

# **Historic District Review Board**

## **Regular Session Agenda**

**April 19, 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. **235 Mason Avenue – Hotel Renovation Front and Rear elevations**
  - B. **545 Tazewell Avenue – Home Renovation**
5. **Old Business**
  - A. **None**
6. **Announcements**
7. **Adjourn**

**DRAFT**  
Historic District Review Board  
Regular Session  
March 15, 2011

At approximately 4:38 p.m., in the Town Council Chamber, Chairman Russ Dunton, having established a quorum, called to order the Regular Session of the Historic District Review Board. In addition to Chairman Dunton, present were Jan Neville and Bob Sellers. Also present were Town Planner Tom Bonadeo, and Asst. Town Clerk Linda Carola. Board Member Dianne Davis was absent. Chairman Dunton noted the board had one vacancy.

A moment of silence was observed followed by the Pledge of Allegiance.

**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 of February 15, 2011.**

**NEW BUSINESS**

**A. 11 Randolph Ave.-Kitchen addition to existing side addition.**

Mr. Bonadeo reviewed the pictures and drawing with the board and explained the proposed addition was planned to connect to the existing house and would meet all required setbacks. Mr. Bonadeo discussed the proposed changes as follows: i) the addition would be sided with Hardi-Plank siding; ii) the addition would use the same roofing as the existing house; iii) the foundation of the addition would be block and brick in keeping with the ordinance; iv) the windows in the addition would be 6 over 1 in keeping with the original structure.

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

**B. 235 Mason Ave.-Renovation of Cape Charles Hotel**

Mr. Bonadeo presented some of the past history of the building and considerable discussion continued regarding the past renovations. Chairman Dunton had two pictures of the original building which were viewed and discussed by the board. Mr. Bonadeo presented the applicant's proposed changes, noting the proposed changes were significant to the front of the building recommending tall doors similar to the Blue Building and transom windows down the front of

the building. Mr. Bonadeo reviewed the Staff Report and drawing in detail with the board. The board and Mr. Bonadeo had many concerns regarding the proposed renovations and further discussion continued regarding the following: i) roof line; ii) vertical siding; iii) cornice; iv) arched front door; v) requirements of Historic District Guidelines. Considerable discussion continued for each item of concern. Chairman Dunton expressed concern regarding the proposed changes meeting the Historic District Guidelines and recommended a cornice be used to meet the guidelines and convey the period of the building. Mr. Neville expressed concern regarding the vertical siding and the overall appearance of the building, particularly the appearance of the third floor, and felt that the renovations should convey a more sympathetic look for the downtown area.

Mr. Bonadeo recommended requesting a new plan showing the following: i) cornice to be installed at the roof line; ii) alternative to vertical siding on the third floor; iii) arched front door.

**Motion made by Jan Neville, seconded by Bob Sellers and unanimously approved to take the plan back to the applicant and approve with the following conditions: i) approve the first two floors with the existing arch over the door way; ii) cornice on the top of building as required by the guidelines; iii) alternative to vertical siding on the third floor; iv) to make the facade more sympathetic to the rest of the business district.**

Chairman Dunton asked Mr. Bonadeo to inform the applicant that the board did not feel the previous renovation, which was not reviewed by the Historic District Review Board, was very sympathetic to the surrounding buildings in the business district.

Mr. Bonadeo informed the board that the Delisheries Building had been through the bank's approval process and the buyers are back and closing should be in April. The owner wants to open a sushi restaurant.

Chairman Dunton informed the board that he would be gone the week of the next meeting, but would be back in time for the meeting.

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

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Linda Carola, Asst. Town Clerk

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Russ Dunton, Chairman

# Historic District Review Board Staff Report

**From:** Tom Bonadeo  
**Date:** April 19, 2011  
**Item:** 4A – 235 Mason Avenue – Renovation of Cape Charles Hotel  
**Attachments:** Plans and pictures

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## Application Specifics

A complete application has been received for the renovation of the Cape Charles Hotel located at 235 Mason Avenue. This building was renovated in about 2004 and 2005. There appears to have been no review by the Historic Review Board as some work on the project may have been started prior to the formation of the Board and it was allowed to be “grandfathered”.

