

# HISTORIC DISTRICT REVIEW BOARD

*April 19, 2005*

*4:30 p.m.*

At approximately 4:30 p.m. on April 19, 2005, Chairman Russ Dunton called to order the meeting of the Historic District Review Board. In addition to Chairman Dunton, Melvin Dudley, Dianne Davis, Jan Neville and Greg Lohse were present. Building Official, Doug Smith, Acting Planner Cela Burge, and Town Clerk, Joy Pelletier, were also present

Members of the Public Present: 11

## **Invocation and Pledge of Allegiance**

Dianne Davis led the invocation. All recited the Pledge of Allegiance.

## **Consent Agenda**

**Motion was made by Melvin Dudley, seconded by Dianne Davis and unanimously approved to accept the agenda moving items as necessary to accommodate those persons in attendance so as not to keep them longer than necessary.**

## **Review and Approval of Applications**

*305-311 Harbor Ave – Stephen Savell, contract purchaser – conversion of non-conforming 4 unit bldg. to 3 unit bldg.:* Chairman Dunton described the existing structure and clarified the scope of the application. Cela Burge introduced the applicants and outlined the points significant to the Historic District Review Board: adds a floor to the building; changes the entries and window system; it is a contributing structure; parking must be off street or in the garage, not blocking the sidewalk; from a storm water stand point the driveway would make storm water run directly into the street, so the applicant has agreed to look at options to control the flow of the water. Material samples were scrutinized, i.e. roofing, siding, and railing.

**Motion made by Melvin Dudley, seconded by Jan Neville and unanimously approved to accept the plan as presented.**

*415-417 Tazewell Ave. James Mahaffy, owner – 2 story utility building construction:* Russ Dunton clarified that accessory buildings cannot be used as living quarters. Mr. Mahaffy assured all this accessory building would be used as a workshop and work out room. He also indicated this building is to be built to blend with the main structure with two windows on the second level and a small balcony. There was much discussion among the Board members concerning the height of the building and its exposure to people at the park. There was also discussion over the density of the building as compared to the main structure. Comparisons were made with other recently approved accessory buildings.

**Motion made by Melvin Dudley, seconded by Greg Lohse and unanimously approved to accept this application with the condition the cupola is removed and vents inserted under the eaves.**

*113 Tazewell Ave. – Paul Watson, owner – addition to residence:* Leon Parham who represented the owner along with Cela Burge displayed plans and pictures of the existing structure and proposed changes. Discussion ensued over the dormers and the materials list.

**Motion to accept the plans presented was made by Melvin Dudley, seconded by Jan Neville and unanimously approved.**

*550 Madison – William & Sandra Baines, owner – renovation:* The discussion included siding, materials list, and the fact the foot print would change. Also discussed was how the porch, at one point had been enclosed and would be opened.

Deleted: not

**Motion to accept the application was made by Melvin Dudley, seconded by Dianne Davis and unanimously approved.**

*554 Madison – William & Sandra Baines, owner – renovation:* Cela Burge and Russ Dunton led the discussion which included roofing material and the use of vinyl made to look like cedar shake. Suggestions were made to keep windows at same dimension with 9 x 9 panes. Brick foundation wall was discussed. They indicated pleasure concerning the wraparound porch and how the historical accent would be maintained.

**Motion to approve the application as presented with condition the windows remain near the same size with 9x9 panes was made by Dianne Davis, seconded by Greg Lohse and unanimously approved.**

*121 Strawberry – David Potter for Beth Hayward, owner – two new dormers on main roof:* Discussion of original approval took place. Minimum discussion of changes was held.

**Motion made to approved the application as presented by Melvin Dudley, seconded by Jan Neville, and unanimously approved.**

Deleted: Jana

*517-519 Monroe – Kevin Davies, owner – dormers & deck:* Much discussion of materials, structural changes, materials list and windows.

**Melvin Dudley moved to approve the application with conditions as follows: 1) adjustment of “bridge” of windows on the second story front of structure 2) addition of architectural window in stairwell area, 3) adjust the size of the side bathroom window, 4) siding to be hardiplank. The motion was seconded by Greg Lohse and unanimously approved.**

*10 Peach S. – Steve Michel, owner – 3<sup>rd</sup> floor addition:* Russ Dunton explained this building was submitted for historical credit, therefore, as much of the original material and look was to be maintained in rehabilitation of this structure. Cela Burge went over the definition of streetscape to help determine the advisability of a 3<sup>rd</sup> story penthouse. The submitted drawings did not match the picture submitted and did not compliment the historic nature of the structure. This item was tabled until more information could be gathered.

*133 Mason Ave. – Gene Kelly, owner – adaptive reuse/commercial:* Cela Burge displayed and explained plans. It was shown the exterior of the building remains basically the same. This project ties three buildings into the same project with the use of glass.

**Motion to approve this application as presented was made by Greg Lohse, seconded by Jan Neville and unanimously approved.**

*512 Monroe Ave – David Giannini, owner – addition to house:* Russ Dunton led the discussion which included the moving of the bay window and siding to match what is currently on the structure.

**Motion to approve this application as presented was made by Melvin Dudley, seconded by Jan Neville and unanimously approved.**

*515 Tazewell Ave – Courtland VanClief, owner – demolition & reconstruction of deck:* Cela Burge led the discussion of demolition of previous addition. The roof line was also discussed.

**Motion made by Melvin Dudley, seconded by Dianne Davis and unanimously approved to accept the application as approved.**

*705 Monroe Ave – Allison Morrison – demolition or moving of non-contributing structure:* Russ Dunton explained the owners were trying to donate the home to habitat for humanity. The discussion led to changes in the demolition portion of the Zoning Ordinance. This particular home, however, is a non-contributing structure.

**Motion made by Melvin Dudley, seconded by Greg Lohse and approved with one opposed.**

*115 Peach St – Don Gable, owner – residential restoration:* Cela Burge opened the discussion with this structure being an additional structure restored under the tax credit guidelines. She outlined the major renovations being the removal of asbestos shingles to reveal the original wood, and to remove the porch enclosure.

**The motion was made to approve the application as submitted by Jan Neville, seconded by Greg Lohse and unanimously approved.**

### **Old Business**

Russ Dunton led a discussion concerning electing a new Chairman and Vice-Chairman annually. Going forward he suggested voting in April of each year. There are no term limits; however, Mr. Dunton suggested a new leader may be healthy for the Board.

**Motion made by Greg Lohse, seconded by Jan Neville, and unanimously approved to elect a new Chairman and Vice-Chairman for a minimum term of one year in April of each year.**

**Greg Lohse moved to reinstate Russ Dunton as Chairman and Melvin Dudley as Vice-Chairman for a term of one year. The motion was seconded by Dianne Davis and unanimously approved.**

**Motion made by Melvin Dudley, seconded by Jan Neville and unanimously approved to adjourn.**

Dianne Davis brought up a concern over the accessory buildings being too large. Discussion led to the manner in which these structures are equipped in that future use of building may default to living quarters which is not what our code intends. Until the Zoning Ordinance is changed appropriately, the Board decided their hands were tied. Cela Burge mentioned that the Certificate of Appropriateness should have the language that the accessory building is not approved as a living unit.

**Motion made to adjourn the meeting made by Dianne Davis, seconded by Greg Lohse and unanimously approved.**

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Chairman

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Town Clerk