

Historic District Review Board

Regular Session Agenda

Cape Charles Civic Center

September 16, 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. 9 & 11 Monroe - Renovation
 - B. Lot 180 Jefferson – New Home
5. Old Business
6. Announcements
7. Adjourn



DRAFT
HISTORIC DISTRICT REVIEW BOARD
Regular Meeting
Cape Charles Civic Center
August 19, 2014
6:00 p.m.

At 6:00 p.m. Chairman Joe Fehrer, having established a quorum, called to order the Regular Meeting of the Historic District Review Board. In addition to Joe Fehrer, present were John Caton, Sandra Salopek and Terry Strub. David Gay was not in attendance. Also in attendance were Town Planner Rob Testerman and Assistant Town Clerk Amanda Hurley. Applicant Scott Ward of 328 Randolph Avenue was also 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 Terry Strub, seconded by John Caton, to accept the agenda as presented. The motion was unanimously approved.

The Historic District Review Board reviewed the minutes of the June 17, 2014 Regular Meeting.

Motion made by Sandra Salopek, seconded by Terry Strub, to approve the minutes of the June 17, 2014 Regular Meeting as presented. The motion was unanimously approved.

NEW BUSINESS:

A. Harbor Area Review Board Appointment

Rob Testerman stated that Joe Fehrer was previously the Historic District Review Board (HDRB) representative for the Harbor Area Review Board (HARB), but was recently appointed to the Wetland's Board. Therefore, a replacement was needed on the HARB. Sandra Salopek volunteered to be the HDRB representative.

Motion made by Terry Strub, seconded by John Caton, to appoint Sandra Salopek to the Harbor Area Review Board.

B. 328 Randolph Ave –Renovation

Rob Testerman explained that an application had been received for 328 Randolph Avenue and went on to state that work had already begun on the home and a stop work order had been issued for the exterior work until HDRB approval was granted. The home was a contributing structure.

The applicant had proposed the following: i) Addition of a new foundation to the home which, as the guidelines stated, should be distinguished from the rest of the building. Staff felt that the new foundation was adequate; ii) Replacement of the windows and doors. The second floor window was proposed to be raised three inches to line up with the adjacent window; iii) Widow's walk to be constructed on the rear of house; iv) New porch proposed for the second floor above the existing porch on the front of the house; v) Bay window/bump out on the west side of the house was proposed to be extended upward to the second floor; and vi) A new back deck was proposed to run the length of the house in the rear yard.

The applicant stated that instead of a second story porch on the front of the house, he preferred a small widow's walk. The applicant had also decided not to extend the bay window/bump out

to the second floor and was reconsidering the depth of the rear deck. The Board did not have any issues with the back deck since the guidelines focused more on visible front and side porches.

Joe Fehrer stated that he had an issue with replacing the front door because the new door, which had already been purchased, would completely change the façade of the house from the original. The new door had side lights which the original did not. The original structure's windows and doors were symmetrical and the new front door would require shifting the front doorway as it was larger than the original. The Historic District Guidelines stated, "Consider replacing windows and doors only when they are missing or beyond repair. Reconstruction should be based on physical evidence or old photographs. Do not use replacement windows or doors that substantially change the size, glazing pattern, finish, depth of reveal, appearance of the frame or muntin configuration."

The applicant stated that the original door was rotted through and offered to send original photos of the door to Rob Testerman to forward to the Board.

Terry Strub stated that the new door would change the character of the home.

There was much discussion regarding whether the applicant could have his contractor remove the side lights and trim the transom. The Board agreed that the new door should match the original as much as possible to keep the symmetry of the house and suggested installing the newly purchased door on the rear of the house.

The applicant was proposing a small widow's walk on the second floor of the front of the house with a decorative wood balustrade to match the first floor porch railing. The Board pointed out that there were similar contributing structures in the Town with small widow's walks on the front. There was some discussion on the size.

The applicant explained that the window and head casings would be repaired or replaced.

The ventilation would appear more like a chimney with solid foam material that looked like brick. The same material would also be used on the foundation.

