

# Historic District Review Board

## Regular Session Agenda

October 21, 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. 647 Madison Avenue - Renovation
  - B. Lot 140 Jefferson Avenue – New Home
  - C. Regulating Colors - Discussion
5. Old Business
  - A. Previous approvals - updates
6. Announcements
7. Adjourn



**DRAFT**  
**HISTORIC DISTRICT REVIEW BOARD**  
**Regular Meeting**  
**Cape Charles Civic Center**  
**September 16, 2014**  
**6:00 p.m.**

At 6:00 p.m. Vice Chairman John Caton, having established a quorum, called to order the Regular Meeting of the Historic District Review Board. In addition to John Caton, present were David Gay and Terry Strub. Joe Fehrer and Sandra Salopek were not in attendance. Also in attendance were Town Planner Rob Testerman and Assistant Town Clerk Amanda Hurley.

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

**CONSENT AGENDA:**

**Motion made by David Gay, 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 August 19, 2014 Regular Meeting.

**Motion made by Terry Strub, seconded by David Gay, to approve the minutes of the August 19, 2014 Regular Meeting as presented. The motion was unanimously approved.**

**NEW BUSINESS:**

**A. 9 & 11 Monroe Avenue – Renovation**

Rob Testerman stated that the home was a duplex and was a contributing structure circa 1910's. The applicant was proposing to do the following: i) replace existing deck boards with tongue and groove Douglas fir; ii) replace porch ceiling with tongue and groove bead board; iii) replace deteriorated, unsafe brick steps with wooden steps; iv) retain brick step sides; v) install metal standing seam roof on main roof, porches and back entrances; vi) install square, flat widow's walk at the top of the house with a 3 feet tall balustrade and rubber decking/roofing material; vii) install sky lights on the upper portion of the back roof; and viii) remove nonfunctional fireplace and chimney in the rear of the house. Side chimneys would remain.

John Caton pointed out that this home was on a corner and asked if that made a difference regarding street view because the rear of the home would be visible from the side. Rob Testerman stated that the items proposed on the home would not detract from the character of the neighborhood.

**Motion made by David Gay, seconded by Terry Strub, to approve the application for 9 and 11 Monroe Avenue as proposed. The motion was unanimously approved.**

**B. Lot 180 Jefferson Avenue – New Home**

Rob Testerman explained that an application had been received for lot 180 on Jefferson Avenue which was a small lot, hence the smaller dimensions of the home. Rob Testerman reviewed the proposed window and door schedule. The following items were proposed for the home: i) the windows would be vinyl clad single hung and the front windows would have vinyl shutters; ii) the front door would be an insulated metal door with an oval window. The rear door would be an insulated metal door with a 9 pane window on the upper half; iii) the home would have a gable roof at an 8 to 12 pitch with 30 year architectural shingles; iv) vinyl siding and trim were proposed; v) the front porch would run the full width of the home and would include vinyl rail

and posts spaced a maximum of 4 inches apart. Three 4"x4" wood columns with trim and brick veneer on the porch front and sides were proposed. The porch would also have a 4 to 12 pitch roof; and vi) Foundation walls would be parge and paint.

There was some discussion regarding setbacks and variances. The front of the proposed home would be at the same front setback as existing homes.

Rob Testerman explained that the front door was similar to the door proposed at 328 Randolph Avenue last month but was acceptable on this home because it was a new structure and not a historic home.

**Motion made by David Gay, seconded by Terry Strub to approve the application for the new home on lot 180 Jefferson Avenue as proposed. The motion was unanimously approved.**

**OLD BUSINESS:**

There was no old business to discuss.

**ANNOUNCEMENTS:**

David Gay pointed out that in the past, the HDRB reviewed paint colors with an approved Cape Charles paint palette. David Gay asked if there were any guidelines for roof colors. Rob Testerman stated that the HDRB could have a discussion at the next meeting regarding paint colors.

Rob Testerman stated that he was unable to revisit previously approved applications to give an update to the Board but hoped to have this at the next meeting.

Terry Strub asked if the Board could still get a tour of the old school since demolition had begun. Rob Testerman stated that he would check into this.

Rob Testerman informed the Board that they would be reviewing an application for a renovation on Madison Avenue next month.

Terry Strub recommended that attention should be brought to the old Kings Creek Plantation Cemetery located in Bay Creek to ensure its preservation. Rob Testerman stated that he would discuss it with the Interim Town Manager Bob Panek.

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

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Vice Chairman John Caton

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Asst. Town Clerk

# Historic District Review Board Staff Report

From: Rob Testerman  
Date: October 9, 2014  
Item: 4A – 647 Madison Avenue - Renovation  
Attachments: Application, elevations, photos

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## Application Specifics

An application has been received for a Certificate of Appropriateness from Mr. John Ecimovic for a renovation at 647 Madison Avenue. The building is a single family home, and it is a contributing structure circa 1910, gabled ell frame dwelling. There are many aspects to this proposal, however the majority of them will be returning the structure to its historical appearance.

## Discussion

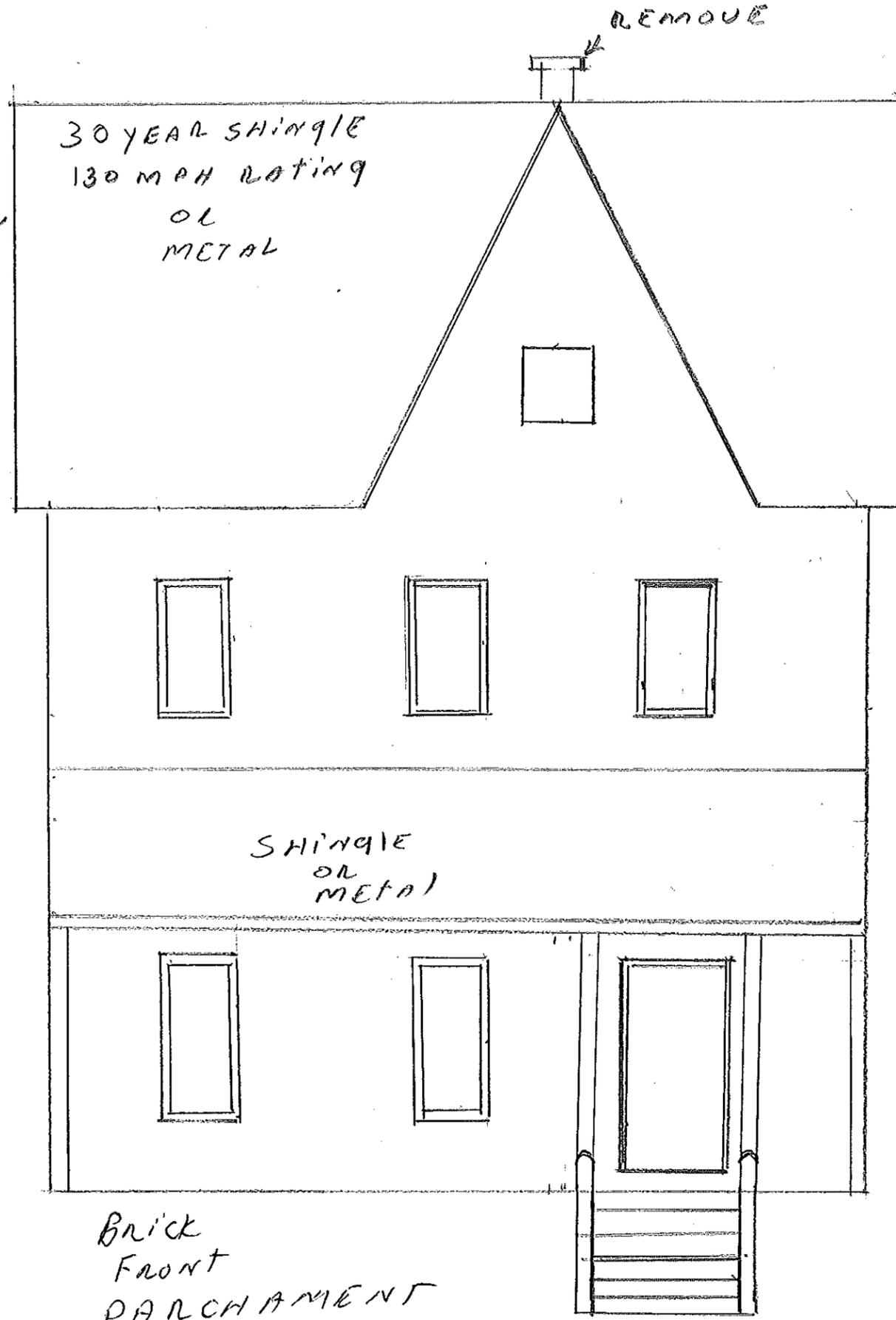
- Front Porch:
  - The existing porch has already been removed, but is being replaced.
  - The foundation of the porch foundation will be constructed of brick.
  - There will be four pillars along the front of the porch
  - The roof will be replaced to match the original, and will use either 30 year shingle or will be a metal roof.
- Roof:
  - The existing roof lines will remain, either 30 year shingles or a metal roof will be installed.
  - The house has two deteriorated chimneys that are proposed for removal.
- Windows:
  - 2 over 2 windows are proposed, which is consistent with adjacent homes.
  - Window sizes will remain the same as original.
  - Two windows on the east side of the house are proposed to change locations (as seen on the elevation)
- Siding:
  - Hardiplank siding is proposed

