

Historic District Review Board

Regular Session Agenda

August 21, 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. 615 Jefferson Avenue – Roof line modification
5. Old Business
 - A. None
6. Announcements
7. Adjourn



DRAFT
HISTORIC DISTRICT REVIEW BOARD
Regular Meeting
Town Hall
July 17, 2012
4:30 p.m.

At 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, Jan Neville and Bob Sellers. Russ Dunton stated that there was one vacancy on the Board. Also in attendance were Town Manager Heather Arcos, Assistant Town Manager Bob Panek, Code Official Jeb Brady, Town Clerk Libby Hume and Assistant Town Clerk Amanda Hurley as well as Councilwoman Natali and one (1) member of the public.

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

Russ Dunton explained that Town Planner Tom Bonadeo was not able to attend this meeting but Town Manager Heather Arcos, Assistant Town Manager Bob Panek and Code Official Jeb Brady would be providing information regarding the various agenda items.

CONSENT AGENDA:

Russ Dunton informed the Board of two new items to be reviewed as follows: i) A side entrance addition for 102 Tazewell Avenue; and ii) A side porch alteration for 607 Randolph Avenue.

Motion made by Dianne Davis, seconded by Bob Sellers, to approve the agenda as amended. The motion was unanimously approved.

The Board reviewed the minutes of the May 15, 2012 Regular Meeting.

Russ Dunton questioned language in the minutes regarding the proposed repairs to the property and stated that he thought the discussion regarded the proposed states of construction vs. repairs. Russ Dunton polled the Board and they were in agreement. The minutes would be amended to read "Dianne Davis asked for further clarification on the proposed stages of construction and questioned the 2012 timeframe."

Dianne Davis noted that a comma needed to be added after "Tom Bonadeo" in the first sentence under New Business.

Motion made by Jan Neville, seconded by Dianne Davis, to approve the minutes of the May 15, 2012 Regular Meeting as amended. The motion was unanimously approved.

NEW BUSINESS:

A. Historic Rehabilitation of the Old Cape Charles High School Building:

Town Manager Heather Arcos informed the Board that the Town Council adopted a resolution to refer the proposed amendment of the zoning map for consideration of rezoning of the former school property from Open Space to R-1 to the Planning Commission. The resolution also required the Planning Commission to consider whether, in the event the rezoning was approved by the Town Council, a conditional use permit should be granted for the adaptive reuse of the former school building to convert it to 17 residential apartment units. The historic restoration would be in accordance with the Secretary of the Interior's Guidelines for Historic Tax Credits and would be supervised by the Virginia Department of Historic Resources.

A Planning Commission public hearing was scheduled for July 26th at 6:00p.m.

Section 8.5.B. of the Zoning Ordinance stated that conditional use permits were "subject in all cases to report by the Historic District Review Board in accordance with the purposes and standards of the Historic District." The Board had the duty to assist the Town Council, Planning Commission and other Town departments, agencies and property owners in matters involving historically significant sites at buildings or other properties in the historic district such as appropriate land usage, parking facilities and signs.

The Board was here tonight to discuss the conditional use permit application for rehabilitation of the school building into 17 apartments. More detailed plans would be brought back to the Board at a later date. The rezoning must be done before the project could move forward.

Russ Dunton asked what the Board was supposed to do. Assistant Town Manager Bob Panek stated that the Board was limited to providing a report to the Planning Commission and Town Council on the appropriateness of the applied use relative to the Historic District.

Dianne Davis stated that this review was for apartments but asked whether this process was still necessary if the building were to be used as a community center. Heather Arcos responded that this process was necessary for either use.

Dianne Davis referred to language in Resolution 20120628 and asked if the resolution was stating that this was a necessity. Bob Panek stated that the language referred to the rezoning being necessary for anything to be done to the old school property.

Russ Dunton summarized that this was a required step to be taken, not an actual application for historic review at this time. There were no plans to be reviewed as yet. This was only a conditional use permit application to which the Board was only to make a report. The Board had no approval authority for the conditional use permit application.

Heather Arcos stated that typically, the Board did not provide comments to the Planning Commission or Town Council on projects. Bob Panek added that in this case, the Board needed to provide a report on the applied use relative to the Historic District.

Russ Dunton stated that restoring the building was a no-brainer, but gifting it to a private party so the public no longer has access to it was the issue. Previously, the Town government sold the old Cape Charles elementary school (the old Rosenwald School) and regretted it afterwards. There was also a reverse proffer where the Town was giving concessions to the developer to take the school property. Russ Dunton continued to state that this would change the park and the issues needed to be considered. The Town spent a lot of money on the park. The basketball court and parking area would go away.

Dianne Davis expressed her concern with the Kids Park staying in place with all the traffic. Heather Arcos stated that the Kids Park would be closed off from the school area and two new entrances would be added. Bob Panek added that the developer would fence off the parking lot as well.

Dianne Davis asked what would happen to the basketball court and where it would be relocated to. Heather Arcos stated that it could be relocated but a location had not been discussed.

