

Historic District Review Board

Work Session & Regular Session Immediately

Following Agenda

Cape Charles Town Hall – 2 Plum Street
February 18, 2020 5:00 P.M.

1. Call to Order; Roll Call
 - A. Roll call and establish a quorum
2. Order of Business
 - A. Historic District Guidelines Update
3. Close Work Session and Move to Regular Session
4. Invocation and Pledge of Allegiance
5. Consent Agenda
 - A. Approval of Agenda Format
 - B. Approval of Minutes
 - C. Reports
6. Public Comment
7. Old Business
 - A. None.
8. New Business
 - A. Application for a Certificate of Appropriateness to replace windows on a church building at 312 Washington Avenue – tax map #83A1-1-71.
 - B. Application for a Certificate of Appropriateness to renovate a commercial storefront at 325 Mason Avenue – tax map #83A3-1-610.
 - C. Application for a Certificate of Appropriateness to construct a new single-family detached home at 503 Jefferson Avenue – tax map #83A1-1-54.
 - D. Application for a Certificate of Appropriateness to construct a new single-family detached home at 600 Washington Avenue – tax map #83A1-1-25, #83A1-1-28A, & #83A1-1-28B.
9. Other Business
 - A. Election of Officers
10. Announcements
11. Adjourn



DRAFT
HISTORIC DISTRICT REVIEW BOARD
Work Session & Regular Meeting
Cape Charles Civic Center
January 21, 2020
5:00 p.m.

At 5:00 p.m., Chairman Kerry Shackelford, having established a quorum, called to order the Work Session and Regular Meeting of the Historic District Review Board (HDRB). In addition to Kerry Shackelford, present were Herb Thom and Edward Wells. There was one vacancy on the board. Also, in attendance were Edward Eichman, Town Planner Zach Ponds, Deputy Clerk Tracy Outten, and the applicants. There were two members of the public in attendance.

ORDER OF BUSINESS:

A. *Historic District Guidelines update.*

After Edward Eichman, former board member, presented the board with a draft of the New Single Family Residential Infill Construction and Residential Additions or Accessory Buildings section of the Cape Charles Historic District Guidelines (CCHDG) (Please see attached.), discussion was as follows: (i) Kerry Shackelford thought that additions would have a separate section. He asked the opinion of the board members. Edward Well said if all items were covered, he was fine with this title. Herb Thom thought condensing wording would make the guidelines more understandable; (ii) The board discussed if having separate sections for additions and accessory buildings was necessary; (iii) Edward Eichman informed the board that each section would address a certain topic and detailed requirements would be included; (iv) Edward Wells mentioned that some language could be pulled from the current guidelines; (v) Zach Ponds recommended that definitions be included; (vi) There was some debate on whether or not vinyl should be allowed; and (vii) Kerry Shackelford was still working on wording to get buy-in from the Town Council was a historic community. He added that visitors come here to see historic homes not plastic houses.

Kerry Shackelford handed out the Planning New Construction or Additions pages from the current CCHDG with his suggested mark-ups. Some discussion ensued.

Motion made by Herb Thom, seconded by Edward Wells, to close the January 21, 2020 Historic District Review Board Work Session and move to the Regular Meeting. The motion was unanimously approved.

Kerry Shackelford started the HDRB Regular meeting with a moment of silence and the recitation of the Pledge of Allegiance.

CONSENT AGENDA:

Motion made by Herb Thom, seconded by Edward Wells, to accept the Consent Agenda as presented. The motion was approved by unanimous vote.

PUBLIC COMMENT:

There were no public comments to be heard nor any written comments submitted prior to the meeting.

UNFINISHED BUSINESS:

A. *Application for Certificate of Appropriateness at 408 Nectarine Street – to construct an addition on a single-family detached dwelling and enlarge the existing front porch.*

William “Bill” Manning, contractor, described the revisions to the plans as suggested by the HDRB at the December meeting. Herb Thom commented on what a great job the contractor had done. Kerry Shackelford agreed and asked if the railings and post could be wood; yes.

Motion made by Herb Thom, seconded by Edward Wells, to approve the application for the Certificate of Appropriateness at 408 Nectarine Street to construct an addition and enlarge an existing front porch on the single-family dwelling as revised with the added condition that the rails, posts and spindles would be

NEW BUSINESS:

A. *Application for Certificate of Appropriateness at 652 Randolph Avenue – to construct a new single-family detached dwelling.*

Robert Shrieves, homeowner, described the proposed new home and added that a concrete porch with brick steps was still in the application. Kerry Shackelford informed the board that the topic of the porch was discussed at the pre-application meeting and he suggested the material be changed to wood.

Gary Fink, Mitchell Homes representative, showed samples of the siding and step railing.

