

HISTORIC DISTRICT REVIEW BOARD
October 18, 2005

4:30 p.m.

At approximately 4:30 p.m. Chairman Russ Dunton called the Regular Session of the Historic District Review Board to order. In addition to Chairman Dunton, also present were Jan Neville and Melvin Dudley. Absent were Dianne Davis and Greg Lohse. Also present were Town Manager Tim Krawczel, Town Planner Jason Pruitt, Town Clerk Joy Pelletier and 7 members of the Pub

Board member Melvin Dudley led the invocation and all recited the Pledge of Allegiance.

Consent Agenda

Motion made by Melvin Dudley, seconded by Jan Neville and unanimously approved to hear old business B, C, and D after all the applications had been covered.

Motion made by Melvin Dudley, seconded by Jan Neville and unanimously approved to accept the minutes of September 20, 2005 as presented.

Old Business

- A. 409 Nectarine St. – Tim Krawczel – Modifications to existing structure. Town Planner, Jason Pruitt, briefly described the previous the changes to the original application and explained the applicant’s new request for a full 2nd story addition spanning the entire rear of structure with no terrace.

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

B. Accessory Buildings

Jason Pruitt outlined the efforts to this point of the changes to the Zoning Ordinance. He indicated the Planning Commission’s desire to approve the changes thus far and continue to discuss “accessory apartments”. Also discussed at this point was 601 Pine Street which had been advertised for sale by Seashore Realty. The advertisement indicated an upstairs apartment over the two car garage. Chairman Dunton, as advised by the members of the Board, directed Mr. Pruitt to draft a letter to the owner of the property, with a copy to the realtor, describing the Zoning Ordinance as it applies to accessory buildings not being used as dwelling units. additional regulations for accessory apartments and dwelling unit characteristics.

C. Demolition of 551 Mason Ave.

Jason Pruitt reviewed the discussion held by Town Council at the last regular session. The applicant had met all requirements for demolition approval except providing the formal plans for the development of the property. Members of Town Council had discussed purchasing the property at the appraised value (\$210,000.) and selling to a developer to provide affordable housing. Melvin Dudley had pointed out there were two formal complaints made to the Building Department against this property over the last few years. It was suggested the Building Department address these issues more stringently and take action more quickly.

D. Contributing Structure Criteria Update

Jason Pruitt indicated he had contacted the Department of Historic Resources as well as our local museum to find the criteria on which the Cape Charles Historic District had been judged. To date he has had no success. Alternative sources of contact were offered.

New Business

A. 213 Mason Ave. – Randy Carlson – Modifications to existing structure

Jason Pruitt explained the windows and door on front of the structure had been replaced per issuance of a building permit. Chairman Dunton further indicated due to no error on the part of the applicant the referral to the Historic District Review board was not made, and although the work did not meet the recommendations of the Board, it was the opinion of the Board that at this point it would be too costly to make any modifications. An awning had been approved for this site; the Board was hopeful it would help cover the inconsistencies. slightly different size but cover same total area. Awning will attach at top of window. It was the opinion of the Board to not hold the applicant responsible; however, a Certificate of Appropriateness could not be granted as it would set precedence for that type of window.

Motion made by Melvin Dudley, seconded by Jan Neville and unanimously approved to go no further on the existing improvement so as not to cause the applicant a hardship.

E. 223/225 Tazewell Ave. – Damon Paglia - Modifications to existing structure.

Jason Pruitt reviewed the application with the Board as rear addition to structure. Other items noted follow: changing to the footprint of the house, change to the front of the structure, becoming more compliant by converting to 1 family dwelling with one entrance door covering additional door with siding to match the rest of the structure, keep the windows the same size, but may move them to balance the front of the house and move steps facing them with brick to match the foundation.

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

At this time additional discussion was held concerning individual structures being under “demolition by neglect” for 8 or more years. Also discussed was the preservation of old trees in town and a stewardship program that had taken place in 1996.

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

Chairman

Town Clerk