## 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.

FRONT ELEVATION

647 MADISON  
AVE.



30 YEAR SHINGLE  
130 MPH RATING  
OR  
METAL

REMOVE

SHINGLE  
OR  
METAL

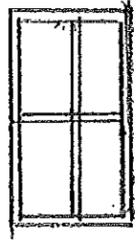
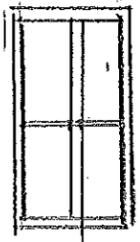
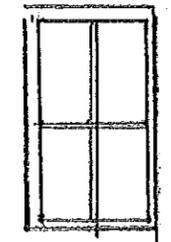
BRICK  
FRONT  
PARCHAMENT  
ON SIDES  
AND REAR

RIGHT ELEVATION  
647 MADISON AVE. REMOVE

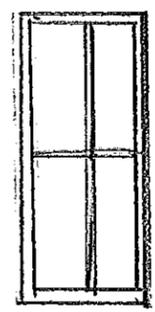
REMOVE

30 YEAR SHINGLE  
OR  
METAL 130 MPH  
RATING

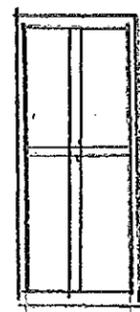
11' 5"



HARDIPLANK



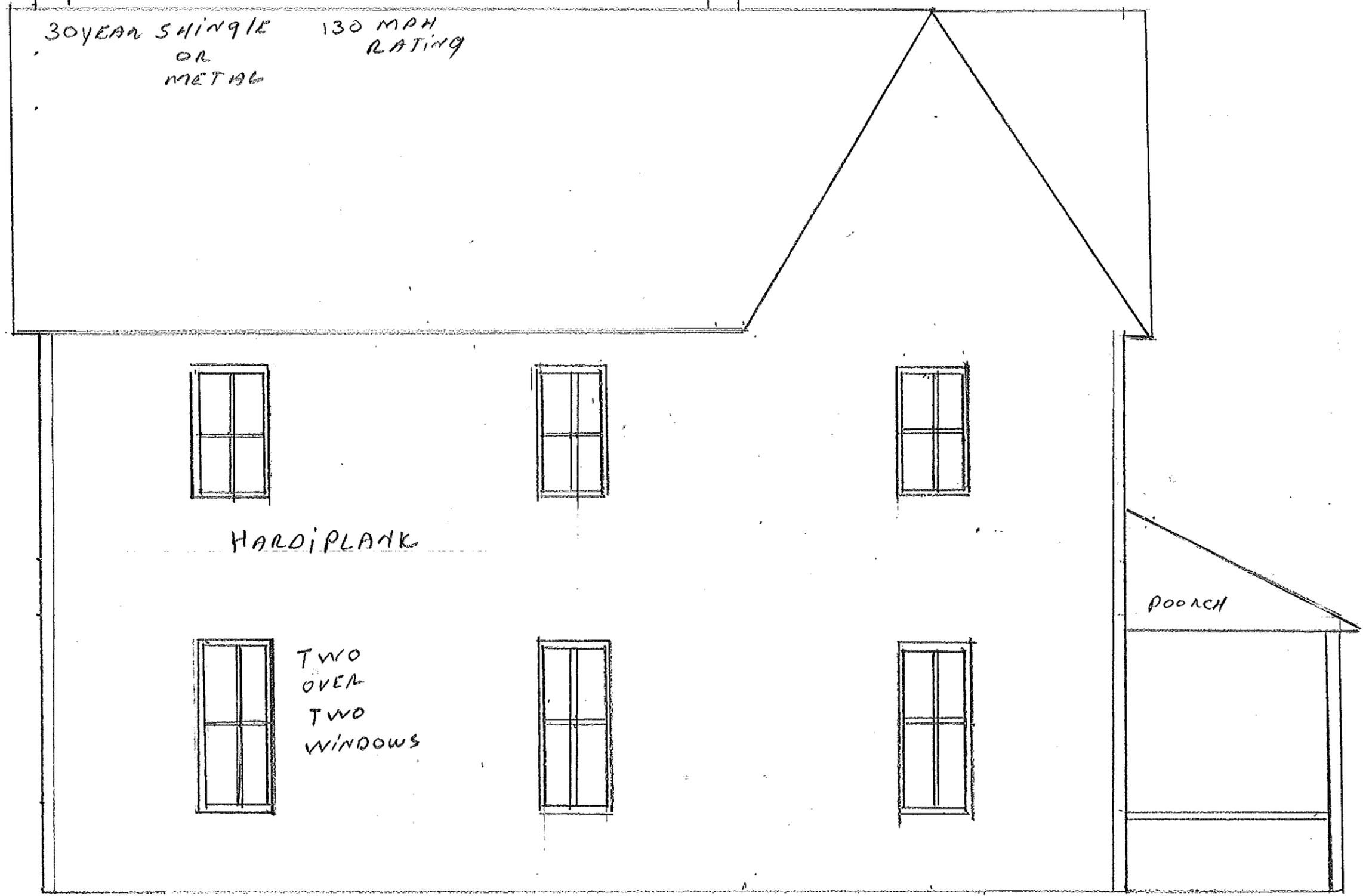
TWO  
OVER  
TWO  
WINDOWS

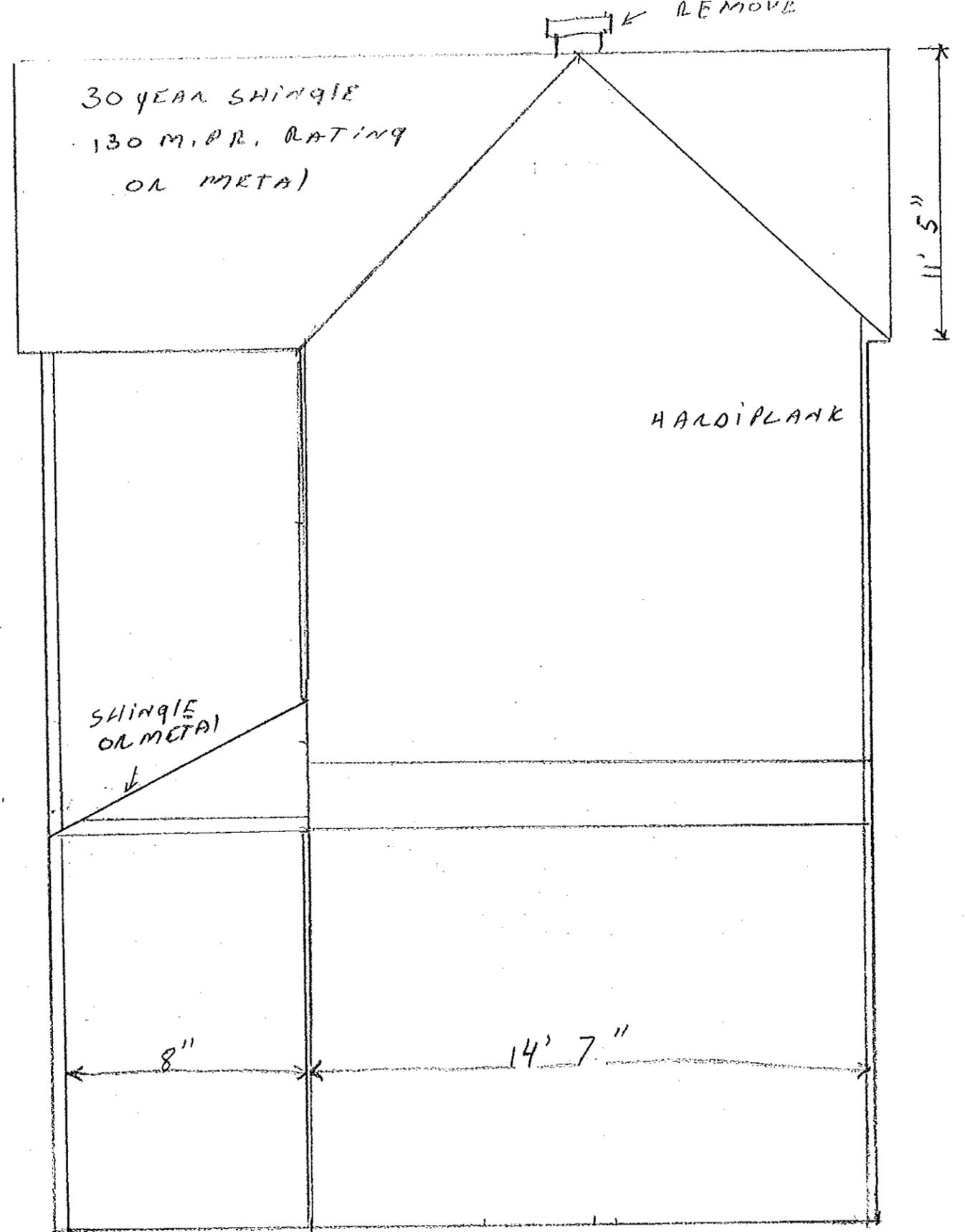


PORCH

40' 4"

8' 0"

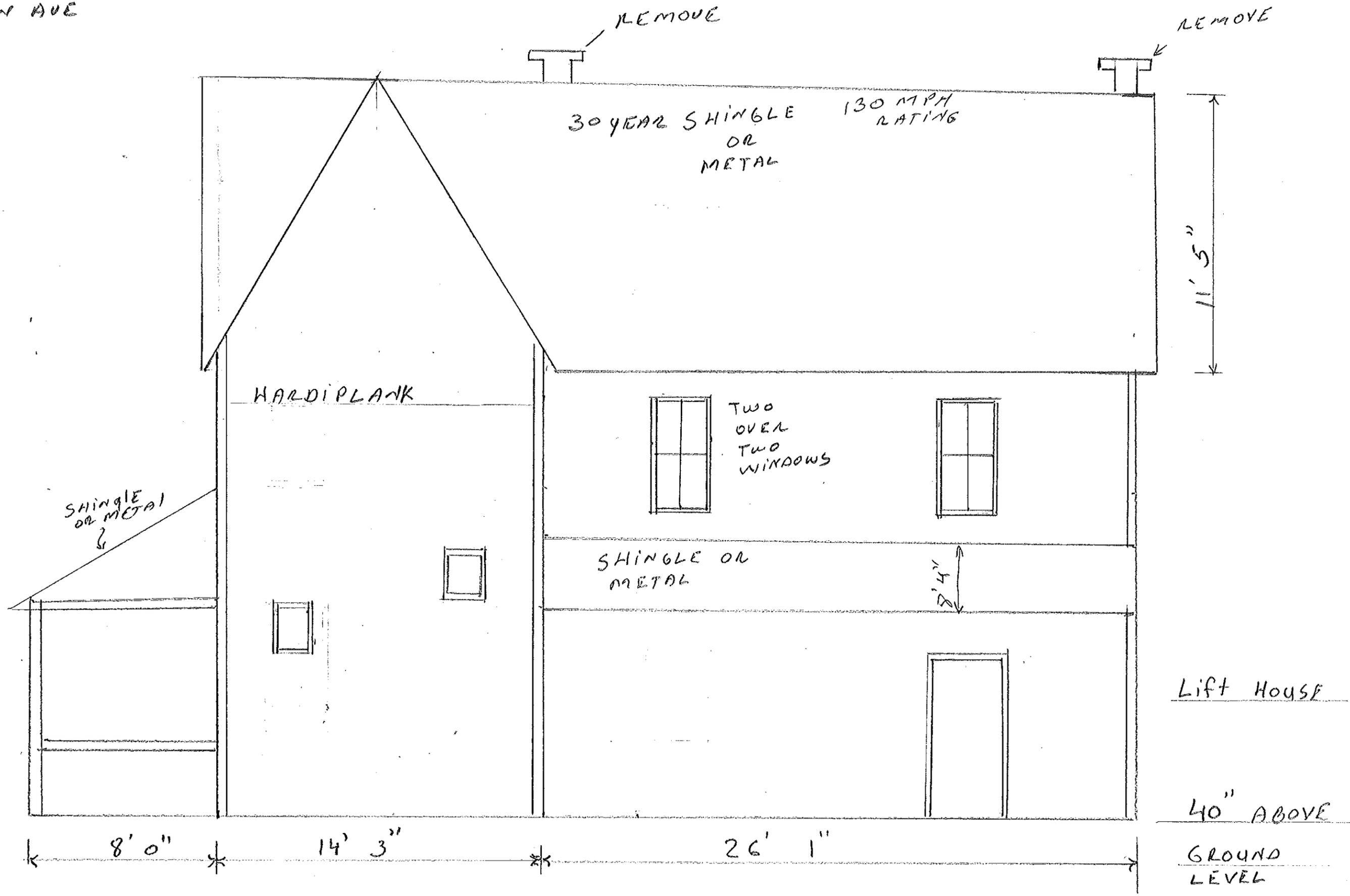




REAR ELEVATION  
LIFT HOUSE  
40" ABOVE  
GROUND

647 MADISON AVE.

LEFT ELEVATION  
647 MADISON AVE









# Historic District Review Board Staff Report

From: Rob Testerman  
Date: October 14, 2014  
Item: 4B – Lot 140 Jefferson Avenue – New Home  
Attachments: Application, elevations, photos

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## Application Specifics

An application has been received for a Certificate of Appropriateness from Ms. Diane D'Amico for a new home on the 600 block of Jefferson Avenue, at the corner of Jefferson and Nectarine. The building is a single family home, modular home. In addition to the new home, an accessory structure is planned for the rear yard.

