

Historic District Review Board

Regular Session Agenda

November 18, 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 8 Peach Street – addition to rear of building and façade improvements
 - B. Application 628 Washington Avenue – new single-family home construction
5. Old Business
 - A. Guidelines review – cornices; masonry; wood (pages 48-53)
6. Announcements
7. Adjourn



DRAFT
HISTORIC DISTRICT REVIEW BOARD
Regular Meeting
Cape Charles Civic Center
October 20, 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 and Terry Strub. Sandra Salopek was not in attendance. Also in attendance were Town Planner Larry DiRe and Assistant Town Clerk Amanda Hurley. Owner Bill Parr of 1 Pine Street, owner Anthony Jette of 633 Jefferson Avenue and owner Nan Abraham of 418 Washington Avenue were all in attendance. 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 September 15, 2015 Regular Meeting.

Motion made by John Caton, seconded by Terry Strub, to accept the minutes of the September 15, 2015 Regular Meeting as presented. The motion was unanimously approved.

NEW BUSINESS:

A. 1 Pine Street – Old brick storefront paint removal and repainting

Mr. Bill Parr stated that part of the brick was painted and after trying several methods, it was still not able to be removed, therefore it would have to be repainted. The cornice area would remain unpainted. Mr. Parr stated that the window glass was 107" x 96" and he was proposing to divide it vertically as it was so large. Mr. Parr presented a Hinkley light fixture which he was proposing to install on the center brick column. One of the doorways was a 51-1/2" rough opening and he was proposing to install a door with a side light under the transom. Each storefront would be a separate hotel room and each would have a doorway from the street as well as from the rear.

Motion made by David Gay, seconded by John Caton, to approve the application for 1 Pine Street as proposed with the addition of the Hinkley light fixture to be installed on the center brick column, vertical window divider on the south unit and paint color for brick submitted to the Town Planner. The motion was unanimously approved.

B. 633 Jefferson Avenue – Chimney removal, window removal and window opening resizing

Mr. Anthony Jette stated that he was proposing to remove the chimney because it was prone to leaks. The window in the kitchen over the sink was proposed to be replaced and resized to 32"x40" and the other kitchen window facing the backyard would be removed.

Motion made by Terry Strub, seconded by John Caton, to approve the application for 633 Jefferson Avenue as proposed with the modification to the size of the window to 32"x40". The motion was unanimously approved.

C. 418 Washington Avenue – 10'x10' structure to enclose building's principal entrance door on secondary elevation

Ms. Nan Abraham stated that she was proposing an enclosed porch and there was an alteration to the plans to have two doors and one window instead of one door. The addition would not

interfere with any existing windows. The roof would tie into the existing and would be an A-frame type roof.

Joe Fehrer questioned whether the home was a mobile home or not as it was difficult to determine from the photos. Ms. Abraham stated that it was stick built.

Motion made by John Caton, seconded by Terry Strub, to approve the application for 418 Washington Avenue as proposed with the modification that there be a door on either side of the addition (north and south sides) and a window on the front of the addition (west side) instead of on the south side. The motion was unanimously approved.

D. November Board Meeting Date

Joe Fehrer stated that staff was requesting to change the November HDRB meeting date from November 17th to November 18th to allow staff to attend a training class. The Board was in agreement that the date change was acceptable.

OLD BUSINESS:

A. Guidelines review – porches; storefronts (pages 42-47)

Larry DiRe explained that sometimes people requested half front porches and enclosed porches.

Joe Fehrer stated that he felt that the porch section was well covered in the Guidelines. There was some discussion regarding porches that had been remodeled inappropriately and how they could be restored back to the original configuration.

The Board was in agreement that the storefronts section of the Guidelines was straightforward.

Joe Fehrer requested that staff provide the Board with a list of administrative approvals on an annual basis.

ANNOUNCEMENTS:

Larry DiRe reported that October 15, 2016 would be the 50th anniversary of the National Historic Preservation Act and suggested a celebration in town which could include properties such as the Hotel at 1 Mason Avenue.

The Historic Homes Tour which was originally scheduled for September was cancelled twice due to inclement weather and it was decided to postpone it until spring.

Joe Fehrer stated that even if there were no applications for November, the Board should still meet to review sections from the Guidelines.

Motion made by David Gay, 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: November 18, 2015
Item: 4A – 8 Peach Street – addition to rear of building, and façade improvements
Attachments: Application, floor plan, façade renderings, site plan, photos.

Application Specifics

An application has been received for a Certificate of Appropriateness from the property owners of 8 Peach Street. This is a commercial property in the Commercial – 1 district and a contributing structure to the Historic District. Proposed work on the building includes opening the rear wall for the purpose of expansion by installing a refrigerated cooler room, and façade improvements. The building has been vacant for a prolonged period of time and is proposed for use as an eating and drinking establishment (brew-pub), which is a permitted use in the Commercial – 1 district. (*Article III Section 3.6.B.16 of the Town Zoning Ordinance*)

