

Historic District Review Board

Regular Session Agenda

March 20, 2012

4:30 P.M.

- 1. Call to Order; Roll Call**
- 2. Invocation and Pledge of Allegiance**
- 3. Consent Agenda**
 - A. Approval of Agenda Format**
 - B. Approval of Minutes**
- 4. New Business**
 - A. 548 Madison Avenue – Rear Screen Porch Addition**
- 5. Old Business**
- 6. Announcements**
- 7. Adjourn**

DRAFT

Historic District Review Board
Regular Meeting
February 21, 2012
4:30 P.M.

At 4:35 p.m. in the Town Council Chamber, Chairman Russ Dunton, having established a quorum, called to order the Historic District Review Board (HDRB) Meeting. In attendance were board members Dianne Davis and Bob Sellers. Board member Jan Neville was absent. Chairman Dunton stated there was still one vacancy on the board. Also present were Town Planner Tom Bonadeo and Asst. Town Clerk Linda Carola. There were no members of the public in attendance.

Dianne Davis led the Invocation and all recited the Pledge of Allegiance.

Chairman Dunton stated he wanted to add one item to the agenda, Election of Officers and Tom Bonadeo Town Planner stated he wanted to add 217 Peach Street renovations to property.

Motion made by Dianne Davis, seconded by Bob Sellers and unanimously approved to accept the agenda as amended adding under New Business (B.) 217 Peach Street and (C.) Election of Officers.

Motion made by Bob Sellers, seconded by Dianne Davis and unanimously approved to accept the minutes of November 15, 2011.

NEW BUSINESS

A. 619 Monroe – Rear Addition – Bath and Mudroom

Chairman Dunton commented this property was once a contributing structure. Tom Bonadeo stated the home had suffered a fire and asked Chairman Dunton if he knew the approximate year the fire occurred. Chairman Dunton stated sometime in the eighties. Tom Bonadeo reviewed three pictures of the property with the board members and discussed the following: i) the home suffered a fire and the second story was removed; ii) a mansard roof was added; iii) property in poor condition and a new roof would do a lot for the property; iv) deck as shown in the picture would be removed and a new addition would be built which would consist of a bathroom and mudroom; v) roof line on the rear of the house required that the addition be simply a flat roof so that drainage from the main roof would be allowed to flow to the rear yard. Considerable discussion continued regarding the roof and the pitch of the roof. Additional discussion

continued regarding the addition: i) exterior siding would be vinyl and met the ordinance requirements; ii) the addition would be offset from the northwest corner and was in compliance with the ordinance requirements; iii) windows would be compatible with the existing windows in the house. Chairman Dunton commented he would like to see ½ story put back on the house. Board Member Dianne Davis asked for an explanation of the illustration which was presented questioning if there was a back door. Tom Bonadeo pointed out on the illustration the placement of the back door. Chairman Dunton questioned the blocks. Tom Bonadeo stated that the porch column blocks were hollow. Chairman Dunton asked the board members if they had any questions or concerns.

Motion made by Bob Sellers to accept the application as proposed, seconded by Dianne Davis. The motion was unanimously approved.