Dianne Davis stated that she understood what they were doing for rezoning but expressed her concern that the Board did not have anything to look at regarding the plans for the building. Heather Arcos stated that if the rezoning and conditional use permit were approved, the developer would submit more detailed plans which would be presented to the Board for review.

Russ Dunton stated that the decision today was whether the Board felt it was appropriate to convert the school building into apartments in the Historic District. The Board was only involved in the exterior of the building and the plans to be submitted later would provide the details. Russ Dunton added that the bottom line was that if the conditional use permit was not approved, there would be no project.

Bob Panek explained that this was the first time that the Town had received a request for adaptive reuse. Russ Dunton stated that the Town had received requests for adaptive reuse on commercial buildings typically for residential over commercial which were not reviewed by the Historic District Review Board.

Dianne Davis stated that she wanted to see the school building restored but had an issue regarding apartments. Bob Sellers and Jan Neville stated their agreement.

Jan Neville stated that it would change the nature of the park, but it could be okay. The Board could not tell without plans. Bob Sellers agreed.

Jan Neville added that he did not feel that apartments were an appropriate use.

Russ Dunton stated that the Historic District Review Board was an advisory group and the Town Council did not have to take their advice. Russ Dunton asked that if there were no more comments, could he have a motion.

Motion made by Dianne Davis, seconded by Bob Sellers, to report that the Historic District Review Board did not feel that conversion of the old school building to apartments was an appropriate use. The motion was approved by unanimous vote.

B. 102 Tazewell Avenue – Side Entrance Addition:

Code Official Jeb Brady stated that this property had just sold and the new owners submitted an application to remove a window from the east side of the house to create a door opening. A stairway with a landing would be added along the side of the house.

Russ Dunton stated that this was a big house which was a duplex and added that he did not see where this modification would change the look of the house and was a perfect location for a doorway.

Jan Neville remarked that from the street, only the deck portion of the landing would be visible.

Dianne Davis stated that the addition of a side entrance would be convenient.

Russ Dunton asked the Board if they had any further questions or comments.

Motion made by Bob Sellers, seconded by Jan Neville, to approve the application to add a side entrance to the house at 102 Tazewell Avenue as presented. The motion was unanimously approved.

C. 607 Randolph Avenue – Side Porch Alteration:

Jeb Brady explained that the contractor was performing some repairs to this property and discovered that this section of the house was in such bad condition that it could not be repaired and had to be torn down. The contractor came in to see Tom Bonadeo who told him to hold off on any further work until the project was reviewed by the Historic District Review Board. The Board reviewed several photographs showing the area of the house and plans submitted by the contractor. Jeb Brady went on to explain that this part of the house was originally two stories, but the applicant was proposing a one-story porch in this area. It appeared that there was a

bathroom upstairs which could not be repaired due to the amount of damage. This area was on the west side of the house facing the parking lot for the St. Charles Catholic Church. Jeb Brady stated that the covered porch area would match the existing roof line and the contractor had enough siding to match the house.

Bob Sellers stated that this section of the house looked like an addition.

Russ Dunton summarized that this corner of the house was two stories but had to be removed due to the amount of damage and the applicant was proposing a one-story porch to be built in the same footprint. It appeared that the porch would be open on two sides. Jeb Brady corrected that the porch would only be open on one side since the house juts back out on the other side.

Russ Dunton asked the Board if they could visualize what had been proposed. Unfortunately, the Board did not have information on this application prior to the meeting so could not drive by the property to look at the house and proposed project, but it would help the applicant if a decision could be made today.

Dianne Davis stated that in looking at the photographs, she could see that there were some needs regarding this project.

Russ Dunton stated that if the owner only wanted a porch, he did not see a need for the Board to require anything more. He did not want to create a hardship for the owners.

Jan Neville asked how long this project would take and whether the Board could look at this application next month to allow them the opportunity to go look at the property before making a decision. Jeb Brady stated that the contractor had already started the project and should not take very long to complete, unless the Board wanted him to stop work until after the next month's meeting.

Russ Dunton asked the Board for their thoughts and whether they had any other questions or comments.

Motion made by Jan Neville, seconded by Bob Sellers, to approve the application for the side porch with Tom Bonadeo's oversight of the construction. The motion was approved by majority vote with Dianne Davis abstaining stating that she was not familiar with the property.

OLD BUSINESS:

There was no old business to review.

ANNOUNCEMENTS:

There were no announcements.

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

Chairman Russ Dunton

Town Clerk

Historic District Review Board Staff Report

From: Tom Bonadeo

Date: August 21, 2012

Item: 4A – 615 Jefferson Avenue – Roofline modification

Attachments: Application, project description, floor plans, elevations, pictures

Application Specifics

An application has been received for 615 Jefferson Avenue to modify the roofline of the existing bungalow. The modification is in the form of a raised dormer. The attached photos show the existing house and those on each side.

A portion of the center section of the ridge would be raised and dormers added to each side as shown in the drawings. This would create additional floor space in the existing attic. The current floor plan is less than the minimum house size for a single lot. The smallest house allowed is 950 square feet and the existing house is approximately 932 square feet.