Discussion

- The addition of the cooler room to the rear of the building changes the building's footprint. The Guidelines are clear on the requirements for such additions. While this addition is not visible from Peach Street, it will be partially visible from Mason Avenue, so the following Guideline should be considered: *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale, and architectural features of the old work to protect the historic integrity of the property and its environment. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.* (Building Element 4, page 21).
- The applicant proposes to install awnings over the front door and windows. They do not provide specifics of their awnings, so the following Guidelines sections should be considered and addressed by the applicant: *Awnings can protect pedestrians from the weather, shield window displays from the sun, conserve energy, highlight specific buildings or businesses, and cover unattractively remodeled transom areas above storefronts. 1. Choose awning types that are appropriate for the Cape Charles historic district. Sloped fabric awnings, whether fixed or retractable, are the traditional awning type and are appropriate for most historic buildings, both residential and commercial. Boxed or curved fabric awnings, a more current design, should be used on nonhistoric (noncontributing) or new commercial buildings. Aluminum or plastic awnings are generally inappropriate for any historic district buildings. 2. Place the awning within the storefront, porch, door, or window opening so that it fits the opening and does not obscure distinctive architectural elements or damage materials. Choose a design that does not interfere with existing signs, street trees, or other elements along the street. 3. Keep the bottom of the awning at least seven feet above grade. 4. Coordinate colors with the overall building color scheme. Solid colors, wide stripes, and narrow stripes may be appropriate, but not overly bright or complex patterns. Avoid using shiny, plastic-like fabrics.* (Building Elements 1 – 4, page 61).
- It appears that a transom window over the front door is being removed and the two windows to the right of the front door (when facing the building) are being reduced in size. For storefronts, the following Guideline should be considered: *When designing new storefronts or elements for storefronts conform to the configuration and materials of traditional storefronts.* (Building Element 6, page 47).

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: 11/3/2015

Permit No.: _____

* Please attach checklist items

Fee: \$100.00

Modification Fee: \$50.00

Special Meeting Fee: \$125.00

Applicant: Steve and Christy Smith Signature: _____
Address: 3160 Jacobia Lane City: Cape Charles State: VA Zip: 23310
Telephone: 757-678-6129 Cell: 757-678-6129
Email: smithagronomic@verizon.net

Owner(s): Anne L. Smith
Address: PO Box 448 City: Cape Charles State: VA Zip: 23310
Telephone: 757-331-1405 Cell: _____
Email: wmhsmith@aol.com

Contractor: Scott Simms
Address: 2246 Sand Hill Dr. City: Cape Charles State: VA Zip: 23310
Telephone: 757-331-3469 Cell: 757-678-3033
Email: simmstrim@verizon.net

Town License No.: _____ State License No.: 2705101247

Location of Improvement: 8 Peach Street (lot behind)
Lot No.: 598 Block No.: 83A3-1 Lot Size: 40' x 120' Lot Area: 4,800'
Type of Improvement: 10 x 10 walkin cooler in back lot (maybe slightly larger) attached to northeast corner of building.
New garage door. Awnings. Brick, concrete sidewalk and apron in front of building. Improve back lot.
Proposed Use: Brewpub
Estimated Construction Costs: \$25,000

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

Structure of Improvement will be set back:
68' from front property line
0 from side property line
NA from side property line on corner lot
NA from rear property line
NA 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

