

Historic District Review Board

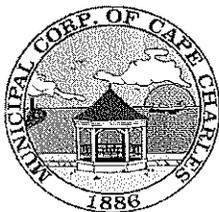
Regular Session Agenda

September 18, 2012

4:30 P.M.

2 Plum Street, Cape Charles, VA

1. Call to Order; Roll Call
2. Invocation and Pledge of Allegiance
3. Consent Agenda
 - A. Approval of Agenda Format
 - B. Approval of Minutes
4. New Business
 - A. 235 Mason Avenue – Hotel Cape Charles Balcony Modification
5. Old Business
 - A. None
6. Announcements
7. Adjourn



DRAFT
HISTORIC DISTRICT REVIEW BOARD
Regular Meeting
Town Hall
August 21, 2012
4:30 p.m.

At approximately 4:30 p.m. Chairman Russ Dunton, having established a quorum, called to order the Regular Meeting of the Historic District Review Board. In addition to Chairman Dunton, present were Dianne Davis and Jan Neville. Bob Sellers arrived at approximately 4:35 p.m. Russ Dunton stated that there was one vacancy on the Board. Also in attendance were Town Planner Tom Bonadeo and Assistant Town Clerk Amanda Hurley as well as Bill Manning, contractor for the roof modifications on 615 Jefferson Avenue.

Dianne Davis gave the invocation followed by the recitation of the Pledge of Allegiance.

CONSENT AGENDA:

Motion made by Dianne Davis, seconded by Jan Neville, and unanimously approved to accept the agenda as presented.

The Board reviewed the minutes of the July 17, 2012 Regular Meeting.

Dianne Davis stated that "Elementary School" on page two (2) of the minutes should be capitalized. Russ Dunton made note that the old Cape Charles Elementary School is not the old Rosenwald School which is what it was referred to in that same paragraph. She also noted that the word "to" was unnecessary on page two (2) in the second to last paragraph.

Motion made by Dianne Davis, seconded by Bob Sellers, to approve the minutes of the July 17, 2012 Regular Meeting as amended. The motion was unanimously approved.

NEW BUSINESS:

A. 615 Jefferson Avenue – Roofline modification:

Tom Bonadeo introduced contractor Bill Manning. Tom Bonadeo informed the Board that an application was received to modify the roofline on a "craftsman" style house at 615 Jefferson Avenue. This dormer style modification would create extra floor space in the existing attic. This addition would be put in the center of the house, raising only a portion of the existing roof without making the footprint larger. The neighborhood boasted multiple rooflines as well as heights and this particular roofline modification would not raise the roof higher than either of the neighboring houses. Tom Bonadeo referred to the book titled "A Field Guide to American Houses" to demonstrate that many "craftsman" style homes had a combination of rooflines.

Tom Bonadeo informed the Board that the house is 932 square feet which is actually smaller than what was allowed at 950 square feet. However, this house was a contributing structure to the Historic District and the modifications would not substantially alter the appearance. He explained that the addition needed to be complimentary but shown separate from the rest of the house. Russ Dunton was in agreement with his statement that additions should appear different from the rest of the house because they should not look like they had been there all along. They should not match the original structure because one should be able to distinguish what era each addition or alteration was constructed.

Tom Bonadeo noted that the octagonal vent that is in the rear of the house would be replaced with a window as a safety feature as an egress in case of a fire to meet building code.

Also noted was that the second floor exterior would have a different siding than the rest of the house. If approved, scalloped cedar shake shingles would be added to the second floor exterior, not lap siding as the plans showed. Also discussed was the change in roofing material for the addition which would be cream colored metal roofing.

Russ Dunton asked the Board if there were any other questions or concerns and went on to state that the Town Planner recommended approval of the application, with the stipulation, that the sheathing on the addition be covered in a shake material.

Tom Bonadeo remarked that staff's recommendation was that the addition was substantially in accordance with the ordinance rather than approval.

Motion made by Bob Sellers, seconded by Jan Neville, to approve the application to modify the roofline of the house at 615 Jefferson Avenue. The motion was approved by majority vote with Dianne Davis abstaining stating that she was not comfortable with the idea even though she understood what the owners were trying to do.