## Discussion

The home is proposed to have a gable roof, with a 12 to 12 pitch, with laminated asphalt shingles (example provided). A dormer is proposed to extend over the front porch on the right side of the house, and a second dormer is proposed on the west side of the house to provide access to a balcony. The front porch, which runs the full width of the house, includes six proposed columns that will be built to match those of the neighboring home (photo attached). Six over six windows are proposed throughout the house in various sizes. The proposal includes a fifteen lite glass door on the west side of the building and 2 fifteen lite doors on the rear. The siding is proposed to be vinyl (example provided).

The shed in the rear of the house is proposed to either have the same siding, or to be painted to match the color of the house, with white trim. The shed will have a single door that faces the house and a double door on the rear.

## 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.

To: Town of Cape Charles Historical Review Board  
Rob Testerman, Zoning Administrator

From: Diane D'Amico and Phil Goetkin

Location: corner of Jefferson Avenue and Nectarine Street

**Contents:**

Application

Survey with house location

elevations (front 2 sides, back)

pictures of surrounding homes and their location

picture of modular home in Cape Charles

picture of shed

**MUNICIPAL CORPORATION OF CAPE CHARLES, VIRGINIA**  
**Application for Historic District Review**

Date: 10/3/14  
 \* (Attach plans)

Permit No.: \_\_\_\_\_  
 Fee: \$50.00

Applicant: Diane D'Amico & Phil Goetkin Signature: [Signature]

Address: 810 Mosby Hollow Herndon VA 20170 Cape Charles, VA 23310

Diane Telephone: 4703 437-0938 Cell: 703 282-4864 W 703 437-1883

Owner(s): Diane D'Amico & Phil Goetkin

Address: 810 Mosby Hollow City: Herndon State: VA Zip: 20170

Contractor: Village Builders on the Bay, Bill Doughty

Address: 3140 Plantation Creek City: Cape Charles State: VA Zip: 23310

Telephone: \_\_\_\_\_ Cell: 757 678-6455

Town License No.: \_\_\_\_\_ State License No.: 2705 116099A

Location of Improvement: corner of Jefferson & Nectarine

Lot No.: 140 Block No.: \_\_\_\_\_ Lot Size: 39.8x139.97 Lot Area: 5,587

Type of Improvement: erect modular home

Proposed Use: home

Estimated Construction Costs: \$232,000

Dimension of Structure or Improvement:

Width: 27'6" Length: 58' Height: 20'

Total Square Footage: 2200 sq ft

Structure of Improvement will be set back:

|                      |                                   |   |
|----------------------|-----------------------------------|---|
| <u>Jefferson Ave</u> | <u>9' to porch, 15' to house</u>  | from front property line (From curb 19' to property line) |
|                      | <u>5'</u>                         | from side property line                                   |
| <u>Nectarine st</u>  | <u>7'</u>                         | from side property line on corner lot                     |
|                      | <u>60' to porch, 72' to house</u> | 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.

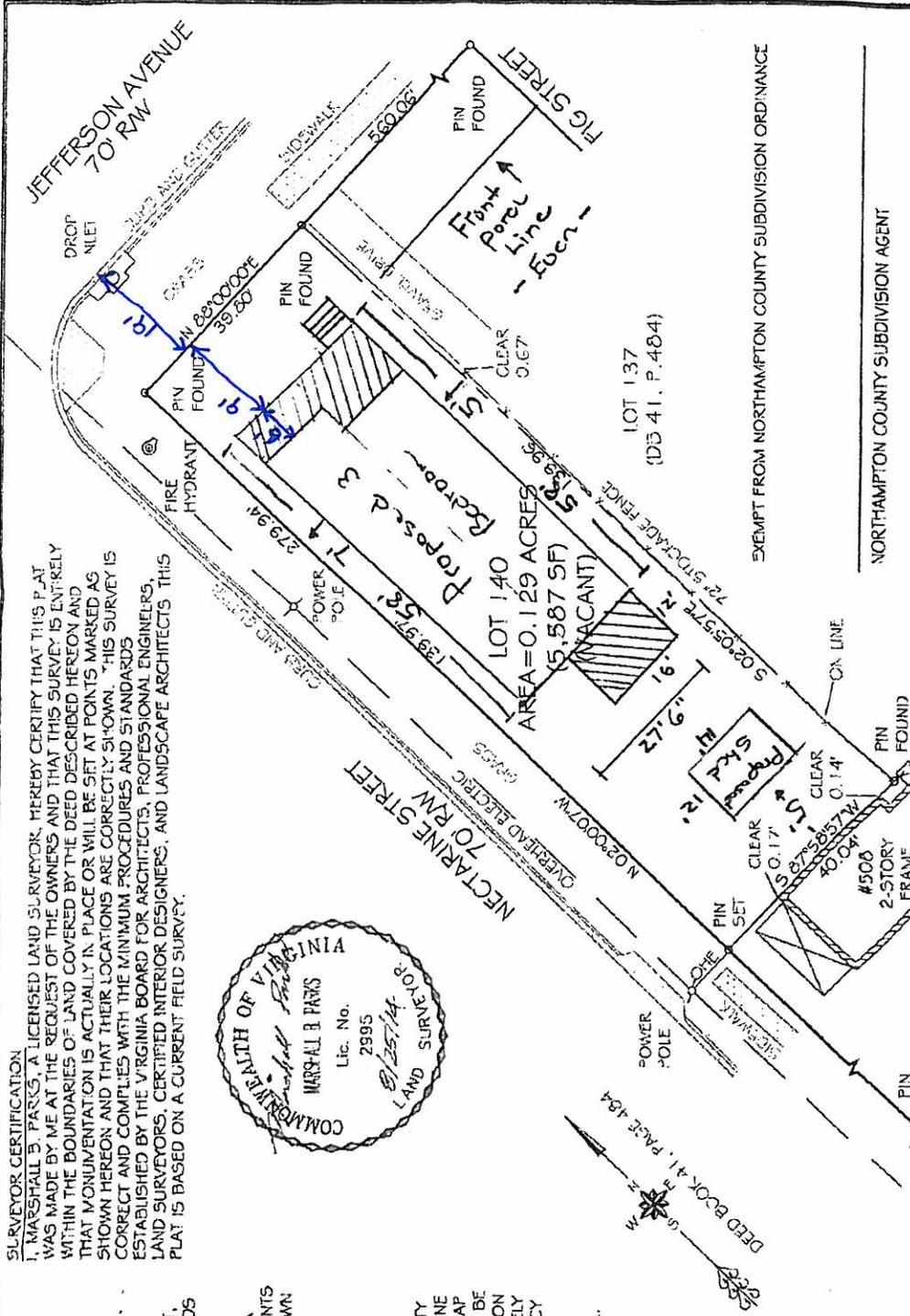
Signature of Owner/Agent: [Signature] Diane D'Amico  
 owner

