

# **Historic District Review Board**

## **Regular Session Agenda**

**February 21, 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. **619 Monroe – Rear Addition – Bath and Mudroom**
5. **Old Business**
6. **Announcements**
7. **Adjourn**

DRAFT  
Historic District Review Board  
Regular Meeting  
November 15, 2011  
4:30 p.m.

At approximately 4:38 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 and Bob Sellers. Also present were Town Planner Tom Bonadeo and Asst. Town Clerk Linda Carola. There were two members of the public present.

The Pledge of Allegiance was recited by all.

**Motion made by Bob Sellers, seconded by Jan Neville, and unanimously approved to accept the agenda as presented.**

**Motion made by Jan Neville, seconded by Bob Sellers, and unanimously approved to accept the minutes for the October 18, 2011 Regular Meeting as presented.**

**NEW BUSINESS**

**A. 713 Randolph Ave-Replace single entry with double entry door.**

Tom Bonadeo began by introducing the applicant Mr. Malcolm Hayward and explained the applicant had submitted an application to change a single door to a double door and presented pictures to the board members for review. The following was discussed with the board members: i) application was to replace a single 3' entry door with a 6' double entry door; ii) larger door would allow golf carts to be put inside the building; iii) building was within the Historic District Overlay and the alteration of window and door openings required the review of the Board; iv) the ordinance stresses compatibility with the neighborhood and the proposed new door would be the same as the neighbors' doors across the street with a double door 6' in width with divided lights v) Mr. Hayward asked if it was required to have divided lights expressing the additional cost. Discussion continued between Tom Bonadeo and Mr. Hayward regarding the door's material. Mr. Hayward indicated a metal door was very expensive. Mr. Bonadeo informed Mr. Hayward that wood or fiberglass was acceptable. Chairman Dunton asked the board members and Mr. Bonadeo if they had any questions or concerns.

**Motion made by Jan Neville to approve door as presented, seconded by Bob Sellers. The motion was unanimously approved.**

**B. 403 Tazewell Ave-Rear Additions and remodeling.**

Tom Bonadeo began by introducing Mr. Leon Parham, the representative for the applicant. Tom Bonadeo reviewed the pictures and drawing with the board members and discussed the following items: i) the application submitted was to create two additions to the rear of the property; ii) the

first addition was on the east side of the house and couldn't be seen from the street; iii) this addition would extend the rear corner of the house with a foundation of parged block and Hardi Siding to match the original house; iv) the second addition was a replacement for the existing vestibule; v) the old vestibule would be removed and the new vestibule would be larger requiring a new foundation of parged block and would have a gable roof with roofing and siding to match the existing addition. The additions would have metal roofs to match the existing "kitchen addition." Tom Bonadeo further explained the additions would not change the character of the building nor the surrounding neighborhood as the kitchen area and existing vestibule have the same look, before and after. Chairman Dunton asked the board members if they had any questions or concerns.

**Motion made by Jan Neville to approve the application as presented, seconded by Bob Sellers. The motion was unanimously approved.**

**C. 409 Tazewell Ave.-Rear Screen Porch and Deck Addition.**

Tom Bonadeo began by reviewing the pictures and plans with the board members and explained the application was for a new screen porch and deck addition and the following were discussed: i) the addition would be one level only at the rear of the house; ii) the screened porch would have a metal roof; iii) the foundation for the deck and screen porch would be brick veneer; iv) all features were in accordance with the ordinance and Historic District Guidelines; v) property sits on a double lot; vi) possible legal issue with lot line, but this issue would be resolved by the Planner eliminating the lot line to create one lot; vii) the interior of the property had been stripped of plaster. Tom Bonadeo recommended approval of the screen porch and deck to the board members.

**Motion made by Bob Sellers to approve the application as presented, seconded by Jan Neville. The motion was unanimously approved.**

**OTHER**

Chairman Dunton questioned Tom Bonadeo regarding the repairs to the gazebo at the beach and why the Historic District Review Board was not informed. Chairman Dunton indicated he and other board members had received phone calls regarding the "gingerbread" additions to the gazebo. Chairman Dunton indicated the board should have reviewed the repairs regardless if the board could not deny the changes. Tom Bonadeo agreed some of the changes should have been presented to the Historic District Review Board.

