

Historic District Review Board

Regular Session Agenda Cape Charles Town Hall

January 20, 2015

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. 237 Randolph Avenue – Rear 2nd Floor Addition
5. Old Business
 - A. None
6. Announcements
7. Adjourn



DRAFT
HISTORIC DISTRICT REVIEW BOARD
Regular Meeting
Cape Charles Civic Center
December 16, 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 (HDRB). In addition to Joe Fehrer, present were Sandra Salopek and Terry Strub. John Caton and David Gay were not in attendance. There were eight members of the public in attendance. Also in attendance were Code Official Jeb Brady, Assistant Town Clerk Amanda Hurley and applicant Elizabeth Walker and the architect for the 1 Mason Avenue project.

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

CONSENT AGENDA:

Joe Fehrer recommended moving the minutes of the October 21, 2014 Regular Meeting to Old Business since they had been inadvertently left out of the agenda packet.

Motion made by Terry Strub, seconded by Sandra Salopek, to accept the agenda as amended. The motion was unanimously approved.

NEW BUSINESS:

A. 1 Mason Avenue – Renovations

Jeb Brady explained that an application had been received for renovations to the former hotel circa 1910, Colonial Revival frame dwelling which was a contributing structure. The proposed use was a hotel and restaurant.

The applicant was proposing the following renovations: i) The front porch would extend the entire length of the building; ii) Columns, rails and baluster designs would match existing as closely as possible; iii) Potential dining area to the west side of porch would be screened to control pests; iv) Addition of second floor covered porch and extension of roof line; v) Addition of another A-Frame dormer on west end of building; vi) Demolish poor condition chimney on rear of building. Rear chimney was not visible from the street and front chimney would remain and would be functional; vii) Addition of rear balcony for egress and seating from rooms; viii) ADA ramp for accessibility purposes to be hidden behind front porch wraparound which wouldn't typically be seen from the street; ix) Majority of windows and doors to be replaced to match existing when they cannot be repaired; x) Front and rear balcony windows to be relocated and balcony doors installed to provide egress from rooms; xi) Reconstruct window trim/detail when taken down; and xii) Make windows smaller on west side of building.

Joe Fehrer stated that the front porch extending the length of the building and a second floor covered porch were substantial changes to the building.

Terry Strub commented about the screened in porch. Jeb Brady stated that typically, as long as it did not alter the appearance and the screen was behind the columns and railing, screened porches could be approved administratively. Ms. Walker stated that retractable screens were a possibility and that the screen would begin at the second column to the left of the main entrance, therefore the original porch would remain without screen.

Mechanical units would be located on the rear roof.

Ms. Walker stated that there would be off street parking in the rear off the alley.

The front door would remain, but there would be two new doors for entering and exiting the restaurant portion. Two windows would be removed and replaced with doors on the rear for egress purposes.

Joe Fehrler stated that he was pleased to see that the window trim and detail would be reconstructed as the Historic District Guidelines stated that as much architectural detail as possible should be retained.

Ms. Walker stated that the proposed windows on the west side of the building could be deeper than that of which was shown and explained that she wanted to be able to accommodate furniture under the windows instead of it blocking the windows. Joe Fehrler stated that it was a substantial visual change but could understand what the applicant was trying to accomplish.

Three rear windows were proposed to be removed for kitchen ventilation and elevator.

Motion made by Terry Strub, seconded by Sandra Salopek, to approve the application for 1 Mason Avenue as proposed. The motion was unanimously approved.

OLD BUSINESS:

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

Motion made by Sandra Salopek, seconded by Terry Strub, to approve the minutes of the September 16, 2014 Regular Meeting as presented. The motion was unanimously approved.

Joe Fehrler asked about the HDRB's recommendation for a front door that was to be more appropriate for 647 Madison Avenue and Jeb Brady stated that the owner had several items to complete before he would be able to get to that point. Jeb Brady stated that he would be monitoring the progress.

Joe Fehrler asked about the new home on Lot 140 Jefferson Avenue and Jeb Brady stated that construction had not begun but he would review the minutes to verify that construction was being done as the HDRB had approved.

Sandra Salopek inquired about the proposed yogurt bar on Mason Avenue and Jeb Brady stated that there were no active permits.

