



HISTORIC DISTRICT REVIEW BOARD

Regular Meeting
Cape Charles Civic Center
September 15, 2015
6:00 p.m.

At approximately 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. Contractor Angelo Manuel for 619 Madison Avenue and 614 Plum Street, Contractor Will Brown for 536 Randolph Avenue, Contractor Sean Ingram for 204 Madison Avenue and Paul Beckwith who had a contract on 534 Jefferson Avenue were all in attendance. There was one member of the public in attendance.

CONSENT AGENDA:

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

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

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

NEW BUSINESS:

A. 619 Madison Avenue – New construction

Mr. Angelo Manuel, contractor for 619 Madison Avenue, gave an overview of the new construction stating that it would be a single-family home on a non-conforming lot. The home was proposed to have architectural shingles, hardiplank siding and vinyl clad windows. A porch was proposed across the front and Mr. Manuel asked the Board if a metal standing seam roof could be an option for the porch instead of the architectural shingles. Mr. Manuel stated that some changes had been made and the top center gable was proposed to have fish scale type siding and the other two would have regular hardiplank siding.

The Board requested that the second floor front window be a double or single hung window with shutters to keep the consistency with the other windows.

Motion made by David Gay, seconded by John Caton, to approve the application for 619 Madison Avenue as proposed with the conditions that the left front facing gable siding would match the rest of the house, the center front facing gable would have fish scale siding, the right front facing second floor window would be replaced with a double hung window, front columns would be 6x6 instead of 4x4 and the front porch roof could be shingled or metal. The motion was unanimously approved.

B. 536 Randolph Avenue – Major renovation of building exterior

Mr. Will Brown, contractor for 536 Randolph Avenue, gave an overview of the renovations which included new siding, roofing, windows, eaves and non-working brick flue removal. The siding would be hardiplank which was similar to what was currently underneath the asphalt siding. The windows would be modified to be 65" in height instead of 80" for safety reasons. The roof would be an architectural asphalt variety. The non-working flue had no decorative feature and was proposed to be removed.

Motion made by David Gay, seconded by Sandra Salopek, to approve the application for 536 Randolph Avenue as proposed with the following additions: porch roof would be a standing seam metal roof, front door would be replaced with a 15 lite door to match the original and both 12 lite double doors on the left side would be removed and replaced with windows that matched the rest of the house. The motion was unanimously approved.

C. 614 Plum Street – Adding living space to existing third floor, and adding elevation to front of structure and windows

Contractor Angelo Manuel gave an overview of the proposed work which included adding a third floor living space. The Board suggested the front facing dormer window be consistent with the rest with shutters and the two smaller windows on either side removed.

There was much discussion regarding the placement of the windows on the left side of the structure and it was pointed out that the proposed windows were not included on the application. Mr. Manuel suggested different placements and configurations. The Board was in agreement that their role did not include design and asked Mr. Manuel to update and finalize the plans and submit them to the Town Planner for approval.

Motion made by David Gay, seconded by Sandra Salopek, to approve the application for 614 Plum Street as proposed with the conditions that the third floor front facing dormer window be consistent with the rest and would have shutters, the two small windows on either side of it would be removed, the large stairwell window on the left side that was being moved from the second floor to the third floor be replaced with a double hung window and additional window detail that was shown but not included in the application be submitted to the Town Planner for approval. The motion was unanimously approved.

D. 534 Jefferson Avenue – major renovation of building exterior

Mr. Paul Beckwith stated that he currently had a contract on the home. He was proposing to replace the front porch, repair the foundation, construct two additions, replace windows and align the first floor front window with the second floor window, move east side windows and discard current siding and replace with hardiplank. The front door would be replaced with a fiberglass ½ lite, one panel door to closely match existing. The additions would be a two story bump out on the west side and a single story addition on the rear. The side addition would have a standing seam metal roof and the rear addition roofing would match existing. A fence was proposed on the east side of the property and would extend to the rear of the lot. Mr. Beckwith explained that the window configuration was not finalized.

Motion made by David Gay, seconded by John Caton, to approve the application for 534 Jefferson Avenue as proposed with the condition that any window detail changes be submitted to the Town Planner for approval and the fence conform to zoning ordinance requirements. The motion was unanimously approved.

E. 204 Madison Avenue – new second floor rear extension over existing first floor extension and new back deck

Contractor Sean Ingram gave an overview of the structure stating that this was a state historic tax credit application and went on to state that a second floor rear extension over the first floor was proposed. A standing seam metal porch roof was also proposed on the front of the structure.

Motion made by Terry Strub, seconded by David Gay, to approve the application for 204 Madison Avenue as proposed. The motion was unanimously approved.

OLD BUSINESS:

There was no old business to discuss.

ANNOUNCEMENTS:

Mr. Angelo Manuel stated that Bill Parr was renovating 1 Pine Street which was previously approved by the Board in November of 2013. Mr. Parr was requesting some changes, however the Certificate of Appropriateness had expired and the Board stated that he would need to resubmit an application to come before the Board.

David Gay commented that there was a neighboring home for sale and a prospective buyer brought in a building inspector to determine what changes could be made and the building inspector told the prospective buyer that they could do whatever they wanted and ask for forgiveness later. David Gay informed the buyer that he would need to go through a historic review process for any exterior modifications.

Larry DiRe commented that there was a possibility the Board would be reviewing four applications in October so there would be no guidelines review again.

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

Chairman Joe Fehrer

Asst. Town Clerk