Motion made by Terry Strub, seconded by John Caton to approve the application for 328 Randolph Avenue for the following: i) Installation of a new front door to match the existing as much as possible; ii) Second floor window raised three inches to match adjacent; iii) Widow's walk on rear to be built as proposed; iv) Addition of front widow's walk not to exceed 7' x 5' with discussed balustrade on second floor as well as first floor; v) Window casings to match original; vi) Bay window bump out not to extend to second floor; and vii) Ventilation to appear more like a chimney with solid foam material that looked like brick which would also be used on the foundation of the home. The motion was unanimously approved.

The applicant was apologetic for beginning work prior to HDRB review and approval. The Board stated that they were glad to see homes rehabilitated.

OLD BUSINESS:

Terry Strub stated that demolition had begun on the old school and the HDRB never got to take a tour. Rob Testerman stated that he would contact the developer.

Construction of the new home at 368 Tazewell Avenue was still underway.

ANNOUNCEMENTS:

Rob Testerman stated that he had received an application for a new home on Jefferson Avenue and this would be reviewed at the September HDRB meeting.

Rob Testerman stated that for the September meeting he would take photos and update the Board on the progress of applications that had been approved throughout the past year.

John Caton asked if paint colors were reviewed by the HDRB. In the past, the HDRB did review paint colors, but had not regulated in recent years.

Joe Fehrer pointed out that the Historic District Guidelines stated, "Choose colors that fit the style of the building and complement the overall color schemes on the street. Avoid using bright and obtrusive colors, too many colors, or a single color for the entire building." Joe Fehrer stated that there were homes painted a multitude of colors in the Victorian era. But, if the Board noticed a home being painted a disagreeable color that didn't fit, they needed to let Rob Testerman know.

Rob Testerman stated that he would delve further into the situation and would send an email to the National Alliance of Preservation Commissions to receive feedback on how this was handled in other localities.

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

Chairman Joe Fehrer

Asst. Town Clerk

Historic District Review Board Staff Report

From: Rob Testerman
Date: September 10, 2014
Item: 4A – 9 & 11 Monroe Avenue
Attachments: Application, photos

Application Specifics

An application has been received for a Certificate of Appropriateness from Mr. Darin Alperin for 9 & 11 Monroe Avenue. The building is a duplex, and it is a contributing structure circa 1910s. There are many aspects to this proposal, however the majority of them will be returning the structure to its historical appearance.

Discussion

- Front Porch:
 - The existing deck boards are proposed to be replaced with tongue & groove douglas fir, painted gray.
 - The porch ceiling will be replaced with tongue & groove beadboard, painted pale blue.
 - Deteriorated and unsafe brick steps will be replaced by wooden steps
 - The brick step sides are to be retained.
- Roof:
 - Metal standing seam roof to be installed on the main roof, porches and back entrances. The color of the roof is “patina green”
 - A flat widows walk is planned with a 3 foot tall balustrade and rubber decking/roofing material. The widows walk is to be on the square at the top of the house.
 - Sky lights are proposed on the back roof, on the upper portion.
 - Nonfunctional fireplace and chimney in the rear of the house is to be removed.

Recommendation

Review the attached materials and discuss any questions or concerns regarding the application. Decide whether the board feels that a Certificate of Appropriateness is appropriate for the application.

MUNICIPAL CORPORATION OF CAPE CHARLES, VIRGINIA

Application for Historic District Review

Date: 29 August 2014
* (Attach plans)

Permit No.: _____
Fee: \$50.00

Applicant: ALPERIN, DARIN
Address: 9911 Monroe Ave
Telephone: _____

Signature: Darin
Cape Charles, VA 23310
Cell: 484-723-3572

Owner(s): ALPERIN, DARIN & BAKER, SUZANNE
Address: 4055 Ridgely Ave # 3506 City: Philadelphia State: PA Zip: 19129

Contractor: Self
Address: _____ City: _____ State: _____ Zip: _____
Telephone: _____ Cell: _____
Town License No.: _____ State License No.: _____

Location of Improvement: 9911 Monroe Ave, Cape Charles VA
Lot No.: _____ Block No.: _____ Lot Size: _____ Lot Area: _____
Type of Improvement: Repair Porch; Replace roof with Metal; take Rear Chimney
Proposed Use: Vacation rentals (2) down below roof level
Estimated Construction Costs: Roof \$45K; Porch \$5K