Last month the review of the application resulted in approval of the first two floors of the hotel with the preservation of the first floor arched door and window surround. The Board also asked the applicant to create a cornice as required by our Ordinance, consider an alternative to the vertical siding and make the façade more compatible with the rest of Mason Avenue storefronts.

## Discussion

The Applicant has submitted the attached alternative front elevation for review. The new drawing includes the modifications requested by the Board.

1. The first floor brick is maintained around the front door.
2. The cornice is redesigned per the ordinance with three successively larger steps and a continuous cornice across the entire building. This will be built to the original parapet height.
3. The applicant has reduced the vertical lines on the upper siding. The Plan still uses Hardi Panel siding only with vertical battens at window edges and panel seams.
4. The iron work on the first floor is in keeping with other iron work of the period.
5. The doors on the second floor have been rearranged to be more regular and symmetrical also in keeping with other buildings of the period.

Demolition is nearly complete and interior reconstruction is ready to get under way. Staff has included a picture of the current state of the building façade to show the amount of demolition.

## Recommendation

Review the plans and picture and discuss the application. Staff recommends approval of the revised façade in accordance with the Board’s earlier request.



04/14

# Historic District Review Board Staff Report

**From:** Tom Bonadeo  
**Date:** April 19, 2011  
**Item:** 4B – 545 Tazewell Avenue – Residing and addition to House  
**Attachments:** Plans and pictures

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## Application Specifics

A complete application has been received for the residing of the house at 545 Tazewell Avenue. This is a Cassatt Cottage that has been greatly modified over the years. The applicant proposes the removal of a rear addition, residing the house with Hardi Plank and shingle with the same exposure at the original wood and adding a small addition to the east side of the house to contain a bathroom. The porch will also be revived but not altered. The roof will be replaced with architectural shingles and a French door installed where an older addition is being removed in the rear of the house.

## Discussion

The Applicant has proposed removing a small addition on the rear of the house that was not original to the structure. A French door will be installed in its place. No deck is shown on the plan.

The siding replacement is allowed under our ordinance for compatible materials. The addition will be sided to match the rest of the house. Usually, an addition would be made to be different from the main house but in this case since the main house is being resided matching would be acceptable.

The roof replacement is also allowed under compatible materials. Windows will also be replaced and the applicant would like to stay close to the original design as possible. Original windows for these houses were 8 over 8. This pattern may not be available in a replacement window.

The original portion of the house meets the setback regulations; however, the porch addition is in the western setback. The porch will be cleaned up, repainted and all window and wall material removed then screened. No detail is shown for the replacement columns. The rear of the existing structure also meets the rear setback requirements. The addition on the east side of the house will not infringe into the east setback.

## Recommendation

Review the plans and pictures and discuss the application. Staff recommends approval of the revision to 545 Tazewell Avenue in accordance with the Ordinance and Guidelines.

1. Removal of porch enclosure and creating a screened porch with no "walls".
2. Replacing roof with architectural shingles.
3. Removing block rear addition and installing a French style door.
4. Adding a small addition with Hardi Siding
5. Removing the asbestos siding and installing Hardi Siding (lower) and Shingles (upper).
6. Front window shall stay (drawing error on the plans).



NOTES:

Source of Title: Deed Book 179, page 688.  
 For plates of previous or adjacent surveys:  
 Map of the Town of Cape Charles in Northampton County,  
 2nd Book 41, page 184.  
 Flood zone: FIRM 010106 0001 B, Dated Feb. 2, 1989, Zone B.  
 County Tax Map: See 088A3-01-00-590  
 811 No. 045 Tazewell Avenue

This plat is based on a current field survey.  
 No Title Report furnished.

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that in accurate and current title search may disclose.