ANNOUNCEMENTS:

Jeb Brady announced that the old Be-Lo building project was moving forward with asbestos removal and the building would be demolished in a couple weeks.

A home had been demolished on the 600 block of Randolph Avenue.

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

Chairman Joe Fehrler

Asst. Town Clerk

Historic District Review Board Staff Report

From: Jeb Brady
Date: January 13, 2014
Item: 4A – 237 Randolph Avenue – rear 2nd floor addition
Attachments: Application, elevations, photos

Application Specifics

An application has been received for a Certificate of Appropriateness from Meadow Green Builders for a 2nd floor rear addition at 237 Randolph Avenue. The building is a single family residential home, and is a contributing structure circa 1890, gabled ell frame dwelling. Discussion of the addition is as follows:

Discussion

- 2nd floor rear addition:
 - Proposed 2nd floor rear addition to add master bathroom.
 - 1st floor being built over was existing.
 - Will not increase footprint of building at all.

- Siding:
 - Siding will match rest of structure.

- Roof:
 - Proposed addition will add another A frame roof that is only visible from the rear.

- Windows:
 - Windows on rear side elevation appear to match typical 2 over 2 styles as is in the rest of the house.
 - Windows on right side elevation (east side) do not appear to match the existing style.

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

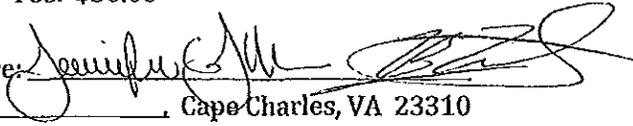
Date: October 9, 2014

Permit No.: _____

* (Attach plans)

Fee: \$50.00

Applicant: Jennifer Jackson & Bobby Laird

Signature: 

Address: 237 Randolph Ave

Cape Charles, VA 23310

Telephone: 757-331-2537

Cell: 979-324-7136

Owner(s): Jennifer Jackson & Bobby Laird

Address: 20 Strawberry Street, Apt B City: Cape Charles State: VA Zip: 23310

Contractor: Guy Sorensen Meadow Green Builders Inc

Address: 9606 4th View Street City: Norfolk State: VA Zip: 23503

Telephone: 757-588-3408 Cell: 757-754-6418

Town License No.: _____ State License No.: 2705134496 Virginia Class A

Location of Improvement: 237 Randolph Ave, Cape Charles, VA 23310

Lot No.: 514 & 515 Block No.: 200 block Lot Size: 80' x 140' (total) Lot Area: 11,200 sq ft (total)

Type of Improvement: second floor addition

Proposed Use: primary residence

Estimated Construction Costs: \$40,000

Dimension of Structure or Improvement:

Width: _____ Length: _____ Height: _____

Total Square Footage: _____

Structure of Improvement will be set back:

- 26.32' (current footprint*) from front property line
- 4.39' (current footprint*) from side property line
- 25.52' (current footprint*) from side property line on corner lot
- ~64' (current footprint*) from rear property line
- N/A from alley

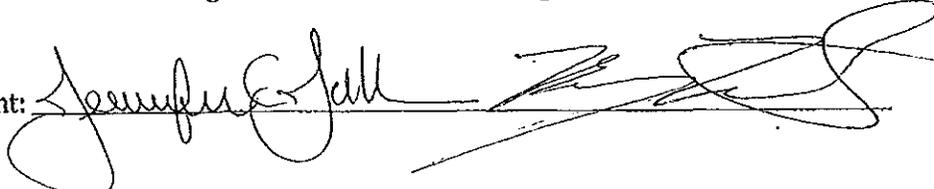
*proposed improvement will not change current footprint of house