B. 217 Peach Street-Reside house and rebuild porch

Tom Bonadeo described the location of the property which was at the edge of the park. A few pictures and a plan for renovations were provided to the board members for review and discussion continued regarding the condition of the property and planned renovations. Tom Bonadeo explained to the board members the following: i) earlier in the year some renovation was started and the porch was removed from the house; ii) the Town issued a stop work order and the owner and contractor had provided a plan to rebuild. Tom Bonadeo explained to the owner the house is a historic contributing house and plans needed to be submitted for the reconstruction of the house and explained the porch had to go back as it was. Tom Bonadeo reviewed the drawings that were submitted and reviewed the following for phase 1 of the renovation with the board members: i) repairing the foundation piers; ii) replace the siding with hardi plank; iii) replace windows with 2 over 2 which would have wide siding and not brick molding; iv) rebuilding the porch. Tom Bonadeo explained there was a shed located at the back of the house and the roof would be replaced. A plan had not yet been submitted for the porch and the current contractor was not contracted to do the porch. The porch would be phase 2 of the renovation. Tom Bonadeo stated when the plan was submitted for the porch, it needed to match the original and a timeline as to when the porch would be completed and stated some caution from the board would be some leverage as to a completion date for the porch. Chairman Dunton stated the board required the porch to be replaced as original. Considerable discussion continued regarding the replacement of the porch, emphasizing the porch was a required element. Discussion continued regarding a timeline such as 24 months and setting precedence. Chairman Dunton stressed tearing off the porch was in violation of the ordinance and reviewed the guidelines with the board members. Tom Bonadeo also reviewed the guidelines with the board members and further discussion continued. Tom Bonadeo discussed the subject of Demolition of Neglect but stated there was no referral to a timeline. Chairman Dunton stated the board could approve the plan with the stipulation that the owner present a plan and timeline as to when the porch would be restored. Discussion continued between the board members regarding the timeline.

Motion made by Dianne Davis to approve the plan for 217 Peach Street with the stipulation the owners present a plan and a timeline for replacing the porch, seconded by Bob Sellers and unanimously approved.

C. Election of Officers

Chairman Dunton stated the board needed to elect a Chairman and a Vice-Chairman for 2012.

Motion made by Dianne Davis, seconded by Bob Sellers to elect Russ Dunton as Chairman and Bob Sellers as Vice-Chair for the Historic District Review Board. Chairman Dunton noted that two nominations had been presented and each one should be treated separately.

Russ Dunton was elected as Chairman by unanimous vote and Bob Sellers was elected as Vice-Chair by unanimous vote.

ANNOUNCEMENTS

Tom Bonadeo informed the board members that he planned to speak with Leon Parham asking him to serve in an interim position on the Historic District Review Board until the board could find someone permanently. Tom Bonadeo also advised the board that the Certified Local Government Information recommended that the board should have an architect or the services of an architect. Tom Bonadeo would approach Mr. Parham to ask if he was interested in serving, either as a substitute member or as an architect on staff. In addition, Tom Bonadeo advised the board members that training was needed and the Certified Local Government had small grants available for training. In addition, additional funding had been requested in the budget for training for the Historic District Review Board. Chairman Dunton expressed his opinion with regards to Mr. Parham serving on the board indicating he had previously spoken with Mr. Parham regarding this subject and Mr. Parham had indicated he felt it was a conflict of interest. Chairman Dunton felt Mr. Parham serving on the board would be an asset. Tom Bonadeo would discuss this issue with Mr. Parham and advise the board of Mr. Parham's decision.

Motion made by Bob Sellers, seconded by Dianne Davis and unanimously approved to adjourn the Historic District Review Board Meeting.

Russ Dunton, Chairman

Linda Carola, Asst. Town Clerk

Historic District Review Board Staff Report

From: Tom Bonadeo

Date: March 20, 2012

Item: 4A – 548 Madison Avenue – Rear Addition – Screen Porch

Attachments: Plans and pictures

Application Specifics

An application has been received for a screen porch addition to the rear of 548 Madison Avenue. The screen porch will be enclosing an existing deck on the rear of the house as shown in the attached photo. The roof line will follow the existing roof line on the left in the picture and the wall to the right of the deck will also stay as part of the screened porch.

