

Historic District Review Board

Regular Session Agenda

March 18, 2014

6:00 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. 218 Randolph Ave.– Dormer addition
 - B. Lot 368, Tazewell Ave.- New Home
5. Old Business
6. Announcements
7. Adjourn



DRAFT
HISTORIC DISTRICT REVIEW BOARD
Regular Meeting
Town Hall
February 18, 2014
6:00 p.m.

At 6:00 p.m. Chairman David Gay, having established a quorum, called to order the Regular Meeting of the Historic District Review Board. In addition to David Gay, present were John Caton, Joe Fehrer, Sandra Salopek and Terry Strub. Also in attendance were Town Planner Rob Testerman, Assistant Town Clerk Amanda Hurley, and homeowners of 621 Jefferson Avenue Trafton and Sarah Jordan. There was one member of the public in attendance.

The Board observed a moment of silence which was followed by the recitation of the Pledge of Allegiance.

CONSENT AGENDA:

Motion made by Joe Fehrer, seconded by Terry Strub, to accept the agenda as presented. The motion was unanimously approved.

The Historic District Review Board reviewed the minutes of the January 21, 2014 Regular Meeting.

Motion made by Terry Strub, seconded by John Caton, to approve the minutes of the January 21, 2014 Regular Meeting as presented. The motion was unanimously approved.

NEW BUSINESS:

A. Officer Elections

Rob Testerman stated that each February a Chair and Vice Chair was elected.

Terry Strub nominated Joe Fehrer as Chairman. There were no other nominations.

Motion made by Sandra Salopek, seconded by John Caton, to elect Joe Fehrer as Chairman of the Historic District Review Board. The motion was unanimously approved.

Sandra Salopek nominated John Caton for Vice Chair. John Caton nominated David Gay as Vice Chairman, but he declined and nominated John Caton.

Motion made by Terry Strub, seconded by Joe Fehrer, to elect John Caton as Vice Chairman of the Historic District Review Board. The motion was unanimously approved.

B. 621 Jefferson Ave – Chimney

David Gay stated that he heard that the applicant had to pay another application fee. Rob Testerman explained that it was treated as a new application and not an appeal since the time period for an appeal had passed. Rob Testerman stated that this issue had been brought up at the last meeting and the Board agreed to revisit the application and chimney again as the original application had been the first one reviewed by the new Board in May of 2013.

The applicant provided additional photographs of adjacent homes. The majority of the renovated homes did not have chimneys.

Joe Fehrer stated that there could have been more complete information at their first meeting and added that a non-functional chimney was a liability and recommended amending the Certificate of Appropriateness for removal of the chimney.

Motion made by John Caton, seconded by Terry Strub, to approve the application for 621 Jefferson Avenue for the removal of the chimney. The motion was unanimously approved.

Mr. Trafton Jordan thanked the Board. Mrs. Sarah Jordan stated that the original plan did not include replacement of the roof but, the existing chimney was leaking and it had to be removed and the roof replaced.

OLD BUSINESS:

Rob Testerman stated that he spoke with Dave Fauber regarding the handicap ramp that the Board approved last month on the old Library and Dave Fauber was also in favor of option B. However, the plans could be coming back to the Board to include a masonry ramp instead of a wooden ramp for maintenance reasons and there would also be a covered eave over the side door.

The Alliance list serve was working for all the Board members. It was a helpful resource for input from other organizations.

ANNOUNCEMENTS:

Motion made by Sandra Salopek, seconded by Terry Strub, to adjourn the Historic District Review Board Regular Meeting. The motion was unanimously approved.

Chairman David Gay

Asst. Town Clerk

Historic District Review Board Staff Report

From: Rob Testerman
Date: March 10, 2014
Item: 4A – 218 Randolph Ave., Dormer addition
Attachments: Application, Photos

Application Specifics

An application has been received from Mr. John Wengler for the addition of a dormer on the front of the house located at 218 Randolph. 218 Randolph is listed as a contributing structure, ca. 1890's gabled ell frame dwelling.

Discussion

- As can be seen in the attached photo, the applicant wishes to construct a dormer on the front of the house, in the center. The dormer would include a single window. The roofing materials would be built to match the existing, and the siding will be white "scalloped" siding. Dormer windows are quite common in the historic district.

Recommendation

The proposal is in keeping with the character of houses in the neighborhood and is consistent with the Guidelines, staff recommends approval.

MUNICIPAL CORPORATION OF CAPE CHARLES, VIRGINIA

Application for Historic District Review

Date: 3.5.14

Permit No.: _____

* (Attach plans)

Fee: \$50.00

Applicant: John Wengler

Signature: [Signature]

Address: 218 Randolph Ave, Cape Charles, VA 23310

Telephone: 757-650-9222 Cell: 757-650-9222

Owner(s): John & Christine Wengler

Address: 218 Randolph Ave City: Cape Charles State: Va Zip: 23310

Contractor: Schneider Custom Builders

Address: 350 W. 22nd Street City: Norfolk State: Va Zip: 23517

Telephone: 757-331-1499 Cell: -

Town License No.: _____ State License No.: _____

Location of Improvement: 218 Randolph Ave Cape Charles Va 23310

Lot No.: 636 Block No.: _____ Lot Size: _____ Lot Area: _____

Type of Improvement: New roof structure on front of house

Proposed Use: Decorative

Estimated Construction Costs: \$ 3,000.00

Dimension of Structure or Improvement:

Width: 5' Length: 7' Height: 5'

Total Square Footage: 40 square feet

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: [Signature]





Subject House, 218 Randolph, left. Neighboring house with window dormer on right



Other houses on the block with window dormers





Historic District Review Board Staff Report

From: Rob Testerman
Date: March 10, 2014
Item: 4B – Lot 368, Tazewell Avenue – New Home
Attachments: Application, Survey, Drawings, and Photos

Application Specifics

An application has been received from Mr. Tim Krawczel for the construction of a new home on Lot 368, on Tazewell Avenue. Staff has been on site and confirmed that the proposed construction will conform to zoning requirements regarding setbacks, height, etc.

