

Historic District Review Board
Regular Meeting
November 15, 2011
4:30 p.m.

At approximately 4:38 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 and Bob Sellers. Also present were Town Planner Tom Bonadeo and Asst. Town Clerk Linda Carola. There were two members of the public present.

The Pledge of Allegiance was recited by all.

Motion made by Bob Sellers, seconded by Jan Neville, and unanimously approved to accept the agenda as presented.

Motion made by Jan Neville, seconded by Bob Sellers, and unanimously approved to accept the minutes for the October 18, 2011 Regular Meeting as presented.

NEW BUSINESS

A. 713 Randolph Ave-Replace single entry with double entry door.

Tom Bonadeo began by introducing the applicant Mr. Malcolm Hayward and explained the applicant had submitted an application to change a single door to a double door and presented pictures to the board members for review. The following was discussed with the board members: i) application was to replace a single 3' entry door with a 6' double entry door; ii) larger door would allow golf carts to be put inside the building; iii) building was within the Historic District Overlay and the alteration of window and door openings required the review of the Board; iv) the ordinance stresses compatibility with the neighborhood and the proposed new door would be the same as the neighbors' doors across the street with a double door 6' in width with divided lights v) Mr. Hayward asked if it was required to have divided lights expressing the additional cost. Discussion continued between Tom Bonadeo and Mr. Hayward regarding the door's material. Mr. Hayward indicated a metal door was very expensive. Mr. Bonadeo informed Mr. Hayward that wood or fiberglass was acceptable. Chairman Dunton asked the board members and Mr. Bonadeo if they had any questions or concerns.

Motion made by Jan Neville to approve door as presented, seconded by Bob Sellers. The motion was unanimously approved.

B. 403 Tazewell Ave-Rear Additions and remodeling.

Tom Bonadeo began by introducing Mr. Leon Parham, the representative for the applicant. Tom Bonadeo reviewed the pictures and drawing with the board members and discussed the following

items: i) the application submitted was to create two additions to the rear of the property; ii) the first addition was on the east side of the house and couldn't be seen from the street; iii) this addition would extend the rear corner of the house with a foundation of parged block and Hardi Siding to match the original house; iv) the second addition was a replacement for the existing vestibule; v) the old vestibule would be removed and the new vestibule would be larger requiring a new foundation of parged block and would have a gable roof with roofing and siding to match the existing addition. The additions would have metal roofs to match the existing "kitchen addition." Tom Bonadeo further explained the additions would not change the character of the building nor the surrounding neighborhood as the kitchen area and existing vestibule have the same look, before and after. Chairman Dunton asked the board members if they had any questions or concerns.

Motion made by Jan Neville to approve the application as presented, seconded by Bob Sellers. The motion was unanimously approved.

C. 409 Tazewell Ave.-Rear Screen Porch and Deck Addition.

Tom Bonadeo began by reviewing the pictures and plans with the board members and explained the application was for a new screen porch and deck addition and the following were discussed: i) the addition would be one level only at the rear of the house; ii) the screened porch would have a metal roof; iii) the foundation for the deck and screen porch would be brick veneer; iv) all features were in accordance with the ordinance and Historic District Guidelines; v) property sits on a double lot; vi) possible legal issue with lot line, but this issue would be resolved by the Planner eliminating the lot line to create one lot; vii) the interior of the property had been stripped of plaster. Tom Bonadeo recommended approval of the screen porch and deck to the board members.

Motion made by Bob Sellers to approve the application as presented, seconded by Jan Neville. The motion was unanimously approved.

OTHER

Chairman Dunton questioned Tom Bonadeo regarding the repairs to the gazebo at the beach and why the Historic District Review Board was not informed. Chairman Dunton indicated he and other board members had received phone calls regarding the "gingerbread" additions to the gazebo. Chairman Dunton indicated the board should have reviewed the repairs regardless if the board could not deny the changes. Tom Bonadeo agreed some of the changes should have been presented to the Historic District Review Board.

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

Asst. Town Clerk

Chairman Russ Dunton