**Motion made by Jan Neville, seconded by Bob Sellers, and unanimously approved to adjourn the Historic District Review Board Meeting.**

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Asst. Town Clerk

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Chairman Russ Dunton

# Historic District Review Board Staff Report

**From:** Tom Bonadeo

**Date:** February 21, 2012

**Item:** 4A - 619 Monroe Avenue – Rear Addition – Mudroom/Bath

**Attachments:** Plans and pictures

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## Application Specifics

A complete application has been received for an addition to the rear of 619 Monroe Avenue. The location is called the “half-house” by the neighborhood. This is the first story remains of a historic home built using faux stone blocks. This home suffered a fire and the second story was removed some years ago. A mansard roof was added and can be seen in the pictures. The original house was a four-square with the bedrooms upstairs and living space downstairs. After the fire the first floor was repurposed and not well laid out.

The rear yard has two accessory buildings and a deck. The deck is attached to the house and will be removed and replaced with the addition.

## Discussion

The Applicant has proposed removing the deck as shown in the photo of the rear of the house. The deck is old and not in very good condition.

The roof line on the rear of the house requires that the addition be simply a plat roof so that drainage from the main roof can be allowed to flow to the rear yard.

The finishes on the addition will be in keeping with the ordinance. Vinyl siding will be used and the addition will be offset from the northwest corner. Windows will be compatible with the existing windows in the house.

The existing roof (mansard) was placed prior to any Historic Review. The multiple accessory buildings were also done in an earlier time. No setback issues exist with the addition.

## Recommendation

Review the plans and pictures and discuss the application. Staff recommends approval of the revision to 619 Monroe Avenue in accordance with the Ordinance and Guidelines.

MUNICIPAL CORPORATION OF CAPE CHARLES, VIRGINIA

Application for Historic District Review

Date: 2-16-2012

Permit No.: \_\_\_\_\_

\*(Attach plans)

Fee: \$50.00

Applicant: JIM BLANCHARD Signature: \_\_\_\_\_

Address: 2607 BAYFRONT WAY, Cape Charles, VA 23310

Telephone: 804-381-1453 C Cell: \_\_\_\_\_

Owner(s): SAME

Address: ~~PO BOX 1090~~ City: CHERITON State: \_\_\_\_\_ Zip: \_\_\_\_\_

Contractor: SHAWN INGRAM-QC LLC

Address: PO BOX 1090 City: CHERITON State: VA Zip: 23112

Telephone: 757-708-6404 Cell: \_\_\_\_\_

Town License No.: \_\_\_\_\_ State License No.: \_\_\_\_\_

Location of Improvement: 619 MONROE AVE.

Lot No.: \_\_\_\_\_ Block No.: \_\_\_\_\_ Lot Size: \_\_\_\_\_ Lot Area: \_\_\_\_\_

Type of Improvement: LAUNDRY MND ROOM / BATH

Proposed Use: \_\_\_\_\_

Estimated Construction Costs: \$25,000

Dimension of Structure or Improvement: .

Width: 15'-6" Length: 12' Height: 8'

Total Square Footage: 185 sq ft

Structure of Improvement will be set back:

- OK from front property line
- OK from side property line
- OK from side property line on corner lot
- OK from rear property line
- OK from alley