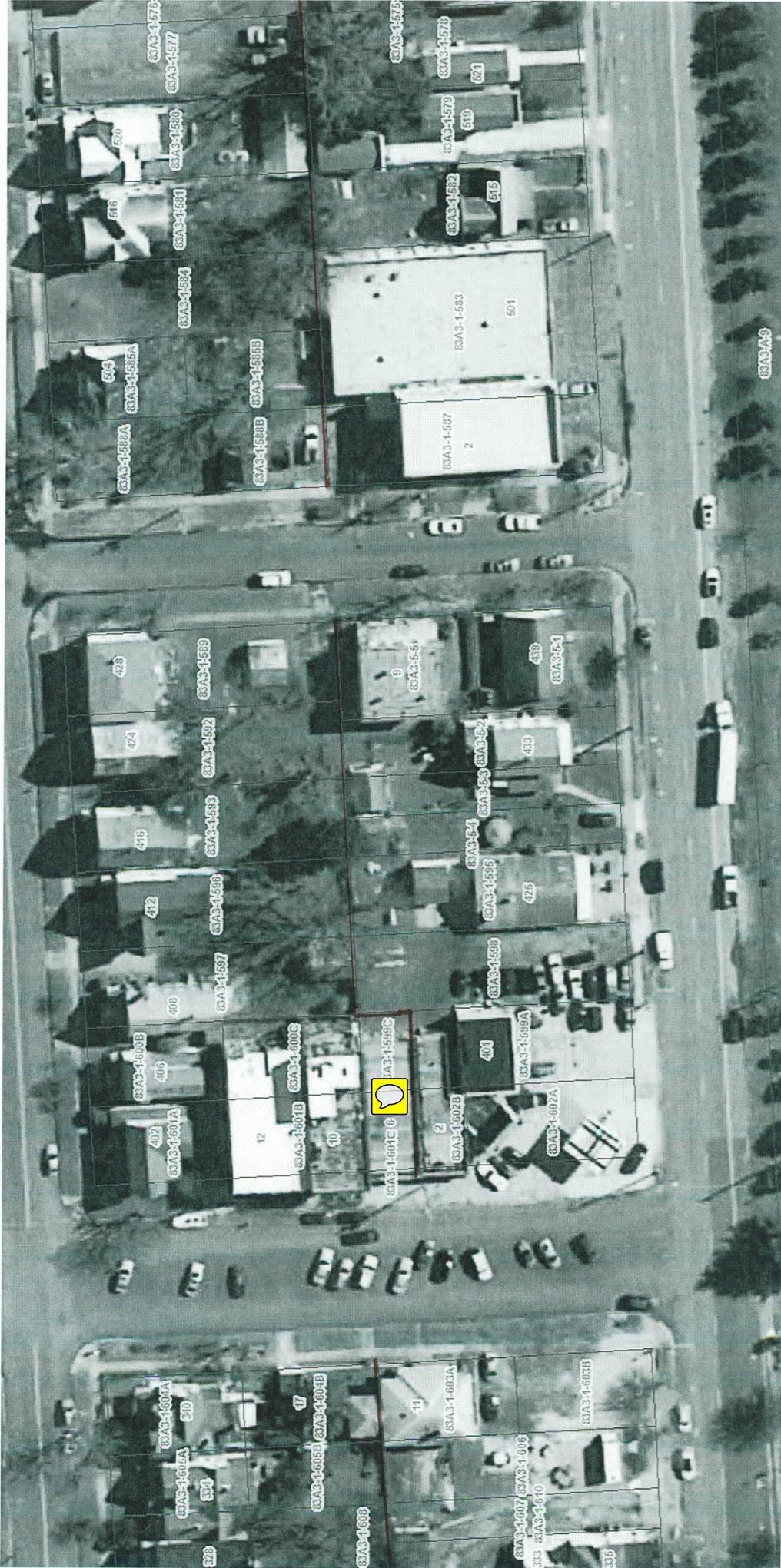
CERTIFICATION OF APPLICANT

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: Anne L. Smith



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3A3-1-579

3A3-1-580

3A3-1-581

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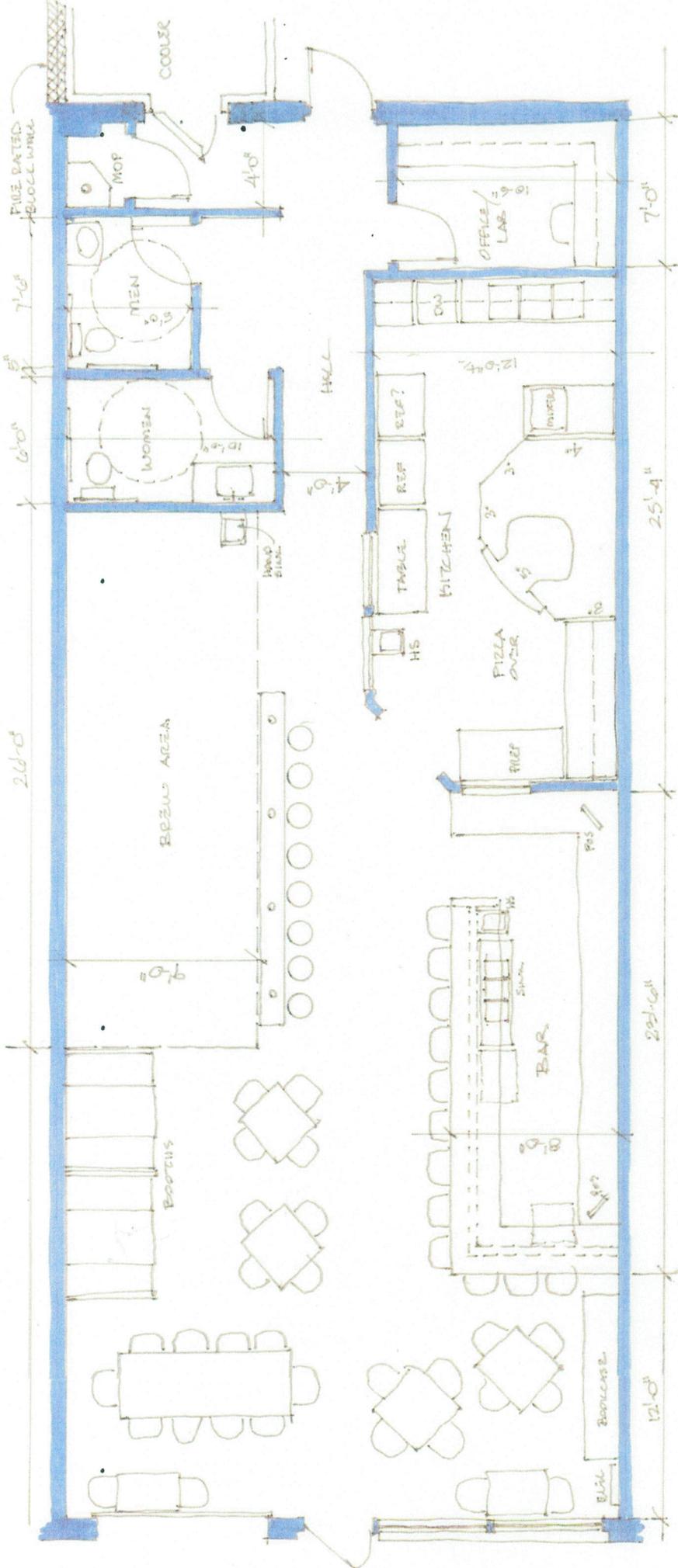
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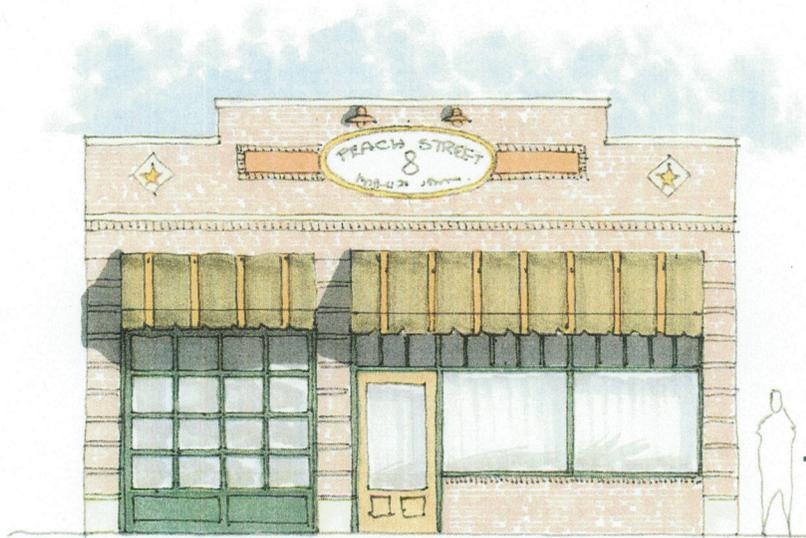
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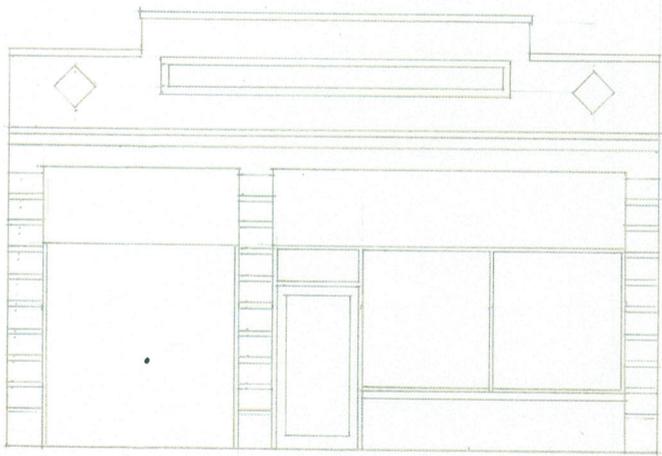