Tom Bonadeo pointed out that he discussed a few changes with Bill Manning on the application. The application indicated that the square footage of the structure was 864. He corrected this number to be 932 square feet as a result of a couple of closed in additions that were not accounted for. Tom Bonadeo's calculations were based on the exterior dimensions of the living space where Bill Manning's calculations were based on the actual house which excluded additions that were on the back of the house. He stated that this was important if the applicant was adding any square footage to the footprint.

Bob Sellers commented that the house looked very similar to a Sears house and went on to state that there was one almost identical to it on the cover of a Montgomery Ward catalog. Tom Bonadeo stated that he had not been in the attic and directed his next comment to Bill Manning who explained that when they started pulling the rafters off he would check for numbers to determine if it was a package house. Bill Manning agreed with Bob Sellers that the house could be a kit house and Tom Bonadeo agreed that it was a logical assumption given the small size of the home.

OLD BUSINESS:

There was no old business to review.

ANNOUNCEMENTS:

Tom Bonadeo announced that he had met with historic restoration consultant, Paige Pollard who provided him access to the Sanborn Maps website. He learned what the codes meant on the maps and was able to view additional maps that were not in the inventory.

In addition, Tom Bonadeo noted that he had had two (2) conferences with the owners of the Hotel Cape Charles regarding the railing which was not in conformance with what the Historic District Review Board had previously approved. Therefore, he had not signed off yet on the Certificate of Occupancy. He explained that Mr. Gammino would be bringing a modification back to the Board that he had been working on with the architect. The ordinance stated that the applicant and the Board could agree or disagree on modifications. If the Board did not agree, the applicant had the right to appeal to the Town Council. Russ Dunton pointed out that he thought the railing was supposed to go in front of the glass partitions as a safety feature. Tom Bonadeo replied that that was what was originally approved. Russ Dunton remarked that the construction should have been stopped at the time it was being done when it was realized that it did not conform with what was approved. Russ Dunton went on to explain that for a historic district, it had too modern of a look and felt that wrought iron railing would change the appearance completely. Tom Bonadeo reassured the Board that Mr. Gammino would be bringing a revised application to them to review.

Tom Bonadeo informed the Board that there was an applicant for Historic District Review Board and an interview would be conducted in the next few weeks.

Motion made by Dianne Davis, seconded by Bob Sellers, to adjourn the Historic District Review Board Regular Meeting. The motion was unanimously approved.

Chairman Russ Dunton

Asst. Town Clerk

DRAFT

Historic District Review Board Staff Report

From: Tom Bonadeo
Date: September 13, 2012
Item: 4A – 235 Mason Avenue – Hotel Cape Charles Balcony Modification
Attachments: Applications, correspondence, plans and pictures

Application Specifics

A complete application has been received for a modification to the original Certificate of Appropriateness for the Hotel Cape Charles. The Board reviewed and approved this project in March and April of 2011 and the approved plan is attached. The applicant has provided an application and letter to modify the original plan.

During the last week of construction the railings were installed and the final building inspection was completed. The Zoning Administrator did not sign the final inspection and CO therefore only a temporary CO was issued. The owner was notified that the front of the building was not completed in accordance with the approved plans. Mr. Gammino and the Zoning Administrator have discussed the situation on multiple occasions and Mr. Gammino has submitted this application for your review.

The Board may permit modifications of original proposals if such modifications are formally acknowledged, clearly described and recorded in the records of the case (Section 8.19). In all cases the decisions of the Zoning Administrator may be appealed to the Historic Review Board, the decisions of the Historic Review Board may be appealed to the Town Council, and the final decisions of the Town Council may be appealed to the Circuit Court of Northampton County.

Discussion

The Applicant has submitted the attached modified front elevation for review. The modification consists of the railing treatment on the front of the building.

1. The first floor iron work was to have decorative brackets installed in the upper corner of each bay. These have not been installed at this time. The modification shows a simpler bracket to be installed in each bay.
 - a. The first floor modification is nearly the same as the approved design.
2. The second floor iron work was to be a continuous horizontal railing and vertical metal railing at each balcony only. The modification shows no additional iron railing on the second floor.
 - a. This floor is the most different from the approved design to the modified design.
 - b. The horizontal rail is not there and the individual vertical rails are not there. The glass rails meet the building code requirement for protection.
3. The third floor iron work was to have a continuous horizontal railing and vertical metal railing across the front of the building. No additional horizontal or vertical railings are shown in the modification.
 - a. The third floor modification appears to make the balcony disappear. The addition of railing on this floor would add little to the look and feel of the building.

