

# Historic District Review Board

## Regular Session Agenda Cape Charles Civic Center

December 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. 1 Mason Avenue – Renovation
5. Old Business
  - A. None
6. Announcements
7. Adjourn

# Historic District Review Board Staff Report

From: Jeb Brady  
Date: December 8, 2014  
Item: 4A – 1 Mason Avenue - Renovation  
Attachments: Application, elevations, photos

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## Application Specifics

An application has been received for a Certificate of Appropriateness from Elizabeth Walker for a renovation at 1 Mason Avenue. The building was a former hotel, and is a contributing structure circa 1910, Colonial Revival frame dwelling. The proposed use is a hotel/restaurant. There are many aspects to this proposal for discussion.

## Discussion

- Front Porch Extension:
  - Front porch extended the entire length of the building.
  - Columns, rails, and baluster designs will match existing as closely as possible.
  - Potential dining area to the west side of porch to be screened to control pests.
- 2<sup>nd</sup> Floor Front Covered Porch:
  - Addition of a 2<sup>nd</sup> floor covered porch.
- Roof:
  - Addition of another A-Frame dormer on west end of building.
  - Roof line extended due to addition of 2<sup>nd</sup> floor porch.
  - Demolish chimney on rear of building as it is in poor condition.
- Rear Balcony Addition:
  - Addition of rear balcony for egress and seating from rooms.
  - Railing design will match existing as closely as possible.
- ADA Ramp
  - Ramp for accessibility purposes is hidden behind front porch wraparound and will not typically be seen when driving down the street.
- Windows & Doors
  - Majority of windows and doors are damaged and will be replaced to match existing when they cannot be repaired.
  - In front and rear proposed balcony areas windows will need to be relocated and balcony doors will be installed to provide egress from rooms.
  - Propose to reconstruct window trim/detail when taken down.
  - On the west side of the building propose to make windows smaller.

## 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

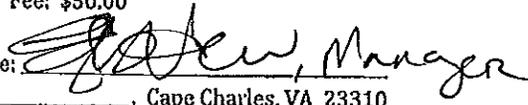
Date: December 1, 2014

Permit No.: \_\_\_\_\_

\*(Attach plans)

Fee: \$50.00

Applicant: 1 Mason Ave, LLC  
Elizabeth Walker, Manager

Signature: , Manager

Address: 1 Mason Ave

Cape Charles, VA 23310

Telephone: 512.633.6088

Cell: Same

Owner(s): 1 Mason Ave, LLC

Address: 98 San Jacinto Blvd FSR 2604 City: Austin State: TX Zip: 78701

Contractor: To Be Determined

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_

Town License No.: \_\_\_\_\_ State License No.: \_\_\_\_\_

Location of Improvement: 1 Mason Ave

Lot No.: 84,87,88 Block No.: Sea Cottage Lot Size: 120x130 Lot Area: 15,600 SF

Type of Improvement: Rehabilitation of historic hotel: See attachment

Proposed Use: Hotel/Gift Shop/Restaurant

Estimated Construction Costs: \$500,000.00

Dimension of Structure or Improvement:

Width: Approx. 85 ft Length: Approx. 52 ft Height: Approx. 44 ft

Total Square Footage: Approx. 5,960 combined first and second floors  
Not including porch and balcony of A.H.C.

Structure of Improvement will be set back:

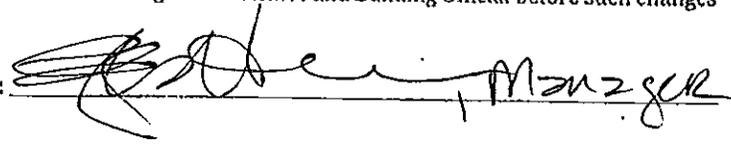
<u>No Change</u>	from front property line
<u>No Change</u>	from side property line
<u>N/A</u>	from side property line on corner lot
<u>No Change</u>	from rear property line
<u>No Change</u>	from alley

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: 



FORM 4680B

RECEIVED FROM 1 Mason Ave, LLC DATE 12/02/2014 NO. 3196

ADDRESS \_\_\_\_\_

DOLLARS \$ 50.00

FOR RENT NDLB # 1003

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<u>50.00</u>
BALANCE DUE		MONEY ORDER	

BY [Signature]

**ATTACHMENT  
APPLICATION FOR HISTORIC DISTRICT REVIEW  
1 MASON AVE, LLC**

**TYPE OF IMPROVEMENT**

**FRONT PORCH EXTENSION**

The most substantial and obvious change to the building is the addition of a front porch to provide first floor outdoor dining space and a balcony above to provide private outdoor space for hotel guests. Column, rail and baluster design and spacing will match existing as closely as possible while meeting current building code requirements. The dining area will likely need to be screened to control pests. This screening can serve as nice differentiation between the historic porch and the new porch.