**GENERAL NOTES:**

- OWNER: JALE JEAN ARENSTEIN & MARGARET ANN KEYES
- TAX PARCEL: 63A-1-140
- SOURCE OF TITLE: INST #030000247
- A SURVEY WAS PERFORMED ON THIS PROPERTY IN AUGUST, 2014, WITH A BOUNDARY CLOSURE WHOSE PRECISION EXCEEDS 1:10,000.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ANY WALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN OR WETLANDS, ENVIRONMENTAL HAZARDS, CEMETERIES AND UNDERGROUND STRUCTURES NOT OBSERVED DURING THE COURSE OF THE SURVEY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 5131C0295E, DATED 8-28-2008, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE AE (ELEV 8). FLOOD ZONE DETERMINATION IS BASED ON THE "FLOOD INSURANCE RATE MAP AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL.
- PLAT REFERENCES: DEED BOOK 41, PAGE 484  
PLAT BOOK 25, PAGE 10

**SURVEYOR CERTIFICATION**

I, MARSHALL B. PARKS, A LICENSED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AT THE REQUEST OF THE OWNERS AND THAT THIS SURVEY IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY THE DEED DESCRIBED HEREON AND THAT MONUMENTATION IS ACTUALLY IN PLACE OR WILL BE SET AT POINTS MARKED AS SHOWN HEREON AND THAT THEIR LOCATIONS ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.



**ACCOMACK-NORTHAMPTON SURVEYING & MAPPING PLLC**  
 36024 Metompkin Road Bloxom Va 23308  
 Mail Address: P. O. Box 4 Modest Town, VA 23412  
 Phone: (757) 709-4192

SCALE: 1"=20'  
 DRAWN BY: PARKS  
 CHK'D BY:  
 FIELD BOOK: 14-042N

**TOWN OF CAPE CHARLES**  
 CAPEVILLE DISTRICT  
 NORTHAMPTON COUNTY, VIRGINIA  
 MADE FOR: D'ANE D'AMICO  
 AUGUST 25, 2014

BOUNDARY SURVEY  
 OF  
**LOT 140**  
 MAP OF CAPE CHARLES  
 (DEED BOOK 41, PAGE 484)  
 LOCATED IN

NORTHAMPTON COUNTY SUBDIVISION ORDINANCE  
 EXEMPT FROM NORTHAMPTON COUNTY SUBDIVISION ORDINANCE

NORTHAMPTON COUNTY SUBDIVISION AGENT

DEED BOOK 41, PAGE 484

GRAPHIC SCALE - FEET  
 0 20 40 60

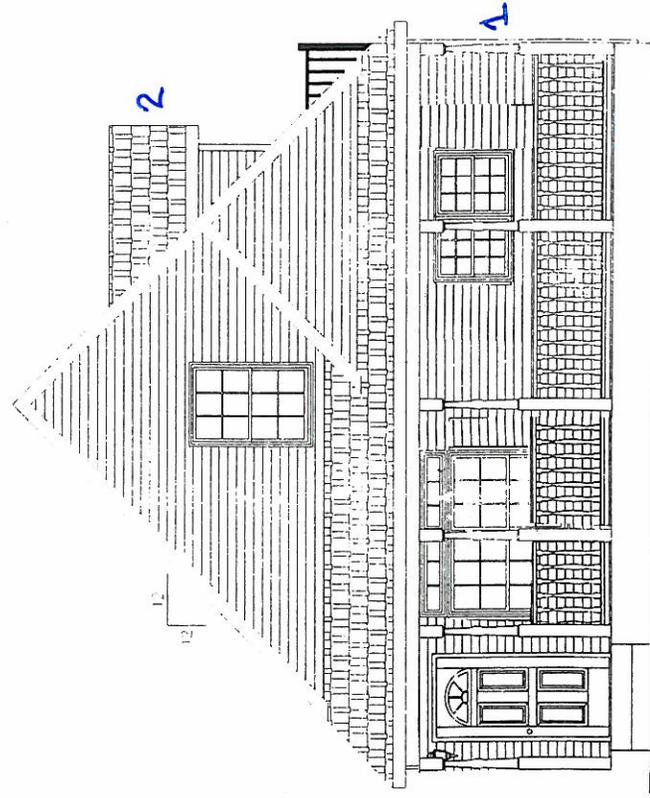
| DATE      | REVISION    | BY  |
|-----------|-------------|-----|
| 9/2/2014  | PRELIM      | JBG |
| 9/27/2014 | REV. PRELIM | JBG |

