

Historic District Review Board

Regular Session Agenda

May 15, 2012

4:30 P.M.

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. **602/604 Tazewell**
5. **Old Business**
6. **Announcements**
7. **Adjourn**

DRAFT
Historic District Review Board
Regular Meeting
April 17, 2012
4:30 p.m.

At approximately 4:32 p.m. in the Town Council Chamber, Chairman Russ Dunton, having established a quorum, called to order the Historic District Review Board (HDRB) Meeting. In attendance were board members Jan Neville, Bob Sellers and Dianne Davis. Chairman Dunton stated there was still one vacancy on the board. Also present were Town Planner Tom Bonadeo and Asst. Town Clerk Linda Carola. There were no members of the public in attendance.

Dianne Davis led the Invocation and all recited the Pledge of Allegiance.

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

Motion made by Dianne Davis, seconded by Jan Neville, and unanimously approved to accept the minutes for the March 20, 2012 Regular Meeting as presented.

NEW BUSINESS

128 Peach Street-Rear Screen Porch Addition

Tom Bonadeo Town Planner presented the application to the board members for a screen porch addition to the rear of 128 Peach Street explaining the application needed board approval because of the roofline. Chairman Dunton commented that Code Official Jeb Brady had discussed the application with him and also informed the board members this property had been brought before them previously. Tom Bonadeo reviewed the picture of the property with the board members and informed them the air condition unit would not be inside the porch. Tom Bonadeo stated the footprint was the existing porch and the setback to the rear would require survey measurements and construction permits would not be granted unless the porch met the setback requirement.

The existing roof was a standing seam metal roof that would be carried to the enclosure in keeping with the guidelines. The roof would be a short shed roof and the screening would not be visible from the street. The screen porch would not have windows, plastic or glass.

Chairman Dunton asked the board members if they had any questions or concerns.

Motion made by Dianne Davis, seconded by Bob Sellers, that an open screen porch is approved as presented and unanimously approved in accordance with the Ordinance and Guidelines.

Tom Bonadeo stated he had no announcements other than suggesting the board members visit the Harbor to see the progress on the bathhouse and restaurant. Tom Bonadeo stated the projected completion date for the restaurant was Memorial Day and indicated a parking plan would be ready soon and cracked shell was being considered for the coverage. Tom Bonadeo also stated the downtown hotel was moving along and also projected an opening date of Memorial Day.

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

Russ Dunton, Chairman

Linda Carola, Asst. Town Clerk

Historic District Review Board Staff Report

From: Tom Bonadeo
Date: May 15, 2012
Item: 4A – 602/604 Tazewell Avenue - Remodel
Attachments: Plans and pictures

Application Specifics

An application has been received for the restoration of the duplex at the corner of Tazewell and Nectarine, 602/604. The applicant is out of the country and not entirely familiar with our ordinance. Staff has reviewed the document and recognized several shortcomings in relationship to the ordinance.

The applicant wishes to do the house in phases and most modifications are in compliance but possibly out of sequence.

Discussion

The house was designed as a duplex and shows up on the Sanborn map of 1898. Some of the proposed changes will remove the appearance of a duplex and create a “single family” appearance like the rest of the block. The front door replacement and the upper front window replacement are two of these modifications.

The full width porch has been a feature of the house since at least 1931 and should be preserved. The phased project has the building with no porch for some extended period of time.

The modification of the rear of the house is not shown well in the plans and staff will work on a drawing to show the proper perspective.

The importance of the retention of the “duplex” should be evaluated as our ordinance does not require keeping the appearance but it does allow keeping a duplex in the R-1 zone.

Recommendation

Review the plans and pictures and discuss the application. Staff recommends a review of the phases number by number and an approval of those sections related to the first phase of the project and the continuous front porch.

PLANNING APPLICATION PROPOSAL FOR

**602/604 TAZEWELL AVENUE
CAPE CHARLES, VIRGINIA 23310**



OWNERS OF ABOVE PROPERTY

**RENATO AND JODY LUCATELLO
9 PURCELL MANSIONS
QUEENS CLUB GARDENS
LONDON W14 9TP
UNITED KINGDOM**

EMAIL: nart1966@yahoo.co.uk

TELEPHONE: 011 44 207 381 0627

INTRODUCTION

As you know, Jody and I purchased the 602/604 Tazewell Avenue property in late 2010, and are anxious to commence work on the property.

We would like to convert this current duplex house into a single family home as we feel this would marry up with the single family homes on Tazewell Avenue. We are fully aware that any exterior and structural changes will need full planning consent, and hope that all details are covered in this application. We have also been very careful in keeping any exterior changes to a minimum.

We are proposing to convert this property into a 4 bedroom/ 2 and a half bathroom home. In order to do this, changes to the rear south facing roof line and add on are necessary to accommodate an attic conversion into a master bedroom and bathroom.

We have added more information and details in this report which are not required for the proposal, but this is for our benefit and helps us with the overall concept and vision for this home.

The proposal will be broken into sections, and in some cases, please refer to the drawings attached.

- 1 FRONT OF HOUSE, NORTH FACING**
- 2 SIDE OF HOUSE, WEST FACING**
- 3 SIDE OF HOUSE, EAST FACING**
- 4 REAR OF HOUSE, SOUTH FACING**
- 5 REAR OF HOUSE, ADDITIONAL CHANGES**
- 6 WINDOWS AND DOORS**
- 7 EXTERIOR SIDING AND TRIM**
- 8 ROOF, INCLUDING SOUTH FACING ROOF CHANGES**
- 9 INTERIOR STRUCTURAL CHANGES TO SUPPORT CHANGES AND NEW INTERNAL LAYOUT**
- 10 UTILITIES**
- 11 FRONT PORCH AND REAR DECK**
- 12 FOUNDATIONS AND STRUCTURAL REPAIR**
- 13 SCHEDULE**
- 14 SUMMARY**

1 FRONT OF HOUSE, NORTH FACING (Refer to drawing) # 1

We wish to replace the two entry doors with one single, hardwood door and frame. The frame and outer lower panels will be painted white and the door will be painted regal red.

The frame will consist of:

- Two outer, upper etched glass panels
- Two lower, solid wood panels.

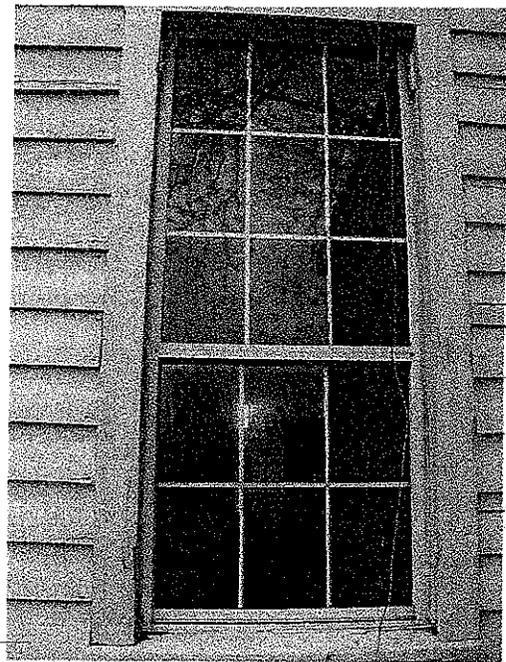
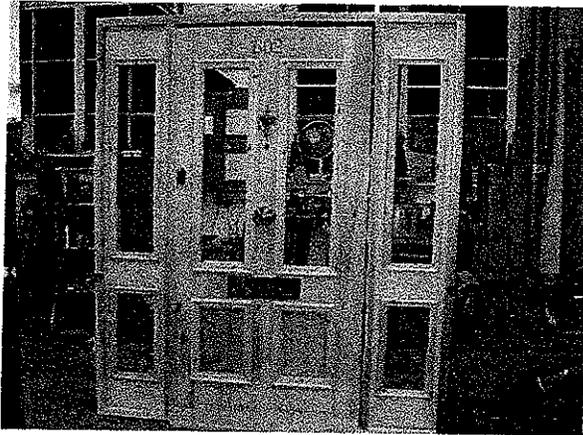
The door will consist of:

- Two upper, etched glass panels
- Two lower, solid wood panels.

