

Historic District Review Board

Regular Session Agenda

September 15, 2015

Cape Charles Civic Center – 500 Tazewell Avenue

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. Application 619 Madison Avenue – new construction of single family dwelling
 - B. Application 536 Randolph Avenue – major renovation of building exterior
 - C. Application 614 Plum Street – adding living space to existing third floor, and adding elevation to front of structure and windows
 - D. Application 534 Jefferson Avenue – major renovation of building exterior
 - E. Application 204 Madison Avenue – new second floor rear extension over existing first floor extension and new back deck
5. Old Business
6. Announcements
7. Adjourn



DRAFT
HISTORIC DISTRICT REVIEW BOARD
Regular Meeting
Cape Charles Civic Center
July 21, 2015
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, John Caton, David Gay, Sandra Salopek and Terry Strub. Also in attendance were Town Planner Larry DiRe and Assistant Town Clerk Amanda Hurley. John Hanson and Carol Selby, owners of 309 Jefferson Avenue were in attendance as well as William Manning, the contractor for 234 Tazewell Avenue. There was one member of the public in attendance.

CONSENT AGENDA:

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

The HDRB reviewed the minutes of the June 16, 2015 Regular Meeting.

Motion made by Terry Strub, seconded by John Caton, to accept the minutes of the June 16, 2015 Regular Meeting as presented. The motion was unanimously approved.

NEW BUSINESS:

A. 501 Monroe Avenue – Backyard screened porch

An application had been received for a proposed 12' x 24' backyard screened-in rear porch. 501 Monroe Avenue was a contributing structure on a conforming size lot.

There was some discussion regarding lot coverage and the permeable surface.

Motion made by Terry Strub, seconded by David Gay, to approve the application for 501 Monroe Avenue as proposed. The motion was unanimously approved.

B. 309 Jefferson Avenue – remove existing wooden portion of building, rebuild wooden portion of building on existing footprint, new window opening, new three-foot brick façade, chimney removal and close existing window opening

The building was a commercial use on a non-conforming lot. The owner had applied for a variance from the Board of Zoning Appeals and a public hearing was scheduled for August 5, 2015.

Mr. Hanson and Carol Selby explained that they were proposing to remove the wooden portion of the structure that was in disrepair and rebuild it in the existing footprint, install a new three-foot tall brick façade facing Jefferson Avenue, install a new window on the rebuilt wooden portion, close existing window opening on the rear of the building, remove two chimneys and apply new paint and stucco in a neutral color. The roof would be a low truss roof which would mimic the existing. The front door would be a nine-pane door and all windows would be replaced to be uniform and similar in style to those facing Strawberry Street which were six over six.

Motion made by David Gay, seconded by Terry Strub, to approve the application for 309 Jefferson Avenue as proposed. The motion was unanimously approved.

C. 234 Tazewell Avenue – modification for French door

Contractor for 234 Tazewell Avenue, Mr. William Manning, explained that the original application was approved for a single door on the second floor front porch which would match the existing first floor front porch door. The homeowner had requested French doors and Mr.

Manning stated that he did not make the changes on the drawings so he was seeking approval for the French doors that had been installed.

David Gay questioned the lattice on the left side of the second floor front porch and Mr. Manning stated that he was required to install it for safety measures to deter anyone from touching the power line attached to the side of the structure. David Gay asked why the power line couldn't be moved back out of reach. The lattice was not part of the original application and the Board felt it changed the architecture.

Joe Fehrer stated that in April, the Board thoroughly discussed the construction elements of the original proposal and were specific on the approval of the single door and this was clearly stated on the Certificate of Appropriateness.

The Board was in agreement that the door should be modified to a single door as was originally approved and to contact the code official regarding rerouting the power line.

Motion made by John Caton, seconded by David Gay, to deny the application for 234 Tazewell Avenue as presented. The Board called for the replacement of the second floor front porch French door with a fifteen panel single door to match and align with the existing first floor front porch door and removal of lattice on second floor front porch after power line wire was rerouted for safety measures. The motion was unanimously approved.

D. Roof-mounted solar panels – preservation information, draft ordinance

Larry DiRe had compiled information from the U.S. Department of the Interior, National Alliance of Preservation Commissions and Model Solar Ordinance from Utah and suggested adopting one of the guidelines into the Historic District Guidelines appendix.

Motion made by Terry Strub, seconded by David Gay, to table the update regarding solar panels until staff had a chance to present the information to Town Council for their review. The motion was unanimously approved.

OLD BUSINESS:

A. Guidelines update – windows and doors

Joe Fehrer suggested replacing the word “composite” with a different term because it sounded like it was describing plastic windows instead of groupings or configurations of windows. Overall, the Board agreed that the rest of the language was acceptable, but directed staff to replace the word “composite”.

B. Department of Historic Resources grant application update

Larry DiRe stated that the grant application for the “One-Day Workshop/Training” through the Department of Historic Resources (DHR) was not funded. DHR received \$160,315 worth of requests this year, but had only \$89,541 in available funds. Larry DiRe would reapply next year.

ANNOUNCEMENTS:

There was an eating and drinking establishment interested in moving in to 8 Peach Street. However, Larry DiRe reported that the Future Land Use Map dated April 2007 showed 8 Peach Street as R-1 even though it was a commercial, contributing structure. The Board was in agreement that the building should be zoned as commercial so as not to discourage businesses in Town.

Larry DiRe explained that the process to change the zoning would require a map amendment by the Planning Commission, a Planning Commission Public Hearing and Town Council final approval.

Motion made by Terry Strub, 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: Larry DiRe 
Date: September 9, 2015
Item: 4A – 619 Madison Avenue – New Construction
Attachments: Application, elevations, survey plat, photos

Application Specifics

An application has been received for a Certificate of Appropriateness from Angelo Manuel for new construction of a single-family home at 619 Madison Avenue. The proposed building is a single family home, built on a non-conforming size lot. The building footprint meets the setback\prevailing standard requirements of the zoning ordinance.

Discussion

The applicant has presented a comprehensive set of elevation drawings, a descriptive narrative, and proposes to bring in examples of the materials to be used in the construction. The building height limit, roof pitch, and front porch width conform to the zoning ordinance requirements.

Recommendation

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

Application for Historic District Review

Town of Cape Charles
2 Plum Street
Cape Charles, VA 23310
757-331-2036 Fax 757-331-4820
planner@capecharles.org

Date: 9/1/15

Permit No.:

* Please attach checklist items

Fee: \$100.00

Modification Fee: \$50.00

Special Meeting Fee: \$125.00

Applicant: General Builders LLC
Address: 7707 Leafwood Dr City: Norfolk State: VA Zip: 23518
Telephone: 757-289-9266 Cell: 757-961-9001
Email: angelo@parrproperties.com

Owner(s): Same
Address: City: State: Zip:
Telephone: Cell:
Email:

Contractor: Manuel Development Corporation
Address: 805 Atlantic City: VB State: VA Zip: 23451
Telephone: 757-289-9266 Cell: 757-961-9001
Email: angelo@parrproperties.com
Town License No.: State License No.: 2705 033112

Location of Improvement: 619 Modersan Ave
Lot No.: L Block No.: Lot Size: Lot Area:
Type of Improvement: New Single family Home
Proposed Use: Residence
Estimated Construction Costs: \$86,840

Dimension of Structure or Improvement:
Width: 22.5 Length: 31' Height: 28
Total Square Footage: 1336 Here
58.02 porch

Structure of Improvement will be set back:
9' from front property line
5' from side property line
5' from side property line on corner lot
26' from rear property line
None from alley

Town Water Permit: Town Sewer Permit:

Application for Historic District Review

Town of Cape Charles
2 Plum Street
Cape Charles, VA 23310
757-331-2036 Fax: 757-331-4820
planner@capecharles.org

Applicant Checklist:

These items must be submitted to the Town Planner no later than 14 days prior to the Historic District Review Board meeting. The Historic District Review Board meets the third Tuesday of each month.

- Completed signed application
- Application fee payable to "Town of Cape Charles"
- Site plan for any project proposing to alter the principal or accessory building footprint
- Scale drawings drawn to an appropriate scale of the site depicting the affected property and all buildings/structures
- Photos of existing/current structure
- Photos illustrating proposed project
- Material list (if applicable) including building materials, product descriptions and specifications

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.

I understand that delinquent real estate taxes must be paid before any permits will be issued per Cape Charles Town Code Sec. 66-4.

I acknowledge that I have received the checklist of items to be submitted to the Town Planner for Historic District Review Board review. Failure to comply could result in delayed application review.

Signature of Owner/Contractor: _____

Cecil B. Miller, Jr.
by Cecil

General Builders LLC

7707 Leafwood Drive

Norfolk, VA 23518

757-289-9266 /757-961-4005 fax

angelo@parrproperties.com

Reference; 619 Madison Avenue

Cape Charles, VA 23310

Att: Larry DiRe – Planner

Town of Cape Charles, VA

Narrative

619 Madison Avenue is a non conforming lot located just off the corner of Nectarine Street and Madison Avenue in the 600 block. The home will be a 2 story home with a spacious living room, 2 full bedrooms and 2 ½ full baths.

The proposed home will be aligned to setbacks with the home to its left.

This home will be built on a crawl space, with a sand finished cement finish on the block work. Vents and a foundation access will be installed in the block work.

The exterior siding will be “Hardy Plank” or similar with an Arch. Type roof with fish scales on the upper gable Attic (area in front) area facing the street. The windows will be clear windows and be made of vinyl frames.

The front door will be as per plans submitted. The exterior rear door will be a nine light type door coming off of the kitchen. The front porch will be on the right side of the plan facing the street. There will by columns and spindles (white) facing the street with brick steps.

The home will be most attractive and will be built in the character of the existing style homes. This home will be approximately 1336 square feet of living space. The home will be landscaped appropriately. Parking will be on the street.

Thank you,

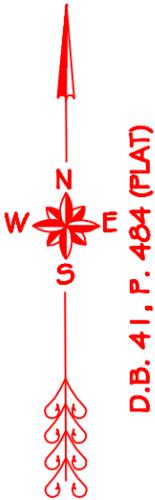
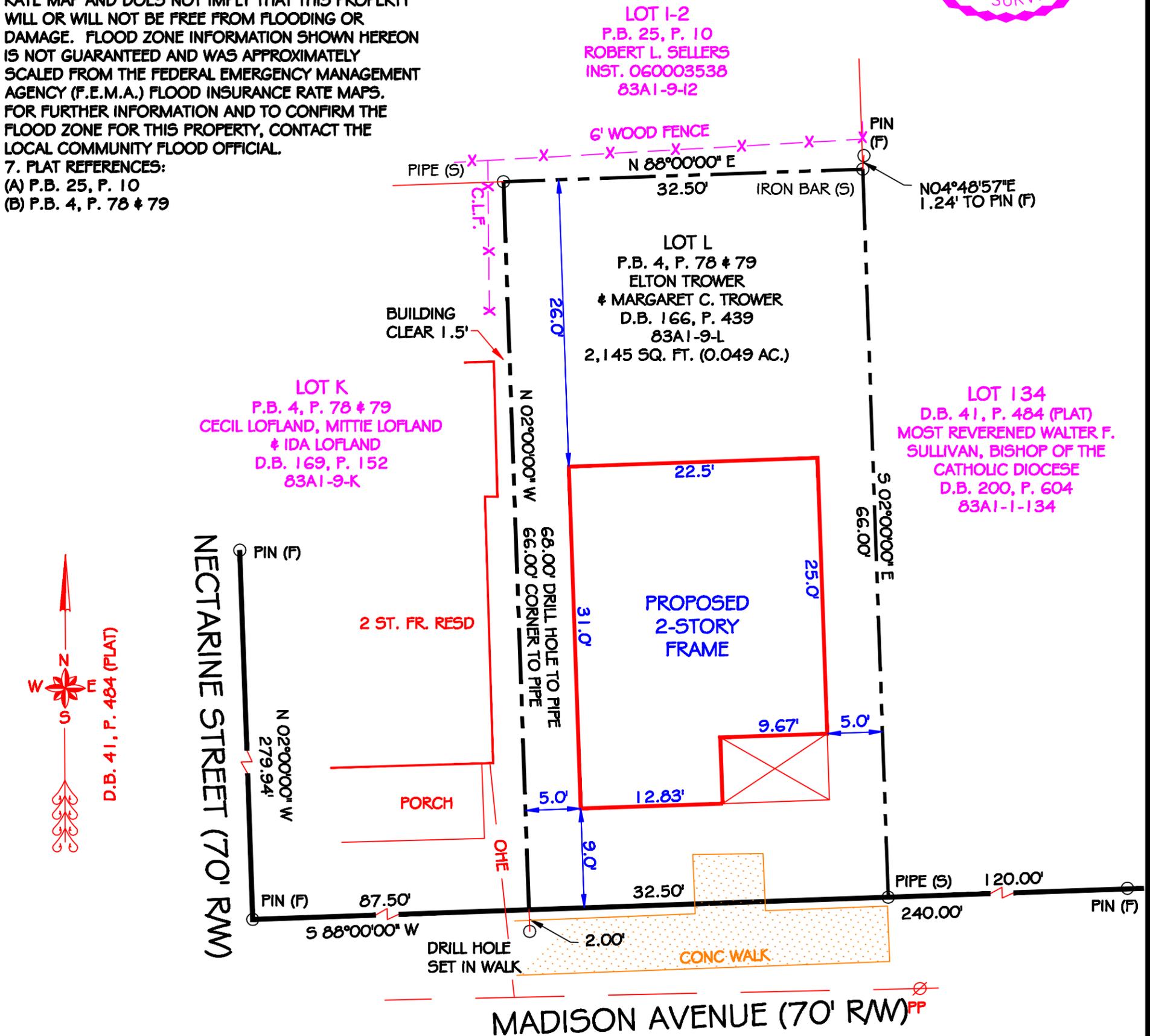
Angelo S. Manuel
General Builders LLC