CASE CHARLES, VIRGINIA
 10.27.15

SLICK CAN BREW PUB
 SCALE - 1/4" = 1'-0"



FRONT ELEVATION | SKETCH



FRONT ELEVATION - EXISTING

(598)

T. Mason Ave. 94.00'

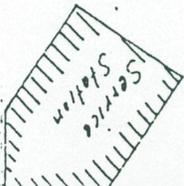
(599) Taylor Jefferson Heirs

(602) Lance Fulcher

T. Mason Ave. 89.50'

Note: For more Deed Reference see Deed Book 142 Pages 440 441. J. H. Gandy Jr. - C.S.

Property line, see Deed BK 70 page 156



Box 33

N 5° 19' E 45.00'

71.08'

116.08'

(597) Reid Property

584.41 E 40.00'

Property Line South
Deed BK 79 Page 20
Edge Brick Wall

Original Town of Cape Charles Lot lines

(600)

(601)

North side creek hole is property line

80.00' N 84.41' W 35.43'

55° 19' W 71.08'

55° 19' W 68.92'

55° 19' W 68.92'

44.57'

44.57'

34.95'

40.00'

44.41 E

Side Walk

44.41 E

44.41 E

44.41 E

44.41 E

121.58'

55° 19' W

71.08'

55° 19' W

68.92'

68.92'

44.41 E

44.41 E

Peach Street

Point of Beginning

Point of Reference

100'

First And Merchants

National Bank of Richmond

H. C. Smith

Material List for 8 Peach Street

10 x 10 galvanized walk in cooler

Garage door

Awnings

Concrete and brick front walkway

8 Peach Street Front and Rear – Proposed Brew Pub



Historic District Review Board Staff Report

From: Larry DiRe 
Date: November 18, 2015
Item: 4B – 628 Washington Avenue – New Construction of single-family home
Attachments: Application, elevations, survey plat.

Application Specifics

An application has been received for a Certificate of Appropriateness from the property owner for new construction of a single-family home at 628 Washington Avenue. The proposed building is a single family home, built on a conforming size lot. The owner recently vacated the lot line to build the home on a sixty-foot wide parcel. The building footprint meets the setback\prevailing standard requirements of the zoning ordinance. This is a modular home and will have vinyl siding.

Discussion

The applicant has presented a comprehensive set of elevation drawings, and a current survey plat. The building height limit, roof pitch, and front porch width conform to the zoning ordinance requirements. The applicant proposes to screen-in the front porch, and has been informed that the screening must be on the inside of architectural elements as described in Article III Section 3.2.H of the Zoning Ordinance.

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: October 25, 2015

Permit No.: _____

* Please attach checklist items

Fee: \$100.00

Modification Fee: \$50.00

Special Meeting Fee: \$125.00

Applicant: Steve and Teresa Loomis Signature: 
Address: PO Box 203 City: Saxis State: VA Zip: 23437
Telephone: 757-894-0476 (Steve) Cell: 757-894-3554 (Teresa)
Email: no9loomis@aol.com (Steve) and toloomis@aol.com (Teresa)

Owner(s): Steve and Teresa Loomis
Address: PO Box 203 City: Saxis State: VA Zip: 23437
Telephone: 757-894-0476 (Steve) Cell: 757-894-3554 (Teresa)
Email: no9loomis@aol.com (Steve) toloomis@aol.com (Teresa)

Contractor: Village Builders on the Bay, Inc.
Address: 3140 Plantation Creek Lane City: Cape Charles State: VA Zip: 23310
Telephone: 757-678-5155 Cell: 757-678-6455
Email william.doughty@verizon.net
Town License No.: 15-0002 State License No.: #2705 116099A

Location of Improvement: 628 Washington Avenue
Lot No.: 12A and 13 Block No.: 600 Lot Size: 60X140 Lot Area: 8405sf
Type of Improvement: New Home