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: Darin A. Alperin

FRONT PORCH PLANS

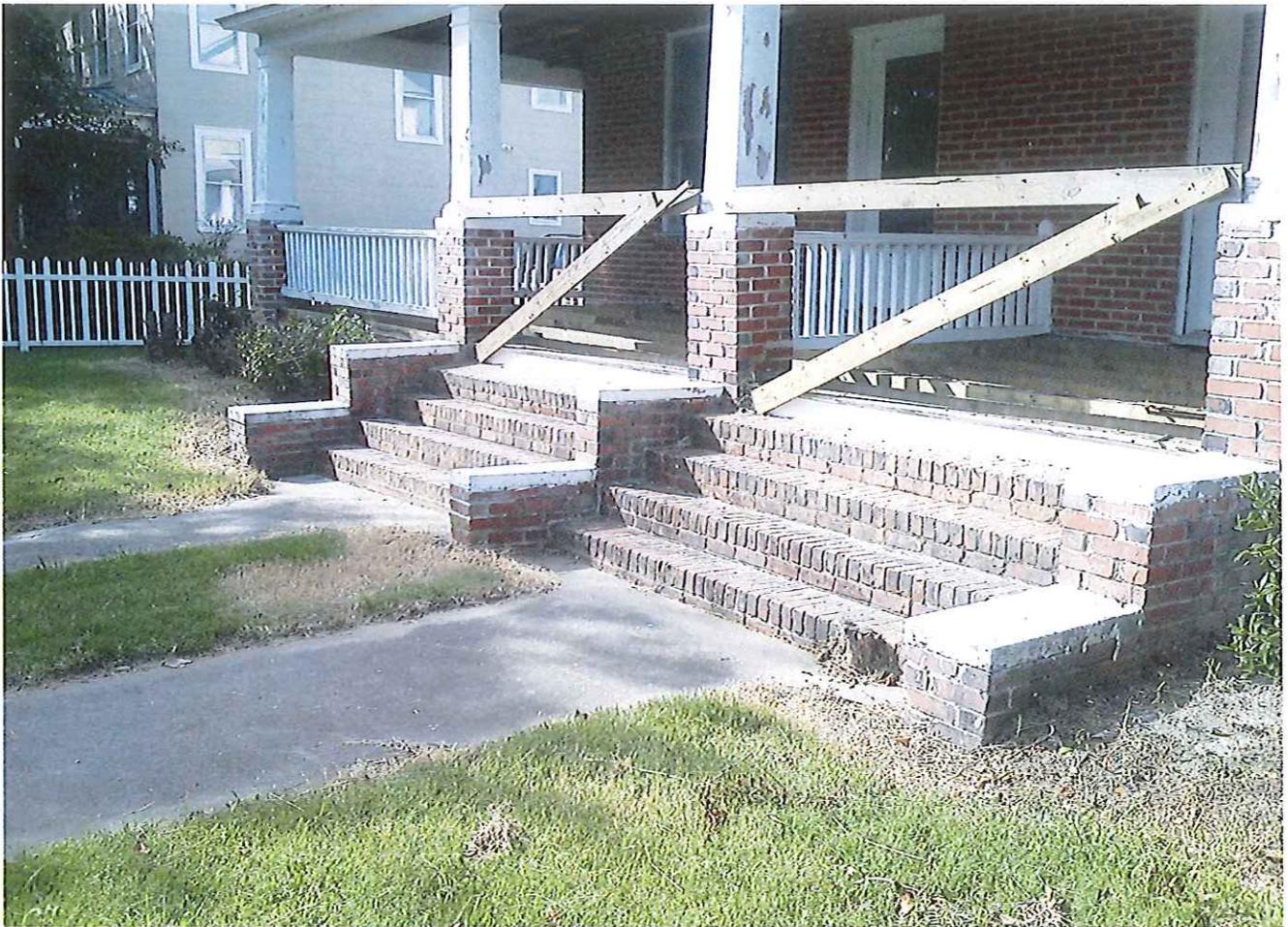
- ~~1) Brick piers below deck~~
- 2) Deck boards replace w/ Tongue + Groove Douglas Fir - paint gray
- 3) Porch ceiling replace w/ tongue + groove Beadboard - paint pale Blue
- ~~4) Install 10-in Dia. Columns - paint white~~
- ~~5) Replace porch nails - white~~
- 6) Replace twisted unsafe brick steps w/ wood
- 7) Retain brick step sides

ROOF PLANS

- 1) Metal standing seam - color "PATINA GREEN" - MAIN Roof, porches, + back entrances
- 2) FLAT "window walk" roof section - 3' FT high Balustrade + rubber decking/roofing mat
- 3) Install skylight on back roof both sides of house
- 4) remove fire place in back of house below roof line.







