

# Historic District Review Board

## Regular Session Agenda

July 19, 2016

Cape Charles Civic Center – 500 Tazewell Avenue

6:00 P.M.

1. Call to Order; Roll Call
2. Invocation and Pledge of Allegiance
3. Consent Agenda
  - A. Approval of Agenda Format
  - B. Approval of Minutes
4. New Business
  - A. Application for modification to Certificate of Appropriateness for 1 Mason Avenue – redesign removing approved new front porch gable.
  - B. Application for Certificate of Appropriateness for 506 Harbor Avenue – rear stairway removal\rebuild and rear addition.
5. Old Business
  - A. Exterior paint palettes.
6. Announcements
7. Adjourn



**DRAFT**  
**HISTORIC DISTRICT REVIEW BOARD**  
**Regular Meeting**  
**Cape Charles Civic Center**  
**May 17, 2016**  
**6:00 p.m.**

At approximately 6:00 p.m. Chairman Joe Fehrer, having established a quorum, called to order the Regular Meeting of the Historic District Review Board (HDRB). In addition to Joe Fehrer, present were John Caton, Sandra Salopek and Terry Strub. Member David Gay was not in attendance. Also in attendance were Town Planner Larry DiRe, Town Clerk Libby Hume and Assistant Town Clerk Tracy Outten.

**CONSENT AGENDA:**

**Motion made by Sandra Salopek, seconded by John Caton, to accept the agenda as presented. The motion was unanimously approved.**

The HDRB reviewed the minutes of the April 19, 2016 Regular Meeting.

**Motion made by John Caton, seconded by Sandra Salopek, to accept the minutes of the April 19, 2016 Regular Meeting as presented. The motion was unanimously approved.**

**NEW BUSINESS:**

A. *Staff report: update on June 18<sup>th</sup> "Historic Cape Charles Old House Fair"; administrative approval of two projects.*

Town Planner Larry DiRe gave an overview of the Historic Cape Charles Old House Fair and there was discussion as follows: i) Larry DiRe received an email from the event coordinator offering the town a booth. He believed this would be a good opportunity to correct some misinformation and offered to man the booth. Other employees expressed their interest but had other obligations. Joe Fehrer asked Larry DiRe to send out an email regarding manning the booth as some HDRB members could be interested as well; ii) The event would be held at Trinity United Methodist Church; iii) Recreational Coordinator Jen Lewis was working with the organizers; iv) Tickets were \$25 for a self-guided tour. The organizers could not locate a speaker to give a presentation on the Sears Kit homes. The individual homeowners would be there to talk about their houses; v) A press release was sent to Virginia Living, Tidewater Women's Living, Cape Charles Happenings, the area historical societies, various other papers, emails and social media. Larry DiRe would provide information for the Cape Charles Gazette, the town's website and Cape Charles by the Bay; vi) Two workshops would be offered for \$40 and a lecture for \$20; and vii) The Town would benefit from the exposure, houses could be sold, and contractors could get jobs.

Larry DiRe summarized the administrative approvals as follows: i) Mosher Physical Therapy was installing plastic covering over the window for patient privacy. People could look out but not in. The integrity of the building would be maintained; and ii) 629 Tazewell for window glass replacement. Larry DiRe expressed his concern regarding three parties involved in the project – the property owners, contractor and summer rental agent. He did not want this approval to open the door for additional work to be done without prior approval. This project did not require a permit and verbal approval was given over the phone. Larry DiRe added that he had spoken with the contractor, sales person from Lowe's and the property manager on numerous occasions and felt comfortable that everyone understood what had to be done.

## OLD BUSINESS:

### A. *Historic District Guidelines revision review*

Chairman Joe Fehrer gave an overview of revisions that were made. i) Larry DiRe said all revisions were made except placement of Solar Panels. He will work on this and bring back to Board for discussion. ii) Joe Fehrer asked if they ever reached an agreement or came to a conclusion to what can be approved as modern features. Larry DiRe said no but, whatever is put in guidelines must support planning. iii) John Caton wanted to know where public could get ordinances; Larry DiRe answered town website. Town Clerk Libby Hume added they are organized by departments.