The two, first floor level windows to be replaced. Existing frames to be stripped, repaired of any defects and repainted.

The two, second floor/outer windows to be replaced. Existing frames to be stripped, repaired of any defects and painted.

The second floor, central window will be replaced with a smaller frame and single window to mirror the existing outer windows and frames.



2 SIDE OF HOUSE, WEST FACING (Refer to drawing) #2

We wish to replace the two, first floor and two second floor windows. The existing frames to be stripped, repaired of any defects and repainted.

We propose to install an additional window in the upper gable area central to the structure. This window and frame will be added to mirror existing second floor frames and windows.

3 SIDE OF HOUSE, EAST FACING (Refer to drawing) #3

We wish to replace the two, first floor and two second floor windows. The existing frames to be stripped, repaired of any defects and repainted.

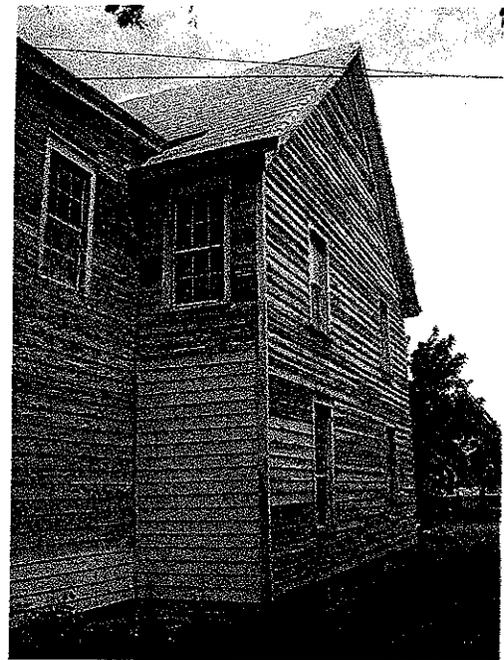
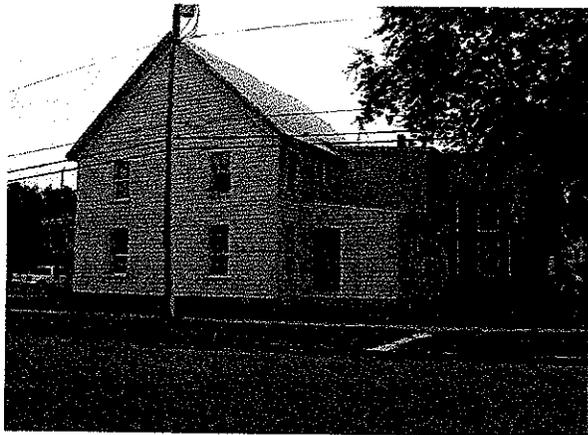
We propose to install an additional window in the upper gable area central to the structure. This window and frame will be added to mirror existing second floor frames and windows.

4 REAR OF HOUSE, SOUTH FACING (Refer to drawing) #4

We will concentrate solely on the structural improvement and repair on the south facing side of the house. We propose a complete replacement of the lower and upper windows on the left side (facing the structure).

On the right side, a replacement window will be installed on the upper level. All the existing frames to be stripped, repaired of any defects and repainted.

We propose introducing onto the property a lower window with positioning and style of frame and window to mirror left hand side.



5 REAR OF HOUSE, SOUTH FACING ADD ON CHANGES. (Refer to drawing) # 4

FIRST FLOOR

1st floor add on footprint to be continued up onto the second floor level, removing a stepped structure. The flat roof will be replaced by a gabled roof spanning the full width of the structure. The pitch of the roof will connect back and meet the existing main roof central to the roof, at the same roof line level. The addition means the add on will become A symmetrical to the building.

We propose two of the first floor windows to be replaced. The existing frames to be stripped, repaired of any defects and repainted.

We propose to install double, French style doors on the first floor, central to the structure, leading onto a proposed rear deck.

SECOND FLOOR

Replacement of the second floor right hand window, and the existing frame to be stripped, repaired of any defects and repainted.

Installation of a second floor, left hand window with positioning, style of frame and window to mirror the right hand side.

THIRD FLOOR

We propose to install a window on the third floor gable, central to the structure. The style, size and frame of the window will match the second floor windows.

6 WINDOWS AND DOORS

All windows, including additional windows and double French style rear entry door, to be white vinyl (Andersen or similar manufacturer).

Window pane formation and style to copy existing windows. eg. 6 over 6, 9 over 6 sash etc.

All new existing repaired frames to be painted white.

Front entry door details covered in section 1.

7 EXTERIOR SIDING AND TRIM

All existing siding to be replaced. Structure to be wrapped in sheathing boards and tyvec and new wood siding added. All trim, where necessary, will be replaced with wood trim.

All trim work to be painted white to match all window and door frames, and all wood siding to be finished in a pale blue colour.

8 ROOF INCLUDING SOUTH FACING ROOF CHANGES.

Existing metal roof to be replaced. The new roof material, including add on roof changes, to be asphalt shingle.

9 INTERIOR STRUCTURAL CHANGES TO SUPPORT ENTRY DOOR CHANGES AND NEW INTERIOR LAYOUT. (Refer to drawings) #9-13

STRENGTHENING

A number of changes are being made to the existing building to strengthen it. The professional body who will be undertaking the foundation and sill repairs has suggested introducing additional steel beams on concrete supports across the house as intermediate supports to the floor joists, therefore reducing their unsupported span from approximately 15 feet to 7 and a half feet. With the whole structure being sheathed over with boards, this will give all exterior walls extra strength.

Any weight bearing interior stud wall will be constructed of 6x2 with 3/4 ply and drywall on both sides. All new, exposed timber posts will be minimum 6x4 cross section. All hidden posts within stud walls will be minimum 4x4. All new exposed beams will be minimum 9x2 in size.

ENTRY

The interior of the house will have a simple, additional timber post and beam structure to support new room layouts and to accommodate front and rear entry doors. Where front door and window changes occur, additional deeper stud work will be introduced to distribute the weight. This section of wall will also have a skin of 3/4 ply with drywall on top.

Rear entry door will also have a similar construction. These deeper, structural walls will continue up into the second floor to spread the weight for the new, front reduced size window.

Structural changes concerning attic conversion, complete add on changes and new roof design will be determined with the builder.

10 UTILITIES #8

The double meter will be removed from the rear of house.

All changes to the electricity supply entry location explained in the ANC proposal document attached.

Water and Sewer will be retained.

Additional utilities to be determined at the time of restoration.

11 FRONT PORCH AND REAR DECK

FRONT PORCH

We propose the front, concrete porch to be removed completely. We believe the front sill central to the property has deteriorated due to not being weather proofed properly when the porch was constructed. Removing the porch will assist in proper sill replacement and jacking up of the house during foundation repairs.

We would like to reintroduce a front porch more in keeping with the style of the building, but feel this would be built later when the whole project is completed. The house will be without porch until such time.

REAR DECK

We would also like to introduce a rear timber deck, spanning the width of the addition. Depth of deck will be determined by tree and conforming distance regulations to the end of the back yard.

As mentioned with the front porch, this has no priority and we wish this to be built after the project has been completed. We are aware that both the porch and deck details will have to be approved separately at a later date.

SECTION 12 FOUNDATIONS AND STRUCTURAL REPAIR

Sean Ingram of Quality Structure has advised us on how to approach this project and we hope he will be the contractor in this initial phase of work.

There are several areas where the sills have rotten through. His aim would be to jack up the house, cut out any of the rotten sills and replace them. Sure up any of the foundations and indeed as we have mentioned before, introduce further intermediate poured concrete foundations to reduce the floor joist span. Any rotten areas of the T&G will be cut out and pieced, and a new, plywood sub floor will be laid on top. The structure would be levelled and all crawl space brickwork would be checked, made safe and repaired. Any concrete breeze blocks would be replaced with similar brickwork.

All rotten floor joists and any other structural rotten members will be cut out and replaced with new.

SECTION 13 SCHEDULE

We had always planned that this project would be executed over a number of years and due to the economic situation and limited funds available this will indeed be the case.

