

# Historic District Review Board

## Regular Session

May 16, 2006

4:30 P.M.

At approximately 4:30 p.m. Chairman Russ Dunton called to order the Regular Session of the Historic District Review Board to order. In addition to Chairman Dunton, also present were Melvin Dudley, and Bob Sellers. Absent was Jan Neville; Dianne Davis arrived at approximately 4:42 p.m. Also present were Town Planner Jason Pruitt, Town Clerk Joy Pelletier and approximately six members of the public.

~~Dianne Davis~~ Melvin Dudley (6-20-06) led the invocation and all recited the Pledge of Allegiance.

### Consent Agenda

**Motion made by Melvin Dudley, seconded by Bob Sellers and unanimously approved to accept the agenda format as presented.**

**Motion made by Melvin Dudley, seconded by Bob Sellers and unanimously approved to accept the minutes of April 18, 2006 as presented.**

### Old Applications

- A. 239 Mason Avenue – OdySea Properties, LLC – Modifications to existing structure  
Chairman Dunton explained the applicants were requesting an extension to the Certificate of Appropriateness which had expired. Town Planner Jason Pruitt interjected that the Zoning Ordinance does not provide a provision for extending a Certificate of Appropriateness; however, the Board could issue a new Certificate if they continued to support the proposed changes for the property. Mr. Pruitt mentioned that Council did not grant an automatic extension, but instead asked the applicants to reapply for the permit. Chairman Dunton explained that the Historic District Review Board's extension of the permit would be an issue separate from that of Town Council's decision. Chairman Dunton also pointed out the letter of appeal to Town Council from the applicants.

**Motion made by Melvin Dudley, seconded by Bob Sellers and unanimously approved to reissue the Certificate of Appropriateness.**

- B. 245 Mason Avenue – Creative Properties – Modifications to existing structure  
Jason Pruitt briefly relayed to the Board the proposed changes to the application which included changes to the balconies, windows, awning and penthouse. Clarification was made concerning the wrought iron railing design, changing the non functioning balcony into a functioning balcony and conversion of the center window

to a door in order to access the balcony. Minor changes to the side elevation were also discussed.

**Motion made by Melvin Dudley, seconded by Bob Sellers and unanimously approved to accept the changes to the application as presented.**

### **New Applications**

- A. 649 Tazewell Avenue – Paul Devereaux – Modifications to existing structure  
Jason Pruitt explained the major modification would be to enclose an open area that is currently surrounded by a lattice in order to create an enclosed stairway. Doing so would not modify the height or footprint of the structure, nor would it modify the existing roof line. Mr. Pruitt also mentioned the siding and foundation materials would match the existing materials.

**Motion made by Bob Sellers, seconded by Melvin Dudley and unanimously approved to accept the application as presented.**

- B. 551 Tazewell Avenue – David Marshallsea – Modifications to existing structure  
Mr. Pruitt introduced the applicant, Davis Marshallsea who had applied to enclose a portion of a side porch in order to create a sun room. Chairman Dunton explained to those present that the structure currently has a wrap a round porch which is not required by the Historic Guidelines; only 80% of the street facing portion of the structure must have a porch. He further stated enclosing porches facing the street is not allowed.

Mr. Pruitt elaborated on the scale, materials, windows and doors. Chairman Dunton clarified the French Doors will be accessed from the porch.

**Motion made by Melvin Dudley, seconded by Bob Sellers and unanimously approved to accept the application as presented.**

### **Other Business**

- A. Preserving Historic Landmarks – Rosenwald School  
Jason Pruitt reported to the Board that Council again addressed this issue at their last regular session. He pointed out the maps and with the three alternatives for protecting the school and mentioned the Council was leaning towards alternative #2, but wanted more information on the Interstate Commerce Laws affecting the railroad property. Mr. Pruitt explained that railroad property was not subject to local zoning ordinances, but any lease property such as carnival rides would be subject to Town zoning. Mr. Pruitt also mentioned he had a detailed conversation with Dr. Carter who is supportive of preserving the Rosenwald School and that Dr. Carter would be happy to help in any manner he could. It was also suggested the Rosenwald School be renovated to house the Library as the use and location of the property would compliment such an endeavor.
- B. Historic District Demolition Regulations – Zoning Ordinance Section 8.21  
Jason Pruitt detailed for the Board members the recent actions by the Town Council and Planning Commission concerning the changes proposed on this section of the zoning ordinance. To address the Town Council's concerns, the Planning Commission further revised the section by reducing the number of additional required appraisals to one and proposed the petitioners pay for the cost of the additional appraisal.

**Announcements**

- A. Town Council and HDRB Workshop on High School Renovation  
June 27, 2006, 4:00pm, in the Council Chambers

Dianne Davis posed a question to the Board for clarification on Certificates of Appropriateness. Her concern is over the property re-sales in that the Certificate of Appropriateness may have been applied for just to make the property look more attractive to a future purchaser. It was clarified that the Board does not have to approve extensions of the applications if no work has been done within a year from the original approval.

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

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**Chairman**

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**Town Clerk**