



HISTORIC DISTRICT REVIEW BOARD

Regular Meeting
Town Hall
November 20, 2012
4:30 p.m.

At approximately 4:30 p.m. Chairman Russ Dunton, having established a quorum, called to order the Regular Meeting of the Historic District Review Board. In addition to Chairman Dunton, present were Bob Sellers, Dianne Davis and Terry Strub. Jan Neville arrived at approximately 4:35 p.m. Also in attendance were Town Planner Tom Bonadeo and Assistant Town Clerk Amanda Hurley as well as Bob Panek, President of Citizens for Central Park.

Dianne Davis gave the invocation followed by the recitation of the Pledge of Allegiance.

CONSENT AGENDA:

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

The Historic District Review Board reviewed the minutes of the October 16, 2012 Regular Meeting.

Dianne Davis pointed out the last paragraph on the second page under Announcements and proposed that the language be corrected to say Terry Strub was recommended by Tom Bonadeo and agreed to serve on the committee.

Motion made by Dianne Davis, seconded by Bob Sellers, to approve the minutes of the October 16, 2012 Regular Meeting as amended. The motion was unanimously approved.

NEW BUSINESS:

A. *4 Tazewell Avenue – Deck Addition and Porch Enclosure (Tax Credit):*

Tom Bonadeo gave a brief overview of the house at 4 Tazewell Avenue and explained that the owners were using a Tax Credit renovation to add a deck in the back as well as enclosing the existing screen porch to create a bathroom on the first floor. Leon Parham was the architect and his plans and drawings for the modifications were included in the packet. There was considerable foundation work being done to keep the house from settling. Also included in the packet was the flood elevation certificate with corresponding photos which generally wasn't applicable to the Historic District Review Board, but Tom Bonadeo wanted the Board to understand the flood zone and flood ordinance since this house was so close to Bay Avenue. There was much discussion about the flood zone and elevation levels of the house and surrounding area of 4 Tazewell Avenue.

Russ Dunton commented that closing in a back porch was allowed by the Historic Guidelines, but closing in a front porch was not. Tom Bonadeo stated that the ordinance allowed a front porch to be screened in as long as the screen was behind the existing posts.

Dianne Davis questioned the term "settling" and Tom Bonadeo explained that the dirt under the house was peat. The section from Pine Street to Bay Avenue was a marshy area filled in with sand around 1912 and that area was where a creek flowed into the bay. The house was then built on top of this soft ground and therefore settling has occurred.

Russ Dunton gave a brief history of the area and explained that the natural sand dunes were destroyed and thus created a problem with flooding ever since.

Tom Bonadeo noted that the foundation restoration of this house involved putting large screws in the ground that were hooked to the building and the friction from this would stop the house from settling. However, it would not reverse the damage that was already done. There were about a dozen of these screws along the side of the house and under the house. Beams were being placed

under the floor to take the pressure off the existing floor because the engineers felt that the solid brick could not be jacked up. Tom Bonadeo remarked that this was a huge investment in our Town.

Tom Bonadeo recommended approval of the bathroom enclosure and deck addition, stating that the owners met the intent of the ordinance and qualified for the State Tax Credit program administered through DHR in Richmond.

Motion made by Dianne Davis, seconded by Bob Sellers, to approve the deck addition and porch enclosure for 4 Tazewell Avenue. The motion was unanimously approved.

B. *Central Park Bathroom Building*

The Citizens for Central Park applied for and received a grant from the Eastern Shore of Virginia Community Foundation to replace the temporary port-a-potties with permanent restrooms for Central Park at the Plum Street end of the Park. Tom Bonadeo explained the orientation and presented the plans for the building. The existing pump house building was similar in size to what the bathrooms would be and photos of the pump house were included in the packet. In addition, copies of Architect Leon Parham's plans of the Central Park Bathrooms were distributed to the Board members. These plans consisted of the site plan, interior elevations and details, plans and elevations and reflected ceiling plan and wall sections. The doors of the new bathroom building would open to the Park and a bulletin board would be placed on the back for announcements. The building would be constructed out of brick and have the same roof pitch and overhang as the pump house building. The brick would be a close match of that of the pump house and the gazebo to conform with surrounding buildings. The new bathroom building would be built by Quality Structure and they had already completed the bid process and were awaiting approval from the Historic District Review Board to begin construction. Tom Bonadeo went on to state that this was a flood issue because the building was required to be at a nine foot elevation, but the sidewalks around the Park were at a seven foot elevation. This would require the building to be raised up and the walk would have to be sloped back down to the main sidewalk for ADA access into the building. Tom Bonadeo pointed out the "S" shaped ramp on the drawing which gently sloped to the sidewalk and the other drawings were originals done of the bathrooms. Tom Bonadeo noted that the bathrooms would be closed in the colder winter months as they would not be heated.