Proposed Use: Primary Residence
Estimated Construction Costs: \$150,000

Dimension of Structure or Improvement:
Width: 30ft Length: 44ft Height: 24ft
Total Square Footage: 2158 Square ft

Structure of Improvement will be set back:
Prevailing 27'7" from front property line
5ft west side from side property line
18ft from side property line on corner lot
60ft 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
Cape Charles, VA 23310
757-331-2036 Fax: 757-331-4820
planner@capecharles.org

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- Photos illustrating proposed project
- Material list (if applicable) including building materials, product descriptions and specifications

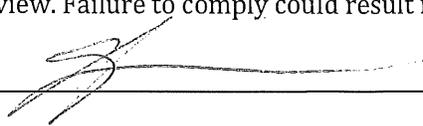
CERTIFICATION OF APPLICANT

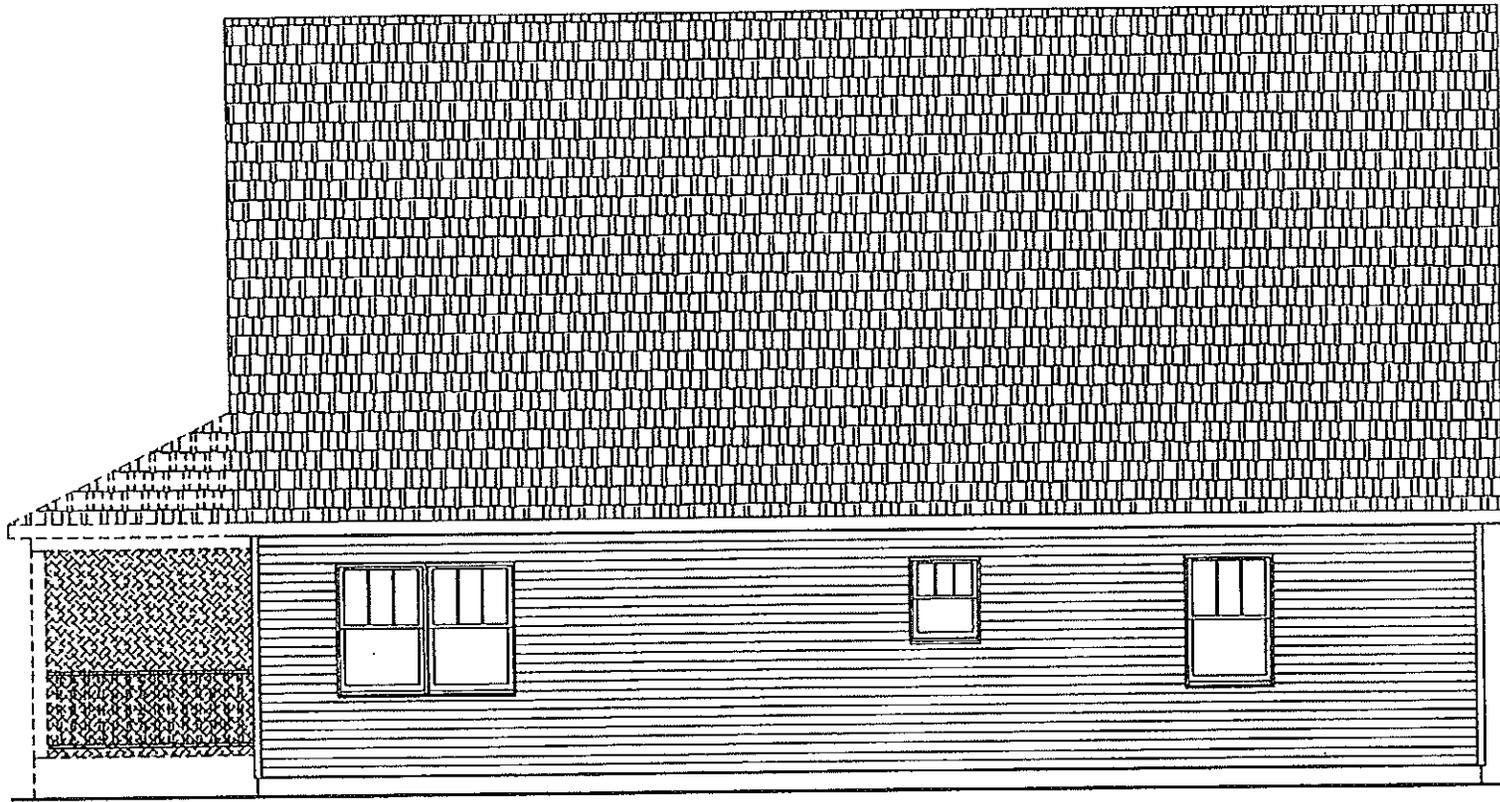
I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer, and water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





