

Historic District Review Board

Regular Session Agenda

October 20, 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 1 Pine Street – old brick storefront paint removal and repainting
 - B. Application 633 Jefferson Avenue – chimney removal; window removal and window opening resizing
 - C. Application 418 Washington Avenue – 10'x10' structure to enclose building's principal entrance door on secondary elevation
 - D. November Board meeting date
5. Old Business
 - A. Guidelines review – porches; storefronts (pages 42- 47)
6. Announcements
7. Adjourn



DRAFT
HISTORIC DISTRICT REVIEW BOARD
Regular Meeting
Cape Charles Civic Center
September 15, 2015
6:00 p.m.

At approximately 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. Contractor Angelo Manuel for 619 Madison Avenue and 614 Plum Street, Contractor Will Brown for 536 Randolph Avenue, Contractor Sean Ingram for 204 Madison Avenue and Paul Beckwith who had a contract on 534 Jefferson Avenue were all in attendance. There was one member of the public in attendance.

CONSENT AGENDA:

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

The HDRB reviewed the minutes of the July 21, 2015 Regular Meeting.

Motion made by Sandra Salopek, seconded by David Gay, to accept the minutes of the July 21, 2015 Regular Meeting as presented. The motion was unanimously approved.

NEW BUSINESS:

A. 619 Madison Avenue – New construction

Mr. Angelo Manuel, contractor for 619 Madison Avenue, gave an overview of the new construction stating that it would be a single-family home on a non-conforming lot. The home was proposed to have architectural shingles, hardiplank siding and vinyl clad windows. A porch was proposed across the front and Mr. Manuel asked the Board if a metal standing seam roof could be an option for the porch instead of the architectural shingles. Mr. Manuel stated that some changes had been made and the top center gable was proposed to have fish scale type siding and the other two would have regular hardiplank siding.

The Board requested that the second floor front window be a double or single hung window with shutters to keep the consistency with the other windows.

Motion made by David Gay, seconded by John Caton, to approve the application for 619 Madison Avenue as proposed with the conditions that the left front facing gable siding would match the rest of the house, the center front facing gable would have fish scale siding, the right front facing second floor window would be replaced with a double hung window, front columns would be 6x6 instead of 4x4 and the front porch roof could be shingled or metal. The motion was unanimously approved.

B. 536 Randolph Avenue – Major renovation of building exterior

Mr. Will Brown, contractor for 536 Randolph Avenue, gave an overview of the renovations which included new siding, roofing, windows, eaves and non-working brick flue removal. The siding would be hardiplank which was similar to what was currently underneath the asphalt siding. The windows would be modified to be 65" in height instead of 80" for safety reasons. The roof would be an architectural asphalt variety. The non-working flue had no decorative feature and was proposed to be removed.

Motion made by David Gay, seconded by Sandra Salopek, to approve the application for 536 Randolph Avenue as proposed with the following additions: porch roof would be a standing seam metal roof, front door would be replaced with a 15 lite door to match the original and both 12 lite double doors on the left side would be removed and replaced with windows that matched the rest of the house. The motion was unanimously approved.

C. 614 Plum Street – Adding living space to existing third floor, and adding elevation to front of structure and windows

Contractor Angelo Manuel gave an overview of the proposed work which included adding a third floor living space. The Board suggested the front facing dormer window be consistent with the rest with shutters and the two smaller windows on either side removed.

There was much discussion regarding the placement of the windows on the left side of the structure and it was pointed out that the proposed windows were not included on the application. Mr. Manuel suggested different placements and configurations. The Board was in agreement that their role did not include design and asked Mr. Manuel to update and finalize the plans and submit them to the Town Planner for approval.

Motion made by David Gay, seconded by Sandra Salopek, to approve the application for 614 Plum Street as proposed with the conditions that the third floor front facing dormer window be consistent with the rest and would have shutters, the two small windows on either side of it would be removed, the large stairwell window on the left side that was being moved from the second floor to the third floor be replaced with a double hung window and additional window detail that was shown but not included in the application be submitted to the Town Planner for approval. The motion was unanimously approved.

D. 534 Jefferson Avenue – major renovation of building exterior

Mr. Paul Beckwith stated that he currently had a contract on the home. He was proposing to replace the front porch, repair the foundation, construct two additions, replace windows and align the first floor front window with the second floor window, move east side windows and discard current siding and replace with hardiplank. The front door would be replaced with a fiberglass ½ lite, one panel door to closely match existing. The additions would be a two story bump out on the west side and a single story addition on the rear. The side addition would have a standing seam metal roof and the rear addition roofing would match existing. A fence was proposed on the east side of the property and would extend to the rear of the lot. Mr. Beckwith explained that the window configuration was not finalized.

Motion made by David Gay, seconded by John Caton, to approve the application for 534 Jefferson Avenue as proposed with the condition that any window detail changes be submitted to the Town Planner for approval and the fence conform to zoning ordinance requirements. The motion was unanimously approved.

E. 204 Madison Avenue – new second floor rear extension over existing first floor extension and new back deck

Contractor Sean Ingram gave an overview of the structure stating that this was a state historic tax credit application and went on to state that a second floor rear extension over the first floor was proposed. A standing seam metal porch roof was also proposed on the front of the structure.

Motion made by Terry Strub, seconded by David Gay, to approve the application for 204 Madison Avenue as proposed. The motion was unanimously approved.

OLD BUSINESS:

There was no old business to discuss.

ANNOUNCEMENTS:

Mr. Angelo Manuel stated that Bill Parr was renovating 1 Pine Street which was previously approved by the Board in November of 2013. Mr. Parr was requesting some changes, however the Certificate of Appropriateness had expired and the Board stated that he would need to resubmit an application to come before the Board.

David Gay commented that there was a neighboring home for sale and a prospective buyer brought in a building inspector to determine what changes could be made and the building inspector told the prospective buyer that they could do whatever they wanted and ask for forgiveness later. David Gay informed the buyer that he would need to go through a historic review process for any exterior modifications.

Larry DiRe commented that there was a possibility the Board would be reviewing four applications in October so there would be no guidelines review again.

Motion made by Joe Fehrer, seconded by Terry Strub, 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: October 9, 2015
Item: 4A – 1 Pine Street - commercial façade brick painting
Attachments: Application, photo, 2013 staff report

Application Specifics

An application has been received for a Certificate of Appropriateness from the owner of the property at 1 Pine Street. This is a commercial building and is a contributing structure. The proposed work on the building includes painting all of the currently painted brick, painting additional unpainted brick, or alternative method to remove paint from currently painted brick. According to the applicant all paint removal methods that would be safest for maintaining the integrity of the brick are not able to remove the paint. As the attached staff report shows, this applicant appeared before this Board in November 2013 to remove paint from the brick.

Discussion

- The Guidelines specifically address paint and painting of masonry under “Decorative Feature” 1, which states that unpainted masonry should not be painted. Decorative Feature” 4 cautions against using a single color to paint an entire building (page 56).
- The applicant says that no safe paint-removing method can remove the paint on the façade bricks.

