

Historic District Review Board

Regular Session Agenda

September 20, 2011

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. **506 Monroe Avenue – new garage**
 - B. **9 Randolph Avenue – rear addition**
5. **Old Business**
 - A. **None**
6. **Announcements**
7. **Adjourn**

Historic District Review Board Staff Report

From: Tom Bonadeo
Date: September 20, 2011
Item: 4A – 506 Monroe Avenue – new garage
Attachments: Photos and plans

Application Specifics

The applicant has requested the review of plans for a garage accessory building. The building plan submitted is very similar to two others recently built in town. The plan shows the building from all sides and a plan view. Staff made a site visit to the property to verify measurements and made some other discoveries of covered windows and unfinished foundations along with a great deal of impervious surface.

These issues will be dealt with administratively between Code Enforcement and Zoning.

Discussion

The attached photos show the view from the street where this building may be seen. Only a small portion of the roof line will actually be seen from the street. This home is on an alley and the proposed garage will be accessed from the alley as a garage. It does meet the alley setback of 5'.

The roof plan shows the roof pitch at 12/12. This is in keeping with the roof pitches in the neighborhood as the first three houses on this block have roof pitches 8, 10, and 12/12 respectively.

Dormers are also a feature of the neighborhood houses and this building has one on each side.

The plan shows the eave being two feet and the building setback of two feet. This puts the eave at the property line. The architect will move the building so that the setback is in accordance with the ordinance.

The building has heated space on the second floor and a bathroom. No kitchen space is shown on the plan.

The roof shingles are shown to be architectural shingles in keeping with the ordinance and the cupola is an operating roof vent but is also in accordance with the ordinance.

At some previous time, the windows on the rear of the house were covered over with hardiplank siding. The house is brick. This should be removed.

Recommendation

Staff recommends the approval of the garage building with the following stipulation:

1. The applicant reduce the amount of pervious cover
2. The applicant provides a plan to remediate the windows and unused foundation in the rear yard.



09/16/2011 08:31

Historic District Review Board Staff Report

From: Tom Bonadeo
Date: September 20, 2011
Item: 4B – 9 Randolph Avenue – rear addition of screen porch
Attachments: Photos and plans

Application Specifics

The applicant has worked with staff to create an application and addition that complies with the setbacks and historic ordinance. The plans and photos represent the proposed rear addition to 9 Randolph Avenue.

Discussion

The attached photos show the view from the street looking into the property where the addition would be visible. This addition is a screen porch with window “grilles” to create the illusion of the other windows in the house.

