



HISTORIC DISTRICT REVIEW BOARD

Regular Meeting
Cape Charles Civic Center
September 18, 2018
6:00 p.m.

At 6:00 p.m., Chairman Joe Fehrer, having established a quorum, called to order the Regular Meeting of the Historic District Review Board (HDRB). In addition to Joe Fehrer, present were David Gay, Sandra Salopek and Terry Strub. John Caton was not in attendance. Also in attendance were Town Planner Larry DiRe, Assistant Town Clerk Tracy Outten and the applicants. There was one member of the public in attendance.

Chairman Joe Fehrer started the HDRB Regular meeting with a moment of silence and the recitation of the Pledge of Allegiance.

CONSENT AGENDA:

Motion made by Terry Strub, seconded by David Gay, to accept the agenda as presented. The motion was unanimously approved.

The HDRB reviewed the minutes from the August 14, 2018 Regular Meeting.

Motion made by Sandra Salopek, seconded by David Gay, to accept the minutes from the August 14, 2018 Regular Meeting as presented. The motion was unanimously approved.

NEW BUSINESS:

- A. *Application for Certificate of Appropriateness for 212 Bay Avenue – replacement of a window with a door on each balcony, restore second-floor balcony railings, restore awnings on a single-family dwelling.*

Mark Guevarra, applicant, gave a description of the work he would like to be done on the home and thanked the board. David Gay asked if the awnings would be added to the upper and lower windows as in the original pictures; yes and they would be fabric. David Gay asked if the original frames were available; no, being remade. Joe Fehrer stated the awning guidelines. There was some discussion regarding the porch roofing material and floor joist being used. Joe Fehrer asked if the window headers would be altered; no. Mark Guevarra assured the board the aesthetics of the home would stay the same. Joe Fehrer suggested the motion include a recommendation that the contractor use a 2"x4" plate on the brick roll lock so the porch joining was not noticeable.

Motion made by David Gay, seconded by Terry Strub, to approve the Application for the Certificate of Appropriateness at 212 Bay Avenue for the replacement of a window with a door on the balconies, restoring the second-floor balcony railings, and restoring awnings on the single-family dwelling as presented with the recommendation that 2"x4" brick roll lock be used so the porch joining would not be visible. The motion was approved by unanimous vote.

- B. *Application for Certificate of Appropriateness for 610 Washington Avenue – new construction of a single-family dwelling.*

Kathy Fraas, applicant, asked the board if there were any questions. Joe Fehrer asked if the roof would be metal as pictured; no asphalt. Kathy Fraas said the porch post would be round not squared as shown in the drawings. David Gay asked if the windows would be 6/6; yes. Terry Strub wanted to know if porch post would be vinyl; yes. Joe Fehrer asked if there would be an attic window. Kathy Fraas answered it was eliminated due to cost but, a vent would be added. Joe Fehrer informed the

applicant if any changes were made to what was being approved the town planner needed to be notified. Kathy Fraas asked if the thirty day waiting period could be waived so the contractor could start the footers.

Motion made by Terry Strub, seconded by Sandra Salopek, to approve the Application for the Certificate of Appropriateness at 610 Washington Avenue for new construction of a single-family dwelling as presented with applicant amendments that the roof would be asphalt, the 6x6 porch post would be round, and the attic could have a window or vent. The thirty day waiting period was waived for the footers and connections. The motion was approved by unanimous vote.

C. *Application for Certificate of Appropriateness for 600 Block Plum Street\tax map parcels 83A31-1-53B and 56B – new construction of a single-family dwelling.*

William Manning, contractor for applicant, asked the board if they had questions. Joe Fehrer asked what material would be used for the railings. William Manning answered PVC material. Joe Fehrer asked if all the doors would have glass; no just one.

Motion made by Sandra Salopek, seconded by Terry Strub, to approve the Application for the Certificate of Appropriateness at 600 Block Plum Street for new construction of a single-family dwelling as submitted. The motion was approved by unanimous vote.

D. *Application for Certificate of Appropriateness for 410 Harbor Avenue – enclosing an existing rear deck into a bedroom, enclosing an existing portico to a powder room on a single-family dwelling.*

David Giannini, contractor, gave an overview of the proposed work to be done and informed the board the address listed for this home in Northampton County was 100 Madison Avenue. David Giannini would like to remove a chimney and Joe Fehrer informed him separate application needed to be filed for that. Joe Fehrer informed the applicant if any changes were made to what was being approved the town planner needed to be notified.

