



Historic District Review Board

Regular Session

February 20, 2007

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, present were Melvin Dudley and Bob Sellers. Jan Neville arrived at approximately 4:38 p.m. with Dianne Davis following 4:42 p.m. Also present were Town Building Official Doug Smith, Town Intern Sheila Sheppard, Town Clerk Joy Pelletier and one member of the public.

Melvin Dudley led the invocation and all recited the Pledge of Allegiance.

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

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

Old Applications

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

Building Official Doug Smith stated that Mr. Huchler's original application had been approved for three second story apartments, but he was asking to reduce the number to two second story apartments with office space on the first floor. Other changes requested were: to use the original rusticated block in staggered columns and painted cement for the entire first floor of the rear; and to reduce the span of the rear porch with the columns spaced accordingly and with the porch roof covering the entire rear porch.

Motion made by Melvin Dudley, seconded by Bob Sellers and unanimously approved to accept the modifications as requested.

B. 555 Mason Ave – Dave Gomer – Modification to existing structure.

Mr. Smith reported that in an earlier request, the applicant had planned to restore the existing tin shingle roof. During the renovations, the applicant determined

that the existing roof was beyond repair, leading to this request to replace the roof with charcoal black architectural shingles.

Motion made by Dianne Davis, seconded by Jan Neville and unanimously approved to accept the request as presented.

NEW APPLICATIONS

A. *641 Randolph Ave – Charles Chapman – Modifications to porch*

Mr. Smith informed the Board that the only modification requested on the application was to remove the enclosure bringing the porch back to its original state of open space.

Motion made by Melvin Dudley, seconded by Dianne Davis and unanimously approved to accept the application to remove the enclosed porch and replace with an open porch with vinyl railing.

At this point, Chairman Dunton mentioned he had noticed a legal ad in the Eastern Shore News requiring an unsafe porch be removed from a house in the Historic District of Town. He indicated the ad should have read that the porch should be removed and replaced as the Historic Guidelines and Town Ordinance require a front porch. He asked Building Official, Doug Smith, to monitor the project not allowing a Certificate of Occupancy to be written until the porch was replaced.

B. *509 Nectarine Street - Thomas Godwin- Miscellaneous modifications*

Chairman Dunton related to the Board that the garage had been a rental unit prior to the changes in the ordinance, therefore was “grandfathered” and allowed to remain a rental unit. He did mention that code indicates the right would be lost if the unit remained un-rented for four years. He further stated, however, that the unit must have all elements of a living unit and that a rental inspection would be required. Chairman Dunton also mentioned the unit did not meet the minimum requirements in square footage, but that too was “grandfathered”.

Much discussion took place over whether the unit was a “contributing structure” and whether the windows should be uniform in size.

Motion made by Melvin Dudley, seconded by Dianne Davis and unanimously approved to accept the modification with the requirement that the windows on the south side of the building match the existing window and any replacement window on the street side should conform in some manner to the existing window.

OTHER BUSINESS

A. *Election of Officers*

Chairman Dunton reminded the Board that according to the by-laws, the election of officers was to be held at the first meeting each February.

Jan Neville nominated Melvin Dudley as Chairman of the Board. Mr. Dudley graciously declined the nomination.

Dianne Davis nominated Russ Dunton as Chairman of the Board with Melvin Dudley as seconding the nomination. Mr. Dudley qualified the nomination by acknowledging that Mr. Dunton's past experience in project management would be essential in dealing with the upcoming projects. Mr. Dunton accepted the nomination.

Motion made by Jan Neville, seconded by Melvin Dudley and unanimously approved to appoint Russ Dunton as the Chairman of the Historic District Review Board.

Jan Neville nominated Melvin Dudley as the Vice-Chairman which he accepted.

Motion made by Jan Neville, seconded by Bob Sellers and unanimously approved to appoint Melvin Dudley as Vice-Chairman of the Historic District Review Board.

Building Official, Doug Smith, asked the Board whether it was necessary to bring to them an application requesting placement of vinyl siding on a structure in the Historic District. Chairman Dunton responded by stating the interpretation of guidelines used by the Historic District was that vinyl could be placed over the original material. To preserve the historic nature of the structure the original material was not to be removed unless it had deteriorated to the degree it was unable to be saved, then must be replaced with material comparable to the original. It was determined that any request that would change the look of the house, such as replacing cedar shake with stucco, must come before the Board. As long as the original fabric was not destroyed, vinyl siding covering the original material would not have to come before the Board.

Mr. Smith asked that an amendment be added to the Historic Guidelines.

ANNOUNCEMENTS

Melvin Dudley announced that the Tree Ordinance would be brought to Public Hearing in March.

Motion made by Dianne Davis, seconded by Jan Neville and unanimously approved to adjourn the meeting.

Chairman Dunton

Town Clerk