

Historic District Review Board  
Regular Meeting  
May 15, 2012  
4:30 p.m.

At approximately 4:30 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 Jan Neville, Bob Sellers and Dianne Davis. Chairman Dunton stated there was still one vacancy on the board. Also present were Town Planner Tom Bonadeo, Asst. Town Clerk Linda Carola and Sean Ingram Contractor for the homeowner.

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

**Motion made by Dianne Davis, seconded by Jan Neville, and unanimously approved to accept the agenda as presented.**

**Motion made by Dianne Davis, seconded by Bob Sellers, and unanimously approved to accept the minutes for the April 17, 2012 Regular Meeting as presented.**

**NEW BUSINESS**

**602/604 Tazewell Ave.**

Tom Bonadeo, Town Planner, distributed a copy of the Sanborn Maps dated 1931 and presented a brief history of the map and an explanation stating the house was designed as a duplex and was on the Sanborn Map of 1898. The full width porch had been a feature of the house since at least 1931 and should be preserved. The phased project had the building with no porch for some extended period of time. The applicant wanted to do the proposed modifications and changes in phases and most modifications were in compliance. The following modifications/changes were proposed: (i) The proposed changes would remove the appearance of a duplex and create a single family appearance; (ii) the front door replacement and the upper front window replacement were two of the modifications; (iii) the modification for the rear of the house was not shown well in the plan and a more specific plan would be obtained; (iv) proposal was to convert the property into a 4 bedroom/2 ½ bathroom home. The entire proposal was reviewed and discussed with the board members discussing how the proposal would be broken into sections.

The majority of discussion and concern among the board members and the Town Planner was the time frame for completion and replacement of the porch. Tom Bonadeo presented photos of the property via a slide show pointing out the following: (i) the current porch did not meet the Historic District guidelines and needed to be removed along with the wrought iron supports; (ii) the plan which was submitted for the porch was smaller and did not meet the 80% guideline; (iii) foundation and structural repairs had not been proposed for immediate repair and had been scheduled for a later stage of repair. Considerable discussion continued among the board members regarding the foundation and porch. Dianne Davis asked for further clarification on the proposed stages of construction and questioned the 2013 timeframe. Tom Bonadeo spoke on the

owner's behalf stating the owner was trying to achieve a "better look" and to stop further deterioration. Chairman Dunton was very concerned regarding the exterior of the property and the required element of 80% porch coverage noting the porch was scheduled for later rather than sooner and the issue was the front porch removal without replacement. Chairman Dunton asked the Board Members if they had any other issues other than the porch. Chairman Dunton continued the discussion regarding the porch and foundation and asked the board members whether they would consider accepting the project to include framing and concrete piers for the porch. More discussion continued regarding the proposal and stages of completion. Tom Bonadeo stated that if any changes occurred in the plan he would bring it back to the board.

**Motion made by Jan Neville, seconded by Bob Sellers, and unanimously approved to approve the plan for 602/604 Tazewell Avenue generally as submitted but including the porch foundation and floor box in Phase I to be completed by July 2013.**

**Motion made by Dianne Davis, seconded by Jan Neville and unanimously approved to adjourn the Historic District Review Board Meeting.**

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Russ Dunton, Chairman

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Linda Carola, Asst. Town Clerk