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: 10/9/15
* Please attach checklist items

Permit No.:
Fee: \$100.00
Modification Fee: \$50.00
Special Meeting Fee: \$125.00

Applicant: Beach Town LLC
Address: P.O. Box 629 City: CC State: VA Zip: 23310
Telephone: 757-375-6190 Cell:
Email: Bill.Pan@PanProducts.com

Owner(s): Beach Town LLC
Address: SALT City: State: Zip:
Telephone: Cell:
Email:

Contractor: SALT
Address: City: State: Zip:
Telephone: Cell:
Email:

Town License No.: State License No.:

Location of Improvement: #1 Plum Street, South Side (Front)
Lot No.: Block No.: Lot Size: Lot Area:
Type of Improvement: Old Brick Store Front

Proposed Use: Painted Brick Overlay For South Front Store
Estimated Construction Costs:

Dimension of Structure or Improvement:
Width: 33.79' Length: 34.8' Height: 15'4"
Total Square Footage: 1189

Structure of Improvement will be set back:

- AS Existing from front property line
from side property line
from side property line on corner lot
from rear property line
from alley

Town Water Permit: YES Town Sewer Permit: YES

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

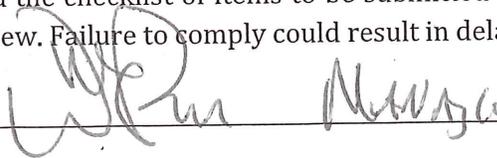
CERTIFICATION OF APPLICANT

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: _____





Historic District Review Board Staff Report

From: Rob Testerman
Date: November 13, 2013
Item: 4B – 1 Pine Street

Attachments: Application, Submission Packet, Photo

Application Specifics

An application has been received from Mr. Bill Parr for an alteration and restoration to 1 Pine Street, located directly north of Kelly's Gingernut Pub. The proposed modifications include repair of the roof (which will not be visible), repair of the front window casings to their original dimensions, replacement of the front doors, rebuilding of the transoms above the doors, and removal of the paint on one of the two store fronts. Resizing of the window and door frames in the rear may be required as well; these alterations would only be visible from the alley.

Discussion

- The structure is listed as a contributing structure.
- Front window casings will be repaired to the original dimensions. Tempered storefront glass display windows are proposed. Restoring the window dimensions is consistent with the guidelines and storefront glass windows are consistent with the existing character of the commercial neighborhood.
- The front doors will be replaced with wood doors with single pane glass, similar to the front door at the Hotel Blue (photo attached for your reference). The existing southern door is oversized, thus the applicant is proposing a sidelight/door combination for that door. This is consistent with the guidelines as well as with the character of the buildings in the vicinity.
- The paint will be removed from the brick face with paint remover and the building washed and repointed. The guidelines recommend that the gentlest means possible be used to remove paint. Chemical methods that could damage masonry should not be used, and chemical cleaners should not be left on the masonry longer than recommended. Also, sandblasting and high-pressure water washes should not be used. As long as recommended methods are used, this is consistent with the guidelines.
- The applicant is also proposing to install fabric awnings, one per storefront, as shown in the attached drawing.
- The roof repair/replacement and rear window and door repair will be out of view from the street.

Recommendation

The proposed modifications to the storefront are consistent with the Historic District Guidelines, as long as appropriate paint removal and cleaning processes are used on the brick. Staff recommends approval of the Certificate of Appropriateness.

Historic District Review Board Staff Report

From: Larry DiRe 
Date: October 9, 2015
Item: 4B – 633 Jefferson Avenue – chimney removal; window removal and window opening resizing

Attachments: Application, photos, materials list

Application Specifics

An application has been received for a Certificate of Appropriateness from the owner of the property at 633 Jefferson Avenue. This is a single-family home and a contributing structure on a conforming size lot. The proposed work on the building includes removing a chimney and changes to the windows in the kitchen.

This work is all associated with a kitchen remodeling project. The request to remove the chimney comes from the applicant's interest in having more interior space. The window requests are based in the unusual length of a kitchen window and the applicant's interest in having more counter and cabinet space. In both instances the applicant points out the "cheap and drafty" nature of the current windows.

Discussion

- The Guidelines specifically address the preference to maintain original windows (page 37) and avoid changing the number and location of windows (page 40). One window is described as not being appropriately sized since it extends below the kitchen counter tops. Applicant proposes resizing this window opening. The other window is proposed for removal because the applicant seeks more counter and cabinet space that is currently not available due to the existing window opening.
- The applicant describes this chimney as non-functional and an eye-sore. The chimney also is described as allowing for rain water intrusion. The Guidelines are rather quiet on the status of chimneys except to state that historic building roof types, including elements such as chimneys and light wells, should be retained (Building Element 1, page 34).

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: 9/23/2015

Permit No.: _____

* Please attach checklist items

Fee: \$100.00

Modification Fee: \$50.00

Special Meeting Fee: \$125.00

Applicant: ANTHONY JETTE Signature: [Signature]
Address: 633 JEFFERSON AVE City: CAPE CHARLES State: VA Zip: 23310
Telephone: 304 282 7886 Cell: _____
Email: ANTHONYJETTE11@GMAIL.COM

Owner(s): ANTHONY JETTE
Address: 633 JEFFERSON AVE City: CAPE CHARLES State: VA Zip: 23310
Telephone: 304 282 7886 Cell: _____
Email: ANTHONY JETTE 11 @ GMAIL.COM

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

Location of Improvement: _____
Lot No.: _____ Block No.: _____ Lot Size: _____ Lot Area: _____
Type of Improvement: TAKE DOWN CHIMNEY IN KITCHEN, TAKE OUT WINDOW IN KITCHEN, MAKE EXISTING WINDOW SMALLER (42" x 28")
Proposed Use: _____
Estimated Construction Costs: \$ 300.00

Dimension of Structure or Improvement:
Width: _____ Length: _____ Height: _____
Total Square Footage: _____