**REAR BALCONY ADDITION**

This addition and stairs are needed to provide a second form of egress from the second floor hotel rooms. It will also provide outdoor seating for guests. Railings will be constructed as described for the front porch and balcony.

**RIGHT SIDE YARD ADA RAMP**

Per Code requirements

**WINDOWS AND DOORS**

The front door will be reused.

Most windows and doors are damaged and will be replaced to match existing when they cannot be repaired. Please note that although the renderings show double hung windows in the widows walk, we will reuse the existing or they will be divided light to match current windows.

Along the hotel wing facade (existing addition on the west side of building), windows will need to be relocated and balcony doors introduced to provide outdoor access and

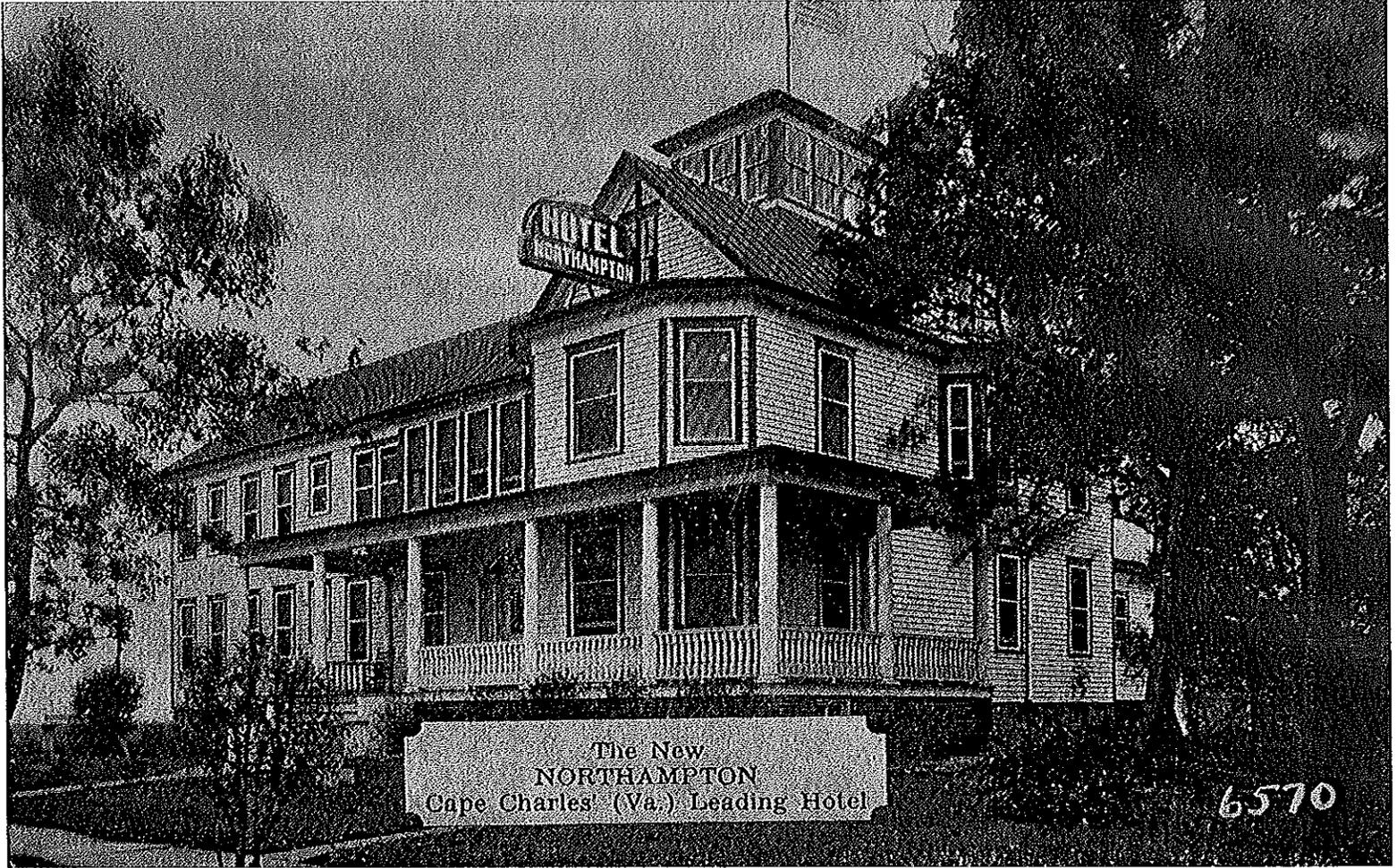
accommodate the enlargement of the hotel rooms. Rooms currently measure 12' by 12' and have bathrooms that measure 5' by 5'. We are enlarging the bedrooms and baths to accommodate contemporary expectations. We propose to maintain the symmetry and balance of the current window placement and reconstruct the existing window trim/detail. In addition, the new doors will be built, by extending the bottom rail to the height of the window sills, to appear like the existing double hung windows.