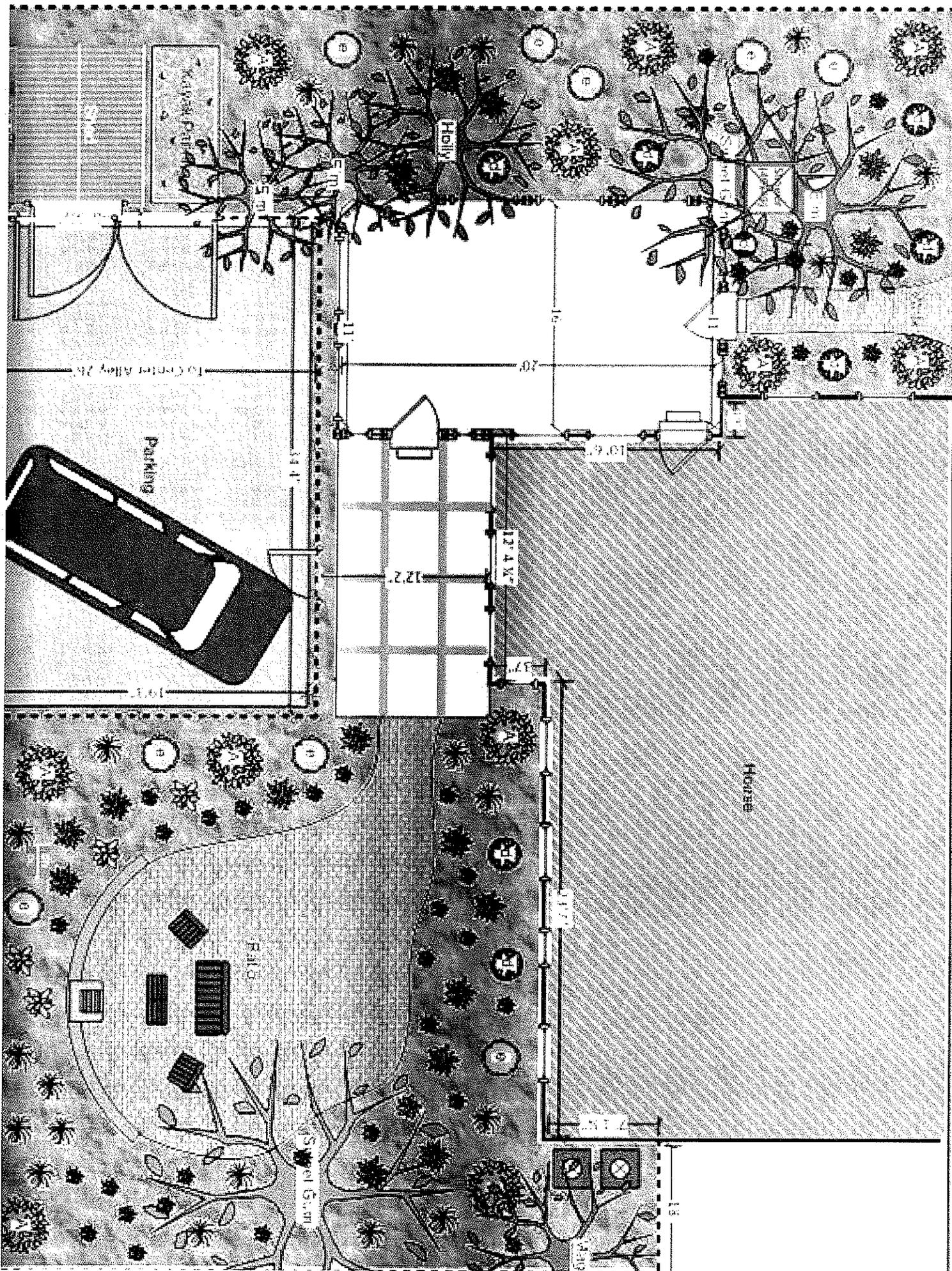
The plans meet the setback requirements on all sides while keeping the mature trees in the rear yard.

The lots have sufficient impervious area to meet the runoff requirements of the ordinance.

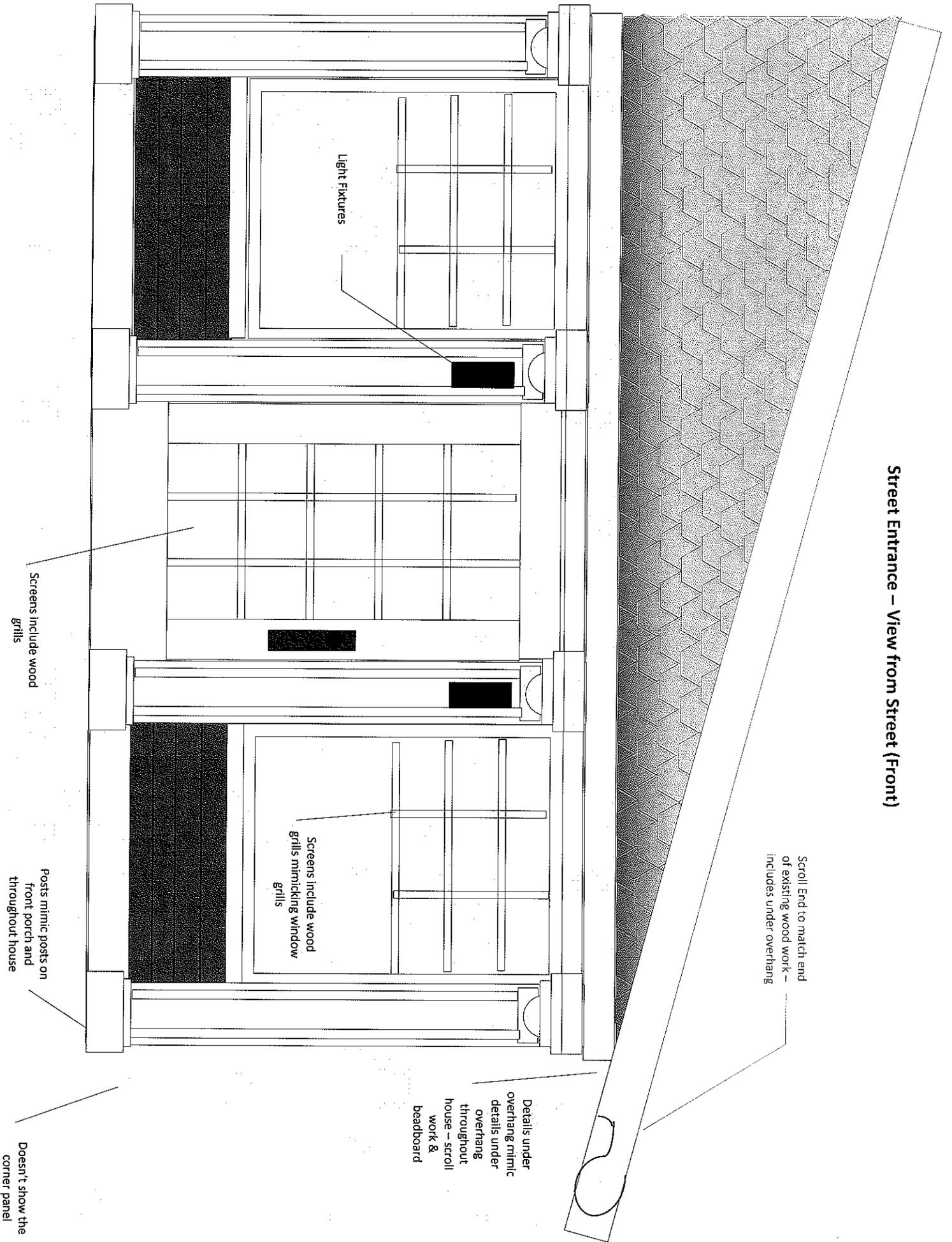
The drawback to the proposal is that the addition tries to copy the original house in all ways. The Secretary of the Interior Guidelines recommend that the addition be distinctly different from the original house. Simply changing the lower siding and possibly paint scheme would accomplish this.