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

Town Water Permit: _____ Town Sewer Permit: _____

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

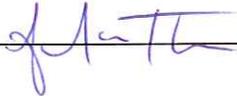
CERTIFICATION OF APPLICANT

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: _____



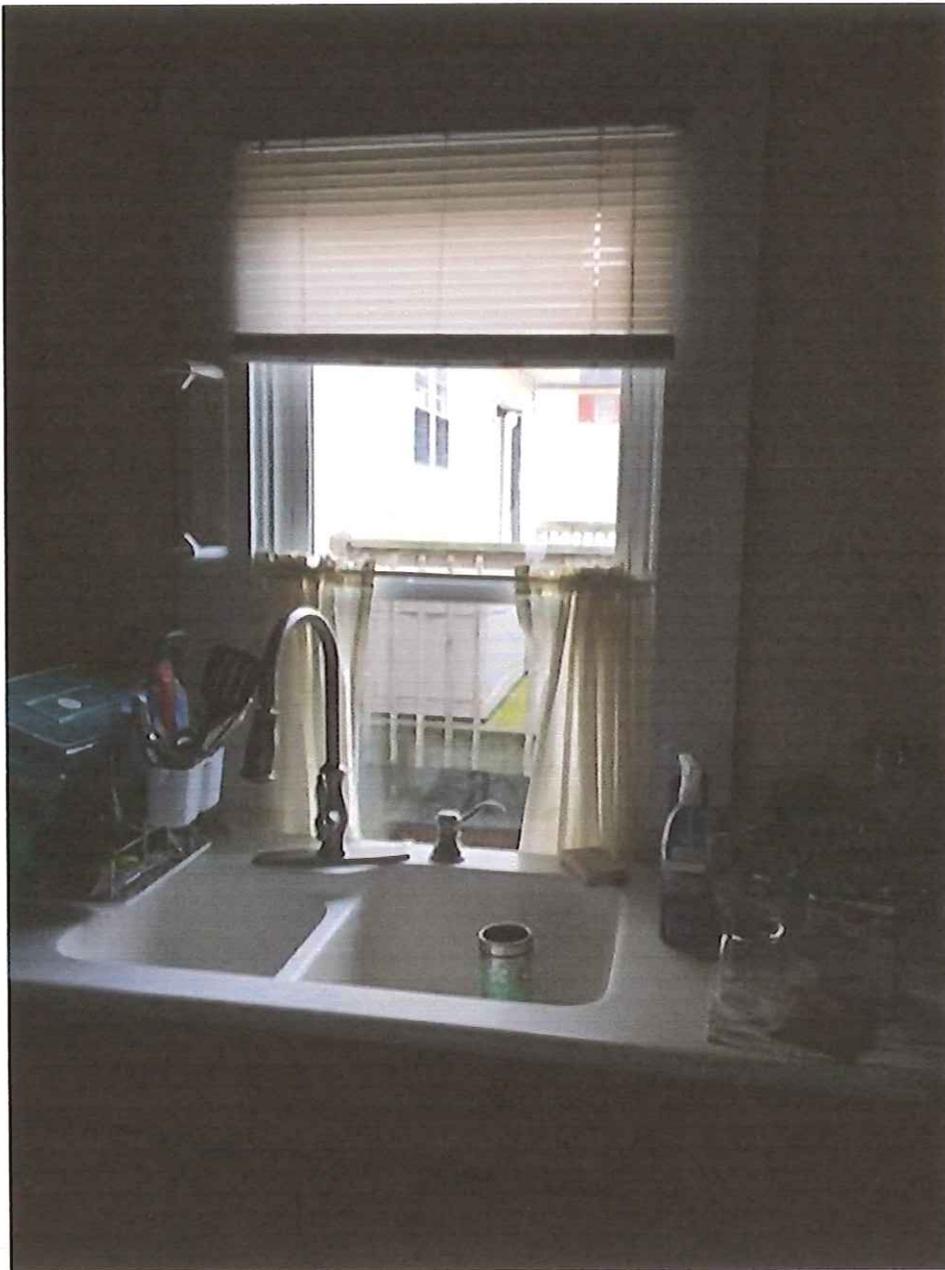
Removal Kitchen Chimney

We are proposing to take down the chimney in the kitchen because we are looking a upgrading our kitchen in the near future. We would like to use this space for cabinet and counter space that we currently don't have in our excising kitchen. We have a small kitchen and the chimney takes up a lot of space that could be used for more of a functional use. The chimney is not functional and is an eye sore. We have noticed that the chimney has leaked some water in the kitchen during heavy rainstorms.



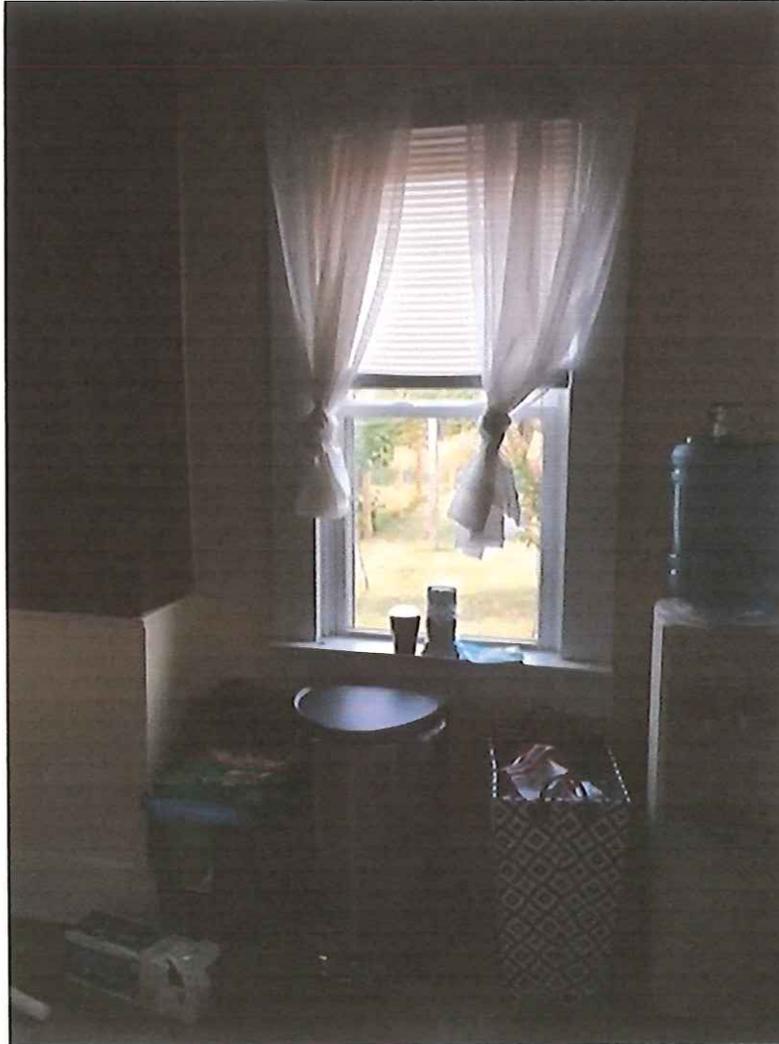
Replacing Window with Smaller Window

We are proposing to replace the existing window with a smaller window because we are looking at upgrading our kitchen in the near future. The current window is too large for a kitchen. The window drops down 11 inches below the current counter tops. The window is also drafty and cheaply made. We would like to replace this window with a window that is 42 inches by 28 inches. The new window will be in the exact same place but be shorter so the window is above the counter tops.



Removal of Window

We are proposing to taking out this window because we are looking a upgrading our kitchen in the near future. We would like to use this space for cabinet and counter space that we currently don't have in our excising kitchen. The current window is cheap and drafty.



Material List

- window (42 x28)
- -sledge hammer
- 6 2x4 8ft Long
- Hammer
- Nails
- Adhesive

Historic District Review Board Staff Report

From: Larry DiRe 
Date: October 9, 2015
Item: 4C – 418 Washington Avenue – 10'x10' structure to enclose building's principal entrance door on secondary elevation
Attachments: Application, photos, scale drawings, materials list

Application Specifics

An application has been received for a Certificate of Appropriateness from the owner of the property at 418 Washington Avenue. This is a single-family home, is not a contributing structure, and is on a conforming size lot. The proposed work on the building includes construction of a one-hundred square foot enclosed room to provide a new principal entrance to the building. The building is oriented with the principal entrance facing west, instead of north (Washington Avenue).

Discussion

- The Guidelines specifically address enclosures on various sides of a building. According to the Porch Types section of the Guidelines, "Secondary porches on the side or rear of the building can be one or two stories. Sometimes they are closed in to form new spaces like pantries or sunroom." (page 42). Although the proposed enclosed addition is connected to the principal entrance door, relative to street frontage the proposed addition is located on a secondary side of the building and may be enclosed per the Guidelines.
- The applicant describes a block foundation. The Guidelines allow for a block foundation if parget block is used. (Building Element 1, page 49).

