

Historic District Review Board

Regular Session

June 20, 2006

4:30 P.M.

At approximately 4:30 p.m. in the Town Council Chambers, Chairman Russ Dunton called to order the Regular Session of the Historic District Review Board. In addition to Chairman Dunton the following members were present: Bob Sellers, Melvin Dudley, Jan Neville, Dianne Davis. Also present were Town Planner Jason Pruitt and Town Clerk Joy Pelletier and four members of the Public.

Dianne Davis led the invocation and all recited the Pledge of Allegiance.

Motion made by Melvin Dudley seconded by Jan Neville and unanimously approved to accept the agenda with modifications.

Motion made by Dianne Davis seconded by Melvin Dudley to accept the Minutes of May 15, 2006 as corrected.

Old Applications

A. 2 Bay Avenue – Richard Wagner – New single family dwelling

Jason Pruitt explained to the Board they had reviewed an application for this property over a year ago; however, what the Board had in front of them was completely new; the original certificate of appropriateness had expired. Mr. Pruitt also mentioned the application was concurrently being reviewed by the Planning Commission for approval as a Bed and Breakfast. Much discussion followed over the mansard roofing style and whether it was appropriate for Cape Charles Historic District. Discussed, also in detail, was the number and sizes of windows. A compromise between the applicant and the Board was made to modify the windows for historic quality as well as to be more balanced and eye appealing in order to blend into the streetscape. It was mentioned, if at all possible, a porch would help the structure harmonize with the rest of the neighborhood. Disguising the rear staircase was addressed.

Motion made by Melvin Dudley seconded by Bob Sellers and approved with one opposed to accept the application with conditions.

B. 10 Bay Avenue – Richard Wagner – New single family dwelling

Jason Pruitt presented this application indicating this item had previously been approved. The application was being brought forward to review the slight modification to the rear of the structure.

Motion made by Bob Sellers, seconded by Jan Neville and unanimously approved to accept the modifications to the application.

New Applications

A. *2 Madison Avenue – Charles Kincannon – Porch modifications*

Chairman Dunton clarified for the Board the changes to the porch, i.e. no changes to the existing bays; roofing material to be standing seam metal. Chairman Dunton stated the modifications bring the porch into alignment with the Historic District requirements.

Motion made by Jan Neville, seconded by Bob Sellers and unanimously approved to accept the application as presented.

B. *Central Park – Town of Cape Charles – New gazebo*

The discussion of the application included the roofing material which had not been designated on the application, and whether a handicapped ramp was necessary. It was decided the Building Department be consulted as to the necessity and appropriateness of the ramp.

Motion made by Jan Neville, seconded by Dianne Davis and unanimously approved to accept the application with the condition that standing seam roof or architectural shingles be used and any modification for a handicapped ramp be added if determined necessary.

C. *226 Jefferson Ave - Douglas Dodson – addition to shed*

Jason Pruitt described the application stating the extension to the accessory building would increase the total square footage to the point that requires approval. He explained the addition would be to the rear of the shed, the siding would be T-111 to match the existing siding, the roof line would correlate to the existing roof and the foundation would be covered by lattice.

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

Other Business

A. *Preserving Historic Landmarks – Rosenwald School*

Jason Pruitt updated the Board on the recent discussions held during the Planning Commission meetings and the Town Council meetings relating to the Rosenwald School and extending the Historic District. Mr. Pruitt mentioned anything directly related to interstate commerce is not subject to approval by the Historic Review Board or Planning Commission; however, any structure (such as an office building) or amusement not directly related to the rail road would be subject to Town Ordinances and Guidelines. It was mentioned in the discussion that the Rosenwald School would make a good venue for the relocation of the library. With the Historical Society wanting to archive some of their records in the library, it was suggested grant money may be available to help renovate the structure for this use.

B. *Historic District Demolition Regulations – Zoning Ordinance Section 8.21*

Jason Pruitt mentioned the Planning Commission held a Public Hearing to garner input on the revisions made on the section pertaining to the property owner questioning the sale price. He explained the changes which reduced the number of appraisals required with the petitioners absorbing the cost of any additional appraisal.

C. *Demolition of Derelict Structures*

Russ Dunton explained this item concerned three particular structures in Town that were in an unsafe condition and had been scheduled to begin the demolition process. A short discussion revolved around the process and the safety issues.

Announcements

- A. Town Council and HDRB Workshop on High School Renovation
June 27, 2006, 3:00pm, in the Council Chambers

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

Chairman

Town Clerk