The current construction does not meet the design that was submitted. The applicant has offered a modification to the design. The Board should discuss the modification, possibly consult architectural assistance, review the value of the modification in relation to the value of the business to the Town of Cape Charles and negotiate a modified solution to the original plan.

Recommendation

Review the plans and picture and discuss the application. Staff recommends discussion of the Boards agreement with or objections to the modified application. Request a final plan to meet the Boards requirements.

"MODIFICATION"
MUNICIPAL CORPORATION OF CAPE CHARLES, VIRGINIA
Application for Historic District Review

Date: 8-28-2012
 * (Attach plans)

Permit No.: _____
 Fee: \$50.00 *Pd*

Applicant: DAVID GAMMINO Signature: X *JD*
 Address: 235 MARSON AVENUE Cape Charles, VA 23310
 Telephone: 804-249-4644 Cell: _____

Owner(s): CAPE CHARLES VENTURES
 Address: 1726 ALTEMONT AVE City: RICHMOND State: VA Zip: 23320

Contractor: CITY & GUILAS BUILDERS
 Address: 1726 ALTEMONT AVE City: RICHMOND State: VA Zip: 23320
 Telephone: 804-249-4644 Cell: _____
 Town License No.: _____ State License No.: _____

Location of Improvement: MODIFICATION TO BALCONY PLAN
 Lot No.: 623-626 Block No.: _____ Lot Size: 80x140 Lot Area: _____
 Type of Improvement: BALCONY MODIFICATION
 Proposed Use: HOTEL
 Estimated Construction Costs: _____

Dimension of Structure or Improvement:
 Width: 80' Length: _____ Height: 1st, 2nd, 3rd Floor
 Total Square Footage: N/A

Structure of Improvement will be set back:

<u>N/A</u>	from front property line
_____	from side property line
_____	from side property line on corner lot
_____	from rear property line
_____	from alley

Town Water Permit: _____ Town Sewer Permit: _____

CERTIFICATION OF APPLICANT

I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer, and water ordinances, and private building restrictions, if any, which may be imposed on the property by deed. Furthermore, I certify that the changes to the improvement before or during construction will be provided to the Zoning Administrator and Building Official before such changes are constructed.

Signature of Owner/Agent: X *JD*

September 11, 2012

Ton Bonadeo, Town Planner
Town of Cape Charles
2 Plum Street
Cape Charles, Virginia 23110

Re: Historic Review Hotel Cape Charles Modification
235 Mason Avenue

Dear Mr. Bonadeo:

Thank you for the opportunity to request modification of the application for historic review for the above-captioned property. Attached, you will find the elevations which reflect the existing conditions for which we seek approval as well as the proposed, additional ornamental metal work on the existing steel porch system. We seek this modification to obtain approval of the structure as constructed with the additional elements which we propose to install during the December-February closed season.

I also offer for the Board's consideration an explanation related to the deviation from the original submission. First, please accept our regret that the building does not comport to the original elevations. The basis of the change relates to a rapidly changing business plan, which evolved from our original intent when the building was first purchased. The initial plan to do a light remodel and reopen the Hotel changed markedly once we had done additional due diligence on the state of the property. We came to the conclusion that reopening the Hotel in its existing configuration would be a disservice to the Town of Cape Charles and limit the Hotel's demographic appeal. Thus, facing the prospect of a significantly greater investment, we decided to "double-down" and build a property which would have the very real potential to become a destination draw.

Most decisions regarding the building's façade were made while construction was progressing at a very rapid pace as we focused upon trying to finish for the summer 2012 season. We started this renovation in earnest in fall, 2011 and had approximately 9 months to complete. As the existing structure and façade had only the original brick pilasters, I felt that in maintaining those masonry elements we would be adhering to the National Park Service and Secretary of Interior's Guidelines for historic rehabilitation.

None of the elements we replaced from the recent renovation (circa 2005) were in any respect historic. Rather, cheap modern replications of incongruent historic elements were layered upon a new façade with vinyl windows. Based upon my previous historic tax credit rehabilitation project experience and knowledge of those standards, I recognized that replacing those recently installed elements with higher quality historic replicated material would not make this building historic in any sense of the word.