Discussion

Staff met with the contractor to review the project and the drawings. There are a few corrections but they do not change the conditions of the request. The project does not change the footprint of the building and none of the first floor will be modified.

The house is a contributing structure to the Historic District and is a “craftsman” style house. The style was built with an assortment of rooflines including one story, one story with dormer and two stories. The roofline modification will include the following:

1. The raised portion of the roof will be about 22 feet as shown in the drawing. There will be about 8 feet of original roof in front and behind the new roof.
2. The entire house will be reroofed with a cream colored metal roof.
3. The siding on the dormer will be Hardy Scalloped Shingles. The drawing shows plank siding. This siding will be on all sides of the dormer including the gable ends. This will allow the addition to appear different from the original house as suggested by the Secretary of the Interior’s guidelines.
4. The window on the rear of the existing roof will replace the octagon vent to meet the building code for egress from a bedroom area.
5. There will be no changes to the footprint of the building or to the exterior of the first floor.
6. The Ordinance requires review for any alteration of a building that...alters substantially its size, height, contour, or outline.

The addition of another roofline on a craftsman style house is in keeping with the style as shown in the attached copy of a page from “A Field Guide to American Houses”. The craftsman style has front, cross and side gabled rooflines as well as a mixture of gable styles.

Houses in the neighborhood exhibit multiple rooflines and dormers. Houses in the neighborhood are also a mixture of heights.

Recommendation

Review the documentation and photos. The addition appears to be substantially in accordance with the Ordinance. Staff recommends that a siding difference between the first floor and the addition be required as the drawing does not correctly show the style of siding proposed.

MUNICIPAL CORPORATION OF CAPE CHARLES, VIRGINIA

Application for Historic District Review

Date 8/16/2012
 *(Attach plans)

Permit No. pd JR
 Fee: \$50.00

Applicant William E Manning Signature William E Manning
 Address 5121 Seaview Rd Cape Charles, VA 23310 Telephone 757 286 5125

Owner John & Susan Bauer
 Address 615 Jefferson Ave City Cape Charles State VA ZIP Code 23310

Contractor William E Manning
 Address 5121 Seaview Rd City Cape Charles State VA ZIP Code 23310
 Town License No. _____ State License No. 2705146732

Location of Improvement Above main floor
 Lot No. _____ Block No. _____ Lot Size _____ Lot Area _____
 Type of Improvement taking roof off and adding Bedroom & Bath
 Proposed Use Bedroom & Bath
 Estimated Construction Costs 50,000.00

Dimension of Structure or Improvement Width 24 Length 36 Height 7'-4"
 Total Square Footage 864

Structure or Improvement will be set back
NA from front property line
NA from side property line
NA from side property line on corner lot
NA from rear property line
 _____ from alley

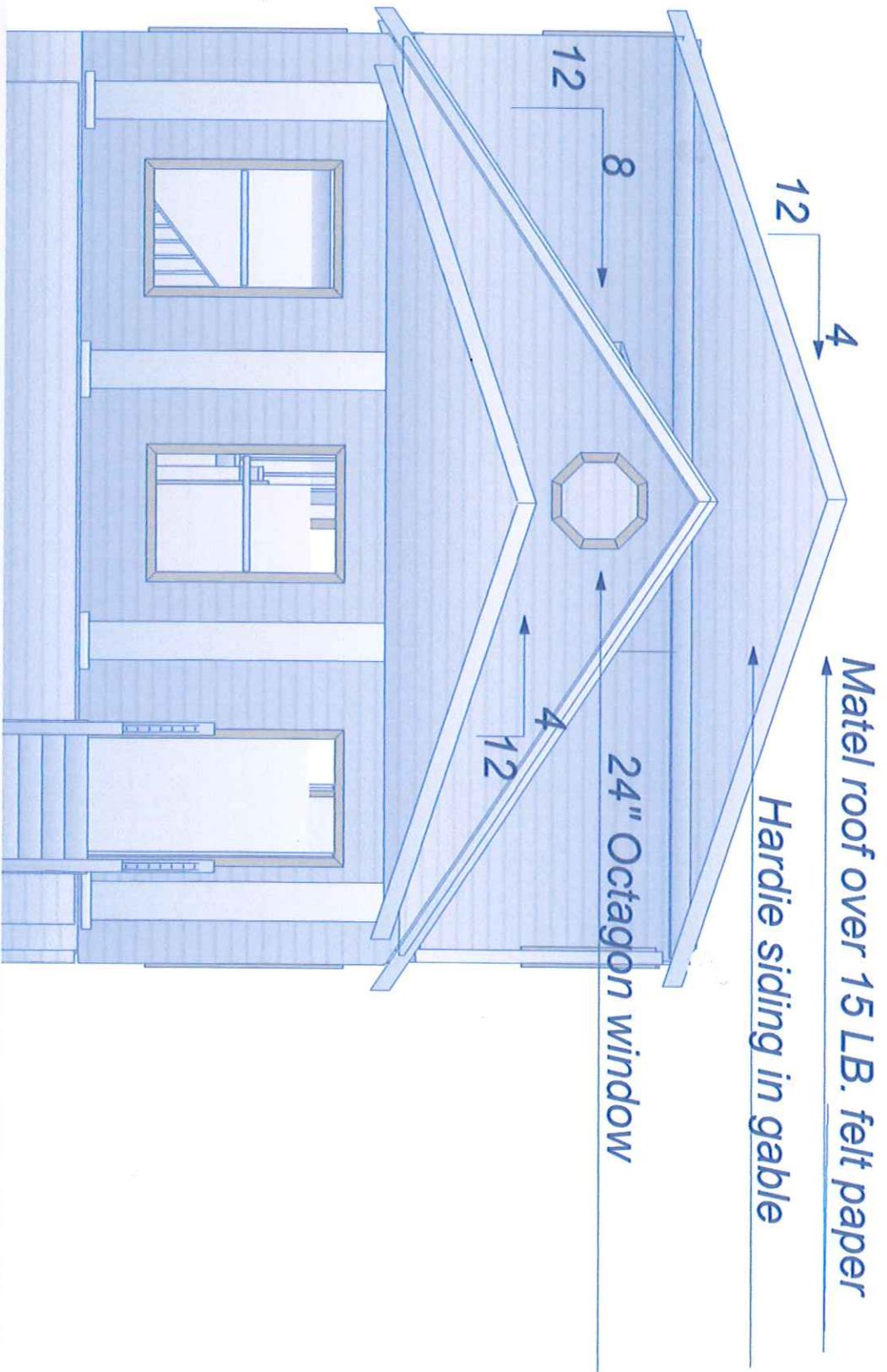
Town Water Permit _____ Town Sewer Permit _____