We are however determined to have a quality build done as we see this property as our long time home and security.

STAGE 1

We have the available funds to have the foundation work completed which we hope Sean Ingram will agree to do this year before the end of July 2012.

Electrical power to be supplied and connected to a distribution panel within the structure.

STAGE 2

We would then spend some time in the summer concentrating on three sides of the house: front, east and west sides (excluding add on) whereby all window frames will be stripped, repaired and painted. Siding will be removed. Repairs/replacement of any rotten members. Install new entry door and frame. Recover with board sheathing, tyvec and new wood siding and trim.

All trim work and siding to be painted.

Replacement windows to be fitted dependent on funds available. We hope that at least the 1st floor windows can be replaced. Remaining windows will be boarded from behind.

Minor repairs to south facing side, and add on to weatherproof.

Minor repairs to main and add on roof to weatherproof.

The property and project will then shut down until the following year when funds become available for stage 3.

STAGE 3

We hope again that Sean Ingram of quality structure will then complete the changes to the south facing add on extension, conversion of attic, remodelling of roof and replacing the roof.

STAGE 4

We would again spend some time replacing the remaining windows with new.

Our hope is that by the end of 2013 we will have a completed water tight and finished exterior.

STAGE 5

Remaining internal structural changes to be completed and internal work to commence.

STAGE 6

On completion of internal work, rear deck and front porch to be constructed.

SECTION 14 SUMMARY

Jody and I have really fallen in love with this small town and feel determined that this is where we get to fulfil a long term dream to renovate an old house.

We looked at many properties along the Eastern shores and this was the one that really captured our imagination in terms of being able to convert into our dream home.

On recent visits to Cape Charles we have been overwhelmed by the generosity, kindness and friendship from the people of the town. Although we have a limited initial budget to spend on the project, we feel we have the overall vision, commitment and heart to see this through.

We know that this property has been empty for a number of years and by all accounts it has had a very chequered past. The neighbours around this house have suffered hard times in the past with bad memories.

Our goal is to complete the exterior structure of the house as soon as funds allow as this has been an eye sore for the town for too long.

We have tried to keep the changes of the shape of the house down to a minimum. We like the simplicity of the structure and the only reason to change it with the add on and attic conversion is to accommodate our needs and budget. Regarding the add on, this will put one master bathroom above a family bathroom above the family kitchen keeping utility locations costs down.

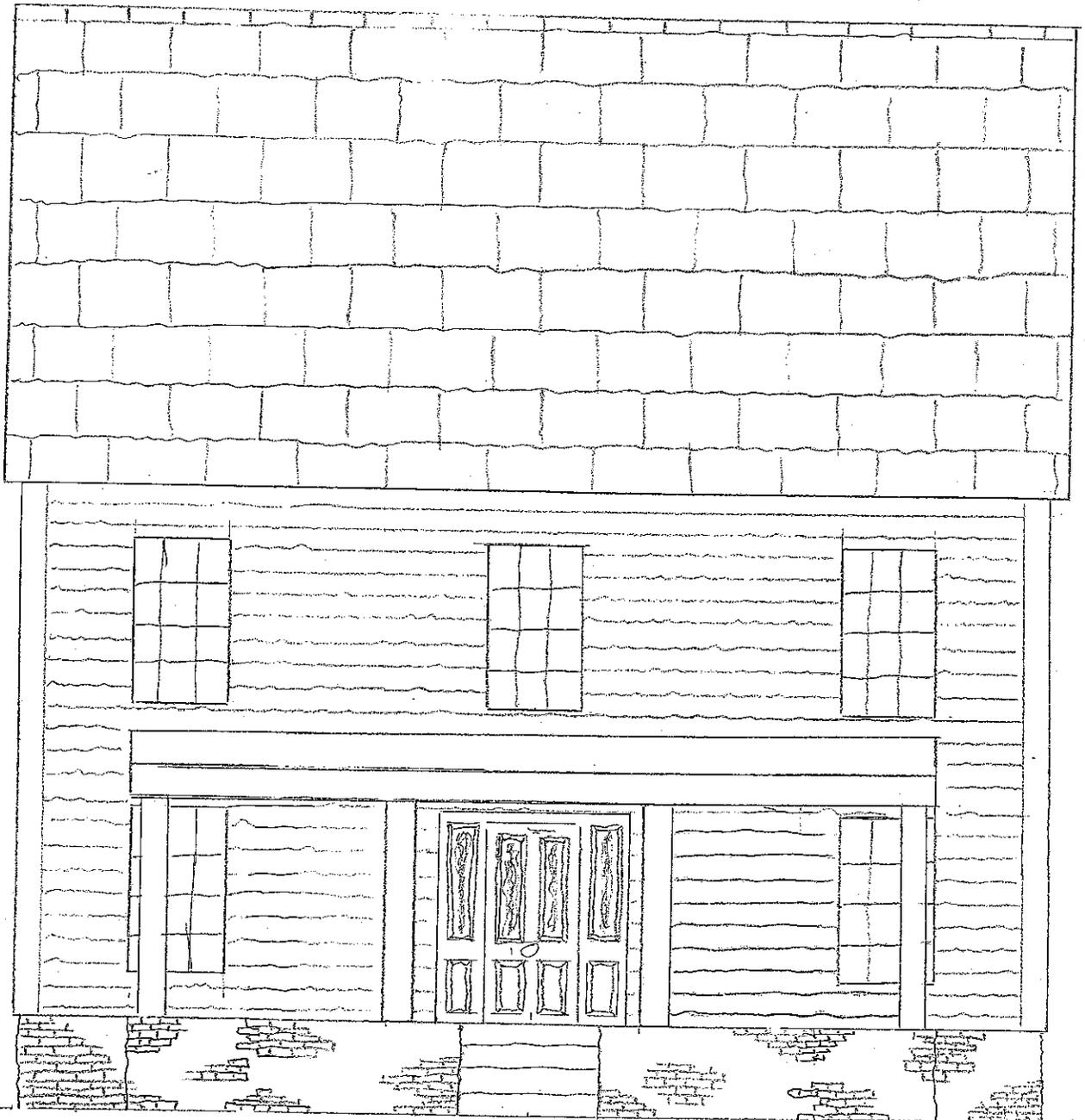
We have been very careful in not wanting any of the original foot print of the house changed.

With the changes proposed, this will make the house perfectly A symmetrical which is one of the most important things about the house. This we believe will give the distinct link that this was once a duplex and although the new changes will blend into the structure, the evidence remains that it was once so.