Discussion

- Proportion – the proposed house is 32' tall by 28' wide. Buildings that are taller than they are wide have a “vertical expression”, many houses in town have this vertical expression. The height, width and proportion of the proposed house are consistent with zoning requirements, the Historic District Guidelines, and the other houses in the neighborhood.
- The house has a gable roof with a pitch of 10/12. Steep roof pitches are appropriate for gable roofs. This is consistent with the Historic District Guidelines.
- Full width, one-story porches are the most common type of porch in Cape Charles. The proposed house includes a full width, one-story porch. The proposed porch, and columns are consistent with the Guidelines.
- The front façade will be constructed substantially like the plans included in the packet. Slight alterations are shown on a hand-drawn attachment. Rather than the bay window on the first floor front of the house, the applicant has chosen to keep it flat across the section, with two one-over-one windows on the wall. Either option would be consistent with the Guidelines.
- The applicant proposes vinyl or fiber cement for siding, PVC or vinyl for trim and brick or concrete block with a stucco finish for the foundation. The Guidelines state that synthetic siding that simulates wood may be used on new construction only if real wood trim is used for windows, doors, cornices, cornerboards, soffits and other decorative features. The applicant has provided the attached table showing existing homes in the Historic District illustrating that many homes do have synthetic siding and trim.

Recommendation

The proposal is consistent with the Guidelines and complimentary to homes in the neighborhood, staff recommends approval.

MUNICIPAL CORPORATION OF CAPE CHARLES, VIRGINIA

Application for Historic District Review

Date: March 4, 2014

Permit No.: _____

* (Attach plans)

Fee: \$50.00

Applicant: Tim Krawczel

Signature: Tim Krawczel

Address: POB 181 Cape Charles, Cape Charles, VA 23310

Telephone: _____ Cell: 757-350-1499

Owner(s): Same as above

Address: _____ City: _____ State: _____ Zip: _____

Contractor: Tommy Rosen, Rosen Construction

Address: 22177 Von Cannon Rd City: Cape Charles State: VA Zip: 23310

Telephone: 757 331 3117 Cell: 757-350-1595

Town License No.: _____ State License No.: 2705-113571

Location of Improvement: 519 Tarzwell Avenue - between 515 & 529

Lot No.: 368 Block No.: _____ Lot Size: 40 x 140 Lot Area: 5600

Type of Improvement: Single Family Dwelling

Proposed Use: Permanent Residence

Estimated Construction Costs: \$200,000

Dimension of Structure or Improvement:

Width: 28 Length: 50 Height: 32

Total Square Footage: 2418 finished heated space

Structure of Improvement will be set back:

- 21 from front property line
- 6 from side property line
- _____ from side property line on corner lot
- 52 from rear property line
- 52 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: Timothy Krawczel

t.krawczel@gmail.com

POB 181
Cape Charles, Virginia 23310
March 4, 2014

Mr. Rob Testerman, Town Planner
Town of Cape Charles
2 Plum Street
Cape Charles, Virginia 23310

Subject: Application for Historic District Review

Dear Rob:

Attached please find my application for review of proposed construction at 519 Tazwell Avenue.

Historically, a large home straddled the Lots 368 and 369 until the early 1970's, when it was demolished, perhaps after a fire. Both lots have been vacant since. The house I propose to construct on Lot 368 conforms to applicable zoning requirements for the R-1 district, including height, minimum square footage, front (prevailing), side and rear setbacks and also conforms to specific Historic District requirements regarding minimum roof pitch and porch width and the overall design is in keeping with the design character of adjoining houses and the neighborhood.

As the front side and rear elevations confirm, the house is consistent with Historic District guidelines regarding scale, height and width. Leon Parham, local architect, is preparing an update to the plans that will make the windows for the front elevation more symmetrical. I have included a sketch of the revision. Consistent with all other new construction in the historic district in recent years, I will use vinyl or fiber cement for siding, PVC or vinyl for trim and brick or concrete block with a stucco finish for the foundation.

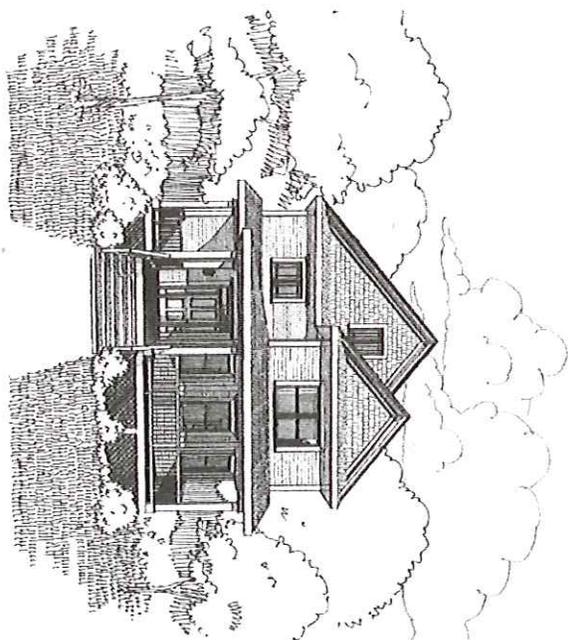
Please let me know if you have any questions.