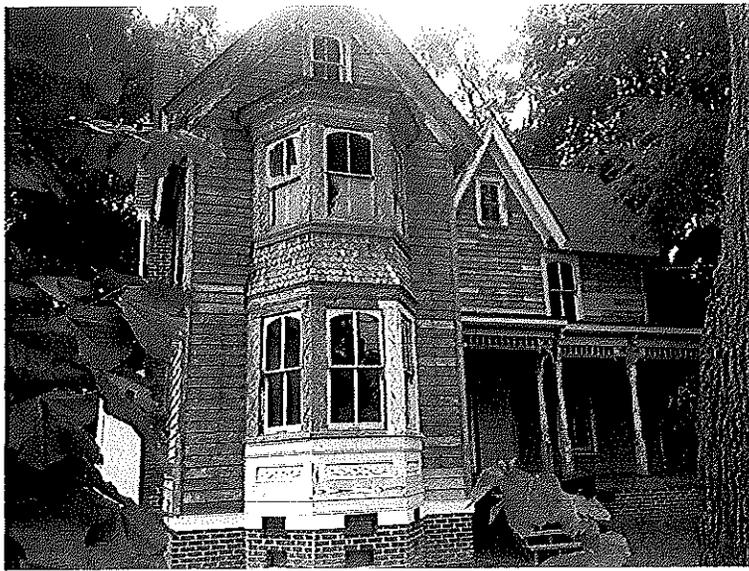
Town Water Permit: _____

Town Sewer Permit: _____

CERTIFICATION OF APPLICANT

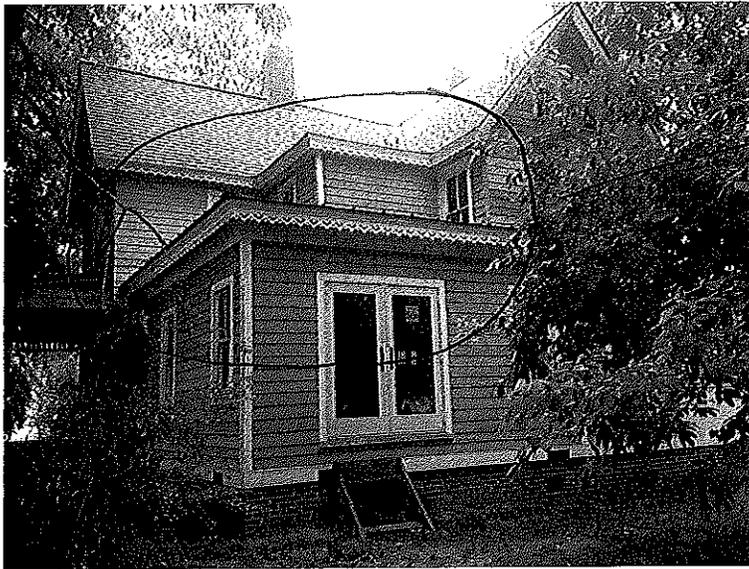
I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer, and water 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: 



Subject Front

237 Randolph Ave
Sales Price 204,788
Gross Living Area 3,114
Total Rooms 10
Total Bedrooms 4
Total Bathrooms 3.0
Location N;Res;
View N;Res;
Site 12000 sf
Quality Q3
Age 114



