

Historic District Review Board
Regular Session
April 19, 2011

At approximately 4:35 p.m., in the Town Council Chamber, Chairman Russ Dunton, having established a quorum, called to order the Regular Session of the Historic District Review Board. In addition to Chairman Dunton, present were Jan Neville, Bob Sellers and Dianne Davis. Also present were Town Planner Tom Bonadeo, Asst. Town Clerk Linda Carola, and one member of the public. Chairman Dunton noted the board had one vacancy.

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

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

Motion made by Bob Sellers, seconded by Jan Neville and unanimously approved to accept the minutes of March 15, 2011.

NEW BUSINESS

A. 235 Mason Ave.-Hotel Renovation Front and Rear elevations.

Mr. Bonadeo reviewed the drawing with the board and explained to the board that changes had been made based on the board's recommendations. Further discussion continued regarding the recommended changes and the following were discussed: i) the arched door would remain and the entrance to the building would be next to it; ii) recommended cornice was discussed and Mr. Bonadeo explained the design and detail of the cornice and indicated the wood trim would be painted; iii) windows and doors would be separated and frosted glass transoms would be used on the top; iv) rearranged doors and windows on the 2nd floor to be more regular and symmetrical; v) reduction of vertical lines on the upper siding, and using Hardi Panel siding only with vertical battens at window edges and panel seams.

Dianne Davis questioned the removal of the brick from the building. Mr. Bonadeo explained the brick was removed by the previous owner. Chairman Dunton gave a brief recap of the previous meeting to inform Dianne Davis of the past history of the building and the board's recommendations. Further discussion continued regarding the revised drawing. Mr. Bonadeo stated the architectural plans for the inside of the building would be forthcoming soon.

Chairman Dunton asked the board if they had any concerns or questions. Jan Neville stated he still was not satisfied with the 3rd floor façade which was too plain. Further discussion continued among the board members and it was decided that the perspective from the street would make a big difference.

Motion made by Jan Neville, seconded by Bob Sellers and unanimously approved to accept the revised plans as presented with no changes.

B. 545 Tazewell Ave.-Home Renovation

Tom Bonadeo explained to the board members the application received was for a Cassatt Cottage that had been greatly modified over the years and also had a porch added; however, the physical foot print had not changed greatly, further explaining the door was still on the side as the original cottages were and the windows had been changed. The new owner would: i) clean up the front porch, repaint, remove all windows and wall material, leaving the columns in place and then screened; ii) the current asbestos siding would be removed and replaced with Hardi Plank siding; iii) the drawing left off the front window in error, but the window would be there; iv) windows would also be replaced and the recommendation would be to use 8 over 8 windows; v) upper bottom half would be 5” exposure Hardi Plank siding and the upper would be Hardi shingles in keeping with the guidelines; vi) cement block addition would be removed in its entirety along with the chimney; vii) a small addition was planned and would meet the setbacks; viii) addition would contain a bathroom; ix) roof would be replaced with architectural shingles and a French door installed where the older addition was being removed at the rear of the house. Further discussion continued regarding the: i) 8 over 8 windows; ii) the addition; iii) front window; iv) aluminum awning on porch; iv) front window which was eliminated in the drawing in error. Tom Bonadeo assured the board members that the window would remain.

Motion made by Jan Neville, seconded by Bob Sellers and unanimously approved to accept the application with the following recommendations: i) use an alternative siding on the bathroom addition; ii) use 8 over 8 windows if available; iii) consider removing or replacing aluminum awning, but not required, suggested considering a canvas awning. Chairman Dunton requested Tom Bonadeo explain to the applicant what the guidelines called for.

General discussion continued among the board members regarding prospects for new homes, some of which were in Bay Creek- one in the Bayside Village Area, and another house planned for Plantation Point which would be approximately 7,000 sq. ft., and additional houses are planned for Marina Village. Tom Bonadeo stated that there were some extraordinary values on lots which had been foreclosed. Tom Bonadeo gave the board members an update of the digging on Mason Ave. Further discussion continued regarding Mason Ave. Dianne Davis questioned the approval of “Blue” asking if the Historic District Review Board approved. Tom Bonadeo explained the approval was by the State which was more stringent than our board, and allowed the applicant to receive tax credits. Further discussion continued regarding the features of “Blue.” Chairman Dunton stated that the Historic District Review Board would not interfere with anyone receiving tax credits. The board continued to discuss the policy/requirements of the Historic District Review Board vs. the State Guidelines.

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

Linda Carola, Asst. Town Clerk

Russ Dunton, Chairman