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 William E Manning

TOWN OF CAPE CHARLES Administration Department CAPE CHARLES, VA 23310-3241 (757) 331-3259	CASH RECEIPT		Date <u>August 15, 2012</u>	<u>006183</u>															
	Received From <u>William E Manning Construction LLC</u>																		
	Address <u>615 Jefferson Ave</u>																		
	For <u>Historic Review</u>		Dollars \$ <u>50.00</u>																
			<u>CK # 1525</u>																
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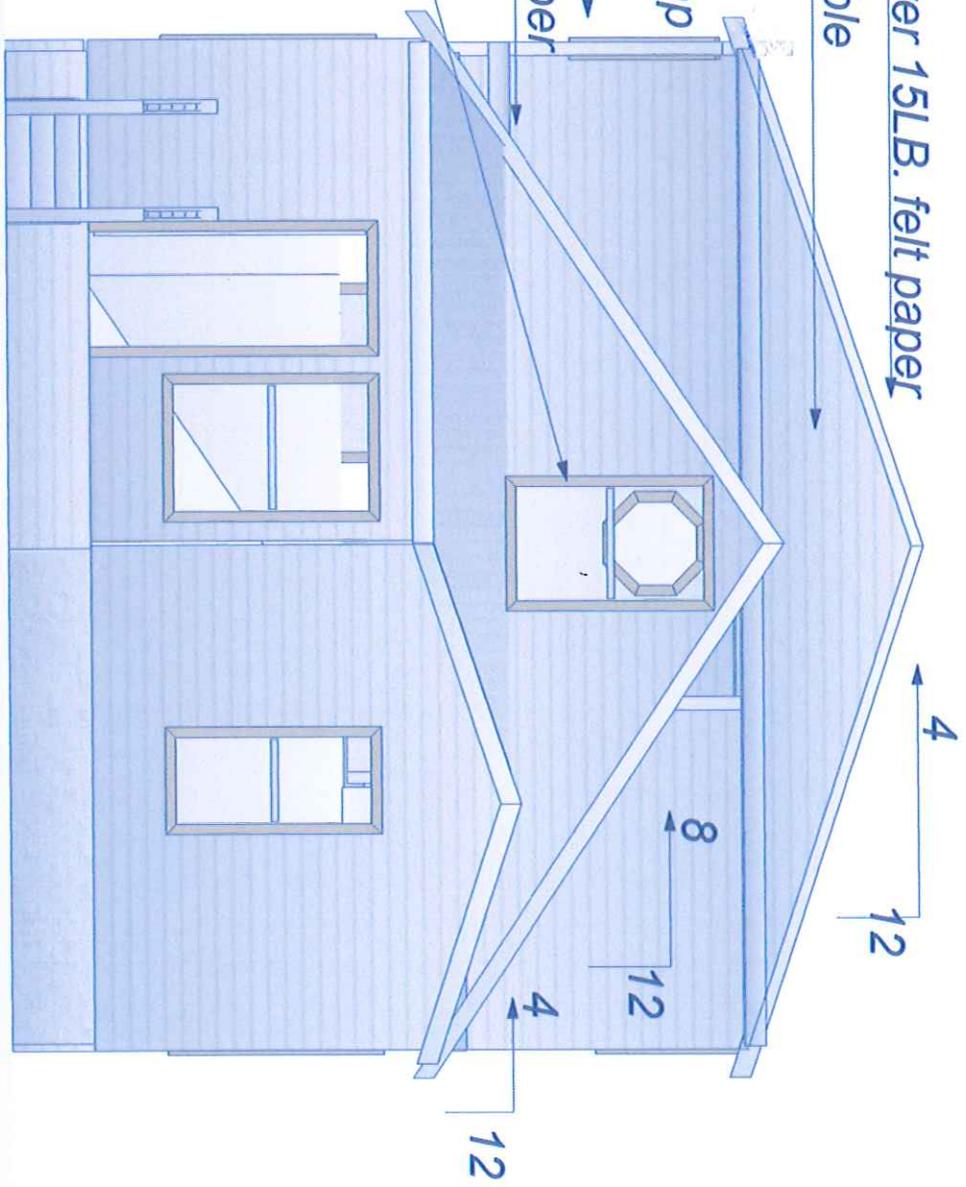
Front elevation of
 615 Jefferson Ave.
 Owners, John & Susan Bauers
 Cont. W E Manning construction