RIGHT SIDE ELEVATION

SIING ON-SITE BY OTHERS

246 SAND HILL ROAD
 SELINSGROVE, PA 17870
 PHONE: (570) 374-3280
 FAX: (570) 374-1122
 WWW.ICONLEGACY.COM



DATE	REVISION	BY
9/8/15	PRELIM	PIF
10/2/15	FINAL	PIF

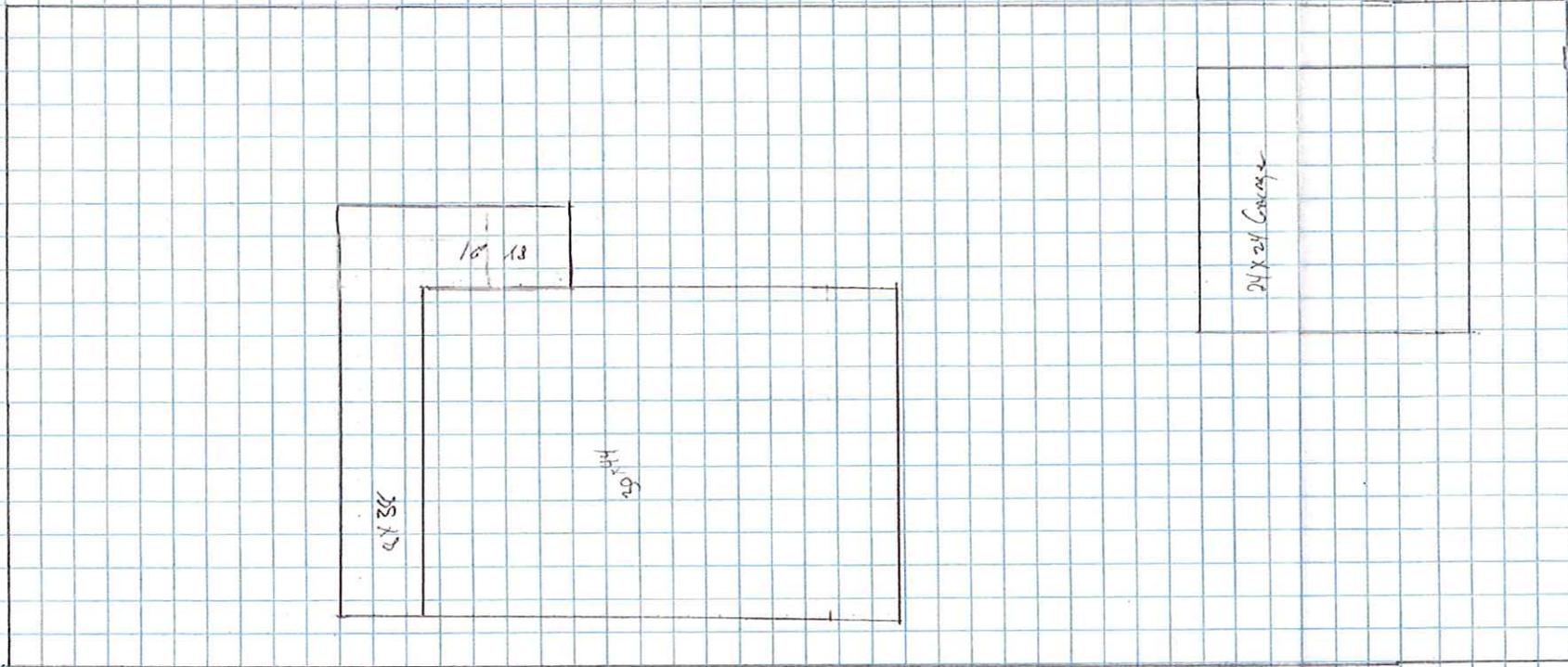
VILLAGE BUILDERS ON THE BAY PROJECT # 0000000000 6268 WASHINGTON AVE CAPE CHARLES NORTHAMPTON 00033		STATE: VA COUNTY: CHARLES ZIP: 23314 PROJECT NAME: CAPE CHARLES
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RIGHT ELEVATION

0#6033	2D
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1 Br = 3 ft

628
Washington



Historic District Review Board Staff Report

From: Larry DiRe 
Date: November 18, 2015
Item: 5A – Guidelines update
Attachments: Historic District Guidelines Cornices, Masonry, and Wood Sections

Discussion

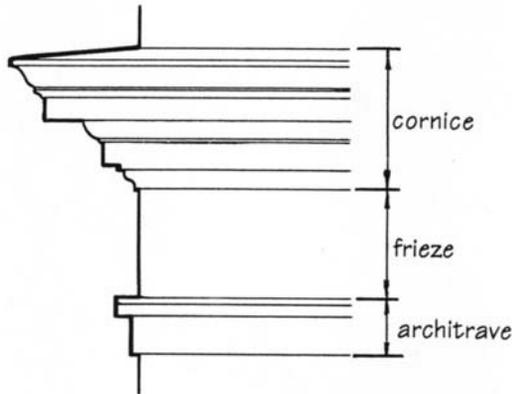
The Historic District Review Board is doing an on-going review of the current Historic District Guidelines document. This month the Cornices, Masonry, and Wood sections are for review (pages 48 – 53).

Recommendation

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

BUILDING ELEMENTS

☞ Cornice Elements

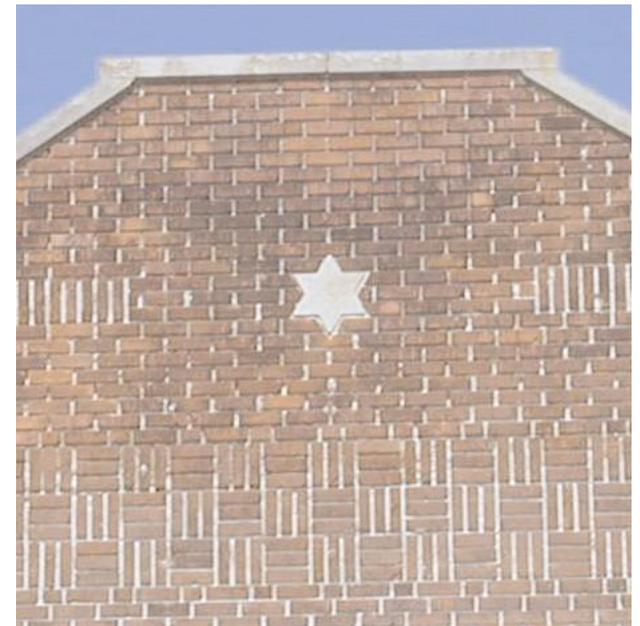


Commercial Cornices

Decorative brick bands are common in commercial districts. The upper part of the façade is decorated with a masonry pattern, either flat or projecting (called corbelled).