Sincerely,



Tim Krawczel

Sheet	01 Cover sheet
Sheet	Drawing Index
Sheet	02 Crawlf Foundation
	Crawl Foundation Plan
	Foundation
	Foundation
	Foundation
Sheet	03 Floor 1 Plan
	Floor 1 Plan
	Kitchen
	Kitchen
	Kitchen
Sheet	04 Floor 2 Plan
	Attic/unfinished attic
	Floor 2 Plan
Sheet	05 Elevations
	Basement Elevation
	Front Elevation
	Rear Elevation
	Roof Plan
	Window List RT
Sheet	06 Elevations
	Basement 1 Floor Plan
	Left Side Elevation
	Right Side Elevation
Sheet	07 Elevations
	Basement 2 Floor Plan
	Right Side Elevation
Sheet	08 Details
	Building Section
	Basement 1 Floor 1-4
	Insulation Detail
	Porcelain Sill
	Plastic Sill
	Blocked



Plan 2401A

This plan is licensed to Timothy Krawczel

Thank you for your purchase of these house plans.

These plans are designed to conform to the 2012 International Residential Code for One and Two Family Dwellings, National and local building codes, and all applicable codes and regulations. It is the responsibility of the purchaser and/or the builder to adapt these plans to the requirements of the individual locale.

Structural Notes

These plans are designed for roof loads of 20 psf live load and 10 psf dead load. The chart to the left can be used to adjust for different requirements. All beams are labeled "LVL" and should be sized locally. Roof loads can vary and have a big impact on the beams carrying accumulated loads. Most lumber suppliers can have this done at no charge, however having a registered engineer is recommended.

General Notes

- Square footages are for heated floor areas. This does not include fireplace projection or vaulted space. Stairs are counted on the main floor only.
- Dimensions are from the face of the stud wall. Contractor to verify all dimensions and please contact us if an error is present.
- All footings shall be on firm undisturbed soil of no less than 2000 pcf and be below frost depth. Footing size shall be determined by local soil conditions. Verify design with local engineer.
- HVAC design to be sized according to the local climate conditions including compass direction.

Energy Notes

- Caulk all exterior toe plates with latex caulk.
- Caulk all wire and pipe holes where they penetrate all upper and lower exterior plates.
- Use blown-in wall insulation if at all possible. If batt insulation is used pack behind all electrical boxes.
- Seal all joints in HVAC ducts, with leakage no more than 3%. Three inch fiber mesh tape should be used on all collar to plenum connections and all gaps that are 1/4" or wider. Insulate ducts with R-6.5 or greater.
- Foam insulate between all exterior window and door edges and rough opening frame. Use non-expanding foam.
- Provide back draft damper on kitchen hood vent, dryer vent, and bathroom vents.
- Insulate all hot water pipes.
- Install wrap kit on water heater.

Bullock's Guide from EEBAL.org

This one book, available from The Energy and Environmental Building Association, if followed, will do more to insure a well built home than any material I know of. It is very clearly written and contains many useful details on building energy efficient structures. There are 4 different versions based on a climate zone map.