Along the western facade, the second floor windows will be reduced/shortened to accommodate furniture placement.

Although not shown in the rear elevation rendering, there will be a new door on the far right side of the first floor that will share the exit stair landing and stair for access to garden seating. It will be constructed to match the new doors described above.

I hope these renderings and narrative provide enough detail. I want to get some sort of determination from the review board before we proceed with full-blown architectural drawings. I plan on being present for your meeting. However, feel free to call or email for clarification or comments prior to the meeting.

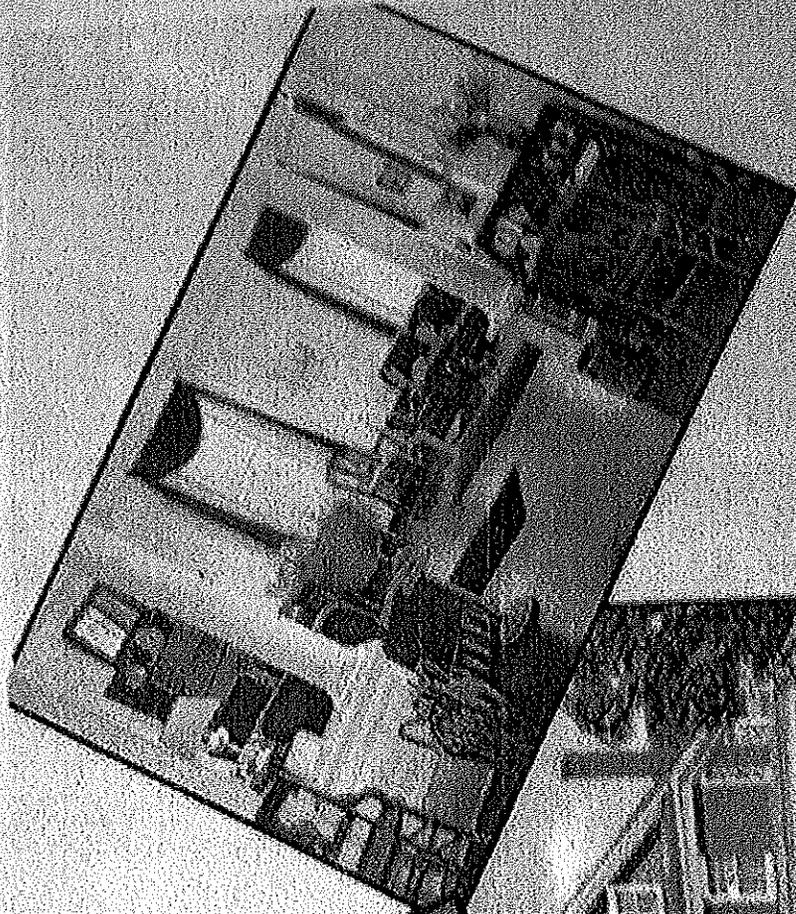
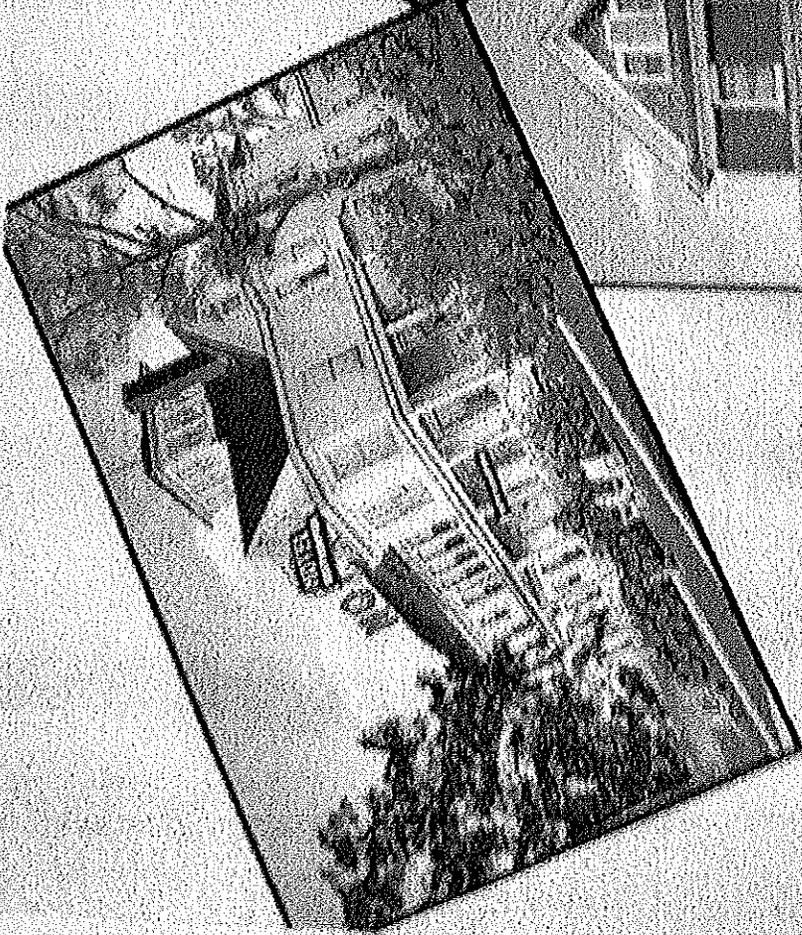
Beth Walker  
ehumphrey1@yahoo.com  
512.633.6088



