



HISTORIC DISTRICT REVIEW BOARD

Special Meeting
Cape Charles Civic Center

June 8, 2021

10:00 a.m.

At 10:00 a.m., Chairman Edward Wells, having established a quorum, called to order the Special Meeting of the Historic District Review Board (HDRB). In addition to Edward Wells, present were Martin Mayer, Michael Strub, Kathy Glaser, and Herb Thom. Also, in attendance were Zoning Administrator Katie Nunez, Planning Technician Tracy Outten, and the applicant. There were 2 members of the public in attendance and 10 viewers on Facebook Live.

PUBLIC COMMENT:

There were no public comments to be heard.

UNFINISHED BUSINESS:

- A. *Pre-Application/Application for a Certificate of Appropriateness for 301 Mason Avenue – to remodel and renovate the second floor, the addition of a column supported porch above the existing front entry, and the addition of “Juliette” style balconies on a commercial building.*

Chris Elam, representative and architect, read through the proposed remodel and elaborated on the revisions that were made after the prior meeting. They were as follows: proposed balconies would have single swinging doors that fit in the existing opening to keep the current masonry details and still have the Juliette style balcony; the Juliette style balcony would have approximately a 6” projection; removal of ground floor railing; and 8x8 columns.

Discussion and questions were as follows: (i) Herb Thom asked about the ground level separation currently in place due to ABC laws. Mr. Elam answered it would be replaced by planters, nothing permanent, with the existing railing being removed. (ii) Ed Wells asked if the dimensions of the projection would stay the same as they were currently; yes, to match the existing canopy and columns would be added. (iii) Herb Thom inquired about the variations in the width of the openings for the windows. The applicant stated that the plan was to fit the windows and doors as closely as possible to the existing ones and to leave the brick wall as-is but may need to change the jam which would not manipulate the brick. (iv) Michael Mayer stated that he was struggling to read the dimensions of the canopy and asked if it would be 8’ x 6’, keeping it the same on the side and front of building. (v) Ed Wells asked if the current muntin configuration could be maintained as it would be nice to keep the existing 2 over 2 muntin. The applicant responded that was an option because the door design is fully customizable. (vi) Martin Mayer commented that the provided drafts showed 2 over 2 windows. The applicant stated that the windows could be 2 over 2 still but the doors might be different. (vii) Michael Strub voiced that he wanted both Lemon Tree and the theater to prosper but did not want the theater marque to be blocked by future work. There was a brief discussion of the history of the property, including the fact that the second floor used to be an opera house. (viii) Ed Wells admitted to struggling with the whole concept of a balcony. Adding that he read the HDRB guidelines regarding expanding living spaces in commercial buildings. (ix) Martin Mayer commented that the building had been changed substantially over the years and did not know what year to base alterations on. (x) Ed Wells stated that the trees may obscure the balcony. (xi) Kathy Glaser reiterated that the Board was concerned about the front balcony and the visualization of the theater sign. and (xii) Michael Strub again stated that the architecture had been altered many times. Herb Thom reiterated that when the building changed from a drug store it ruined the structure. He questioned when, if ever, they should stop the town from losing its historic features. Herb Thom stated that he loved the presented concept and that it would not distract from the town.

Motion made by Herb Thom, seconded by Kathy Glaser, to approve the Certificate of Appropriateness at 301 Mason Avenue to remodel and renovate the second floor, addition of a column supported porch above the existing front entry, and an addition of “Juliette” style balconies on the commercial building as amended in the Certificate of Appropriateness Application for the June 8, 2021 meeting and the condition that the door muntin configuration be as the original door. The motion was approved unanimously.

NEW BUSINESS:

There was no new business.

OTHER BUSINESS:

There was no other business.

ANNOUNCEMENTS:

There were no announcements.

Hearing no objections, Ed Wells adjourned the June 8, 2021 Historic District Review Board Special Meeting at 10:31 a.m.

Chairman Edward Wells

Planning Technician