Matel roof over 15LB. felt paper
Hardie siding in gable

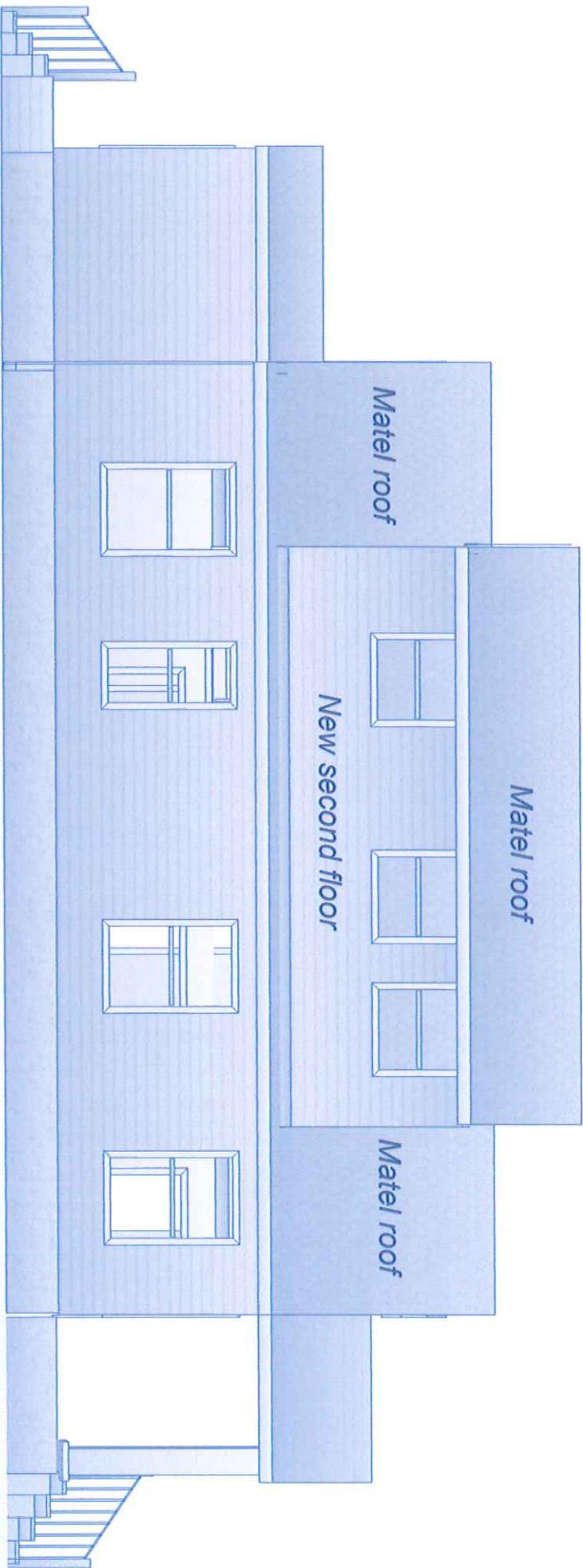
Hardie siding over house wrap
and 7/16" OSB sheathing

