



HISTORIC DISTRICT REVIEW BOARD

Regular Meeting
Town Hall
November 19, 2013
6:00 p.m.

At 6:00 p.m. Vice Chairman Joe Fehrer, having established a quorum, called to order the Regular Meeting of the Historic District Review Board. In addition to Joe Fehrer, present were John Caton, Sandra Salopek and Terry Strub. Chairman David Gay was not in attendance. Also in attendance were Town Planner Rob Testerman, Assistant Town Clerk Amanda Hurley, and applicants Sean Ingram, Greg Kohler and Bill Parr. There was one member of the public in attendance.

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

CONSENT AGENDA:

Rob Testerman explained that he had received an application on Wednesday for 555 Mason Avenue. Typically a late application would be added to the next month's agenda however, the owner had a potential business opportunity for the building and was concerned that if the application was pushed off another month, the interested party would walk.

Rob Testerman noted that the Board could amend the agenda to add the application if they chose to hear it tonight.

Motion made by Terry Strub, seconded by John Caton, to add 555 Mason Avenue as item E under New Business and unanimously approved to accept the agenda as amended.

The Historic District Review Board reviewed the minutes of the October 15, 2013 Regular Meeting.

Motion made by Terry Strub, seconded by John Caton, to approve the minutes of the October 15, 2013 Regular Meeting as presented. The motion was unanimously approved.

NEW BUSINESS:

A. 711 Tazewell Avenue – Adding gutters, adding windows, and replacing windows

Rob Testerman explained that the application was an alteration to an existing accessory structure at the Fig Street Inn. The proposal included the addition of gutters, three new windows and replacement of existing three windows. The original application was given a Certificate of Appropriateness in October 2012 however, it expired October 2013. Also, one of the windows was originally proposed to be a small window, but was now proposed to be an egress window since the building code requirements changed.

Motion made by Terry Strub, seconded by John Caton, to approve the application for 711 Tazewell Avenue as presented. The motion was unanimously approved.

B. 1 Pine Street – Repair window casings, replace front doors

Rob Testerman explained that he received an application from Bill Parr for repair of the roof, repair of the front window casings, replacement of the front doors, rebuilding of the transoms and removal of the paint on one of the two storefronts. The building was listed as a contributing structure.

Bill Parr stated that the restoration would be an exact reproduction to keep the building as original as possible.

Sandra Salopek questioned the use of the building and Mr. Parr stated that the north unit would be a hotel room and the south unit would be an office, but eventually a hotel room.

Motion made by Sandra Salopek, seconded by Terry Strub, to approve the application for 1 Pine Street as presented. The motion was unanimously approved.

C. 619 Monroe Avenue – Second floor addition

Rob Testerman explained that he received an application from Quality Structure, LLC representing Jim and Jocelyn Blanchard for a second floor addition. The construction would be done within the existing footprint of the home and the siding was proposed to be hardy plank. The home was listed as a contributing structure.

Sean Ingram explained that the house was originally a brick four square, but after a fire the home was converted into a rancher.

Motion made by John Caton, seconded by Sandra Salopek, to approve the application for 619 Monroe Avenue as presented. The motion was unanimously approved.

D. 114 Peach Street – Addition

Joe Fehrer stated that he would recuse himself from Item D since he was the owner of the property.

Rob Testerman explained that he received an application from Quality Structure, LLC representing Kim and Joe Fehrer for a rear addition on the second floor of the existing home. The home was not listed on the register as a contributing structure. It seemed to have been missed as it should have been on the register. The addition was proposed to have hardy plank siding to match the existing siding and the roof shingles would match the existing.

Motion made by Terry Strub, seconded by John Caton, to approve the application for 114 Peach Street as presented. The motion was unanimously approved with Joe Fehrer abstaining from the vote.

E. 555 Mason Avenue, Unit B – Replacing garage door with storefront window

Rob Testerman stated that he received an application from Filler Up Properties LLC for the removal of a garage door and the addition of a storefront window to match the existing. The building was listed as a contributing structure, however there were additions built in the 1950's. The wall under the new replacement window would be built to match the existing façade. Rob Testerman stated that a hair salon was potentially relocating to the building.

Joe Fehrer suggested that the Board could state in the motion that they would like to see the bottom of the new window match the opposite side. The Board was in agreement that the replacement of the garage door with a window would be an improvement.

Motion made by Terry Strub, seconded by John Caton, to approve the application for 555 Mason Avenue Unit B with the stipulation that the replacement wall under the new window be built to match the existing façade. The motion was unanimously approved.

OLD BUSINESS:

Rob Testerman spoke with Jeb Brady about the chimney at 621 Jefferson Avenue. Jeb Brady stated that he did not have a timeframe for the chimney construction, but would ask the owners.

ANNOUNCEMENTS:

Rob Testerman reported the following: i) The Alliance subscription had been paid. Hard copies of the subscriptions would be mailed to the Town Hall; ii) Ted Warner resigned and was replaced by Sandra Salopek. The Historic District Review Board (HDRB) By-Laws and Ordinance stated that when possible, the Board should have a member who served on the Planning Commission. Sandra Salopek was the Planning Commission representative who was appointed to the HDRB by Town Council; and iii) The homeowner brochures were updated and distributed with every tax bill. Rob Testerman suggested distributing some to real estate offices and contractors.

Sandra Salopek asked if the business La Mer was legal since it was in a home on the corner of Randolph Avenue and Peach Street. Rob Testerman stated that the business owners would have had to get zoning clearance and complete a requirements checklist for a home occupation. Sandra Salopek asked if that had to be brought to the Board. Rob Testerman explained that it would only be brought to the Board if they were making alterations to the exterior of the building. Some minor alterations could be approved administratively. Rob Testerman also pointed out that the uses of a building were not under the purview of the HDRB.

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

Vice Chairman Joe Fehrer

Asst. Town Clerk