Recommendation

Staff recommends the approval of the screen porch addition.



Street Entrance – View from Street (Front)



Light Fixtures

Screens include wood grills

Screens include wood grills mimicking window grills

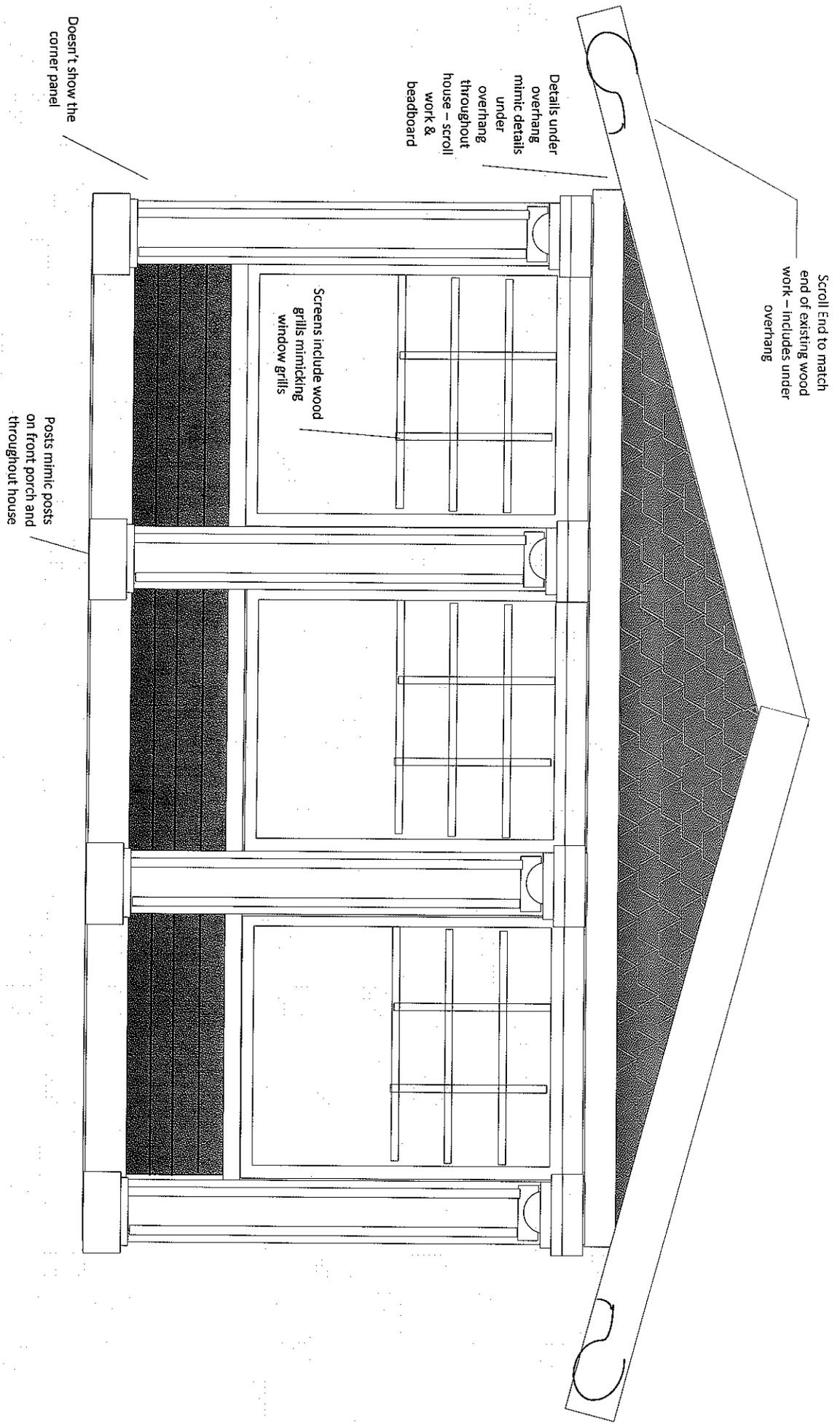
Posts mimic posts on front porch and throughout house