Motion made by Terry Strub, seconded by David Gay, to approve the Application for the Certificate of Appropriateness at 401 Harbor Avenue for enclosing an existing rear deck into a bedroom and enclosing an existing portico to a powder room on a single-family dwelling as submitted. The motion was approved by unanimous vote.

E. *Application for Certificate of Appropriateness for 532 Jefferson Avenue – siding material replacement, un-enclosing porch, chimney removal, windows, fill-in foundation between piers on a single-family dwelling.*

David Giannini, contractor, explained that this home used to be a store. Joe Fehrer asked if the home had two doors; yes but, wanted to have one. David Giannini said a lot of structure was tied into the chimney and it had settled and was no longer functional. After some discussion, Joe Fehrer told the contractor if unforeseen structural changes please see the town planner. Joe Fehrer reminded David Giannini the planner needed to be presented any changes regarding windows, front door, and roof material.

Motion made by David Gay, seconded by Terry Strub, to approve the Application for the Certificate of Appropriateness at 532 Jefferson Avenue for the replacement of the siding material, un-enclosing the porch, chimney removal, windows, fill-in foundation between piers on the single-family dwelling as presented. The motion was approved by unanimous vote.

- F. *Application for Certificate of Appropriateness for 653 Monroe Avenue – porch and foundation repairs, repair existing siding and roofing material, new rear two-story screened porch, window on a single-family dwelling.*

David Giannini, contractor, presented the application to the board. David Gay asked if the shutters would be working shutters; no vinyl. Joe Fehrer stated that replacement shutters had to be wooden and operable per the guidelines and vinyl would be okay to be repaired or replaced with like because it was the existing material siding. David Giannini let the board know the roof may have to be replaced with the same pitch. Joe Fehrer suggested the front chimney be kept. David Giannini said the entrance to the second floor would be maintained and windows would be symmetrical.

Motion made by Sandra Salopek, seconded by Terry Strub, to approve the Application for the Certificate of Appropriateness at 653 Monroe Avenue for repairs on the porch and foundation, existing siding and roofing materials, and a new rear two-story screened porch and window on a single-family dwelling as presented with the exception that the front chimney be retained. The motion was approved by unanimous vote.

- G. *Application for Certificate of Appropriateness for 543 Randolph Avenue – front porch addition, rear deck and stairs on a single-family dwelling.*

William Wagner, applicant, told the board this home would be exactly like the other home he presented. Joe Fehrer asked if the front porch would mimic home; yes. Joe Fehrer informed the applicant if any changes were made to what was being approved the town planner needed to be notified. William Wagner asked if the thirty day waiting period could be waived so the contractor could start. Joe Fehrer said the waiver only included underground work not structural.

Motion made by John Caton, seconded by Terry Strub, to approve the Application for the Certificate of Appropriateness at 543 Randolph Avenue for a front porch addition, rear deck and stairs on a single-family dwelling as presented. The motion was approved by unanimous vote.

UNFINISHED BUSINESS:

- A. *Modification to Certificate of Appropriateness for 718 Randolph Avenue – stucco and painting of exterior concrete block walls.*

Larry DiRe read the proposed application in Mr. John Huchler's absence.

Motion made by David Gay, seconded by Terry Strub, to approve the modification for the Certificate of Appropriateness at 718 Randolph Avenue to stucco and paint the exterior concrete block walls on the commercial building as submitted. The motion was approved by unanimous vote.

OTHER BUSINESS:

- Joe Fehrer wanted an update on 638 Tazewell Avenue. Larry Dire said no application had been received for the board to approve modifications.
- Joe Fehrer informed the board a chimney had been taken down at 119 Peach Street without consent and requested Larry DiRe send a notice to the owners to appear before the board.
- Paul Grossman said the board needed clearer chimney removal criteria. After discussion regarding the boards chimney review, Joe Fehrer explained that the board reviews all chimneys on a case by case basis and stressed there was an appeal process in place if applicants disagreed with their decision.
- David Gay would like the board to consider expanding their purview.
- Joe Fehrer asked Tracy Outten to send an email to the HDRB members to make sure there would be a quorum for the October 16, 2018 meeting.

ANNOUNCEMENTS:

There were no announcements.

Motion made by Joe Fehrer, seconded by Terry Strub, to adjourn the September 18, 2018 Historic District Review Board Regular Meeting at 8:30 p.m. The motion was unanimously approved.

Chairman Joe Fehrer

Assistant Town Clerk