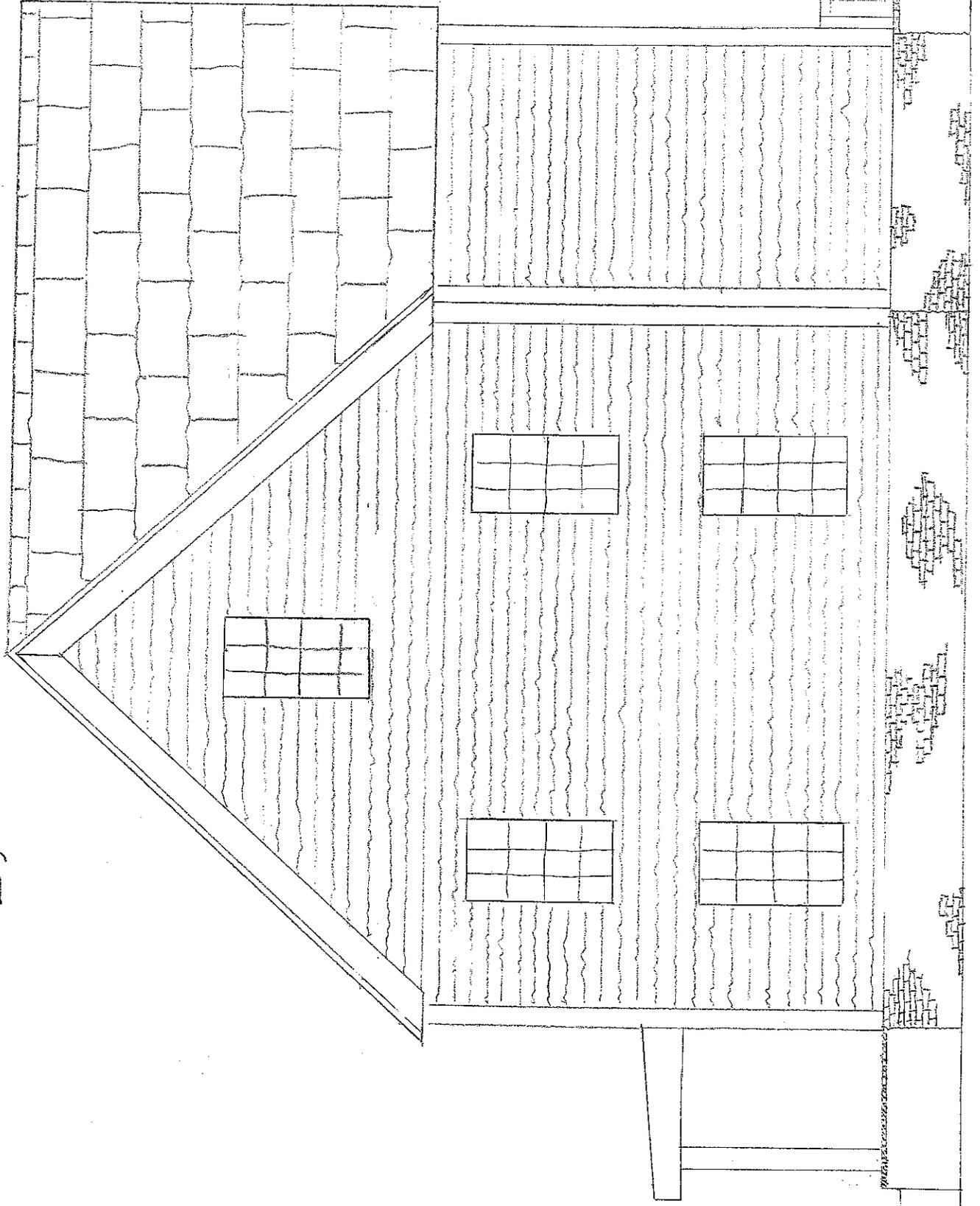
This house may on completion look like a new house built as a near replica of the old one but we feel this would be a reflection of ourselves bringing in a new young friendly family into a property which has in the past given so many people grief. We hope to draw a line in the history of this house as a new beginning for the town of Cape Charles.

Renato & Jody Lucatello

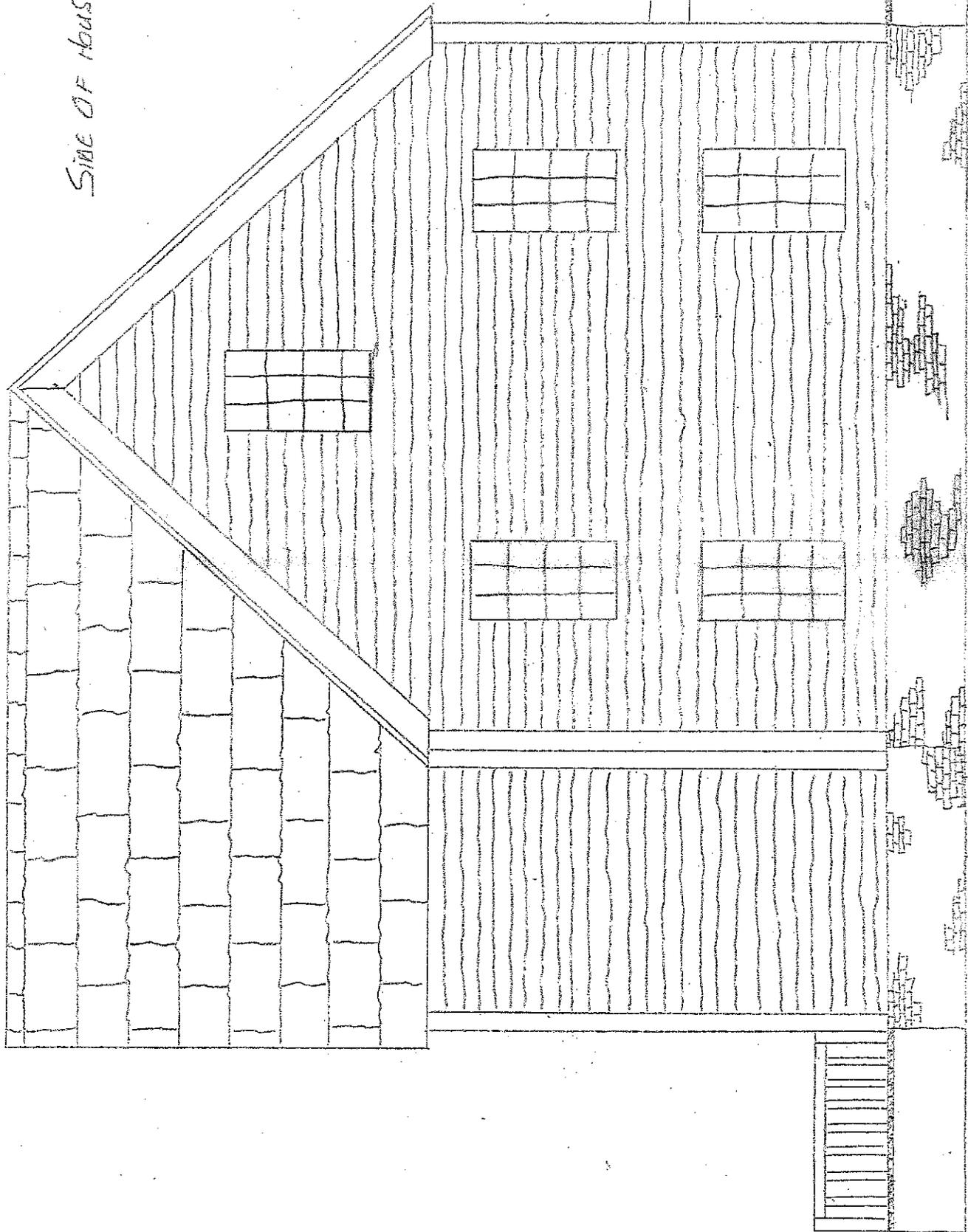
Front of House (North Facing)