Subject Rear

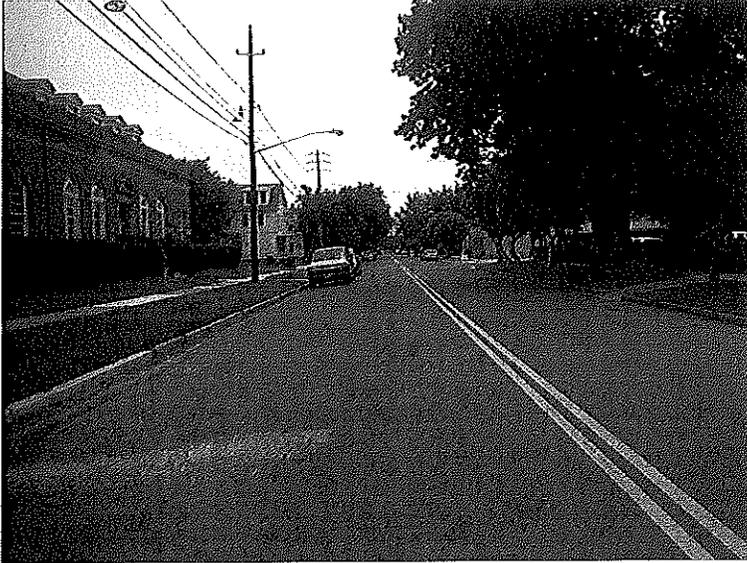
PROPOSED ADDITION AREA



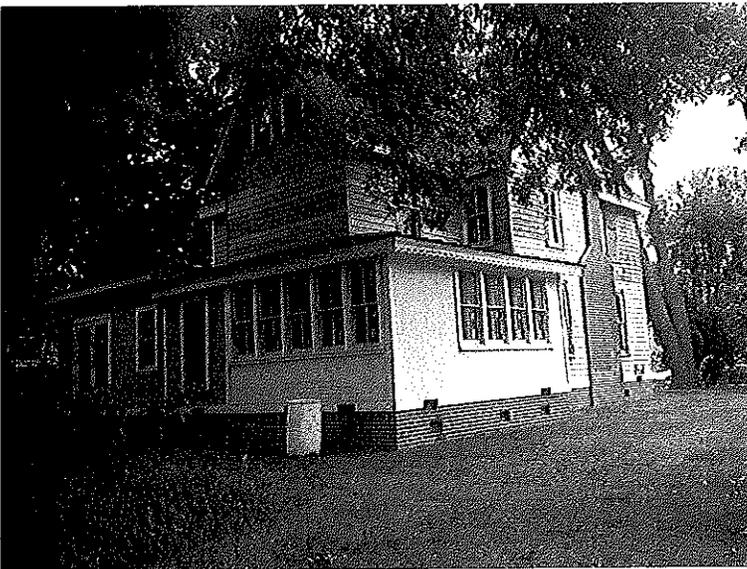
Subject Street

Photograph Addendum

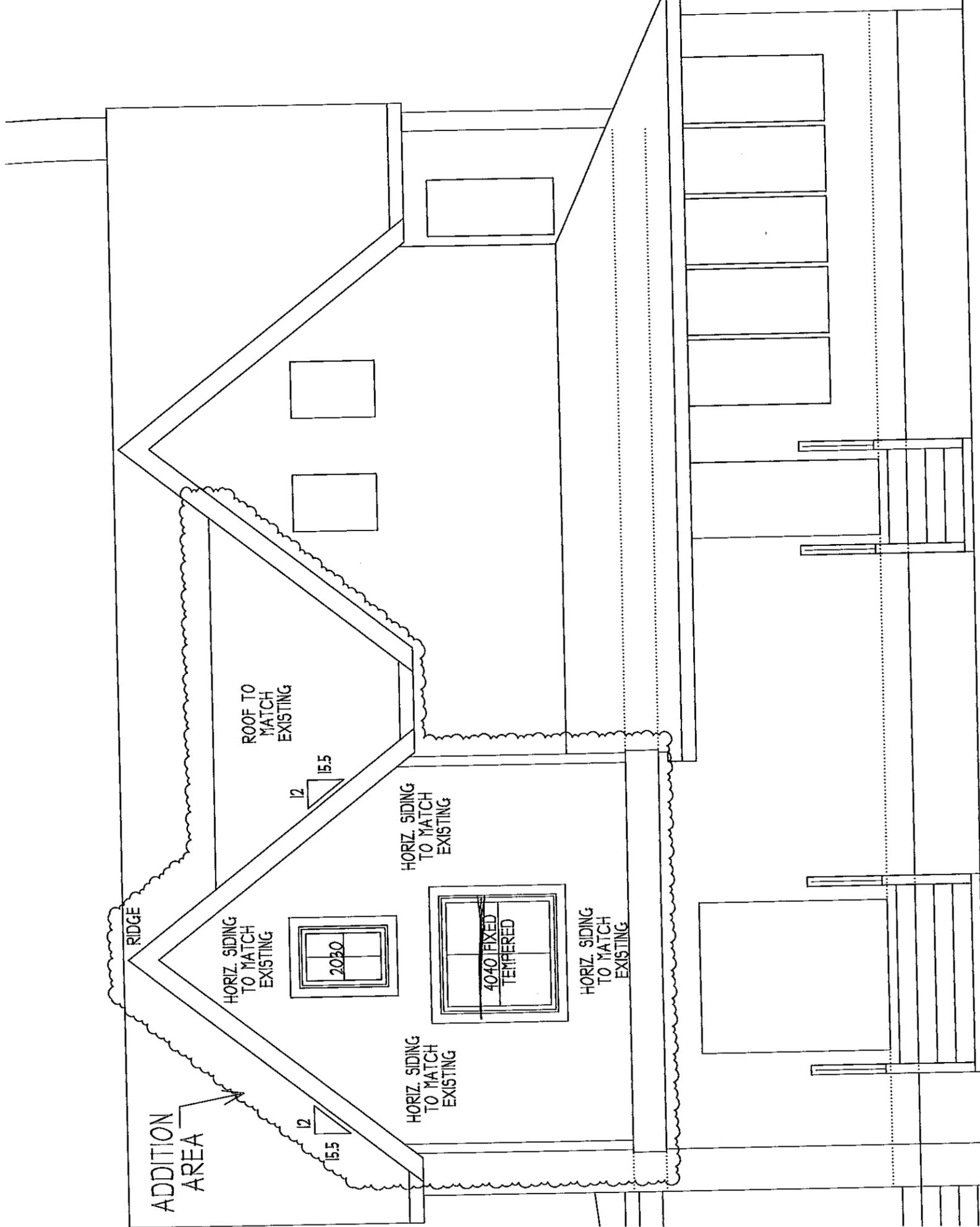
| | | | | | | | |
|------------------|------------------------------------|--------|-------------|-------|----|----------|-------|
| Borrower/Client | Jennifer C Jackson & Bobby W Laird | | | | | | |
| Property Address | 237 Randolph Ave | | | | | | |
| City | Cape Charles | County | Northampton | State | VA | Zip Code | 23310 |
| Lender | Prospect Mortgage | | | | | | |