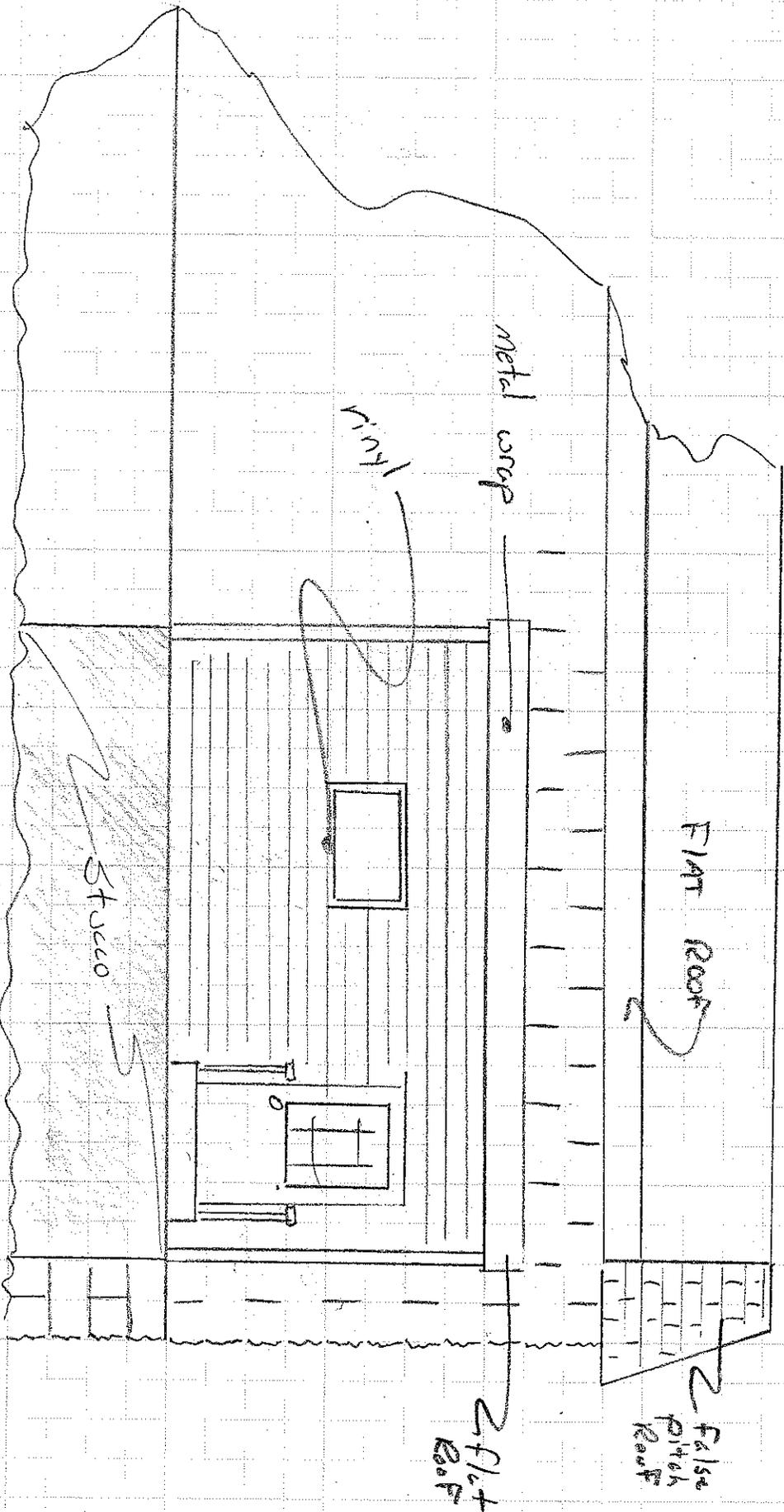
Town Water Permit: N/A

Town Sewer Permit: N/A

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: \_\_\_\_\_



Stucco