GENERAL NOTES:

1. TAX PARCEL: 83A1-9-L
2. OWNERS: ELTON AND MARGARET C. TROWER
SOURCE OF TITLE: DEED BOOK 166, PAGE 439.
3. A SURVEY WAS PERFORMED ON THIS PROPERTY IN JUNE 2015 WITH A BOUNDARY CLOSURE WHOSE PRECISION EXCEEDS 1:10,000.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ANY/ALL 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.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 5101060295F, DATED 3-02-2015, 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.
7. PLAT REFERENCES:
(A) P.B. 25, P. 10
(B) P.B. 4, P. 78 & 79

SURVEYORS CERTIFICATION

I, MARSHALL B. PARKS, A LICENSED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AT THE DIRECTION 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 ARCHITETS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS.

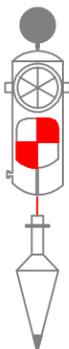


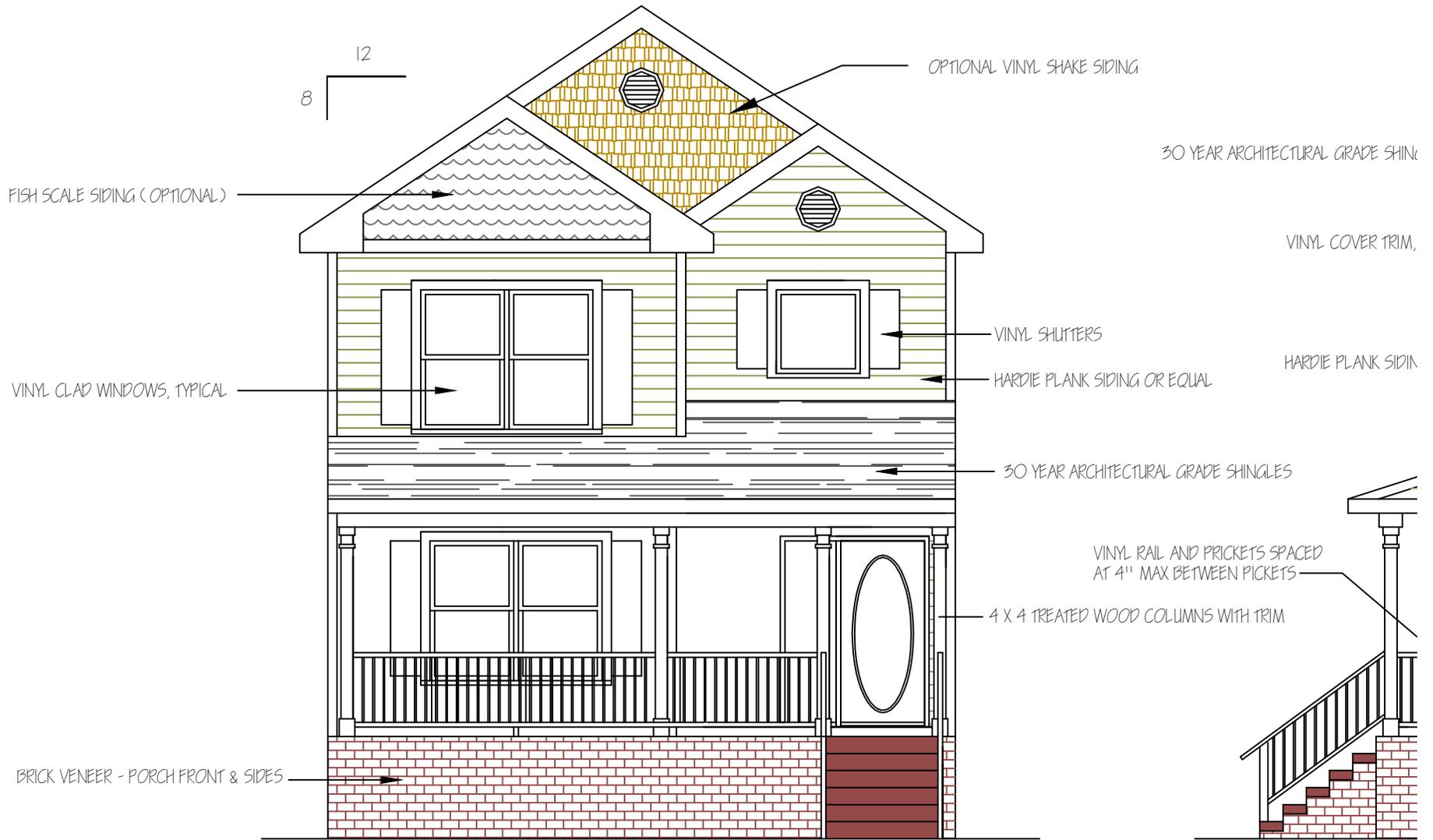
SITE PLAN
OF
LOT L
PLAT OF
L.E. MUMFORD EST
P.B. 4, P. 78 & 79
CAPE CHARLES
CAPEVILLE DISTRICT
NORTHAMPTON COUNTY, VIRGINIA
AUGUST 29, 2015

**ACCOMACK-NORTHAMPTON
SURVEYING & MAPPING**

16034 Metompkin Road Bloxom Va 23308
Mail Address: P.O. Box 4 Modest Town, VA 23412
Phone: (757) 709-4192

DRAWN BY: CROCKETT	SCALE: 1" = 10'
CHK'D BY:	BACK TRV BY: CROCKETT
FIELD BOOK:	JOB NUMBER: 15-304

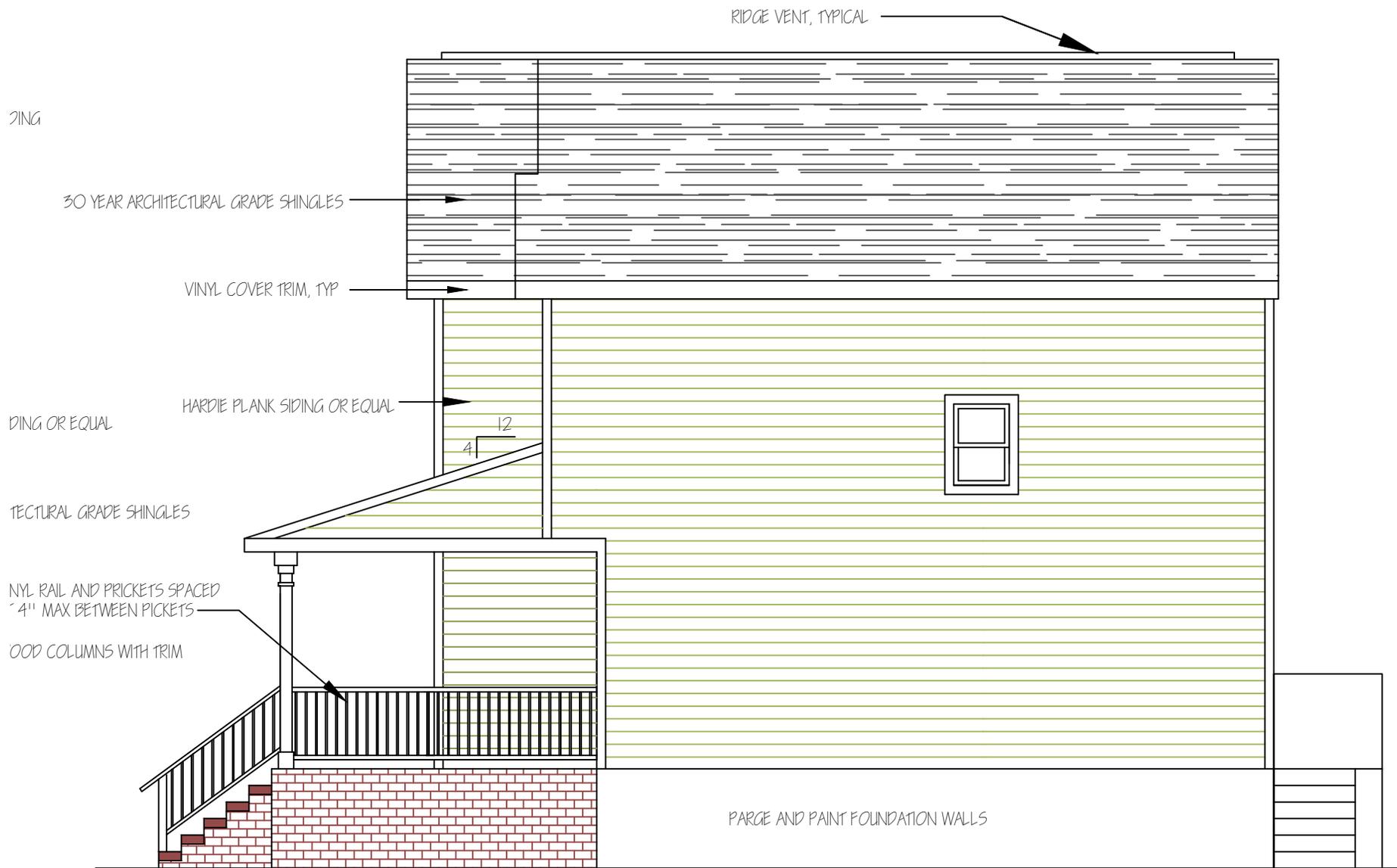




FRONT ELEVATION

619 MADISON AVE. - CAPE CHARLES, VA

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



RIGHT SIDE ELEVATION

619 MADISON AVE. - CAPE CHARLES, VA

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

Historic District Review Board Staff Report

From: Larry DiRe 
Date: September 9, 2015
Item: 4B – 536 Randolph Avenue – major renovation of building exterior
Attachments: Application, photos, material sheets

Application Specifics

An application has been received for a Certificate of Appropriateness from the owner of the property at 536 Avenue. This is a single-family home and a contributing structure on a non-conforming size lot. The proposed work on the building includes siding, roofing, windows, eaves, and non-working flu removal. The applicants do not intend to alter the footprint of the building, nor add any accessory structures.

Discussion

- The Guidelines provide extensive discussion of exterior siding (page 55). The applicant proposes to remove the current siding material and much of the damaged original wood behind it. Hardie plank is proposed as the siding material. This is a material the Board has approved for previous projects.
- The applicant proposes extensive work including the removal of the existing roof. Roofing shingles proposed for the new roof are of the 40-year architectural asphalt variety and conform to the materials allowed by the Guidelines.
- The applicant proposes the removal of non-working flu, and states that it has no decorative feature. The Guidelines state that original roof elements, including chimneys, should be retained when possible (page 34). In this case the applicant is interested in maintaining a secure roof envelop, and the board has allowed chimney and flu removal in the past.

Recommendation

Review the attached materials and discuss any questions or concerns regarding the application. Decide whether the Board finds that a Certificate of Appropriateness is approved for the application.

Application for Historic District Review

Town of Cape Charles
2 Plum Street
Cape Charles, VA 23310
757-331-2036 Fax: 757-331-4820
planner@capecharles.org

Date: 8/30/2015

* Please attach checklist items

Permit No.: _____

Fee: \$100.00

Modification Fee: \$50.00

Special Meeting Fee: \$125.00

Applicant: Alyce + Andrew McCoy Signature: *Alyce McCoy*
Address: 1304 Crestview Drive City: Blacksburg State: VA Zip: 24060
Telephone: 540-951-0152 Cell: Andrew 540-449-1861
Email: alyce.mccoy@gmail.com andrewpmccoy@gmail.com

Owner(s): Same as above
Address: _____ City: _____ State: _____ Zip: _____
Telephone: _____ Cell: _____
Email: _____

Contractor: Will Brown, Eastern Shore Handyman Services
Address: P.O. Box 641 City: Cheriton State: VA Zip: 23316
Telephone: 757.709.0038 Cell: _____
Email will @ eshandyman.com
Town License No.: _____ State License No.: Class A # 2705070880

Location of Improvement: 536 Randolph Avenue
Lot No.: 569 + 572 Block No.: 5 Lot Size: 30' x 138' Lot Area: 4200 sq. ft.
Type of Improvement: Renovation - Exterior and Interior of
Existing Structure
Proposed Use: Second home
Estimated Construction Costs: \$150,000

Dimension of Structure or Improvement:
Width: 18' Length: 47' Height: 25'
Total Square Footage: 1700 Sq Ft.