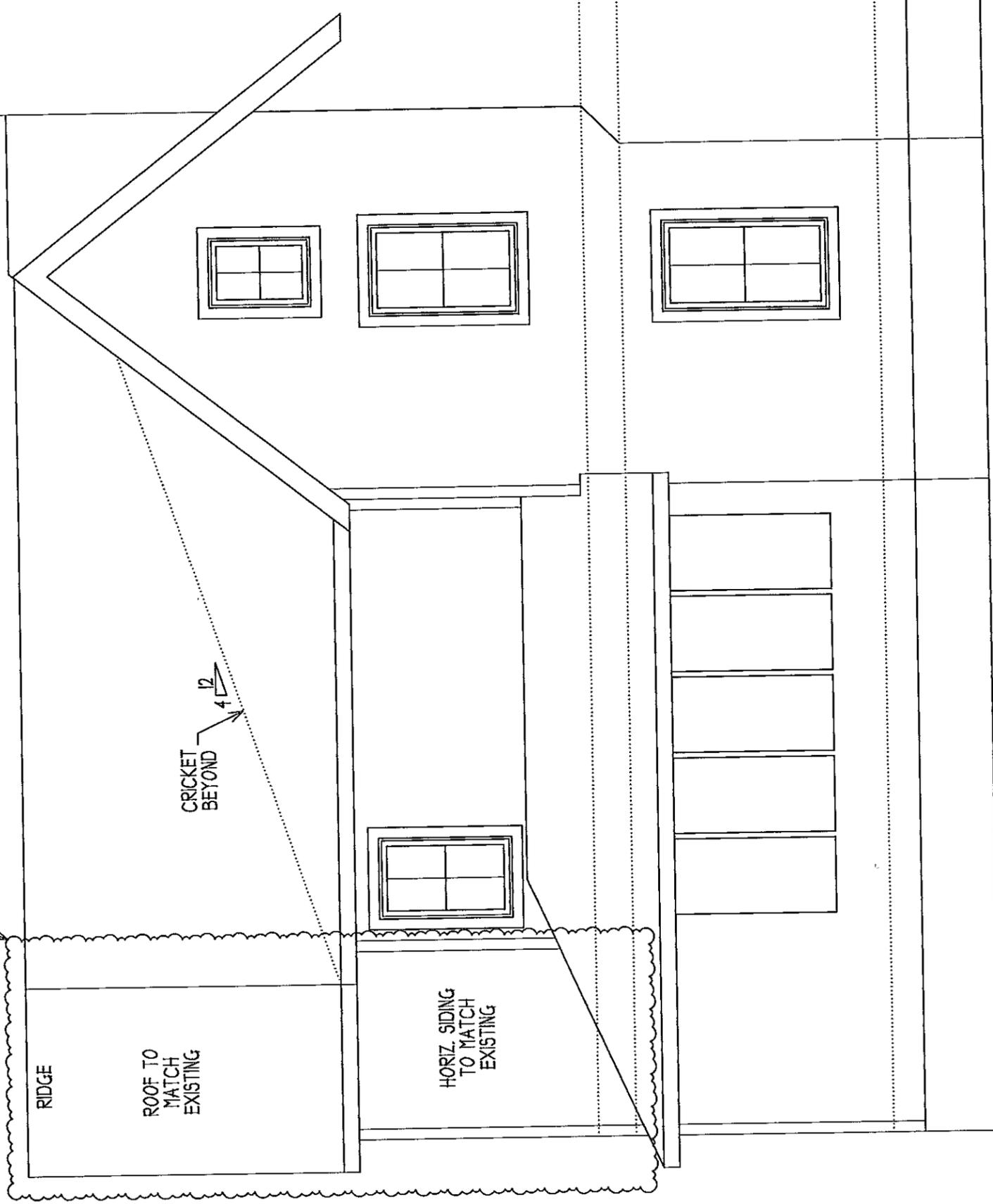
opposite street