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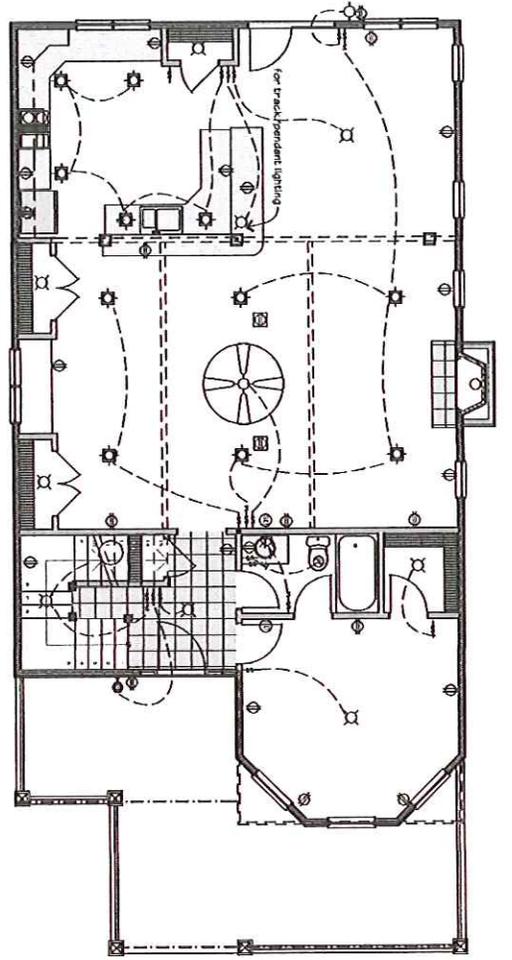
#2 southern yellow pine		1" dia.	1.60x	2.40x	2.40x
Floor Joist	40 psf live load	2x8	13'-0"	13'-0"	10'-0"
	40 psf dead load	2x8	14'-0"	13'-0"	13'-0"
	40 psf live load and 40 psf dead load (unbraced length 8'-3.0')	2x10	13'-0"	14'-0"	13'-0"
Ceiling Joist	20 psf live load	2x8	13'-0"	14'-0"	14'-0"
	20 psf dead load	2x8	13'-0"	13'-0"	14'-0"
	20 psf live load and 20 psf dead load (unbraced length 8'-3.0')	2x10	13'-0"	14'-0"	14'-0"
2nd Floor	20 psf live load	2x8	11'-0"	13'-0"	12'-0"
	20 psf dead load	2x8	14'-0"	13'-0"	13'-0"
	20 psf live load and 20 psf dead load (unbraced length 8'-3.0')	2x8	14'-0"	14'-0"	14'-0"
1st Floor	40 psf live load	2x8	11'-0"	11'-0"	12'-0"
	40 psf dead load	2x8	14'-0"	14'-0"	13'-0"
	40 psf live load and 40 psf dead load (unbraced length 8'-3.0')	2x8	14'-0"	14'-0"	14'-0"
#2 S-P-F (spruce-pine-fir)	40 psf live load	2x8	12'-0"	12'-0"	10'-0"
	40 psf dead load	2x8	13'-0"	13'-0"	10'-0"
	40 psf live load and 40 psf dead load (unbraced length 8'-3.0')	2x10	12'-0"	13'-0"	10'-0"
RAFTERS	1" pfd dead load	3x8	16'-0"	14'-0"	11'-0"
	2" pfd dead load	2x8	21'-0"	18'-0"	15'-0"
	3" pfd dead load	2x8	14'-0"	12'-0"	10'-0"
1" pfd dead load	2x8	14'-0"	12'-0"	10'-0"	
	2x8	16'-0"	14'-0"	12'-0"	
	2x8	18'-0"	16'-0"	14'-0"	
2" pfd dead load	2x8	13'-0"	11'-0"	11'-0"	
	2x8	15'-0"	13'-0"	13'-0"	
	2x8	17'-0"	15'-0"	15'-0"	

abbreviations

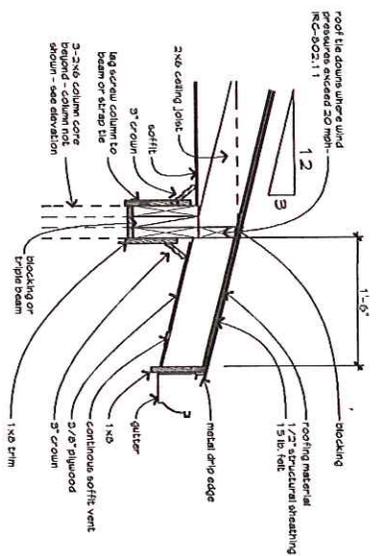
cl	ceiling joist
cmu	concrete masonry unit
conc.	concrete
ct	ceramic tile
dbl.	double joist
dl.	down stud
fl.	floor joist
hd.	hanging
hvac	heating/ventilating/air conditioning
jst.	joist
l.v.l.	laminated veneer lumber - i.e. merulam
mech.	mechanical
min.	minimum
nts	not to scale
oc	on center
pc	pressure treated
psf	pounds per square foot
ra	return air
rd	returning
renf.	reinforcing
rm	room
ro	rough opening
so	southern yellow pine
slp	sloper and groove
slu	sill
td	top of deck
u	unbraced
u/w	unbraced with
w	with
w/p	yellow pine

www.thompsonplans.com

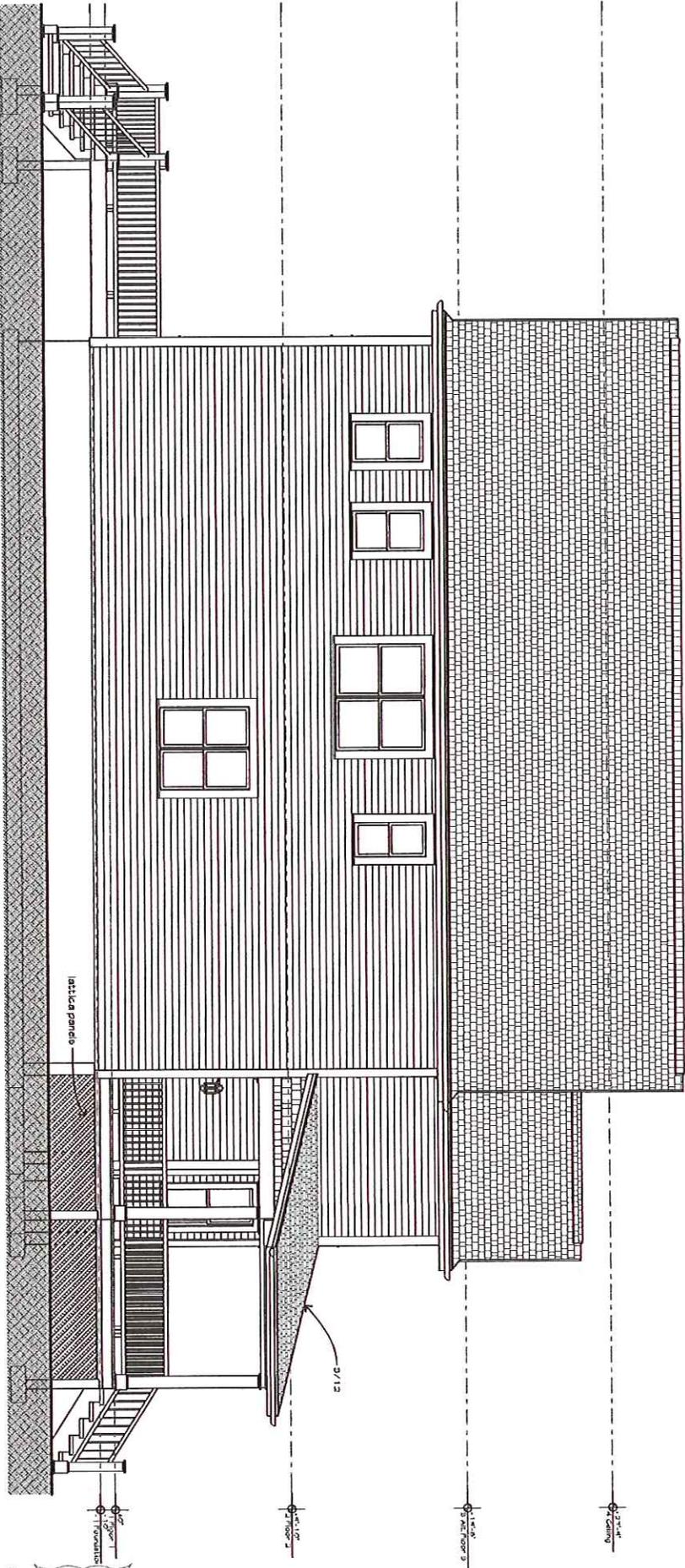
PO Box 160
Lake Junaluska, NC 28745
828-734-2553



