



HISTORIC DISTRICT REVIEW BOARD

Regular Meeting
Town Hall
October 15, 2013
6:00 p.m.

At 6:01 p.m. Chairman David Gay, having established a quorum, called to order the Regular Meeting of the Historic District Review Board. In addition to David Gay, present were John Caton, Joe Fehrer, Terry Strub and Ted Warner. Also in attendance were Town Planner Rob Testerman, Assistant Town Clerk Amanda Hurley and Architect Leon Parham. 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.

CONSENT AGENDA:

David Gay stated that a local builder had given him some photos of a house on Monroe Avenue and went on to state that the builder was looking for guidance. David Gay asked if the Board could talk about the procedures and add this item to the agenda. Since an application was not submitted, this item was discussed briefly at the end of the meeting.

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

The Historic District Review Board reviewed the minutes of the September 17, 2013 Regular Meeting.

Motion made by Joe Fehrer, seconded by John Caton, to approve the minutes of the September 17, 2013 Regular Meeting as presented. The motion was unanimously approved.

NEW BUSINESS:

A. 219 Jefferson Avenue – Addition of a dormer in rear of house

Rob Testerman explained that there were three existing dormers and the applicant was proposing to add one to the rear of the house. The dormer would be architecturally consistent with the character of the district. The applicant was proposing vinyl siding but it would match the existing and would be on the rear of the house which was not visible from the street. Rob Testerman pointed out that in 2006, there was an accessory building approved by the HDRB that had vinyl siding. Instead of a window, the applicant was proposing a glass French door and a platform with a handrail.

Ted Warner expressed his concern about the door height which was much taller than the windows. Rob Testerman explained that this dormer was proposed to be larger than the existing.

Motion made by Terry Strub, seconded by John Caton, to approve the addition of a dormer in the rear of the house at 219 Jefferson Avenue as presented. The motion was unanimously approved.

B. 309 Mason Avenue – Addition to rear of building

Rob Testerman explained that 309 Mason Avenue was a shop owned by Gary Williams and Mr. Leon Parham was present to answer any questions. The proposed addition on the rear of the building was approximately 400 square feet. There were no changes proposed for the front of the structure.

Joe Fehrer questioned if the addition would infringe on alley access and Mr. Parham stated that there was a 16' backyard beyond the alley.

David Gay asked about the concrete and Mr. Parham stated that it was an apron for runoff as there was an elevation issue there.

Motion made by Joe Fehrer, seconded by Terry Strub, to approve the addition on the rear of the shop at 309 Mason Avenue as presented. The motion was unanimously approved.

OLD BUSINESS:

There was no old business to discuss.

ANNOUNCEMENTS:

David Gay stated that a builder handed him photos of a house on Monroe Avenue and went on to state that the procedure for an applicant was to make a formal application and present it to the HDRB so the Board could proceed to give advice or guidance. David Gay presented the photos to the group pointing out that the house used to look like the two story one next door, but there was a fire and the second floor had to be removed. The owner was thinking about putting the same roof on the house as the one next door. There was a photo-shopped picture to depict this. David Gay stated that it was an improvement in some ways, but it was not aesthetically pleasing.

Ted Warner commented that the builder was probably trying to collaborate with someone on how to design something that would get approval from the HDRB.

Joe Fehrer stated that the homeowner could sketch something out, but if it was an engineering issue, it needed to be drawn up by an architect and went on to state that the builder needed to take that to Rob Testerman and Jeb Brady and run the application through the process. The Board agreed that things like that needed to be reviewed through the formal process.

Terry Strub commented that there was a bright yellow structure and fence at 517 Jefferson Avenue and it was visible from the condos. Rob Testerman stated that he would see if there was anything on file for the property and would also ride by and check it out.

Rob Testerman stated that he received clarification for the fees of the subscription for the National Alliance of Preservation Commissions and \$50 would cover the entire Board. The Board agreed that they preferred to receive hard copies of the subscription as opposed to digital copies.

Terry Strub asked if the chimney had been constructed at 621 Jefferson Avenue and Rob Testerman replied that it had not. However, the permit was still visible and there was still a lot of work going on. Rob Testerman explained that he was going to join Jeb Brady on final inspections to verify everything was built as it was approved.

Rob Testerman stated that he would be updating the Homeowner Brochures so they could be distributed.

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

Chairman David Gay

Asst. Town Clerk