CLERK'S NOTE  
 Copy of this plat is attached to and made a part of the last survey recorded in Deed Book 223, page 558.

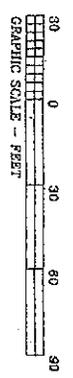
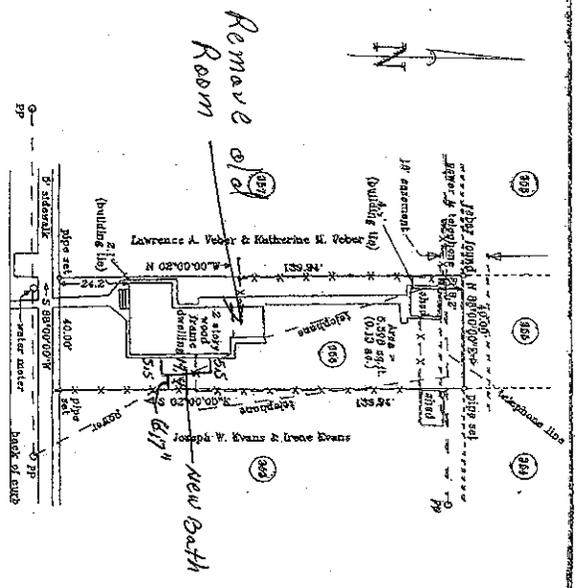
Approved for recording:  
 Ross F. Caldwell, Town of Cape Charles, Va. 21916

PLAT OF SURVEY

Parcel of Land (Lot No. 356) to be Conveyed  
 From Michael L. Muner to  
 John R. Galeman & Peter S. Holtz,  
 Located in Cape Charles, Currituck District,  
 Northampton County, Virginia.

SHORE ENGINEERING CO., INC.  
 ENGINEERS - SURVEYORS  
 P.O. Box 304, MELBA, VA. 23110.  
 804-707-8770.

DATE: Aug. 1, 1986  
 SCALE: 1" = 30'  
 FORM: 182-0186-S



**William E. Manning Construction, LLC  
5121 Seaview Road  
Cape Charles, VA 23310  
(757) 286-1025  
Class A Contractor License #2701-013495-A**

**April 12, 2011**

**Town of Cape Charles and Review Board  
2 Plum Street  
Cape Charles, VA 23310**

**RE: 545 Tazewell Avenue Renovations**

**Below are the renovations to be completed on the outside of the house at 545  
Tazewell Avenue:**

**New Hardie Siding**

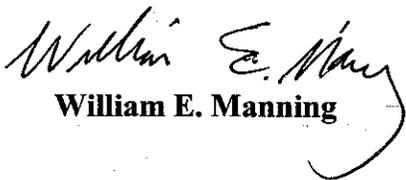
**New 30 yr. Arch. shingles**

**Paint soffitt**

**New addition on the right side of the house which will include a bathroom and a  
laundry room**

**Please do not hesitate to contact me should you have any questions.**

**Sincerely,**

  
**William E. Manning**

**WEM/kdm**

New Arch. 30 yr. roof

New Hardie shake siding

New Hardie Siding  
5" exp.

