



HISTORIC DISTRICT REVIEW BOARD
Public Hearing and Regular Meeting
Town Hall
September 17, 2013
4:30 p.m.

At 4:30 p.m. Chairman David Gay, having established a quorum, called to order the Public Hearing of the Historic District Review Board. In addition to David Gay, present were John Caton, Joe Fehrer and Terry Strub. Ted Warner was absent. Also in attendance were Town Planner Rob Testerman and Assistant Town Clerk Amanda Hurley. There were no members of the public in attendance.

The Board observed a moment of silence which was followed by the recitation of the Pledge of Allegiance.

David Gay read the public hearing advertisement announcing that the evening's Public Hearing was to hear public comment regarding the proposed modifications to the HDRB By-Laws.

PUBLIC COMMENTS:

There were no comments from the public nor any written comments submitted prior to the meeting.

CONSENT AGENDA:

Motion made by Joe Fehrer, seconded by Terry Strub, and unanimously approved to accept the agenda as presented.

The Historic District Review Board reviewed the minutes of the August 20, 2013 Regular Meeting.

Terry Strub noted two typographical errors on page five.

Motion made by Terry Strub, seconded by John Caton, to approve the minutes of the August 20, 2013 Regular Meeting as amended. The motion was unanimously approved.

NEW BUSINESS:

A. 209 Jefferson Avenue

Rob Testerman explained that the applicant had submitted two different drawings that they were considering and stated that the two proposals were similar and both would occupy the same footprint. In proposal A, the applicant was proposing to construct a full living room addition on the rear and in proposal B, the applicant was proposing to construct an enclosed screened in porch on the rear. The following installations were included in Proposal A: i) four double hung windows with one on the west side of the addition and three on the rear of the addition; ii) a glass sliding door on the rear; and iii) a side door on the east side of the addition which would include a window on the upper half of the door. The following installations were included in Proposal B: i) three double hung windows with one on the west side of the addition and two on the rear; ii) a section of the rear addition would be a covered porch with a door exiting into the rear yard; and iii) a side door on the east side of the addition which would include a window on the upper half of the door. Rob Testerman explained that the applicant clarified that the new windows would be the six over six like what was on the existing house. The siding, building materials and roof pitch would match the existing. Rob Testerman pointed out that the guidelines stated porches should not be enclosed, but it was referring to existing porches on contributing structures and this was not a contributing structure, so he did not feel it conflicted with the guidelines.

David Gay commented that he had talked to Tom Bonadeo in the past and he had informed David Gay that you could screen in a porch, but could not build a solid wall or half wall because it changed the look. David Gay went on to state that screened in porches were traditional and this application did not appear to hurt anything historic.

Rob Testerman reminded the Board that a couple months ago, they had approved the rear porch enclosure at 114 Randolph Avenue.

Rob Testerman stated that as long as there were no other objections, staff recommended approval of the application as neither proposal seemed to conflict with the guidelines.

Motion made by Joe Fehrer, seconded by John Caton, to approve Plan A as presented per the applicant's request. The motion was unanimously approved.

Motion made by Terry Strub, seconded by John Caton, to approve alternate Plan B as presented per the applicant's request. The motion was unanimously approved.

OLD BUSINESS:

David Gay asked Rob Testerman how the construction and chimney replacement was going on the house they approved previously at 621 Jefferson Avenue. Rob Testerman replied that he checked on the structure periodically but, as of 9/16 there was still no chimney. Rob Testerman stated that he would ask Code Official Jeb Brady about the time frame for the construction of the chimney.

B. HDRB By-Laws Change:

Rob Testerman explained that the version of the By-Laws that was sent to the Board last month included a small change that was discussed at the 8/20 meeting, but everything else remained the same. Rob Testerman pointed out that two versions were included in the packet. The first draft included the tracked changes on the old version and the second draft was the new version with all the changes.

John Caton asked if Town Council reviewed and approved the HDRB By-Laws. David Gay stated that an attorney had reviewed the By-Laws. Rob Testerman stated that Town Council did not do a formal review of the By-Laws but reviewed and provided comments via email. David Gay commented that the time change made the HDRB consistent with other Boards and Commissions.

Motion made by John Caton, seconded by Terry Strub, to approve the HDRB By-Laws as presented. The motion was unanimously approved.

ANNOUNCEMENTS:

Rob Testerman stated that he was waiting on clarification for the fees of the subscription for the National Alliance of Preservation Commissions. On the website, it stated that an individual membership fee was \$35 and municipalities with a population of 5K or less was a \$50 membership fee and Rob Testerman wanted to verify that the \$50 fee included all Board members.

Terry Strub asked about the publications and Rob Testerman stated that there would be a monthly or bi-monthly newsletter mailed to everyone and there were other documents available on the website and possibly a forum.

Rob Testerman stated that earlier in the month he had emailed the Board information on a Historic Preservation Conference in Roanoke and explained that it was for informational purposes, as the budget did not permit all the Board members to attend.

Motion made by Terry Strub, seconded by Joe Fehrer, to adjourn the Historic District Review Board Regular Meeting. The motion was unanimously approved.

Chairman David Gay

Asst. Town Clerk