Electrical - Floor 1 Plan
 scale 3/16" = 1'-0"



PE3 Typical Porch Boxed Eave
 scale 1" = 1'-0"



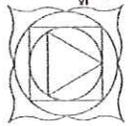
Left Side Elevation
 scale 1/4" = 1'-0"

All Federal, State and local codes shall be considered as a part of these documents, and shall take preference over anything shown or implied. If differences arise.

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plan # 2401A

original print date
 2/27/14



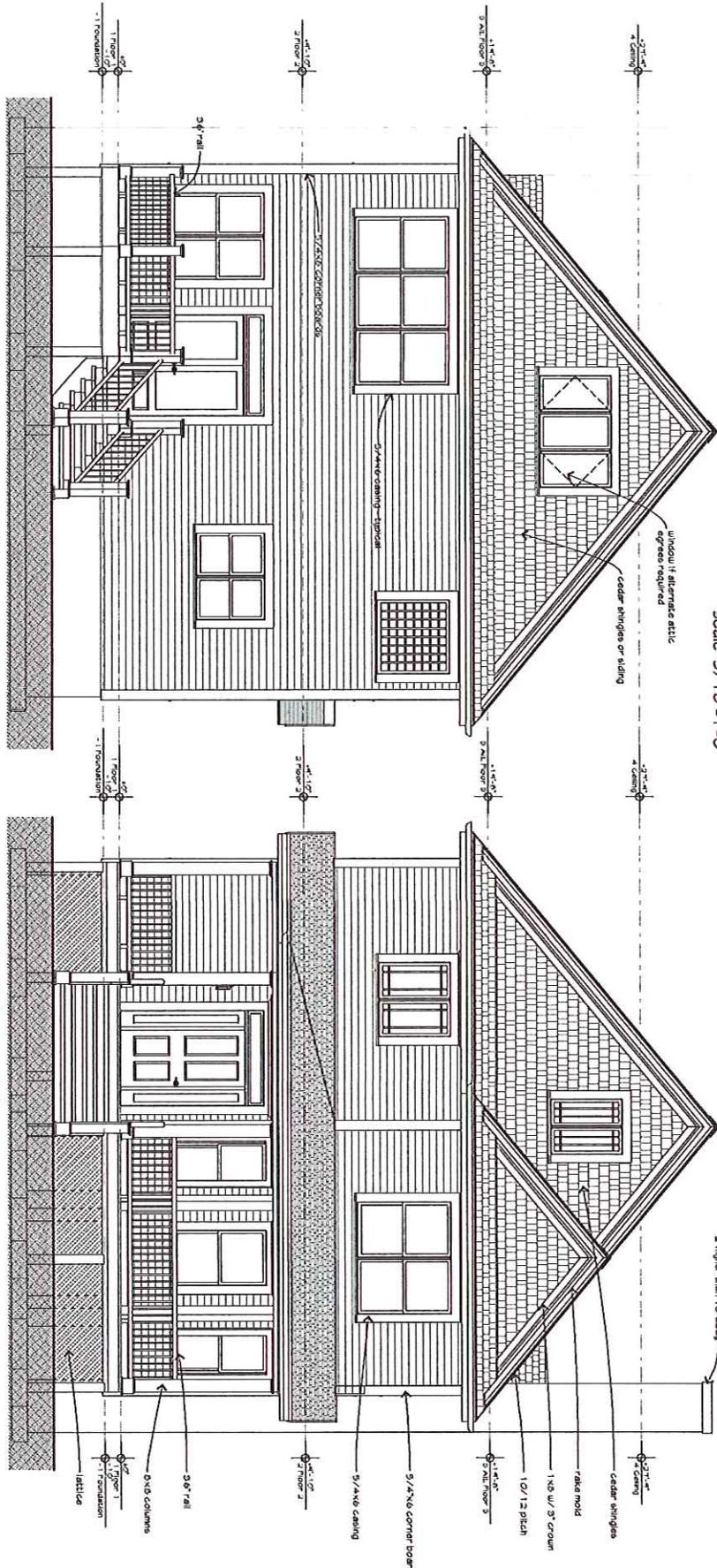
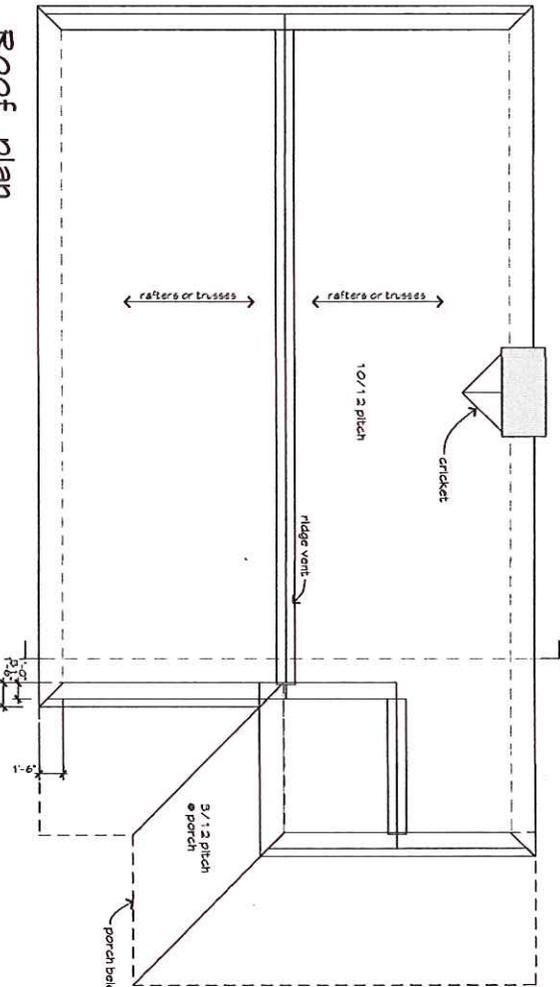
www.thompsonplans.com
 Rick Thompson - Architect
 828-134-2553

