



## HISTORIC DISTRICT REVIEW BOARD

Regular Meeting  
Cape Charles Civic Center  
August 19, 2014  
6:00 p.m.

At 6:00 p.m. Chairman Joe Fehrer, having established a quorum, called to order the Regular Meeting of the Historic District Review Board. In addition to Joe Fehrer, present were John Caton, Sandra Salopek and Terry Strub. David Gay was not in attendance. Also in attendance were Town Planner Rob Testerman and Assistant Town Clerk Amanda Hurley. Applicant Scott Ward of 328 Randolph Avenue was also in attendance.

The Board observed a moment of silence which was followed by the recitation of the Pledge of Allegiance.

### CONSENT AGENDA:

**Motion made by Terry Strub, seconded by John Caton, to accept the agenda as presented. The motion was unanimously approved.**

The Historic District Review Board reviewed the minutes of the June 17, 2014 Regular Meeting.

**Motion made by Sandra Salopek, seconded by Terry Strub, to approve the minutes of the June 17, 2014 Regular Meeting as presented. The motion was unanimously approved.**

### NEW BUSINESS:

#### A. *Harbor Area Review Board Appointment*

Rob Testerman stated that Joe Fehrer was previously the Historic District Review Board (HDRB) representative for the Harbor Area Review Board (HARB), but was recently appointed to the Wetland's Board. Therefore, a replacement was needed on the HARB. Sandra Salopek volunteered to be the HDRB representative.

**Motion made by Terry Strub, seconded by John Caton, to appoint Sandra Salopek to the Harbor Area Review Board.**

#### B. *328 Randolph Ave -Renovation*

Rob Testerman explained that an application had been received for 328 Randolph Avenue and went on to state that work had already begun on the home and a stop work order had been issued for the exterior work until HDRB approval was granted. The home was a contributing structure.

The applicant had proposed the following: i) Addition of a new foundation to the home which, as the guidelines stated, should be distinguished from the rest of the building. Staff felt that the new foundation was adequate; ii) Replacement of the windows and doors. The second floor window was proposed to be raised three inches to line up with the adjacent window; iii) Widow's walk to be constructed on the rear of house; iv) New porch proposed for the second floor above the existing porch on the front of the house; v) Bay window/bump out on the west side of the house was proposed to be extended upward to the second floor; and vi) A new back deck was proposed to run the length of the house in the rear yard.

The applicant stated that instead of a second story porch on the front of the house, he preferred a small widow's walk. The applicant had also decided not to extend the bay window/bump out

to the second floor and was reconsidering the depth of the rear deck. The Board did not have any issues with the back deck since the guidelines focused more on visible front and side porches.

Joe Fehrer stated that he had an issue with replacing the front door because the new door, which had already been purchased, would completely change the façade of the house from the original. The new door had side lights which the original did not. The original structure's windows and doors were symmetrical and the new front door would require shifting the front doorway as it was larger than the original. The Historic District Guidelines stated, "Consider replacing windows and doors only when they are missing or beyond repair. Reconstruction should be based on physical evidence or old photographs. Do not use replacement windows or doors that substantially change the size, glazing pattern, finish, depth of reveal, appearance of the frame or muntin configuration."

The applicant stated that the original door was rotted through and offered to send original photos of the door to Rob Testerman to forward to the Board.

Terry Strub stated that the new door would change the character of the home.

There was much discussion regarding whether the applicant could have his contractor remove the side lights and trim the transom. The Board agreed that the new door should match the original as much as possible to keep the symmetry of the house and suggested installing the newly purchased door on the rear of the house.

The applicant was proposing a small widow's walk on the second floor of the front of the house with a decorative wood balustrade to match the first floor porch railing. The Board pointed out that there were similar contributing structures in the Town with small widow's walks on the front. There was some discussion on the size.

The applicant explained that the window and head casings would be repaired or replaced.

The ventilation would appear more like a chimney with solid foam material that looked like brick. The same material would also be used on the foundation.

**Motion made by Terry Strub, seconded by John Caton to approve the application for 328 Randolph Avenue for the following: i) Installation of a new front door to match the existing as much as possible; ii) Second floor window raised three inches to match adjacent; iii) Widow's walk on rear to be built as proposed; iv) Addition of front widow's walk not to exceed 7' x 5' with discussed balustrade on second floor as well as first floor; v) Window casings to match original; vi) Bay window bump out not to extend to second floor; and vii) Ventilation to appear more like a chimney with solid foam material that looked like brick which would also be used on the foundation of the home. The motion was unanimously approved.**

The applicant was apologetic for beginning work prior to HDRB review and approval. The Board stated that they were glad to see homes rehabilitated.

#### **OLD BUSINESS:**

Terry Strub stated that demolition had begun on the old school and the HDRB never got to take a tour. Rob Testerman stated that he would contact the developer.

Construction of the new home on lot 368 Tazewell Avenue was still underway.

**ANNOUNCEMENTS:**

Rob Testerman stated that he had received an application for a new home on Jefferson Avenue and this would be reviewed at the September HDRB meeting.

Rob Testerman stated that for the September meeting he would take photos and update the Board on the progress of applications that had been approved throughout the past year.

John Caton asked if paint colors were reviewed by the HDRB. In the past, the HDRB did review paint colors, but had not regulated in recent years.

Joe Fehrer pointed out that the Historic District Guidelines stated, "Choose colors that fit the style of the building and complement the overall color schemes on the street. Avoid using bright and obtrusive colors, too many colors, or a single color for the entire building." Joe Fehrer stated that there were homes painted a multitude of colors in the Victorian era. But, if the Board noticed a home being painted a disagreeable color that didn't fit, they needed to let Rob Testerman know.

Rob Testerman stated that he would delve further into the situation and would send an email to the National Alliance of Preservation Commissions to receive feedback on how this was handled in other localities.

**Motion made by Joe Fehrer, seconded by Sandra Salopek, to adjourn the Historic District Review Board Regular Meeting. The motion was unanimously approved.**

---

Chairman Joe Fehrer

---

Asst. Town Clerk