



DRAFT
HISTORIC DISTRICT REVIEW BOARD
Regular Meeting
Cape Charles Civic Center
November 20, 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 Susan Eidam and Sandra Salopek. David Gay and Terry Strub were not in attendance. Also in attendance were Town Manager Larry DiRe, Deputy Clerk Tracy Outten and the applicants. There were two members 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 Sandra Salopek, seconded by Joe Fehrer, to accept the agenda as presented. The motion was unanimously approved.

The HDRB reviewed the minutes from the October 23, 2018 Regular Meeting.

Motion made by Sandra Salopek, seconded by Joe Fehrer, to accept the minutes from the October 23, 2018 Regular Meeting as presented. The motion was unanimously approved.

NEW BUSINESS:

A. *Application for Certificate of Appropriateness for 616 Strawberry Street – new construction of a single-family dwelling.*

Neither the applicants nor the contractor were present to answer questions.

Motion made by Joe Fehrer, seconded by Susan Eidam, to postpone the discussion and decision regarding the Application for the Certificate of Appropriateness at 616 Strawberry Street for new construction of a single-family dwelling. The motion was approved by unanimous vote.

B. *Application for Certificate of Appropriateness for 300-block of Washington Avenue\tax map parcel #83A1-9-A1 – new construction of a single-family dwelling.*

Neither the applicants nor the contractor were present to answer questions.

Motion made by Joe Fehrer, seconded by Susan Eidam, to postpone the discussion and decision regarding the Application for the Certificate of Appropriateness at 300 block of Washington Avenue\tax map parcel #83A1-9-A1 for new construction of a single-family dwelling. The motion was approved by unanimous vote.

C. *Application for Certificate of Appropriateness for 504 Plum Street\tax map parcel #83A1-6-B – new construction of a single-family dwelling.*

Rebecca Geary, applicant, described the proposed work to be done and said she had done research to be sure the guidelines were followed. Joe Fehrer asked if the windows would be as shown in the drawings; yes. There was some discussion on the building code requirements for the steps and the fireplace.

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 Sandra Salopek, seconded by Susan Eidam, to approve the Application for the Certificate of Appropriateness at 504 Plum Street\tax map parcel #83A1-6-B for new construction of a single-family dwelling as submitted provided that the placement of the fireplace and windows were approved by the code official. The motion was approved by unanimous vote.

D. *Application for Certificate of Appropriateness for 500-block of Jefferson Avenue\tax map parcel #83A1-1-54 – new construction of a single-family dwelling.*

John Wengler, applicant, explained the new home being proposed. Tracy Outten read comments submitted by board member Terry Strub. (Please see attached.) Susan Eidam asked the applicant if another material could be considered for the siding that would be more conforming to the district. John Wengler answered no; he liked vinyl siding and it was affordable. Joe Fehrer stated the HDRB guidelines said no vinyl but, the town zoning ordinance allowed it. Some discussion ensued about the inconsistencies between the zoning ordinance and the guidelines. 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 Sandra Salopek, seconded by Joe Fehrer, to approve the Application for the Certificate of Appropriateness at 500 block of Jefferson Avenue\tax map parcel #83A1-1-54 for new construction of a single-family dwelling as submitted. The motion was approved by majority vote with Susan Eidam opposed.

E. *Application for Certificate of Appropriateness for 408 Randolph Avenue – siding removal and replacement, new roof, and chimney removal on a single-family dwelling.*

Sean Ingram, applicant and contractor, explained that the chimney to be removed leaked and was defunct and the other one would be brought back to life. Assistant Town Clerk Tracy Outten read comments submitted by board member Terry Strub. (Please see attached.) Susan Eidam asked if the chimney could be repaired; yes.

Motion made by Susan Eidam, seconded by Sandra Salopek, to approve the Application for the Certificate of Appropriateness at 408 Randolph Avenue for siding removal and replacement, a new roof, and a chimney removal on the single-family dwelling as presented with the exception that the chimney be retained. The motion was approved by majority vote with Joe Fehrer opposed.

F. *Application for Certificate of Appropriateness for 547 Mason Avenue – window and door on a building in the Commercial-Residential district*

Arnold Fueg, applicant, summarized the work being proposed. Joe Fehrer asked if the home currently had vinyl siding; yes. There was some discussion on specific sizes of the doors and windows.

Motion made by Joe Fehrer, seconded by Sandra Salopek, to postpone the decision regarding the Application for the Certificate of Appropriateness at 547 Mason Avenue for a window and door on the building located in the Commercial-Residential district until a more detailed application could be presented. The motion was approved by unanimous vote.

UNFINISHED BUSINESS:

A. *Application for modification to Certificate of Appropriateness for 653 Monroe Avenue – chimney removal on a single-family dwelling.*

Dave Gianinni, applicant, presented the engineering report. Joe Fehrer said the engineer did not give a specific recommendation to this chimney and it did have some intricate design. Dave Gianinni explained that the supporting beams were not stable. Sandra Salopek recommended to delay the decision until all board members were present. Larry DiRe and Tracy Outten informed the board that there was a quorum and a decision could not be made that would hinder an applicant's due process or

stack the odds against them. Tracy Outten added that an absentee board member was given every opportunity to submit comments to be read into record and neither David Gay, nor Terry Strub submitted comments about this application. Joe Fehrer confirmed that Terry Strub had stayed silent about this application. Susan Eidam said the application should be rejected.

Andrew McCoy, owner, reiterated that the reason the chimney needed to come down was because they were dealing with a safety issue and were very concerned.

Motion made by Joe Fehrer, seconded by Sandra Salopek, to approve the modification for the Certificate of Appropriateness at 653 Monroe Avenue for a chimney removal on the single-family dwelling as submitted based on the engineering report and safety concerns of the contractor and homeowner. The motion was approved by majority vote with Susan Eidam opposed.

OTHER BUSINESS:

There was no other business.

ANNOUNCEMENTS:

Joe Fehrer asked if there were any public comments.

- *Andrew McCoy, 653 Monroe Avenue*

Mr. McCoy stated that more specific chimney criteria would be helpful for applicants and contractors in the future.

Motion made by Joe Fehrer, seconded by Susan Eidam, to adjourn the November 20, 2018 Historic District Review Board Regular Meeting at 7:59 p.m. The motion was unanimously approved.

Chairman Joe Fehrer

Deputy Clerk

-----Original Message-----

From: Theresa Strub [mailto:tkstrub@hotmail.com]

Sent: Sunday, November 18, 2018 4:46 PM

To: tracy.outten@capecharles.org

Subject: HRB meeting November 20

Tracy I have a few comments about the properties that we are to consider at this meeting .The first place is 504 Plum St. it looks like the fireplace is of a different material other than brick and we have discussed this before agreeing that it shouldn't be done however it may be grandfathered in so I'm just questioning why we should allow this at this time. My other comment is on the 500 block of Jefferson we have said that we do not want vinyl used on new buildings and allowing this property to have vinyl is only going to result in further confusion and more people demanding that we give them permission for vinyl .As for the property at 408 Randolph ,unless there was a structural reason for the removal of those two fireplaces I would not be in favor of this action. Thank you for considering my comment Terry

Sent from my iPhonep