The New  
NORTHAMPTON  
Cape Charles (Va.) Leading Hotel

6570

HOTEL NORTHAMPTON ON THE BAY - CAPE CHARLES. VA.



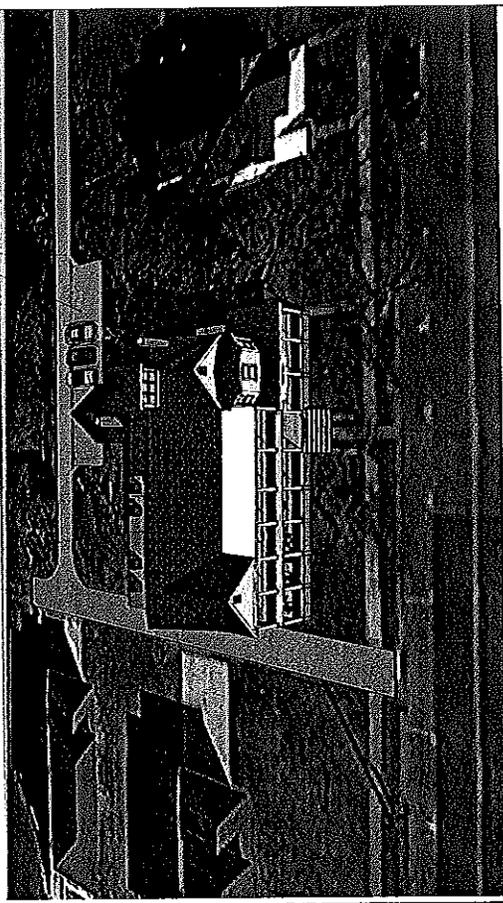
IDEAL SUMMER HAVEN - PHOTOS BY F. WINGLON TOURSANT



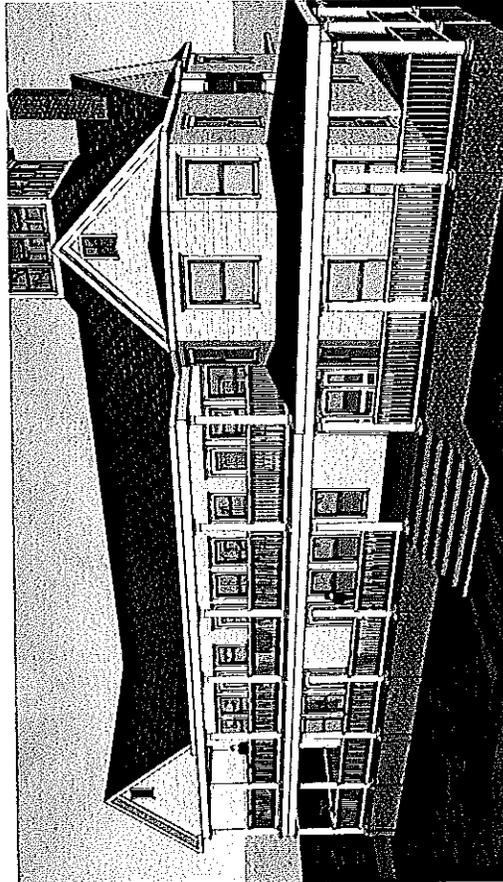
PROPOSED ELEVATIONS

RENOVATIONS TO HOTEL, NORTHAMPTON

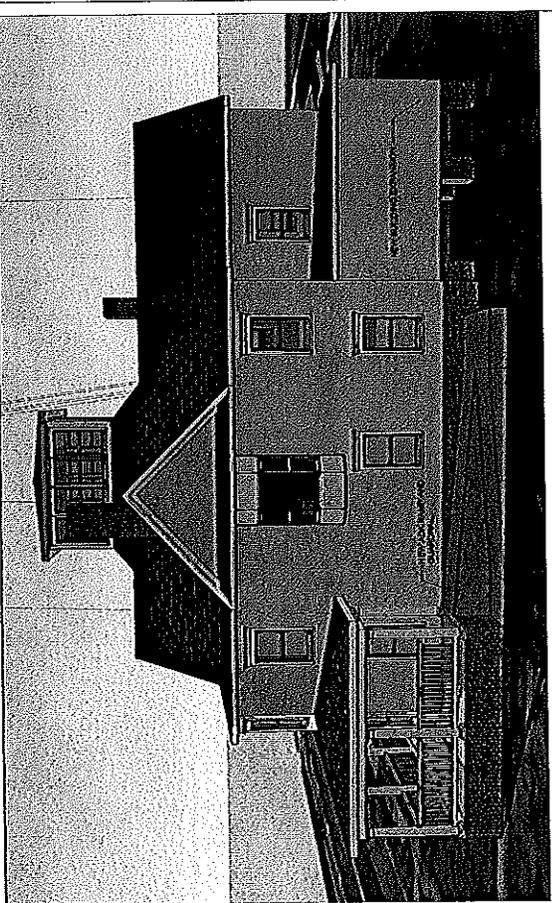
NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10



