



HISTORIC DISTRICT REVIEW BOARD

Regular Meeting

Town Hall

March 18, 2014

6:00 p.m.

At 6:00 p.m. Chairman Joe Fehrer, having established a quorum, called to order the Regular Meeting of the Historic District Review Board. In addition to Joe Fehrer, present were David Gay, Sandra Salopek and Terry Strub. John Caton was not in attendance. Also in attendance were Town Planner Rob Testerman, Assistant Town Clerk Amanda Hurley, owners of lot 368 Tazewell Avenue and owners of 403 Tazewell Avenue.

The Board observed a moment of silence which was followed by the recitation of the Pledge of Allegiance.

CONSENT AGENDA:

Joe Fehrer stated that an additional application had been received for 403 Tazewell Avenue, The Bay Haven Inn, regarding removal of a chimney and asked if the Board would like to add the item to the agenda for review.

Motion made by Terry Strub, seconded by David Gay to add 403 Tazewell Avenue - chimney removal to the agenda. The motion was unanimously approved.

Motion made by Sandra Salopek, seconded by David Gay, to accept the agenda as amended. The motion was unanimously approved.

The Historic District Review Board reviewed the minutes of the February 18, 2014 Regular Meeting.

Motion made by Terry Strub, seconded by David Gay, to approve the minutes of the February 18, 2014 Regular Meeting as presented. The motion was unanimously approved.

NEW BUSINESS:

A. 218 Randolph Ave -Dormer Addition

Rob Testerman stated that the application was received from Mr. John Wengler for the addition of a dormer on the front of the house located at 218 Randolph Avenue. The home was listed as a contributing structure circa 1890's gabled ell frame dwelling. The applicant was proposing to construct a dormer on the front of the house in the center and it would include a single window. The roofing materials would be built to match the existing and white "scalloped" vinyl siding would be used. Many surrounding homes had dormers.

Motion made by David Gay, seconded by Terry Strub, to approve the application for a dormer addition at 218 Randolph Avenue as presented. The motion was unanimously approved.

B. Lot 368 Tazewell Avenue - New Home

Rob Testerman stated that an application had been received from Mr. Tim Krawczel for a new home and Mr. Krawczel was in attendance if the Board had any questions.

The proportion of the proposed house was consistent with zoning requirements, the Historic District Guidelines and surrounding homes in the neighborhood. The house would have a gable roof with a pitch of 10/12. The house was proposed to have a full width one story porch. The

plans depicted a bay window; however the applicant was proposing to keep the front of the first floor flat. There would be a square bump-out to mimic the second floor. The applicant was proposing vinyl or fiber cement siding, PVC or vinyl for trim and brick or concrete block with stucco finish for the foundation. The Historic District Guidelines stated that synthetic siding that simulated wood may be used on new construction only if real wood trim was used for windows, doors, cornices, cornerboards, soffits and other decorative features. The applicant had provided an attached table showing existing newer homes in the Historic District that had synthetic siding and trim.

Joe Fehrer asked if the applicant had made a decision on the siding and Mr. Krawczel stated that it would depend on the outcome of the meeting. Mr. Krawczel explained that he had rehabilitated a house at 409 Nectarine Street and hardy plank siding had been used, but he was interested in using a vinyl that had a polar wall which had a Styrofoam thermal bridge inside for the new home.

The house would have architectural shingles, wide exterior door and window casings and the gables would be a different color from the siding and would have a shake appearance. The elevation above grade at first floor level would be about 4' in height which would be above base flood elevation. There would not be a chimney as the plans depicted.

Sandra Salopek asked about the sliding glass door and Mrs. Krawczel commented that the back door would be a storm door as she was not partial to a sliding glass door.

Rob Testerman pointed out that photos of neighboring homes in the 500 block were included.

Motion made by David Gay, seconded by Sandra Salopek, to approve the application for construction of a new home on lot 368 Tazewell Avenue as presented. The motion was unanimously approved.

C. 403 Tazewell Avenue – Chimney Removal

Rob Testerman explained that the application was a late addition from the Holloways, owners of the Bay Haven Inn. There were three existing chimneys; two functioning chimneys fronted Tazewell and the other was a non-functioning chimney located on the North side of the house in the rear which was not visible from the front of the house. Heading eastbound on Tazewell, the chimney was visible. The chimney had become a liability as leaks had developed and concern that it could collapse. Staff recommended removal of the chimney as it would not detract from the historic character of the neighborhood or architectural character of the structure.

David Gay noted that the brick on the chimney was not the same as the ornamental chimneys. It appeared to have been added later. Mrs. Holloway stated that the chimney did not appear on original blueprints.

The Holloways explained that after Hurricane Sandy, leaks developed and there was breakdown on the Tazewell side of the chimney. Vertical cracks that developed were of concern. The chimney would be taken down below the roofline and sealed off.

Joe Fehrer stated that a non-functioning chimney was a potential liability.

Motion made by Terry Strub, seconded by David Gay, to approve the application for chimney removal at 403 Tazewell Avenue as presented. The motion was unanimously approved.

The Holloways were very appreciative of the Board for reviewing and approving their application.

OLD BUSINESS:

There was no Old Business to discuss.

ANNOUNCEMENTS:

Rob Testerman stated that he had received an email from Department of Historic Resources regarding a statewide annual report on Historic District Review Boards. The report included how many reviews the Board did in FY2013, how many were approved, denied or appealed, if there were grant programs utilized, etc. Rob Testerman would be compiling information and submitting later this week.

Terry Strub announced that she would not be in attendance at next month's meeting.

Joe Fehrer commented that he was caught off guard by Mr. Krawczel's visit to his house last Sunday. Joe Fehrer did not feel it was an appropriate process to ask questions privately and felt they should be asked at the meeting because if questions had been answered prior to the meeting, the Board members would go into the meeting with their minds already made up.

Sandra Salopek stated that she did not let Mr. Krawczel in her home because she did not know him and had not received any notification from Rob Testerman that the applicant would be coming to Board member's homes. Sandra Salopek commented that applicants should not come to their homes and the Board agreed.

Rob Testerman stated that in the future, if there was conversation between a Board member and an applicant outside of a meeting (ex parte communication), it should be brought up at the meeting.

Motion made by Sandra Salopek, seconded by David Gay, to adjourn the Historic District Review Board Regular Meeting. The motion was unanimously approved.

Chairman Joe Fehrer

Asst. Town Clerk