Details under overhang mimic details under overhang throughout house – scroll work & beadboard

Doesn't show the corner panel

Scroll End to match end of existing wood work – includes under overhang

View from Back of House - Parking



Scroll End to match
end of existing wood
work - Includes under
overhang

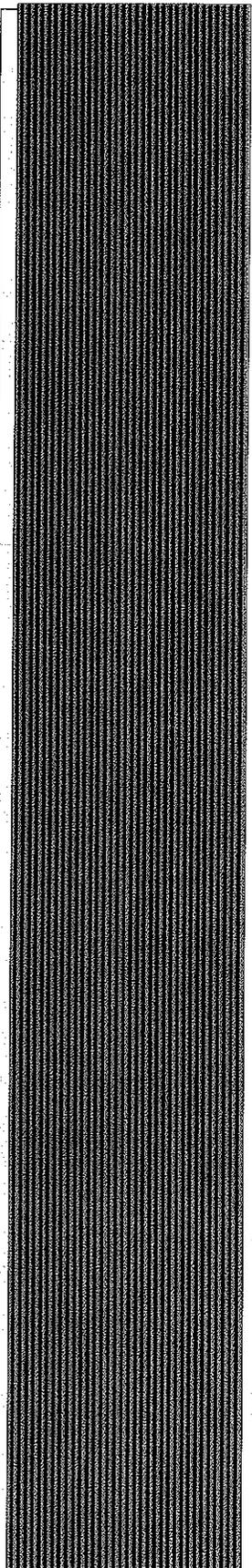
Details under
overhang
mimic details
under
overhang
throughout
house - scroll
work &
beadboard