Matel roof over 15 LB felt paper

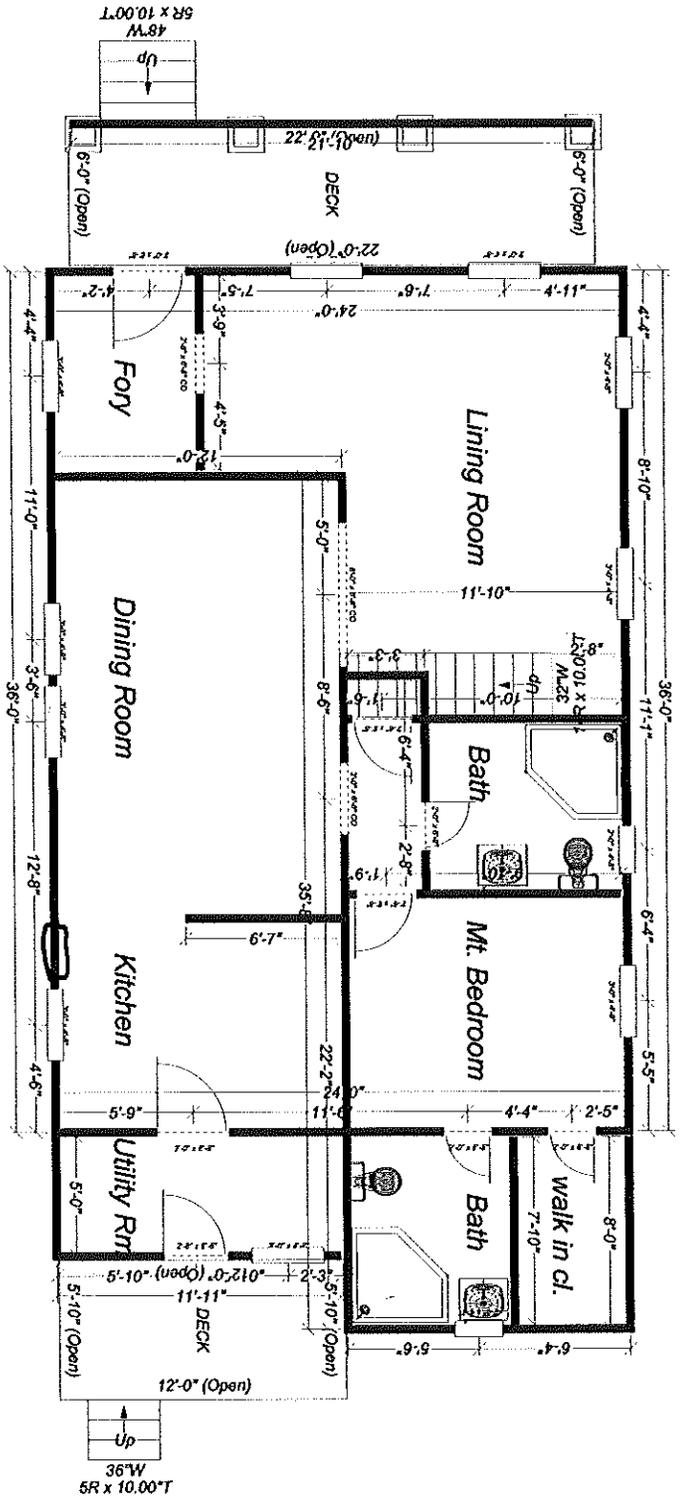
32"x54" window meets egress



Back elevation Of
615 Jefferson Ave

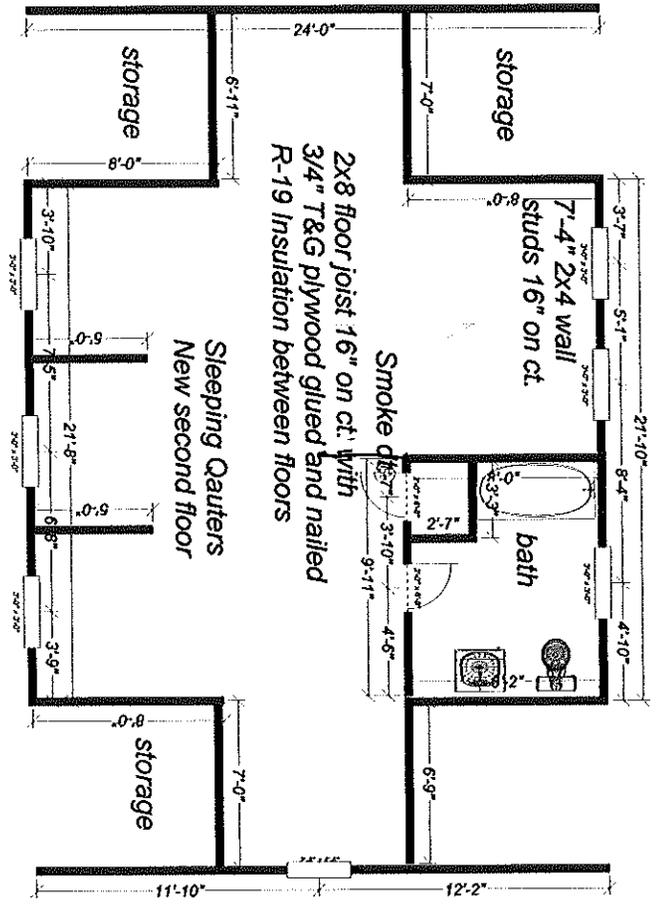


*Left side elevation
615 Jefferson Ave.*

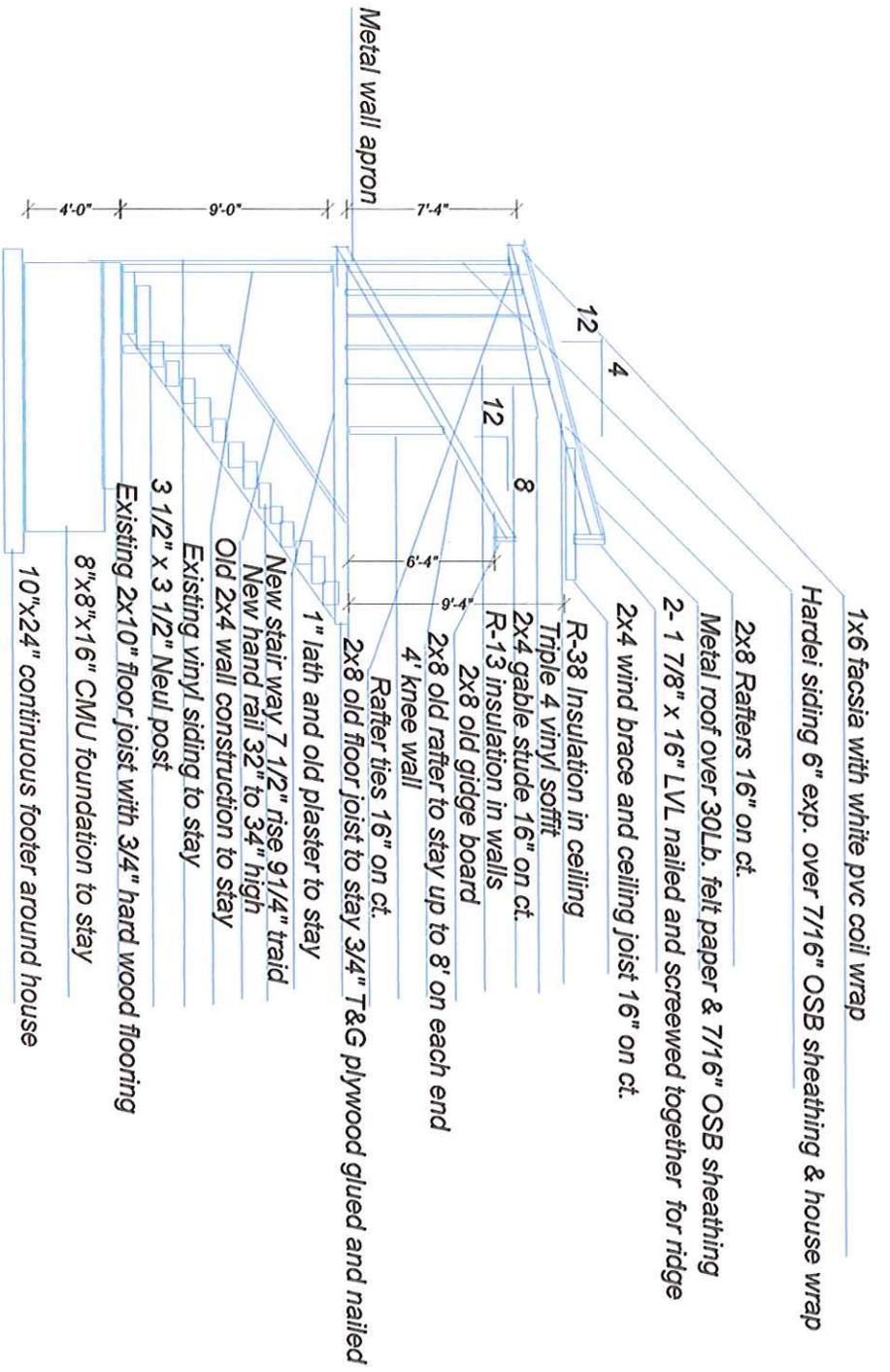


First Floor Plan
 615 Jefferson Ave.
 Owner John & Sumsan Bauer
 Contractor W. E. Manning Const.LLC

9/26
 4/28



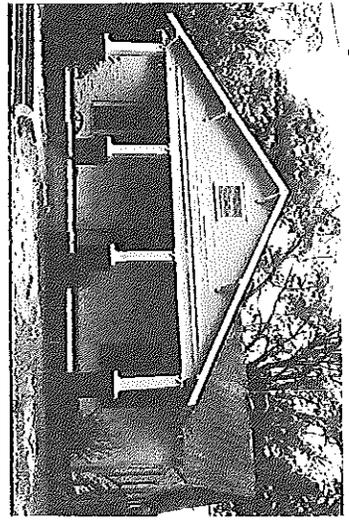
Second floor plan
Scale 1/8"=1'-0"



Framing detail for 615 Jefferson Ave.
 Owner John & Susan Bauer
 Contractor W.E. Manning construction LLC