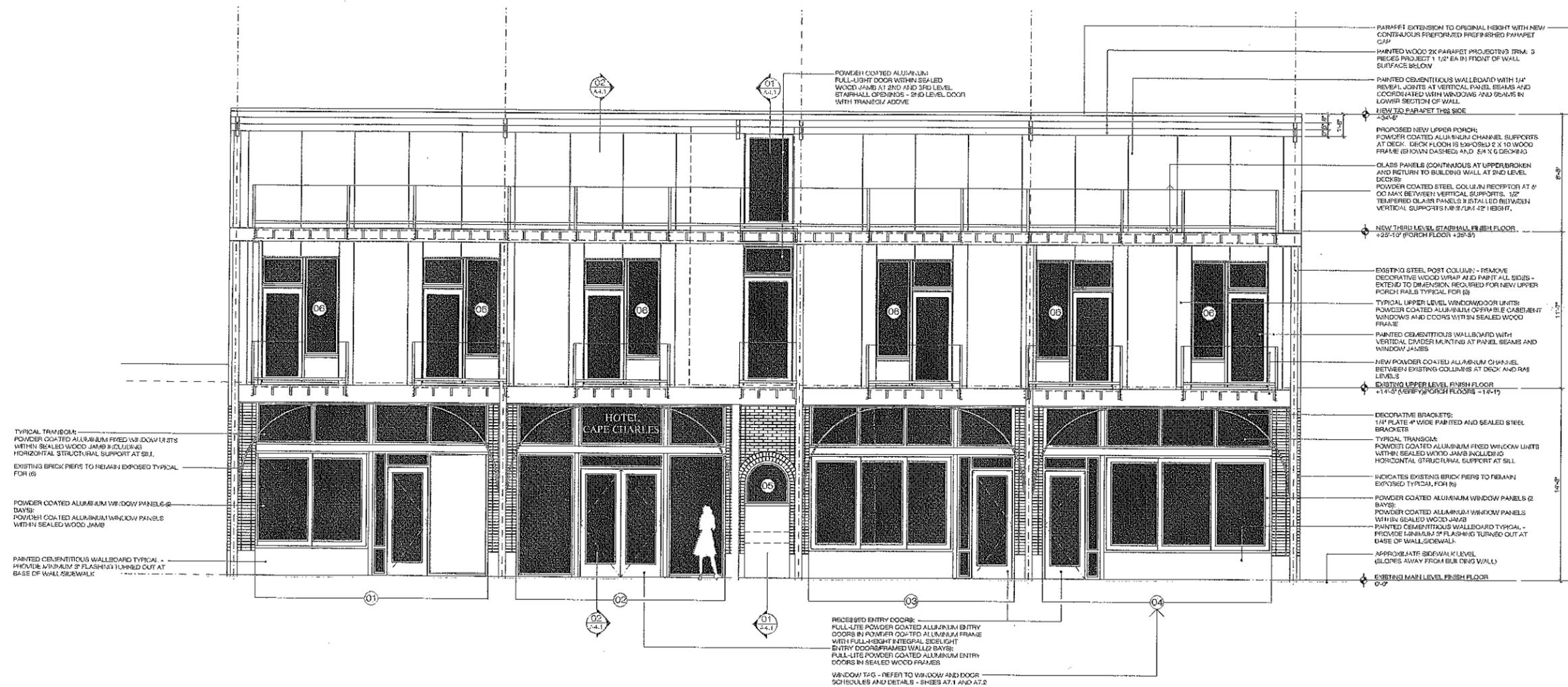
Thus, we determined that a contextually appropriate modern aesthetic, retaining and highlighting the vertical masonry lines as well as the steel porch system would be most appropriate. We sought to accomplish this through the use of transparent glass and natural woods.

In retrospect, I should have consulted with Town officials on these changes. My assumptions regarding historic guidelines are informed by many historic tax credit projects, but they are clearly inaccurate with respect to the Town standards. For this, I accept responsibility and apologize.

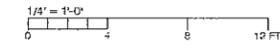
I hope the Historic Review Board will accept these modifications and approve what is in the opinion of most, a simply beautiful and unique property. We have invested approximately 2.4MM in the hope of creating a one of a kind destination in Cape Charles.

Thank you for your kind consideration of this request.