Screens include wood
grills mimicking
window grills

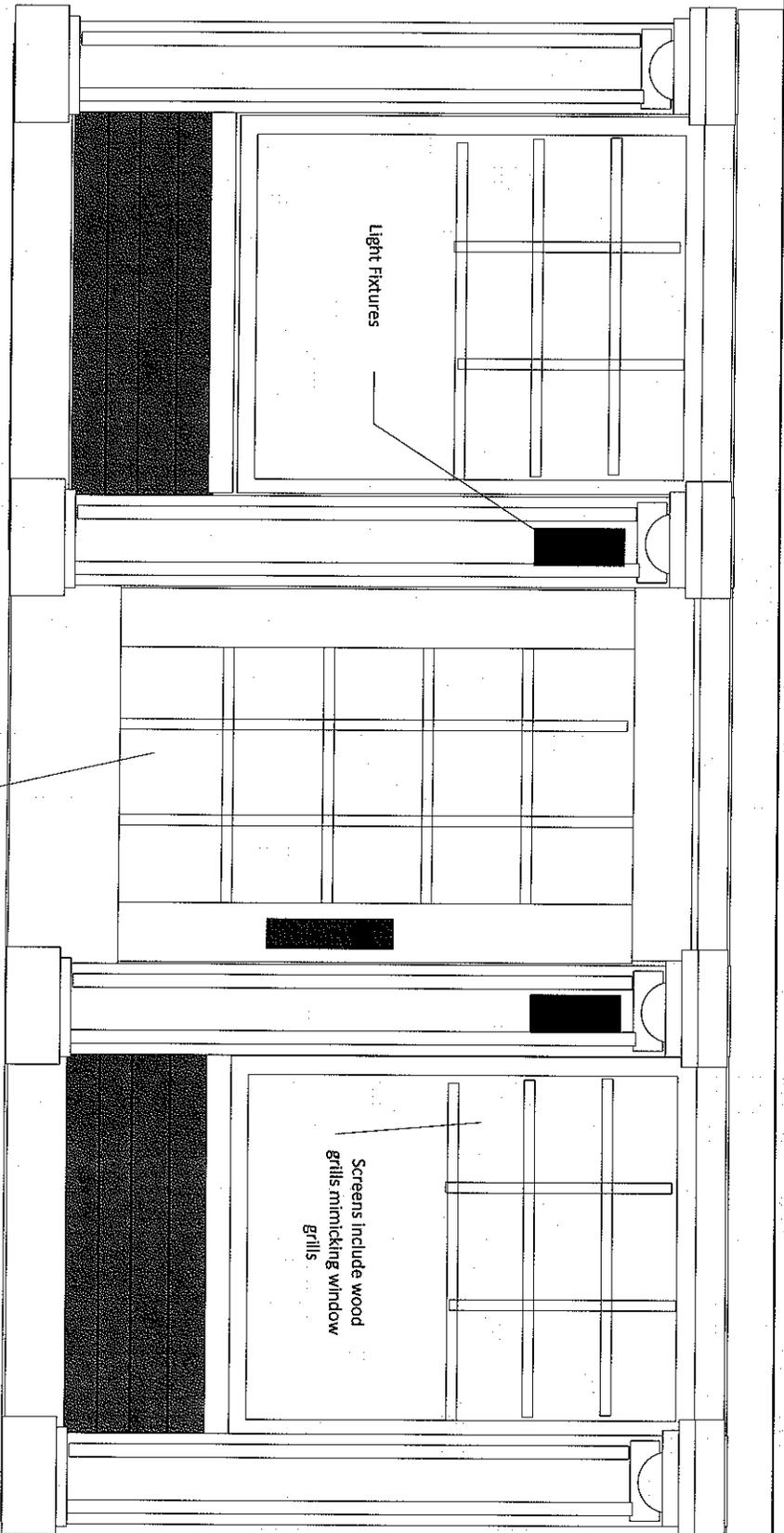
Posts mimic posts
on front porch and
throughout house

Doesn't show the
corner panel

Deck Entrance



Details under
overhang mimic
details under
overhang
throughout
house – scroll
work &
beadboard