Structure of Improvement will be set back:
N/A from front property line
N/A from side property line
N/A from side property line on corner lot
N/A from rear property line
N/A from alley

Town Water Permit: _____ Town Sewer Permit: _____

Application for Historic District Review

Town of Cape Charles
2 Plum Street
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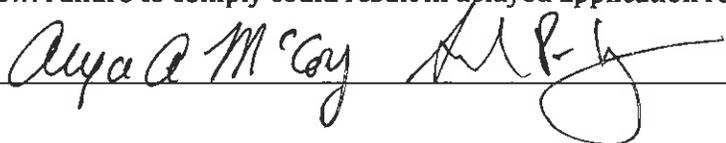
CERTIFICATION OF APPLICANT

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.

I understand that delinquent real estate taxes must be paid before any permits will be issued per Cape Charles Town Code Sec. 66-4.

I acknowledge that I have received the checklist of items to be submitted to the Town Planner for Historic District Review Board review. Failure to comply could result in delayed application review.

Signature of Owner/Contractor: _____



Application for
Architectural Review Board



536 Randolph Avenue

Cape Charles, Virginia

Alyce and Andrew McCoy

Fall 2015

536 Randolph Avenue

Cape Charles, Virginia

Historic Review Board

We respectfully submit the following pages as a guide for our proposed renovation of 536 Randolph Street. We understand that it is the review board's responsibility to decide whether our proposed renovation is appropriate for the district based on the guidelines as basic standards for making decisions.

Our Goal

Our goal in renovation the property at 536 Randolph Avenue is to protect the rich architectural integrity of the district. From preliminary records of the home, we believe it to be one of many examples of gable-end narrow, two-story blue-collar family houses from the 1920s. While our home does not contain the rich architectural heritage of others along Randolph Avenue, we still wish *to change as little as possible* while also creating an energy-efficient, fully renovated home in the character of Cape Charles. This home will be a second home for our family.

Historic District Guidelines

As a new property owner in Cape Charles, we have reviewed the historic guidelines as we have planned changes to our property. The guidelines have provided nice clarity for what is valuable and worth preserving in the district. In keeping with these guidelines, we plan to respect historic features as we repair our building. We will not be designing or adding new buildings or adjoining the old home with an addition. *We will respect the home's current footprint.*

Quick Facts

- ✓ Address: 536 Randolph Avenue
- ✓ Size: 1700 sf
- ✓ Built in 1890s (although the listing said 1920s)
- ✓ Architectural Style: (see image)
 - Front Gable End
 - Narrow worker housing
 - Two-story structure
 - No decorative front gable or porch brackets
 - Decorative eave outriggers (ends of roof beams)
 - Windows in 2-over-2 style
 - Fifteen-paned front door
 - Turned front porch posts
 - Brick flu in the center of the home that extends through roof. It is not a chimney and is sized at approximately 18" square and is not easily visible from the street.
- ✓ Left neighbor is exactly the same style and right neighbor is an old funeral home in the simple Queen Anne style



Building Site (setback, spacing, offstreet parking, site features)

The home is currently on a lot that was sub-divided at the time of construction. At that time, it appears that the Town allowed 2 larger lots to be turned into 3 lots and the same home was built on these three lots. The lots are equal sizes of approximately 4200 square feet- 138 feet long by 30 feet wide. They are long, narrow lots.

The original 1911 land plot suggests that a shared driveway exists between our home and the house to the left of the main elevation. That driveway has long been abandoned and we **do not** plan to re-introduce it. We will park on the street. Also, the neighbor's (to the right when facing the home) driveway borders on our lot and extends to the back of the lot as well, in the event that access is ever needed.

No other additions to the home or changes to the home's footprint are planned. We **do not** have plans for adding accessory dwellings to the house at this time. We **do not** have plans for an auxiliary (shed) structure at this time, but will likely approach the Town to allow one at a later time for common storage (bikes, kayaks, etc.).

Building Mass (form, scale, height and width, foundation, roof)

As you can see in the images, the home is in significant disrepair and was close to failure when we purchased it in August 2015. The main part of the home is a square box with a (seemingly) 9/12-pitch roof that provides a large area above the living space of the second floor. As previously mentioned, it is a front-gable house, two-story structure with vertical proportions and an asymmetrical façade.

Building Elements (windows and doors, porches, storefronts, cornices)

Decorative features include:

- ✓ Wooden vent grille in the gable end;
- ✓ Front porch with turned front porch posts;
- ✓ Decorative eave ends (outriggers from the roof beams);
- ✓ Decorative 15-panel glass double doors along the side where there seemed to have been a “dog-trot” eating area (image above);
- ✓ Plain windows with 2-over-2 style;
- ✓ 15-panel glass front door.



The home does not currently have commonly decorative features like:

- ✓ Front porch decorative brackets;
- ✓ Gable-end decorative woodwork;
- ✓ Decorative woodwork in general.

Materials (masonry, wood, architectural metal, synthetic siding)

The foundation is made of red brick piers that have been connected along the sides over time to “complete” the exterior face. In places where the existing brick has deteriorated, we plan to use a brick color and style as close to the originals. The foundation does not require much repair, while the front porch steps will need to be re-built from red brick.

The exterior of the home looks like brick in the pictures, but it is not. The current exterior is an asphalt shingle in a red brick style. Under these shingles is wood clapboard siding. Unfortunately, and due to time, weather and the asphalt shingles being nailed to the wood siding below, the wood siding has deteriorated to the point of needing replacement.



Due to the nature of the coastal location, we are requesting the use of Hardie siding with the following specifications:

- ✓ Add or replace any necessary framing to replace sheathing by code;
- ✓ Replace wall sheathing (by code or minimum of ½ " exterior grade plywood 1 side);
- ✓ Tyvek (housewrap) placed with button cap nails and taped edges and corners;
- ✓ Siding preference- James Hardie, HardiePlank® Lap Siding Select Cedarmill, Color: Evening Blue, Width: 7.25", Lap: 6";
- ✓ Siding expectations- metal flashing between siding joints, ⅛" joints between siding pieces and caulk at window and edge trim;
- ✓ Trim preference- James Hardie ¾" HardieTrim® Boards 4/4 NT3® SMOOTH, Color: Arctic White.

We plan to paint the house a final color specified as: BEHR MARQUEE® Exterior Paint & Primer; Color: Periwinkle Blossom PMD-13 or closet match.

The roof of the home is in serious disrepair. The current exterior is an asphalt shingle. Again due to time, weather and the lifetime of asphalt shingles, the roofing (and some structure) has deteriorated to the point of needing replacement. Due to the nature of the coastal location, we are requesting the use of Architectural 40-year asphalt shingles with the following specifications:

- ✓ Remove existing roof for the entire home (down to the bare beams and purlins);
- ✓ Remove lower roof surfaces from the home;
- ✓ Add or replace any necessary framing to replace roof sheathing by code;
- ✓ Replace roof sheathing (by code or minimum of ½ " exterior grade plywood 1 side);
- ✓ Drip edge for all rood edges;

- ✓ 15# (pound) roofing felt placed with button cap nails;
- ✓ Roofing preference- Owens Corning, TruDefinition® Duration® Architectural Shingles *or equivalent*, Color: Estate Gray or equivalent.

The windows of the home are in serious disrepair as well. We would like to place new windows when we are replacing the siding for the sake of maintenance and efficiency. Many of the windows are approximately 80" tall, which is also unsafe for occupants. We are therefore requesting a slightly smaller size for the windows and will need to fill in framing to accommodate this smaller size. The specifications for these windows are as follows:

- ✓ BF Rich Windows and Doors (commonly carried at Onancock Building Supply);
- ✓ 4900 series from Woodbridge;
- ✓ Vinyl windows with a 3 ¼" pre-installed exterior trim casing and sill to mitigate moisture;
- ✓ J-mold exterior edge to accept the siding and mitigate moisture;
- ✓ 2-over-2 style double hung style;
- ✓ True divided lites- bar between window panes;
- ✓ Wood-primed interior jambs.
- ✓ Color: White.

Here are the existing window sizes in the house as we calculated them:

- ✓ 32" x 80" x 10 each (sides of house)
- ✓ 32" x 80" x 3 each (front of house)
- ✓ 60" x 80" x 2 each (side central "gallery" doors area that will be the new kitchen)
- ✓ 30" x 64" x 4 each (back of house with an upper triple set)

Based on the Woodbridge 4900 series double hung window type, we will try to replace them with the following sizes:

- ✓ 33.5" x 65.5" x 10 each (sides of house)
- ✓ 33.5" x 65.5" x 3 each (front of house)
- ✓ 33.5" x 65.5" x 4 each (side central "gallery" doors area that will be the new kitchen)
- ✓ 30" x 64" x 4 each (back of house with an upper triple set)

Also, we will add a 1x4 trim piece below the sash of the window. The sash is possibly too small and we would like a horizontal trim board that is in keeping with the window 1x4 trim and made out of Hardie Trim.

Decorative Features (paint, signs, awnings)

Important decorative features of the home include the carved wooden outriggers (that extend the eaves and roof beams) and the wood vent grille for the attic space. We will not change the look of these elements and will replace them in the same style and paint them to preserve the look.

Removing Buildings (moving, demolition)

The home has an interior flu that was previously used to vent either a wood or a gas stove. We will no longer be using a stove and plan on using electric central air and heating for efficiency of the system. Further, the flu protrudes through the roof and is 18" square with little visibility from the street. It has no decorative features. For the sake of creating a "tight" envelope, we ask that we are allowed to demolish the current flu protruding through the roof.

Streetscape (street paving, walks and curbs, landscaping, lighting, furniture, utilities, public signs, parking)

Currently, a large cottonwood tree is growing out of the front foundation of the home. We will remove that tree immediately, as it is compromising the foundation. Also, vines and ivy are growing across the home and hurting the structure. Those will all be removed. Finally, a large Tulip Poplar tree is growing in the back yard. We need to trim one branch that is rubbing against the home. The large Camilla bush in the back yard will remain.

Otherwise, we do not propose to change the streetscape. We will have a simple yard of grass for maintenance purposes, which will be cut on a regular basis. Otherwise, we will plant herbs or flowers as possible.

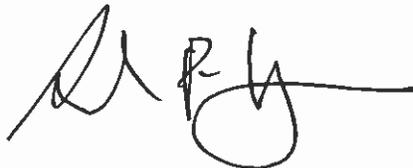
Samples of Proposed Materials (windows, siding and roofing)

All specifications, colors and data for the proposed windows, siding and roofing are attached to this document.

We want to finally thank the Architectural Review Board for considering this application. We are looking forward to returning this home to a state where the neighbors, the Town and we can enjoy it!

Thank You,


Alyce and Andrew McCoy



TruDefinition® DURATION® SHINGLES

with SureNail® Technology

Bold contrast. Deep dimension. TruDefinition®

TruDefinition® Duration® Shingles are specially formulated to provide great contrast and dimension to any roof.

Through the use of multiple granule colors and shadowing, TruDefinition® Duration® Shingles offer a truly unique and dramatic effect. This exclusive combination of color and depth is what makes TruDefinition® Duration® Shingles like no other.

TruDefinition® Duration® Shingles are available in popular colors with bold, lively contrast and complementing shadow lines for greater dimension. They feature a Limited Lifetime Warranty** (for as long as you own your home), 130-MPH Wind Resistance Limited Warranty* and an Algae Resistance Limited Warranty.* Beyond the outstanding curb appeal and impressive warranty coverage, they also come with the advanced performance of patented SureNail® Technology.