A coping is a decorative and protective cap at the top of a parapet wall or any wall that does not have a cornice. Materials used for copings in the district include concrete and metal. Ceramic tile and brick also could be used.

Decorated cornices include features such as brackets, dentils, egg and dart molding, and friezes. Such cornices can be shaped from a variety of materials. Many cornices on commercial buildings are metal.



CORNICES

BUILDING ELEMENTS

from wood.

1 Retain existing cornices that define the architectural character of historic buildings.

2 Repair rather than replace existing cornices. Do not move elements that are part of the original composition without replacing them in kind. Match original materials, decorative details, and profiles.

3 Do not replace an original cornice with one that conveys a different period, style, or theme. If the cornice is missing, the replacement should be based on physical evidence or, barring that, be compatible with the original building.

4 Include cornices in the design of new commercial buildings, particularly if they abut historic buildings with cornices. Choose designs and materials that complement cornices in the district.

1 Use masonry as it traditionally has been used in the historic district:

Brick and rusticated block are the most common types of masonry used in Cape Charles. Study the architectural character of the immediate area to determine appropriate use.

• Use brick or parged block for the foundations of frame residences.



MATERIALS

•For commercial and institutional buildings, use masonry, preferably brick, as the main construction material.

Stucco has been used frequently in the district for exterior covering and specific elements. Parging, a variation of stucco, has been used as a coating over brick and block.

Concrete occurs in the more modern buildings and in alterations of older buildings. It can be appropriate for decorative details like copings, lintels, and sills, but avoid using concrete block for alterations.

2 Retain masonry features that define the overall character of the building. Repair rather than replace damaged masonry features by patching, piecing, or consolidating units to match the original. Repair stucco or plastering by removing loose material and patching with a new material that is similar in composition, color, and texture. Patch stone in small areas with a cementitious material which, like mortar, should be weaker than the masonry units being repaired.

3 Discourage the use of waterproof, water-repellent, or nonhistoric coatings on brick. They often aggravate rather than solve moisture problems.

4 Avoid painting unpainted brick surfaces.

✓ Most of the major masonry problems can be avoided with monitoring and prevention. Prevent water from causing deterioration by insuring proper drainage, removing vegetation too close to the building, repairing leaking roof and gutter systems, securing loose flashing around chimneys, and caulking joints between masonry and wood. Repair cracks and unsound mortar.

5 Clean brick only when necessary to remove heavy paint build-up, halt deterioration, or remove heavy soiling. Use only the gentlest means possible and never sandblast. Avoid high-pressure water wash. Avoid freezing conditions when using water-based products.

☞ Building owners applying for federal rehabilitation tax credits must conduct test patches before cleaning masonry. Sandblasted masonry buildings cannot receive federal tax credits.

✓ The best method for cleaning unpainted brick is low-pressure water wash with detergents. Test the cleaner on a small, inconspicuous part of the building. Older brick may be too soft to clean and can be damaged by detergents and by the pressure of the water.

Use chemical cleaners cautiously. Do not clean with chemical methods that damage masonry and do not leave chemical cleaners on the masonry longer than recommended.

Use knowledgeable contractors and check their references and methods. (Look for damage caused by improper cleaning such as chipped or pitted brick, washed-out mortar, rounded edges of brick, or a residue or film.)

6 Repoint disintegrated masonry joints. Duplicate the original mortar in strength, composition, color, and texture.

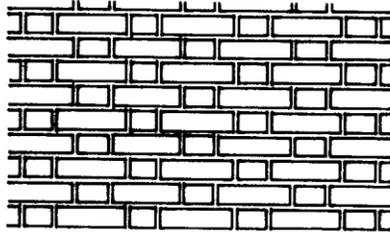
✓ Remove deteriorated mortar by carefully hand raking the joints. Do not remove mortar with electric saws or hammers that damage the surrounding masonry.

MATERIALS

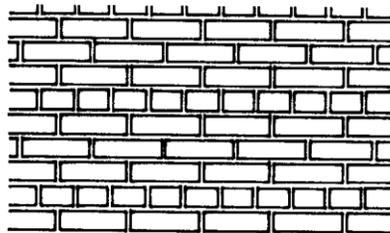
REPOINTING HISTORIC MASONRY

Old bricks are different from new bricks and the mortar, the material that makes the joints, has to be different as well. Appearance is not the only issue. An improper mortar mixture can damage historic brick. Professionals experienced in working with

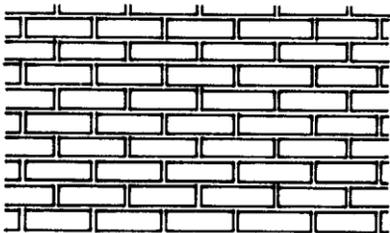
Brick Bond Patterns



Flemish bond



American bond (common bond)



running bond

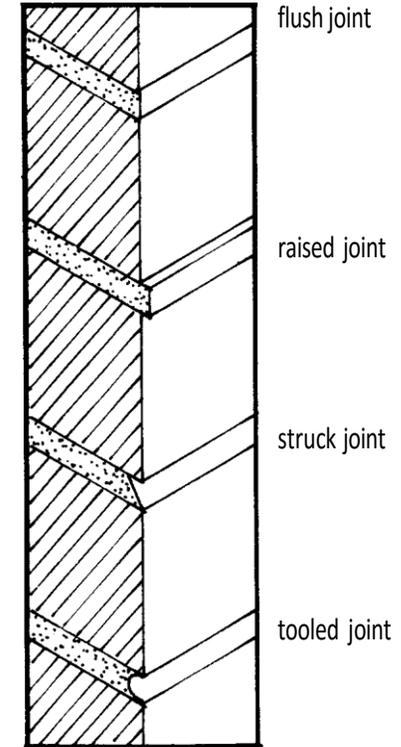
old masonry can guide you in appropriate repointing methods.

