

*Town of Cape Charles*

***HISTORIC DISTRICT REVIEW BOARD***

***September 20, 2005***

***4:30 p.m.***

Chairman Dunton called the Regular Session of the Historic District Review Board to order at approximately 4:30 p.m. on September 20, 2005. In addition to Chairman Dunton, also present were Melvin Dudley and Jan Neville. Dianne Davis arrived at approximately 5:25 p.m. Greg Lohse was absent. Town Planner Jason Pruitt, Town Clerk Joy Pelletier, Planning Commissioners Karen Jolly Davis, Cela Burge, Irene Cobb, and Joan Natali along with 4 members of the public were in attendance.

Melvin Dudley led the Invocation and all recited the Pledge of Allegiance.

**Motion to approve the agenda as amended and approve the minutes of August 16, 2005 as amended made by Melvin Dudley, seconded by Jan Neville and unanimously approved.**

**Old Business**

**A. 409 Nectarine St. – Tim Krawczel - Modifications Made to Existing Structure**

Chairman Dunton opened the discussion detailing the request to replace the second story terrace with a second floor addition.

**Motion to approve the plans as presented made by Jan Neville, seconded by Melvin Dudley and unanimously approved.**

**B. 711 Tazewell Ave. – Jacquelyn Gales – Addition to Existing Structure**

Jason Pruitt opened the discussion by explaining the Board was previously unable to make a decision on this application as additional information was needed. Chairman Russ Dunton explained that although a closed front porch of any type had never before been approved by this Board, there are extenuating circumstances in this case, i.e. large front yard with house sitting

back on the property. Discussion continued on the aesthetics and building materials.

**Motion made by Melvin Dudley, seconded by Jan Neville and unanimously approved to accept the plans with the following conditions: None of the original porch will be enclosed. The gazebo will be a free standing structure located at the corner of the wrap around porch. The roofs will join with the gazebo having the same pitch the existing porch roof. White vinyl clad sliding glass doors 6' x 6' 8" will be installed on all four sides of the gazebo serving no purpose other than light and air. The foundation of the gazebo will be block with brick veneer. The gazebo shingles are to match existing porch roof. Gutter to be of copper. A decorative piece will be installed on the gazebo roof. Columns to match existing porch columns and windows doors to match door on back porch.**

**C. Accessory Buildings**

Chairman Dunton reiterated this portion of the meeting was jointly held with the Planning Commission. He restated the areas of contention 1) the size of the units in relation to the size of the lots and 2) the units being used as dwelling units. The detailed discussion included a conditional use process to monitor the structures being used as dwelling units, trash fees and water minimums and compliance to building codes. It was agreed the Planning Commission would draft language for the changes and research the permitting process for "accessory apartments".

**D. Yorktown Trip**

Minimal discussion was held as to who might attend the trip.

**New Business**

**A. 515 Randolph Ave. – Alison Morrison – Modifications to existing structure**

Chairman Dunton indicated this request was a proposal to add a second story to the rear of the building matching the architectural style of the existing structure. The major modifications would be to add a traditional porch railing and to extend the side porch by wrapping it around the rear of the structure. The materials would match the existing materials. Chairman Dunton elaborated on this topic by saying if aluminum or vinyl siding was used, the existing fabric could be covered, but not removed (except to repair decay)

allowing future owners to preserve and restore the original materials if they desired.

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

**Announcements**

**A. Northampton County Comprehensive Plan Public Input Session**

Jason Pruitt announced the session would be held October 12, 2005 from 6–9p.m., in the Cape Charles Council Chambers. He indicated the Public was encouraged to attend and this would be an opportunity to express their desires for the future of Northampton County. Slight discussion followed.

**B. 515 Mason Ave – Demolition Request**

Jason Pruitt explained that Marvin Schaffer who owns 515 Mason Ave. had placed a request to demolish his structure and replace it with a new dwelling. As indicated in our Zoning Ordinance, the site had been advertised for sale at an appraised value for approximately 12 months prior to his request for demolition. Technically the building is structurally sound however, it needs significant repair; therefore, he would like to replace it with a new structure rather than rehabilitate the old. Board member, Melvin Dudley indicated it may have been under a demolition by neglect complaint once or twice. Limited discussion followed which included the type of structure that could replace the existing building.

**Motion made by Dianne Davis, seconded by Melvin Dudley to adjourn the meeting.**

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**Chairman**

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**Town Clerk**