Revised guidelines as discussed below (revisions in red):

Page 27 – Modern Features: 11

*Place site appurtenances, such as overhead wires, fuel tanks, utility poles and meters, antennae including satellite dishes, exterior mechanical units, and trash containers, where they are least likely to detract from the character of the site. Screen with landscaping or fences.*

Page 27 – Modern Features: 11

**Place site appurtenances, such as overhead wires, fuel tanks, utility poles and meters, antennae including satellite dishes, exterior mechanical units, and trash containers, where they are least likely to detract from the character of the site. The size and location of satellite dishes shall conform to the regulations of the Town Zoning Ordinance. Screen with landscaping or fences.**

Joe Fehrer stated only adding wording to this guideline leaving end sentence, Screen with landscaping or fences, after some discussion.

Page 33 new element 1

*Repair deteriorated foundations, matching existing historic materials as closely as possible. Consider appropriate coverall coverage for incompatible treatments.*

Page 33 new element 1

**1. Raising foundations is sometimes necessary or desirable. In those cases when the foundation is raised above the original height please remember the following: respect the height, contrast of material, and texture of foundations on surrounding historic buildings in the district; distinguish the foundation from the rest of the building through the change of material; consider the treatment of the junction between the foundation and the wall cladding material seen on surrounding historic buildings.**

Joe Fehrer does not remember *why consider the treatment of the junction between the foundation* was included. Larry DiRe asked if it was too wordy; Sandra Salopek stated it tells the story. Joe said leave revised as is; if not included someone would have an excuse to do something different.

Page 38 Composite windows

***Composite windows** are groupings of different types of windows. They typically occur on Victorian-era, Colonial Revival, and bungalow houses.*

Page 38

**Combination groupings of different window types are found on structures throughout the district. They typically occur on Victorian-era, Colonial Revival, and bungalow houses.**

Joe Fehrer lost the word composite, means plastic man made material; replaced with combination groupings.

Page 40 element 8

*Use shutters only on windows that show evidence of their use in the past. Shutters should be wood (rather than metal or vinyl) and should be mounted hinges. Shutters are generally inappropriate on composite or bay windows.*

Page 40 element 8

Use shutters only on windows that show evidence of their use in the past. Shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. Shutters are generally inappropriate on bay windows and buildings with a combination of window type.

Joe Fehrer read aloud revised guideline; removed the word composite, again.

Page 43 element 7

*Do not enclose porches on primary elevations; avoid enclosing porches on secondary elevations in a way that radically changes the historic appearance.*

Page 43 element 7

Do not enclose porches on primary elevations; avoid enclosing porches on secondary elevations in a way that radically changes the historic appearance. When restoring a front porch, retain original porch features such as columns, porch floor and steps.

Joe Fehrer stated it looks like completely new wording; Larry DiRe answered yes. Joe Fehrer and Sandra Salopek asked where is revision getting added; Larry, in the middle of #5. Sandra suggested putting at the end; Terry Strub agreed; Joe Fehrer said that would work, also make it two sentences long.

Page 51 element 1

*Retain wood as the dominant framing, cladding, and decorative material for Cape Charles' historic buildings.*

Page 51 element 1 - Wood

Unless rotted beyond repair always retain wood as the dominant framing, cladding, and decorative material for Cape Charles historic buildings.

Joe Fehrer suggested sterner line. Also, he wanted to make sure this line would be in correct section. Larry DiRe yes.

Page 52 element 4

*Replace wood elements only when they are rotted beyond repair. Match the original in material and design or use substitute materials than convey the same visual appearance. Base design of reconstructed elements on pictorial or physical evidence from the actual building rather than from similar building in the area.*

Page 52 element 4

In order to retain the architectural integrity of both the individual building and the district replace wood elements only when they are rotted beyond repair and such condition is documented by a licensed architect or engineer.

