



HISTORIC DISTRICT REVIEW BOARD

Regular Meeting
Cape Charles Civic Center
May 19, 2015
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 John Caton, David Gay and Sandra Salopek. Terry Strub was not in attendance. Also in attendance were Town Planner Larry DiRe and Assistant Town Clerk Amanda Hurley. Applicants for 201 Monroe Avenue, 125 Strawberry Street and 415 Randolph Avenue were also in attendance. There was one member of the public in attendance.

CONSENT AGENDA:

Motion made by Sandra Salopek, seconded by David Gay, to accept the agenda as presented. The motion was unanimously approved.

The HDRB reviewed the minutes of the April 21, 2015 Regular Meeting.

Motion made by John Caton, seconded by David Gay, to accept the minutes of the April 21, 2015 Regular Meeting as presented. The motion was unanimously approved.

NEW BUSINESS:

A. 500 Tazewell Avenue – Chimney Removal

The applicant was proposing to remove the two non-functioning chimneys on the Cape Charles Civic Center due to roof leaks.

Joe Fehrer asked if any outside contractors had looked at the issue. Larry DiRe stated that it was the purview of Public Works.

Joe Fehrer stated that in the past, the Board had approved removals of basic chimneys especially if they posed problematic and these were a liability.

Larry DiRe added that if the COA was approved, the matter would be reviewed by Town Council at the June Meeting.

Motion made by Sandra Salopek, seconded by David Gay, to approve the application for 500 Tazewell Avenue as proposed. The motion was unanimously approved.

B. 201 Monroe Avenue – Dormers and Attic

The applicant was proposing to replace an existing front facing dormer with a larger dormer and add a large dormer to the west side of the structure to utilize the area as living space.

Applicant and contractor Sean Ingram stated that dormers were common in the neighborhood and had provided several photos depicting this. The dormers would not breach the existing roof and existing materials would be replicated.

Motion made by David Gay, seconded by John Caton, to approve the application for 201 Monroe Avenue as proposed. The motion was unanimously approved.

C. 125 Strawberry Street – Window Replacement, Chimney Removal and Second Floor Addition

Mr. Jacob Leuer, applicant and owner of 125 Strawberry Street explained that the chimney proposed for removal did not appear to be original to the house and its removal would allow for more space in the master bedroom and dining room. The second floor addition would not change the first floor footprint. Double hung windows would be used and the vinyl would be

replicated. A second floor window on the west side and a first floor window on the north side were proposed to be removed.

Mr. Leuer explained that he would be starting on the new addition soon after it was approved and stated that the vinyl siding would be replaced with hardie siding on the entire house by spring 2016. The Board recommended covering the addition in hardie siding and matching the rest of the house to the addition.

The Board suggested increasing the roof pitch to 3/12 or 4/12 for better drainage instead of replacing the addition's roof with the 2/12 rubber roof that it currently had.

Motion made by David Gay, seconded by Sandra Salopek, to approve the application for 125 Strawberry Street as proposed with the conditions that the addition be covered in hardie siding, matching the remainder of the house to the addition and increasing the roof pitch to 3/12 or 4/12 with shingles to match existing roof. The motion was unanimously approved.

D. 415 Randolph Avenue – Synthetic Siding

Jonathan Provost, contractor for 415 Randolph Avenue, explained that they were proposing to remove the existing Dutch and straight lap wood siding and replace with vinyl siding and scalloped siding in the four gable areas. Mr. Provost passed around photos of the exterior issues on the home.

Joe Fehrer stated that this was the first application in two and a half years asking to install vinyl siding on a home and questioned why hardiplank wasn't proposed as it was more acceptable per the Historic District Guidelines. Mr. Provost stated that the reason was the cost difference between hardie and vinyl.

Joe Fehrer stated that he appreciated owning a home with wood siding because it was a significant feature so he could not personally support the application.

There was some discussion regarding the installation of the vinyl siding and how it would be installed around elements such as window and door casings.

Mr. Provost and homeowners briefly stepped outside to discuss the situation and reported back to the Board that they acquiesced to the hardie siding.

John Caton and Sandra Salopek both questioned why the wood siding was not salvageable. Mr. Provost stated that the wood was split and cut up and would be a maintenance nightmare.

Joe Fehrer reminded Mr. Provost and the homeowners that per the Historic District Guidelines, "Decorative elements, trim, features and special surfaces should be retained when adding synthetic siding."

Motion made by David Gay, seconded by John Caton, to approve the application for 415 Randolph Avenue for hardiplank siding instead of the originally proposed vinyl siding with the conditions that scalloped hardiplank be used in the gables and plywood base with waterproofing materials used under the hardie siding. The motion was unanimously approved.

E. Satellite Dish Ordinance

Staff had provided information from other Historic Districts around Virginia related to the placement of satellite dishes on facades. Larry DiRe explained that the federal guidelines stated that dishes could be one meter larger or one meter smaller.

Sandra Salopek suggested having a satellite installer educate the Board and give clarification on satellite signals. Most satellite dishes were probably placed on the front of structures for the convenience.

The Board favored Leesburg's guidelines which stated the Board of Architectural Review was authorized to regulate the location and appearance of satellite dish antennas in the historic districts.

Assistant Town Clerk Amanda Hurley read aloud Terry Strub's submitted comment regarding the removal of satellite dishes when a residence was vacated.

The Board tasked staff with contacting a satellite dish installer to come before the board.

F. Consideration of Board Committees (By-Laws, Article Five)

The Board was in agreement to create a paint palette committee which should be comprised of no more than four people and the time to complete the task should be no more than six months. The committee members should have some knowledge of the historic aspect of the various types of architecture in Town and have knowledge of color. Committee members could be artists, architects, builders with experience in historic restoration, etc. A notice would be included in the Cape Charles Gazette.

G. Guidelines Update

Joe Fehrer suggested the foundation section have a reference to the masonry section on pages 50 and 51 of the Historic District Guidelines.

David Gay suggested adding Item 4 regarding raising structures and what the foundation should look like and that it should be compatible to the original foundation.

The Board tasked staff with forming a suggested statement including the two recommended items for the foundation section. The Board agreed to review a chapter of the guidelines at each meeting.

OLD BUSINESS:

There was no old business to discuss.

ANNOUNCEMENTS:

Larry DiRe reported that the Department of Historic Resources (DHR) grant application for a training workshop had been submitted. DHR was expecting to award 33 grant applications throughout the state.

David Gay asked if there could be communication between the Code Official and the Board, specifically stop work orders.

Joe Fehrer invited the public to speak.

Mr. Wayne Creed suggested that committees should have three or five members because there could be a deadlock. Joe Fehrer pointed out that the Board had the final vote.

Mr. Creed commented that he wished the Board had adopted paint palettes sooner because a neighboring home was being painted a garish color.

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

Chairman Joe Fehrer

Asst. Town Clerk