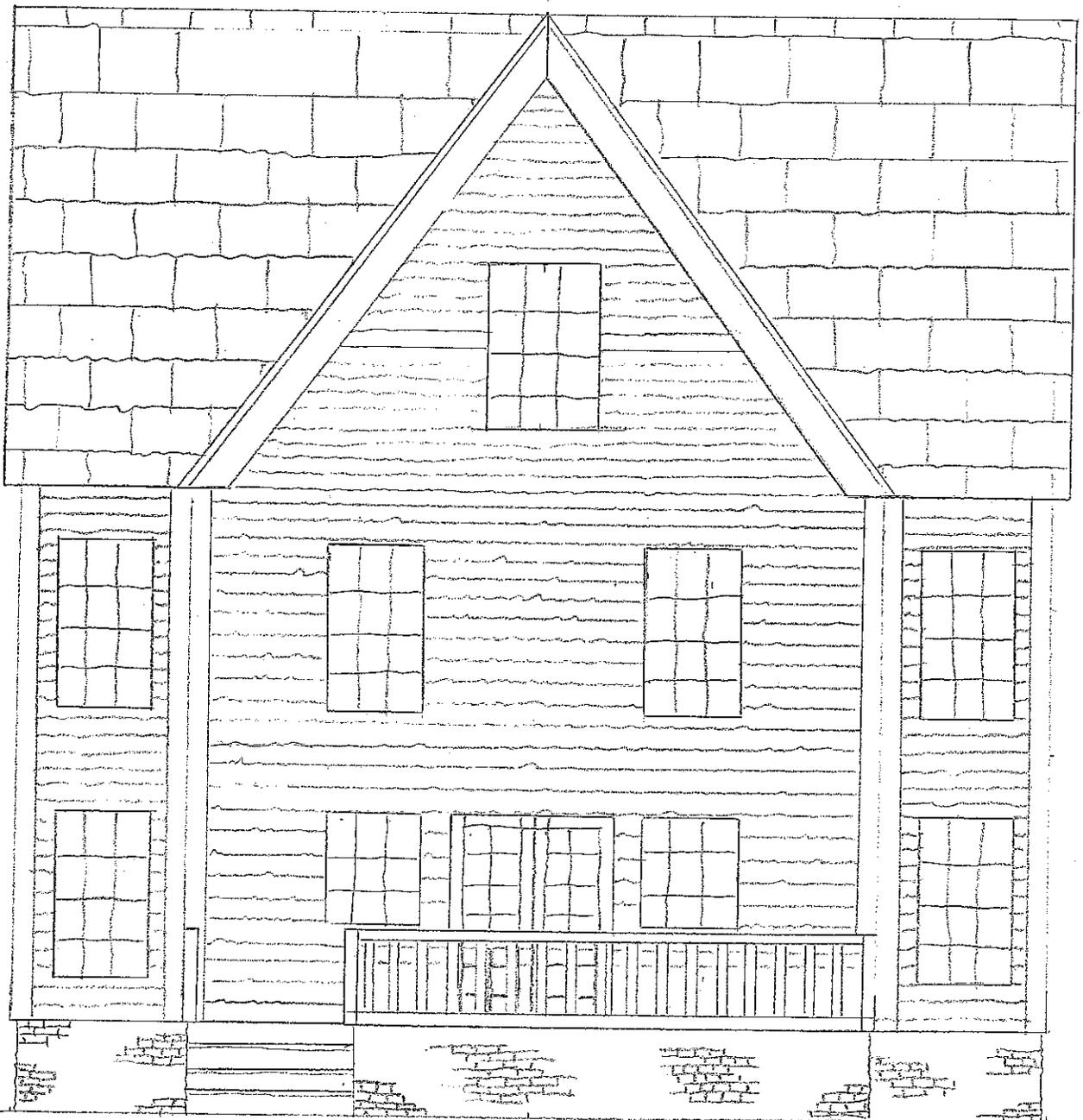
Side Of House (West Facing)