CROSS-GABLED ROOF

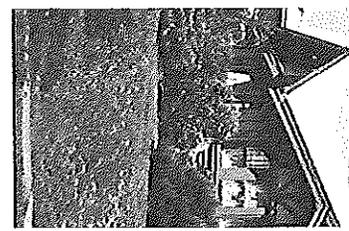
- 1. Abbeville, South Carolina: 1920s. Modest examples with Craftsman detailing, such as this, were common in outlying areas into the early 1930s.
- 2. San Jose, California: 1910s. The two picture windows in this house are obvious later alterations.
- 3. Kansas City, Missouri; 1910s. Note the triple front-facing gables.
- 4. Ardmore, Oklahoma: 1910s. Note the similarity between this and Figure 7. Examples with the single room on the second story were called airplane bungalows, presumably because they afforded a panoramic view.
- 5. Louisville, Kentucky; 1910s. Brick Craftsman houses were less common than wood; most occur in the larger cities of the Northeast and the Midwest. Fire codes in some cities, Denver and Chicago for example, prohibited wooden exteriors.
- 6. Wichita, Kansas; 1910s. Note the tapered porch supports that rise from ground level and are made of rough-faced stone.
- 7. Santa Barbara, California: ca. 1910.
- 8. Pasadena, California; 1908. Gamble House; Greene and Greene, architects. A garden view of one of the great handiworks of the style. Note the numerous low-pitched gables, open porches, and exposed wooden structural elements. (In this case they *are* structural, not just added decoration as in most Craftsman houses.)



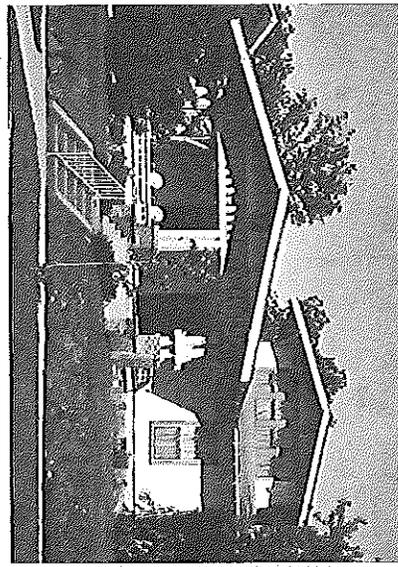
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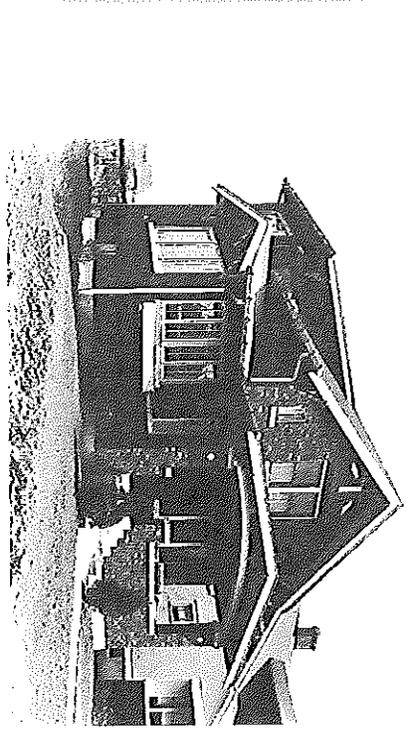
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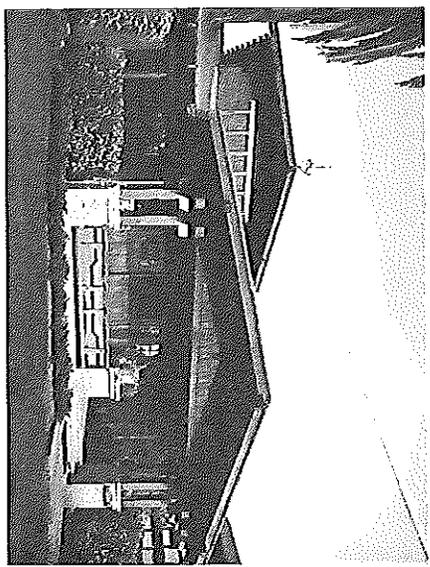
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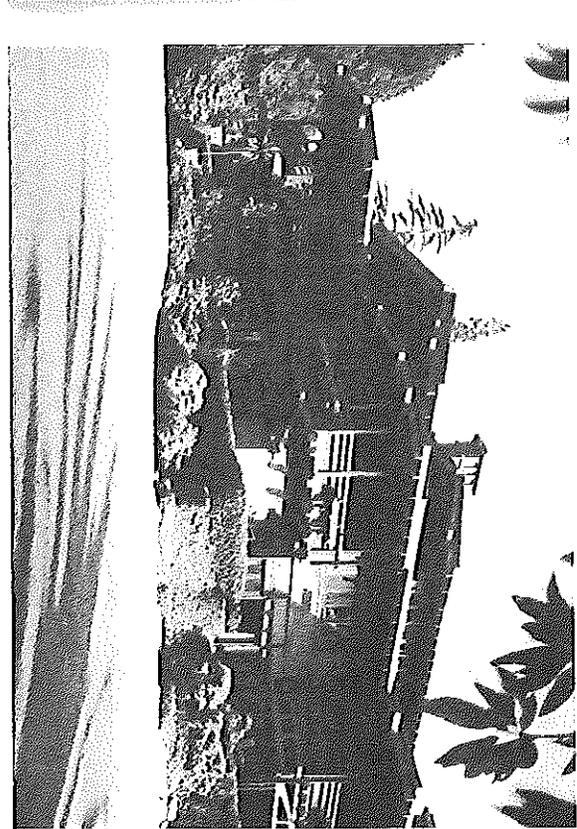
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