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: 10/5/15
* Please attach checklist items

Permit No.: _____
Fee: \$100.00
Modification Fee: \$50.00
Special Meeting Fee: \$125.00

Applicant: Charles Sample Signature: _____
Address: 31471 Big Pine Rd. City: Painter State: VA Zip: 23420
Telephone: 757-442-2512 Cell: 757-709-4162
Email: _____

Owner(s): _____
Address: 418 Washington Ave. City: Cape Charles State: VA Zip: 23310
Telephone: 757-619-8762 Cell: _____
Email: _____

Contractor: Same as above
Address: _____ City: _____ State: _____ Zip: _____
Telephone: _____ Cell: _____
Email: _____
Town License No.: _____ State License No.: 2705103000

Location of Improvement: Same as owner address
Lot No.: _____ Block No.: _____ Lot Size: _____ Lot Area: _____
Type of Improvement: _____

Proposed Use: Residence
Estimated Construction Costs: _____

Dimension of Structure or Improvement:
Width: 10' Length: 10' Height: 8'
Total Square Footage: 100

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

Town Water Permit: _____ Town Sewer Permit: _____

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

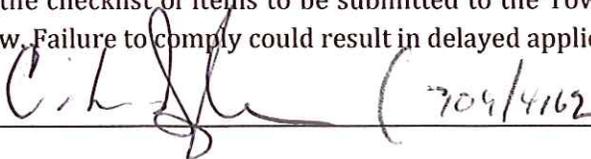
CERTIFICATION OF APPLICANT

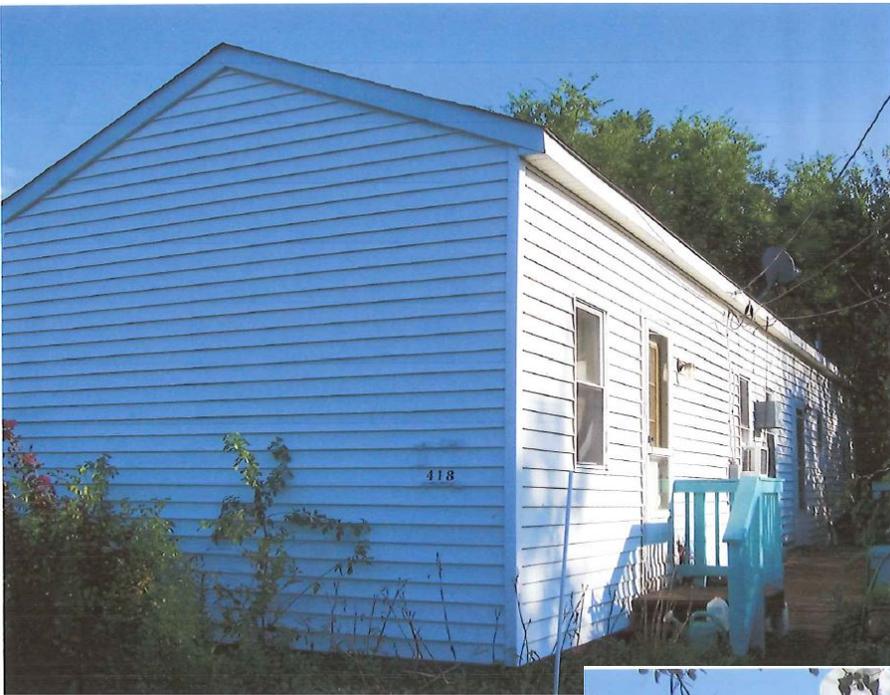
I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer, and water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