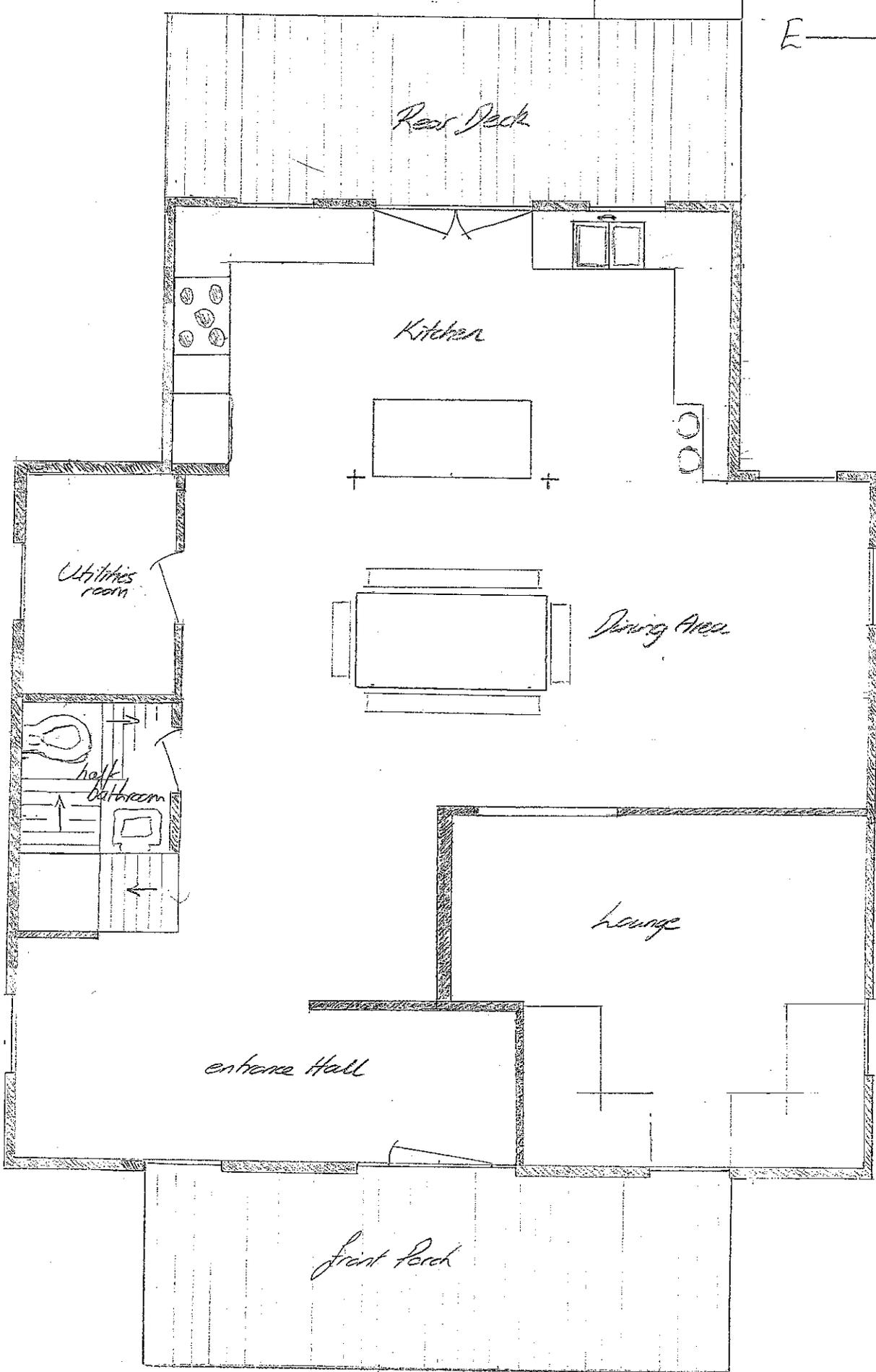


SIDE OF HOUSE EAST FACIN



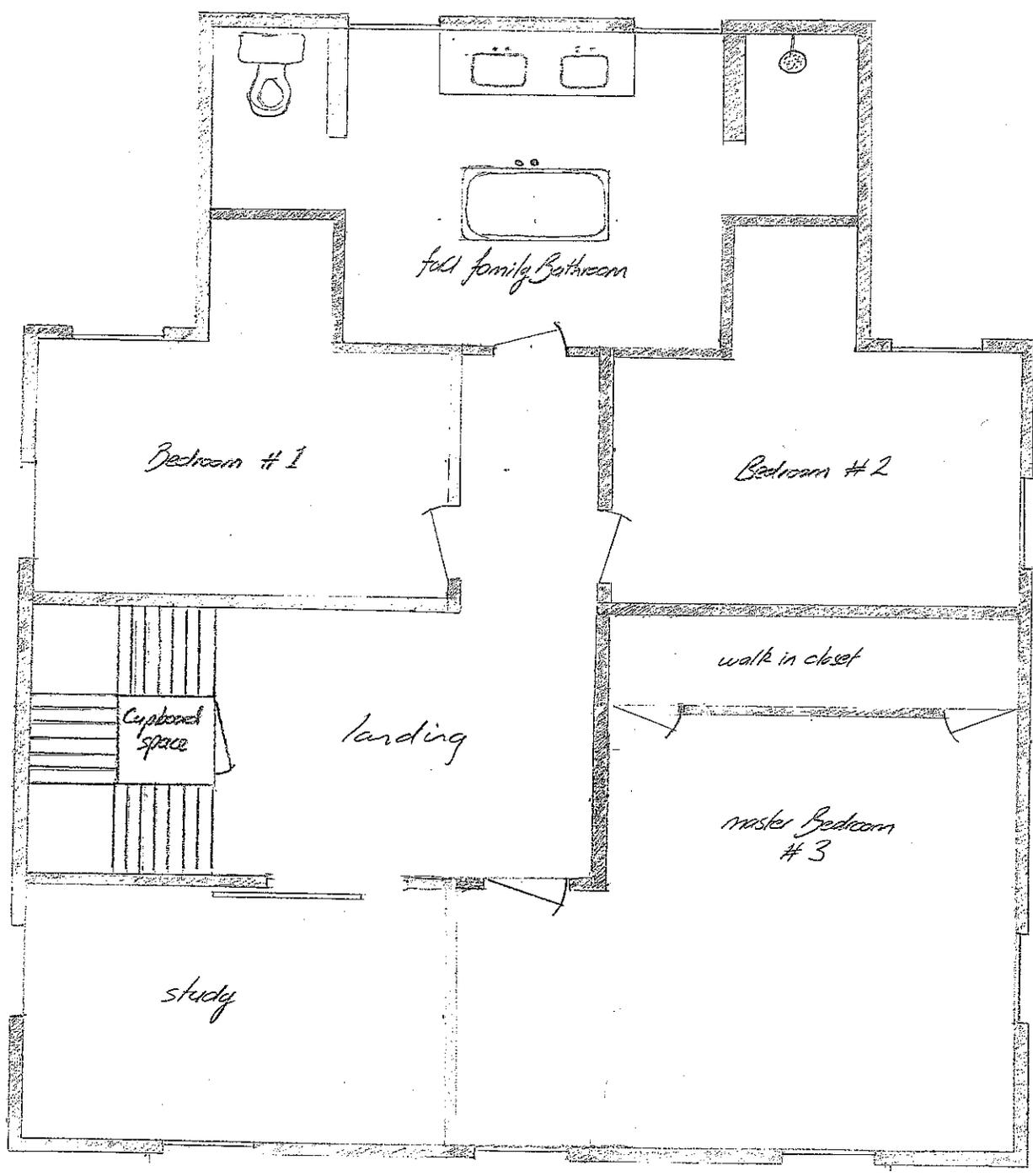
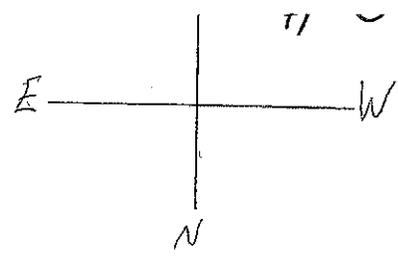
REAR OF HOUSE (South Facing)





602 TADEWELL AVENUE
7-12-2010

GROUND FLOOR
SCALE 1:50



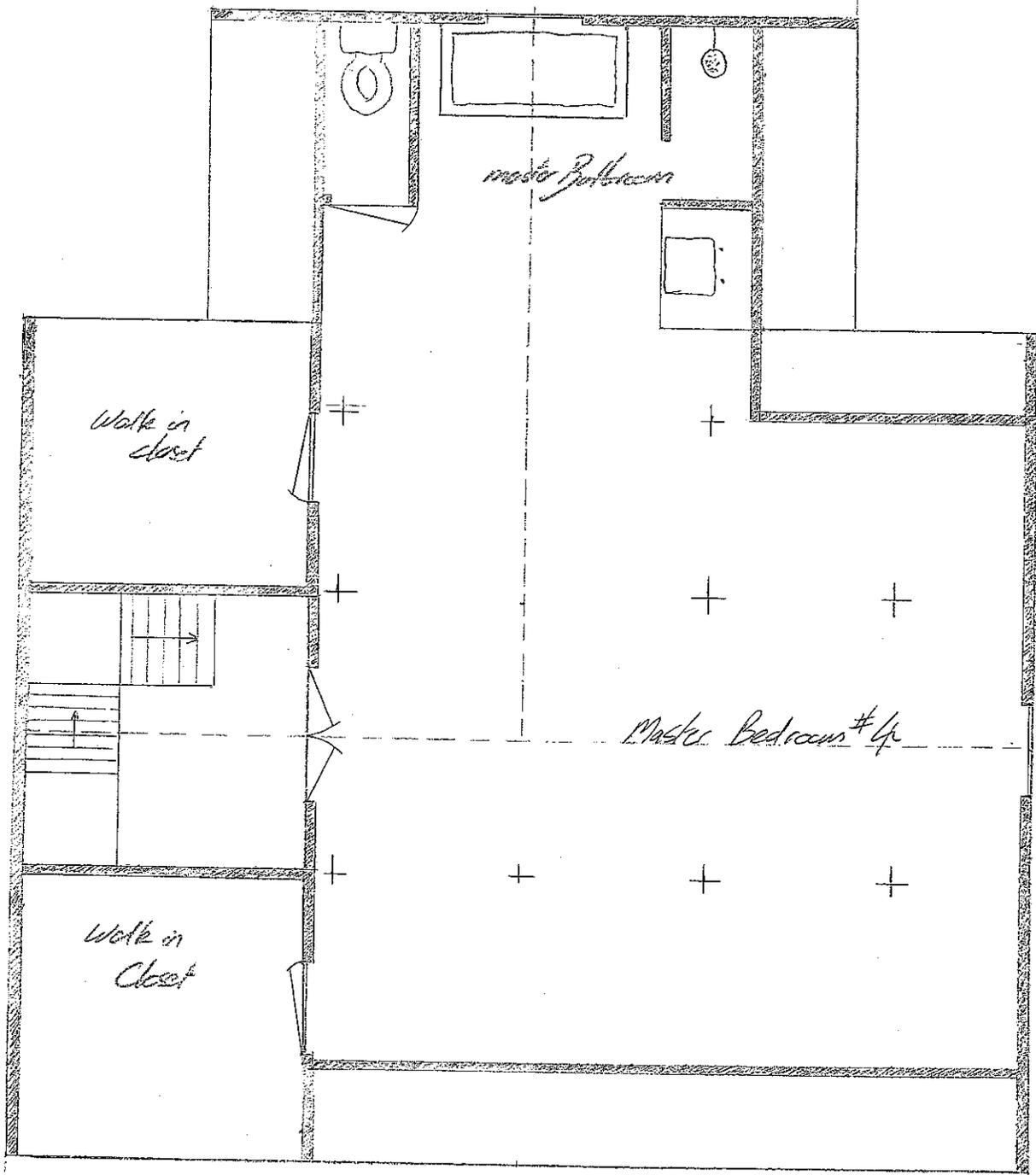
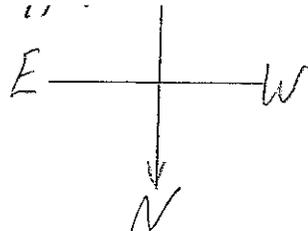
602 TAREWELL AVENUE

7-12-2010

1ST FLOOR

SCALE 1:50

14

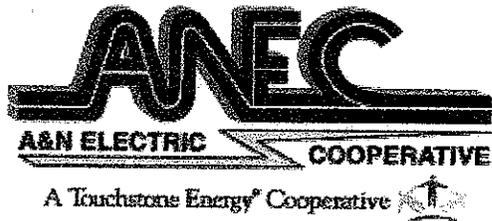


602 TAZEWELL
7-12-2010

2nd Floor Conversion (ATTIC)
SCALE 1:50

15

H ▾



September 7, 2011

Mr. Renato Lucatello
 602 Tazewell Ave.
 Cape Charles, VA 23310

POLE # 34565/53333

Cost estimates to reserve 602/604 Tazewell Avenue, Cape Charles

OPTION 1: Labor and materials to relocate underground metering from midpoint of south wall of home to south corner of west wall

Underground construction	\$	934.49
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OPTION 2: Labor and materials to retire existing underground service and install overhead service from pole 34565/53333 to eaves of west wall of home