David Gammino



01/ SOUTH/MASON STREET ELEVATION



BUILDING ELEVATIONS

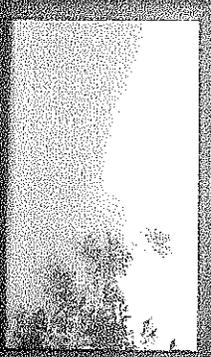
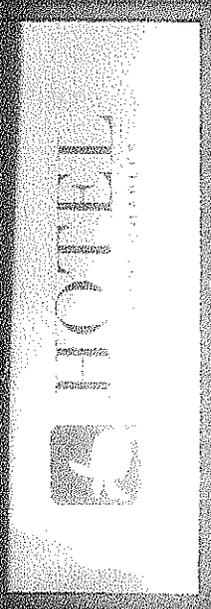
A3.1



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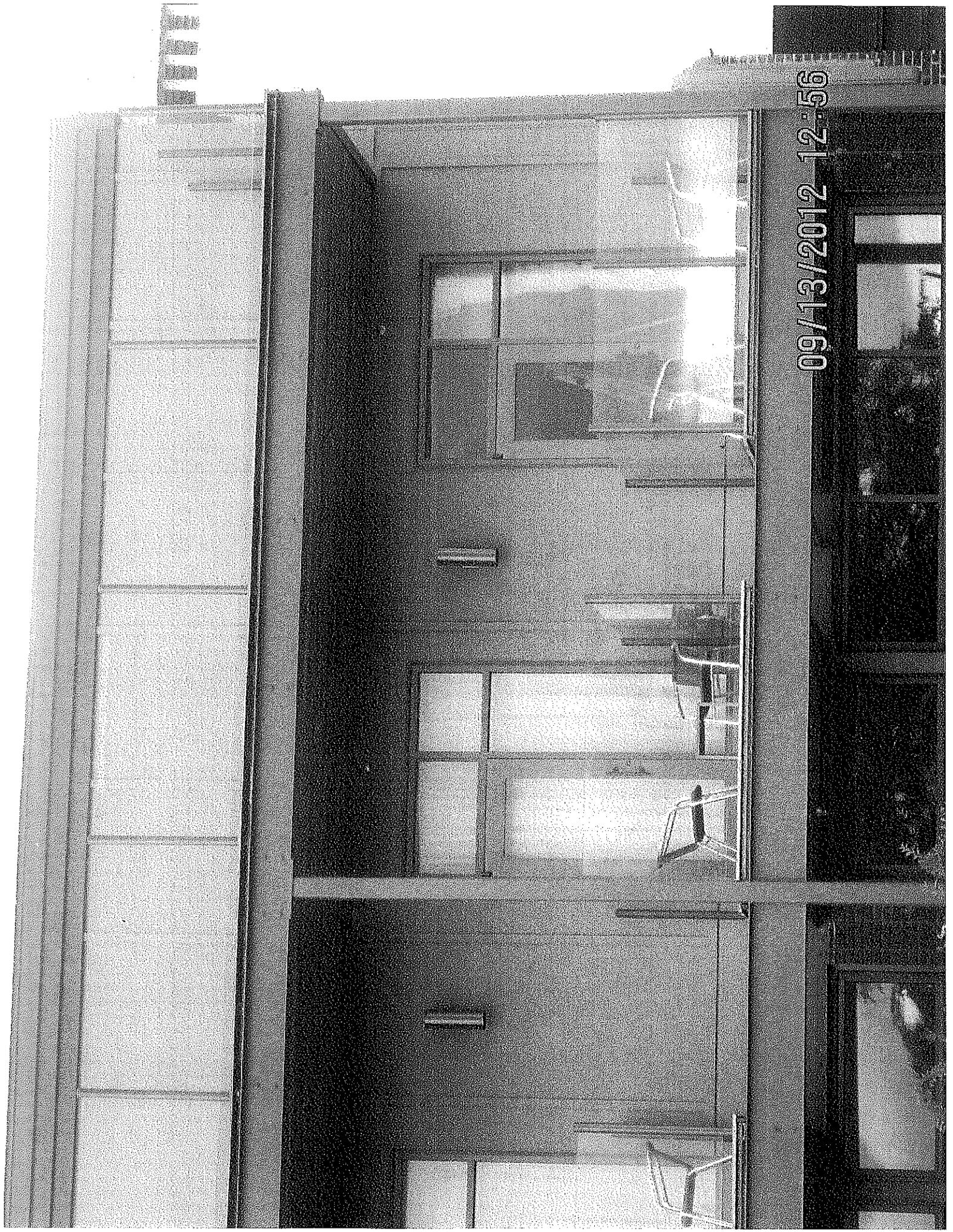