Historic District Review Board Staff Report

From: Rob Testerman
Date: September 11, 2014
Item: 4B – Lot 180, Jefferson Avenue
Attachments: Application, photos

Application Specifics

An application has been received for a Certificate of Appropriateness from Mr. Gregory Manuel for a new home on Jefferson Avenue. The site for the new home is smaller than typically seen in town, hence the smaller dimensions of the home.

Discussion

- Windows – the windows proposed for the home are shown on the attached window schedule. The sizes of the windows range from 3'x5' on the front and sides, to 2'x3' on the east side and 3'x2'8" on the rear. The proposed windows are vinyl clad single hung. The front windows will also have vinyl shutters.
- Doors – the proposed doors can be found in the attached door schedule. The front door is proposed to be a 3'x6'8" insulated metal door with an oval window. The rear door is proposed as a 2'8"x3' insulated metal door with a 9 pane window on the upper half.
- Roof – The roof is proposed to be a gable roof at an 8 to 12 pitch, with 30 year architectural shingles.
- Siding – Vinyl siding and trim is proposed.
- Front porch – the porch runs the full width of the home. The roof over the porch has a 4 to 12 pitch. The porch will include a vinyl rail and posts spaced a maximum of 4 inches apart. Three 4x4 wood columns with trim and brick veneer on the porch front and sides are also proposed.
- Foundation walls will be parge and paint.

Recommendation

Review the attached materials and discuss any questions or concerns regarding the application. Decide whether the board feels that a Certificate of Appropriateness is appropriate for the application.

MUNICIPAL CORPORATION OF CAPE CHARLES, VIRGINIA

Application for Historic District Review

Date: 8/12/14

Permit No.: _____

* (Attach plans)

Fee: \$50.00

Applicant: Gregory P. Manuel

Signature: _____

Address: 805 Atlantic Ave 3B

Cape Charles, VA 23310

Telephone: 757-287-9268

Cell: _____

Owner(s): same

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

Contractor: Manuel Development Corp.

Address: P.O. Box 1575 City: VA Beach State: VA Zip: 23310

Telephone: 757-289-9266 Cell: _____

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

Location of Improvement: Jefferson Ave

Lot No.: 180 Block No.: Sec 83 Lot Size: 40 x 54.5 Lot Area: 2180

Type of Improvement: New Home

Proposed Use: Residence

Estimated Construction Costs: 70,000

Dimension of Structure or Improvement:

Width: 18'6" Length: 24' Height: 24'

Total Square Footage: 888

Structure of Improvement will be set back:

- 5' from front property line
- 5' from side property line
- 10.5' from side property line on corner lot
- 25' 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: _____