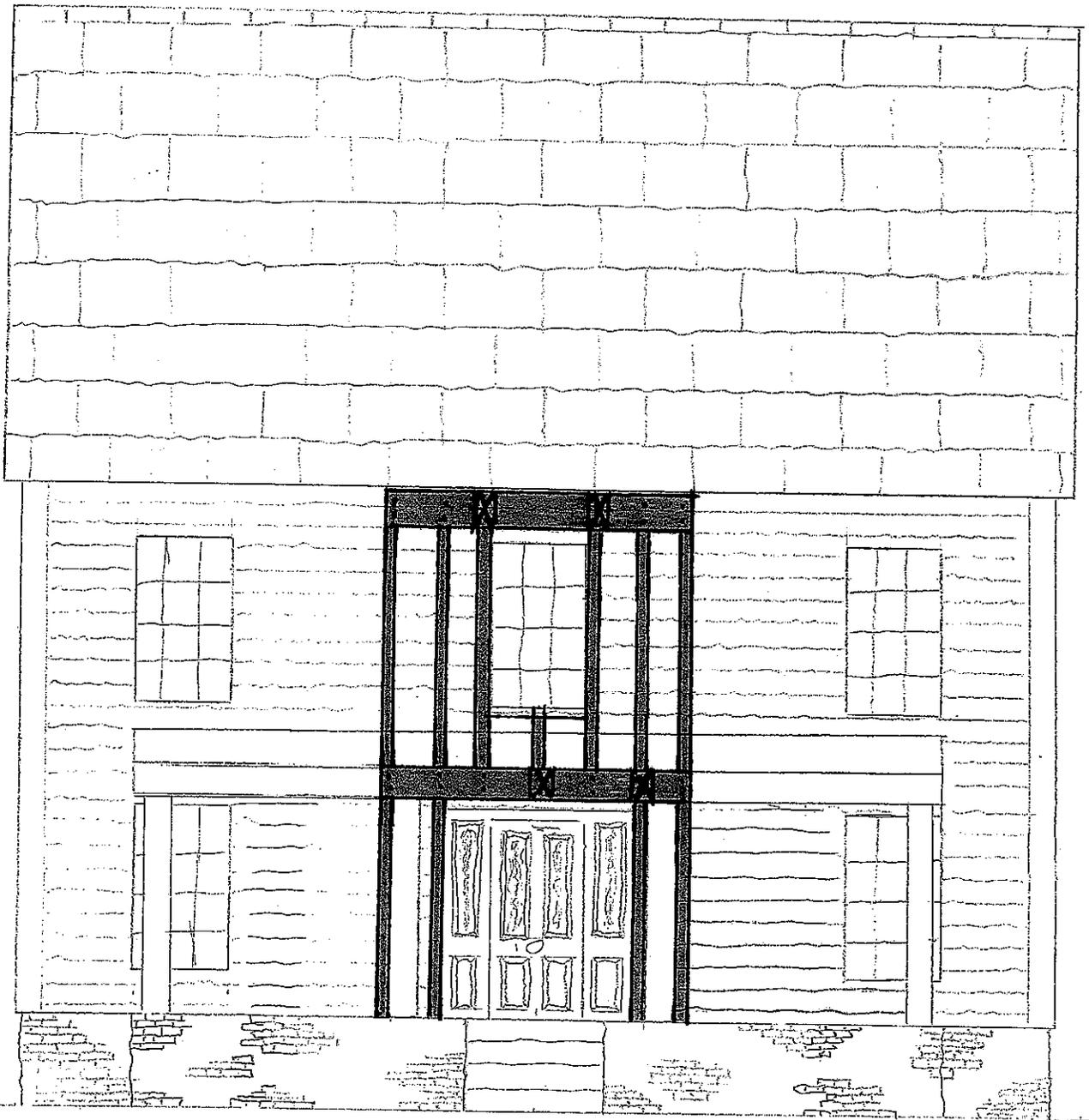
Overhead construction	\$	258.01
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PRICE QUOTE GOOD FOR 90 DAYS

FRONT OF HOUSE (North Facing)



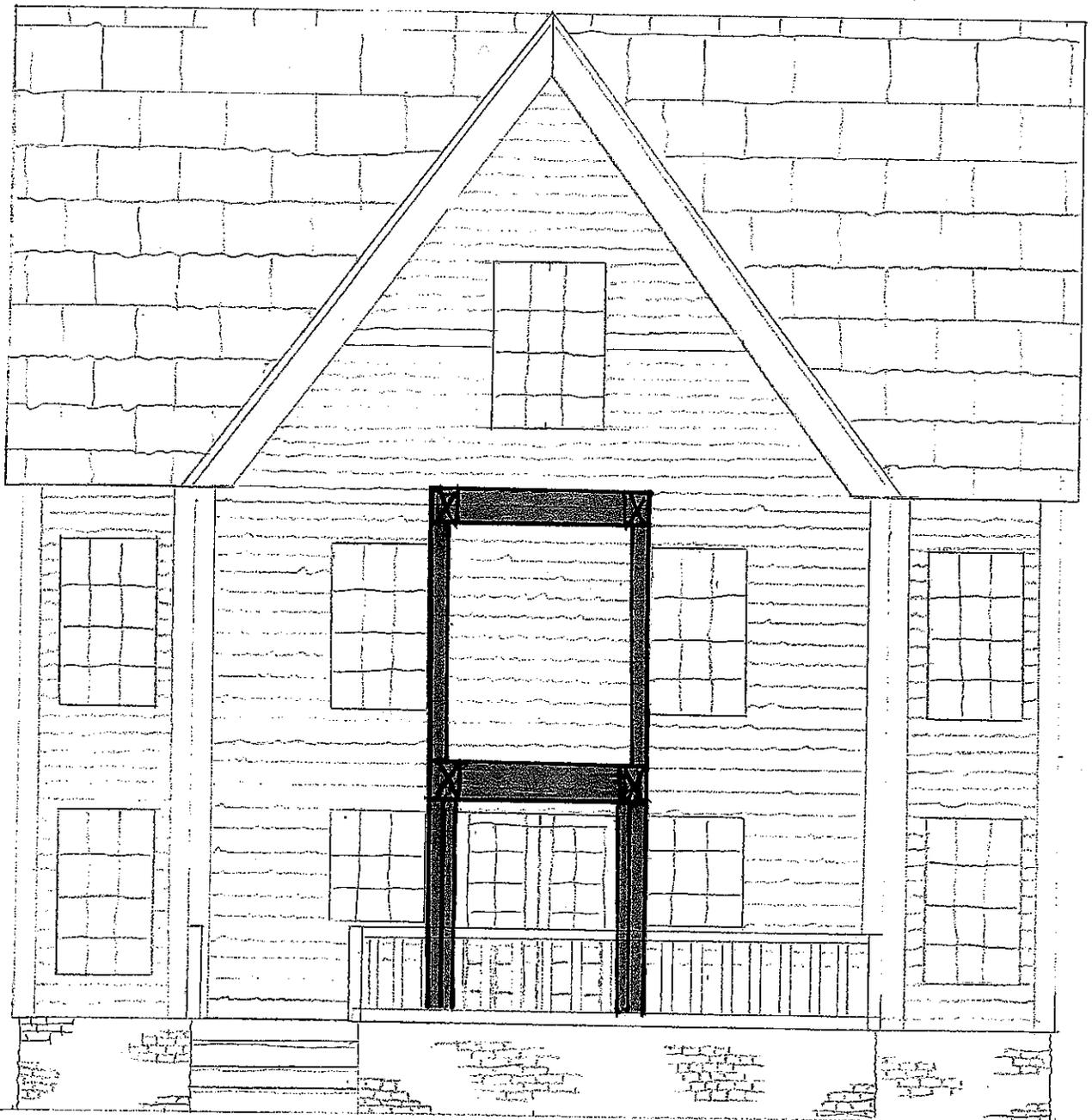
Indicates new post + beam
internal supports and reinforced
stud walls