09/13/2012 12:57



09/13/2012 12:56

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Historic District Review Board Staff Report

From: Tom Bonadeo
Date: March 15, 2011
Item: 4B – 235 Mason Avenue – Renovation of Cape Charles Hotel
Attachments: Plans, pictures and application

Application Specifics

A complete application has been received for the renovation of the Cape Charles Hotel located at 235 Mason Avenue. This building was renovated in about 2004 and 2005. There appears to have been no review by the Historic Review Board as some work on the project may have been started prior to the formation of the Board and it was allowed to be “grandfathered”. The first owner lost the property to the bank and the current owner plans to totally remodel the inside and make some modification to the outside. The outside modifications are shown in the attached prints and pictures.

Discussion

The front of the hotel has been changed extensively since the early 1900’s. The only feature left is the brick columns on the front of the building. During the last renovation, only a few years ago, square windows were installed to let light in the first floor. These windows did not match the historic character of the building.

The original building was a wooden structure which burned and was replaced by an all brick building. This is the building most often shown in the old post cards. The current building has several modifications that do not meet the Historic Guidelines:

1. The copper mansard roof is unlike any in the historic district.
2. The square windows on the first floor, without divided lights are not found in the district.
3. The first floor doors with imitation stained glass are also not representative of the period.
4. The railings without any ornamentation are not common.

The drawings for the renovation show numerous changes to the existing structure.

1. The mansard roof has been removed so that the porch will not be covered.
2. The doors have been replaced with full light doors.
3. The small square windows on the first floor have been replaced with full transoms more representative of the period.
4. The iron work for the porch and balcony will remain but some ornamentation has been added.
5. The roof has been removed and a second porch has been added with no roof. This porch is below the roof line and is an observation platform only.
6. The access to the new porch is through a new doorway in the center of the building.
7. A terrace is being added to the rear of the building at the second floor level.
8. The Hardi Plank siding is being replaced with Hardi Panel and vertical battens. This siding will be painted along with the trim of the building.
9. The doors and windows on the building are wood that will be clad or painted. They are not proposed to aluminum or fiberglass.

Historic District Review Board Staff Report

From: Tom Bonadeo
Date: April 19, 2011
Item: 4A – 235 Mason Avenue – Renovation of Cape Charles Hotel
Attachments: Plans and pictures

Application Specifics

A complete application has been received for the renovation of the Cape Charles Hotel located at 235 Mason Avenue. This building was renovated in about 2004 and 2005. There appears to have been no review by the Historic Review Board as some work on the project may have been started prior to the formation of the Board and it was allowed to be “grandfathered”.

Last month the review of the application resulted in approval of the first two floors of the hotel with the preservation of the first floor arched door and window surround. The Board also asked the applicant to create a cornice as required by our Ordinance, consider an alternative to the vertical siding and make the façade more compatible with the rest of Mason Avenue storefronts.

Discussion

The Applicant has submitted the attached alternative front elevation for review. The new drawing includes the modifications requested by the Board.

1. The first floor brick is maintained around the front door.
2. The cornice is redesigned per the ordinance with three successively larger steps and a continuous cornice across the entire building. This will be built to the original parapet height.
3. The applicant has reduced the vertical lines on the upper siding. The Plan still uses Hardi Panel siding only with vertical battens at window edges and panel seams.
4. The iron work on the first floor is in keeping with other iron work of the period.
5. The doors on the second floor have been rearranged to be more regular and symmetrical also in keeping with other buildings of the period.