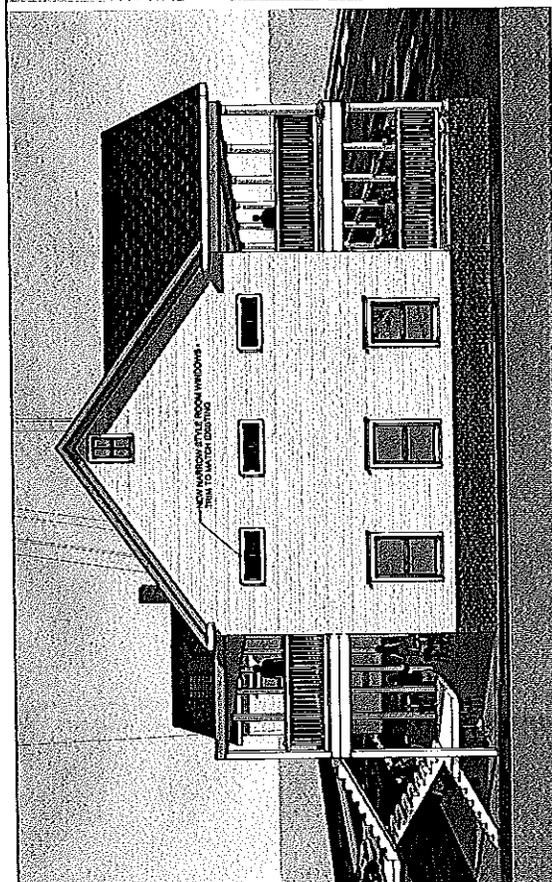
SITE PLAN



PERSPECTIVE



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



**FRONT ELEVATION**



**REAR ELEVATION**

REVISIONS		REMARKS
NO.	DATE	
1		
2		
3		
4		
5		

ARCHITECTURE - PLANNING - INTERIOR DESIGN  
 5147 DORIN HILL COURT  
 GLEN ALLEN, VA 23069

**THE PATINA GROUP**

**RENOVATIONS TO HOTEL NORTHAMPTON**  
 EPCO, MASON & CO. LLC  
 86 SAN ANTONIO BLVD 2804  
 AUSTIN, TX 78701