Teakf ▼



The SureNail® Difference—
A technological breakthrough
in roofing. The innovative

features of Owens Corning™ TruDefinition® Duration® Shingles with patented SureNail® Technology offer the following:

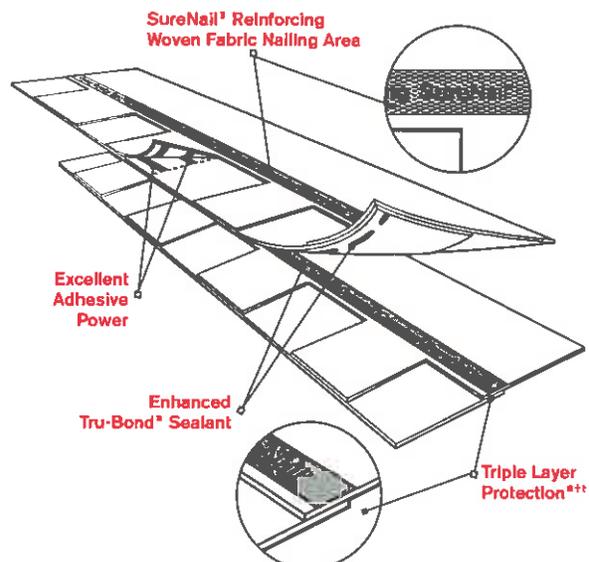
Breakthrough Design. Featuring a tough, woven engineered reinforcing fabric to deliver consistent fastening during installation.

Triple Layer Protection.* A unique “triple layer” of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layers that offers excellent fastener holding power.

Superior Adhesion. Our enhanced Tru-Bond®** sealant grips tightly to the engineered fabric nailing strip on the shingle below.

Excellent Adhesive Power. Specially formulated, wide adhesive bands help keep shingle layers laminated together.

Exceptional Wind Resistance. Engineered to deliver 130-MPH* wind warranty performance with only 4 nails. Fewer nails required can mean fewer deck penetrations.



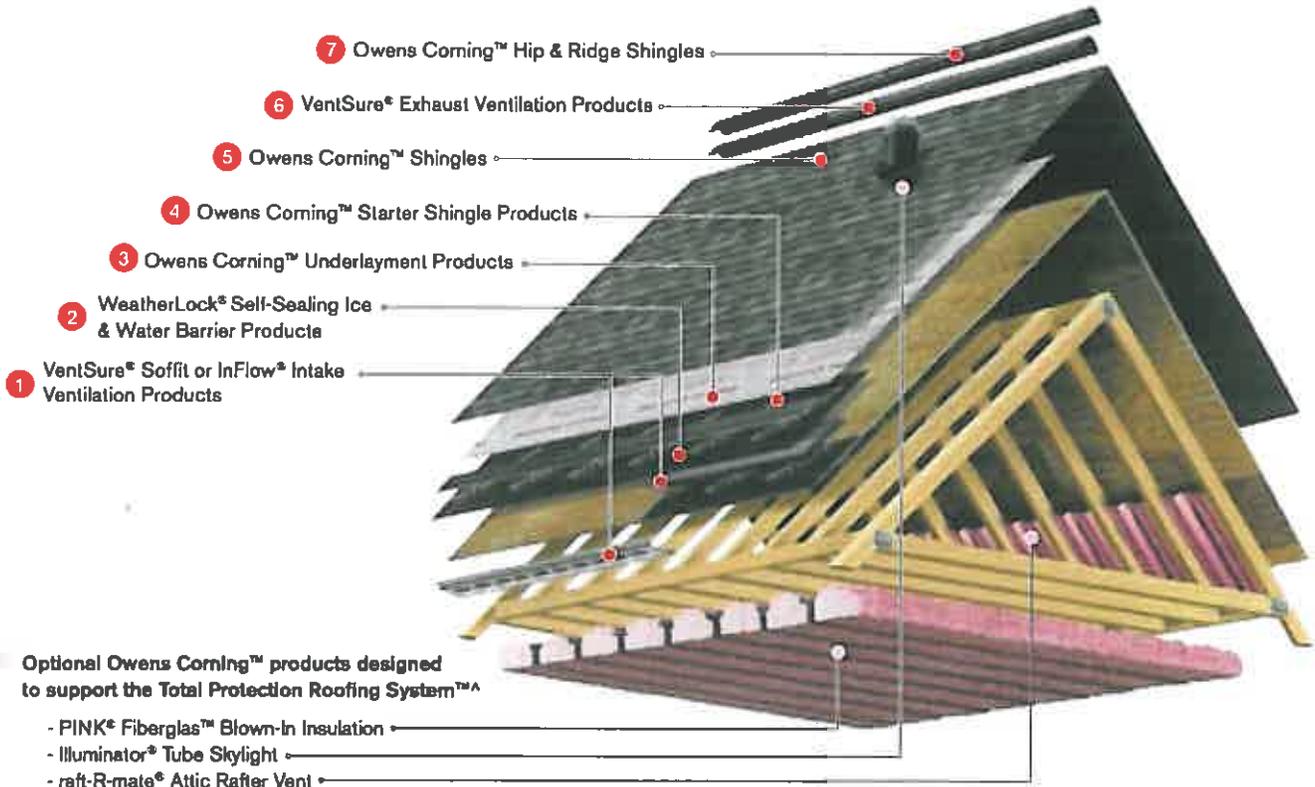


The Total Protection Roofing System™^{MA}

Working together to help protect and enhance your home.

It takes more than just shingles to protect your home. It takes an integrated system of components and layers designed to withstand the forces of nature outside while controlling temperature and humidity inside.

The Owens Corning™ Total Protection Roofing System™^{MA} gives you the assurance that all of your Owens Corning™ roofing components are working together to help increase the performance of your roof – and to enhance the comfort and enjoyment of those who live beneath it.



^{MA}Excludes non-Owens Corning™ roofing products such as flashing, fasteners and wood decking.



Help protect against heat and moisture buildup by creating a balanced flow of air through your attic.



Help protect vulnerable areas where water can do the most damage: eaves, valleys, dormers and skylights.



Help prevent damage from wind-driven rain by providing an additional layer of protection between the shingles and roof deck.



Enjoy clean lines and faster, easier installation by eliminating the need to cut shingle tabs.



Choose from a variety of durable styles and colors that provide the first line of defense against the elements.



Help protect your roof against premature failure by allowing heat and moisture to escape from the attic.



Help protect the ridge vent and add an attractive, finished look to your entire roof.



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 1-800-GET-PINK®
www.owenscorning.com/roofing



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(Brookville, Kearny, Medina, Minneapolis, Summit)

Woodbridge offers the look of a traditional wood window with the durability and low maintenance of vinyl. Designed with unique features for new construction the Woodbridge window has many enhancements including Vinyl Siding J-Channel, Simulated True Divided Lites, sill nosing option and eastern casing with sill nosing. Also available with our [Woodbridge Green Shield Package](#).

Outstanding looks, enhanced energy efficiency and superior lifetime performance with our premium 4 1/8" multi-chambered vinyl master frame and computer fusion-welding technology.

Inverted block & tackle balance is designed to provide easy operation and has no grease or oils to attract drywall dust during construction.

Maximized insulated glass with double-pane 7/8" insulating glass with drop-in glazing and "warm edge" Dura-Seal™ spacer.

Maximize energy efficiency and significantly reduce condensation with optional Low-E glass and argon gas insulation.

Superior safety and convenience with standard double locks at 20" and double vent latches.

Integral J-Channel is built in to the brick mold exterior frame.

Pre-punched nailing fin extruded as an integral part of the frame.

Safe and simple cleaning from the home's interior - both upper and lower double-hung sash tilt-in for the easiest cleaning. Slider sash lift-out for cleaning.

For ease of installation and energy efficiency - WOODBRIDGE windows are available in standard sizes or custom-manufactured sizes to accommodate rough



Integral Brick Mold with Vinyl Siding J-Channel & Nail Fin



Optional 3 1/4" Eastern Casing with Vinyl Siding J-Channel & Nail Fin



WOODBIDGE windows

Historic District Review Board Staff Report

From: Larry DiRe 
Date: September 9, 2015
Item: 4C – 614 Plum Street – adding living space to existing third floor, and adding elevation to front of structure, and new windows

Attachments: Application, photos, elevation drawings

Application Specifics

An application has been received for a Certificate of Appropriateness from the owner of the property at 614 Plum Street. This is a single-family home and a non-contributing structure. The proposed work on the home includes new dormer addition and windows.

Discussion

- The Guidelines address dormers and windows fairly comprehensively. Such structures are common within the district. According to the Guidelines the siding materials, roof shingles, and window sash proposed are acceptable. The new dormer roof pitch corresponds to the existing roofs.

Recommendation

Review the attached materials and discuss any questions or concerns regarding the application. Decide whether the Board finds that a Certificate of Appropriateness is approved for the application.

Application for Historic District Review

Town of Cape Charles
2 Plum Street
Cape Charles, VA 23310
757-331-2036 Fax: 757-331-4820
planner@capecharles.org

Date: August 28, 2015

Permit No.: _____

* Please attach checklist items

Fee: \$100.00

Modification Fee: \$50.00

Special Meeting Fee: \$125.00

Applicant: Thomas M. Gale Signature: Thomas M Gale
Address: 254 Barren Hill Road City: Conshohocken State: PA Zip: 19428
Telephone: (610) 940-3618 Cell: (610) 733-1878
Email: tomgale66@gmail.com

Owner(s): _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone: _____ Cell: _____
Email: _____

Contractor: General Builders
Address: _____ City: _____ State: _____ Zip: _____
Telephone: _____ Cell: _____
Email: _____
Town License No.: _____ State License No.: _____

Location of Improvement: 614 Plum Street
Lot No.: 53C Block No.: 612/614 Lot Size: 33' X 80' Lot Area: 2640 sq. ft.
Type of Improvement: adding living space to existing third floor; adding elevation to front of structure and windows

Proposed Use: personal
Estimated Construction Costs: \$12,000

Dimension of Structure or Improvement:
Width: 16' Length: 13' Height: 9'
Total Square Footage: 300'

Structure of Improvement will be set back:
2" in from existing 2nd floor roof from front property line
_____ from side property line
_____ from side property line on corner lot
_____ from rear property line
_____ from alley

Town Water Permit: 663-0 Town Sewer Permit: ?

Application for Historic District Review

Town of Cape Charles
2 Plum Street
Cape Charles, VA 23310
757-331-2036 Fax: 757-331-4820
planner@capecharles.org

Applicant Checklist:

These items must be submitted to the Town Planner no later than 14 days prior to the Historic District Review Board meeting. The Historic District Review Board meets the third Tuesday of each month.

- Completed signed application
- Application fee payable to "Town of Cape Charles"
- Site plan for any project proposing to alter the principal or accessory building footprint
- Scale drawings drawn to an appropriate scale of the site depicting the affected property and all buildings/structures
- Photos of existing/current structure
- Photos illustrating proposed project
- Material list (if applicable) including building materials, product descriptions and specifications

