

# Historic District Review Board

## Regular Session

January 17, 2006

4:30 P.M.

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 also present were Melvin Dudley, Dianne Davis, Town Planner Jason Pruitt, Town Clerk Joy Pelletier and five members of the public. Jan Neville arrived after the gavel.

Melvin Dudley led the Invocation and all recited the Pledge of Allegiance

### **Consent Agenda**

**Motion made by Dianne Davis, seconded by Jan Neville and unanimously approved to accept the minutes with amendments.**

### **Old Business**

A. 718 Randolph Ave. – John Huchler – Modifications to existing structure.

During the discussion it was mentioned that although the look of the building would change, it would closely resemble the adjacent refurbished building, and anything done would be an improvement to the area. It was also discussed this would be an adaptive re-use; therefore, one would expect some modifications as long as they were handled in a manner sympathetic to the original building. Jason Pruitt interjected the applicant was eager to begin the project and would be happy to entertain any ideas or suggestions the Board may have had.

**Motion made by Melvin Dudley, seconded by Jan Neville to approve the plans with the following criteria: 1) A set of window panes on the right side of the left front door is not included on the proposed elevations. These window panes must be included to give the front a symmetrical appearance; 2) The proposed corrugated metal roof must be of a “standing seam” type; 3) The foundation of the rear addition must have a brick exterior, rather than exposed concrete block; 4) All rails and columns must be painted and not left unfinished.**

B. 555 Mason Ave. – Filler Up Properties, LLC – Modifications to existing structure  
Jason Pruitt presented the proposed changes to the previously approved application: three new windows on west side of building.

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

C. Accessory Buildings – Zoning Ordinance Section 4.2 E

Jason informed the Board the new accessory building regulations were adopted at the last Town Council meeting. He further stated the item will be continued by the Planning Commission to debate the issue of accessory apartments. Chairman Dunton suggested the better way to handle living units in accessory buildings would be to go through the Board of Zoning Appeals for variance approval on special cases.

D. Trees in the Historic District

Russ Dunton opened the discussion by asking if all had read the proposed tree ordinance document. It was indicated the document was in draft state, only, and would need additional work to make it less invasive towards property owners. The Board asked the Chairman Dunton to state their views on this item at both the Planning Commission and Town Council Public Hearings. Jason Pruitt invited anyone interested to join the Mayor's adhoc tree committee.

**Motion made by Melvin Dudley seconded by Dianne Davis and unanimously approved to have term significant tree be removed from Section 8.18 of the Zoning Ordinance relative to Historic District guidelines and in any new Tree Preservation Ordinance, remove the item from Article 8.**

**New Business**

A. 408 Jefferson Ave. – Manuel Development Corp. – New single family dwelling.

Mr. Pruitt briefly described the application indicating the applicant's desire to use vinyl siding in Dutch Lap design and a brick porch.

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

B. 115 Fig St. – James E. Braxton, Jr. – Modifications to existing structure.

Town Planner, Jason Pruitt announced that in addition to the modifications for repair the application asked for removal of the chimney, demolishing and removing the accessory building, use brick for the foundation and use vinyl for exterior siding. Chairman Dunton reminded the applicants that vinyl siding was discouraged, but allowed as long as the original siding materials were not removed, only covered.

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

C. Historic District Demolition Regulations – Zoning Ordinance Section 8.21.

The purpose of this item was to inform the Board of proposed changes to the current ordinance having it more closely match the State Code. Chairman Dunton clarified two items of significance: 1) anyone beginning the process must "start the clock" by notifying the Zoning Administrator and getting a Demo permit 2) if town does not agree with the appraisal they may ask for two or three additional appraisals and use the average as their dollar base line.

D. Historic District Review Board Vacancy

Chairman Dunton reminded the Board that Greg Lohse had resigned from the Board and stated Mr. Lohse's expertise would be missed. He indicated he would like to endorse an applicant with the same type of experience Greg had; open minded and practical and someone with building experience. Chairman Dunton asked for suggestions.

## **Announcements**

- A. Town Council and Historic District Review Board joint work session  
Mr. Pruitt reminded everyone the meeting would be on January 25, 2006 at 4:00 p.m. in the Council Chambers.
- B. 1 Mason Avenue rezoned from R-1 to conditional Harbor District.  
Mr. Pruitt recapped the approval process on this rezoning.
- C. Rosenwald School  
Jason Pruitt suggested the Board send a recommendation to the Planning Commission to initiate a zoning map amendment that includes the Rosenwald School in the Historic Overlay. Chairman Dunton indicated the building had been severely modified but the basic structure remained. He also mentioned currently there is no protection from being demolished. Melvin Dudley gave a brief history of the Rosenwald schools.

**Motion made by Dianne Davis, seconded by Melvin Dudley and unanimously approved to send a recommendation to the Planning Commission to include the Rosenwald School in the Historic District Overlay.**

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

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**Chairman**

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**Town Clerk**