VILLAGE BUILDERS OF THE BAY  
 BALTIMORE  
 (NEEDED ADDRESS)  
 PROJECT NO. 14-0011  
 SHEET NO. 5/65

FRONT ELEVATION

PART 2  
2A

O#5468



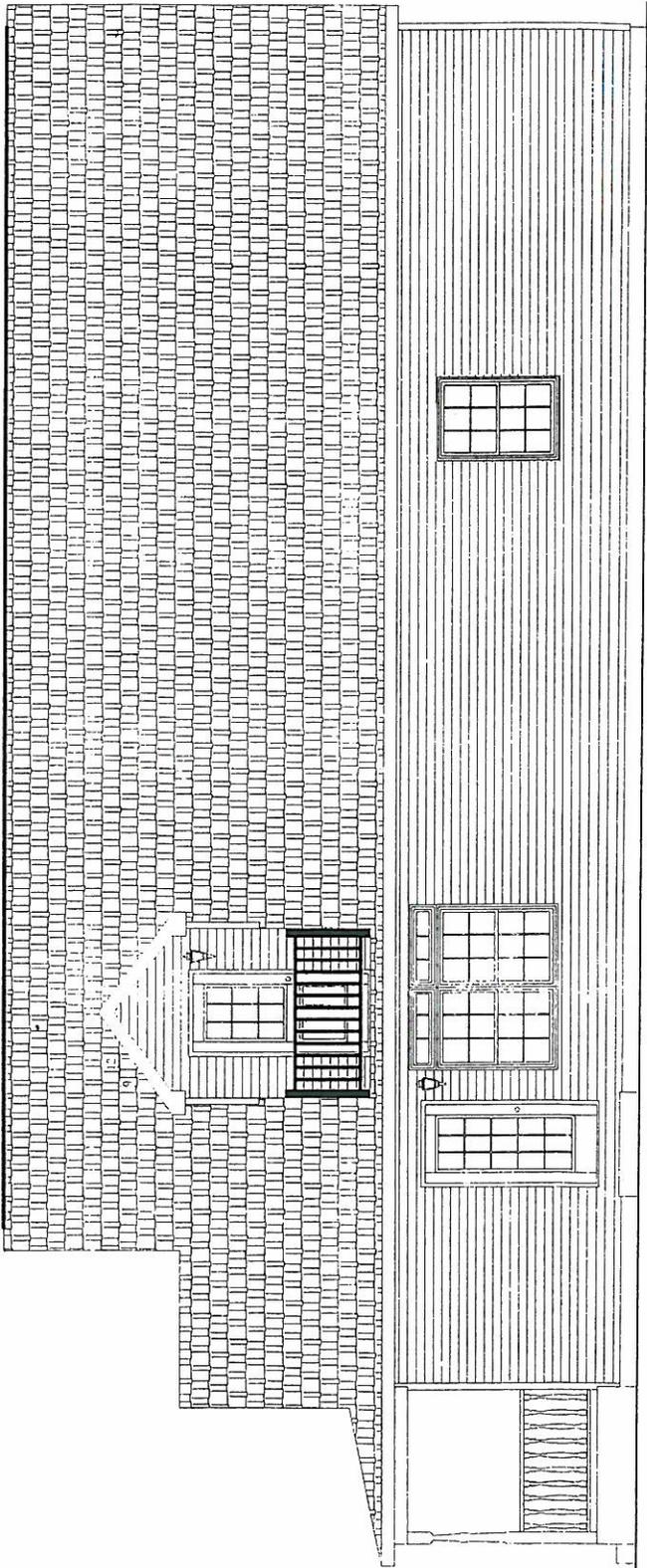
ON-SITE PORCH  
 FRONT ELEVATION

1- columns will match house next door - photo attached  
 2- dormer roof will extend over balcony/porch

|  |  |  |  |  |  |   |   |
|--|--|--|--|--|--|---|---|
| 246 SAND HILL ROAD<br>SELINGSGROVE, PA 17370<br>PHONE: (570) 374-3280<br>FAX: (570) 374-1123<br>WWW.ICONLEGACY.COM |  | Make plans with us<br><b>ICON LEGACY</b><br>CUSTOM MODULAR HOMES LLC |  | DATE: 9/22/2014<br>REVISION: PRELIM<br>BY: JBG | DATE: 9/23/2014<br>REVISION: REV PRELIM<br>BY: JBG | PROJECT: THE BA<br>CLIENT: JACOB & EMILY<br>ADDRESS: 11111<br>CITY: HARRISBURG, PA<br>COUNTY: DADE<br>STATE: VA<br>ZIP: 23310 | CONTRACTOR: NORHAMPTON<br>CONTRACT NO: 5466<br>SCALE: 1/8" = 1'-0"<br>SHEET NO: 2 |
|--|--|--|--|--|--|---|---|

O#5468

2D



RIGHT SIDE ELEVATION

*dormer will be centered over window*



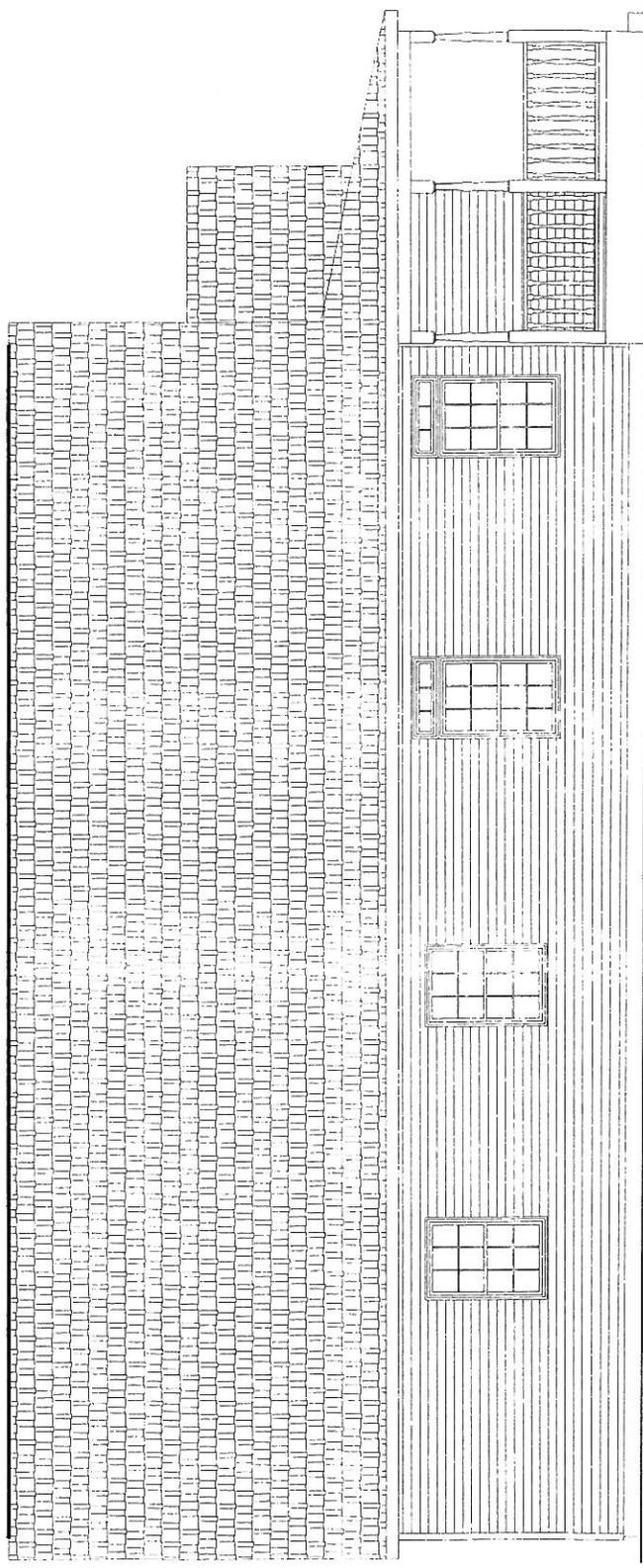
246 SAND HILL ROAD  
SELINGROVE PA 17870  
PHONE: (570) 374-3280  
FAX: (570) 374-1123  
WWW.ICONLEGACY.COM



|           |            |    |
|-----------|------------|----|
| DATE      | REVISION   | BY |
| 12/20/18  | FRONT      | GC |
| 9/27/2018 | REV. ELEM. | GC |

|             |              |
|-------------|--------------|
| PROJECT     | 17870        |
| DATE        | 12/20/18     |
| BY          | GC           |
| CHECKED BY  | GC           |
| SCALE       | 1/8" = 1'-0" |
| PROJECT NO. | 17870        |
| DATE        | 12/20/18     |
| BY          | GC           |
| CHECKED BY  | GC           |
| SCALE       | 1/8" = 1'-0" |
| PROJECT NO. | 17870        |



