

# Municipal Corp. of Cape Charles

Historic District Review Board  
Regular Session  
March 18, 2008  
4:30 p.m.

At approximately 4:35p.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, present were Vice-Chairman Melvin Dudley, Dianne Davis, Bob Sellers, and Jan Neville. Also present were Town Planner, Tom Bonadeo, Asst. Town Clerk, Linda Carola and one member of the public.

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

**Motion made by Dianne Davis, seconded by Jan Neville, and unanimously approved to accept the agenda as presented.**

**Motion made by Dianne Davis, seconded by Jan Neville, and unanimously approved to accept the minutes of February 19, 2008 as presented.**

## OLD APPLICATIONS

*None*

## NEW APPLICATIONS

### *A. New House-546 Madison Ave.-Mr. & Mrs. George Proto*

Tom Bonadeo reviewed the application with the board members. Tom Bonadeo accessed the neighborhood and informed the board there were a mixture of window types. Chairman Dunton commented on the scale of the window for the size of house. Dianne Davis expressed some windows on the drawing revealed 6 over 6 and some 8 over 8 and questioned why. Tom Bonadeo explained in detail certain requirements must be met for egress. A wider window 8 over 8 is designed for rescue. Jan Neville stated lap siding is typical for neighborhood rather than vinyl; however Tom Bonadeo interjected stating the neighborhood revealed a mixture of siding surfaces. Tom Bonadeo informed the board the house is 26 feet wide.

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

Further discussion continued regarding alley easement and color of siding.

***B. New Garage-654 Monroe Ave.-Dr. & Mrs. Melby***

Russ Dunton commented on the drawing and expressed the garage was appropriate because it matched the house. Tom Bonadeo reviewed the application specifics, acknowledging the siding will be Hardi Plank. Tom Bonadeo explained the original house had cedar shingles and was later replaced with fish scale shingles. The garage will have fish scale shingles to match. Tom Bonadeo stated specifications meets or exceeds ordinance. Jan Neville asked about the type of shingles for the roof. Tom Bonadeo stated architectural shingles matching the house will be used.

**Motion made by Dianne Davis, seconded by Jan Neville and unanimously approved to accept the application as presented.**

***C. New Garage-631 Jefferson Ave. Alan Andress***

Tom Bonadeo advised the board there are several issues with the application. The board was asked for their opinion as to whether he had obtained enough information to move forward. Further discussion continued regarding the lack of information and detail. Tom Bonadeo suggested to the board the application be postponed.

**Motion made by Melvin Dudley, seconded by Bob Sellers and unanimously approved to postpone application until additional information and detail is obtained for a complete application.**

***D. New Garage-616 Strawberry St.-Sam Wyatt***

Jan Neville questioned the location of the shed and the type of metal siding to be used, as he was concerned with the view from the street. Tom Bonadeo indicated the metal siding is horizontal and informed the board the property is not in the National Historic District, but is in the Cape Charles Historic Overlay District.

**Motion made by Melvin Dudley, seconded by Dianne Davis and approved with Jan Neville against the application.**

Further discussion continued regarding the application relating to appearance and vegetation suggestions.

***E. Remodel-606 Jefferson Ave.-Ken Trippel***

Some deficiencies exist, consisting of a poor foundation. Subject property will be 5 feet in the flood zone and the foundation will need to be raised. Tom Bonadeo reviewed the staff report with the board members. The remodel will have 2 additions, a wrap around porch and kitchen extension. Tom Bonadeo indicated the window plan does not show 6 over 6; however, Tom Bonadeo emphasized the windows will be 6 over 6. Jan Neville suggested 2 over 2 for window style, keeping in line with what are there now and also

suggested shutters. Comments on the windows continued, suggesting shutters be a consideration; however comments made stated there are too many windows and it would be a distraction in relation to the hardi plank siding and the size of the house. Tom Bonadeo suggested the board recommend 2 over 2 windows which would be better suited. It was recommended that 2 over 2 windows be used to match original windows and the porch columns are to match the original porch columns. Dianne Davis made further inquiry concerning the wrap around porch. Jan Neville requested further explanation regarding the porch, consisting of paint and railing. Tom Bonadeo informed the board members that the porch would be removed and replaced as similar to the original. The porch would be re-built without enclosure and the columns are to match the existing porch. It was suggested these items be a part of the motion. Tom Bonadeo commented on the trees on the one side of the property stating the trees will be removed, however the Tree Ordinance will require replacement.

Jan Neville suggested in the future drawings are to scale and requested to see some pictures on future applications.

**Motion made by Melvin Dudley, seconded by Bob Sellers and unanimously approved to accept the application with the following recommendations: (a) 2 over 2 windows to match original windows and (b) porch columns to match original porch columns.**

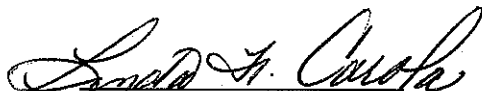
#### **OTHER BUSINESS**

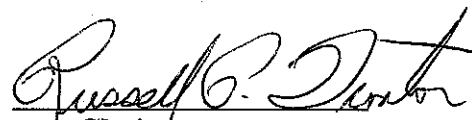
*None*

#### **ANNOUNCEMENTS**

Tom Bonadeo informed the board of a property in distress and subject property had begun to cave. The Building Department is accessing the property and may consider tearing down.

**Motion made by Dianne Davis, seconded by Jan Neville and unanimously approved to adjourn the Regular Session of the Historic District Review Board.**

  
Asst. Town Clerk

  
Chairman