



# Historic District Review Board

## Regular Meeting

Town Hall

May 17, 2011

4:30 p.m.

At 4:47 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 Jan Neville. Board member Bob Sellers arrived at 4:55 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 led the Pledge of Allegiance.

### CONSENT AGENDA

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

The Board members reviewed the minutes for the April 19, 2011 Regular Meeting. Russ Dunton commented that the last line of the second to the last paragraph on page 1 was unclear. After some discussion, the last sentence was changed to read "Further discussion ... that the perspective from the street would make a big difference." Dianne Davis asked about the reference to Hardi siding in the first paragraph on page 2 in the 6<sup>th</sup> and 9<sup>th</sup> lines. It was determined that this should be changed to "Hardi Plank siding." Russ Dunton added that in the future, the Board should refer to this type of siding as cement siding since "Hardi Plank" was a brand of cement siding. Also, in the 9<sup>th</sup> line of this paragraph, Dianne Davis noted a typographical error where "exposure" was misspelled.

**Motion made by Dianne Davis, seconded by Jan Neville, and unanimously approved to accept the minutes for the April 19, 2011 Regular Meeting as amended.**

### NEW BUSINESS

#### *2 Monroe Avenue – Front Porch*

Tom Bonadeo explained that the initial application for a front porch on the property located at 2 Monroe Avenue was submitted without a roof over the porch which was not permitted on the front of a house. The application was returned to the applicant for a redesign of the porch with a roof. The revised application had been received for the addition of a front porch to the house which was a Cape Cod style and had never had a front porch. The plan showed a gable end roof to the front which was typical of a front porch for this type of architectural style. The porch was nearly full width which met the 80% porch coverage recommendation. This may be a problem due to the angle of the side lot line and the 5' side yard setback requirement which may reduce the width of the front porch by a few feet. The existing roof was covered with three tab shingles and the plans showed three tabs on the new porch roof. Three tab shingles did not generally meet the current wind load requirements and would need to be replaced with another material. The plan did not show any painting of the porch and the zoning ordinance did not allow exposed treated lumber as part of a new front porch. The "deck" of the porch could remain as natural treated lumber but the sides elements would have to be painted or solid color stained. Russ Dunton added that there were fiberglass columns available that could be used as well. Tom Bonadeo stated that he was pleased that the applicant was adding a front porch. Russ Dunton agreed and added that it would improve the look of the house. Tom Bonadeo reviewed his recommendations for approval as follows: i) The porch columns, railings and structure should be painted; ii) The shingles should meet the building code requirements; iii) The porch width should be adjusted to the maximum size permitted

within the setback requirements; and iv) The exposed foundation elements should be parged or brick. Russ Dunton added that the existing foundation was block.

**Motion made by Jan Neville, seconded by Bob Sellers, to approve the application with the conditions as recommended by Tom Bonadeo. The motion was unanimously approved.**

*526 Tazewell Avenue – Porch Replacement*

Tom Bonadeo informed the Board that an application was received for the replacement of a front porch on the house at 526 Tazewell Avenue. This house had been under construction for some time and the Board approved a siding replacement last year. The house had a front porch but during the siding replacement, much rot was discovered and the porch was removed by the contractor. The siding replacement was underway and this application was requesting permission to replace the front porch as originally designed. The Board reviewed the application, plans and photographs provided by the applicant and several photographs taken by Tom Bonadeo which showed various porches of neighboring properties which was the style of porch to be rebuilt by the applicant. Russ Dunton asked about the depth of the porch and Tom Bonadeo responded that it would probably be about 7' to 8' in depth. Russ Dunton asked whether the applicant was going to move into the house after the renovation. Tom Bonadeo stated that the house was a rental property in the past and was unsure whether the applicant would live in the house or not. Russ Dunton asked the Board if there were any questions or concerns. There were none.

**Motion made by Dianne Davis, seconded by Jan Neville, to approve the application to replace the porch per the original plans as presented. The motion was unanimously approved.**

*631 Jefferson Avenue – Garage Building*

Tom Bonadeo stated that an application had been received for the construction of a garage and front fence/wall at 631 Jefferson Avenue. The garage was to be built in the rear of the property facing an old alley and plans met the setback requirements and the square footage requirements of the zoning ordinance. The pictures included with the application showed the garage as a Dutch Colonial style with a gambrel roof with siding to match the existing structure which was a recently built home with vinyl siding. The roof covering would also match the existing structure. Due to the width of the existing house and others in the neighborhood, little of this garage would be visible from the street. The side that faced the street appeared to have no windows or doors and there were no comparable structures in Town. A window on that wall would be more compatible with other such structures in Town. Tom Bonadeo went on to explain that the application also included a proposed wall/fence in the front of the house and while no other nearby structure had a wall, the choice of material and location met both the zoning ordinance and the Historic Guidelines. There was a minor conflict with the Guidelines which stated that street front fences should be avoided while the zoning ordinance allowed street facing fences with a 2' setback from the sidewalk.

There was much discussion regarding the proposed garage. Russ Dunton stated that he felt the garage style needed to conform more to the architecture in the neighborhood. Dianne Davis agreed and added that this style did not fit in with the surrounding area. Tom Bonadeo suggested that a slight modification could be made raising the sides a little to create a gable roof. Jan Neville agreed that the style should be more traditional. Russ Dunton stated that the Board could recommend that the applicant resubmit the plans with a new design to better conform to the architectural style of the area.