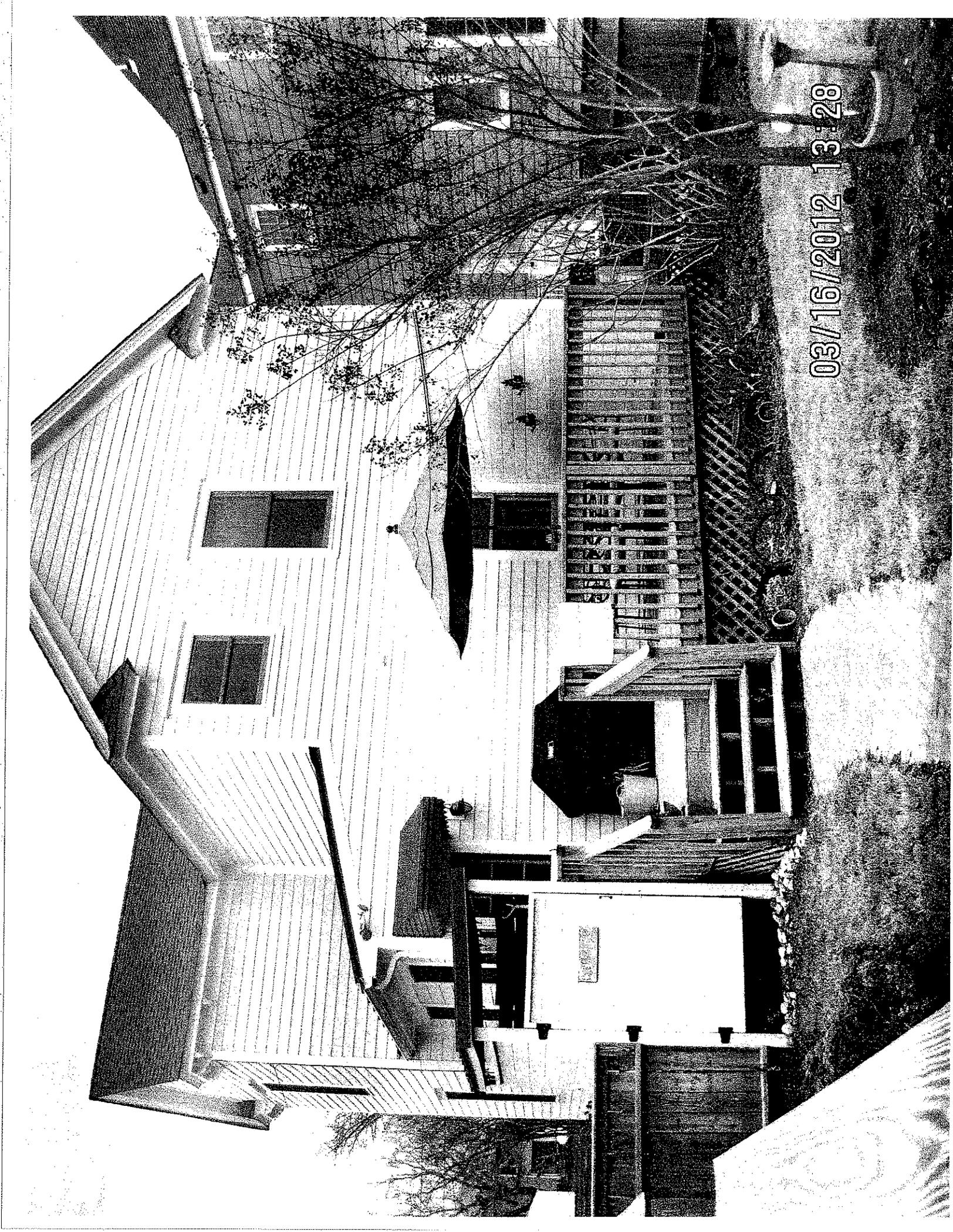
Discussion

The enclosure does not conflict with the ordinance but the roofline change requires approval by the board.

The existing roof is a standing seam metal roof that will be carried to the enclosure in keeping with the guidelines. No other modifications are planned.

Recommendation

Review the plans and pictures and discuss the application. Staff recommends approval of the revision to 548 Madison Avenue in accordance with the Ordinance and Guidelines.