Joe Fehrer read revised guideline; tightened it up. Larry DiRe will revise and bring back to the Board.

Page 53

Hard page break and heading for "Architectural Metals" section

Joe Fehrer page 53 not included in packet; element 1 needs to be under "Architectural Metals" on page 54.

Page 54

*Clean cast iron and iron alloys (hard metals) with a low-pressure, dry-grit blasting (80 to 100 pounds per square inch) if gentle means do not remove old paint properly. Protect adjacent wood or masonry surfaces from the grit. Copper, lead, and tin can be cleaned with chemicals or heat.*

Page 54

**Clean cast iron and iron alloys (hard metals) with a low-pressure, dry-grit blasting (80 to 100 pounds per square inch) if gentle means do not remove old paint properly. Protect adjacent wood or masonry surfaces from the grit. Copper, lead, and tin can be cleaned.**

Joe Fehrer noted change.

Page 55 element 3

*If synthetic siding is used, it should match the size, type, style, and surface appearance of the original material as closely as possible. Insure that any moisture, rot, or infestation problems are corrected before covering up these areas with synthetic materials. Decorative elements, trim, features, and special surfaces should be retained when adding synthetic siding. Consideration should be given to retaining the original materials on the primary elevations of the building and using synthetic siding on secondary elevation of the building.*

Page 55 element 3

**If synthetic siding is used, it should match the size, type, style, and surface appearance of the original material as closely as possible. Insure that any moisture, rot, or infestation problems are corrected before covering up these areas with synthetic materials. **Decorative elements, trim, features, and special surfaces should be retained when adding synthetic siding.** Consideration should be given to retaining the original materials on the primary elevations of the building and using synthetic siding on secondary elevation of the building.**

Joe Fehrer explained sentence wording did not change just needs to be bolded out.

Page 55 element 5

*Synthetic siding that simulates wood may be used on new construction only if real wood trim is used for windows, doors, cornices, corner-boards, soffits and other decorative features and if the depth of the boards relates to the depth of traditional siding.*

Page 55 element 5

**Synthetic siding that simulates wood may be used on new construction if the depth of the boards conforms to the typical depth of traditional siding.**

Larry DiRe was worried about wording, Joe Fehrer wording was correct. John Caton needed explanation. Joe Fehrer and Larry DiRe in English- restore like for like; look at neighbors.

Page 56 element 2

*Prepare the surface properly before painting. Use the gentlest means possible to remove all dirt and loose paint. Do not use sandblasting or high-pressure water wash to remove paint from masonry, soft metal, or wood. Do not use open flame torches to remove paint. They are a fire hazard.*

Page 55 element 2

**Prepare the surface properly before painting. Use the gentlest means possible to remove all dirt and loose paint. **Do not use sandblasting or high-pressure water wash to remove paint from masonry, soft metal, or wood.** Do not use open flame torches to remove paint. They are a fire hazard.**

Joe Fehrer for revision bold sentence.

Discussion began about paint colors of houses. The Board has decided to get together a paint pallet of suggested colors.

Page 57

For **residential buildings** (see pages 10-13 for description of various architectural styles), the color palette can differ according to architectural styles.

Larry DiRe asked if other sections could be withered down; referred to Gothic style house, Adam's Family house. The historic guidelines were taken from Smithfield, need to make guidelines for this section more for Cape Charles style houses. Larry DiRe revising and bringing recommendations back to the Board.

**Motion made by Terry Strub, seconded by John Caton, to approve the revisions to the guidelines as reviewed by the Board and captured in the minutes. The motion was unanimously approved.**

Joe Fehrer read an email he received from David Gay, as follows: Joe I will not be able to attend the meeting tonight due to out of town guests. I have reviewed the packet and don't see any problems with the meeting minutes or the guidelines. Look forward to the next meeting. Thank you.