vinyl

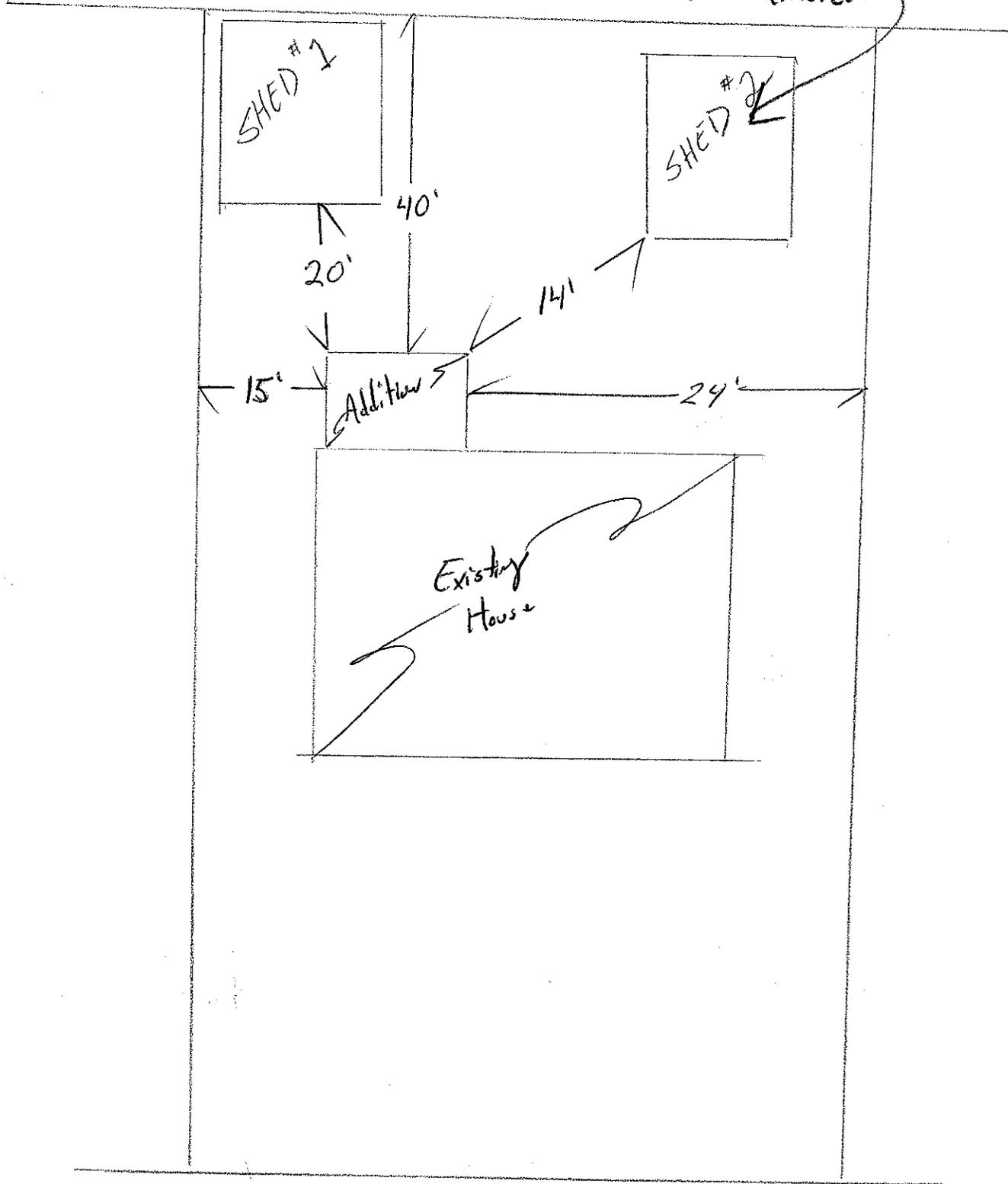
metal wrap

FLAT ROOF

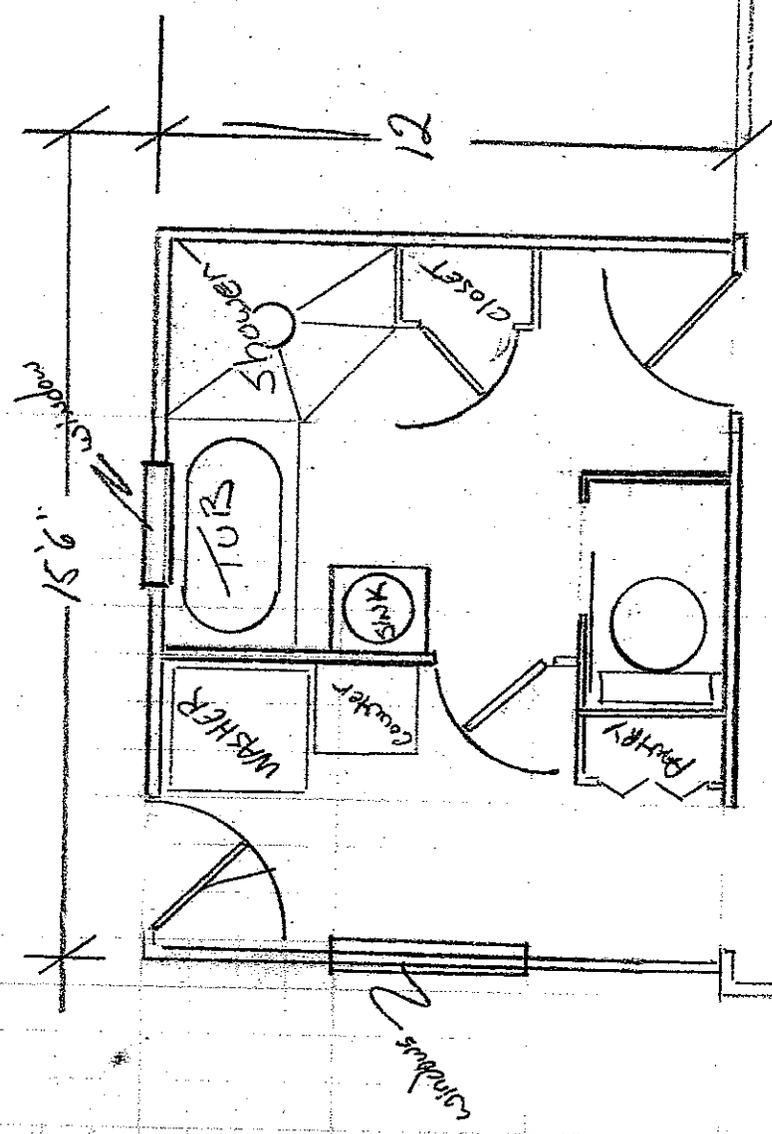
False Pitch Roof

2 Flat Roof

To be Removed