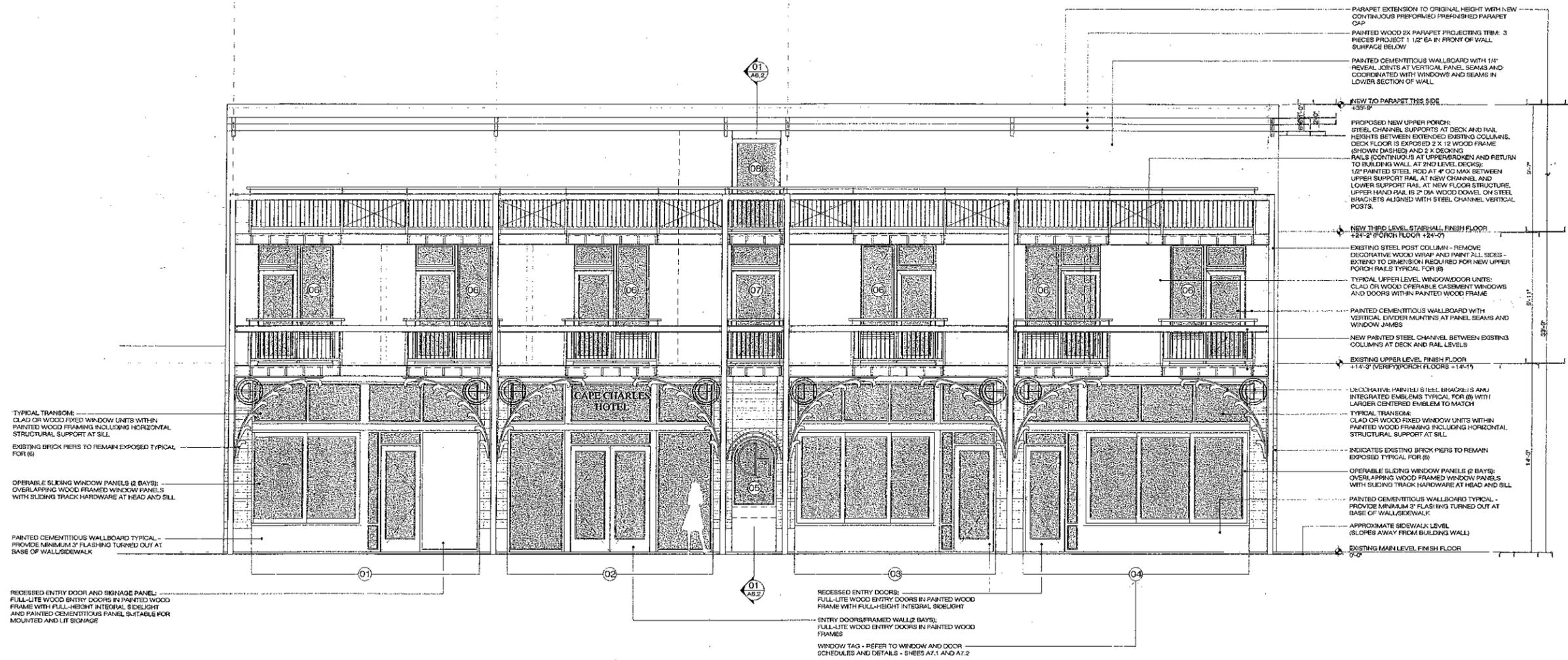
Demolition is nearly complete and interior reconstruction is ready to get under way. Staff has included a picture of the current state of the building façade to show the amount of demolition.

Recommendation

Review the plans and picture and discuss the application. Staff recommends approval of the revised façade in accordance with the Board’s earlier request.

Recommendation

Review the plans and pictures and discuss the application. Staff recommends approval of the application in general. The third floor door is an area for review and discussion.



TYPICAL TRANSOM:
CLAD OR WOOD FIXED WINDOW UNITS WITHIN
PAINTED WOOD FRAMING INCLUDING HORIZONTAL
STRUCTURAL SUPPORT AT SILL
EXISTING BRICK PIERS TO REMAIN EXPOSED TYPICAL
FOR (B)

OPERABLE SLIDING WINDOW PANELS (2 BAYS):
OVERLAPPING WOOD FRAMED WINDOW PANELS
WITH SLIDING TRACK HARDWARE AT HEAD AND SILL

PAINTED CEMENTITIOUS WALLBOARD TYPICAL -
PROVIDE MINIMUM 3" FLASHING TURNED OUT AT
BASE OF WALL/SIDEWALK

RECESSED ENTRY DOOR AND SIGNAGE PANEL:
FULL-LITE WOOD ENTRY DOORS IN PAINTED WOOD
FRAME WITH FULL-HEIGHT INTEGRAL SIDELIGHT
AND PAINTED CEMENTITIOUS PANEL SUITABLE FOR
MOUNTED AND LIT SIGNAGE