8" round post and cap

Front elevation

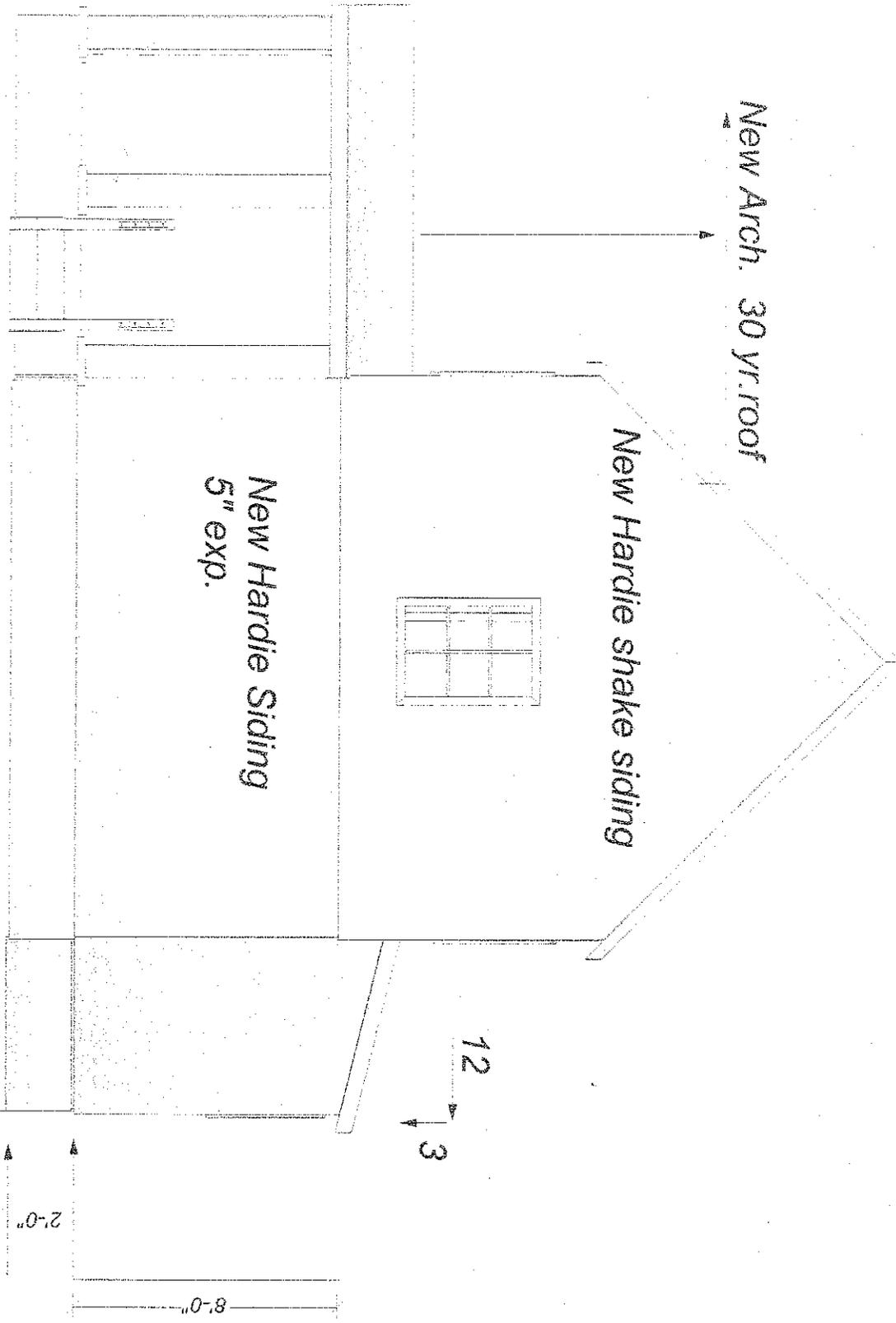