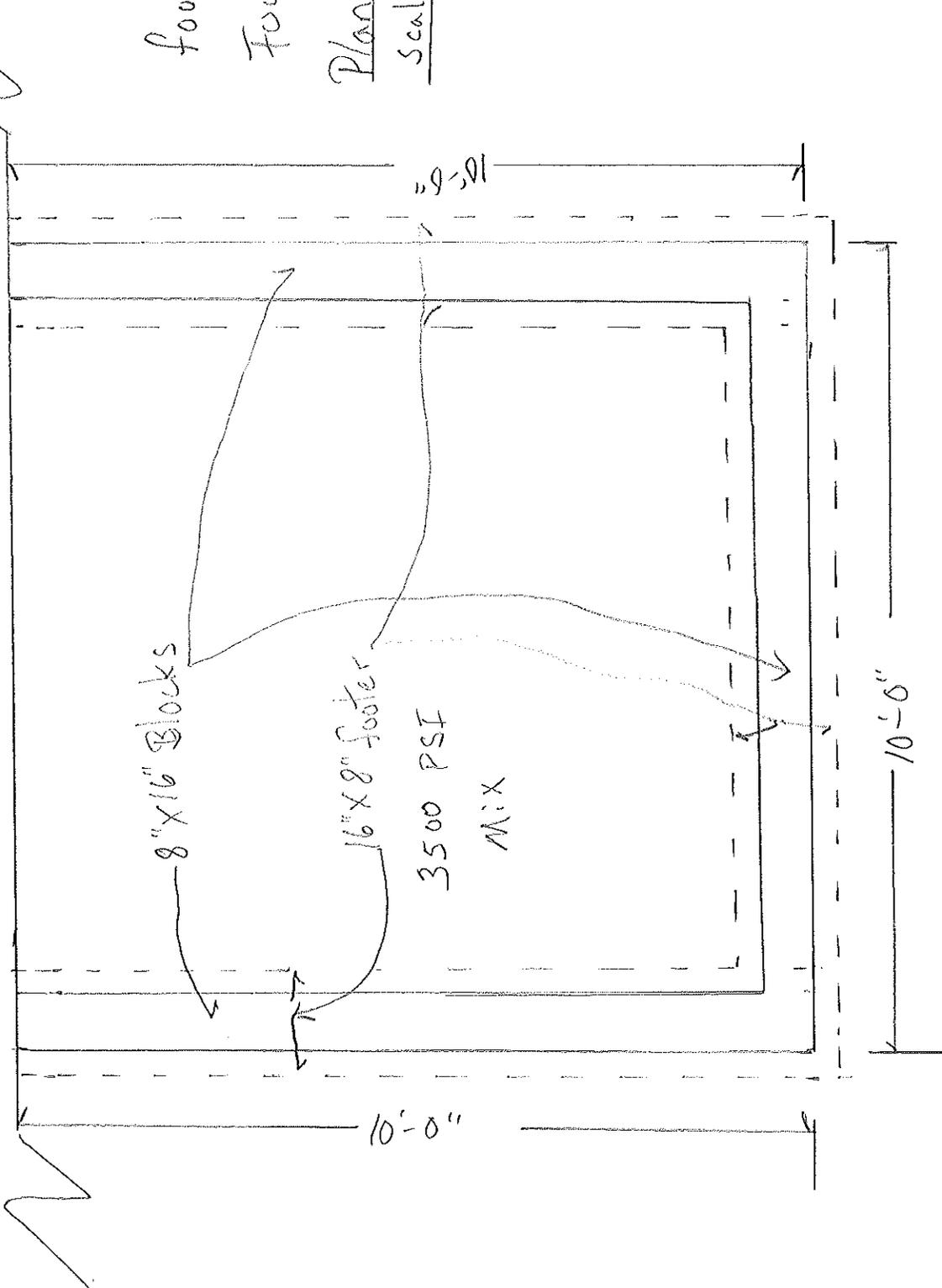
Signature of Owner/Contractor: _____





Existing Structure

Note

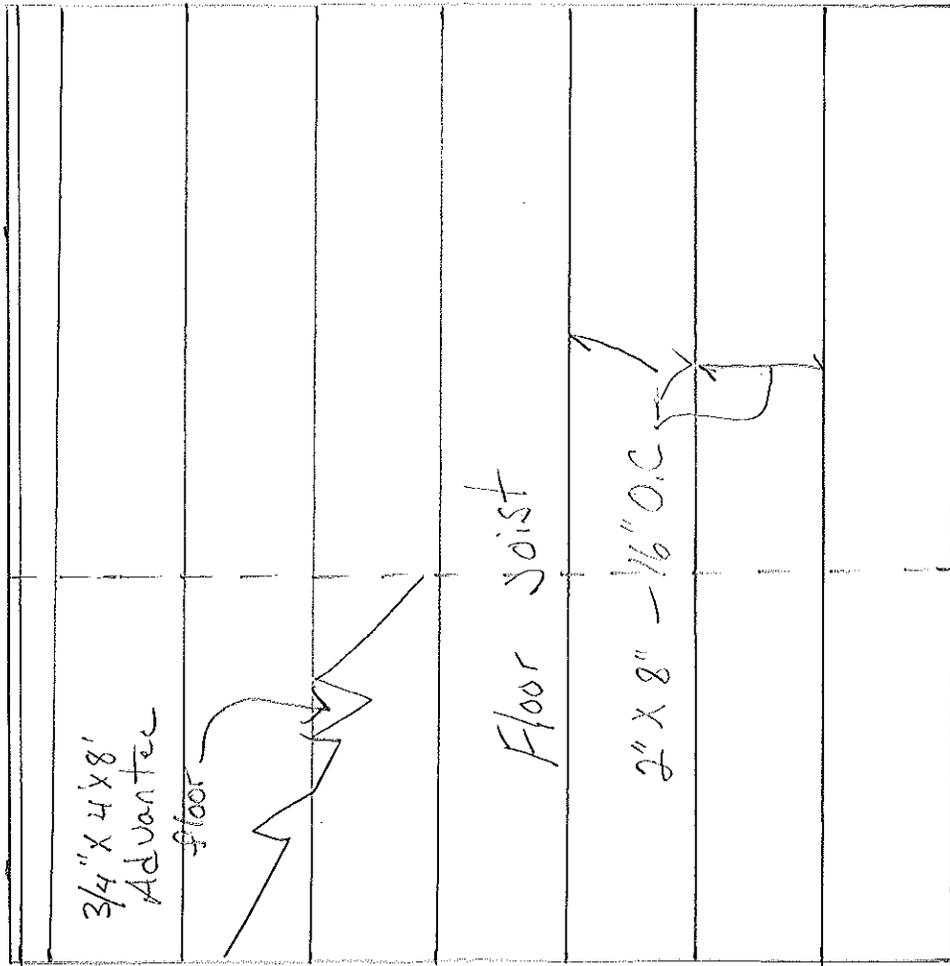
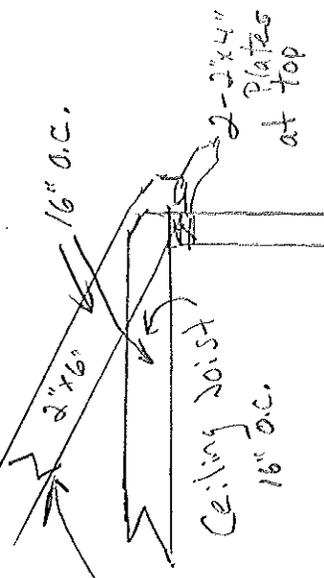


footer and
Foundation

Plan = 10'x10' Addition
Scale = 1/2" = 1'-0"

