

Historic District Review Board

Regular Session Agenda

April 17, 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. 128 Peach Street – Rear Screen Porch Addition**
- 5. Old Business**
- 6. Announcements**
- 7. Adjourn**

DRAFT
Historic District Review Board
Regular Meeting
March 20, 2012
4:30 p.m.

At approximately 4:37 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 Bob Sellers, seconded by Jan Neville, and unanimously approved to accept the minutes for the February 21, 2012 Regular Meeting as presented.

NEW BUSINESS

548 Madison Avenue-Rear Screen Porch Addition

Tom Bonadeo Town Planner commented subject property met criteria and distributed a photo of a remodeled home located at 548 Madison Avenue for the board members to review. Tom Bonadeo pointed out the following: i) the screen porch would be enclosing an existing deck on the rear of the house; ii) existing foot print would be used; iii) roof line would be the same as the existing roof which would be a standing seam metal roof and met the guidelines. The Board Members continued to review the photo and discussion continued regarding: i) location of heat pumps; ii) treated deck; iii) screen porch would only be seen from the alley. Chairman Dunton asked the board members if they had any questions or concerns.

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

ANNOUNCEMENTS

Tom Bonadeo gave a brief explanation of the past history of the school and the recent proposal received from Echelon Resources Inc. for the Historic Restoration of the Cape Charles School commenting: i) the Historical Restoration must be approved by the Virginia Department of

Historic Resource to receive state and federal tax credits ii) a Conditional Use Permit would be required; iii) the restoration would be a tax benefit to the town. Tom Bonadeo also informed the board members of several studies which were done in the past regarding the school and how to preserve. Discussion continued regarding the school, tennis court and the basketball court. Chairman Dunton commented he would prefer the school be demolished rather than apartments because of people moving to the area which would possibly create safety concerns. Chairman Dunton specifically asked who would own and manage the property and Tom Bonadeo stated Echelon Resources Inc. Further discussion continued among the board members regarding the sale of the Cape Charles School.

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: March 20, 2012

Item: 4A – 128 Peach Street – Rear Addition – Screen Porch

Attachments: Plans and pictures

Application Specifics

An application has been received for a screen porch addition to the rear of 128 Peach Street. The screen porch will be enclosing an existing deck on the rear of the house as shown in the attached photo. The roof line will be a shed roof as shown in the drawing.

Discussion

The enclosure does not appear to conflict with the ordinance but the roofline change requires approval by the board. The setback to the rear will require survey measurement and construction permits will not be granted unless the porch meets the setback requirement.

The existing roof is a standing seam metal roof that will be carried to the enclosure in keeping with the guidelines. No other modifications are planned.

Recommendation

Review the plans and pictures and discuss the application. Staff recommends approval of the revision to 128 Peach Street in accordance with the Ordinance and Guidelines.

MUNICIPAL CORPORATION OF CAPE CHARLES, VIRGINIA

Application for Historic District Review

Date: 4/9/12

Permit No.: _____

* (Attach plans)

Fee: \$50.00

Applicant: Thomas Rosen

Signature: Thom R. R

Address: PO Box 56 Cape Charles, VA 23310

Telephone: 331-3117 Cell: 350-1595

Owner(s): Frank Prindle

Address: 128 peach st. City: Cape Charles State: VA Zip: 23316

Contractor: Rosen Construction

Address: PO Box 56 City: Cape Charles State: VA Zip: 23310

Telephone: 350-1595 Cell: same

Town License No.: 10-077 State License No.: 2705-133571

Location of Improvement: 128 Peach Street

Lot No.: _____ Block No.: _____ Lot Size: _____ Lot Area: _____

Type of Improvement: _____

Proposed Use: Make existing deck a roofed porch

Estimated Construction Costs: \$5,800

Dimension of Structure or Improvement:

Width: _____ Length: _____ Height: _____

Total Square Footage: _____

Structure of Improvement will be set back:

