



## HISTORIC DISTRICT REVIEW BOARD

Special Meeting  
Cape Charles Town Hall  
January 27, 2015  
6:00 p.m.

At 6:00 p.m. Chairman Joe Fehrer, having established a quorum, called to order the Special Meeting of the Historic District Review Board (HDRB). In addition to Joe Fehrer, present were John Caton, David Gay, Sandra Salopek and Terry Strub. There was one member of the public in attendance. Also in attendance were Code Official Jeb Brady, Town Planner Larry DiRe, Assistant Town Clerk Amanda Hurley and applicant Gregory Manuel for 404 Jefferson Avenue.

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 David Gay, to accept the agenda as presented. The motion was unanimously approved.**

### NEW BUSINESS:

The HDRB welcomed the new Town Planner, Larry DiRe, who would be starting February 2, 2015.

### OLD BUSINESS:

#### A. *404 Jefferson Avenue – Modifications to COA*

Jeb Brady stated that an application had been received for modifications to an approved Certificate of Appropriateness (COA) dated September 16, 2014 from Mr. Gregory Manuel for a new home on Jefferson Avenue. Jeb Brady had issued a stop work order on the property.

The applicant was proposing the following additions: i) A dormer on the west side of the structure; ii) A second story covered porch on the front of the house; iii) Sliding glass doors where windows were originally approved to gain access to the second floor porch; and iv) Two small windows that would be in the stairwell on the east side of the house. The style would match the approved style from the original COA.

Joe Fehrer reiterated that this was a prior approval and went on to state that the dormer had already been built, the framing was already completed for sliding glass doors on the front of the house and it appeared that framing had been started on the second floor porch. Joe Fehrer expressed his disappointment in the applicant's decision to make several changes outside of the approval of the HDRB.

Mr. Manuel thanked the HDRB members for having a special meeting and went on to state that he had been a builder here since 1992 and he knew the rules but, recognized he overstepped his boundaries. Mr. Manuel stated that Jeb Brady was very professional and helpful in his work.

Joe Fehrer questioned why the applicant built the dormer which was clearly outside of the scope of approval. Mr. Manuel stated that it was recommended to him for a view of the beach and bay and it all happened so fast, he just didn't think much of it.

Joe Fehrer stated that dormers were common throughout town, but quoted the Historic District Guidelines stating, "The guidelines in this publication reflect the current philosophy that new structures should complement and respect the existing character of historic buildings."

Mr. Manual stated that the second story porch was also recommended for a view of the beach and to increase living space in the small home instead of being just a roof.

Joe Fehrer stated that this would be the first home in town to have sliding glass doors on the front and he was extremely leery of setting a precedent. David Gay pointed out that typically, homes had French doors. Joe Fehrer stated that he did not feel that sliding glass doors on the front of the house were appropriate in the historic district. There was much discussion regarding the different options and it was concluded that French doors with grilles with one stationary door and one operating door would be appropriate.

Jeb Brady pointed out that the third floor was now living space, so an egress window was proposed and all windows on the third floor would match in size. Two small stairwell windows were proposed on the left side of the house. The front door placement was relocated to the left side versus the right side and a double window was proposed on the first floor to match the adjacent window.

**Motion made by David Gay, seconded by Terry Strub, to approve the application for 404 Jefferson Avenue as discussed with the conditions that two French doors with one operable and one stationary door be installed on the second floor and all windows and French doors would have grilles. The motion was unanimously approved.**

Joe Fehrer reiterated his displeasure in the applicant, but stated that the Board tried to be amenable to each applicant and work with them to the extent possible. Mr. Manuel stated that he would not make it a habit and thanked the Board members.

**ANNOUNCEMENTS:**

There were no announcements.

**Motion made by Sandra Salopek, seconded by John Caton, to adjourn the Historic District Review Board Special Meeting. The motion was unanimously approved.**

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Chairman Joe Fehrer

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Asst. Town Clerk