

Historic District Review Board
Regular Session
April 18, 2006
4:30 P.M.

At approximately 4:30 p.m. on April 18, 2006 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 Melvin Dudley, Dianne Davis, and Bob Sellers. Jan Neville arrived after the gavel sounded. Also present was Town Planner Jason Pruitt.

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

Consent Agenda

Motion to amend the agenda format by adding item D - 10 Peach St. under Old Business and to accept the minutes of March 21, 2006 as corrected made by Melvin Dudley, seconded by Dianne Davis and unanimously approved.

Old Applications

A. *409 Nectarine St.* – Tim Krawczel – Modifications to existing structure
Chairman Dunton described the modification of adding a front porch onto the east side of the structure.

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

B. *718 Randolph Ave.* – John Huchler – Modifications to existing structure
Jason Pruitt detailed for the Board the changes requested by the applicant as follows: changes to the roof from hip roof to gabled roof; changing the façade; changing from standing seam metal roof to asphalt shingle; proposing two awnings; changing location of window openings and different sized windows in several places; rear addition changing from hardiplank siding to split faced stone block on west and south sides for first floor and hardiplank for second floor; with plain concrete block on the east side; a space for a sign over the doors.

Motion made by Melvin Dudley, seconded by Jan Neville and unanimously approved to accept the application modifications as requested.

C. *510 Plum St.* – Coastal Craftsman Builders – Modifications to existing structure
Chairman Dunton identified this property for the Board members as the old Russell Furniture Store. He reminded the members a prior application had been submitted

and denied to put a third story on the rear of the structure. Mr. Pruitt described the application with the changes as follows: standing seam metal roof changed to shingled roof; roof style remains with same with the addition of a dormer on the south side and one dormer on the north side of the structure which would alter the roof line slightly; the number of windows to decrease with style being 2 over 2; the north side balcony to be removed; handicap accessible ramp to come into the building which may change the rear roof line; Hardiplank chimney box; columns would be fabricated material rather than wood.

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

D. 10 Peach Street – Steve Michel

Jason Pruitt exhibited a piece of synthetic slate roofing material which the Michel's had requested to use for the penthouse portion of the structure. The applicant was not present at the meeting so was unable to answer questions posed by Chairman Dunton concerning the use of the material. He stated this type of material was not able to be used on a flat roof; therefore the pitch of the roof would have to be changed to accommodate the material. Chairman Dunton also raised the question why use a material that resembles slate if no one can see the roof and suggested possibly the point was to use the material for siding. Later during the meeting the applicant arrived and confirmed the material was to be used as siding material.

Motion to accept the modification to the application using the manufactured slate as siding material made by Jan Neville, seconded by Melvin Dudley and approved with one abstention by Dianne Davis.

New Applications

None

Other Business

A. Preserving Historic Landmarks – Rosenwald School

Jason Pruitt remarked he had spoken to Dr. Carter as recommended by the Board but Dr. Carter had limited input. The discussion then revolved around grants that may be available to purchase the property and what the cost to purchase and renovate the structure might run (\$3,000,000.00?). In addition, the Board debated extending the Historic District Overlay to encompass the Rosenwald School with additional debate over the potential problems this may pose to the Town. Extending the Historic Overlay would include the railroad which is covered under Interstate Commerce. Mr. Pruitt remarked many of the Zoning Ordinances would not apply to the railroad property. Chairman Dunton explained to the Board the benefit of Tax Credits to the Town. Although the Town does not pay taxes, the Tax Credits could be granted and sold to a third party at approximately seventy to eighty cents to a dollar.

B. Historic District Demolition Regulations – Zoning Ordinance Section 8.21

Mr. Pruitt reported this item was sent back to the Planning Commission to address item seven. That item could potentially put a burden on the Town for part of the cost

of additional appraisals if needed. There was also a question concerning the number of petitioners required to protest the cost of the property.

Announcements

A. Town Council Candidates Forum

April 24, 2006, 7:00pm to 9:00pm, at the Palace Theatre

Motion made by Melvin Dudley seconded by Dianne Davis to adjourn the Regular Session of the Historic District Review Board.

Chairman

Town Clerk