- _____ 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: Thom R. R

existing
home

walls to be built out of treated lumber 2x4
2x8 rafters + ceiling joists

3/12 pitch roof

1x6 g2ec

vinyl siding to match existing

2x8 beam wrapped in g2ec

Screen

4x4 post

4x4 post

vinyl siding to match existing

existing deck

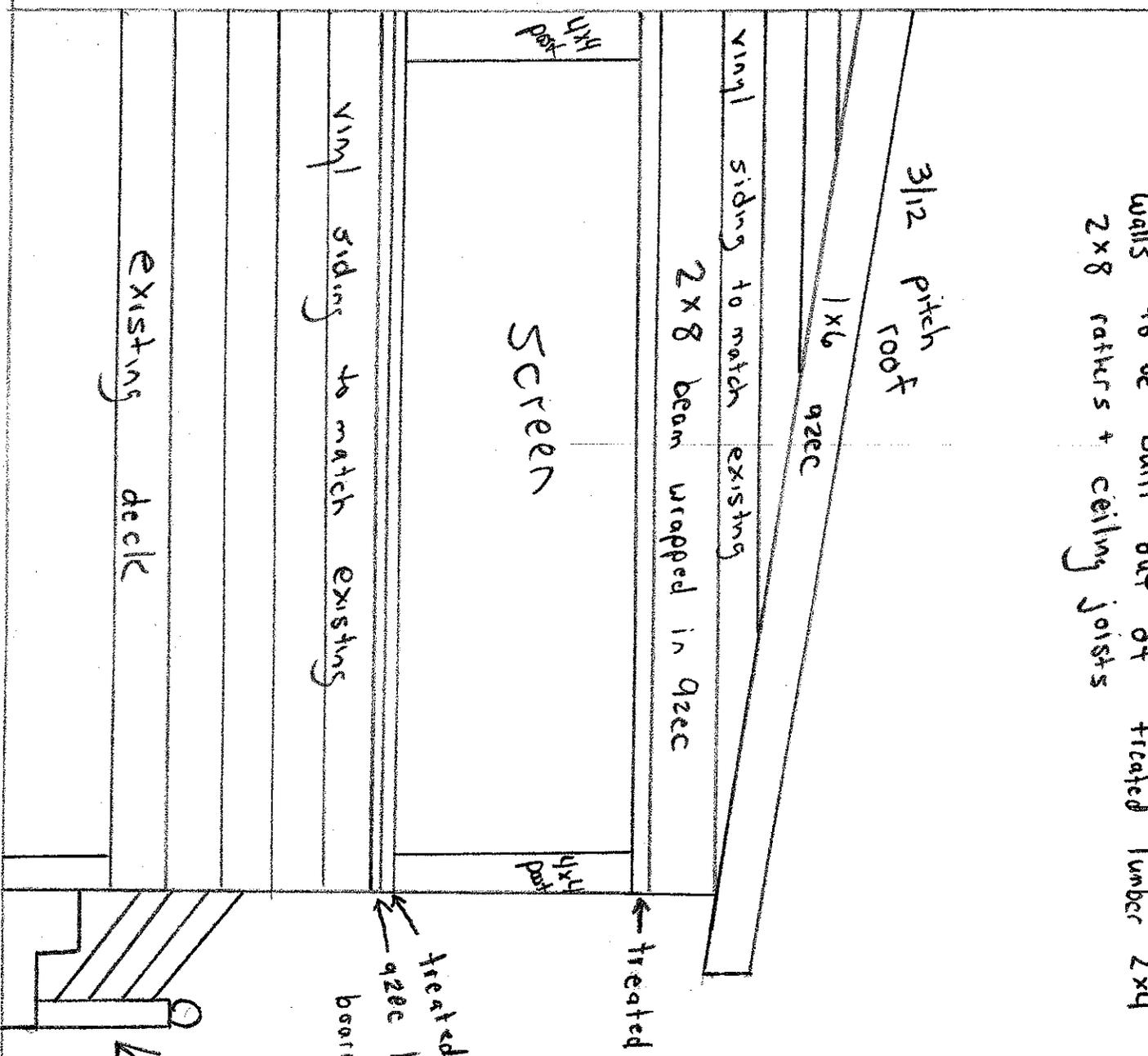
ground

← treated 2x4

treated 2x4

← g2ec ledge board

← existing stairs



existing home

architectural shingles 120 mph wind rating
to match shingles on existing home

existing
name

facial board 1x6 g2ec

2x8 beam wrapped in g2ec

treated 2x4

treated 2x4

treated 2x4

Screen

Screen

Screen

4x4 post

4x4 post

4x4 post

4x4 post

treated 2x4

2x4 treated

treated 2x4

g2ec
ledge
board

vinyl siding to match

siding on existing house
3'0" high knee wall

3'0" storm door

existing deck

treated existing stairs

post

post

post

post

ground

existing home

04/13/2012 15:44