PARAPET EXTENSION TO ORIGINAL HEIGHT WITH NEW
CONTINUOUS PREPARED FINISHED PARAPET
CAP

PAINTED WOOD 2X PARAPET PROJECTING TRIM: 3
PIECES PROJECT 1 1/2" EA IN FRONT OF WALL
SURFACE BELOW

PAINTED CEMENTITIOUS WALLBOARD WITH 1/4"
REVEAL JOINTS AT VERTICAL PANEL SEAMS AND
COORDINATED WITH WINDOWS AND SEAMS IN
LOWER SECTION OF WALL

NEW TO PARAPET THIS SIDE
+33'-0"

PROPOSED NEW UPPER PORCH:
STEEL CHANNEL SUPPORTS AT DECK AND RAIL
HEIGHTS BETWEEN EXTENDED EXISTING COLUMNS.
DECK FLOOR IS EXPOSED 2 X 12 WOOD FRAME
(SHOWN DASHED) AND 2 X 8 DECKING
RAILS (CONTINUOUS AT UPPER/BROKEN AND RETURN
TO BUILDING WALL AT 2ND LEVEL DECK);
1/2" PAINTED STEEL RISE AT 4" O.C. MAX BETWEEN
UPPER SUPPORT RAIL AT NEW CHANNEL AND
LOWER SUPPORT RAIL AT NEW FLOOR STRUCTURE.
UPPER HAND RAIL IS 2" DIA WOOD DOWEL ON STEEL
BRACKETS ALIGNED WITH STEEL CHANNEL VERTICAL
POSTS.

NEW THIRD LEVEL STAIRHALL FINISH FLOOR
+24'-2" (PORCH FLOOR +24'-0")

EXISTING STEEL POST COLLAR - REMOVE
DECORATIVE WOOD WRAP AND PAINT ALL SIDES -
EXTEND TO DIMENSION REQUIRED FOR NEW UPPER
PORCH RAILS TYPICAL FOR (B)

TYPICAL UPPER LEVEL WINDOW/DOOR UNITS:
CLAD OR WOOD OPERABLE CASSEMENT WINDOWS
AND DOORS WITHIN PAINTED WOOD FRAME

PAINTED CEMENTITIOUS WALLBOARD WITH
VERTICAL DIVIDER MUNTINS AT PANEL SEAMS AND
WINDOW JAMBS

NEW PAINTED STEEL CHANNEL BETWEEN EXISTING
COLUMNS AT DECK AND RAIL LEVELS

EXISTING UPPER LEVEL FINISH FLOOR
+14'-3" (VERIFY) (PORCH FLOOR +14'-1")

DECORATIVE PAINTED STEEL BRACKETS AND
INTEGRATED EMBLEMS TYPICAL FOR (B) WITH
LARGER CENTERED EMBLEM TO MATCH

TYPICAL TRANSOM:
CLAD OR WOOD FIXED WINDOW UNITS WITHIN
PAINTED WOOD FRAMING INCLUDING HORIZONTAL
STRUCTURAL SUPPORT AT SILL

INDICATES EXISTING BRICK PIERS TO REMAIN
EXPOSED TYPICAL FOR (B)

OPERABLE SLIDING WINDOW PANELS (2 BAYS):
OVERLAPPING WOOD FRAMED WINDOW PANELS
WITH SLIDING TRACK HARDWARE AT HEAD AND SILL

PAINTED CEMENTITIOUS WALLBOARD TYPICAL -
PROVIDE MINIMUM 3" FLASHING TURNED OUT AT
BASE OF WALL/SIDEWALK

APPROXIMATE SIDEWALK LEVEL
(SLOPES AWAY FROM BUILDING WALL)

EXISTING MAIN LEVEL FINISH FLOOR
0'-0"

RECESSED ENTRY DOORS:
FULL-LITE WOOD ENTRY DOORS IN PAINTED WOOD
FRAME WITH FULL-HEIGHT INTEGRAL SIDELIGHT

ENTRY DOORS/FRAMED WALL (2 BAYS):
FULL-LITE WOOD ENTRY DOORS IN PAINTED WOOD
FRAMES

WINDOW TAG - REFER TO WINDOW AND DOOR
SCHEDULES AND DETAILS - SHEETS A7.1 AND A7.2

Improvements and Alterations at
THE CAPE CHARLES HOTEL
235 MASON AVENUE, CAPE CHARLES, VIRGINIA

REVIEW SET
NOT FOR CONSTRUCTION

01/ SOUTH/MASON STREET ELEVATION



BUILDING
ELEVATION



A4.1
11/23/24