CERTIFICATION OF APPLICANT

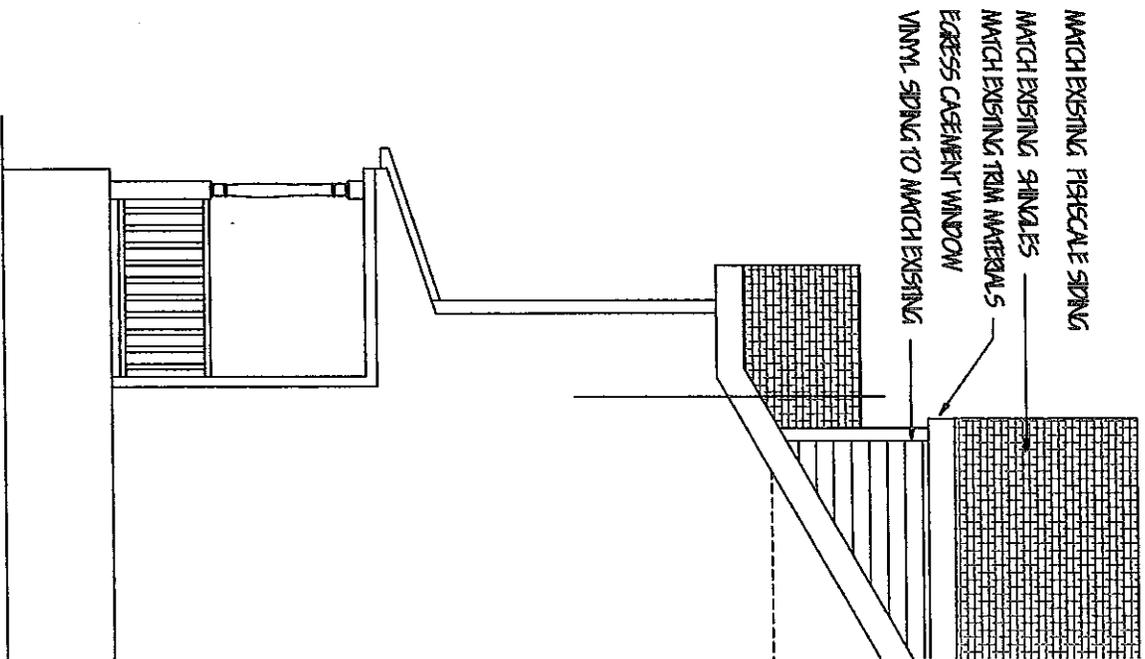
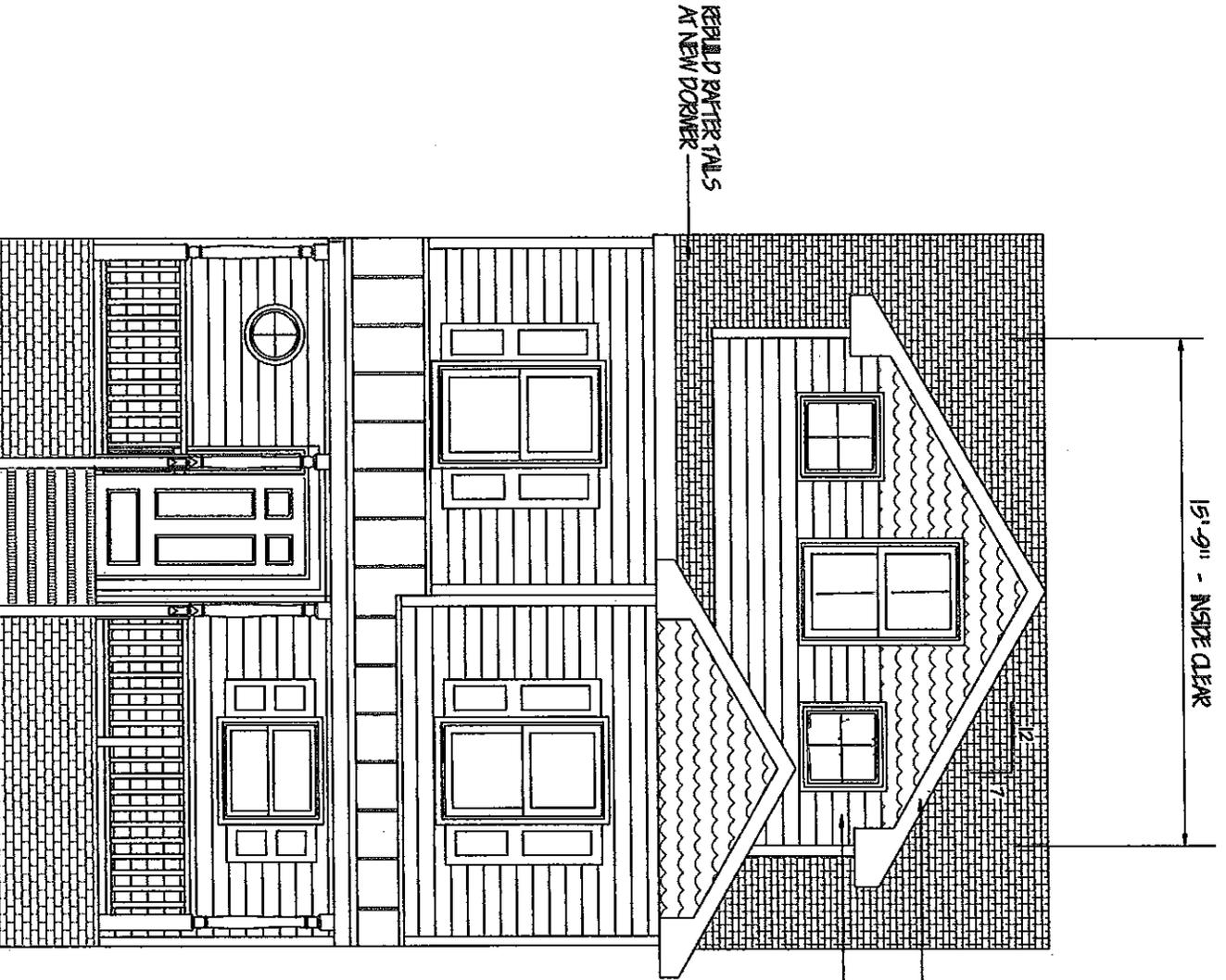
I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer, and water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

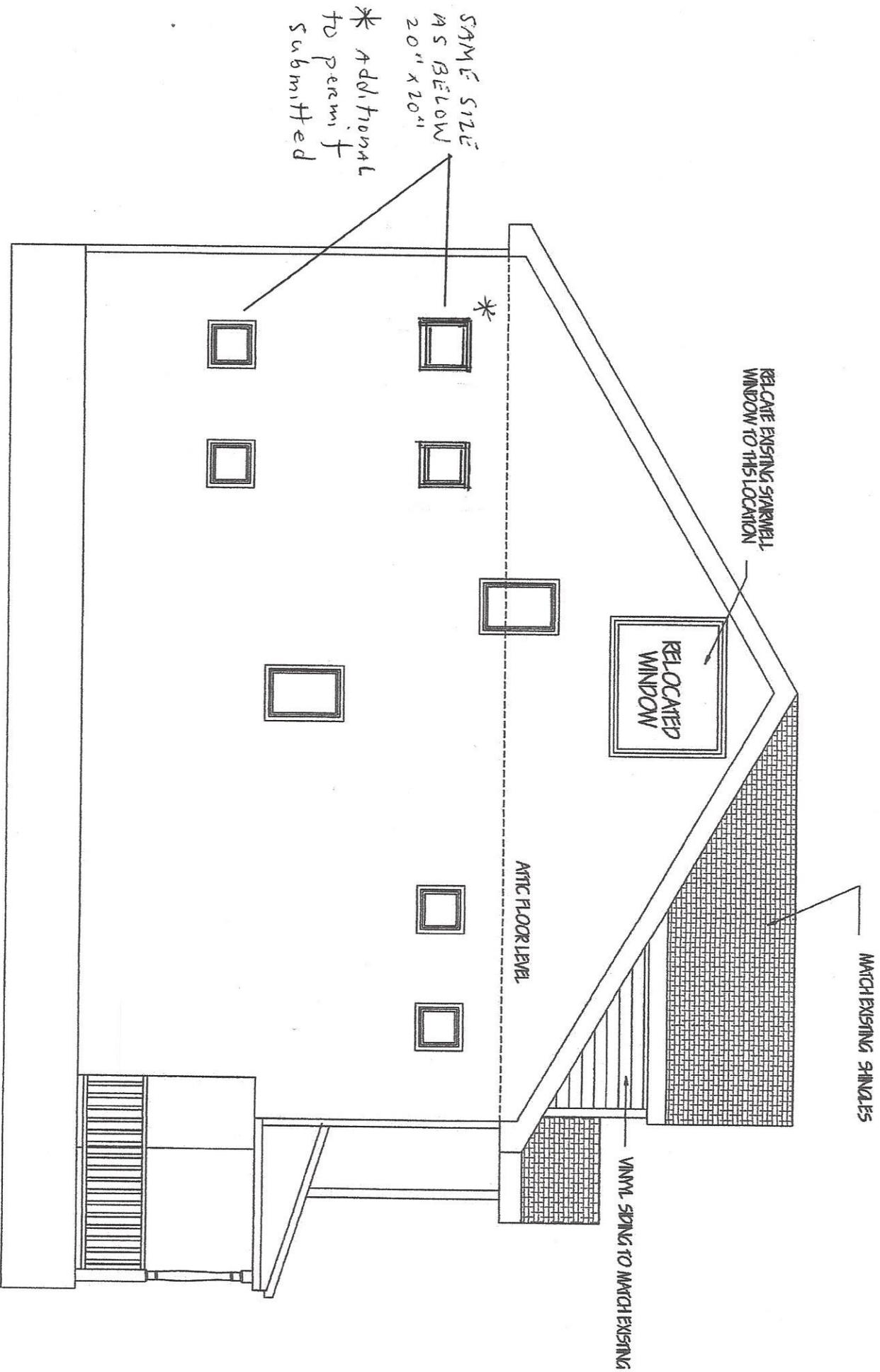
I understand that delinquent real estate taxes must be paid before any permits will be issued per Cape Charles Town Code Sec. 66-4.

I acknowledge that I have received the checklist of items to be submitted to the Town Planner for Historic District Review Board review. Failure to comply could result in delayed application review.

Signature of Owner/Contractor: Thomas M. Gale

614 Plum Street

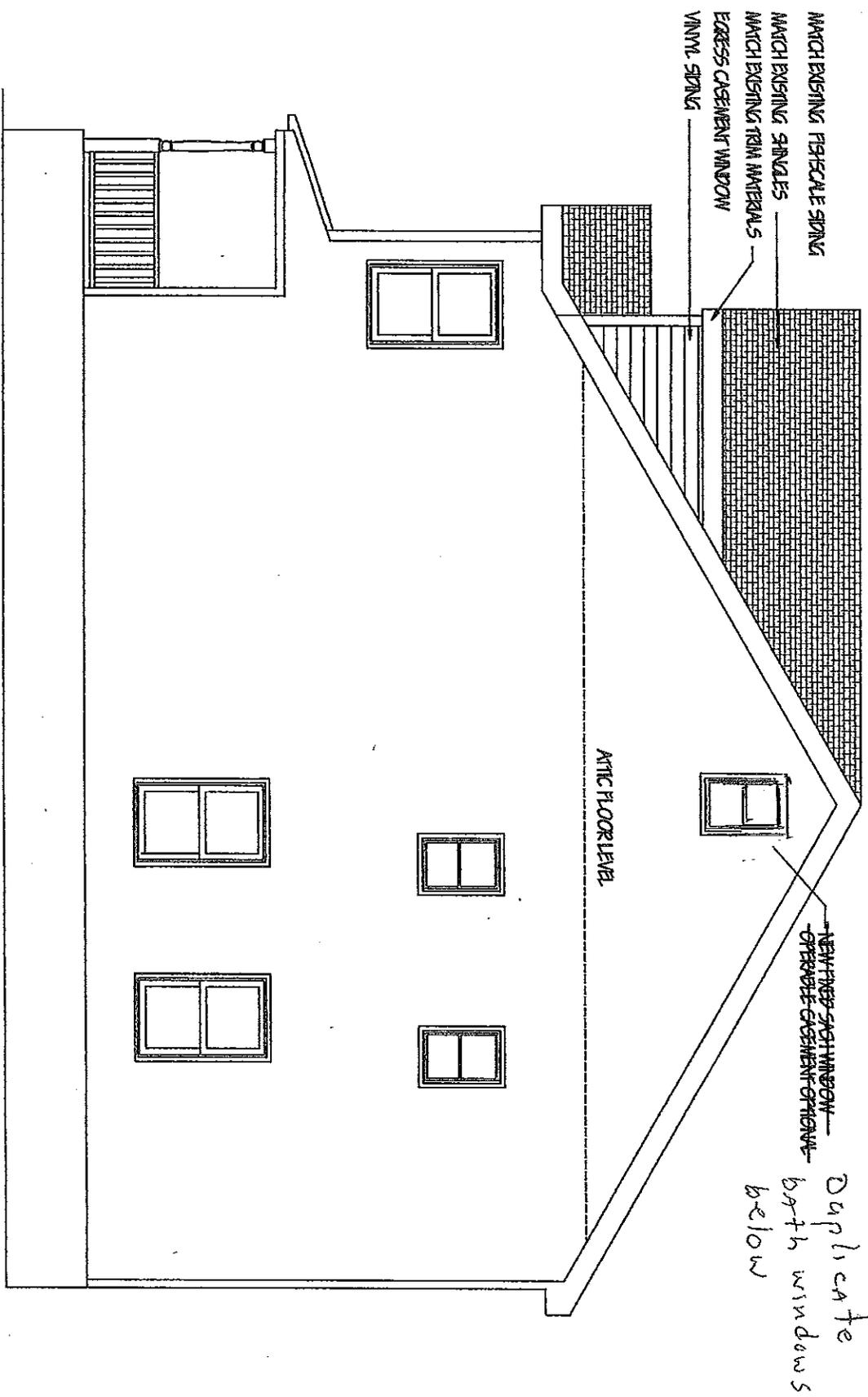




LEFT SIDE ELEVATION

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

614 Plum Street



RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



Historic District Review Board Staff Report

From: Larry DiRe

Date: September 9, 2014

Item: 4D – 534 Jefferson Avenue – major exterior renovation including side and rear additions, and new accessory building in the back yard

Attachments: Application, elevations, photos, material sheet

Application Specifics

An application has been received for a Certificate of Appropriateness from the property owner for a major renovation at 534 Jefferson Avenue. The building is a single family home, and it is a contributing structure. There are many aspects to this application, however the majority of them will be returning the structure to its historical appearance, and new additions to the building.