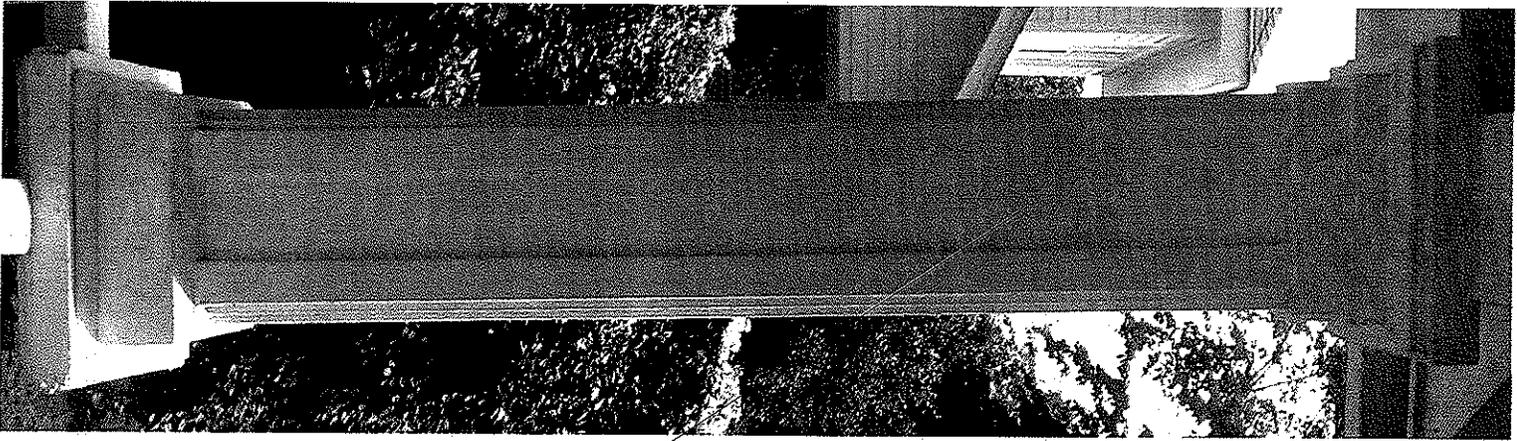
Light Fixtures

Screens include wood
grills

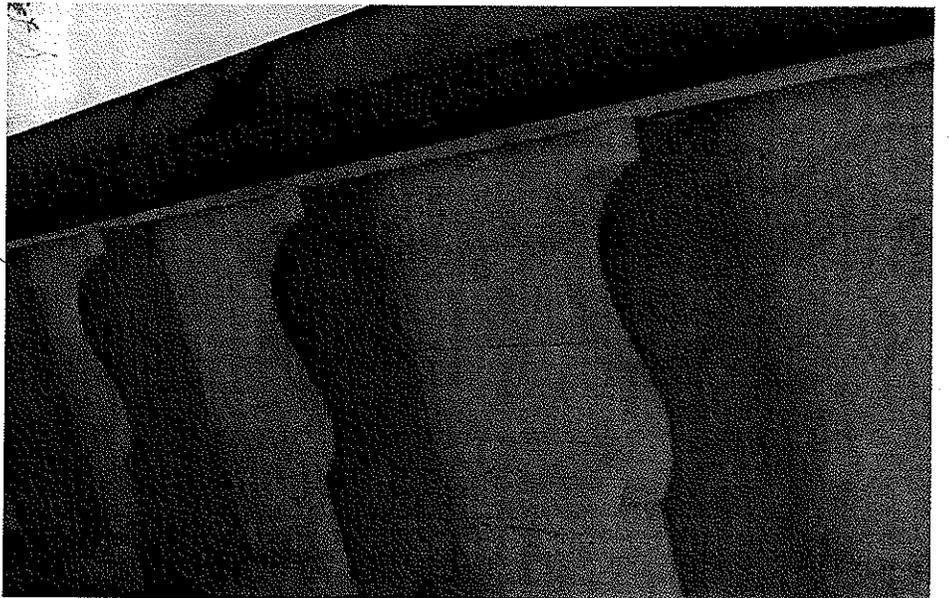
Screens include wood
grills mimicking window
grills