New room

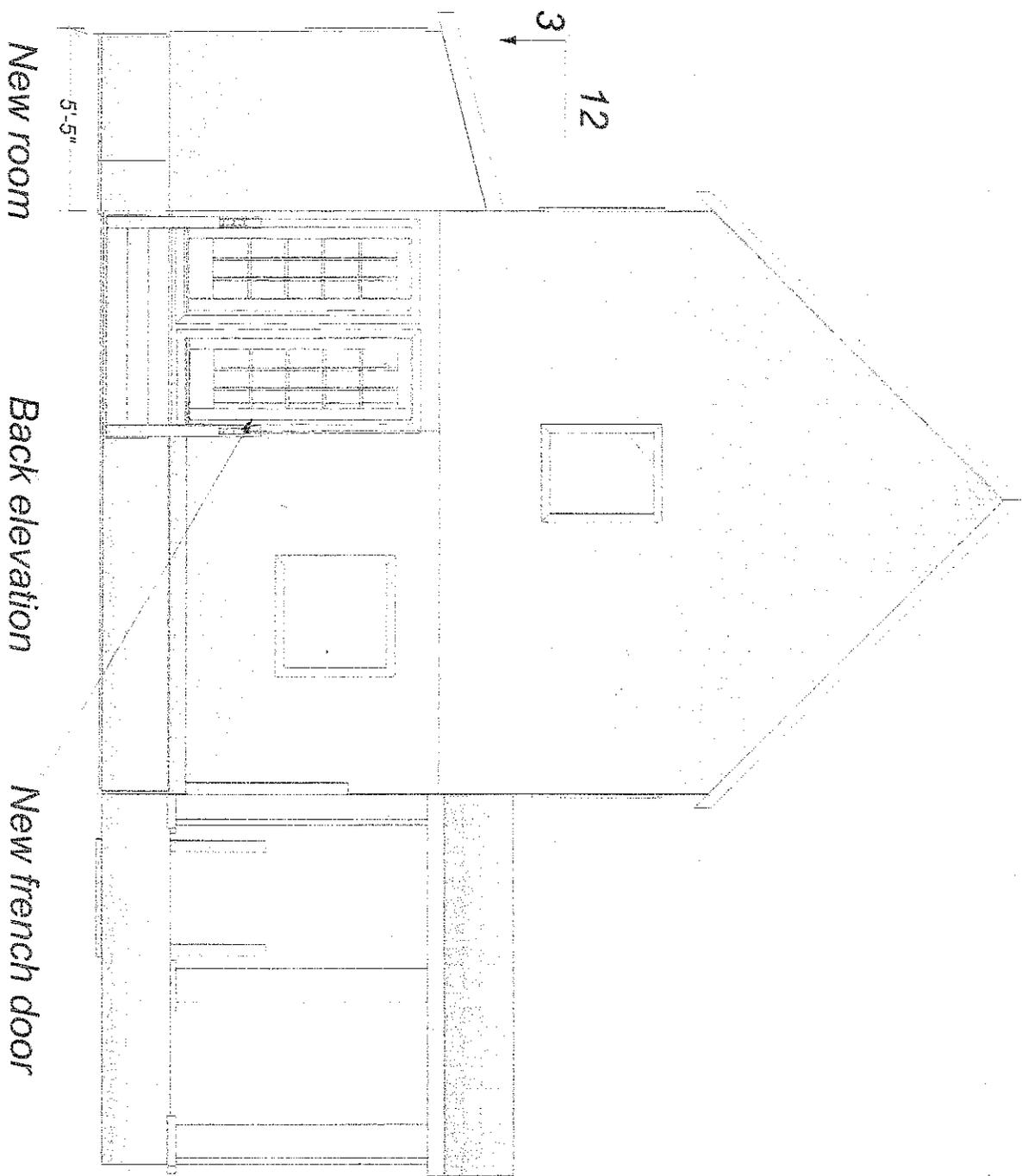
12  
3

2'-0"

8'-0"

5'-5"

