Historic District Review Board
Regular Session
March 16, 2010

At approximately 4:30 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, and Bob Sellers. Also present were Tom Bonadeo, Town Planner, Linda Carola, Asst. Town Clerk and one member of the public. Board Members Dianne Davis and Melvin Dudley were absent.

Chairman Russ Dunton recommended omitting the Invocation out of respect and due to the absence of Melvin Dudley and Dianne Davis, who normally give the Invocation. All Board Members agreed, and all recited the Pledge of Allegiance.

Chairman Dunton stated he wanted to add 5D to New Business, 501 Randolph-Baptist Church-Exit Stairs.

Motion made by Jan Neville, seconded by Bob Sellers and unanimously approved to accept the agenda as amended adding under New Business 5D-501 Randolph.

Chairman Dunton noted two corrections to the minutes under New Business. Under A.-207 Tazewell Ave., "the rear extension" was changed to read "the existing rear addition will remain." Under B. Election of Officers, "law of order" was changed to read "point of order."

Motion made by Bob Sellers, seconded by Jan Neville, and unanimously approved to accept the minutes of February 16, 2010 as corrected noting the two changes.

Chairman Dunton recommended reviewing New Business Item 5A- 530 Tazewell Ave. first so as not to delay applicant who was present.

NEW BUSINESS

A. 530 Tazewell Ave.-Remove non-historic additions-new doors.

Tom Bonadeo, Town Planner presented the application of Patrick Hand, who has purchased 530 Tazewell Ave., and wants to revitalize the property. Mr. Bonadeo had one potential modification to use a window instead of a door on the west side of the house. Mr. Bonadeo proceeded to review the plans, photos and staff report with the Board Members noting the renovations and changes will be done in accordance with the ordinance. Mr. Bonadeo noted the structure has a two-story addition along with a one-story porch addition. The proposal is to remove the two additions and return the house to the original configuration. A non-functional brick chimney and an additional block

chimney will be removed. The windows and doors on the south side of the house will be re-arranged using 2 over 2 windows. The siding repair and replacement will be done to match the existing wood siding. The paint color selection has not yet been determined, however it was indicated perhaps earth tone/burnt orange colors will be considered. The screening from the front porch will be removed and the front porch restored. Mr. Bonadeo indicated that many of the modifications can be approved administratively; however he wanted the Board Members to see the entire package, rather than bits and pieces. Mr. Bonadeo stated that the house is currently in poor condition and the applicant plans to restore the original look of the house. Chairman Dunton asked the Board Members if they had any questions or concerns regarding the application.

Motion made by Bob Sellers, seconded by Jan Neville and unanimously approved to approve the renovations as presented with the option for the applicant to use a window or door on the west side of the structure.

OLD APPLICATIONS

A. 102 Randolph Ave.-Renewal of previously approved permit.

Mr. Bonadeo stated this was an old application which had been approved by the Board in 2007; however, the work never got started. The window transoms are the only item changed from the original application. The transoms were removed for structural reasons. The applicant did submit new drawings to show the removal of the transoms. The applicant thought their approval was still in effect; however, when they came to get their building permit, Mr. Bonadeo explained to the applicant it had to be re-approved by the Historic District Review Board. Chairman Dunton indicated this was a modification of a porch, stating the guidelines give a little more lead way on a rear porch vs. a front or side porch. Discussion continued regarding porch guidelines. The applicant proposed creating a “Florida” room, using wood siding which will be similar to the original fabric, and the foundation will be brick. Further discussion continued regarding the porch and its current condition. Chairman Dunton asked the Board Members if they had any questions or concerns.

Motion made by Jan Neville, seconded by Bob Sellers and unanimously approved to accept the application as presented.

NEW BUSINESS

B. 116 Tazewell Ave. - Rear Addition and rear window restoration.

Mr. Bonadeo stated this property was recently sold. Mr. Bonadeo also stated that an addition was put on the property probably before the establishment of the Historic District Review Board. The applicant is requesting to build a rear addition which will be on the southwest corner in the rear of the house and will align with the earlier addition. Mr. Bonadeo indicated the windows will be taller and wider, the sliding glass door will be removed and replaced with a French door, a new standing seam metal roof will be

installed to match the porch, cypress wood with rounded edge siding will be used as is on the rest of the house. While the addition meets the requirements of the ordinance it does increase the footprint of the house and requires review. Chairman Dunton asked the Board Members if they had any questions or concerns.

