



Historic District Review Board

Regular Meeting

Town Hall

June 21, 2011

4:30 p.m.

At 4:34 p.m. in the Town Hall, Chairman Russ Dunton, having established a quorum, called to order the Historic District Review Board (HDRB) Meeting. In attendance were Board members Dianne Davis and Bob Sellers. Board member Jan Neville arrived at 4:49 p.m. Russ Dunton stated that there was still one vacancy on the board. Also present were Town Planner Tom Bonadeo and Town Clerk Libby Hume. There were no members of the public in attendance.

Dianne Davis offered the invocation and all recited the Pledge of Allegiance.

Tom Bonadeo stated that he had spoken to several people who might be interested in serving on the Historic District Review Board but the problem he was running into was that there weren't many people who live in Town full time. It would be beneficial to find someone living in the Historic District to join the Board.

CONSENT AGENDA

Motion made by Dianne Davis, seconded by Bob Sellers and unanimously approved to accept the agenda format as presented.

The Board members reviewed the minutes for the May 17, 2011 Regular Meeting. Dianne Davis noted a typographical error on page 4. Libby Hume stated that, after the meeting packets had been distributed, she noticed an error on page 3, ninth line, under "Town of Cape Charles – Public Utility Garage." The size of the building should show "30' x 80."

Motion made by Bob Sellers, seconded by Dianne Davis, and unanimously approved to accept the minutes for the May 17, 2011 Regular Meeting as amended.

NEW BUSINESS

530 Tazewell Avenue – New Shed over 200 Square Feet

Tom Bonadeo stated that an application had been received for the construction of a new shed over 200 SqFt in the rear of 530 Tazewell Avenue. The shed would be traditional in style and was a copy of an early Cape Charles rear yard shed as could be seen behind the Cassatt Cottages. The applicant planned to have barn doors facing the alley with a 5' alley setback and one window and personnel door facing the house. The narrow ends of the building would not have openings but would be landscaped. The siding would be horizontal siding such as Hardi Plank, the roof would be metal and it would be built on a concrete slab. The applicant also requested that an alternate siding of board and batten (real wood siding, not plywood) also be approved, if possible. There were numerous sheds in Cape Charles sided with board and batten siding, especially older sheds. Russ Dunton commented that he would not be opposed to board and batten as long as it wasn't plywood and added that typically, in the past, most sheds had board and batten. Dianne Davis asked about the difference in the two drawings which were included in the packet. Tom Bonadeo responded that the second drawing depicted the landscaping that the applicant planned to plant along the side of the shed.

Russ Dunton asked if there were any concerns regarding the style of shed. Dianne Davis stated that she did not like barn doors but as long as the shed met the guidelines, she was agreeable to approving the application.

Motion made by Bob Sellers, seconded by Dianne Davis, to approve the application as presented with either horizontal or board and batten siding. The motion was unanimously approved.

OLD BUSINESS

Tabled Application – 631 Jefferson Avenue – New Garage

Tom Bonadeo explained that the original application for this new garage was reviewed at the May meeting and tabled pending redesign of the roof line. The applicant submitted a new drawing of a garage with a gable roof with dormers. Tom Bonadeo advised the Board members to disregard the sliding door, balcony and dimensions depicted in the drawing. The applicant could not draw the roof line and found this design and submitted it for the style of the roof line only. The siding and roof covering would match the existing structure. Russ Dunton stated that as long as the garage met the height restriction, he was okay with the revised design. Tom Bonadeo stated that there would be overhead storage but no second floor. Dianne Davis asked if the applicant had enough room in the yard to get in and out of the garage. Tom Bonadeo explained that the applicant was hoping that the alley behind the property would be reopened at some point. Tom Bonadeo added that the applicant had room beside the house but the neighbor’s propane tank was on this property and blocked the way. The applicant was looking more for storage space and had a small boat that could be wheeled to the back that would be stored in the garage.

The Board members went on to discuss the alleys and the Town’s plans to reopen several areas that had been closed off. Tom Bonadeo stated that the Town had been working on easement issues and upon Linda Carola’s return another set of letters would be sent to property owners to continue this work. During this year’s budget process, Council did not want to raise taxes, so this project was one of the projects where funding was cut. The Town could continue with the process in obtaining permission from the property owners for easements with no cost. The Town was committed to reopening the alleys in an effort to keep vehicles, boats, trash receptacles, etc. off the street. Russ Dunton added that alleys could help in case of fires or other emergencies.

Russ Dunton asked the Board members whether they had any questions or concerns regarding the new garage as proposed. There were no additional questions or comments.

Motion made by Dianne Davis, seconded by Bob Sellers, to approve the application for a new garage with the new roof line as presented. The motion was unanimously approved.

OTHER BUSINESS

Tom Bonadeo stated to the Board that the small lot on Strawberry Street between Randolph Avenue and Tazewell Avenue had been purchased. Tom Bonadeo added that he advised the new owners that the specimen tree on the lot was to be protected. There was some discussion that this was a non-standard lot and it would be difficult to build a house around the tree on the lot.

ANNOUNCEMENTS

There were no announcements.

Motion made by Dianne Davis, seconded by Jan Neville and unanimously approved to adjourn the Historic District Review Board meeting.

Chairman Russ Dunton

Town Clerk