

CITY OF VIRGINIA BEACH
HISTORICAL REVIEW BOARD
MEETING MINUTES

WEDNESDAY, FEBRUARY 21, 2024
4:00 P.M.

PLANNING AND COMMUNITY DEVELOPMENT, 2875 Sabre Street, Suite 500

Members Present

Steve McNaughton, Chair; Dick Poole, Vice Chair
Hayden DuBay, Lynn Hightower, Mary Ann Schmidt, Damian Seitz, Jim Vachon

Members Absent

Bernice Pope

City Council Liaison

Barbara Henley

City Staff Present

Elizabeth Nowak, Mark Reed, Abby Farley

Applicants/Applicant Representatives Attending

Mel Vinson, #24-03

The meeting was called to order at 4:00 p.m. by the chair, Steve McNaughton. Mr. McNaughton briefly introduced himself as the new Chair of the board and Dick Poole as the returning Vice Chair. Before turning to the regular agenda, Mr. McNaughton said that he wanted to start the meeting by first recognizing Damian Seitz for his years of service as the board's Chair and to thank him for his leadership in that role. Mr. McNaughton and the board thanked and congratulated Mr. Seitz.

Minutes

Mr. McNaughton asked the members to review the minutes from the January 17, 2024 meeting. Mr. Seitz made a motion to approve the minutes as presented. The motion was seconded by Lynn Hightower. The minutes were approved by a vote of 7 in favor and 0 against.

Certificate of Appropriateness Application #24-03 – HBA Architecture and Interior Design, Inc./City of Virginia Beach – Stabilize chimney with partial reconstruction; 2401 Atlantic Avenue, GPIN 2427194622 – Seatack Life Saving Station/U.S. Coast Guard Station Historic and Cultural District

Elizabeth Nowak presented the application. She explained that, while undertaking other work on the Seatack Life Saving Station building, it became apparent that there were structural issues

with a historic chimney on the east elevation. The applicant, with the assistance of a structural engineer, determined that the chimney on the east elevation is unstable. The chimney stack below the attic level was severed years ago and the remaining upper portion currently rests on a large beam in the attic; it lacks lateral support. She said that the applicant proposes to remove the existing stub and replace it with a steel frame column that will be clad with historic brick salvaged from the existing chimney. The existing terracotta chimney cap will also be salvaged and reinstalled. The intent will be to retain the appearance of the feature while protecting it and the building from collapse. She added that the location of the resource in the oceanfront makes it prone to wind and storms and that this approach takes this into account. She said Mel Vinson from HBA Architecture and Interior Design was present for any additional questions.

Mr. Poole asked how the design will address moisture and water intrusion with the terracotta chimney cap. Mr. Vinson explained that it will function as a dummy cap and that there will be an aluminum saucer installed inside the flue that will be sealed. He added that there will be a self-adhered membrane on the interior that will allow moisture vapor to pass through the brick. Weep holes will also be installed.

Mr. McNaughton asked whether the structural engineer was confident with the proposal to tie the new steel frame to the existing beam. Mr. Vinson said that the engineer—David Carter—was comfortable with using the existing joists.

Mr. McNaughton asked about the brick to be used. Mr. Vinson said that they have already identified a mason with experience working with historic brick to disassemble the chimney. He said that he is confident there will be sufficient brick from the chimney that can be used to veneer the new steel frame.

Mr. McNaughton asked whether the steel and the fasteners would be galvanized. Mr. Vinson confirmed that they would be hot-dipped galvanized steel and that it is possible the frame can be built offsite and put in place via crane.

Mr. Seitz asked about the transition from brick to flashing on the exterior. He said that flashing would typically be stepped and that the proposed flashing made the chimney appears as though it is sitting on a black base. Mr. Vinson said that he felt this was the best solution given the possibility of wind-driven water intrusion into the brick veneer that could be trapped between the veneer and the interior framework; this design would allow moisture to exit the brick. He confirmed that copper would be used as flashing. Mr. Vinson and Ms. Nowak both also said that the chimney is not prominent; it is located on the side of the building closest to an adjacent hotel tower.

Mr. DuBay asked about the likelihood of finding a replacement chimney cap should the existing one be damaged during construction. Mr. Vinson said that they have built contingency funding into their bid to source a replacement if one is needed. He said that he has identified a possible replacement from a manufacturer in Pennsylvania for a cap that would be similar to the existing.

Mr. Seitz returned to his earlier question regarding the profile of the flashing. He said that copper will help the overall character of the feature as it patinas and that the purpose of the board is to

protect the character; he stated he felt the recommendation from the applicant regarding the flashing seems to be a good approach.

Mr. Poole made a recommendation to approve the request subject to the conditions and exhibits included in the staff report. Mr. Vachon seconded the motion. There was no additional discussion. The motion passed with a vote of 7 in favor and 0 against.

Staff Update

Ms. Nowak shared that a National Register nomination for the Beach Carousel Motel on Pacific Avenue has been scheduled to be heard by the Board of Historic Resources at its upcoming March 21, 2024 meeting. As Virginia Beach is a Certified Local Government, the Historical Review Board is invited to provide letters of comment and support for National Register nominations. Ms. Nowak reviewed some of the history of the motel and that it will be the fourth resource to be nominated under a multiple property documentation form (MPD) for hotels and motels in the oceanfront resort area.

There was some general discussion about the architecture of the motel. Mr. Seitz asked if there were more hotels or motels that were identified in the MPD that could be listed. Mark Reed said that there were 14 resources identified as being potentially eligible for listing in the study and four that have gone through the nomination process at this point.

Mr. Seitz made a motion to recommend sending a letter of support to the Board of Historic Resources for the Beach Carousel Motel National Register nomination. Mr. Poole seconded the motion. There was no additional discussion. The motion passed with a vote of 7 in favor and 0 against.

New Business

Ms. Nowak shared several upcoming training opportunities that would count towards members' annual training requirement.

Mr. Reed gave an update on the Virginia Offshore Wind Commercial Project (CVOW-C) and mitigation funding that will be coming to the preservation program to offset some adverse effects the project will have on historic resources in Virginia Beach. He said that through Section 106 review of the project, 23 historic resources in Virginia Beach were identified as having adverse visual effects as a result of the project. Dominion Energy will be providing \$290,000 in mitigation funding to support preservation program initiatives such as the creation of a Virginia Beach-specific sea level rise and disaster mitigation and adaptation plan. Mr. Reed and Ms. Nowak said that they plan on engaging the board as a stakeholder in that and other preservation planning efforts to be supported by those funds.

Old Business

Before the meeting adjourned, Mr. Poole asked Staff for an update on the status of the appeal of the denial for the use of synthetic slate on Building 3. Ms. Nowak said that Staff has drafted an agenda request form that is currently under internal review. She said that the appeal will not be scheduled for a City Council hearing earlier than March 19, 2024. She also informed the board that Public Works is also investigating some in-kind repair and replacement related to issues with the gutters on the building and that she is working closely with them.

Adjournment

Mr. Hightower made a motion to adjourn the meeting. Mr. Poole seconded the motion. The motion to adjourn passed unanimously and the meeting was adjourned at 4:50 p.m.