Motion made by Jan Neville, seconded by Bob Sellers, and unanimously approved to accept the application as presented.

C. 607 Pine Street-New House

Tom Bonadeo reviewed the construction drawings for a new house with the Board Members. The foot print of the house was discussed and the members were informed that there is an encroachment in the rear yard setback; however, the applicant will be asking for a variance. The Board Members discussed the lot measurements, setbacks, and porch requirements. Mr. Bonadeo informed the Board Members that an updated plan was submitted after he had prepared his staff report and explained that the house has several features that meet the ordinance and the materials are allowed under the ordinance; however, he feels the Board Members need to take a close look at the features, material and design. Mr. Bonadeo explained that this is a new house on the waterfront which must meet additional requirements per the Building Code. Mr. Bonadeo further explained that the roof will be medium brown or dark gray architectural style shingles and must meet the requirement of a 110 mph wind load. The shingles must be 50 year shingles which meet the requirement. The siding will be vinyl and must meet the ordinance requirement of "double five", five inch exposure. The windows were originally shown in the drawing as 6 over 6, but the plan has been modified to 6 over 1. In the original drawing the foundation under the porch was to be solid brick; however, it will now be brick piers with lattice in between. The remaining foundation will be brick and flood vents will be added behind the lattice. Mr. Bonadeo continued to review the plans with the Board Members, pointing out that the house has an attached garage facing the alley and is set back from the front of the house even with the front porch. The house has a porch with columns covering 60% of the front of the house. The ordinance recommends porch coverage of 80% unless the architectural style suggests otherwise. The architectural style of the house is similar to the only other house on the block and provides twice the front porch coverage of the other house. Further discussion continued regarding the use of vinyl siding particularly since the location of the house is on the waterfront. Mr. Bonadeo explained that when the applicant purchased the lot a variance was obtained from the Board of Zoning Appeals for an adjustment of the setback. Board Member Jan Neville questioned the setback of the house and Mr. Bonadeo indicated the setback for this house is equal to the Smyth property. Discussion and review of the plans continued regarding the location, direction and porch location of the house. After further discussion regarding the vinyl siding, the Board Members recommended HardiPlank siding be used as an alternative.

Motion made by Bob Sellers, seconded by Jan Neville to approve the house plans with the conditions that the windows shall be 6 over 1, the vinyl siding shall be no greater than "double five" or five inch exposure, but with the strong

recommendation that HardiPlank siding be used rather than vinyl siding, and that the foundation shall be brick. The motion was unanimously approved.

D. 501 Randolph Ave.-Baptist Church-Exit stairs

Tom Bonadeo presented the application stating that he had been working with the Baptist Church for over one year, explaining there are design issues. The plans being presented are in relation to the use of the upstairs room for more than 50 people and any gathering of over 40 people requires 2 exits. The stairs are a safety issue. An internal stairway was causing many complications; therefore an external stairway was required. The church purchased the lot next door and the lot line was abandoned. The church now occupies an 80 foot wide piece of property vs. a 40 foot piece of property. To add a stairway to the second floor, it will be necessary to cover up four windows with one window being changed to a door to meet the necessary fire code. In addition one other window will be turned into a doorway. Mr. Bonadeo reviewed the plans with the Board Members to show the door which will be an egress door for safety issues. Mr. Bonadeo further explained the church property runs to the middle of the alley but has an alley easement at the rear of the building. There is a 5 foot setback from the alley and steps are allowed in the setback area. Mr. Bonadeo explained that the stairs will be made from wood and are heavily constructed and cannot be seen from any street. The ordinance requires the Board Members to review modifications for window and door openings. Chairman Dunton asked if a roof will be over the stairway and Mr. Bonadeo indicated there will be a roof which will have a metal type covering. Chairman Dunton asked if anyone had any questions or concerns.

Motion made by Jan Neville, seconded by Bob Sellers and unanimously approved to approve the application as presented.

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

Linda Carola, Asst. Town Clerk	**Russ Dunton, Chairman**