

Design Review Board Minutes

January 16, 2013

Chairman, Pat Ilderton brought the meeting to order:

The minutes were approved for December 2012

A motion was made to hear 2102 Pettigrew (addition to a historic structure) first: the motion was approved.

Chairman, Pat Ilderton called the first application; 2102 Pettigrew, a historic structure, was requesting an addition to the rear of the structure.

The Claypools, the owners, said that they would like to add an addition of 2 bed/2 bath structure at the back of the structure, and that they would maintain the historic integrity.

There was no public comment.

The board asked if the materials and wood siding would match the original, and they replied that it would.

A motion to approve was passed.

Chairman, Pat Ilderton than called for the next application: 2668 Jasper, addition to a historic structure.

Carl McCants represented the owners. He stated that this historic structure was outside of a historic district. The massing of the addition would be blocked by the trees. Two different options for the rear of the house were presented. The board preferred the first option (A). The board asked about the materials that would be used. Mr. McCants stated that they would be using partisan horizontal siding, board and batten, using current materials. The board stated that the usual material for a historic house would be wood, but that they also went on a case by case basis on visual for materials. The addition appears like a second structure.

A motion to approve was passed.

Chairman, Pat Ilderton called 1602 Thompson addition to add to a National Register Historic accessory structure.

Randy stated that there are two structures on the lot, the main structure and the dock, both are historic and are located on one lot.

Randy stated that it is his responsibility to designate one structure as conforming and the other as nonconforming. Using criteria from the Town ordinance the larger structure is the conforming structure, which makes the dock the non conforming structure.

The BZA will be required to make some of the decisions on this property. There is also no water and sewer tap on the dock and that decision will be decided by the water department.

At this time it will be good for the board to give input, but final approval may not be given at this time. I have noticed that there are location changes of doors and windows and some of these changes may be significant. We need to find out how the original locations were used. A200 of the plan, the west elevation the door with the window next to it has been changed and we will have to look into the use. A201 west elevation shows the door being changed and there is no windows. I don't believe that the Quartermasters dock was used as a residence, although they did have some facilities.

Steve Herlong recused himself from the application.

Randy stated that there would be many different departments that would have an input on the decisions for the dock.

A representative of Herlong & Associates said they would have to go to SHPO. This is a one story wood frame building which was used by the coastguard and DEHEC. They showed additional photos of the interior and exterior, which showed severe deterioration. He then gave the material description of the building. The owners would like to restore for recreational use, but keep the historical value. They went over the plans and described the changes, the foot print will remain the same as well as the wood siding, the roof needs to be replaced, we will return to 5 vcrimp roof. The door and windows have changed according to the uses and he then explained these changes in detail.

Public comment:

Chris Gypin – 1603 Middle: this would block his view.

The DRB members held a discussion and asked further questions of the applicants.

A motion was made by Jon Lancto to approve for conceptual approval considering the comments made by the board. The motion to approve was unanimous.

Chairman, Past Ilderton than called the next application: 2614 Bayonne

Randy stated that this structure was nonconforming to the ordinance in its lot coverage. The footprint is not going to be changing. They will be adding dormers and enclosing the porch.

Rachel from Swallowtail presented the application. She said the dormers would be changed on the front and the back. There would be minor modifications to the front porch, some repairs to the front porch and she than explained the changes.

No public comment.

The board held a discussion and approved and gave a unanimous preliminary approval.

Chairman, Pat Ilderton than called the next application 2612 Jasper Blvd.

Randy stated, the applicant is requesting final approval for the pool & decks, the decks must meet setbacks of the house, they are requesting a 10 foot side yard setback.

James Bakker the applicant said he was seeking relief for setbacks. They will be removing the concrete apron on Myrtle, the pool is now in ground, and they removed the cabana. The materials will be hardi artesian siding.

No public comment

The board held their discussion

A motion was made to approve with Randy making side yard setbacks and make adjustments.

The motion was unanimous.

Chairman, Pat Ilderton called the next application: 2302 Atlantic, addition/alteration.

Randy stated that they would like to add shed dormers in the front and change some of the design elements, along with increase of square footage.

The applicant, Pat Kelly, gave the description of the project and the addition of two fireplaces and an increase of 300 square feet.

The board held their discussion

The motion was made to approve as submitted. The vote was unanimous to approve.