Discussion

- Front Porch:
 - Rotted and damaged porch deck supports are proposed to be replaced
 - PVC decking is proposed as the material to replace the rotted decking
- Foundation:
 - The existing foundation will be leveled; existing pedestals will be repaired or replaced
 - Proposed addition foundation is not determined, however applicant states that new piers will resemble those on the existing building
- Roof:
 - The building addition's roof shingles will match the existing house roof; a shed roof is proposed for the addition
 - The existing house roof is in good condition
- Windows:
 - All existing windows will be removed
 - The applicant proposes to align first floor front window with second floor window
 - Two windows on the east side of the house are proposed to change locations (as seen on the elevation)
- Siding and Trim:
 - All existing exterior siding and trim will be removed
 - Hardiplank siding is proposed; solid pvc is proposed for the corner, window, door, and soffit trim

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.

Application for Historic District Review

Town of Cape Charles
2 Plum Street
Cape Charles, VA 23310
757-331-2036 Fax: 757-331-4820
planner@capecharles.org

Date: 9-6-15

Permit No.: _____

* Please attach checklist items

Fee: \$100.00

Modification Fee: \$50.00

Special Meeting Fee: \$125.00

Applicant: Paul Beckwith

Signature: 

Address: 1523 Kinnaird Ter NE

City: Leesburg State: VA Zip: 20176

Telephone: 571-309-7995

Cell: 572-309-7995

Email: pbeckwith@navigatorcs.com

Owner(s): Charles -Dietz LLC (Property currently under contract for sale to Applicant)

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

Telephone: _____ Cell: _____

Email: _____

Contractor: Unknown - not yet determined

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

Telephone: _____ Cell: _____

Email: _____

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

Location of Improvement: 534 Jefferson Ave, Cape Charles

Lot No.: 83A1-1-148 Block No.: _____ Lot Size: 40x140 Lot Area: 5,600 sf

Type of Improvement: Correct foundation - level house, repair by replacement all siding, windows and doors, add approx 8'x21" two-story addition to side, 14'x16' single story addition to rear and utility building at rear, See attached detailed description of project and sketches

Proposed Use: Vacation rental or re-sale

Estimated Construction Costs: \$130,000

Dimension of Structure or Improvement:

Width: 16' Length: 40' Height: 24' - to roof peak

Total Square Footage: 1,280 sf (existing) + ~336 sf side + ~192 sf rear = ~1,808 sf (new total)

Structure of Improvement will be set back:

~ 40' from front

from front property line

~ 10'6" from west side

from side property line

NA

from side property line on corner lot

Rear Addition ~ 63' from line

from rear property line

Same

from alley

Town Water Permit: Unknown

Town Sewer Permit: Unknown

Application for Historic District Review

Town of Cape Charles
2 Plum Street
Cape Charles, VA 23310
757-331-2036 Fax: 757-331-4820
planner@capecharles.org

Applicant Checklist:

These items must be submitted to the Town Planner no later than 14 days prior to the Historic District Review Board meeting. The Historic District Review Board meets the third Tuesday of each month.

- Completed signed application
- Application fee payable to "Town of Cape Charles"
- Site plan for any project proposing to alter the principal or accessory building footprint
- Scale drawings drawn to an appropriate scale of the site depicting the affected property and all buildings/structures
- Photos of existing/current structure
- Photos illustrating proposed project (SKETCHES)
- Material list (if applicable) including building materials, product descriptions and specifications

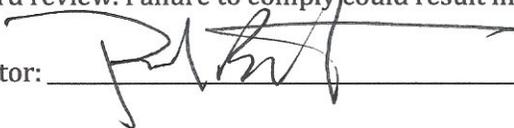
CERTIFICATION OF APPLICANT

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.

I understand that delinquent real estate taxes must be paid before any permits will be issued per Cape Charles Town Code Sec. 66-4.

I acknowledge that I have received the checklist of items to be submitted to the Town Planner for Historic District Review Board review. Failure to comply could result in delayed application review.

Signature of Owner/Contractor: _____



Northampton County

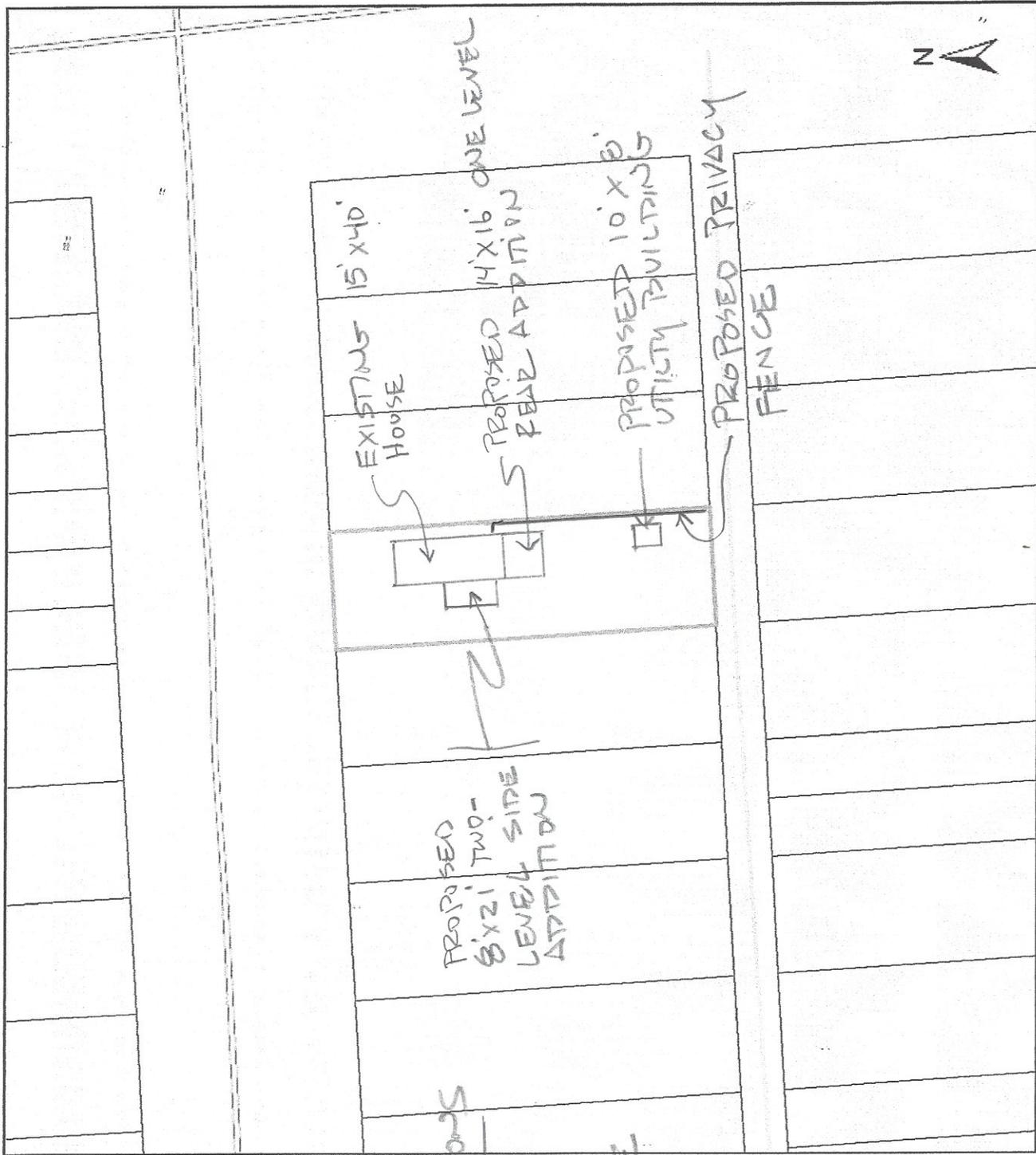
Legend

- Town Names
- Route Numbers
- Road Labels
- Parcels
- Driveways

PROPOSED MODIFICATIONS

534 JEFFERSON AVE
CAPE CHARLES

SCALE: 1" = 60'



Date: 8/21/2015

Map Pin: 83A1-1-148

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the Northampton County is not responsible for its accuracy or how current it may be.

534 Jefferson Avenue – Renovation

Proposed Scope of Renovation

Submitted To: Cape Charles Historic District Review Board

by: Paul Beckwith

9-15-15

Overview:

Current condition: The property is uninhabitable. There is no water, electrical or mechanical (heating /air conditioning) service to the house. Water, electric and sewer service has been cut and capped. The wood framed and clad building is sagging in two areas. Several foundation pedestals are tilted and the current or some prior owner has added several mid-span (half way across short dimension of house) supplemental pedestals. The frame appears to be in otherwise sound condition. All the windows are in very poor condition with many sashes missing or damaged

Proposed Scope: We desire to perform a complete repair/renovation of the existing structure and add two small additions that will blend with the architectural character of the “Front-Gable” style (see sketches of proposed plan). The repair/renovation portion will level the house and restore the structural integrity, install all new electrical, plumbing and mechanical systems to code, install windows, install kitchen and bathrooms and upgrade the exterior. The proposed additions include one 8’ by 21’ two-story bump out on the West side and a roughly 14’x12’ single story addition at the rear. The overall design has not been finalized but both additions are illustrative of our intent anticipated size. The proposed addition provide necessary space for essential functions, such as laundry, mechanical, functional stairs and bathrooms make the house more livable. Both additions fit within the required set-backs.

Note: Interior design has not been completed. Consequently, the window locations show on both side and rear proposed addition are not finalized and are shown for illustration and scale purposes only. If proposal is approved, we will complete design and locate new windows accordingly.

The following is a detailed list of proposed actions for the **Building Exterior**

Exterior Doors:

Front Door: Replace with new fiberglass ½ lite, 1 –panel door to closely match existing – see material list for more details. We also propose to move the front door approximately 1 foot to the left (when viewed from the street) to align with the second story window above to bring better balance to the front elevation.

Rear Door: Existing door opening will be incorporated into proposed rear addition. A new rear door will be installed. We currently anticipate installing a new fiberglass Full View, 15 lite door.

Foundation:

- Fix Existing: Building will be leveled and existing brick pedestals will be repaired or replaced as necessary to level and properly support the building.
- Install New: We have not completed design but anticipate the foundation for the new additions will be either full foundation walls on spread footing and/or pedestals to match existing size and configuration.

Porch:

- Repair: We will repair the rotted and damaged porch deck support as needed with treated lumber and install new fascia board and deck then repaint.
- Replace: We will replace the rotted deck with solid PVC decking

Roof:

Existing House: Existing roof appears to be in good condition – no work is anticipated except to tie in elements of roof for proposed addition

Addition: New roof will be asphalt shingles to match existing. If the pitch on the shed roof on side addition is too low, we will install standing seam metal in that area.

Siding and trim:

- Discard Existing: All existing siding will be removed and discarded.
- Existing Roof trim: We plan to leave existing exposed rafter tails and open soffit features of existing roof intact and re-paint as necessary.
- New Siding: Walls will be sheathed with OSB, wrapped with house wrap (Tyvek or similar material) and new cement board plank siding (Hardieplank lap siding) will be installed.
- New Trim: All corner, window, door, fascia and soffit trim will be solid PVC or similar material.

Windows:

- Remove Existing: All existing windows will be removed and discarded.
- Install new: New energy efficient windows will be installed that match (as closely as possible) the size and appearance of the existing windows. All windows are one-over-one double hung. All windows on first floor are approximately 32"x 66". The second story windows are approximately 32" x 54". Both are standard size and readily available in new windows.
- Alignment of front Window: We also propose to move the front window on the first floor to the left approximately 18" (when viewed from the street) to align it vertically with the window above it on the second floor to bring balance to the front elevation.

Site:

- Clean up: We will clean up the site.
- Install new Fence: We propose to install a privacy fence along part of the eastern side as noted below.
- Outside Shower: We also propose to install an outside enclosed shower at the rear of the house, however the design is not complete. The outside shower it is currently not shown as the design is incomplete

Drive:

- There is currently no driveway.
- We propose to install a gravel driveway off of alley at rear of lot.

Fence:

- We propose to install a wood fence on the along east side of property (where neighbor house is only about 10' away) starting near back of existing house and extending to rear of lot.

Patio:

- We propose to install an at grade patio approximately 15' x 15' as show on the drawings.

Utility Building:

- We propose to construct a utility building at the rear of the lot (inside of required set back) the design of the utility building is not complete, but it will include a covered parking area for a golf cart.

534 Jefferson Avenue – Renovation

Proposed Exterior Material List

Submitted To: Cape Charles Historic District Review Board

by: Paul Beckwith

9-15-15

Siding: Most exterior siding will be replaced. Existing Siding will be removed
New siding will be HardiePlank Lap Siding, Select Cedarmill – or equivalent (see product information)

Trim: Azec – solid PVC 5/8” smooth – or equivalent (see product information)

New Roof: Existing roof is in good condition and is not slated for replacement. New roof will either use Asphalt Shingles to match existing, or if final roof pitch is too low, we will use standing seam metal.

