

HISTORIC DISTRICT REVIEW BOARD

May 17, 2005

4:30 p.m.

At approximately 4:30 p.m. on May 17, 2005, Chairman Russ Dunton called to order the meeting of the Historic District Review Board. In addition to Chairman Dunton, Melvin Dudley, Dianne Davis, and Greg Lohse were present. Jan Neville was absent. Building Official, Doug Smith 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 Melvin Dudley, seconded by Dianne Davis and unanimously approved to accept the agenda moving items as necessary to accommodate those persons in attendance so as not to keep them longer than necessary.

Public Comments

An E-mail from Lyn Wyatt was read into the record (see attached). Mr. Wyatt's comments led to a discussion of modern types of replacement roofs, windows, etc., which are energy efficient versus repairing the original, less efficient appointments.

Old Business

10 Peach St – Steve Michel, Owner – 3rd floor addition Chairman Dunton introduced Steve and his wife Christine to the members of the board and led the discussion concerning the conflicts for the 3rd floor addition. It was agreed between the Board and the Michel's adjustments would be made to present at a future meeting.

Accessory Buildings – Zoning Ordinance Changes – The recent changes to this portion of the zoning ordinance was discussed as not meeting the needs of the HRB. It was agreed upon the height and footprint requirements were insufficient. The Board decided to discuss the issues with the Planning Commission.

New Business

2 Bay Ave. – Charlie Bensten, Orion Enterprises – New Construction – Single Chairman Dunton led the discussion. The Board looked at the plans presented and agreed as the side view was not made available; this item would be tabled until a future meeting.

4 Bay Ave – Charlie Bensten, Orion Enterprises – New Construction - Single Family Chairman Dunton led the limited discussion.

Motion to accept the plan as presented was made by Melvin Dudley, seconded by Dianne Davis and unanimously approved.

10 Bay Ave – Charlie Bensten, Orion Enterprises – New Construction – Single Family Chairman Dunton led the limited discussion.

Motion made by Greg Lohse, seconded by Dianne Davis and unanimously approved to accept the plans as presented.

Motion made by Melvin Dudley, seconded by Dianne Davis and unanimously approved to adjourn.

Chairman

Town Clerk

From: Lyn Wyatt [lwyatt@edifax.com]
Sent: Tuesday, May 17, 2005 12:39 PM
To: clerk@capecharles.org
Members of the Historic Review Board,

It is my (and many other citizens) opinion that there are repairs and rehabilitations that are not in keeping with the spirit and purposes of the historic ordinance. We have all heard and know that a slavish imitation of historic styles and materials is generally discouraged and sometimes impossible. All the current state brochures, treatises, and advisories state as much, and allow leeway accordingly. However, some common occurrences in rehabs in the historic district in Cape Charles are generally in opposition to most of the advisories from the Commonwealth.

One flagrant and common occurrence that is not in the spirit of historic preservation tenets, is the replacement of historic windows in facades with windows that are of an entirely different character and period. The worst cases are of 19th century "two over two" windows being replaced with double hung windows (often vinyl). I think that we all could concur that windows are the eyes to the soul of a structure. It is tragic that the "wavy" glass cannot be retained and original sashes be kept in every example, but that is not always possible. Very good replacement "two over two" windows are available from MW Windows and there are examples wherein these are used by Rosen Construction with excellent results. Often window openings are enlarged or narrowed creating imbalance and proportion issues. Windows in facades should be of same type and appearance if I am paraphrasing the ordinance correctly.

Another sad but all too common occurrence is the demolition of chimneys because owners are installing Hvac and feel the chimneys are no longer needed. All historic districts, with which I am familiar, encourage the retention and repair of chimneys. These structures too, evoke a sense of history that is lost upon demolition. I have seen circuitry and air handler lines run through chimneys instead of conduit on walls of the outside of structures.

Finally, the regular loss of slate roofs has never been addressed. Virginia blue slate will last for 125 years-- about 5 asphalt roofs at the going rate of \$6-10 thousands of dollars. Home owners cite the problems with leaks and assume that slate roofs are too much trouble or cannot be repaired. Invariably, the problems lie in the roof hip and valleys and flashings not the fields of slates. There are competent slate roofers available to make repairs (and save homeowners money). We should use every persuasive means available to save these treasures of our past. Who hasn't looked with interest at the textures, form, color of sunlight on slate roofs?

I hope that the Review Board will be proactive in these issues and in some way regularly offer advice to home owners who may not be aware of the consequences of the loss of historic fabric. As the deans of historic preservation say, "save it while you can".

Respectfully,

Lyn Wyatt

p.s. please read at the regular meeting and file with minutes.