Strength. Do not repoint with mortar that is stronger than the original mortar and the brick itself. When brick expands and contracts with freezing and heating conditions, old mortar moves to relieve the stress. If a hard, Portland cement mortar is used, the mortar does not flex as much and the brick can crack, break, or spall.

Composition. Mortar of older brick buildings has a high lime and sand content. Replacement mortar should be composed primarily of lime (one part) and sand (two parts). Some Portland cement (ASTM C-150 Type 1) can be included in the lime portion for workability but should make up no more than 20 percent of the lime and cement combined. For newer buildings, decrease the lime content and increase the Portland cement content.

Appearance. Duplicate old mortar joints in width and profile (see drawings). Cut out old mortar to a depth of one inch. Repoint to match original joints and retain the original joint width.

Do not use “scrub” coating, in which a thinned,



Mortar Joints

low-aggregate coat of mortar is brushed over the entire masonry surfaces and then scrubbed off the bricks after drying, as a substitute for traditional repointing. Synthetic caulking compound also should not be used for repointing.

1 Retain wood as the dominant framing, cladding, and decorative material for Cape Charles’ historic buildings.

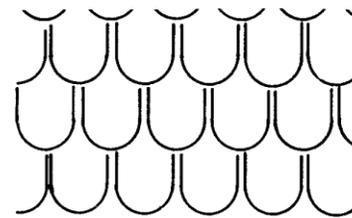
MATERIALS

character of the building. Repair rotted sections with new wood, epoxy consolidates, or fillers

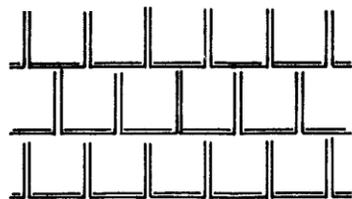
3 Consider using wood as the dominant cladding and decorative material for new construction. New wood surfaces should be painted rather than left with a natural finish.

4 Replace wood elements only when they are rotted beyond repair. Match the original in material and design or use substitute materials that convey the same visual appearance. Base the

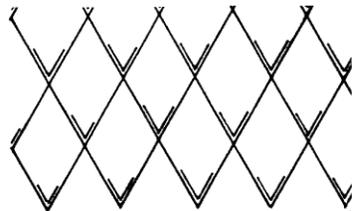
design of reconstructed elements on pictorial or physical evidence from the actual building rather than from similar buildings in the area.



fishscale

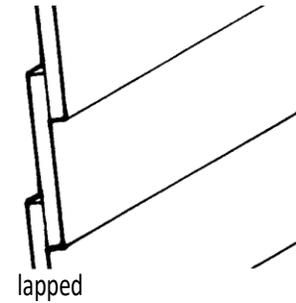


coursed

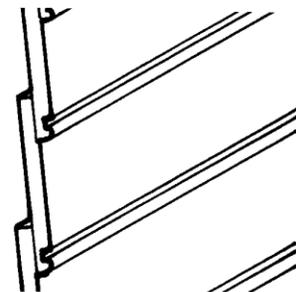


diamond

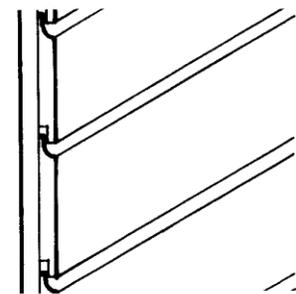
Wood Shingles



lapped



beaded



German or dropped
Wood Siding

MATERIALS

5 Avoid using unpainted pressure-treated wood except for structural members that will be near the ground and outdoor floor decking.

✓ To test for rotten wood, jab an ice pick into the wetted wood surface at an angle and pry up a small section. Sound wood will separate in long fibrous splinters while decayed wood will separate in short irregular pieces. Alternatively, insert the ice pick perpendicular to the wood. If it penetrates less than 1/2 inch, the wood is solid; if it penetrates more than 1/2 inch, it may have dry rot. Even when wood looks deteriorated, it may be strong enough to repair with epoxy products.

✓ Wood requires constant maintenance. The main objective is to keep it free from water infiltration and wood-boring pests. Keep all surfaces primed and painted. As necessary, use appropriate pest poisons, following product instructions carefully. Recaulk joints where moisture might penetrate a building. Do not caulk under individual siding boards or window sills. This action seals the building too tightly and can lead to moisture problems within the frame walls and to failure of paint.

✓ Allow pressure-treated wood to season before

painting it. Otherwise, follow manufacturer's instructions for painting.

1 Retain architectural metals used on historic properties. Cast iron, steel, pressed tin, copper, aluminum, bronze, galvanized sheet metal, and zinc are some of the metals that occur mainly in commercial storefronts, cornices, in decorative elements for elaborate turn-of-the-century residences, and fences.