**ANNOUNCEMENTS:**

Larry DiRe updated the Board on June 21<sup>st</sup> meeting date location changed from Civic Center to Town Hall, application closing date is June 10<sup>th</sup> end of business day; also, HDRB has been named by Town Council review board for Commercial 3 District. Sandra Salopek asked for a map, Larry DiRe getting it to her.

Decision followed on different ideas to utilize the Meatland building.

**Motion made by Sandra Salopek, seconded by Terry Strub, to adjourn the Historic District Review Board Regular Meeting. The motion was unanimously approved.**

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Chairman Joe Fehrer

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Assistant Town Clerk



**DRAFT**  
**HISTORIC DISTRICT REVIEW BOARD**  
**Regular Meeting**  
**Cape Charles Town Hall**  
**June 21, 2016**  
**6:00 p.m.**

At approximately 6:00 p.m. Chairman Joe Fehrer, having established a quorum, called to order the Regular Meeting of the Historic District Review Board (HDRB). In addition to Joe Fehrer, present were John Caton, Sandra Salopek, David Gay and Terry Strub. Also in attendance were Town Planner Larry DiRe and Assistant Town Clerk Tracy Outten. The applicants and three other members of the public were in attendance.

Chairman Joe Fehrer started the HDRB Regular meeting with a moment of silence and the recitation of the Pledge of Allegiance.

**CONSENT AGENDA:**

**Motion made by David Gay, seconded by Sandra Salopek, to accept the agenda as revised by Joe Fehrer. The motion was unanimously approved.**

**NEW BUSINESS:**

A. *Application for Certificate of Appropriateness for 439 Mason Avenue – handicap ramp, front stoop removal, window shutters, new front gable, rood cupola, signage*

Larry DiRe read the staff report which, gave an overview of the 439 Mason Avenue application and there was discussion as follows: (i) Joe Fehrer expressed concern of the design being so different and converting a 1970s rancher home into a Russian Tea Room; (ii) Joe Fehrer and David Gay discussed the proposed Onion Dome Cupola on top of the house with the applicants. The Onion Dome Cupola would not be put on top of the house; but, an Onion Dome could be placed on the lawn or signage; (iii) Sandra Salopek and Terry Strub recommended approving application with no Onion Dome Cupola or flashy colors on the house. Joe Fehrer asked for a motion.

**Motion made by Sandra Salopek, seconded by Terry Strub, to approve the Application for the Certificate of Appropriateness for 439 Mason Avenue with the exception of the Onion Dome cupola on the roof. Joe Fehrer opposed. The motion was approved.**

**OLD BUSINESS:**

A. *Recommended paint palettes*

Paint brochures were taken home so Board members could each pick paint colors for the suggested color palette.

B. *Approval of Minutes*

The HDRB reviewed the minutes of the May 17, 2016 Regular Meeting.

**Motion made by Terry Strub, seconded by David Gay, to table the approval of the May 17, 2016 Regular Meeting minutes until the July meeting. The motion was unanimously approved.**

**ANNOUNCEMENTS:**

Larry DiRe mentioned potential future applicants.

David Gay reminded everyone about the Farmers Market held on Tuesdays.

**Motion made by Sandra Salopek, seconded by Terry Strub, to adjourn the Historic District Review Board Regular Meeting. The motion was unanimously approved.**

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Chairman Joe Fehrer

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Assistant Town Clerk

DRAFT

# Historic District Review Board Staff Report

From: Larry DiRe   
Date: July 19, 2016  
Item: 4A – 1 Mason Avenue modification  
Attachments: Application, project narrative, drawing showing previously approved front porch gable, photo

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## Application Specifics

A Certificate of Appropriateness was approved for the above cited address, which is a contributing structure. Now the owner wishes to modify that Certificate of Appropriateness to remove the proposed new front porch gable and leave the roof as is.

