



HISTORIC DISTRICT REVIEW BOARD

Regular Meeting
Cape Charles Civic Center
November 18, 2015
6:00 p.m.

At approximately 6:00 p.m. Terry Strub, having established a quorum, called to order the Regular Meeting of the Historic District Review Board (HDRB). In addition to Terry Strub, present were David Gay and Sandra Salopek. Joe Fehrer and John Caton were not in attendance. Also in attendance were Town Planner Larry DiRe and Assistant Town Clerk Amanda Hurley. Applicants Steve and Christy Smith of 8 Peach Street and owners Steve and Theresa Loomis of 628 Washington Avenue were in attendance. There were three members of the public in attendance.

CONSENT AGENDA:

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

The HDRB reviewed the minutes of the October 20, 2015 Regular Meeting.

Motion made by Sandra Salopek, seconded by David Gay, to accept the minutes of the October 20, 2015 Regular Meeting as presented. The motion was unanimously approved.

NEW BUSINESS:

A. 8 Peach Street – Addition to rear of building and façade improvements

The proposed use of the commercial property was an eating and drinking establishment (brew-pub). Larry DiRe stated that the proposed addition of the cooler room to the rear of the building would change the building's footprint.

Applicant Christy Smith stated that they were proposing to install a walk-in cooler on the rear, install awnings on the front and replace the garage door.

Assistant Town Clerk Amanda Hurley read Chairman Joe Fehrer's submitted comments regarding 8 Peach Street (please see attached).

There was some discussion regarding screening the walk-in cooler which would be partially visible from Mason Avenue. The applicants stated that a beer garden would eventually be created which would provide screening for the cooler with shrubbery.

Motion made by Sandra Salopek, seconded by David Gay, to approve the application for 8 Peach Street as proposed. The motion was unanimously approved.

B. 628 Washington Avenue – New single-family home construction

Owners Steve and Theresa Loomis gave an overview of their project. The home would have vinyl shake siding and would be modeled after a craftsman style home.

David Gay pointed out that there was a lot of roof space and asked the owners if they had considered dormers. Mr. Loomis stated that they were not partial to dormers and adding them would also be cost prohibitive.

Assistant Town Clerk Amanda Hurley read Joe Fehrer's comments regarding 628 Washington Avenue (please see attached).

Motion made by David Gay, seconded by Terry Strub, to approve the application for 628 Washington Avenue as proposed. The motion was unanimously approved.

OLD BUSINESS:

A. Guidelines review – cornices; masonry; wood (pages 48-53)

David Gay stated that the cornices section of the guidelines was clear and maintained the integrity of the historic district.

There was some discussion regarding the masonry section and painting brick surfaces.

Assistant Town Clerk Amanda Hurley read Joe Fehrer’s comment regarding the wood section of the guidelines (please see attached). The Board agreed to add verbiage restating and reinforcing the replacement of wood.

ANNOUNCEMENTS:

Larry DiRe reported that the Architectural Survey Coordinator at the Virginia Department of Historic Resources (DHR) contacted him regarding the funds DHR received from the National Park Service for Hurricane Sandy damage. Additional funding was available and DHR was interested in using the funding to update and expand the nomination form for the Cape Charles Historic District and assist the HDRB with decision making. Funding was also available for an information workshop for the HDRB members and the public with an emphasis on disaster planning and management. DHR would completely cover the costs.

David Gay pointed out that the Rosenwald school was not in the historic district but suggested adding it to the register. Larry DiRe commented that there were several homes on Washington and Jefferson Avenues that should be added as well.

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

Board Member Terry Strub

Asst. Town Clerk

**Historic District Review Board Meeting
Comments Submitted in Writing
November 18, 2015**

Hi All,

I won't be able to make the HDRB meeting this Wednesday, the 18th; I'll be out of the area attending a two day planning conference. I do have a few comments regarding the applications and guideline review.

8 Peach St:

Some type of screening or solid fencing could be installed to cover the freezer box (depending on its finished appearance) at the rear of the building, from view from Mason Ave.

The continuous transom over the front door and plate glass windows, as shown in the "proposed" elevation drawings looks appropriate and in keeping with the guidelines. I'm going to assume the current windows and door configuration is likely not original to the building, so in my opinion the design as applied for meets the guidelines.

628 Washington St:

The roof area of the proposed house (I realize it's a Cape Cod style) has much more mass when viewed from the side elevations, than the structure overall, could this appearance be softened by the addition of several dormers? Perhaps two per side?

Depending on the type, and height, of the foundation this may change the visual effect of the large roof area V. what is shown on the elevation drawings.

Guidelines:

Under the section concerning "Wood"; the removal of wood trim and other wooden architectural elements from homes in the historic district is, in my opinion, one of the most pervasive problems we have. I therefore feel we should highlight or otherwise make clear that items number 1 and 4 in this section are to be taken literally, as written.

All the best,

Joe Fehrer