Sheet # 1

2"x6" Rafter cut for
 an A-Roof to meet
 the Existing Roof



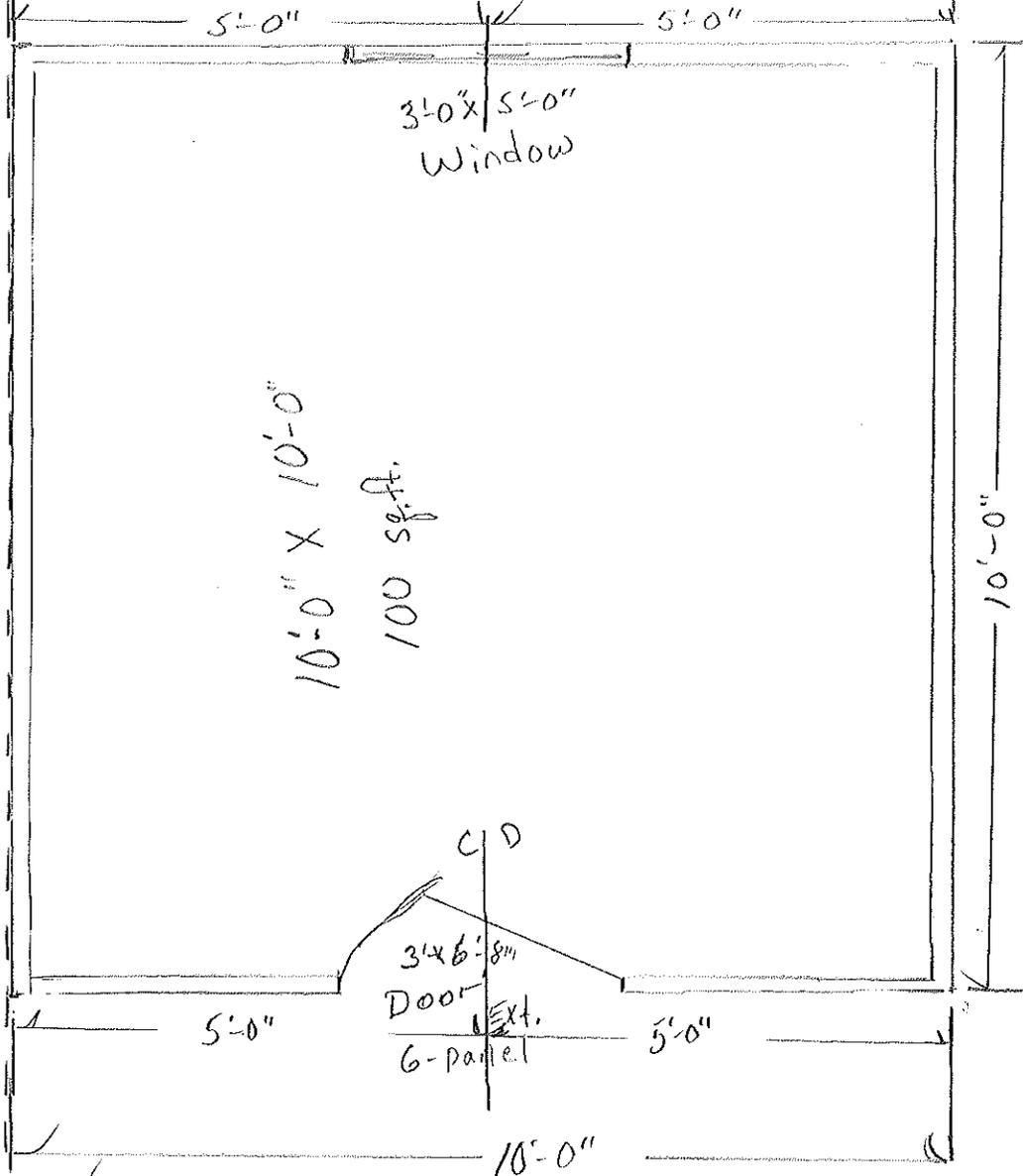
Floor Joist & Floor

Wall - Section

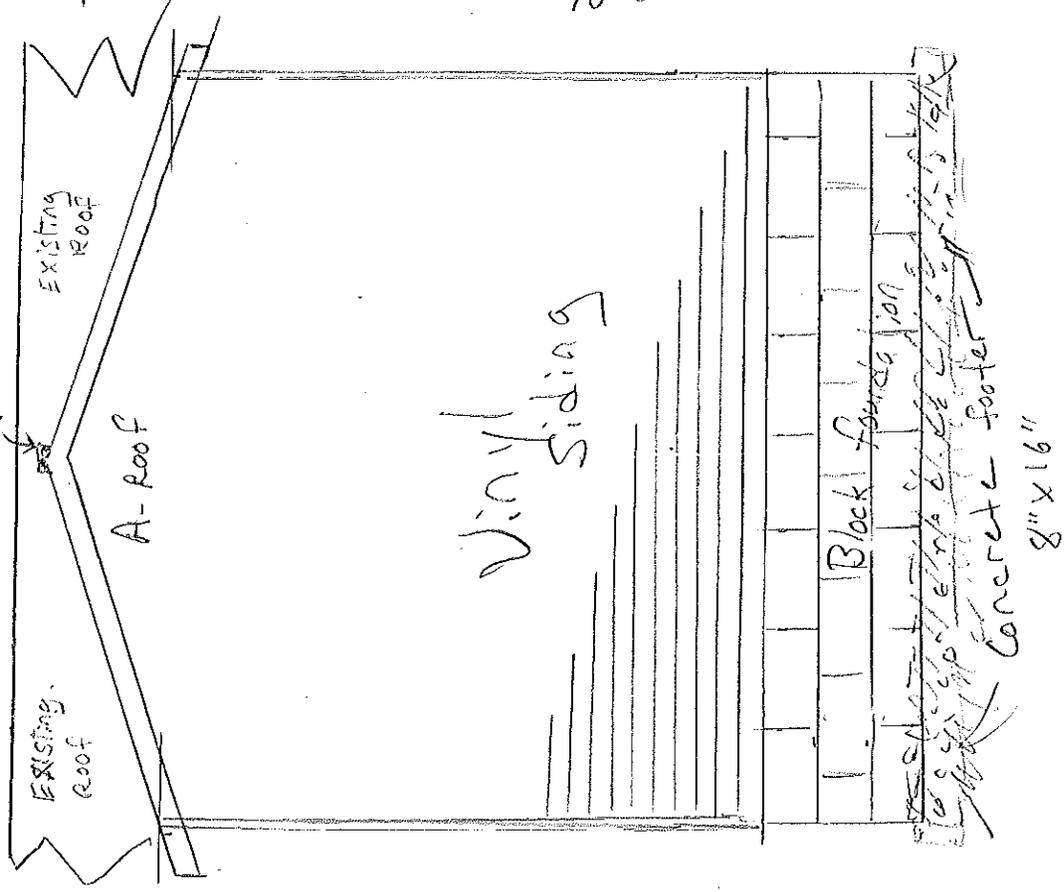
Scale - 1/2" = 1'-0"

Sheet # 2

Existing Structure



Floor Plan - Scale $\frac{1}{8}'' = 1'-0''$
 - 100 sq. ft. Total



End - Elevation
 Not to Scale

10'x10' - 8" x 16" 3500 PSI concrete footing

10'x10' Block foundation - 8" x 16"

2"x8" Treated plate w/ flashing over all blocks

2"x8" floor joist - 16" O.C.

3/4" 4"x8" - Advantec floor T&G soildal

2"x4" - plates & studs 16" O.C.

2"x6" - Ceiling joist = 16" O.C.

2"x6" - Rafter - 16" O.C.

(for an A-roof added to Trailer)
Roof

7/16" OSB sheathing

House wrap over all.

Vinyl siding to match Existing

Shingle - Architect (over shingle underlayment)

1- Window - 36" x 60"

1- Ext. door - 36" x 80" (6-Panel)

Insulation to meet code.

1/2" Sheetrock - Ceiling & walls

Elec. to meet Elec. code

Historic District Review Board Staff Report

From: Larry DiRe 
Date: October 9, 2015
Item: 4D – November Board meeting date
Attachments: None

Discussion

- The Historic District Review Board meets for the regular monthly meeting on the third Tuesday of the month. In November that date is the seventeenth. Staff is requesting the Board consider changing the date to Wednesday November 18th to allow for staff to attend a professional development workshop.

Recommendation

After discussion decide whether the date for the November regular monthly meeting will change.

Historic District Review Board Staff Report

From: Larry DiRe 
Date: October 9, 2015
Item: 5A – Guidelines update
Attachments: Historic District Guidelines Porch and Storefront Sections

Discussion

The Historic District Review Board is doing an on-going review of the current Historic District Guidelines document. The Board did not meet in August and had five applications in September, so document review begins again after three months. This month the Porch and Storefront sections are for review (pages 42 – 47).

Recommendation

Following discussion determine if updates are needed and provide direction to staff.

BUILDING ELEMENTS

1 Retain porches that are critical to defining a specific building's design and the integrity of the overall Cape Charles district.

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help to define the style of the structure. Entrances are both functional and ceremonial elements. For residential buildings, porches have traditionally been a social gathering place as well as a transitional area between the exterior and interior.

Porch Types

Full-width, one-story porches are the most common type of porch in the Cape Charles district. Columns and decorative details vary according to style. Some details reflect classical elements. Victorian porches usually display ornate sawn and carved details. In bungalows, the porch is carved out of the volume of the house. Many of the houses that have full-width porches are simple vernacular structures without very much decoration.

