

Historic District Review Board  
Regular Session  
January 18, 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 two members of the public. Chairman Dunton stated 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 Jan Neville, seconded by Bob Sellers and unanimously approved to accept the minutes of November 16, 2010.**

**NEW BUSINESS**

**A. 113 Tazewell Avenue – Addition and Restoration**

Mr. Bonadeo informed the board that Mr. Leon Parham was present representing the owner. Mr. Bonadeo reviewed the plans and pictures with the board explaining that a complete application had been received for an addition and restoration and added that a previous owner had started work on the house and had removed the “original” addition. The board discussed the addition as follows: i) The new addition will be slightly wider; ii) The addition will be two stories and have a standing seam metal roof. There was some discussion regarding the pitch and slope of the roof; iii) There will be a first floor deck with a roof; iv) The addition meets all setbacks and ordinance requirements. The board went on to discuss the restoration as follows: i) The windows will be replaced with Marvin Infinity windows and will be a whole window replacement; ii) The front porch will be replaced with tongue and groove material and the rear deck will be floored to match; iii) The siding on the addition will be smooth hardi-plank and the front porch rails will be refinished.

Chairman Dunton asked the board if they had any questions or concerns. Dianne Davis questioned the original addition and Mr. Bonadeo stated the original addition was there in 1931. Further discussion continued regarding the original addition and photos were distributed to the board members for review. Mr. Bonadeo further clarified there was an addition with a porch and this restoration will be very close to the original. Jan Neville questioned the roof slope and Mr. Parham explained that the standing seam meets the slope requirements.

**Motion made by Bob Sellers, seconded by Jan Neville and unanimously approved the addition and restoration as proposed.**

Mr. Bonadeo indicated he will be sending a letter regarding coverage, indicating the entire back yard is hardscape; meaning decks and houses, and must be careful how much of the lot is covered for drainage, as to not to interfere with the Chesapeake Bay Preservation Act.

## **B. 6 Tazewell Avenue – Addition and Modification**

Mr. Bonadeo stated the owner was present to help answer any questions and distributed a copy of the Anderson Technical Spec for the 4-Panel Gliding Patio Doors to the board members for review, indicating this spec does not have the divided lights, in keeping with the style of windows for this type of house. Mr. Bonadeo reviewed the application and plans with the board members stating: i) Replacement of two existing windows with four doors facing the rear yard; ii) Modification of the existing rooms on the rear of the house from one story with a second floor porch to a two story addition ; iii) Siding to match the existing house; iv) Roofing to match the existing roof; v) Foundation will be modified from brick piers to solid brick; iv) A deck will be added on the rear of the house outside the four doors. Mr. Bonadeo also indicated the work may be completed in phases. Further discussion continued regarding: i) The four panel doors stating they will not have the divided lights but will be straight glass; ii) Roof pitch was discussed, asking what is the minimum pitch size needed for nailed down shingles, as the roof addition appears to be a very low pitch, suggesting roofing type and function should be reviewed and suggested a metal roof may be more appropriate; iii) The footprint will remain the same although the foundation will change due to the extra load on the second floor; iv) No plot plan was required because there are no setback issues; v) The second floor of the addition contains no window openings. Mr. Bonadeo suggested a few minor modifications: i) A window for the upstairs, to break up the solid wall in the back and in keeping with the look of the Historic District; ii) Four panel door not having dividing lights. Considerable discussion continued regarding a window for the second floor addition. Chairman Dunton stated there are two changes: i) Putting in the doors; ii) The addition in the rear. Chairman Dunton suggested each item be addressed separately and asked if any of the board members had any questions or concerns regarding the doors and there were no objections. Chairman Dunton addressed the two story addition with a blank wall with no window and asked the board's opinion on the window. Dianne Davis indicated she would like to see a window and the other board members thought it would be nice but not necessary since you could not see the window. The owner indicated she would do what was necessary, however to purchase a window would be an additional expense.

**Motion made by Jan Neville, seconded by Bob Sellers and unanimously approved to accept the plan as presented and give the applicant the option to add a window if she should decide to do so.**

Further explanation was given to the owner regarding the window and in keeping with the Historic District look, but also relaying it was not a Historic District requirement.

Discussion continued between the board members regarding the number of properties in town being purchased and restored indicating the market is picking up. Dianne Davis asked Mr. Bonadeo the definition of BMP, to which he replied Best Management Practices, actually meaning “ a place where a pond holds water,” citing the pond next to the Dollar General Store on Route 13 as an example.

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

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Linda Carola, Asst. Town Clerk

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Russ Dunton, Chairman