



HISTORIC DISTRICT REVIEW BOARD

Regular Meeting
Cape Charles Civic Center
February 16, 2016
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 and Sandra Salopek. Terry Strub was not in attendance. Also in attendance were Town Planner Larry DiRe and Assistant Town Clerk Amanda Hurley. Contractor Jesse Philpot for 201 Monroe Avenue was in attendance as well as John McLaughlin owner of 9 Park Row. There were no members of the public in attendance.

CONSENT AGENDA:

Motion made by David Gay, seconded by John Caton, to move Item 4A Officer elections to the end of new business. The motion was unanimously approved.

The HDRB reviewed the minutes of the January 19, 2016 Regular Meeting.

Motion made by John Caton, seconded by David Gay, to accept the minutes of the January 19, 2016 Regular Meeting as presented. The motion was unanimously approved.

NEW BUSINESS:

A. 201 Monroe Avenue – Modification to Certificate of Appropriateness (COA)

Contractor Jesse Philpot stated that the homeowner was proposing to install three low profile, curbless skylights on the west side of the house which would face towards the beach. The original COA was approved for a large dormer, but the project became too involved due to structural issues and costs.

Joe Fehrer quoted the Historic District Guidelines roofing section which suggested not to add elements such as skylights that would be visible on the primary elevation of a building. The primary elevation in this case was debatable because the home was located on a corner lot with Monroe Avenue to the south and Pine Street to the west. The skylights would not be visible from the front of the house on Monroe Avenue. The applicant had included photos of other skylights within the district. Joe Fehrer stated that he did not want the Board to set a precedent as there were two visible elevations, although there were already examples of skylights in town which were visible from the street.

David Gay pointed out that a dormer would be in keeping with the style and would maintain the integrity of the neighborhood, but the proposed skylights were low profile and currently there was nothing on the west side of the roof.

Motion made by David Gay, seconded by John Caton, to approve the modifications to the Certificate of Appropriateness for 201 Monroe Avenue as proposed for the installation of low profile skylights. The motion was unanimously approved.

B. 207 Mason Avenue - Renovation

Larry DiRe stated that a COA had been previously issued for this property, but had since expired. The property owner was proposing to install a single first floor residential front door, replace the single first floor front retail entrance and install a glass railing on the third floor.

Motion made by John Caton, seconded by Sandra Salopek, to approve the application for 207 Mason Avenue as proposed. The motion was unanimously approved.

C. 9 Park Row – New home construction

The application was for a new construction of a two-story, single-family home. Owner John McLaughlin stated that the home would have Hardiplank siding with a parged foundation, a first and second floor front porch, a 15 pane glass divided light door on the second floor and a solid raised panel door on the first floor with sidelights and transom.

There was a proposed garage of 720 square feet included on the elevations which was not in conformance. The contractor and owner had been advised of this non-conformance. This was not the purview of the HDRB but was noted since it was included in the elevations.

Motion made by David Gay, seconded by Sandra Salopek, to approve the application for 9 Park Row as proposed. The motion was unanimously approved.

D. 2015 Certificate of Appropriateness project status report

Larry DiRe had compiled the 2015 Certificate of Appropriateness (COA) project status report which included the date the COA was issued, property address, if a permit had been applied for and approved, if an inspection had been applied for and approved and if a Certificate of Occupancy had been issued. There was some discussion regarding several of the properties. The Board thanked Larry DiRe for compiling the information into the spreadsheet.

E. Officer Elections

Every February, elections were held to elect a Chair and Vice Chair for the HDRB. Terry Strub had submitted a comment in writing stating that she would be in favor of Joe Fehrer remaining as Chair.

Motion made by David Gay, seconded by John Caton, to elect Joe Fehrer as Chair. The motion was unanimously approved.

Motion made by Sandra Salopek, seconded by David Gay, to elect John Caton as Vice Chair. The motion was unanimously approved.

OLD BUSINESS:

A. Guidelines review – Removing Buildings (pages 62-64)

There was some discussion regarding moving buildings and the demolition of buildings. Larry DiRe explained the process for demolition.

David Gay pointed out that there were several homes in town that appeared barely salvageable but people were renovating them.

The Board was in agreement that the Removing Buildings section was acceptable with no changes needed.

ANNOUNCEMENTS:

David Gay asked about the status of the Brew Pub which the Board approved in November. Larry DiRe stated that no permit had been applied for. The applicants faced a couple obstacles including connection fees and sidewalks.

Larry DiRe reported that he had not received any correspondence from Department of Historic Resources regarding the workshop and update to the historic district since January.

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

Chairman Joe Fehrer

Asst. Town Clerk