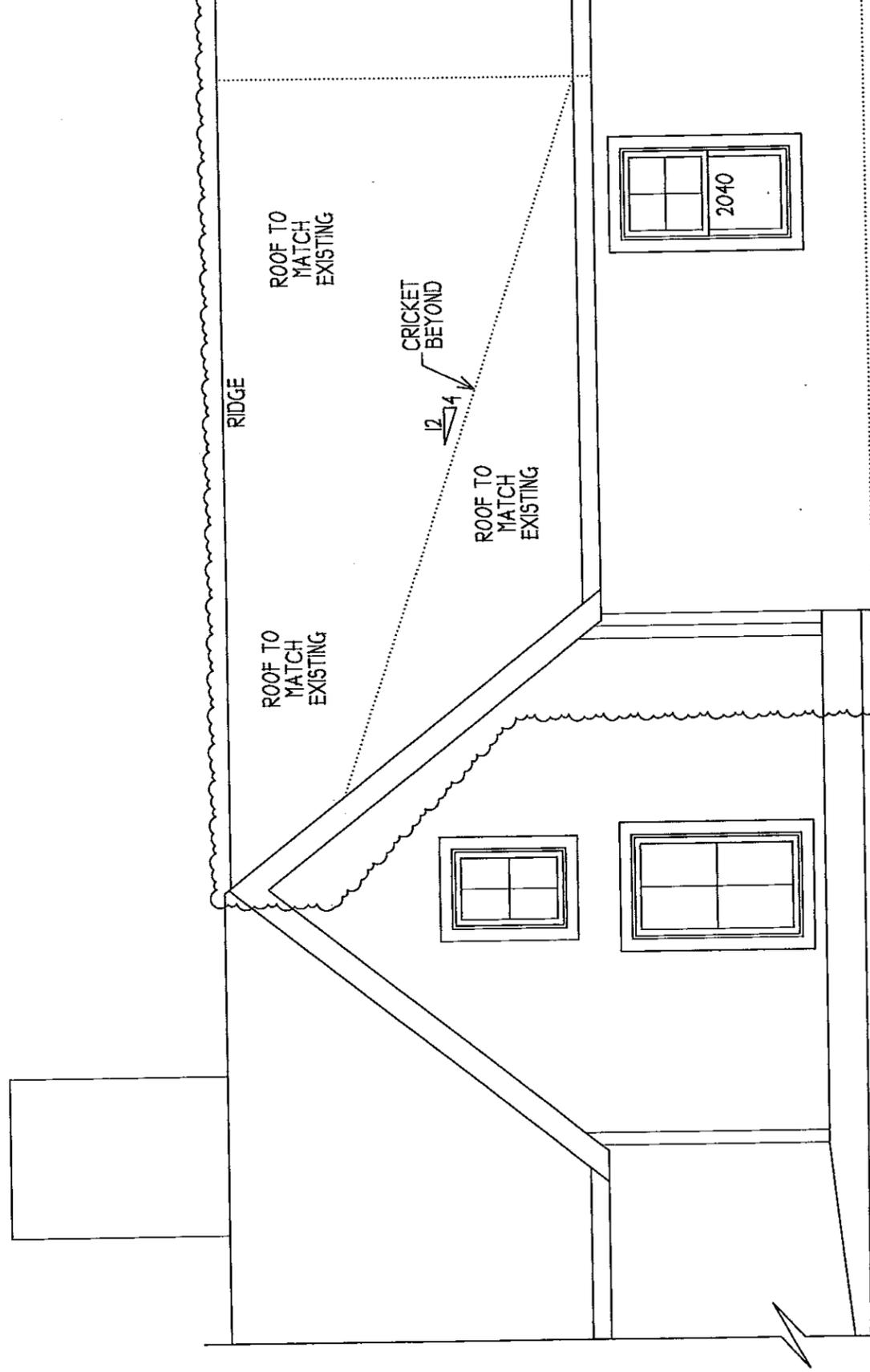
additional rear view



ADDITION
AREA