## Discussion

The applicant wishes to keep the roof as is and not make the approved new addition. The Guidelines state the following regarding roof elements:

- Retain the roof types of historic buildings, including elements such as chimneys and light wells. Retain the roof form, elements, and materials as these help to indicate the style and construction of the building (Building Element 1, page 34).

## Recommendation

Review the attached materials and discuss any questions or concerns regarding the modification. Decide whether the Board finds that a modified Certificate of Appropriateness is approved for the application.

MUNICIPAL CORPORATION OF CAPE CHARLES, VIRGINIA  
Application for Historic District Review

Date: July 7, 2016/Orig. Dec. 1, 2014 Permit No.: \_\_\_\_\_  
\* (Attach plans) Fee: \$50.00  
Applicant: 1 Mason Ave, LLC  
Elizabeth Walker, Manager Signature: \_\_\_\_\_  
Address: 1 Mason Ave Cape Charles, VA 23310  
Telephone: 512.633.6088 Cell: Same

Owner(s): 1 Mason Ave, LLC  
Address: 1253 N Bay Shore Dr City: Va Beach State: VA Zip: 23451

Contractor: Self  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_  
Town License No.: \_\_\_\_\_ State License No.: \_\_\_\_\_

Location of Improvement: 1 Mason Ave  
Lot No.: 84,87,88 Block No.: Sea Cottage Lot Size: 120x130 Lot Area: 15,600 SF  
Type of Improvement: Rehabilitation of historic hotel  
Proposed Use: Hotel/Gift Shop/Restaurant  
Estimated Construction Costs: \$500,000.00

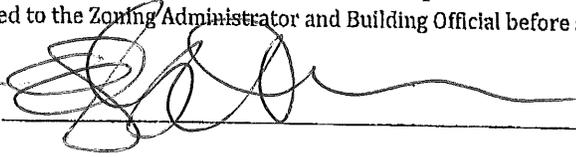
Dimension of Structure or Improvement:  
Width: Approx. 85 ft Length: Approx. 52 ft Height: Approx. 44 ft  
Total Square Footage: Approx. 5,960 combined first and second floors  
Not including porch and balcony

Structure of Improvement will be set back:  
No Change from front property line  
No Change from side property line  
N/A from side property line on corner lot  
No Change from rear property line  
No Change from alley

Town Water Permit: \_\_\_\_\_ Town Sewer Permit: \_\_\_\_\_

CERTIFICATION OF APPLICANT

I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer, and water ordinances, and private building restrictions, if any, which may be imposed on the property by deed. Furthermore, I certify that the changes to the improvement before or during construction will be provided to the Zoning Administrator and Building Official before such changes are constructed.

Signature of Owner/Agent:  \_\_\_\_\_

**ATTACHMENT  
APPLICATION FOR HISTORIC DISTRICT REVIEW  
1 MASON AVE, LLC  
07.07.16  
(Original Submission 12.01.14)**

**TYPE OF IMPROVEMENT**

**FRONT PORCH CHANGE FROM ORIGINAL SUBMITTAL**

Please see the attached drawings and photos. Originally I had proposed to build a new gable over the left side of the second story porch. As the porch is now framed, I have determined that the front facade would look better without that gable. In addition, we have found that constructing the new gable would infringe on the view from the widow's walk/crow's nest. I would like ask approval to leave the front porch as it is currently framed, with just a shed roof and no new gable.

Beth Walker  
ehumphrey1@yahoo.com  
512.633.6088





# Historic District Review Board Staff Report

From: Larry DiRe   
Date: July 19, 2016  
Item: 4B – 506 Harbor Avenue - rear addition, stair removal and rebuild, window replacement.  
Attachments: Application, project narrative, photos

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## Application Specifics

Staff received an application for a Certificate of Appropriateness for rear building addition at 506 Harbor Avenue. The building is a contributing structure. Applicant wishes to make substantial change to the rear of the building. The project narrative includes removing and rebuilding rear stairs, replacing windows, and a rear addition to be partially open and partially enclosed. The applicant's contractor included a materials list in the project scope of work showing that a combination of new and original reused materials will be part of the project. Replacement windows will be matched to existing as closely as possible, according to the scope of work narrative. The Guidelines allow for more flexibility with the design of porches not on primary elevations.