Windows: All existing windows will be replaced. New windows will be full vinyl on-over one configuration of size to match existing as closely as possible. We will use Jeld Wen V-2500 or similar windows. (see product information)

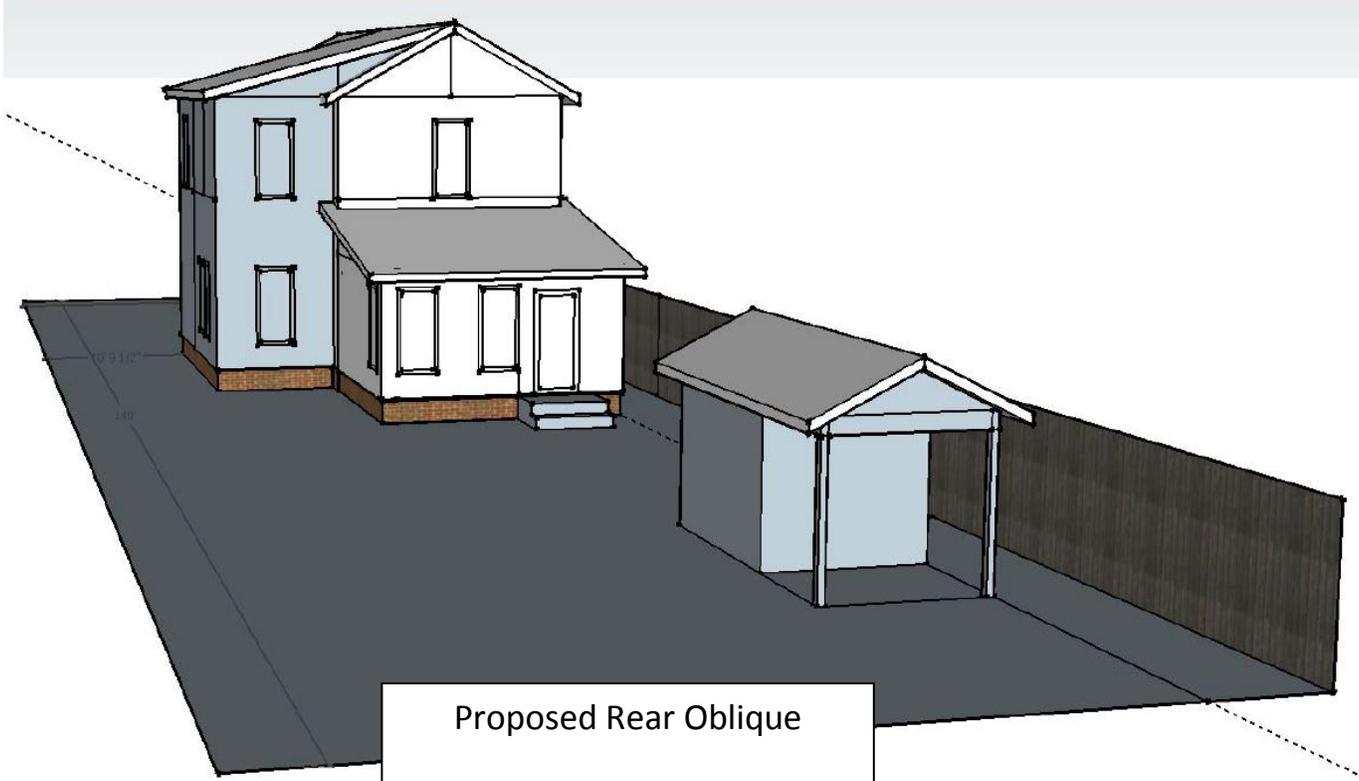
Exterior Doors: Front : New fiberglass ½ lite, 1 –panel door to closely match existing. Jend-Wen Architectural Fiberglass Collection or equivalent.

Rear: New fiberglass Full View, 15 lite door. Jend-Wen Architectural Fiberglass Collection or equivalent

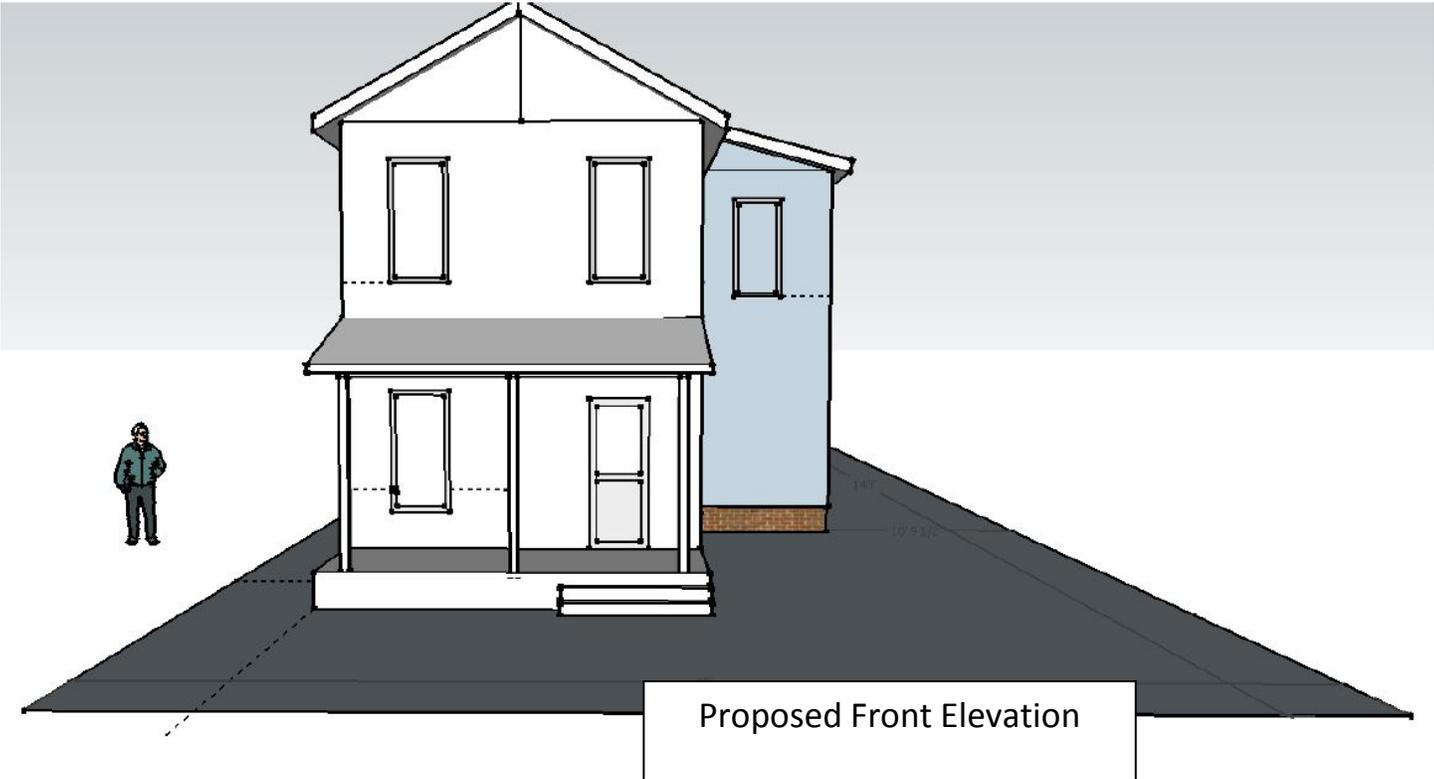
Front Porch: Facia Board - Azec solid PVC or similar material to match house trim.

Deck: We will replace the rotted porch deck new solid material such as Azec Deck solid PVC or similar material

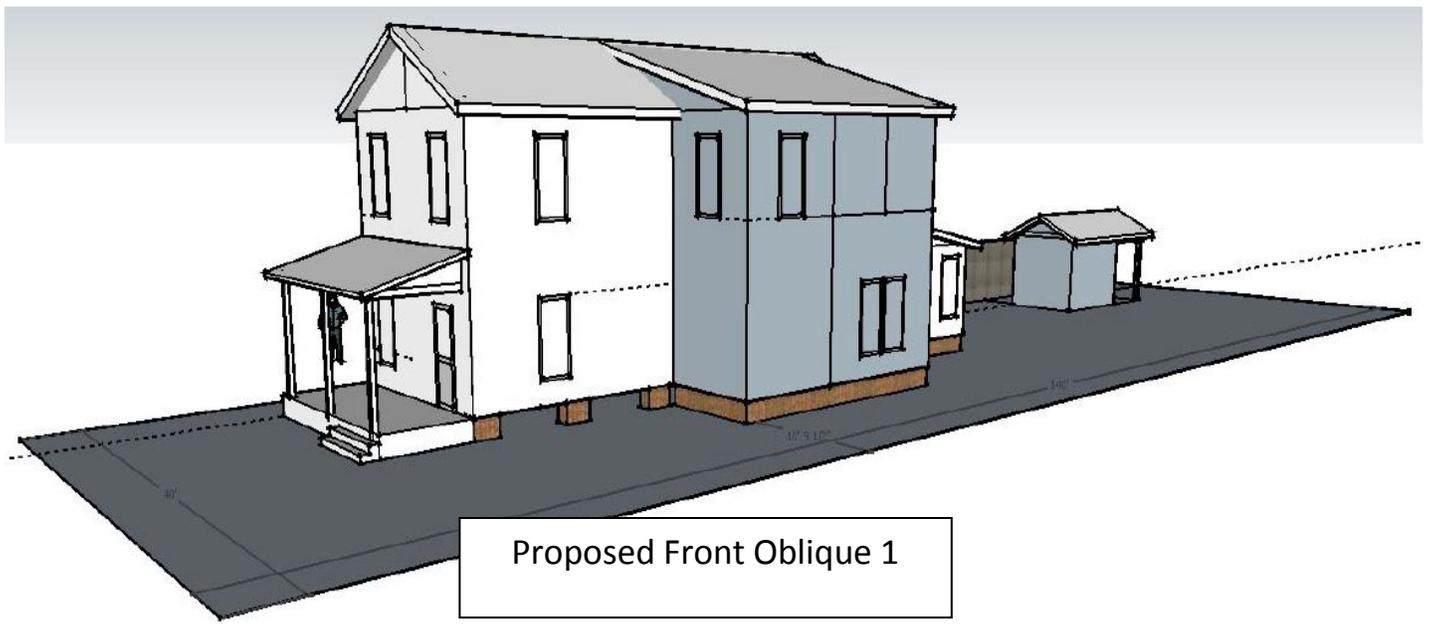
Fencing: Wood vertical treated lumber 1”x4” boards on 2”x4” stringers on 4”x4” posts, 7’ high. We propose a fence on the along east side of property (where neighbor house is only about 10’ away) starting near back of existing house and extending to rear of lot. This will provide some privacy for patio area.