Secondary porches on the side or rear of the building can be one or two stories. Sometimes they are closed in to form new spaces like pantries

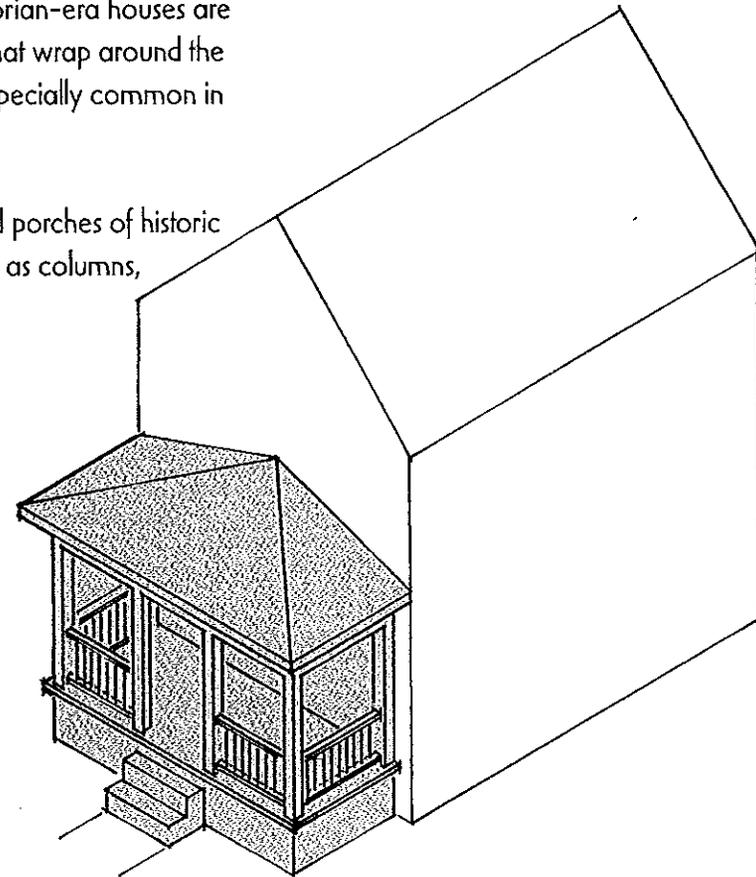
or sun rooms. Some Colonial Revival houses have a side porch but no front porch.

Porticoes are found on Federal and Colonial Revival houses and are identified by their columns and classical details.

Wraparound porches on Victorian-era houses are extensions of the front porch that wrap around the side of the dwelling and are especially common in the Queen Anne style.

2 Do not strip entrances and porches of historic materials and details, such as columns, balusters, or trim.

3 Repair damaged elements of porches by matching the materials, methods of construction, and details of the existing original fabric.



BUILDING ELEMENTS

4 Include porches on new residential construction. Nearly all of the district residences have porches, and new porches should reflect the size, height, and materials of porches on historic buildings on the street.

5 Replace porch elements or the porch itself only if the materials are too deteriorated to repair or are completely missing. New elements should match the original as closely as possible. Avoid replacing wooden steps with concrete or brick steps or wooden posts with decorative iron supports; also avoid adding “Colonial” decorative elements, such as broken pediments, columns, and pilasters, or replacing porch piers with a continuous foundation.

6 Avoid removing or adding entrances and porches important in defining the building’s overall historic character. Give more importance to visible front and side porches than to rear porches.

7 Do not enclose porches on primary elevations; avoid enclosing porches on secondary elevations in a way that radically changes the historic appearance.



Original porch



Inappropriately remodeled porch



Inappropriately removed porch

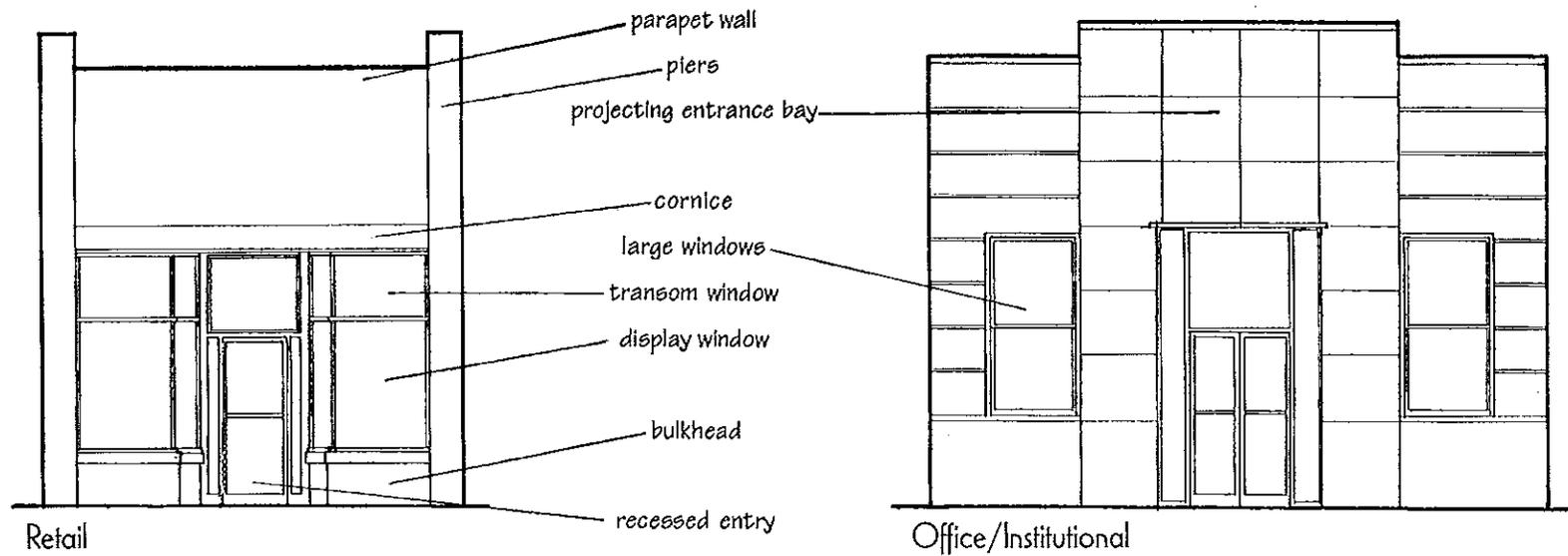


Inappropriately enclosed porch

STOREFRONTS

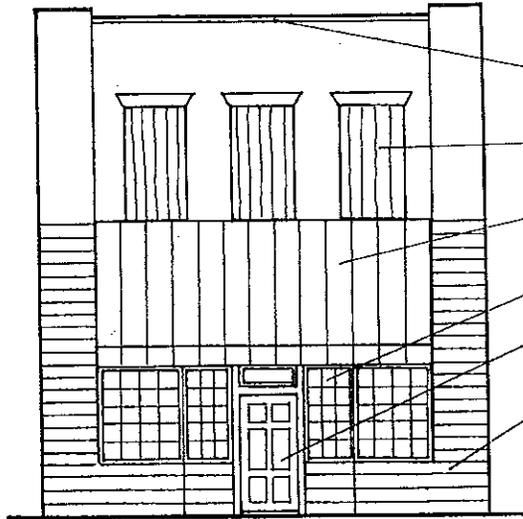
BUILDING ELEMENTS

👁️ Many of the traditional storefronts in the downtown date from the early 1920s. To determine what type of storefront your building has, conduct pictorial research to find the appearance of the original storefront or early changes



BUILDING ELEMENTS

cornices, decorative features, or significant portions of the wall alters the building's proportions and changes its appearance.



Inappropriate changes:

- cornice removed
- covered-up windows
- mansard roof
- small-paned windows
- "Colonial" doors
- bulkhead + piers covered with siding

Inappropriately changed storefront

1 Retain all elements, materials, and features that are original to the building or are sensitive remodelings and repair them as necessary.