## Discussion

The Guidelines state the following regarding porches and windows:

- Avoid removing or adding entrances and porches important in defining the building's overall historic character. Give more importance to visible front and side porches than to rear porches (Building Element 6, page 43).
- Replace porch elements or the porch itself only if the materials are too deteriorated to repair or are completely missing. New elements should match the original as closely as possible (Building Element 5, page 43)
- Secondary porches on the side and rear of the buildings can be one or two stories. Sometimes they are closed in to form new spaces, like pantries or sunrooms (Building Element 1, page 42).
- Retain original windows and doors, including glass and hardware to the extent possible. For new construction, use window and door styles that relate to those found in the district (Building Element 1, page 37).

## Recommendation

Review the attached materials and discuss any questions or concerns regarding the application. Decide whether the Board finds that a Certificate of Appropriateness is approved for the application.

**Application for Historic District Review**

Town of Cape Charles  
2 Plum Street  
Cape Charles, VA 23310  
757-331-2036 Fax: 757-331-4820  
[planner@capecharles.org](mailto:planner@capecharles.org)

Date: 07/08/2016

Permit No.: \_\_\_\_\_

\* Please attach checklist items

Fee: \$100.00

Modification Fee: \$50.00

Special Meeting Fee: \$125.00

Applicant: Adam Charney Signature: Adam Charney Digitally signed by Adam Charney  
Date: 2016.07.08 11:55:39 -0400  
Address: 506 Harbor Ave City: Cape Charles State: VA Zip: 23310  
Telephone: 443-253-1188 Cell: 443-253-1188  
Email: acharney@peoplesbankusa.com

Owner(s): Adam & Melissa Charney  
Address: 506 Harbor Ave City: Cape Charles State: VA Zip: 23310  
Telephone: 443-253-1188 Cell: 443-417-4823  
Email: acharney@peoplesbankusa.com

Contractor: Giannini Construction  
Address: 512 Monroe Ave City: Cape Charles State: VA Zip: 23310  
Telephone: 757-331-4350 Cell: \_\_\_\_\_  
Email \_\_\_\_\_  
Town License No.: \_\_\_\_\_ State License No.: \_\_\_\_\_

Location of Improvement: 506 Harbor Ave  
Lot No.: \_\_\_\_\_ Block No.: \_\_\_\_\_ Lot Size: \_\_\_\_\_ Lot Area: \_\_\_\_\_  
Type of Improvement: Addition

Proposed Use: \_\_\_\_\_  
Estimated Construction Costs: \_\_\_\_\_

Dimension of Structure or Improvement:  
Width: \_\_\_\_\_ Length: \_\_\_\_\_ Height: \_\_\_\_\_  
Total Square Footage: \_\_\_\_\_

Structure of Improvement will be set back:  
\_\_\_\_\_ from front property line  
\_\_\_\_\_ from side property line  
\_\_\_\_\_ from side property line on corner lot  
\_\_\_\_\_ from rear property line  
\_\_\_\_\_ from alley

Town Water Permit: \_\_\_\_\_ Town Sewer Permit: \_\_\_\_\_

## Application for Historic District Review

Town of Cape Charles  
2 Plum Street  
Cape Charles, VA 23310  
757-331-2036 Fax: 757-331-4820  
[planner@capecharles.org](mailto:planner@capecharles.org)

### Applicant Checklist:

These items must be submitted to the Town Planner no later than 14 days prior to the Historic District Review Board meeting. The Historic District Review Board meets the third Tuesday of each month.

