



## HISTORIC DISTRICT REVIEW BOARD

Regular Meeting

Town Hall

August 21, 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 Dianne Davis and Jan Neville. Bob Sellers arrived at approximately 4:35 p.m. Russ Dunton stated that there was one vacancy on the Board. Also in attendance were Town Planner Tom Bonadeo and Assistant Town Clerk Amanda Hurley as well as Bill Manning, contractor for the roof modifications on 615 Jefferson Avenue.

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

### CONSENT AGENDA:

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

The Board reviewed the minutes of the July 17, 2012 Regular Meeting.

Dianne Davis stated that "Elementary School" on page two (2) of the minutes should be capitalized. Russ Dunton made note that the old Cape Charles Elementary School is not the old Rosenwald School which is what it was referred to in that same paragraph. She also noted that the word "to" was unnecessary on page two (2) in the second to last paragraph.

**Motion made by Dianne Davis, seconded by Bob Sellers, to approve the minutes of the July 17, 2012 Regular Meeting as amended. The motion was unanimously approved.**

### NEW BUSINESS:

#### A. *615 Jefferson Avenue – Roofline modification:*

Tom Bonadeo introduced contractor Bill Manning. Tom Bonadeo informed the Board that an application was received to modify the roofline on a "craftsman" style house at 615 Jefferson Avenue. This dormer style modification would create extra floor space in the existing attic. This addition would be put in the center of the house, raising only a portion of the existing roof without making the footprint larger. The neighborhood boasted multiple rooflines as well as heights and this particular roofline modification would not raise the roof higher than either of the neighboring houses. Tom Bonadeo referred to the book titled "A Field Guide to American Houses" to demonstrate that many "craftsman" style homes had a combination of rooflines.

Tom Bonadeo informed the Board that the house is 932 square feet which is actually smaller than what was allowed at 950 square feet. However, this house was a contributing structure to the Historic District and the modifications would not substantially alter the appearance. He explained that the addition needed to be complimentary but shown separate from the rest of the house. Russ Dunton was in agreement with his statement that additions should appear different from the rest of the house because they should not look like they had been there all along. They should not match the original structure because one should be able to distinguish what era each addition or alteration was constructed.

Tom Bonadeo noted that the octagonal vent that is in the rear of the house would be replaced with a window as a safety feature as an egress in case of a fire to meet building code.

Also noted was that the second floor exterior would have a different siding than the rest of the house. If approved, scalloped cedar shake shingles would be added to the second floor exterior, not lap siding as the plans showed. Also discussed was the change in roofing material for the addition which would be cream colored metal roofing.

Russ Dunton asked the Board if there were any other questions or concerns and went on to state that the Town Planner recommended approval of the application, with the stipulation, that the sheathing on the addition be covered in a shake material.

Tom Bonadeo remarked that staff's recommendation was that the addition was substantially in accordance with the ordinance rather than approval.

**Motion made by Bob Sellers, seconded by Jan Neville, to approve the application to modify the roofline of the house at 615 Jefferson Avenue. The motion was approved by majority vote with Dianne Davis abstaining stating that she was not comfortable with the idea even though she understood what the owners were trying to do.**

Tom Bonadeo pointed out that he discussed a few changes with Bill Manning on the application. The application indicated that the square footage of the structure was 864. He corrected this number to be 932 square feet as a result of a couple of closed in additions that were not accounted for. Tom Bonadeo's calculations were based on the exterior dimensions of the living space where Bill Manning's calculations were based on the actual house which excluded additions that were on the back of the house. He stated that this was important if the applicant was adding any square footage to the footprint.

Bob Sellers commented that the house looked very similar to a Sears house and went on to state that there was one almost identical to it on the cover of a Montgomery Ward catalog. Tom Bonadeo stated that he had not been in the attic and directed his next comment to Bill Manning who explained that when they started pulling the rafters off he would check for numbers to determine if it was a package house. Bill Manning agreed with Bob Sellers that the house could be a kit house and Tom Bonadeo agreed that it was a logical assumption given the small size of the home.

#### **OLD BUSINESS:**

There was no old business to review.

#### **ANNOUNCEMENTS:**

Tom Bonadeo announced that he had met with historic restoration consultant, Paige Pollard who provided him access to the Sanborn Maps website. He learned what the codes meant on the maps and was able to view additional maps that were not in the inventory.

In addition, Tom Bonadeo noted that he had had two (2) conferences with the owners of the Hotel Cape Charles regarding the railing which was not in conformance with what the Historic District Review Board had previously approved. Therefore, he had not signed off yet on the Certificate of Occupancy. He explained that Mr. Gammino would be bringing a modification back to the Board that he had been working on with the architect. The ordinance stated that the applicant and the Board could agree or disagree on modifications. If the Board did not agree, the applicant had the right to appeal to the Town Council. Russ Dunton pointed out that he thought the railing was supposed to go in front of the glass partitions as a safety feature. Tom Bonadeo replied that that was what was originally approved. Russ Dunton remarked that the construction should have been stopped at the time it was being done when it was realized that it did not conform with what was approved. Russ Dunton went on to explain that for a historic district, it had too modern of a look and felt that wrought iron railing would change the appearance completely. Tom Bonadeo reassured the Board that Mr. Gammino would be bringing a revised application to them to review.

Tom Bonadeo informed the Board that there was an applicant for Historic District Review Board and an interview would be conducted in the next few weeks.

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

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Chairman Russ Dunton

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Asst. Town Clerk