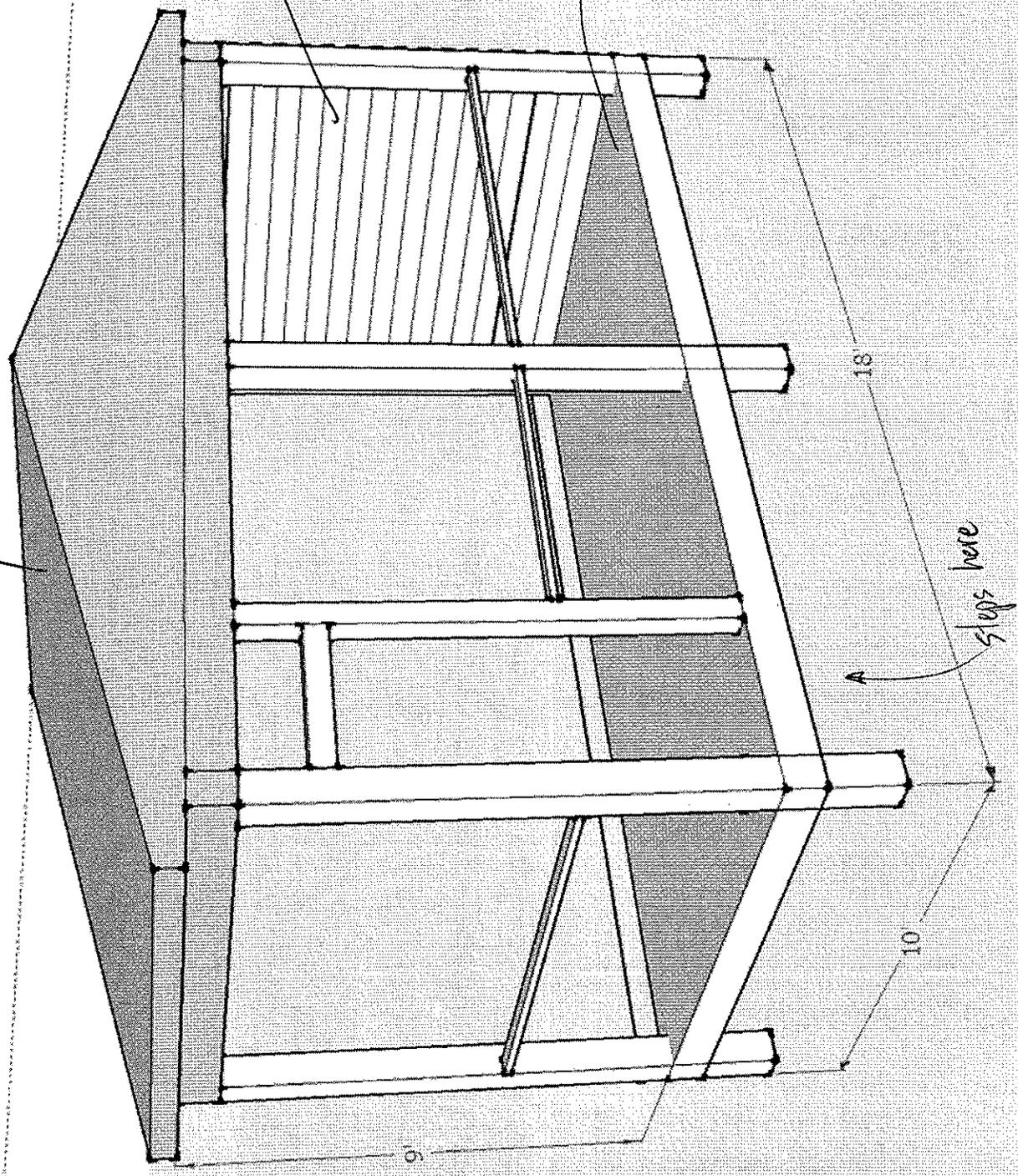


03/16/2012 13:28

Brace
standing seam
metal

Clear pine + 4g 1x6
w/ clear finish

+ 4g clear treated pine
w/oil



steps here