the ZA asked again about the character of the Barn being kept intact with either way of construction. Mr. Krugman told me that the "Contractor" of choice has determined that the Barn will be torn down in sections and put back up in the new location. He went on to say that the Barn could be actually smaller in size (30' wide x 24' long) if the materials are deemed unsuitable to re-use. The barn is 30' x 30' now. He is also planning on adding two windows on the south side of the Barn when reassembled.

This Board has an obligation to review each application as a reflection of the Bylaws and the Historic District. Without prejudice, the Board has reviewed the application and recommends the following:

The Historic Review Board (HRB) recommends with confidence that the Applicant be granted his permit as presented for the Barn moving and the window placement as proposed. Mr. Krugman has shown in his past property improvements that he knows the importance of keeping our Historic properties vibrant and usable without losing the Historic integrity. It is the Board's judgement that the windows being added must be grilled and match the windows of the existing house and additions. The Board feels very strongly that the character and integrity must be maintained in the moving of the Barn keeping with the Historic style of the siding and location. Aligning the house, additions, and then the working barn is of Historic architecture as is apparent on many homesteads throughout the District.

The Board has the power to recommend only on these applications, but has the obligation and determination to protect the integrity of the Historic District before it disappears.

This is the recommendation of the Westminster Historic Review Board on this day, February 28, 2019.

Peter Terrell HRB - Chair

CC : Zoning Administrator