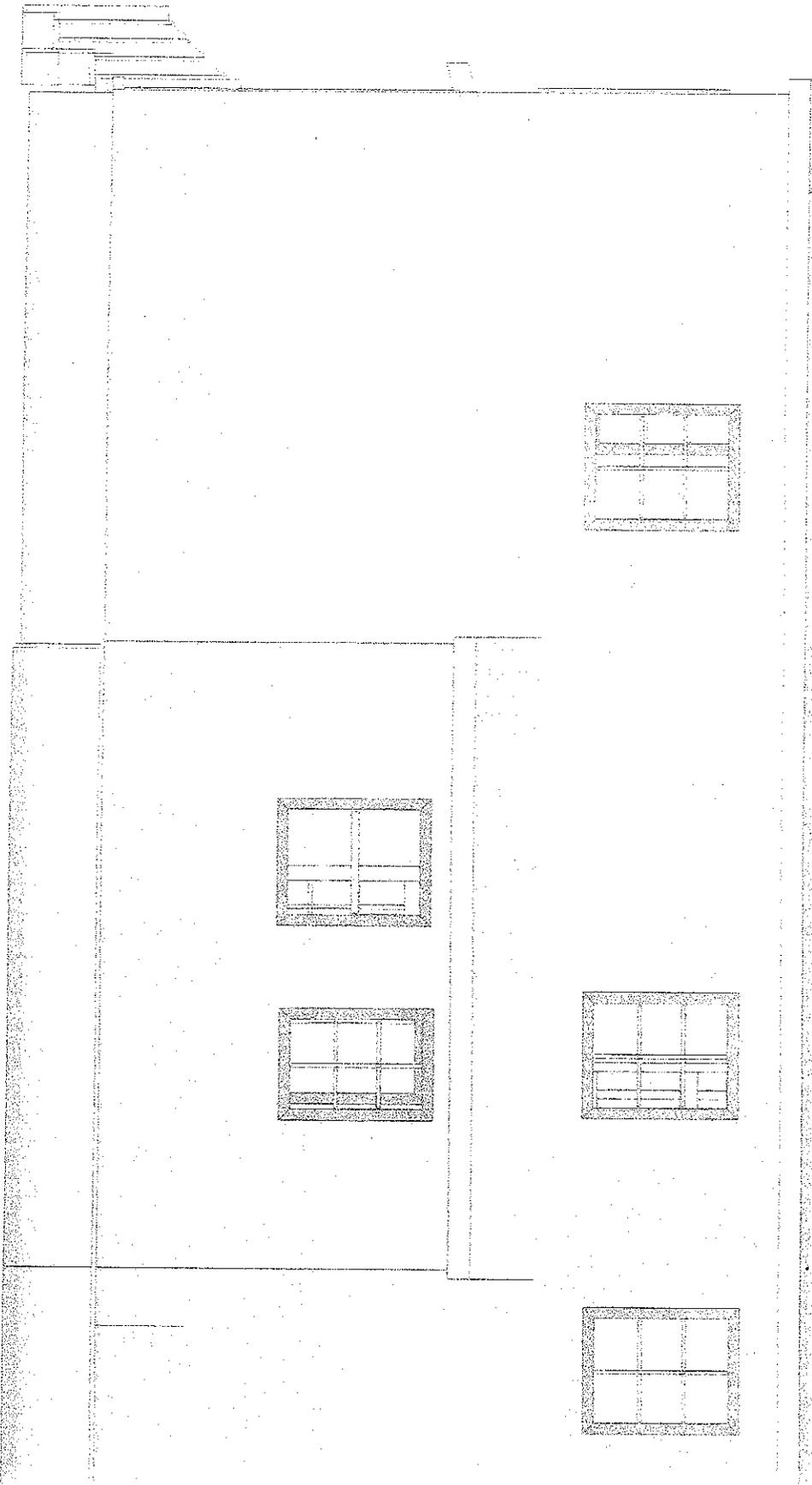




*New room*

*Back elevation*

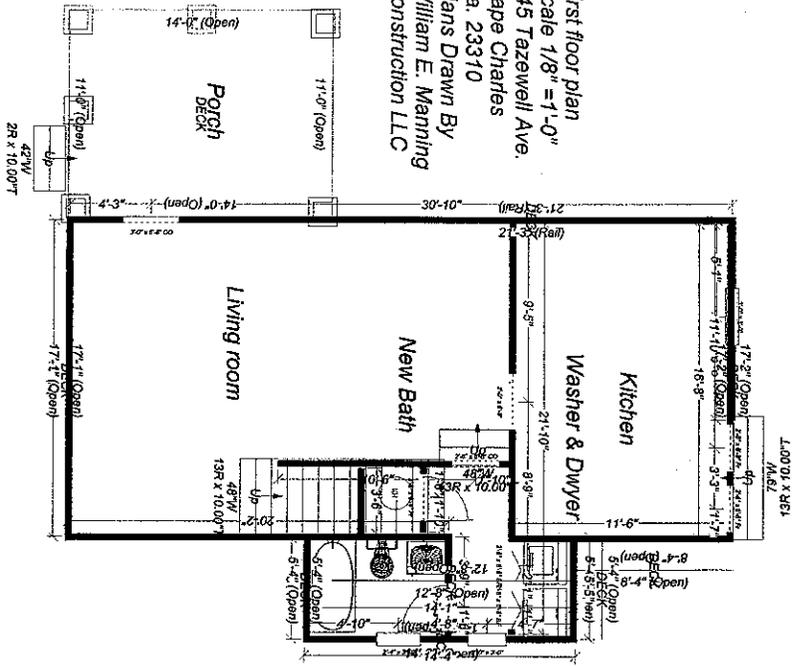
*New french door*

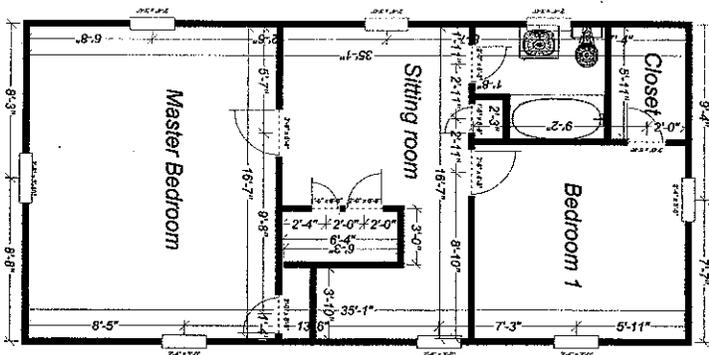


*Right side elevation*

Old Utility room to be removed

First floor plan  
Scale 1/8" = 1'-0"  
545 Tazewell Ave.  
Cape Charles  
Va. 23310  
Plans Drawn By  
William E. Manning  
Construction LLC





Second floor plan scale 1/8"=1'-0"  
 Bathroom to be reworked.  
 Closet to be taken out and moved  
 behind bath. Tub will go where  
 closet is now.  
 545 Tazewell Ave.  
 Cape Charles  
 Va. 23310

2x8 ban on wall

30 year arch. shingle

3

12

15# felt paper  
double 2x4 top plate

Old 2x4 wall

2x6 rafters 16" on center