**PROPOSED ELEVATIONS**

**A 01**



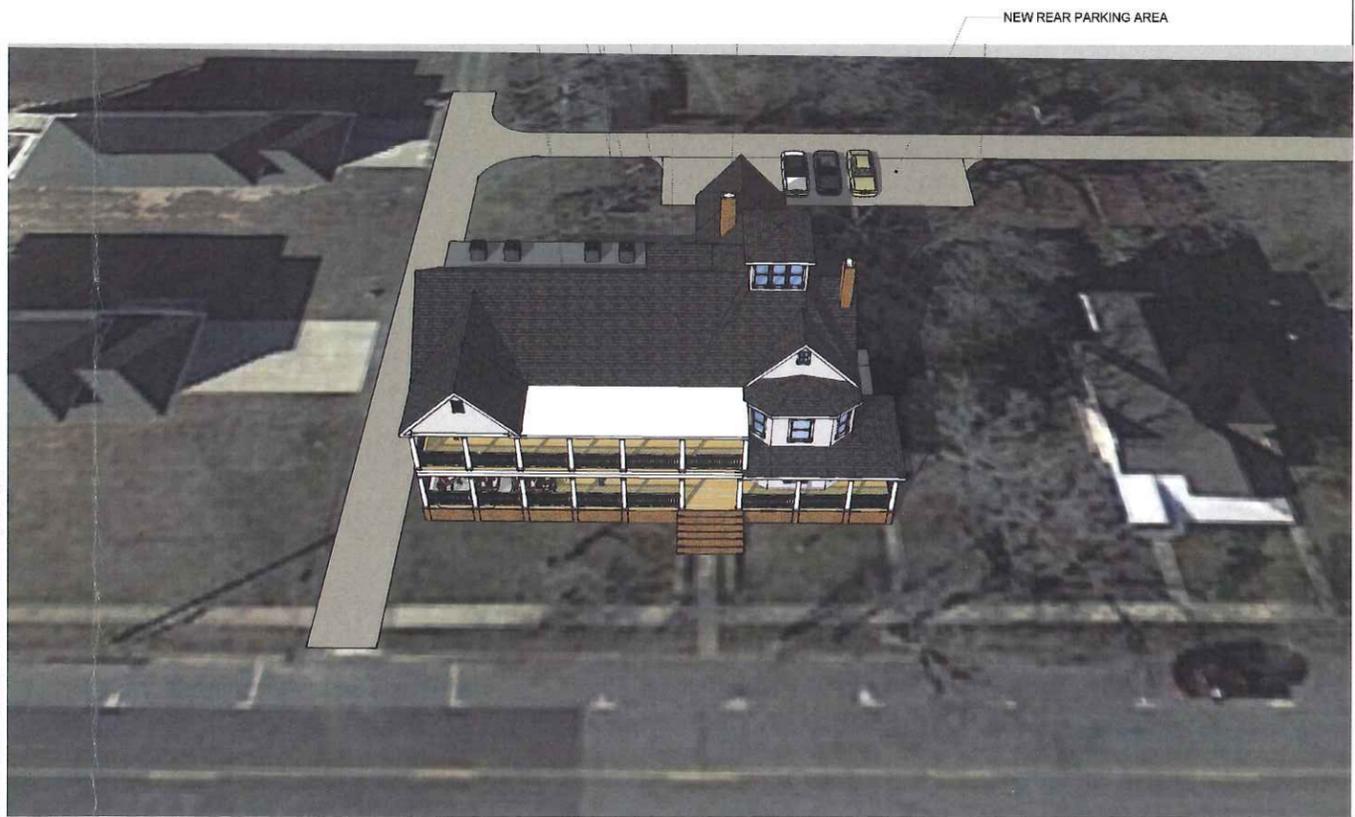
**LEFT SIDE ELEVATION**



**RIGHT SIDE ELEVATION**



**PERSPECTIVE**



**SITE PLAN**

NO.	DATE	REVISIONS	REMARKS
1			
2			
3			
4			
5			

ARCHITECTURE - PLANNING - INTERIOR DESIGN  
 547 DORR HILL COURT  
 GLEN ALLEN, VA 23069

THE PATINA GROUP

**RENOVATIONS TO HOTEL NORTHAMPTON**  
 FOR T MASON AVE LLC  
 88 S. MOUNTAIN VIEW ROAD  
 AUSTIN, TX 78701

PROPOSED ELEVATIONS

1 Mason Avenue



