

HISTORIC DISTRICT REVIEW BOARD

March 15, 2005

4:30 p.m.

At approximately 4:30 p.m. on March 15, 2005, Chairman Russ Dunton called to order the meeting of the Historic Review Board. In addition to Mr. Dunton, Melvin Dudley, and Jan Neville were present. Building Official, Doug Smith, Acting Planner Cela Burge, Planning Commissioner Bruce Evans, Planning commissioner Joan Natali and Town Clerk, Joy Pelletier, were also present

Members of the Public Present: 3

Invocation and Pledge of Allegiance

Melvin Dudley led the invocation. All recited the Pledge of Allegiance.

Consent Agenda

Motion was made by Jan Neville, seconded by Melvin Dudley and unanimously approved to accept the minutes of February 22, 2005 as presented.

Review and Approval of Applications

245 Mason Ave – CPD at 245 Mason, LLC – Renovation: Clarified openings in front of balconies – front will be windows; side will be doors.

Motion made by Melvin Dudley, seconded by Jan Neville and unanimously approved to accept the plan as presented.

510 Plum St – Jeffery Linfert – Renovation & Addition: Discussed a modification to a previously presented plan. Doug Smith, Building Code Official noted the third story was incompatible with the prevailing homes in the area. Discussion of historical concepts as related to tax credits took place.

Motion to accept the application as presented was made by Melvin Dudley, seconded by Jan Neville and unanimously approved.

611 Mason Ave – Shannon Veber – New Roof: Application is to change roof from flat to gabled. The question arose concerning two different pitches on the roof. It was explained as cost saving.

Motion to accept the application as presented was made by Melvin Dudley, seconded by Jan Neville and unanimously approved.

639 Madison Ave. – Steven Hairfield – 4x5 Porch Enclosure: The application was presented because this is considered to be an addition to the house; however, the porch did not exceed an area beyond the widest part of the house so was not an issue.

Motion to accept the application was made by Melvin Dudley, seconded by Jan Neville and unanimously approved.

Old Business

Proposed work session with Planning Commission members over Demolition Guidelines:

Cela Burge led the discussion on overlapping language between the two sections in the Zoning Ordinance. Eliminating the section that had originally been suggested may cause a problem because any building outside the overlay area could be demolished without anyway for us to stop the demolition. There may be other buildings outside the overlay which contribute to the historical nature of the area and should be saved if at all possible. The suggestion was made to make a definition for contributing structure for section 2. Anything outside the overlay would then be defined in the same way as anything within the overlay. Also suggested was to delete section 1, 2, & 3 of “A” on trying to sell structures before allowing them to be demolished and to add verbiage concerning non contributing structures. Updating the inventory of contributing structures was interjected. The entire map of Cape Charles was perused with structures identified as contributing or non-contributing. Chairman Dunton suggested to strengthen the ordinance perhaps civil penalties and property liens for non compliance with demolition guidelines should be established.

Motion made by Melvin Dudley, seconded by Jan Neville and unanimously approved to adjourn.

Chairman

Town Clerk