P O Box 160 Lake Junaluska, NC 28745

standard contract document

Width	Height	Name	Type	Quantity
1'-6"	6'-0"	RDO2 Sliding	Interior	2
2'-4"	6'-0"	RDO2 Sliding	Interior	14
2'-6"	6'-0"	RDO1 Door 3T	Interior	6
3'-0"	7'-0"	RDO2 Sliding	Interior	1
4'-0"	6'-0"	RDO2 Sliding	Interior	3
5'-4"	6'-0"	RDO1 Door 3T	Interior	1
				25

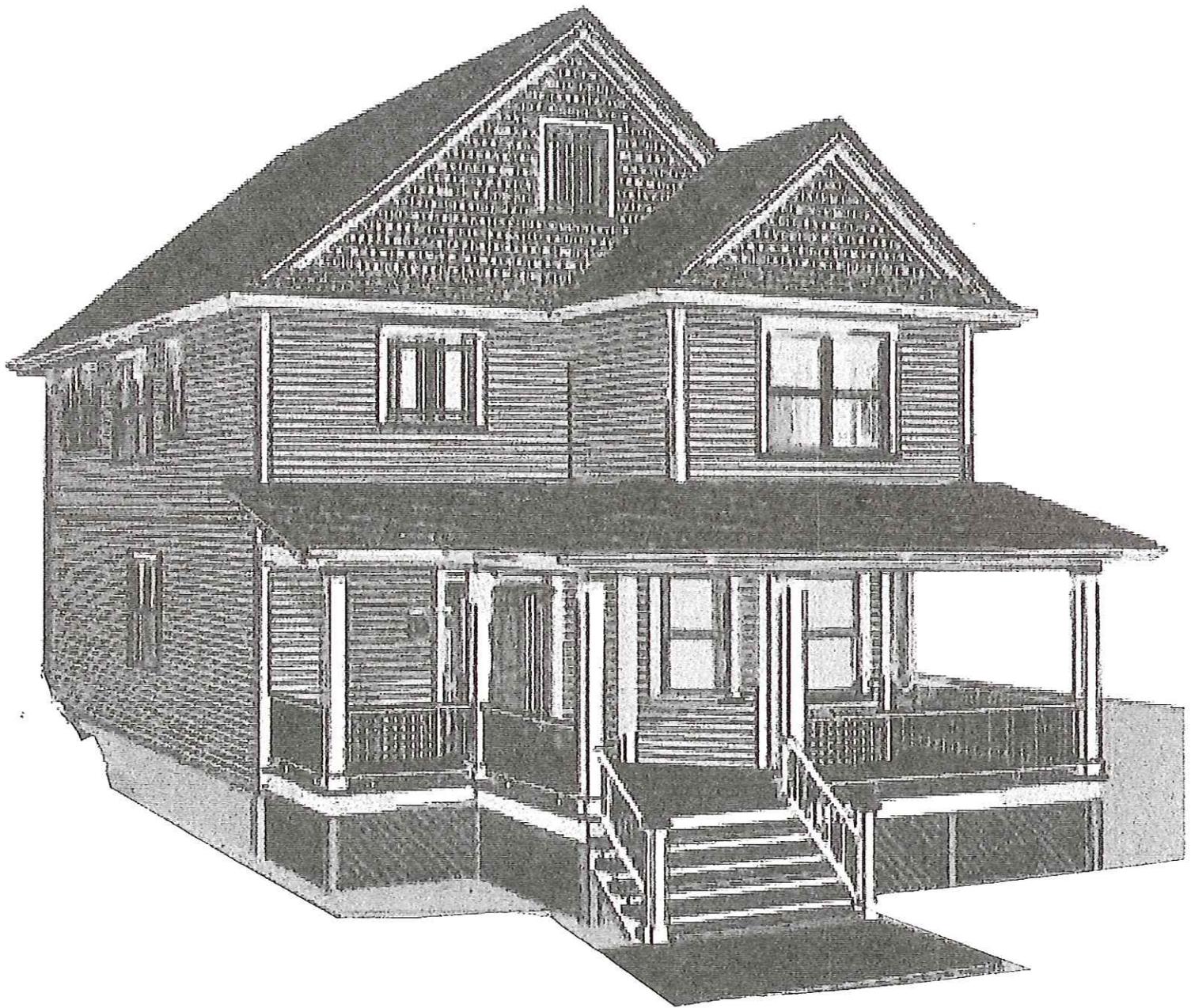
M X H Size	Units	Window Type	Quantity
2'-0"x4'-2"	Single	RM1-4 Doublehung	1
2'-4"x3'-10"	Single	RM1-4 Doublehung	2
2'-4"x4'-2"	Single	RM1-4 Doublehung	3
2'-4"x5'-2"	Single	RM1-3 Casement	1
3'-0"x4'-0"	Single	RM1-4 Doublehung	3
4'-0"x4'-0"	Glass block	RM1-1 Stationery	1
4'-0"x3'-10"	Twin	RM1-4 Doublehung	1
4'-0"x3'-2"	Twin	RM1-3 Casement	2
6'-0"x4'-0"	Twin	RM1-4 Doublehung	1
6'-0"x3'-2"	Twin	RM1-3 Casement	3
6'-0"x3'-2"	Twin	RM1-4 Doublehung	24

