

Historic District Review Board

Regular Session

June 19, 2007

4:30 P.M.

At approximately 4:30 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, Dianne Davis and Bob Sellers. Jan Neville was absent. Also present were Town Planner Jason Pruitt, Town Clerk Joy Pelletier and two members of the public.

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

Motion made by Dianne Davis, seconded by Bob Sellers and unanimously approved to accept the agenda as amended adding item 5-B New Application 7 Strawberry St.

Motion made by Dianne Davis, seconded by Bob Sellers and unanimously approved to accept the minutes of the Public Hearing as presented.

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

OLD APPLICATIONS

Chairman Dunton announced there were no old applications to discuss.

NEW APPLICATIONS

A. 109 Monroe Ave. – Don Hadden – Rear Addition

Dianne Davis stated the rear addition would change the look of the building.

Chairman Dunton agreed but added that little of the addition would be visible directly from the street. He mentioned that the application met guidelines as there would be little impact to the original structure. The addition would touch the original structure only on the first floor – the two roofs would not touch.

Motion made by Melvin Dudley, seconded by Bob Sellers and approved as presented with Dianne Davis opposed.

B. 7 Strawberry Street – Leon Parham

Leon Parham stated the original footprint would be kept and the structure would remain single story and he would try to bring the façade back to the architectural style of the early 1900's.

Melvin Dudley pointed out an application had not yet been filed. If it was agreed the item would be approved or denied prior to the training session on June 26.

OTHER BUSINESS

A. By-laws amendment

Chairman Dunton briefly reviewed the proposed amendment and stated there was no need to act on the item until Town Council had made a decision. It was discussed that the earliest time Council would consider the item would be at their August meeting.

In response to a question posed by Dianne Davis, Chairman Dunton explained

the Planning Commission had suggested the Board be expanded but a new Board be appointed to review the Historic Harbor District. Chairman Dunton stated he had indicated to Council he saw no need to increase the Board and asked that those who felt the same comment at the upcoming Council meeting.

The conversation then turned to the process of creating the design guidelines for the Historic Harbor District and the time it would take to develop the document. Chairman Dunton stated the area was important to the town as it would generate revenues and provide employment.

Also discussed briefly was the TEA-21 multi-use trail. Melvin Dudley stated the trail would not impact the Historic District. He also mentioned the Harbor may not be linked to the remainder of the Town.

ANNOUNCEMENTS

- A. Historic District Review Board Training Session June 26, 2007, 1:00 p.m. in the Council Chambers. Russ asked everyone to think about questions over issues they may have had.
- B. CMSS Architects selected to complete Harbor Area Architectural Design Standards.

Dianne Davis commented that applications have been approved that completely change the look of a house. She also mentioned approvals have been made to put two story homes in a neighborhood where only one story homes exist.

Chairman Dunton explained that the guidelines state any addition to a home must be ~~designed to be able to pick it up and take it away. It must be designed to be an obvious addition so as not to impact the original historic structure. He also explained the guidelines state you must look at the entire neighborhood to determine appropriate styles of homes that may be allowed.~~ Done in a way so someone can clearly see what is new and what was original. It should be done with as little impact as possible to the original structure. If the addition is removed in the future, the original part of the house should look the same. (revised 7-17-07)

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

Chairman Dunton

Town Clerk