Manuel Development Corp.
by [Signature] - President agent



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8

VINYL CLAD WINDOWS, TYPICAL

4 X 4 TREATED WOOD COLUMNS WITH TRIM

VINYL RAIL AND PRICKETS SPACED AT 4" MAX BETWEEN PICKETS

BRICK VENEER - PORCH FRONT & SIDES

VINYL COVER TRIM, TYP

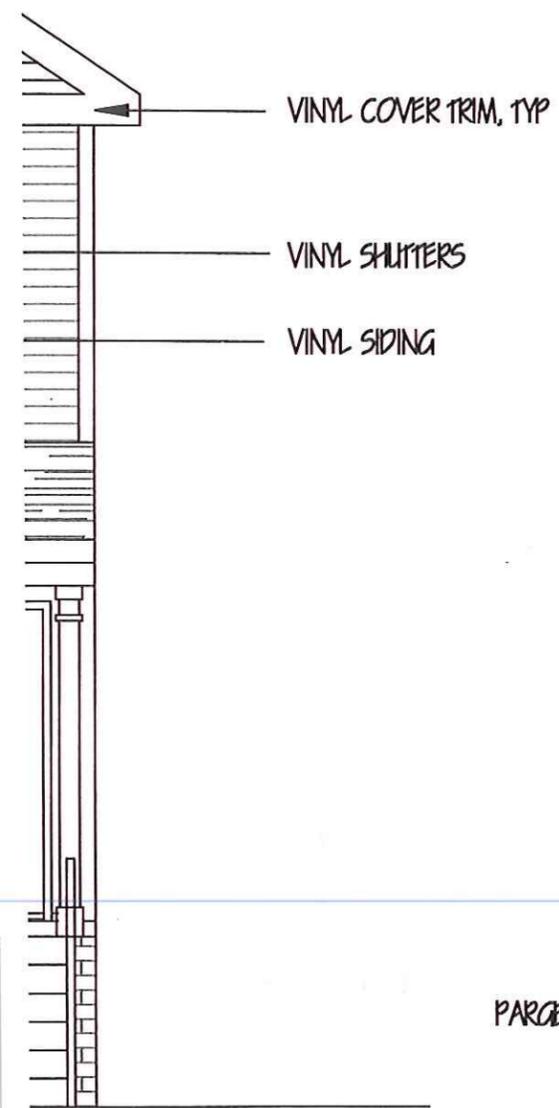
VINYL SHUTTERS

VINYL SIDING

PARGE AND PAINT FOUNDATION WALLS

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

RF
SC



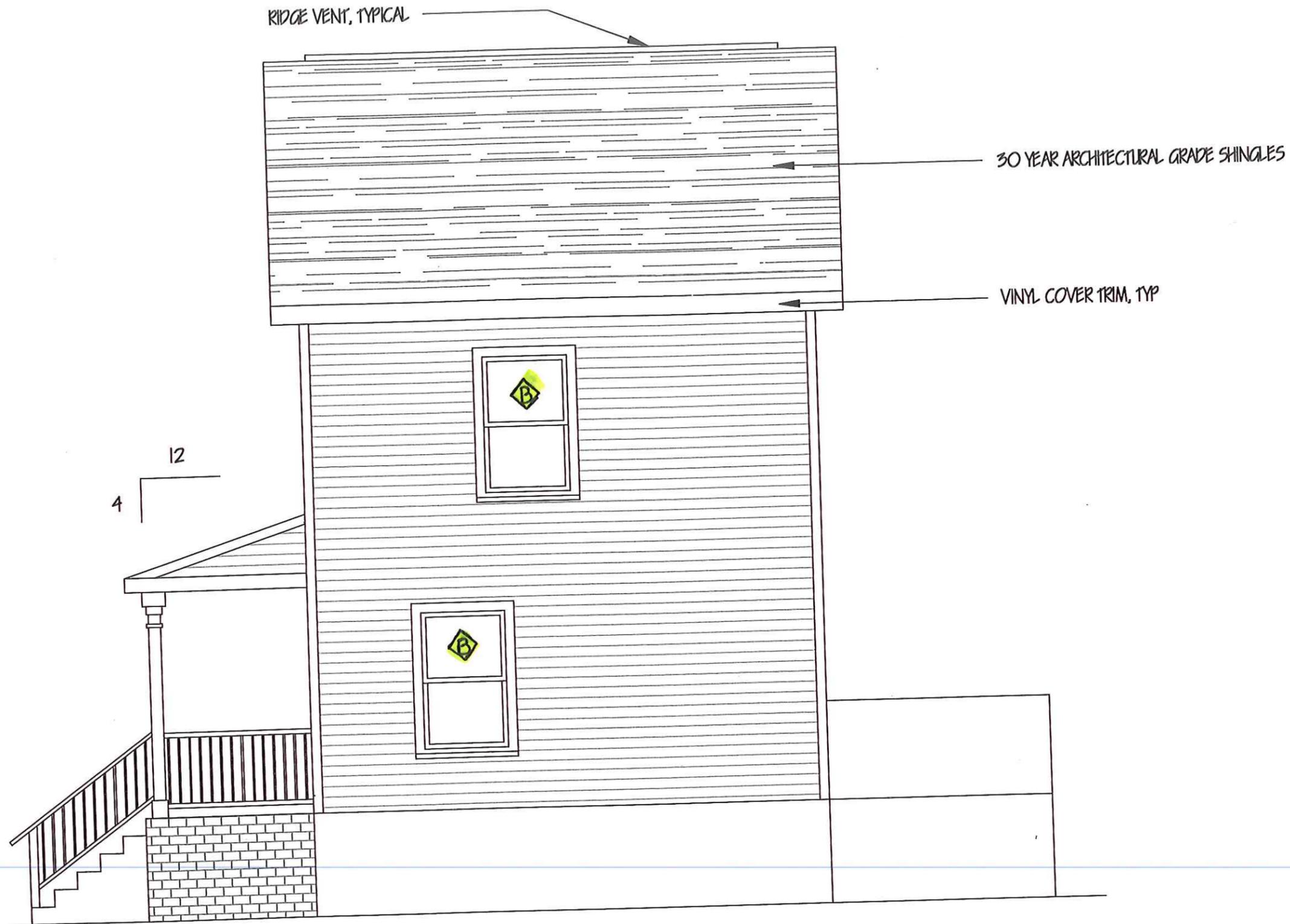
PARCE AND PAINT FOUNDATION WALLS

2'-10"

3'-8" +/-

REAR ELEVATION
SCALE: 1/4" = 1'-0"

PRESSURE TREATED OR SYNTHETIC WOOD DECK
SEE SHEET 3 FOR DETAILS



RIDGE VENT, TYPICAL

30 YEAR ARCHITECTURAL GRADE SHINGLES

VINYL COVER TRIM, TYP

4
12

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

30 YEAR ARCHITECTURAL GRADE SHINGLES

VINYL COVER TRIM, TYP



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

MARK \diamond	SIZE	MTL	STYLE	GLASS	U FACTOR	NOTES
A	3'-0" X 5'-0"	VINYL CLAD	S.H.	INSUL	0.35	SCREEN
B	3'-0" X 5'-0"	VINYL CLAD	S.H.	INSUL	0.35	EGRESS SIZE / SCREEN
C	PR 3'-0" X 5'-0"	VINYL CLAD	S.H.	INSUL	0.35	SCREEN