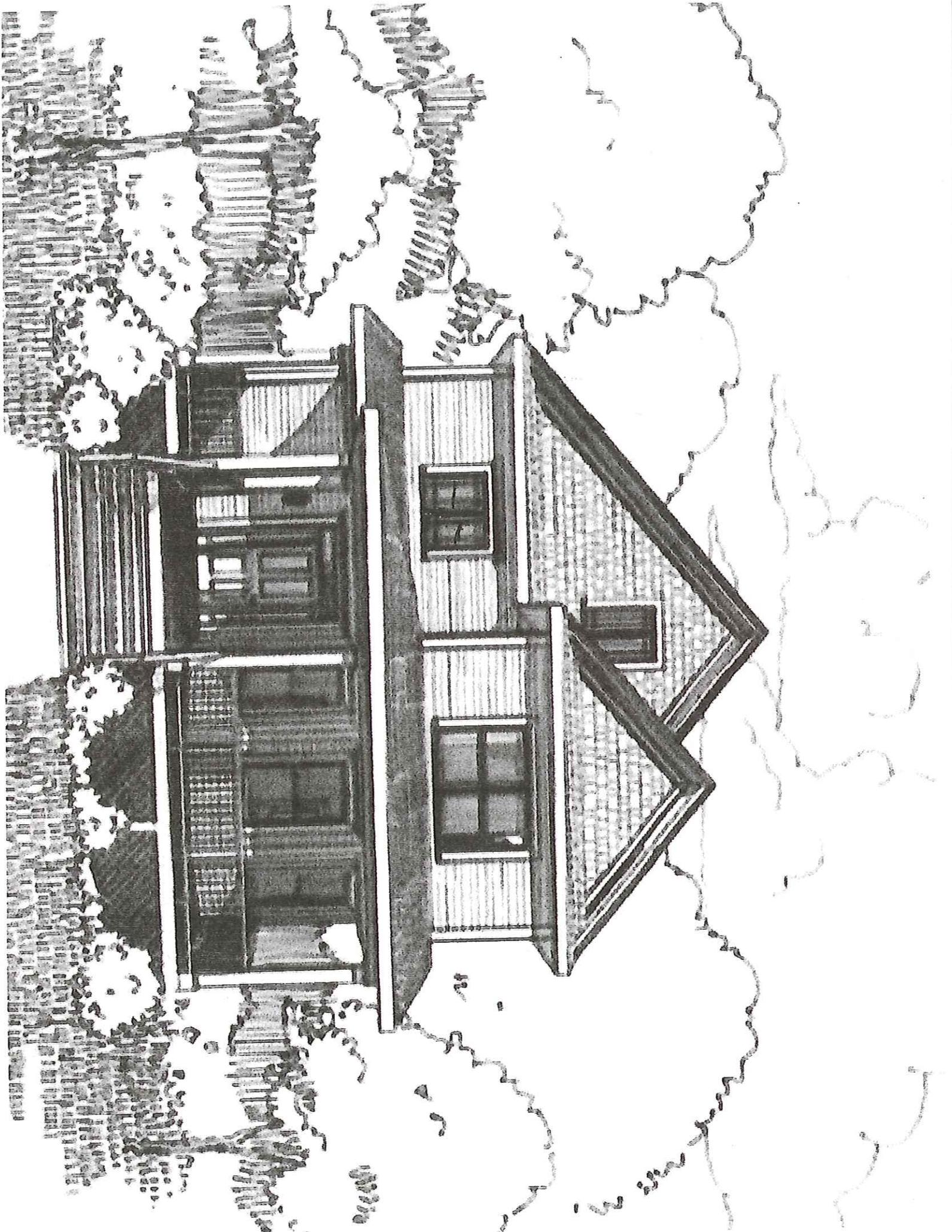


All Federal, State and local codes shall be considered as a part of these documents, and shall take preference over anything shown or implied if differences arise.