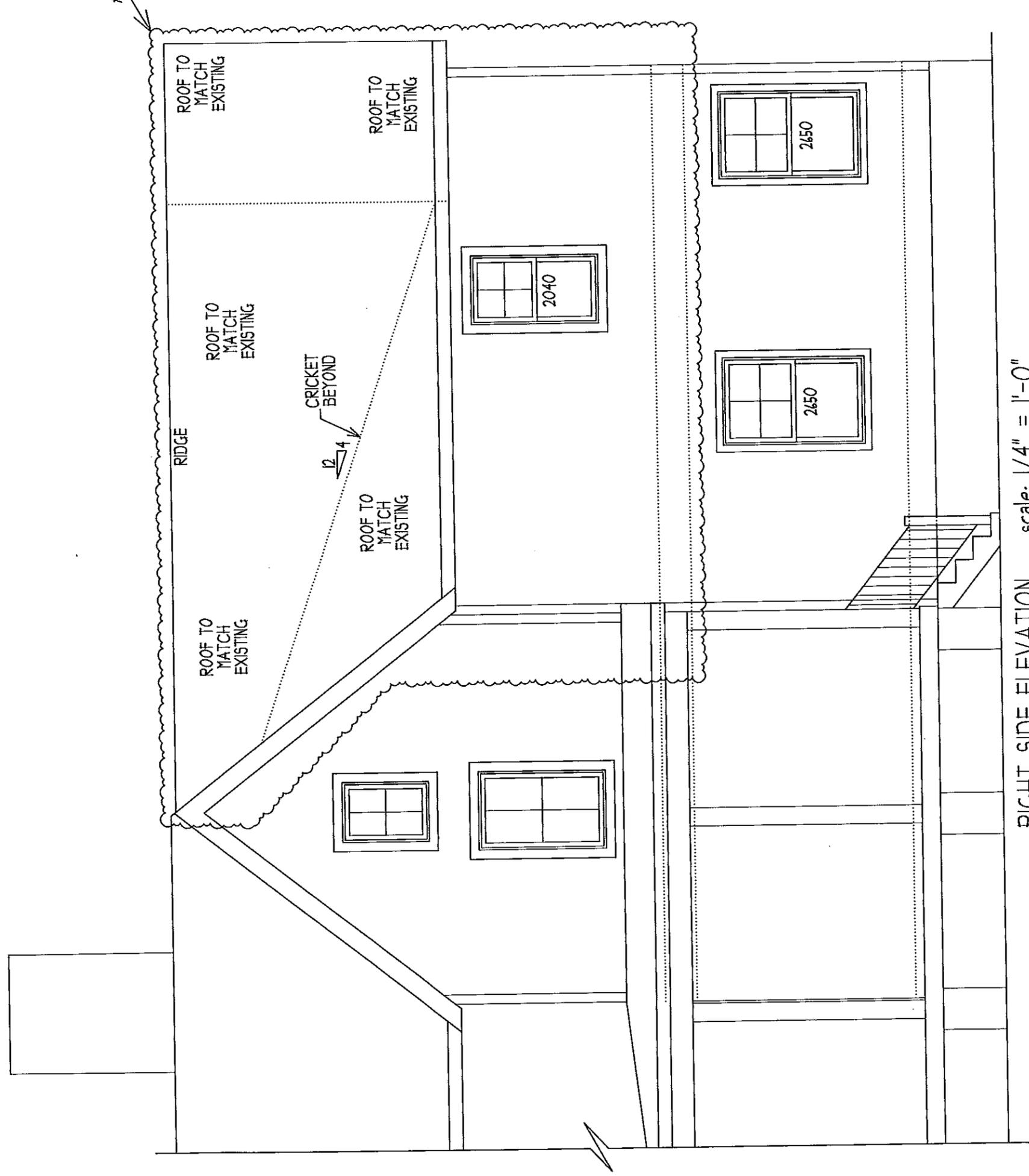


LEFT SIDE ELEVATION scale: 1/4" = 1'-0"



