

Historic District Review Board
Regular Session
February 16, 2010

At approximately 4:33 p.m., in the Town Council Chambers, Chairman Russ Dunton 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 Tom Bonadeo, Town Planner, Linda Carola, Asst. Town Clerk and one member of the public. Board Member Melvin Dudley was absent.

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

Chairman Dunton stated he wanted to add item B to New Business, Election of Chairman and Vice-Chairman which is to be done in February according to the by-laws.

Motion made by Dianne Davis, seconded by Jan Neville and unanimously approved to accept the agenda as amended adding under New Business (B.) Election of Officers.

Motion made by Bob Sellers, seconded by Jan Neville and unanimously approved to accept the minutes of October 20, 2009.

OLD APPLICATIONS

NONE

NEW BUSINESS

A. 207 Tazewell Avenue-Complete Historic Restoration for Tax Credit

Chairman Dunton began by asking the Board if they had an opportunity to look at the house located at 207 Tazewell Ave. Chairman Dunton explained the purchaser had applied for and wants to do the renovations using tax credits; therefore they must follow State and Federal guidelines. The applicant has hired Parham Architects to do the design work for the restoration of the house.

Mr. Parham of Parham Architects gave a brief description of the renovations to the Board Members stating he will be staying within the original foot print. Mr. Parham further explained that the front porch foundation is in bad shape and must be completely re-built, the existing rear addition will remain, however will be decorated to look like an enclosed back porch, a deck will be added, rooms will be restored, and the original stair case, which was removed and replaced with a spiral, will be restored as close to the original stair case as possible. The description of the windows was discussed and it is the intent

to keep the motif of the divided windows, however the 6 over 6 windows will be replaced with one over one, which will be better suited with the interior. Regarding the exterior of the property, the front porch will be restored with round columns and a metal roof on the porch as well as the back addition.

The portion of the high roof was discussed and Mr. Parham indicated he is not sure what the material requirement will be, but it is his intent to save the existing and do a nail down asphalt roof. Board Member Dianne Davis questioned the triple windows on the right hand side of the house, and Mr. Parham explained that the triple windows were added to the enclosed porch, and with the new renovation the windows will be removed and the entire porch will be opened to conform to the original configuration.

Tom Bonadeo, Town Planner, indicated he looked at the house and was concerned with the exposed CMU (Concrete Masonry Unit/Cinderblock). Discussion continued regarding the treatment of the exposed CMU and the recommendation was to parge the CMU. Chairman Dunton stated that the ordinance states no exposed CMU.

Discussion continued regarding the interior of the property, location of a chimney and a fireplace. Mr. Parham stated the chimney was removed and there is no fireplace.

Tom Bonadeo recommended that the foundation be covered up to meet the ordinance. Mr. Dunton asked the Board Members if they had any other recommendations, suggestions, questions or changes for Mr. Parham.

Motion made by Bob Sellers to approve the renovations as presented with the exception that the foundation block be parged, seconded by Dianne Davis and unanimously approved.

Tom Bonadeo asked Mr. Parham what the approximate time frame was for approval from the State, and Mr. Parham indicated approximately one month.

B. Election of Officers

Chairman Dunton stated that it was time to elect a Chairman & Vice-Chairman for 2010 and asked for nominations.

Jan Neville nominated Russ Dunton for Chairman.

Motion made by Jan Neville, seconded by Dianne Davis, and approved by majority vote with Russ Dunton abstaining to elect Russ Dunton as Chair for the Historic District Review Board.

Chairman Dunton noted that he will be unable to attend the April 20th meeting.

Nominations for Vice-Chairman was discussed among the Board Members and Chairman

Dunton asked what the procedure would be if the Chairman & Vice-Chairman were absent from a meeting and whether the meeting could proceed, stating that the by-laws do not address this point of order. Chairman Dunton asked if there is a process that we would need to follow to conduct business in the absence of the Chairman & Vice-Chairman. An inquiry was made to the Town Clerk, Libby Hume, if business can be conducted with the absence of the Chairman & Vice-Chair. It was noted that if the HDRB by-laws did not state any differently, it was determined a meeting can be conducted in the absence of the Chairman & Vice-Chairman, providing there is a quorum which is 3 members of the Board being present. Further discussion continued for a nomination for a Vice-Chairman. Chairman Dunton asked for nominations for Vice-Chair stating it was a one year appointment.

Chairman Dunton nominated Bob Sellers for Vice-Chairman.

Motion made by Russ Dunton, seconded by Dianne Davis, and unanimously approved to elect Bob Sellers for Vice-Chairman of the Historic District Review Board.

ANNOUNCEMENTS

Tom Bonadeo noted there had been several houses purchased and are under going interior and exterior restoration. A house on the 600 block of Peach Street had recently been sold.

The Wastewater plant is underway.

The Breakwater Contract has been signed and the work should begin soon.

The park work is also underway. Tom Bonadeo commented that the trees in the park will be moved; however the weather had been a factor.

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

Russ Dunton, Chairman

Linda Carola, Asst. Town Clerk