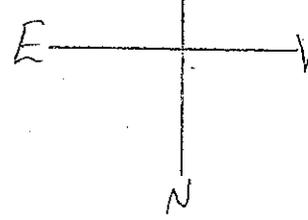
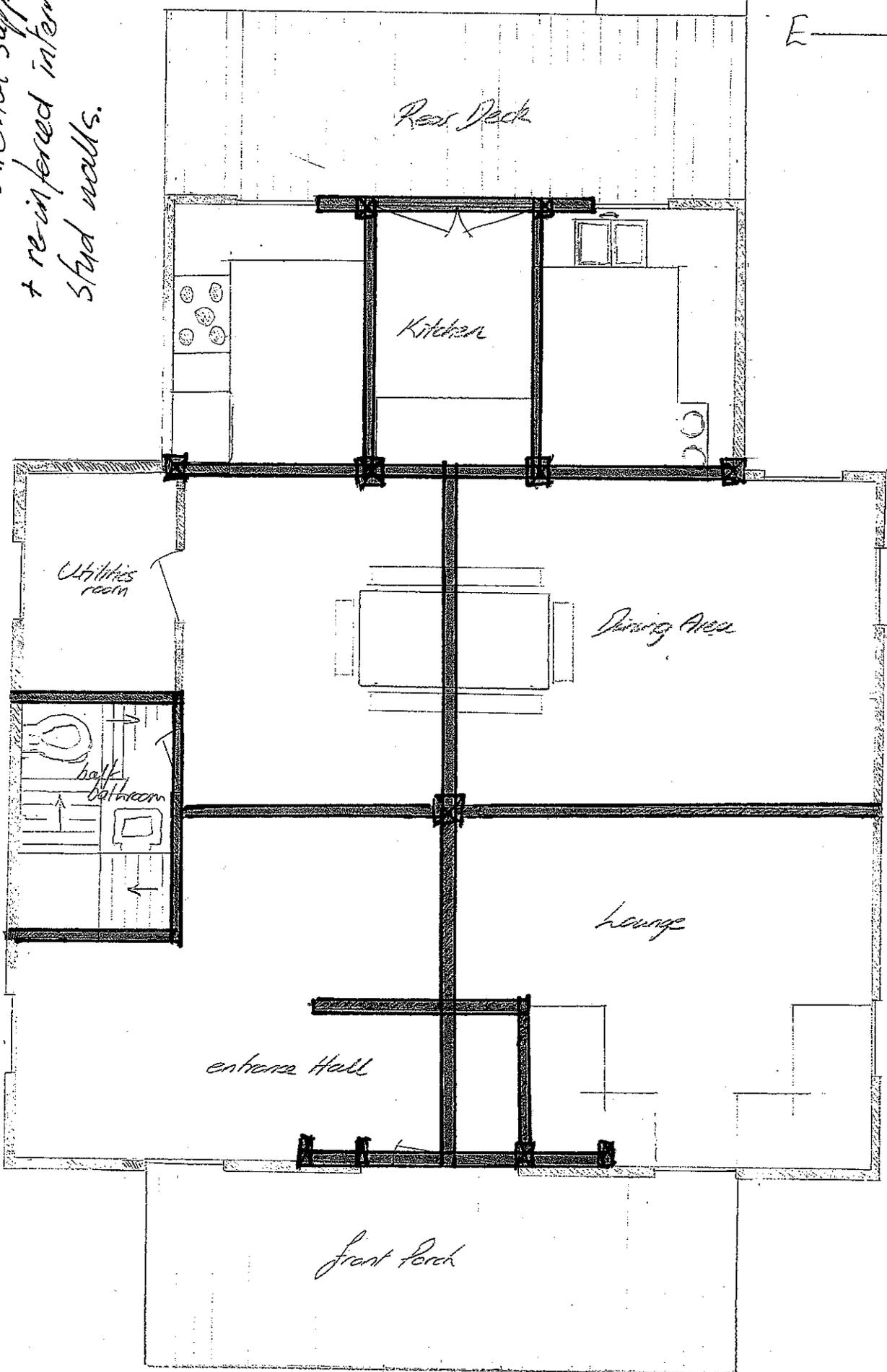
REAR OF HOUSE (South facing)



Indicates new post + beam
internal supports and re-inforced
stud walls

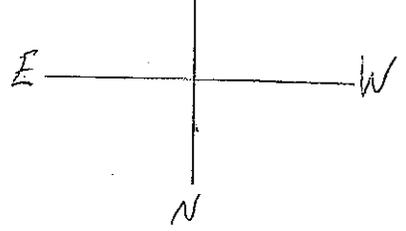


Indicates new post,
beam internal supp
& re-inforced intern
stud walls.

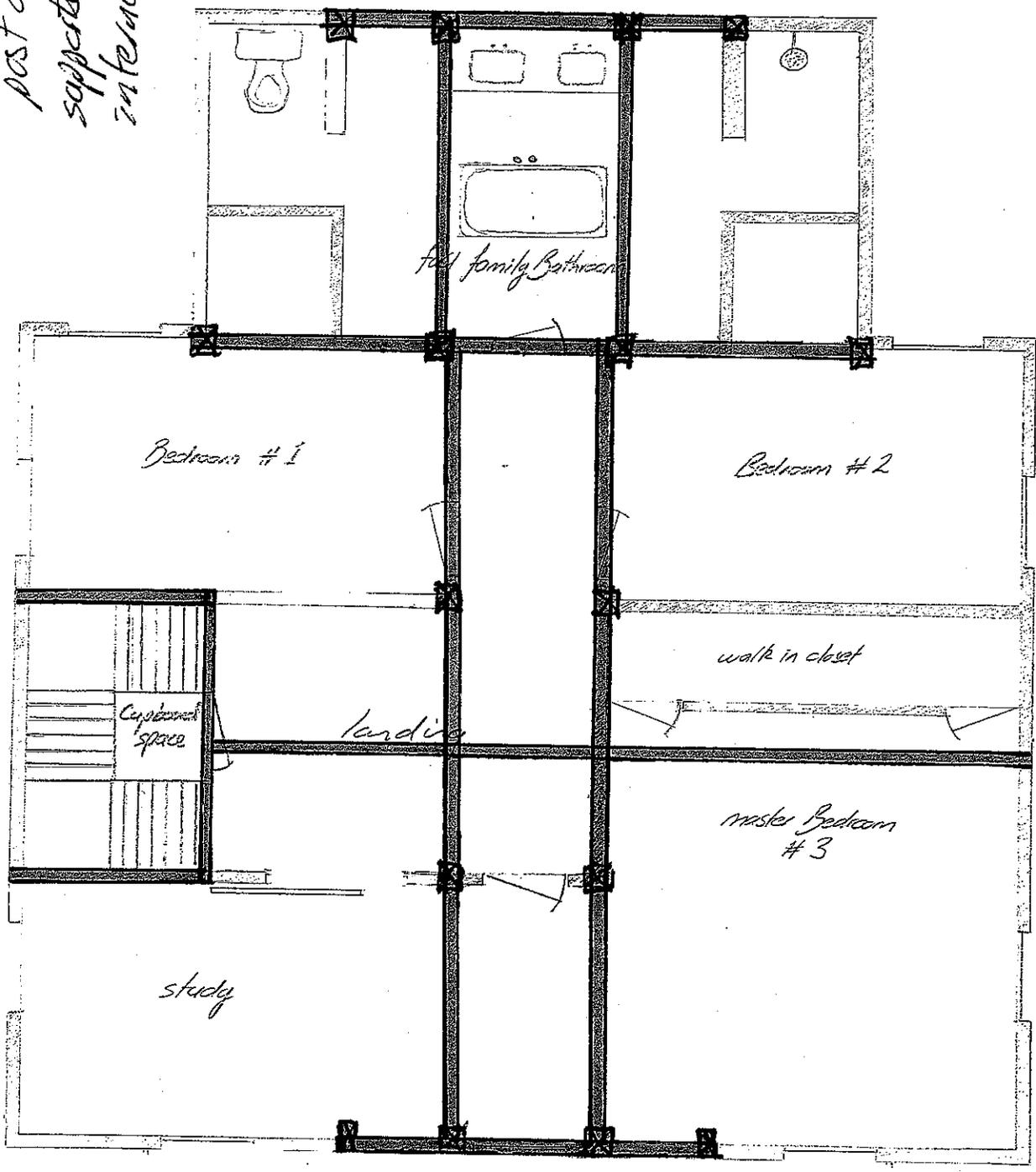


602 TAZEWELL AVENUE
7-12-2010

GROUND FLOOR
SCALE 1:50



Indicates new
post and beam
supports and remove
internal stud walls



602 TAZEWELL AVENUE

7-12-2010

20

1ST FLOOR

SCALE 1:50

Side Of House (West Facing)