- Completed signed application
- Application fee payable to "Town of Cape Charles"
- Site plan for any project proposing to alter the principal or accessory building footprint
- Scale drawings drawn to an appropriate scale of the site depicting the affected property and all buildings/structures
- Photos of existing/current structure
- Photos illustrating proposed project
- Material list (if applicable) including building materials, product descriptions and specifications

### CERTIFICATION OF APPLICANT

I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer, and water ordinances, and private building restrictions, if any, which may be imposed on the property by deed. Furthermore, I certify that the changes to the improvement before or during construction will be provided to the Zoning Administrator and Building Official before such changes are constructed.

I understand that delinquent real estate taxes must be paid before any permits will be issued per Cape Charles Town Code Sec. 66-4.

I acknowledge that I have received the checklist of items to be submitted to the Town Planner for Historic District Review Board review. Failure to comply could result in delayed application review.

Signature of Owner/Contractor: Adam Charney

Digitally signed by Adam Charney  
Date: 2016.07.08 12:03:11 -04'00'

506 Harbor Avenue scope of work via email from contractor:

*As you can see by the plan and the photos (will send Monday) consideration was taken to include the existing architectural features that are present now. The porch columns on the East side will remain and be incorporated into the new addition and a portion will be left as an open porch as it exists now. The existing East brick/concrete stairs will be removed and a new set constructed in their place as indicated, possibly using the brick reclaimed from the demo of existing stairs as skirting. The existing porch ceilings West/East which are currently vinyl will be removed and replaced with edge and center bead T&G of either wood or PVC. The siding for the addition will be of a high quality vinyl to match the existing vinyl siding of the house. The windows of the addition will be casements. The windows of the existing house will all be replaced as well matching the look of the existing as closely as possible. The East door to the porch will also match the look of the existing door as closely as possible and be either clad or fiberglass. The "garage" door under the East porch will be replaced as well without altering the size but have a much nicer appearance. The existing composite T&G porch flooring will remain on the East porch while a similar product will be used on the West porch to replace the weathered and damaged wood T&G that is existing. The porch columns and railings will be repaired and the vinyl/metal beam wrap will be replaced with PVC. The new porch railings on the East porch will be of a high quality PVC material consistent with what has been used in the Historic District previously. The new stairs will consist of composite treads and closed PVC risers.*













# Historic District Review Board Staff Report

From: Larry DiRe 

Date: July 19, 2016

Item: 5A-Exterior paint palettes

Attachments: Proposed draft statement of intent language, photos (distributed at meeting)

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## Item Specifics

The Board has been discussing recommended exterior paint palettes for several meetings. Please see the attached draft for possible statement of intent language for inclusion into the Guidelines document.

## Recommendation

Provide direction to staff.

The color of a building is, perhaps, it's most dominant visual characteristic. The color of a building can enhance or detract from its own architectural characteristics as well as neighboring structures.

Changes in technology and architectural preferences in the mid-to-late 19th century combined to greatly broaden the color spectrum and by the late 19th century there was a preference for a dark color palette. Color preferences changed again in the early years of the 20<sup>th</sup> century to reflect a lighter color palette.

As part of the Guidelines review process, the Historic District Review Board has developed a suggested Color Chart, which should be consulted to assist in determining appropriate colors for homes in the historic district. The Board strongly urges home and business owners in the district, who will be painting their building to make use of this information.

The Board furthermore activity discourages painting a building, or its trim, a clearly inappropriate color.

Examples include but are not limited to:

- 1) The use of paint to create artificial architectural elements
- 2) The use of day-glow, neon, metallic colors and colors that, either alone, or in combination, create a "garish" or a particularly contrasting effect.
- 3) The Guidelines clearly state that in all cases painting a previously unpainted masonry surface, no matter the color, requires review by the Board and a Certificate of Appropriateness.

The Board also strongly suggests painting structures in the district a color appropriate to the historical period and reflective of their architectural style.

In addition, the Board reserves the right to review paint colors in instances where the new color is so clearly inappropriate as to constitute alteration of the architectural character of the building.