



HISTORIC DISTRICT REVIEW BOARD

Regular Meeting
Cape Charles Civic Center
December 16, 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 (HDRB). In addition to Joe Fehrer, present were Sandra Salopek and Terry Strub. John Caton and David Gay were not in attendance. There were eight members of the public in attendance. Also in attendance were Code Official Jeb Brady, Assistant Town Clerk Amanda Hurley and applicant Elizabeth Walker and the architect for the 1 Mason Avenue project.

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

CONSENT AGENDA:

Joe Fehrer recommended moving the minutes of the October 21, 2014 Regular Meeting to Old Business since they had been inadvertently left out of the agenda packet.

Motion made by Terry Strub, seconded by Sandra Salopek, to accept the agenda as amended. The motion was unanimously approved.

NEW BUSINESS:

A. *1 Mason Avenue – Renovations*

Jeb Brady explained that an application had been received for renovations to the former hotel circa 1910, Colonial Revival frame dwelling which was a contributing structure. The proposed use was a hotel and restaurant.

The applicant was proposing the following renovations: i) The front porch would extend the entire length of the building; ii) Columns, rails and baluster designs would match existing as closely as possible; iii) Potential dining area to the west side of porch would be screened to control pests; iv) Addition of second floor covered porch and extension of roof line; v) Addition of another A-Frame dormer on west end of building; vi) Demolish poor condition chimney on rear of building. Rear chimney was not visible from the street and front chimney would remain and would be functional; vii) Addition of rear balcony for egress and seating from rooms; viii) ADA ramp for accessibility purposes to be hidden behind front porch wraparound which wouldn't typically be seen from the street; ix) Majority of windows and doors to be replaced to match existing when they cannot be repaired; x) Front and rear balcony windows to be relocated and balcony doors installed to provide egress from rooms; xi) Reconstruct window trim/detail when taken down; and xii) Make windows smaller on west side of building.

Joe Fehrer stated that the front porch extending the length of the building and a second floor covered porch were substantial changes to the building.

Terry Strub commented about the screened in porch. Jeb Brady stated that typically, as long as it did not alter the appearance and the screen was behind the columns and railing, screened porches could be approved administratively. Ms. Walker stated that retractable screens were a possibility and that the screen would begin at the second column to the left of the main entrance, therefore the original porch would remain without screen.

Mechanical units would be located on the rear roof.

Ms. Walker stated that there would be off street parking in the rear off the alley.

The front door would remain, but there would be two new doors for entering and exiting the restaurant portion. Two windows would be removed and replaced with doors on the rear for egress purposes.

Joe Fehrler stated that he was pleased to see that the window trim and detail would be reconstructed as the Historic District Guidelines stated that as much architectural detail as possible should be retained.

Ms. Walker stated that the proposed windows on the west side of the building could be deeper than that of which was shown and explained that she wanted to be able to accommodate furniture under the windows instead of it blocking the windows. Joe Fehrler stated that it was a substantial visual change but could understand what the applicant was trying to accomplish.

Three rear windows were proposed to be removed for kitchen ventilation and elevator.

Motion made by Terry Strub, seconded by Sandra Salopek, to approve the application for 1 Mason Avenue as proposed. The motion was unanimously approved.

OLD BUSINESS:

The Historic District Review Board reviewed the minutes of the October 21, 2014 Regular Meeting.

Motion made by Sandra Salopek, seconded by Terry Strub, to approve the minutes of the September 16, 2014 Regular Meeting as presented. The motion was unanimously approved.

Joe Fehrler asked about the HDRB's recommendation for a front door that was to be more appropriate for 647 Madison Avenue and Jeb Brady stated that the owner had several items to complete before he would be able to get to that point. Jeb Brady stated that he would be monitoring the progress.

Joe Fehrler asked about the new home on Lot 140 Jefferson Avenue and Jeb Brady stated that construction had not begun but he would review the minutes to verify that construction was being done as the HDRB had approved.

Sandra Salopek inquired about the proposed yogurt bar on Mason Avenue and Jeb Brady stated that there were no active permits.

ANNOUNCEMENTS:

Jeb Brady announced that the old Be-Lo building project was moving forward with asbestos removal and the building would be demolished in a couple weeks.

A home had been demolished on the 600 block of Randolph Avenue.

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

Chairman Joe Fehrler

Asst. Town Clerk