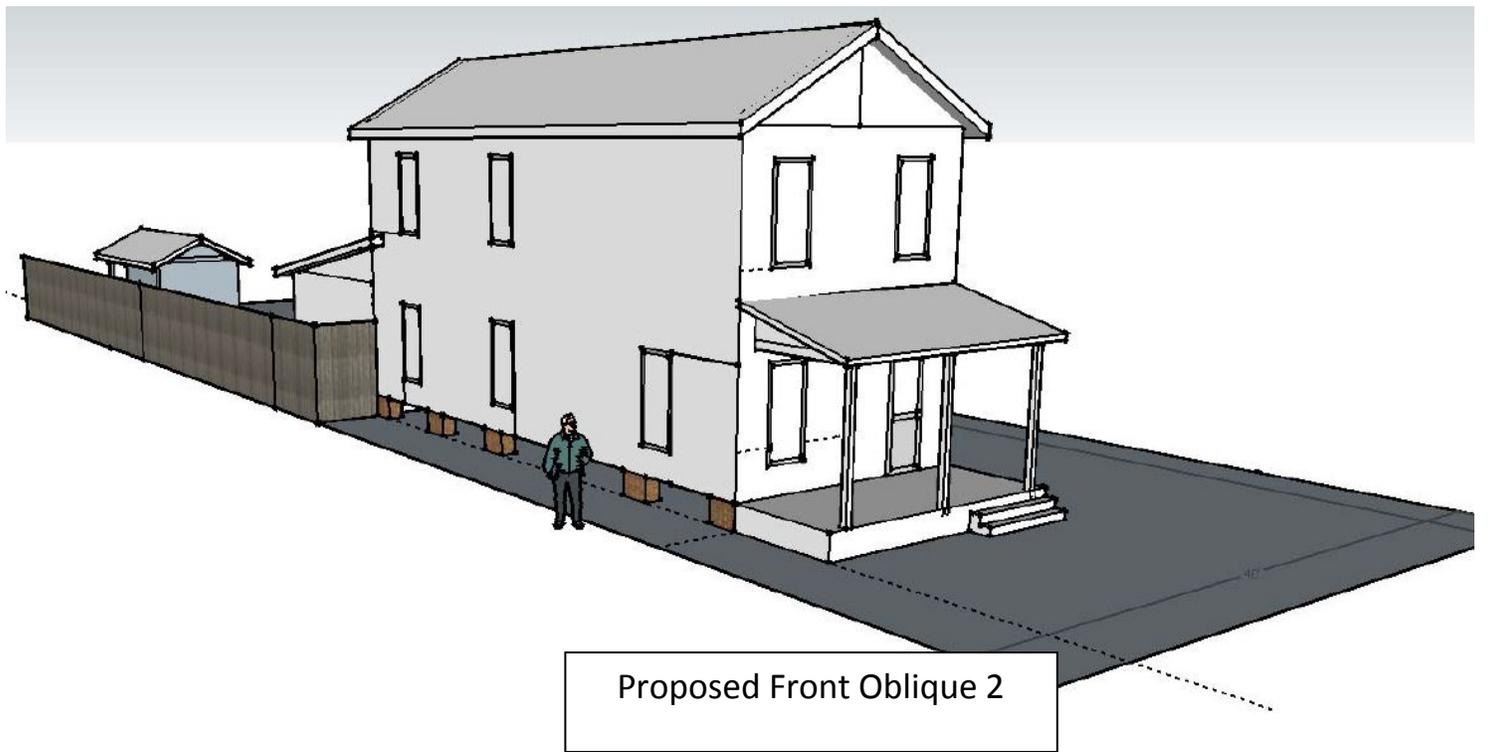
Proposed Rear Oblique



Proposed Front Elevation



Proposed Front Oblique 1



Proposed Front Oblique 2



Back Elevation



East Elevation from Rear



Front Elevation

Historic District Review Board Staff Report

From: Larry DiRe 
Date: September 9, 2015
Item: 4E – 204 Madison Avenue – new second floor rear extension over existing first floor extension and new back deck

Attachments: Application, photos, elevation drawings

Application Specifics

An application has been received for a Certificate of Appropriateness from the owner of the property at 204 Madison Avenue. This is a single-family home and a contributing structure on a conforming size lot. The proposed work on the building includes a new second floor addition and a back yard deck. An additional 158 square feet will be added to the building's footprint in the form of a 10' x 15' 6" back deck. All setback requirements are met.

The building is currently configured with a first floor back extension laundry room and bath room. That extension is proposed to be re-configured into a sunroom, lavatory, and smaller laundry room. The second floor extension is to allow for a reconfigured master bedroom and bath suite.

Discussion

- The Guidelines allow more flexibility with rear additions. The proposed second floor extension will require small windows for the bathroom, while the proposed first floor sun room looks to keep the existing window area and proportion to the wall area. Vertical siding is proposed for the second floor extension, keep in mind vertical plywood siding is expressly prohibited in the zoning ordinance (Article III Section 3.2.I.6.a).

Recommendation

Review the attached materials and discuss any questions or concerns regarding the application. Decide whether the Board finds that a Certificate of Appropriateness is approved for the application.

Application for Historic District Review

Town of Cape Charles
2 Plum Street
Cape Charles, VA 23310
757-331-2036 Fax: 757-331-4820
planner@capecharles.org

Date: 9-3-15

Permit No.: _____

* Please attach checklist items

Fee: \$100.00

Modification Fee: \$50.00

Special Meeting Fee: \$125.00

Applicant: Leon Parham R.A. for Steve Stone Signature: _____
Address: 5377 Mockhorn Bay Dr City: CC State: VA Zip: 23310
Telephone: 757-331-0591 Cell: SAME
Email: rktek@icloud.com

Owner(s): Steve Stone (under contract)
Address: 14102 Sullyfield Circle Suite 100 City: Chantilly State: VA Zip: _____
Telephone: 703-773-9009 Cell: _____
Email: steve.stone@stonespringcpas.com

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

Location of Improvement: 204 Madison Avenue
Lot No.: _____ Block No.: _____ Lot Size: 40 x 140 Lot Area: 5600 sf
Type of Improvement: General interior restoration with an exterior 2nd floor extension over existing 1st floor extension, with a new first floor deck 10 x 15' 6"
Proposed Use: single family
Estimated Construction Costs: \$100,000.00

Dimension of Structure or Improvement:
Width: 28' Length: 46' exist + 10' deck Height: 28' +/-
Total Square Footage: 1292 sf exist.fp + 158 sf deck (NEW) FOOT PRINT

Structure of Improvement will be set back:
23' +/- from front property line
5' and 7' from side property line
_____ from side property line on corner lot
70'(- 10 for new deck+ 60') from rear property line
53' from alley

Town Water Permit: _____ Town Sewer Permit: _____

Application for Historic District Review

Town of Cape Charles
2 Plum Street
Cape Charles, VA 23310
757-331-2036 Fax: 757-331-4820
planner@capecharles.org

Applicant Checklist:

These items must be submitted to the Town Planner no later than 14 days prior to the Historic District Review Board meeting. The Historic District Review Board meets the third Tuesday of each month.

- Completed signed application
- Application fee payable to "Town of Cape Charles"
- Site plan for any project proposing to alter the principal or accessory building footprint
- Scale drawings drawn to an appropriate scale of the site depicting the affected property and all buildings/structures
- Photos of existing/current structure
- Photos illustrating proposed project
- Material list (if applicable) including building materials, product descriptions and specifications

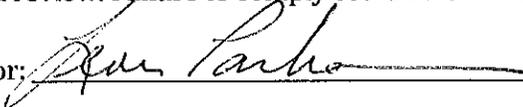
CERTIFICATION OF APPLICANT

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.

I understand that delinquent real estate taxes must be paid before any permits will be issued per Cape Charles Town Code Sec. 66-4.

I acknowledge that I have received the checklist of items to be submitted to the Town Planner for Historic District Review Board review. Failure to comply could result in delayed application review.

Signature of Owner/Contractor: _____





FRONT (NORTH) ELEVATION
1/8"=1'



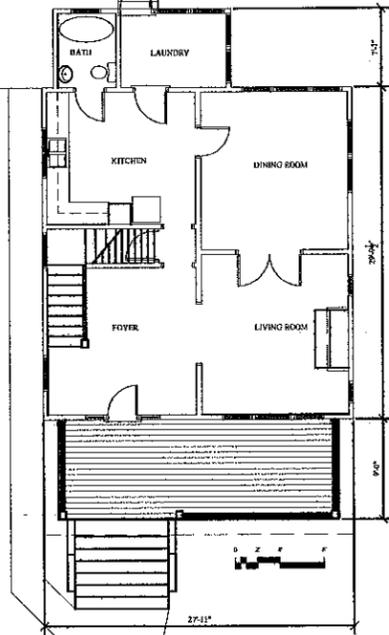
SIDE (WEST) ELEVATION
1/8"=1'



REAR (SOUTH) ELEVATION
1/8"=1'



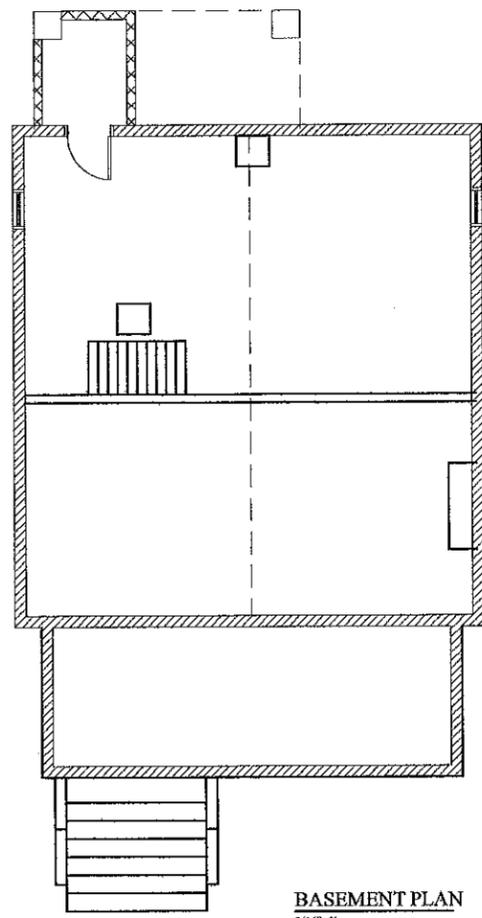
SIDE (EAST) ELEVATION
1/8"=1'



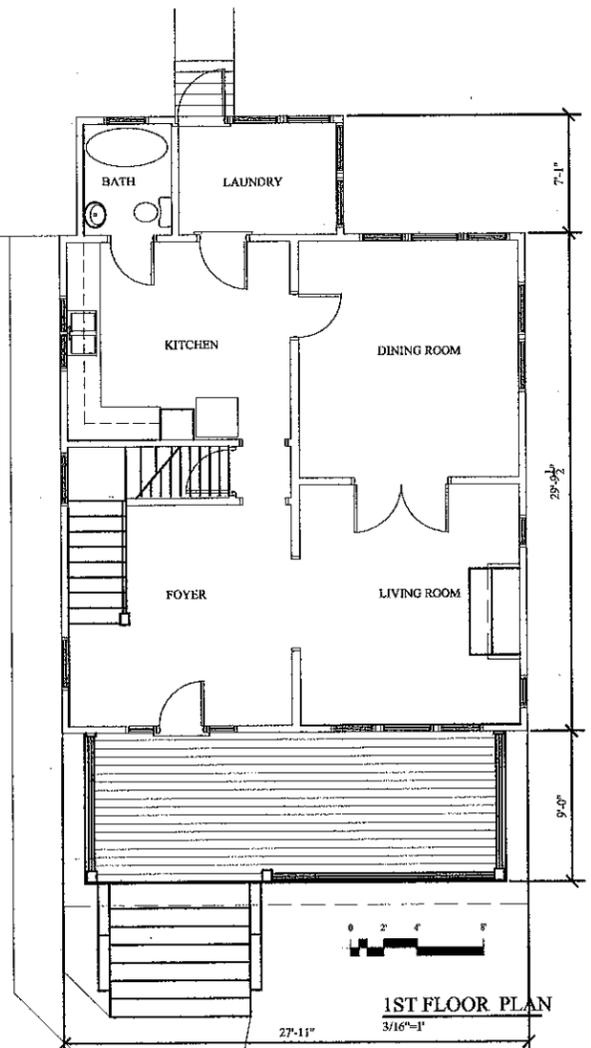
1292 sf foot print
2,114 total sf

204 Madison Avenue

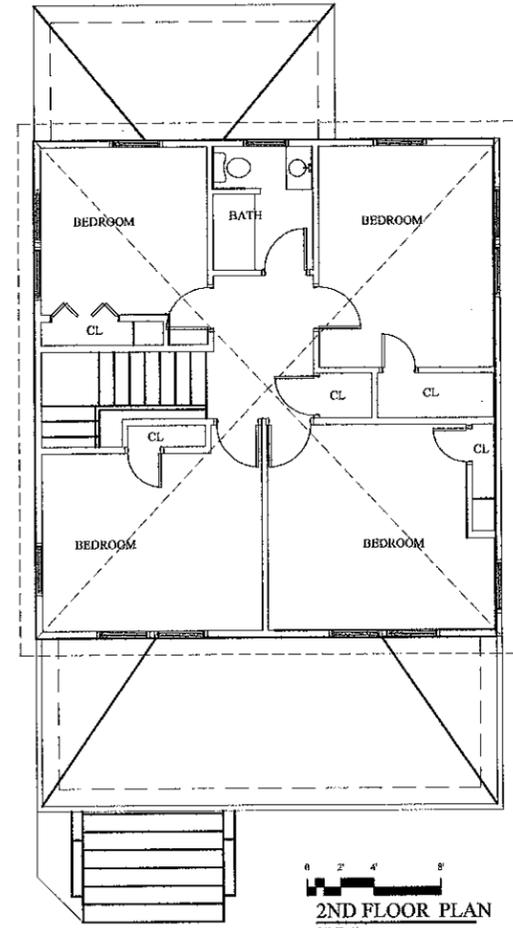
SCHEMATIC SITE PLAN
1/8"=1'



BASEMENT PLAN
3/16"=1'



1ST FLOOR PLAN
3/16"=1'



2ND FLOOR PLAN
3/16"=1'



PARHAM

5377 MOCKHORN BAY DRIVE, CAPE CHARLES VIRGINIA 23310-2184
757-331-0591 ... skate@icloud.com
PARHAM ARCHITECT, R.A., NCARB

204 Madison Avenue, Cape Charles, VA
RESTORATION/RENOVATION

EXISTING CONDITIONS PLANS & ELEVATIONS

LP	8/21/15		
201510	as		EC-1