Posts mimic posts on
front porch and
throughout house

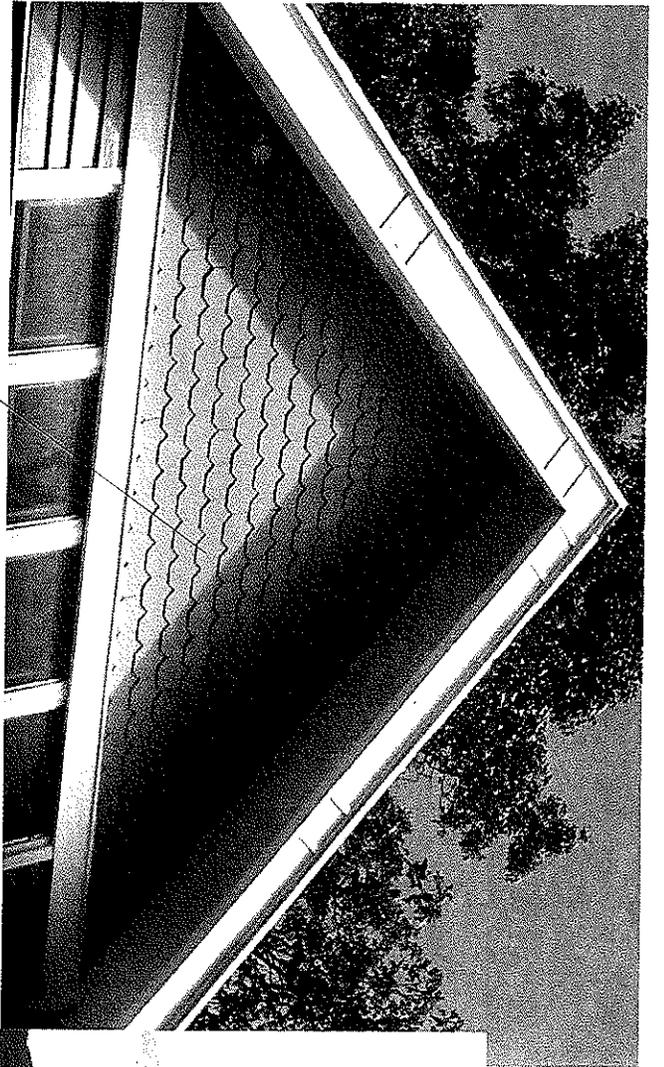
House
side



Columns to be mimicked along the screened-in porch

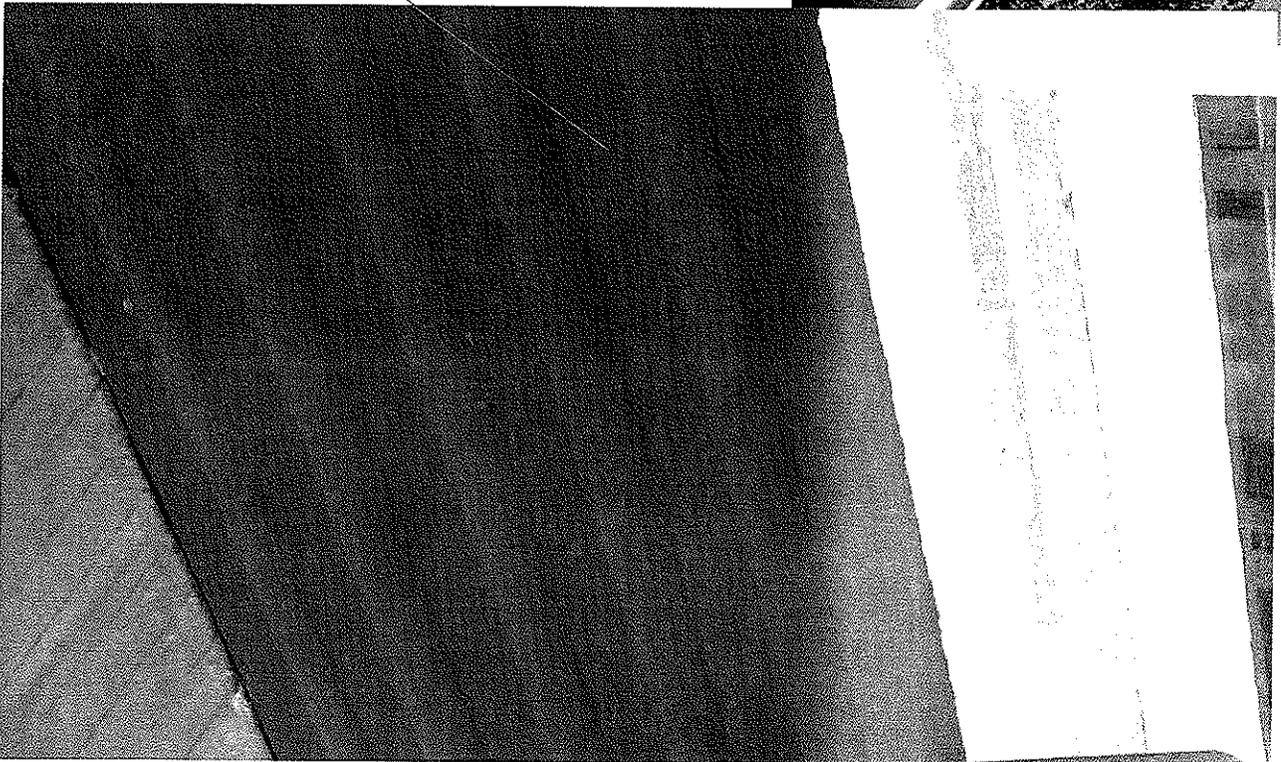


Details under overhang of roof, including scrollwork of rafters to be duplicated



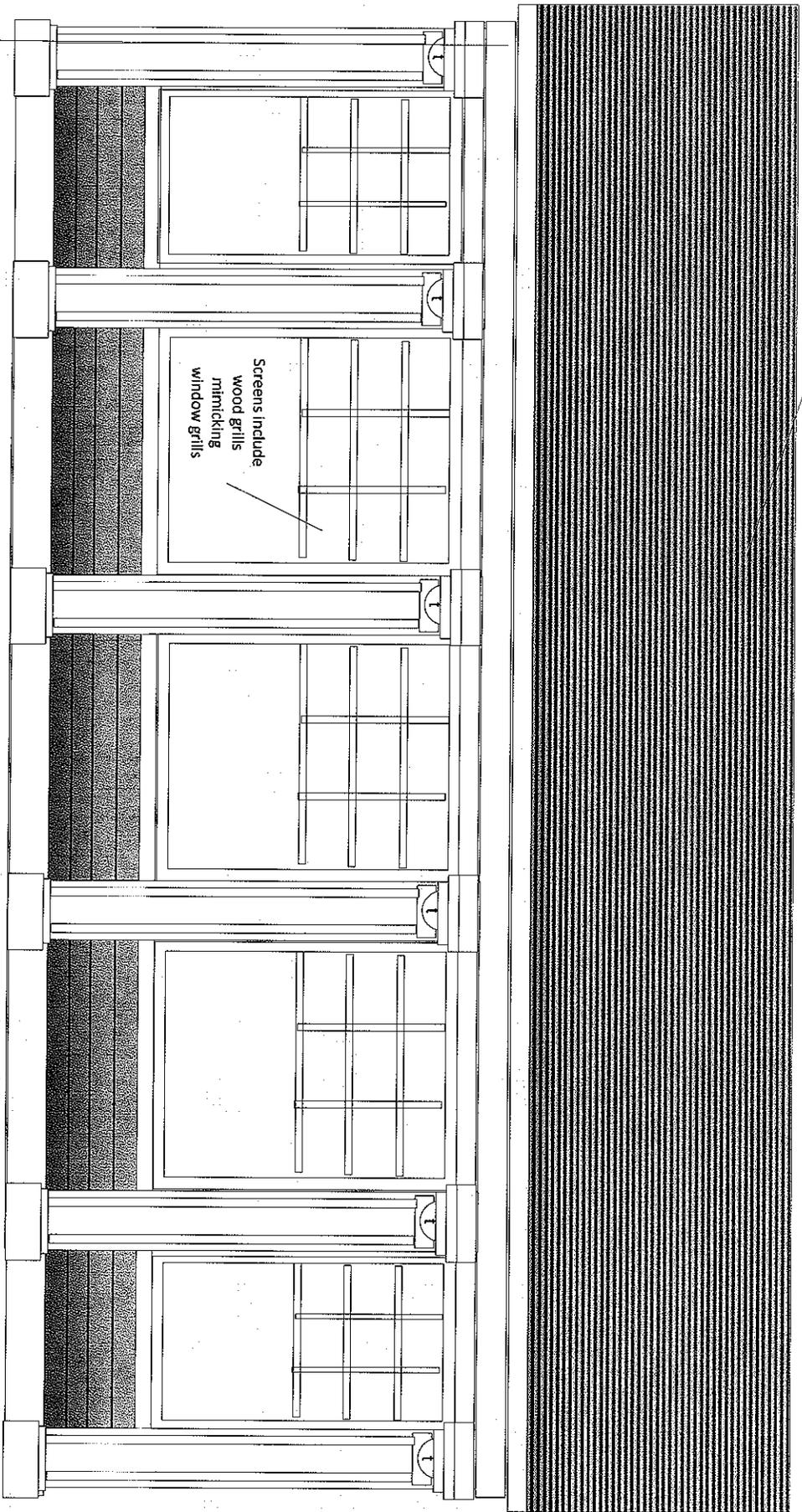
Scalloping to match what's on the house today

Hardy Plank will match the side of the house



Roof material to match rest of house

View from side yard (woods)



Screens include wood grills mimicking window grills

Details under overhang mimic details under overhang throughout house - scroll work & beadboard

Two end panels are at 45 degree angles



Municipal Government
Cape Charles

09/16/2011 08:25

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