

Historic District Review Board

Regular Session

May 15, 2007

4:30 P.M.

At approximately 4:35 p.m. in the Town Council Chambers, Chairman Russ Dunton called to order the Historic District Review Board Public Hearing. In addition to Chairman Dunton, present were Melvin Dudley, Jan Neville, Dianne Davis and Bob Sellers. Also present were Town Planner Jason Pruitt, Town Clerk Joy Pelletier and two members of the public.

Dianne Davis led the invocation and all recited the Pledge of Allegiance.

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

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

Melvin Dudley remarked at the last session Mr. Pruitt had stated that one of the requirements for eligibility to the Certified Local Government Programs was to update the Historic Survey. He asked if there was a plan in place to do this.

Mr. Pruitt responded that Shelia Sheppard who had interned with the Town for a time had attended a training session that would enable her to make the survey enabling the Town to meet the requirement. Unfortunately, the funding for the position had run dry prior to Ms. Sheppard being able to complete the project. He stated the project would be phased with a portion to be completed by the new planner after the first of the year. The remainder of the project would take a few years.

OLD APPLICATIONS

Chairman Dunton announced there were no old applications to discuss.

NEW APPLICATIONS

A. 550 Tazewell Ave - St Charles Catholic Church – Closure of Side Porch

Mr. Pruitt explained the building was a “contributing structure” and outlined the proposed modifications. The application requested enclosing a second story porch with materials similar to vinyl siding on the first floor. He pointed out the Historic District Guidelines indicated that sometimes porches on the side or rear of a building are closed in to form new spaces like pantries or sun rooms; and a statement to avoid enclosing porches on secondary elevations in a way that radically changes the historic appearance.

Chairman Dunton pointed out the ordinance discourages the use of vinyl siding and suggests using material more sympathetic to the age of the building. It was also discussed that to enclose the second story porch would cause a huge blank wall so suggestions for windows or decorative materials be incorporated into the design.

The contractor was asked to take the suggestions back to the church for further discussion and compromise.

B. 102 Randolph Ave. – Herb Rinehart – Rear Addition

Jason Pruitt introduced Herb Rinehart. Mr. Rinehart then outlined the proposed modifications to the existing rear screened porch. The purpose would be to create more usable space for year round living. He stated the living space above the existing porch would be preserved. He state the addition would be mostly glass but the lower half would be clapboard to match the main structure and the foundation would be brick columns with lattice in between the columns. The roof would also match the existing roof.

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

OTHER BUSINESS

A. Bylaws Amendment

Chairman Dunton pointed out the current by-laws indicate of the five members, three must live in the Historic District. If consideration was being made to expand the membership to seven members, he suggested the change include that five members live in the Historic District. That change would keep consistency and allow those who live in the district to have a representation of majority. Chairman Dunton expressed the desire to allow the people who live in the district to have control over what might happen in the district.

In response to a question posed by Dianne Davis, Chairman Dunton explained that the original intent to increase the Board membership was due to anticipated applications for construction in the Harbor area. The intent was to have Historic District Review Board review the architectural guidelines for construction in the Harbor area. However, it had not been confirmed that the HDRB would be the review board for the Harbor area, or if a separate review board would be established. Chairman Dunton closed by saying if the HDRB would not be the Harbor area review board, he saw no need to expand the current membership.

B. Harbor Area Architectural Design Standards

Chairman Dunton and Jason Pruitt then reported to the Board members a committee had been formed to discuss the architectural guidelines as desired for the Harbor and to interview and hire a consultant firm which would create

a design pattern book. The cost of such a project was touched on and the fact that the project did not qualify for anticipated grant funding. The grant pertained to preserving existing structures, not to create architectural detail standards for new construction.

Conversation then turned to the incomplete application submitted to the Planning Commission for development of what is referred to as the “Tavi Property” on Mason Avenue. Mr. Pruitt explained the proposed development showed site lines to the Harbor and architecture that complimented the existing structures on Mason Ave. He did mention the property was approximately 600 acres with the proposal to be approximately 300 units constructed. He shared pictures from the incomplete application.

C. Certified Local Government Workshop

Jason Pruitt announced the Workshop to discuss building materials would be held Tuesday, June 26, 2007 at 1:00 P.M. This generated discussion on how “real wood” for exterior of structures was becoming obsolete.

Russ Dunton suggested after the workshop, the group may have to consider changing the design guidelines.

Announcements

- A. Multi-Use Trail Public Input Meeting with Land Studio would be held May 16, 2006 at 6:30 p.m. in the Council Chambers.

Motion to adjourn the Regular Session of the Historic District Review Board was made by Dianne Davis, seconded by bob Sellers and unanimously approved.

Chairman Dunton

Town Clerk