2x8 ban on wall for 2x6 ceiling joist 16" on center

Simson rafter tie 16" on center

R 38 insulation

7/16 OSB sheathing

2x4 Stud wall 16" on center

8x16 foundation vent. No more  
than 3' from corners

16"x24" foundation access

2x4 Plate

2x6 Floor joist 16" on center

2x8 P. T. plate bolted to block

8x8x16 Cmu foundation wall

New ground level

20" x8" footer 3000 P. S. I. mix

Access

Old foundation

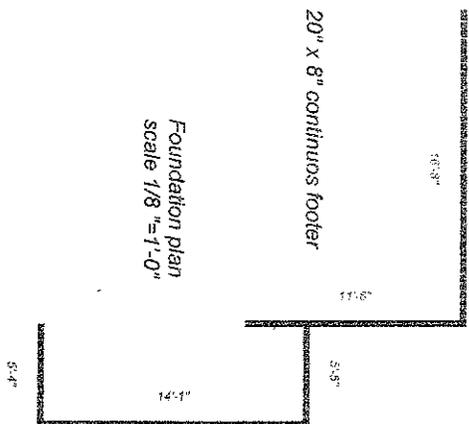
Ground level

1/2" x 16" Foundation bolt 6'  
on center

2x6 Rim ban

R19 Insulation

Framing detail not to scale



Foundation plan  
scale 1/8" = 1'-0"

8" C. M. U. foundation  
P. T. plate with 1/2" foundation bolts  
6' on center, 2x6 floor joist 16" on c.  
3/4" T&G plywood sub floor