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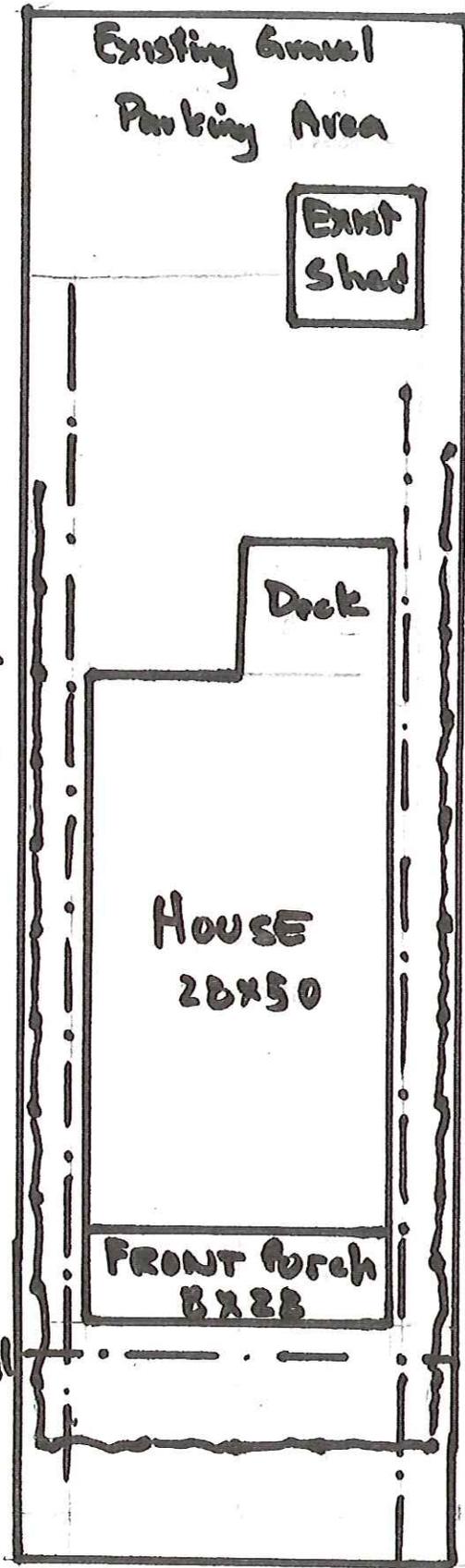
plan # 2401A







Plot Plan Lot 368
 519 Tazwell Ave
 Construction of
 Single Family Dwelling



KEY

Setback
 Side 5'
 Front 18'

Limits of
 Clear + Grub

Silt Fence

Scale 1" = 16'



Zoning Compliance

Zoning: R-1

Applicable Reg's

	Revised	Proposed
Height	40	32
Min SF	960	2412
Side Setback	5	6
Front Setback	18	21
Rear Setback	25	61
Perch %	80%	100%

Owner

Tim & New Kravitz
 POB 101
 Cape Charles VA
 23310

TAZWELL AVENUE

The table below is the result of a sidewalk survey conducted in February, 2014. In a few cases, house numbers may be approximate. Similarly, in a few cases materials may be mistakenly identified because one looks like another from the sidewalk.

Materials Used in Recent New Construction/Major Renovation In Historic District of Cape Charles				
LOCATION	SIDING	TRIM	PORCH RAIL	FOUNDATION
554 Madison	Vinyl	PVC	Vinyl/PVC	Brick
550 Madison	Fiber cement	PVC	Wood	Concrete block
548 Madison	Vinyl	Vinyl	Vinyl/PVC	Brick
546 Madison	Vinyl	Vinyl	Wood	Brick
518 Madison	Vinyl	Vinyl	Wood	Concrete block
508 Plum	Vinyl	Vinyl	Vinyl/PVC	Concrete block
510 Plum	Vinyl	Vinyl	Vinyl/PVC	Concrete block
244 Tazwell	Vinyl	Vinyl	Vinyl/PVC	Brick
114 Tazwell	Fiber cement	PVC	Vinyl/PVC	Brick
10 Randolph	Fiber cement	PVC	Vinyl/PVC	Brick
4 Bay	Fiber cement	PVC	Vinyl/PVC	Brick
8 Bay	Fiber cement	PVC	Vinyl/PVC	Concrete block
601 Pine	Vinyl	Vinyl	Vinyl/PVC	Concrete block
607 Pine	Vinyl	Vinyl	Vinyl/PVC	Brick
204 Washington	Vinyl	Vinyl	Vinyl/PVC	Brick
4 Washington	Fiber cement	Fiber cement	Vinyl/PVC	Brick
424 Washington	Vinyl	Vinyl	Vinyl/PVC	Brick
555 Monroe	Vinyl	Vinyl	Vinyl/PVC	Concrete block

Neighboring Homes on 500 Block of Tazewell