D	PR 3'-0" X 5'-0"	VINYL CLAD	S.H.	INSUL	0.35	EGRESS SIZE / SCREEN
E	2'-0" X 3'-0"	VINYL CLAD	S.H.	INSUL	0.35	TEMPERED GL / SCREEN
F	3'-0" X 2'-8"	VINYL CLAD	S.H.	INSUL	0.35	SCREEN

DOOR SCHEDULE

DOOR NO.	SIZE	MTL	TYPE	STYLE	GLASS	NOTES
①	3'-0" X 6'-8"	GLASS / METAL	INSULATED	OVAL	TEMPERED INSULATED SAFETY	U FACTOR FULL DOOR: .35 MINIMUM
②	2'-8" X 6'-8"	GLASS / METAL	INSULATED	9 LITE	TEMPERED INSULATED SAFETY	U FACTOR FULL DOOR: .35 MINIMUM
③	2'-0" X 6'-8"	WOOD	HC	6 PANEL	_____	
④	2'-6" X 6'-8"	WOOD	HC	6 PANEL	_____	
⑤	1'-6" X 6'-8"	WOOD	HC	3 PANEL	_____	
⑥	PAR 1'-3" X 6'-8"	WOOD	BI-FOLD	6 PANEL	_____	
⑦	3'-0" X 6'-8"	WOOD	POCKET	6 PANEL	_____	

FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	FINISH	NOTES
FAMILY ROOM	HARDWOOD	WOOD	GWB	PAINT	CATHEDRAL CLG
KITCHEN	HARDWOOD	WOOD	GWB	ENAMEL	CROWN (OPTIONAL)
DINING	LAMINATE	WOOD	GWB	PAINT	CROWN / OPTIONAL CHAIR RAIL
BEDROOM	CARPET	WOOD	GWB	PAINT	
BEDROOM	CARPET	WOOD	GWB	PAINT	
MASTER BATH	TILE	TILE	GWB	ENAMEL	CERAMIC TILE WALLS
BATH	TILE	TILE	GWB	ENAMEL	CERAMIC TILE SURROUNDS
CLOSETS	ADJACENT FINISH	WOOD	GWB	PAINT	WIRE SHELVES
LAUNDRY ROOM	SHEET VINYL	CT	GWB	ENAMEL	