The Board moved on to discuss the proposed wall/fence and Dianne Davis stated that she had a problem with the location of the wall adding that she did not think a wall or fence would look appropriate in the front of the property and read from the Guidelines which stated that street-front fences should be avoided and should be less than 48" in height. Tom Bonadeo stated that it would be difficult for neighbors to match up to the wall and referred to Section 4.2.G. of the zoning ordinance. The proposed wall/fence met the zoning ordinance requirements and according to the

zoning ordinance, the Board could not restrict the applicant. Russ Dunton agreed that he did not think fences required review as long as they met the requirements. Tom Bonadeo stated that he would talk to the applicant and try to get the applicant to install a more traditional fence and would work with Code Official Jeb Brady regarding the permitting.

Russ Dunton asked if the Board was unanimous regarding the Dutch-style roof of the garage. The Board members agreed that it was unanimous. Russ Dunton went on to ask the Board whether they wanted to give Tom Bonadeo the authorization to approve the application with a redesign of the roof or whether the Board wanted the applicant to resubmit the new design for further review by the Board.

**Motion made by Bob Sellers, seconded by Jan Neville, to table making a decision on the application pending redesign of the garage roof. The motion was unanimously approved.**

*Town of Cape Charles – Public Utility Garage*

Tom Bonadeo informed the Board that the Town planned to build a Public Works maintenance garage and equipment storage building on the lots located on the dead end alley between the old water works and Rayfield's Pharmacy. The Town currently had a metal building on the site for storage and maintenance but it was not large enough and there were numerous pieces of equipment that were unprotected. Due to the size of the equipment, garage entry doors of 12' x 12' were required and open space inside the building was a requirement. The Board reviewed the attached plans and photographs of the proposed structure and Tom Bonadeo stated the following: i) The roof would be painted metal with a 4/12 pitch; ii) The building would have overhangs on all sides of 2' with gutters and downspouts; iii) The building was 30' x 80' and the 80' side would face the alley with four garage doors; iv) The garage doors were 12' x 12' and would meet a wind load of 110 MPH which would limit the amount of windows, if any. Bob Sellers suggested that "windows" could be painted on the side for appearance only. Tom Bonadeo stated that windows could be put in the garage doors; v) The rear of the building facing the railroad tracks had no windows proposed and faced the railroad tracks to the south; vi) The building would be sited directly behind the Ewell Store buildings on Randolph Avenue and would not be seen from the street; vii) Colors would be chosen to blend in with the background, possibly tan with a gray painted roof; viii) The siding would be painted steel similar to the siding chosen for the new wastewater treatment plant which would be within sight of this building; and ix) There would be a side entry door facing west. Tom Bonadeo went on to explain that the Town added features to the building that would create an attractive structure while not taxing the Town's budget and would be the same style as the Bay Creek Golf Maintenance building. The type of building was designed to be cost effective while creating a structure similar to the old storage facilities found on the railroad in years past. Tom Bonadeo stated his recommendation to approve the Public Works Maintenance Building with the required addition of 2' overhangs on all sides, painted metal roof with a 4/12 pitch and colors that were compatible with the surrounding landscape. Russ Dunton asked the Board members their thoughts. Jan Neville stated that he had no better suggestions for improvement from what Tom Bonadeo recommended. Russ Dunton stated that, technically, the Town could override the Board's denial but could not override an approval.

**Motion made by Dianne Davis, seconded by Jan Neville, to approve the application the addition of 2' overhangs on all sides, a painted metal roof with a 4/12 pitch and colors compatible with the surrounding landscape. The motion was unanimously approved.**

*612 Tazewell Avenue – New Shed*

Tom Bonadeo informed the Board that an application was received to construct a 16' x 20' shed in the rear yard of 612 Tazewell Avenue. Normally, shed requests were not brought to the Board for review but this shed exceeded the size permitted to be approved by the building official. The proposed shed would have Hardi Plank siding and roof shingles to match the house. There was nothing remarkable about this shed except the size which was 320 square feet. The Board

reviewed the attached drawing and asked whether the shed would be visible from the street. Tom Bonadeo responded that the shed could possibly be seen from Nectarine Street and added that if the shed were smaller in size, he would have approved it administratively. Dianne Davis asked whether this shed needed to be this large. Tom Bonadeo stated that the zoning ordinance permitted sheds up to 550 square feet in size and there was enough room behind the house for this shed to be constructed after meeting the setback requirements. Russ Dunton asked the Board if they had any concerns or issues. Jan Neville stated that a window could be added on the street side. Dianne Davis agreed that the building would look better with a window and Tom Bonadeo added that it was a good suggestion. Russ Dunton asked Jan Neville if he would deny the request if the applicant would not be willing to include a window to which Jan Neville replied that it was just a suggestion and he would not deny the application for this reason. Dianne Davis asked Tom Bonadeo to negotiate with the applicant to try to get him to install a window. Bob Sellers agreed.

**Motion made by Jan Neville, seconded by Dianne Davis, to approve the application as presented with the possible addition of a window on the Nectarine Street side of the shed. The motion was unanimously approved.**

**OLD APPLICATIONS**

There was no Old Business to review.

**OTHER BUSINESS**

There was some discussion regarding the water fee increase and the painting of the water tank. Russ Dunton stated that it was a good thing to have the interior of the water tank painted and that with the performance of routine maintenance, it would last longer. There was also some discussion regarding the water pressure issues during the maintenance period. Dianne Davis stated that she got some sediment in her water lines and asked if the Town performed a water system flush. Tom Bonadeo stated that a water system flush was performed before the start of the water tank maintenance and notices were placed in the newspaper, on the Town's website and on the marquis of the Cape Charles Museum.

**ANNOUNCEMENTS**

There were no announcements.

**Motion made by Dianne Davis, seconded by Bob Sellers and unanimously approved to adjourn the Historic District Review Board meeting.**

---

Chairman Russ Dunton

---

Town Clerk