

Historic District Review Board
Regular Session
February 15, 2011

At approximately 4:42 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 and asked for a status report. Tom Bonadeo informed the members that the vacancy had been posted on the Town's website. Russ Dunton asked the members if they had any suggestions and indicated the candidate should live in Town and have knowledge of construction.

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 Jan Neville, seconded by Bob Sellers and unanimously approved to accept the minutes of January 18, 2011.

NEW BUSINESS

A. 6 Randolph-Window removal and rear addition replacement

Mr. Bonadeo reviewed the pictures with the board explaining the rear addition is not the original rear porch. It is in poor shape due to water damage and requires replacement. The applicant proposes to remove and replace with a larger footprint. Mr. Bonadeo discussed the addition as follows: i) the addition will not obstruct the side yard setbacks; ii) the addition will be sided with Hardi-Plank siding matching the current siding; iii) foundation will be block and brick which complies with the ordinance; iv) one over one double hung windows will be used; v) electric meter will be re-done; vi) roofing material will match existing. Mr. Dunton asked the board if they had any questions or concerns and the following was discussed: i) Mr. Neville questioned the style of the door and the applicant replied a sliding or French door would be installed. Further discussion continued regarding the style of door.

Mr. Bonadeo reviewed the photo of the window to be removed and discussed the Historic District Guidelines for compliance. Mr. Dunton reviewed the photo and expressed his concern with closing the window opening and matching with the existing brick: i) Mr. Bonadeo indicated brick from the old foundation could be used; ii) suggested a "shutter up" appearance, explaining the window opening could be bricked in sealing the opening and affix a wooden shutter which is

in accordance with the guidelines and would alleviate the mismatching of brick; iii) Mr. Neville asked if a window could later be installed and Mr. Bonadeo said yes. The applicant asked if he could address the board and offered the following; i) Mr. Gomer indicated he had done a good amount of brick work; ii) indicated he would remove the sill and arch over the window; iii) would use brick from the old foundation; iv) proposed the repair to aesthetically look appropriate; v) not in favor of brick cover up with shutter; vi) understands Mr. Bonadeo making recommendation according to the guidelines; vii) would draw attention with just one shutter; viii) would be accountable to brick up and having it match as close as possible. Further discussion continued defining exactly what Mr. Gomer had proposed and Mr. Gomer indicated the opening would only be approximately 28 brick high by 5 brick wide being approximately 170 brick. Further discussion continued reviewing Mr. Bonadeo's suggestion which follows the guidelines strictly. Mr. Dunton referred to the example of what they do not want to see happen, which is a mixing of different color bricks with nothing matching. Mr. Dunton asked the members if they had any concerns: i) Dianne Davis asked for a clarification of the shutter placement. Mr. Bonadeo stated shutter would be placed only on the one window; ii) Jan Neville had no objections, but did not like the idea of losing the fancy brick work and sill, however it is on the side of the house and would not be seen; iii) Bob Sellers indicated it would be nice if the window was not covered up, however feels it would not look right with just one shutter.

Motion made by Bob Sellers, seconded by Jan Neville and unanimously approved to accept the application as presented, clarifying that the window will be bricked in and blended with original brick from the site.

Mr. Dunton asked Mr. Gomer if he was going to fix up the property and put it on the market. Mr. Gomer replied that he was going to put both houses on the market and if the one he is living in sells, he will move into the one being renovated at 6 Randolph.

B. Election of Officers

Mr. Dunton informed the board that every February the board elects a Chairman and Vice-Chairman and asked for motions from the floor. Jan Neville proposed to keep in place the current Chairman and Vice-Chairman.

Motion made by Jan Neville, seconded by Dianne Davis and unanimously approved with Mr. Dunton abstaining to elect Mr. Dunton as Chairman of the Historic District Review Board.

Motion made by Dianne Davis, seconded by Jan Neville and unanimously approved with Mr. Sellers abstaining to elect Mr. Sellers as Vice-Chairman of the Historic District Review Board.

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