LEFT SIDE ELEVATION

LEFT ELEVATION

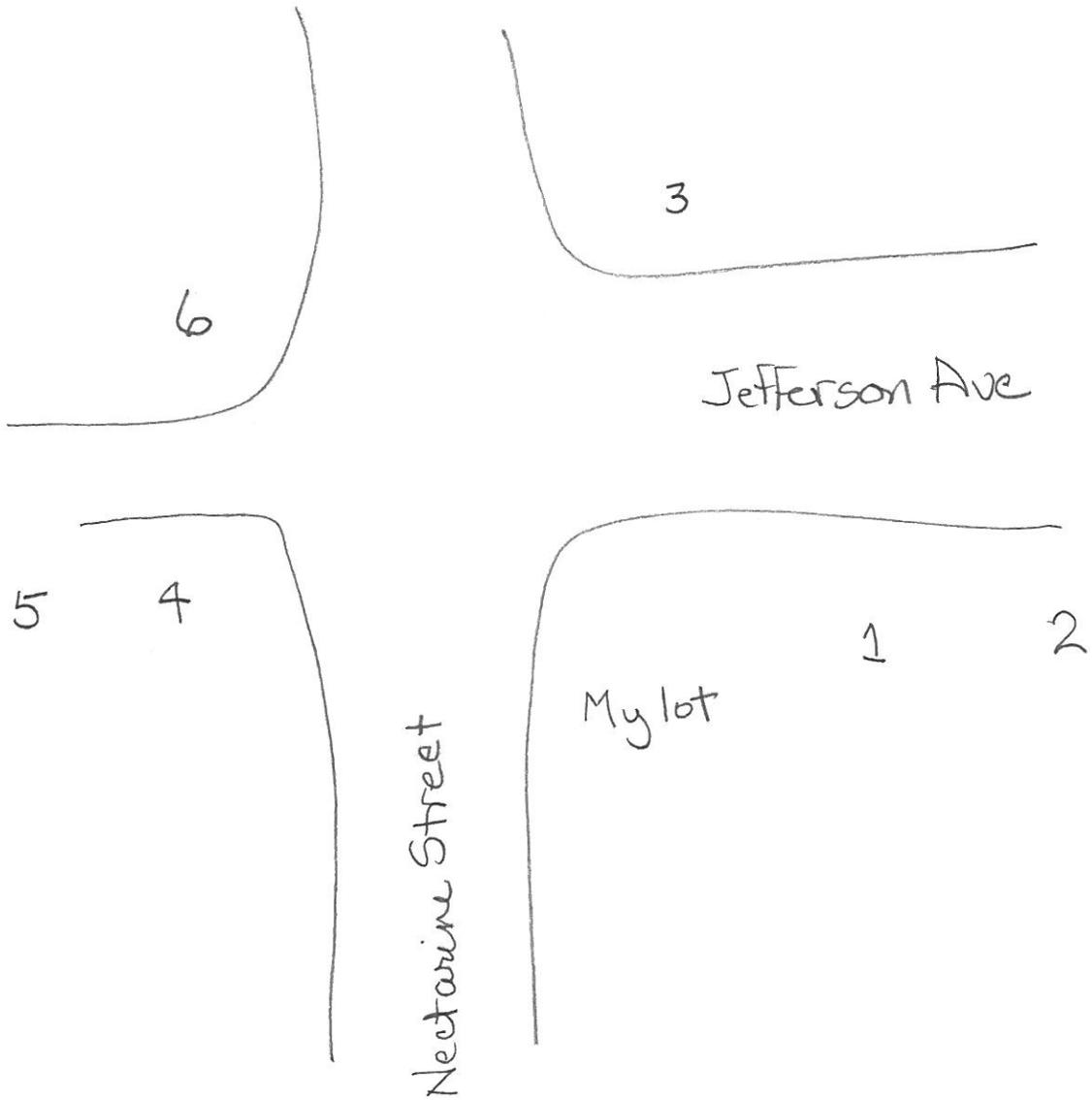
O#5468

2C

606

this is  
column  
design





Diane D'Amico



5

4

1

2



3



6



modular home located on  
Harbor St in Cape  
Charles





will either be made with same siding as house or painted to match house.  
Trim will be white to match house.

this is front of shed (Facing back of house)  
and will have a single door. Double  
door on back.

# Historic District Review Board Staff Report

From: Rob Testerman  
Date: October 9, 2014  
Item: 4C-Regulating Colors  
Attachments: None

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## Discussion

Previously, the issue has been raised of whether or not the Board should attempt to regulate colors. In years past, the Cape Charles Historic Review Board did review proposed colors, however that practice was abandoned some years ago.

In a recent discussion with a previous Board member, I was told that they were advised by Paige Pollard, who at the time was an employee of the Department of Historic Resources, to discontinue the practice. According to the former Board member, at that time there had been two court cases in which localities attempted to regulate color that were ruled in favor of the homeowner.

I have also spoken with Julie Langan of DHR, and she “does not see the wisdom in controlling paint colors”. Paint colors are reversible, and more of an aesthetic issue than a preservation issue. Additionally, paint colors are not addressed in the Secretary of the Interior’s Standards and guidelines.

## Recommendation

Discuss aspects of regulating color and make a determination of how to proceed.

# Historic District Review Board Staff Report

From: Rob Testerman

Date: October 10

Item: 5A-Update on previously approved Certificates of Appropriateness

Attachments: Photos

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## Discussion

### Mason Avenue:

| Location         | Date Approved | Status                  | COA Valid    |
|------------------|---------------|-------------------------|--------------|
| 207 Mason Avenue | 1/21/14       | Nothing has begun       | <b>Valid</b> |
| 309 Mason Avenue | 10/15/13      | The project is complete | N/A          |
| 555 Mason Avenue | 11/19/13      | The project is complete | N/A          |

|                     |         |                   |                |
|---------------------|---------|-------------------|----------------|
| 114 Randolph Avenue | 7/16/13 | No work has begun | <b>EXPIRED</b> |
| 218 Randolph Avenue | 3/18/14 | No work has begun | <b>Valid</b>   |
| 328 Randolph Avenue | 8/19/14 | Work in progress  | <b>Valid</b>   |

|                     |          |                         |              |
|---------------------|----------|-------------------------|--------------|
| 403 Tazewell Avenue |          | The project is complete | N/A          |
| 500 Tazewell Avenue | 1/21/14  | The project is complete | N/A          |
| Tazewell Avenue     | 3/18/14  | Work in progress        | <b>Valid</b> |
| 711 Tazewell Avenue | 11/19/13 | Permit has been issued  | <b>Valid</b> |

|                   |          |                         |              |
|-------------------|----------|-------------------------|--------------|
| 9 & 11 Monroe Ave | 3/18/14  | Work in progress        | <b>Valid</b> |
| 619 Monroe Avenue | 11/19/13 | The project is complete | N/A          |

|                   |          |                         |              |
|-------------------|----------|-------------------------|--------------|
| 209 Jefferson Ave | 9/15/13  | Work in progress        | <b>Valid</b> |
| 219 Jefferson Ave | 10/15/13 | The project is complete | N/A          |
| 621 Jefferson Ave | 2/14/14  | The project is complete | N/A          |

|               |          |                  |              |
|---------------|----------|------------------|--------------|
| 1 Pine Street | 11/19/13 | Work in progress | <b>Valid</b> |
|---------------|----------|------------------|--------------|

|                  |          |                         |     |
|------------------|----------|-------------------------|-----|
| 114 Peach Street | 11/19/13 | The project is complete | N/A |
|------------------|----------|-------------------------|-----|

|                 |         |                  |              |
|-----------------|---------|------------------|--------------|
| 423 Plum Street | 8/20/13 | Work in progress | <b>Valid</b> |
|-----------------|---------|------------------|--------------|