Jan Neville suggested landscaping around the building and Tom Bonadeo agreed, stating he had no issue with including that language in the motion, adding that the landscaping would help camouflage the elevation difference.

Dianne Davis questioned the wheel chair accessibility and Tom Bonadeo pointed out the larger bathroom stall as well as the circular area in one of the drawings of the bathroom that illustrated the maneuverability of a wheel chair in the building.

Bob Panek stated that they were glad to get started on the project and remove the port-a-potties and provide a more appealing bathroom facility.

Tom Bonadeo mentioned that there were no windows in the facility, but he had spoken with Leon Parham and he suggested tube lights which were similar to sky lights except these were a reflective tube that let sunlight in.

Russ Dunton commented that the building was more than what he expected and noted the additional expense to match up the building with surrounding structures. The construction costs were estimated to be \$37K.

Motion made by Jan Neville, seconded by Bob Sellers, to approve the Central Park Bathroom Building plans. The motion was unanimously approved.

OLD BUSINESS:

A. Hotel Cape Charles – Second Floor Balcony Modification

Tom Bonadeo explained that he received a modified plan from the Hotel Cape Charles and included in the packet was a new photo of the front of the Hotel in which he drew the original proposed balcony railings. David Gammino, owner of the Hotel Cape Charles was not in attendance. Tom Bonadeo went on to state that he had accessed the Lowes website and researched a price on aluminum rail and found that a six foot section of aluminum rail cost \$66, so seven sections could be constructed for just under \$500 to look like the design that was originally proposed.

Dianne Davis was absent during the September 18th meeting which included the original balcony modification and she questioned why the Board was reviewing this matter again since the Hotel did not follow through with what the Board originally proposed. Tom Bonadeo explained that the Hotel was to resubmit a design to the Board and this design that was being reviewed tonight was the modification which included a wood top on all the glass rails. Russ Dunton gave Dianne Davis a brief overview of the September meeting related to the Hotel Balcony Modification. The original proposal was to include a hand rail on top and all the way across and vertical bars in front of each balcony. Tom Bonadeo recognized that this modification may not make the Hotel look more historic, but it would make it look nicer and more compatible with the Town, but it wouldn't drive customers away and he suggested to the Board that David Gammino make the changes as proposed or he could take this matter to Town Council. Russ Dunton commented that everything in Town must conform with the prevailing architecture in the neighborhood. Tom Bonadeo felt that it was a compromise on both sides.

Russ Dunton asked what type of glass the balconies were constructed out of and Tom Bonadeo replied that it was two layers of safety glass.

Terry Strub stated that she felt more comfortable with the continuous hand rail and vertical bars in front of each balcony and Dianne Davis agreed.

Motion made by Bob Sellers, seconded by Terry Strub, to require the applicant to complete the second floor of the Hotel Cape Charles as originally approved. The motion was unanimously approved.

Terry Strub asked if the Board had to specify a color for the hand rail and Tom Bonadeo replied that the Board did not get involved in that. Russ Dunton stated that Terry Strub had a good point and went on to state that the Board shouldn't make the assumption that the rail would be black and also recognized that existing metal on the Hotel was not black. Tom Bonadeo recommended that the Board state in the motion that the rail be darker in color than the existing metal. There was much discussion regarding the color of the rail. Tom Bonadeo recommended that the Board ask to see the material before it was installed.

Motion amended by Bob Sellers, seconded by Terry Strub, to require the applicant to submit a plan to include color and material of the hand rail and the guard rail as well as dimension and complete the second floor of the Hotel Cape Charles as originally approved. The motion was unanimously approved.

ANNOUNCEMENTS:

Tom Bonadeo reported the following: i) The Town had met with FEMA after Hurricane Sandy; ii) The Shanty was closing this Saturday and would reopen around April 1st; and iii) The Hotel was closing this week and would reopen around March 1st.

Motion made by Dianne Davis, seconded by Jan Neville, to adjourn the Historic District Review Board Regular Meeting. The motion was unanimously approved.

Chairman Russ Dunton

Asst. Town Clerk