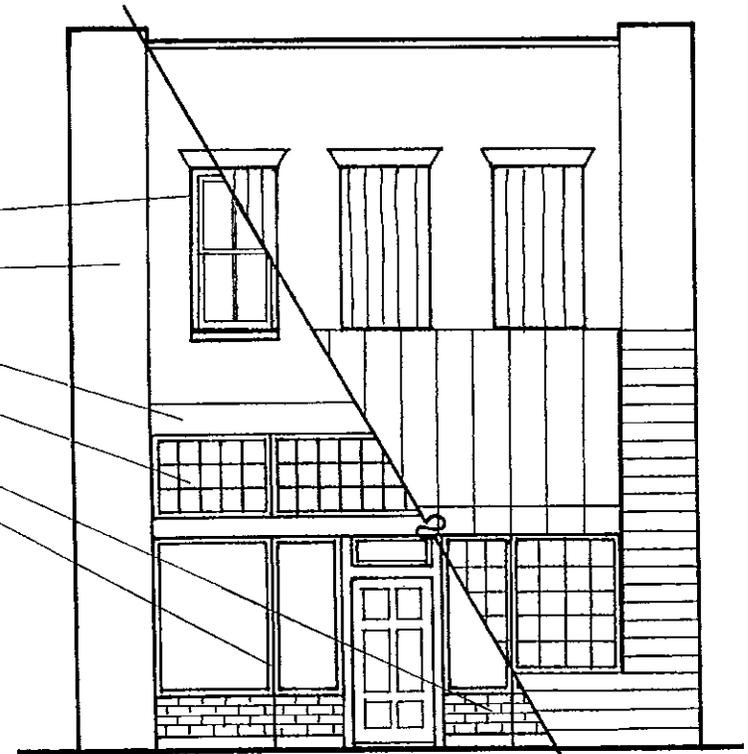
2 Remove any inappropriate elements, materials, signs, or canopies that obscure original architectural elements. Covering up windows,

What you may find underneath:

- windows
- brick piers
- storefront beam
- transom windows
- brick bulkhead
- original storefront supports

What you may find stored away:

- windows
- doors



Exploratory demolition of storefront

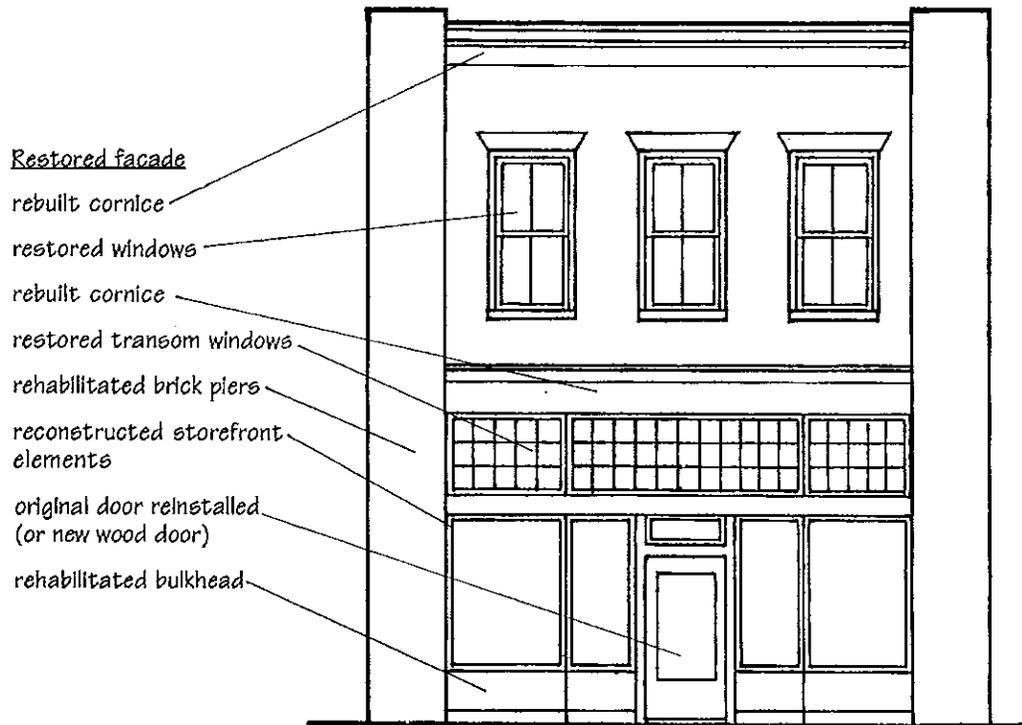
BUILDING ELEMENTS

3 Conduct exploratory demolition to determine what original elements remain and their condition.

4 Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornices.

5 Reconstruct missing elements (such as cornices, transoms, and bulkheads) if documentation is available. Otherwise, design new elements that respect the character, materials, and design of the building.

Avoid using materials and elements that are incompatible with the building or district, including aluminum-frame windows and doors, natural aluminum panels or display framing, enameled panels, textured wood or artificial siding, wood shingles, mansard roofs, metal awnings, coach lanterns, small-paned windows, plastic shutters, inoperable shutters, or shutters on windows where they never previously existed. False historical appearances like "Colonial," "Olde English," or other theme designs should not be used.

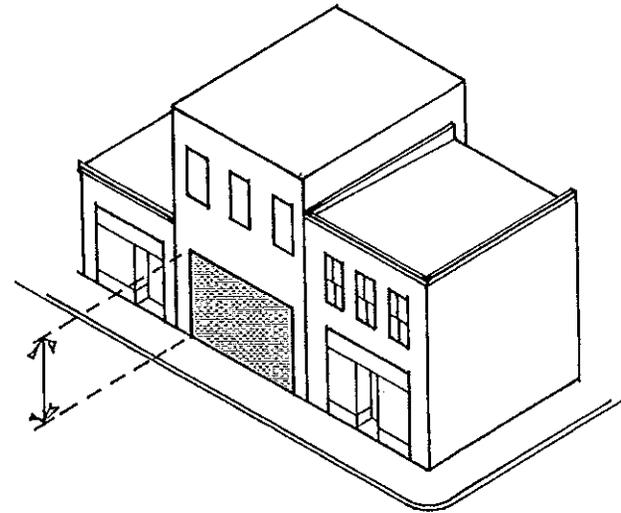


Storefront after facade improvement

BUILDING ELEMENTS

6 When designing new storefronts or elements for storefronts, conform to the configuration and materials of traditional storefronts. Keep the ground levels of new retail commercial buildings at least 50 percent transparent up to a level of 10 feet. Articulate the bays of institutional or office buildings to provide visual interest. Include doors in all storefronts to reinforce street-level vitality. Discourage “mini-malls” with one central door to the interior unless individual storefronts also have usable entrances and display windows.

The ground level of retail commercial buildings should be 50 percent transparent up to 10 feet in height.



Residential Cornices

Boxed eaves are simple cornices on buildings with pitched roofs. The rafter ends and the eaves are boxed in with wood.

Exposed eaves are often found on bungalows. The structure of the roof is expressed and the rafter ends are decorated and exposed.

Decorated cornices use details such as brackets, dentils, egg and dart molding, and friezes. On residences, the decorative pieces usually are shaped

Articulate the facade of office/institutional buildings with bays.