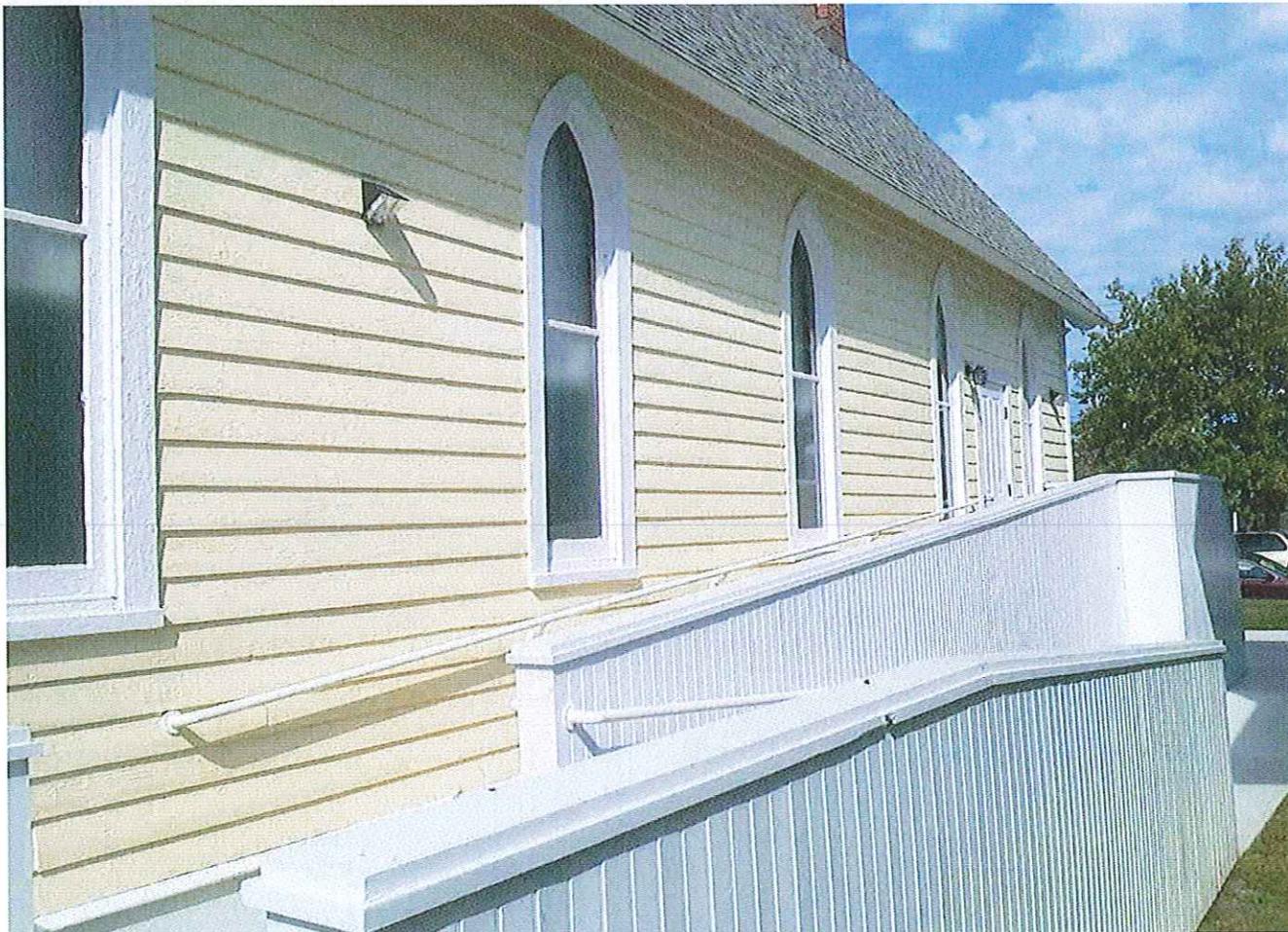
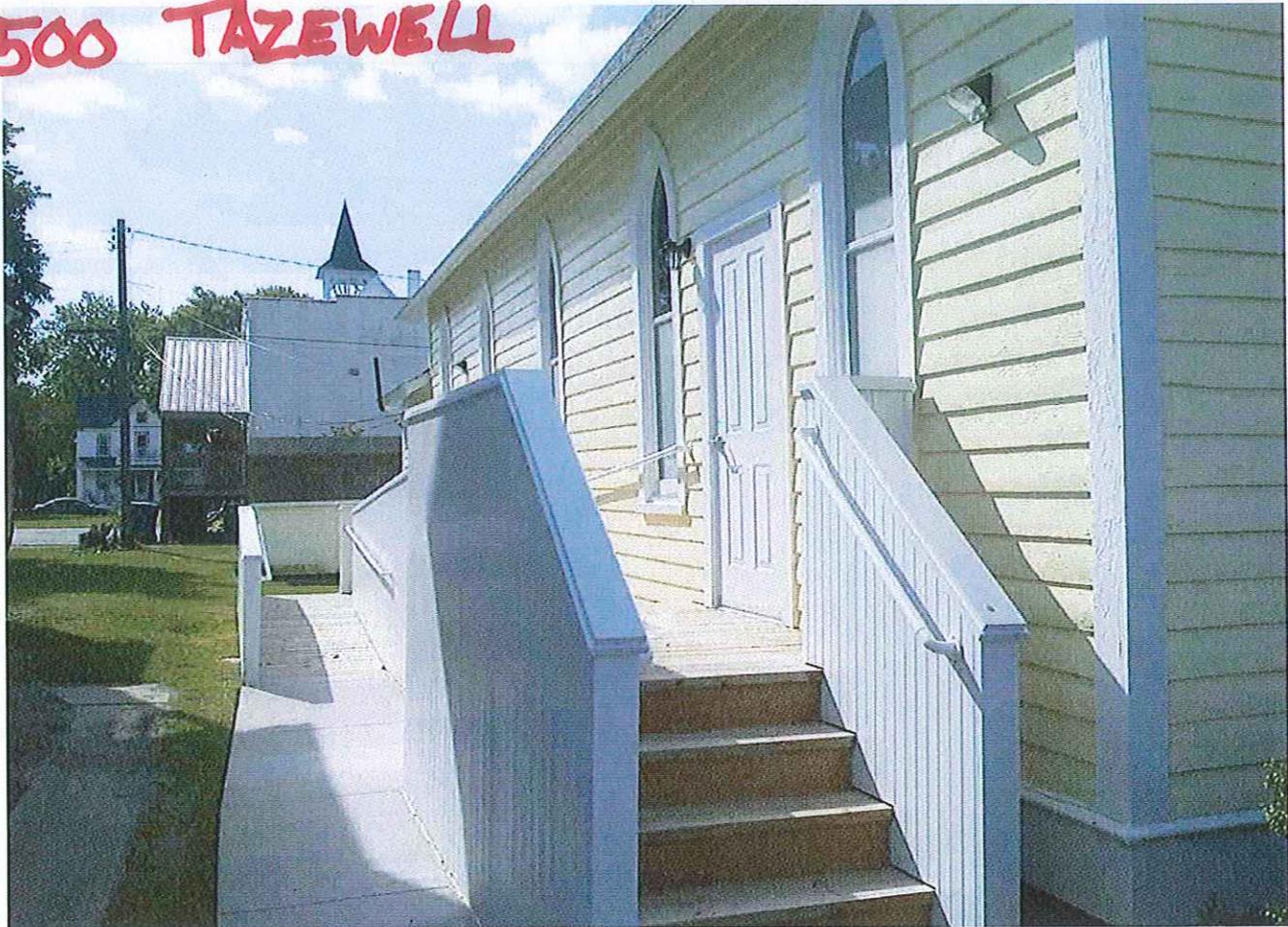
328 RANDOLPH



403 TAZEWELL



500 TAZEWELL



**TAZEWELL NEW HOME  
500 BLOCK**



9 + 11 MONROE



619 MONROE



209 JEFFERSON



209 JEFFERSON



621 JEFFERSON



114 PEACH

