



HISTORIC DISTRICT REVIEW BOARD

Regular Meeting
Cape Charles Civic Center
July 21, 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, Sandra Salopek and Terry Strub. Also in attendance were Town Planner Larry DiRe and Assistant Town Clerk Amanda Hurley. John Hanson and Carol Selby, owners of 309 Jefferson Avenue were in attendance as well as William Manning, the contractor for 234 Tazewell Avenue. There was one member of the public in attendance.

CONSENT AGENDA:

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

The HDRB reviewed the minutes of the June 16, 2015 Regular Meeting.

Motion made by Terry Strub, seconded by John Caton, to accept the minutes of the June 16, 2015 Regular Meeting as presented. The motion was unanimously approved.

NEW BUSINESS:

A. 501 Monroe Avenue – Backyard screened porch

An application had been received for a proposed 12' x 24' backyard screened-in rear porch. 501 Monroe Avenue was a contributing structure on a conforming size lot.

There was some discussion regarding lot coverage and the permeable surface.

Motion made by Terry Strub, seconded by David Gay, to approve the application for 501 Monroe Avenue as proposed. The motion was unanimously approved.

B. 309 Jefferson Avenue – remove existing wooden portion of building, rebuild wooden portion of building on existing footprint, new window opening, new three-foot brick façade, chimney removal and close existing window opening

The building was a commercial use on a non-conforming lot. The owner had applied for a variance from the Board of Zoning Appeals and a public hearing was scheduled for August 5, 2015.

Mr. Hanson and Carol Selby explained that they were proposing to remove the wooden portion of the structure that was in disrepair and rebuild it in the existing footprint, install a new three-foot tall brick façade facing Jefferson Avenue, install a new window on the rebuilt wooden portion, close existing window opening on the rear of the building, remove two chimneys and apply new paint and stucco in a neutral color. The roof would be a low truss roof which would mimic the existing. The front door would be a nine-pane door and all windows would be replaced to be uniform and similar in style to those facing Strawberry Street which were six over six.

Motion made by David Gay, seconded by Terry Strub, to approve the application for 309 Jefferson Avenue as proposed. The motion was unanimously approved.

C. 234 Tazewell Avenue – modification for French door

Contractor for 234 Tazewell Avenue, Mr. William Manning, explained that the original application was approved for a single door on the second floor front porch which would match the existing first floor front porch door. The homeowner had requested French doors and Mr. Manning stated that he did not make the changes on the drawings so he was seeking approval for the French doors that had been installed.

David Gay questioned the lattice on the left side of the second floor front porch and Mr. Manning stated that he was required to install it for safety measures to deter anyone from touching the power line attached to the side of the structure. David Gay asked why the power line couldn't be moved back out of reach. The lattice was not part of the original application and the Board felt it changed the architecture.

Joe Fehrer stated that in April, the Board thoroughly discussed the construction elements of the original proposal and were specific on the approval of the single door and this was clearly stated on the Certificate of Appropriateness.

The Board was in agreement that the door should be modified to a single door as was originally approved and to contact the code official regarding rerouting the power line.

Motion made by John Caton, seconded by David Gay, to deny the application for 234 Tazewell Avenue as presented. The Board called for the replacement of the second floor front porch French door with a fifteen panel single door to match and align with the existing first floor front porch door and removal of lattice on second floor front porch after power line wire was rerouted for safety measures. The motion was unanimously approved.

D. Roof-mounted solar panels – preservation information, draft ordinance

Larry DiRe had compiled information from the U.S. Department of the Interior, National Alliance of Preservation Commissions and Model Solar Ordinance from Utah and suggested adopting one of the guidelines into the Historic District Guidelines appendix.

Motion made by Terry Strub, seconded by David Gay, to table the update regarding solar panels until staff had a chance to present the information to Town Council for their review. The motion was unanimously approved.

OLD BUSINESS:

A. Guidelines update – windows and doors

Joe Fehrer suggested replacing the word “composite” with a different term because it sounded like it was describing plastic windows instead of groupings or configurations of windows. Overall, the Board agreed that the rest of the language was acceptable, but directed staff to replace the word “composite”.

B. Department of Historic Resources grant application update

Larry DiRe stated that the grant application for the “One-Day Workshop/Training” through the Department of Historic Resources (DHR) was not funded. DHR received \$160,315 worth of requests this year, but had only \$89, 541 in available funds. Larry DiRe would reapply next year.

ANNOUNCEMENTS:

There was an eating and drinking establishment interested in moving in to 8 Peach Street. However, Larry DiRe reported that the Future Land Use Map dated April 2007 showed 8 Peach Street as R-1 even though it was a commercial, contributing structure. The Board was in agreement that the building should be zoned as commercial so as not to discourage businesses in Town.

Larry DiRe explained that the process to change the zoning would require a map amendment by the Planning Commission, a Planning Commission Public Hearing and Town Council final approval.

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

Chairman Joe Fehrer

Asst. Town Clerk