



HISTORIC DISTRICT REVIEW BOARD

Special Meeting
Onsite @ 225 Mason Avenue
March 31, 2023
11:00 a.m.

At approximately 11:00 a.m., Chairman Herb Thom, having established a quorum, called to order the Special Meeting of the Historic District Review Board (HDRB). In addition to Herb Thom, present were Kathy Glaser, David Howgill, Martin Mayer, and Michael Strub. Also, in attendance were Planning/Zoning Administrator Katie Nunez, Planning Technician Tracy Outten, the applicant, the architect, and the potential tenants. There were no members of the public in attendance.

PUBLIC COMMENT:

There were no public comments to be heard.

CONSENT AGENDA:

The Consent Agenda was approved by unanimous vote.

NEW BUSINESS: Application for Certificate of Appropriateness

- A. *225 Mason Avenue: Danny Meyer – to renovate the exterior of the commercial building to include replacing the existing windows and trim, door, and awning; repainting the masonry different colors; installing mosaic tile at the front entrance (doorway); and adding a roof top deck.*

Katie Nunez introduced all in attendance, Danny Meyer, the applicant, Hayley and Liam Donovan, the potential tenants, and John White, the architect. Ms. Nunez also gave an overview of the application.

Danny Meyer thanked Katie Nunez and the board for taking the time and gathering all the information needed for a Special Meeting and informed all in attendance that the building would be used for one business by the tenants. Mr. Meyer explained that the building needed some repairs and the windows and doors needed to be updated to pass building code. He also would like to replace the awning with a new metal awning with signage; paint the exterior trim black and repaint the masonry white with black trim; add mosaic tile to the entrance way; and install a roof top deck. Mr. Meyer was adamant that the exterior façade of the commercial building would stay the same and would just be freshened up. He continued by describing the windows, 9/9 double hung sash black maintenance free, and added that the railings for the roof top deck would not be seen from the street.

Discussion and questions were as follows: (i) Herb Thom asked if the application complies with the zoning, yes. (ii) David Howgill liked the proposal as it was in-keeping with the other buildings. (iii) Herb Thom said the plate glass windows were hazardous and would be agreeable to them being replaced with wire mesh windows of the same size and style. John White confirmed the plate glass windows needed to be replaced. (iv) After much discussion, the board concluded that the bottom masonry, (brick below the display windows), on the building was glazed and even if power washed would stay the same color. They reviewed the Cape Charles Historic District Overlay Design Guidelines and The Secretary of Interior Standard Guidelines (Please see attached.) to make the decision that since the rest of the building was being approved to be repainted it would be acceptable to paint the glazed masonry to match. (v) When questioned about roof painting, Danny Meyer stated that none was being done. and (vi) Danny Meyer did not know what the design would be for the front entrance mosaic.

Motion made by David Howgill, seconded by Michael Strub, to approve the application for the Certificate of Appropriateness at 225 Mason Avenue on an application filed by Danny Meyer, to renovate the front exterior of the commercial building to include replacing the windows, door, trim, and awning; repainting the masonry and painting the bottom glazed masonry; installing a tile mosaic at the front entrance; and adding a roof top

deck per the Cape Charles Historic District Overlay Design Guidelines Section 4.5: Openings and Associated Features – Windows, Doors, & Storefronts, Commercial Storefront and Awnings and Canopies; and Section 5.3 (6): Guidelines for Masonry, and Section 5.5.3: Commercial Storefronts and as stated in the application dated 3/21/2023 and the Preliminary Architectural Concepts 3/23/2023 with the following designated conditions: (1) the drawings of the stand back of the roof porch would need to be seen; (2) the painting of the glazed brick underneath the display windows was a one-time exception with justifications and did not affect other buildings; (3) replacement awning was metal; (4) the mosaic entrance way proposed would need to be submitted for approval; (5) the front door wire glass would be replaced with clear glass; and (6) the front display window glass may be replaced if necessary with same size and style. The motion was approved by unanimous vote.

Motion made by Kathy Glaser seconded by David Howgill, to adjourn the March 31, 2023 Historic District Review Board Special Meeting at 11:29 p.m.

Chairman Herb Thom

Planning Technician

Historic District Review Board March 31, 2023 Handouts Given at Special Meeting by Town Staff

Secretary of Interior Standard Guidelines

PRESERVATION

MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR

RECOMMENDED	NOT RECOMMENDED
Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand scraping) prior to repainting.	Removing paint that is firmly adhered to masonry surfaces.
Applying compatible paint coating systems to historically-painted masonry following proper surface preparation.	Failing to follow manufacturers' product and application instructions when repainting masonry features.
Repainting historically-painted masonry features with colors that are appropriate to the building and district.	Using paint colors on historically-painted masonry features that are not appropriate to the building or district.
Protecting adjacent materials when working on masonry features.	Failing to protect adjacent materials when working on masonry features.
Evaluating the overall condition of the masonry to determine whether more than protection and maintenance, such as repairs to masonry features, will be necessary.	Failing to undertake adequate measures to ensure the protection of masonry features.
Repairing masonry by patching, splicing, consolidating, or otherwise reinforcing the masonry using recognized preservation methods.	Removing masonry that could be stabilized, repaired, and conserved, or using untested consolidants, improper repair techniques, or unskilled personnel, potentially causing further damage to historic materials.
Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks, or damaged plaster on the interior.	Removing non-deteriorated mortar from sound joints and then repointing the entire building to achieve a more uniform appearance.
Removing deteriorated lime mortar carefully by hand raking the joints to avoid damaging the masonry.	



[2] **Not Recommended:**
The use of inappropriate Portland cement mortar to repoint these soft 19th-century bricks has caused some of them to spall. Photo: Courtesy Nebraska State Historic Preservation Office.