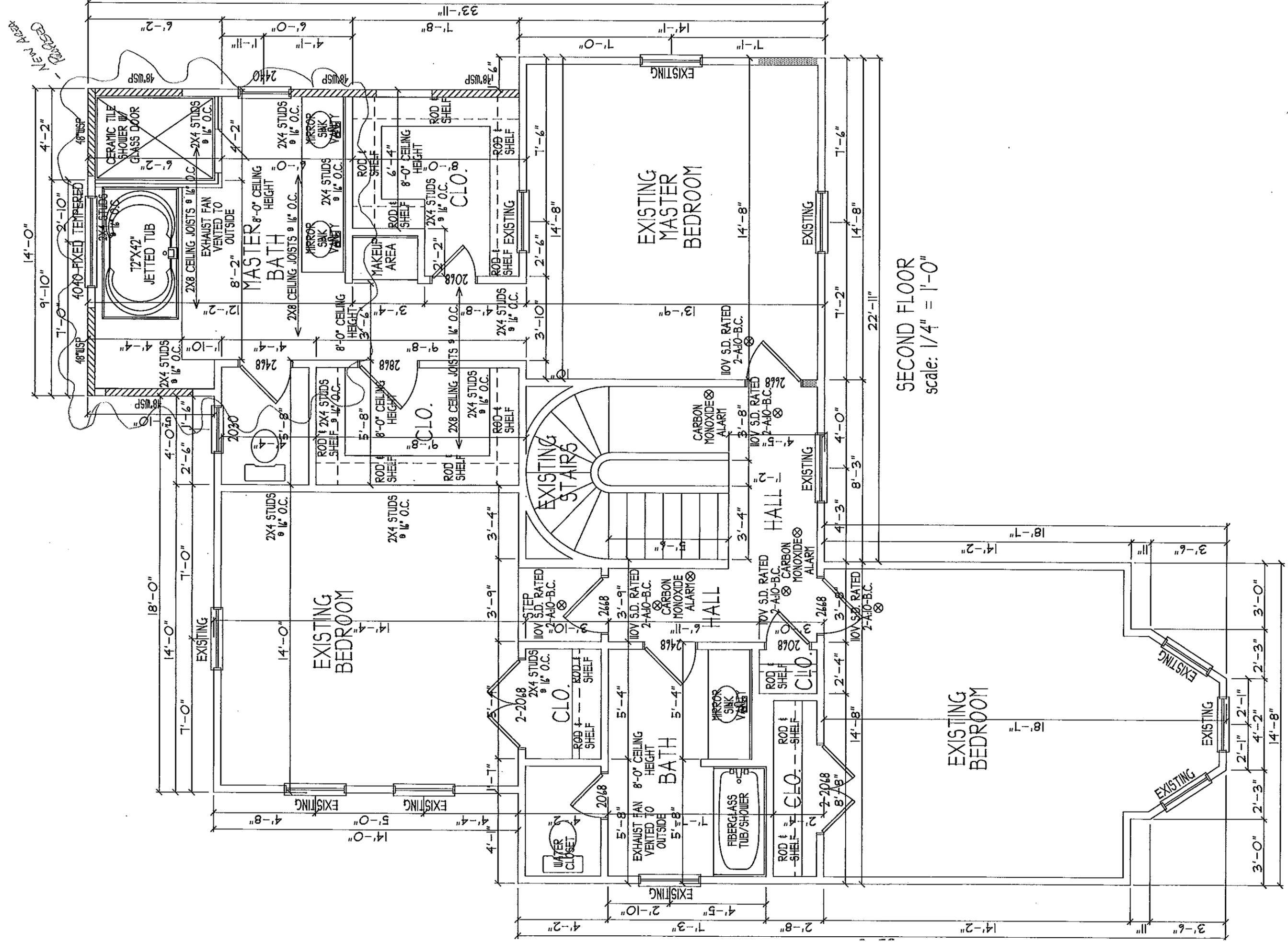
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



SECOND FLOOR
 scale: 1/4" = 1'-0"

NEW RAZER
 202535