

Historic District Review Board
Regular Session
March 15, 2011

At approximately 4:38 p.m., in the Town Council Chamber, Chairman Russ Dunton, having established a quorum, called to order the Regular Session of the Historic District Review Board. In addition to Chairman Dunton, present were Jan Neville and Bob Sellers. Also present were Town Planner Tom Bonadeo, and Asst. Town Clerk Linda Carola. Board Member Dianne Davis was absent. Chairman Dunton noted the board had one vacancy.

A moment of silence was observed followed by the Pledge of Allegiance.

Motion made by Bob Sellers, seconded by Jan Neville, and unanimously approved to accept the agenda as presented.

Motion made by Jan Neville, seconded by Bob Sellers and unanimously approved to accept the minutes of February 15, 2011.

NEW BUSINESS

A. 11 Randolph Ave.-Kitchen addition to existing side addition.

Mr. Bonadeo reviewed the pictures and drawing with the board and explained the proposed addition was planned to connect to the existing house and would meet all required setbacks. Mr. Bonadeo discussed the proposed changes as follows: i) the addition would be sided with Hardi-Plank siding; ii) the addition would use the same roofing as the existing house; iii) the foundation of the addition would be block and brick in keeping with the ordinance; iv) the windows in the addition would be 6 over 1 in keeping with the original structure.

Motion made by Jan Neville, seconded by Bob Sellers and unanimously approved to accept the application as presented.

B. 235 Mason Ave.-Renovation of Cape Charles Hotel

Mr. Bonadeo presented some of the past history of the building and considerable discussion continued regarding the past renovations. Chairman Dunton had two pictures of the original building which were viewed and discussed by the board. Mr. Bonadeo presented the applicant's proposed changes, noting the proposed changes were significant to the front of the building recommending tall doors similar to the Blue Building and transom windows down the front of the building. Mr. Bonadeo reviewed the Staff Report and drawing in detail with the board. The

board and Mr. Bonadeo had many concerns regarding the proposed renovations and further discussion continued regarding the following: i) roof line; ii) vertical siding; iii) cornice; iv) arched front door; v) requirements of Historic District Guidelines. Considerable discussion continued for each item of concern. Chairman Dunton expressed concern regarding the proposed changes meeting the Historic District Guidelines and recommended a cornice be used to meet the guidelines and convey the period of the building. Mr. Neville expressed concern regarding the vertical siding and the overall appearance of the building, particularly the appearance of the third floor, and felt that the renovations should convey a more sympathetic look for the downtown area.

Mr. Bonadeo recommended requesting a new plan showing the following: i) cornice to be installed at the roof line; ii) alternative to vertical siding on the third floor; iii) arched front door.

Motion made by Jan Neville, seconded by Bob Sellers and unanimously approved to take the plan back to the applicant and approve with the following conditions: i) approve the first two floors with the existing arch over the door way; ii) cornice on the top of building as required by the guidelines; iii) alternative to vertical siding on the third floor; iv) to make the facade more sympathetic to the rest of the business district.

Chairman Dunton asked Mr. Bonadeo to inform the applicant that the board did not feel the previous renovation, which was not reviewed by the Historic District Review Board, was very sympathetic to the surrounding buildings in the business district.

Mr. Bonadeo informed the board that the Delisheries Building had been through the bank's approval process and the buyers are back and closing should be in April. The owner wants to open a sushi restaurant.

Chairman Dunton informed the board that he would be gone the week of the next meeting, but would be back in time for the meeting.

Motion made by Bob Sellers, seconded Jan Neville and unanimously approved to adjourn the Historic District Review Board Meeting.

Linda Carola, Asst. Town Clerk

Russ Dunton, Chairman