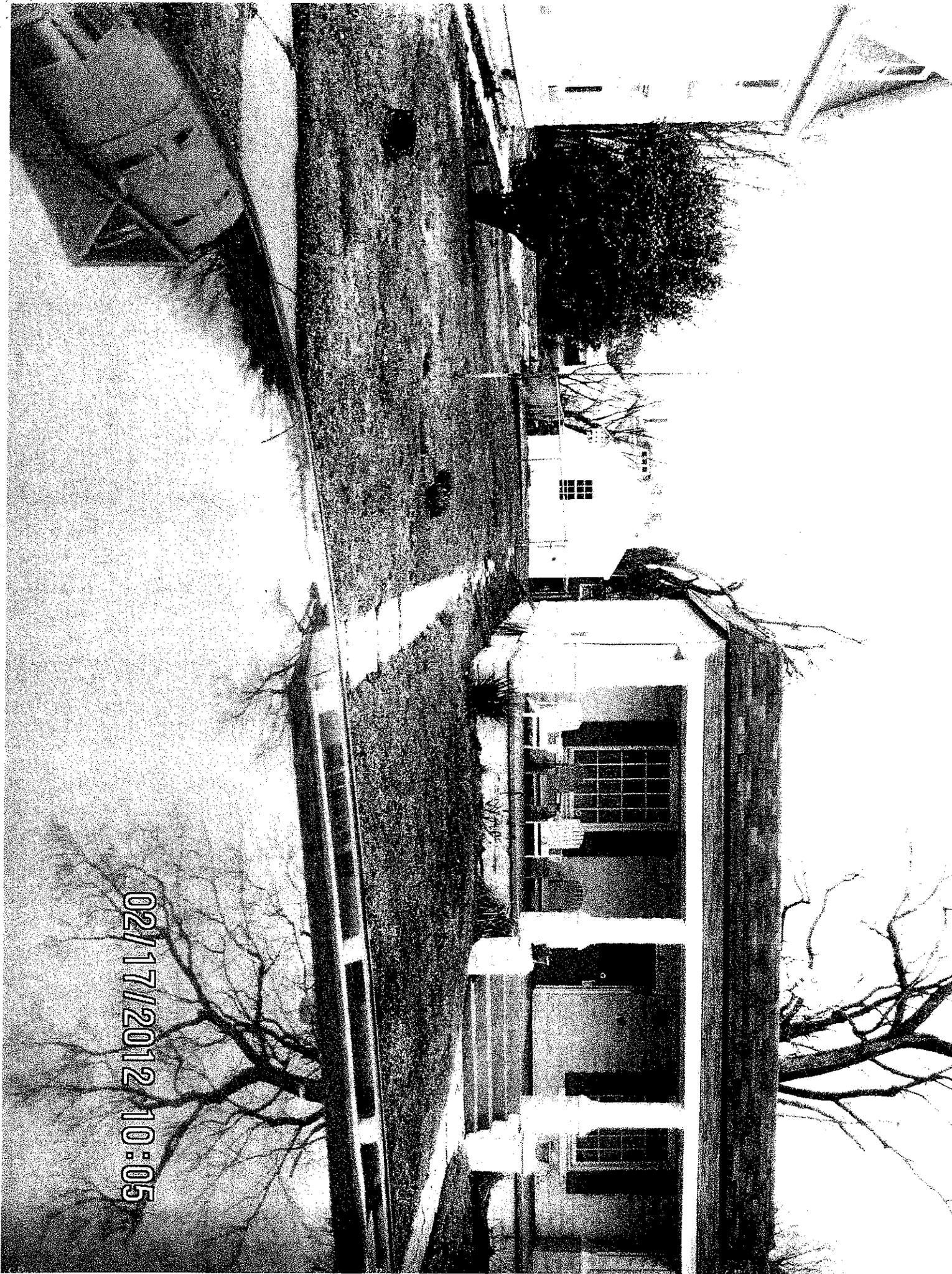
619 Monroe Ave.





02/17/2012 10:05

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1137



02/17/2012 10:05

02/17/2012 10:03