Discussion was as follows: (i) The board thought a straight lap vinyl siding would be more appropriate in the neighborhood; (ii) Kerry Shackelford would like a window to be added to the west side of the house. Robert Shrieves did not agree because this was a bedroom and privacy was needed; (iii) Herb Tom said the dormers looked off and asked Gary Fink if they could be enlarged. Gary Fink responded that this could be done but, at a cost to the homeowners. Kerry Shackelford informed Herb Thom that the guidelines did not dictate dormers; and (iv) After much discussion on the porch material and all members reading the guidelines, the board decided that wood or azek needed to be used. Robert Shrieves did not agree and stressed that he had lived here for seventy years and wanted a low maintenance porch and other homes had a concrete porch that this board approved in the past. Kerry Shackelford said a previous board's decision does not determine this board's approval or denial.

Motion made by Edward Wells, seconded by Herb Thom, to approve the application for the Certificate of Appropriateness at 652 Randolph Avenue to construct a new single-family dwelling with the following conditions: (i) window sketches needed to be provided; (ii) the porch material must be wood or azek; and (iii) two windows were to be added on the west side of the house. The motion was approved by unanimous vote.

B. *Application for Certificate of Appropriateness at 548 Monroe Avenue – to alter the size of five windows on an existing single-family detached dwelling.*

Richard Manzolina, applicant, described the proposed project.

Kerry Shackelford asked if Jeb Brady, code official, wrote a letter stating that some of the windows needed to be resized for code reasons. Richard Manzolina answered no. Kerry Shackelford stressed that the guidelines stated that windows needed to be retained and a letter stating that the windows needed to be altered for code reasons was needed.

There was some discussion on what the board's purview covered.

Motion made by Herb Thom, seconded by Edward Wells, to deny the application for the Certificate of Appropriateness at 548 Monroe Avenue to alter the size of five windows on the single-family dwelling as presented per page 19 Section 2 and pages 41 and 42 in the Cape Charles Historic District Review Guidelines. The motion was approved by unanimous vote.

Kerry Shackelford stated that an exception could be made for the two attic windows on the home if required by the code official. He added that sketches needed to be provided of the window design if this was the case.

OTHER BUSINESS:

There was no other business.

ANNOUNCEMENTS:

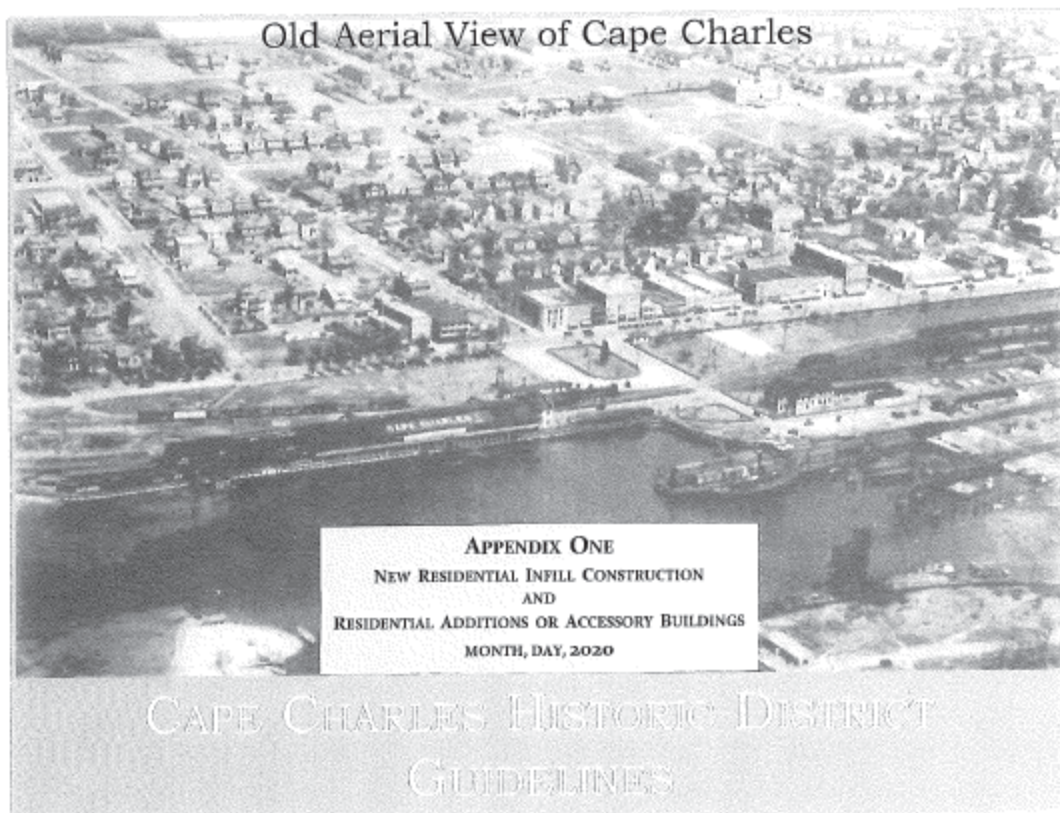
There were no announcements.

Motion made by Herb Thom, seconded by Edward Wells, to adjourn the January 21, 2020 Historic District Review Board Work Session and Regular Meeting at 7:15 p.m. The motion was unanimously approved.

Chairman Kerry Shackelford

Deputy Clerk

CAPE CHARLES HISTORIC DISTRICT GUIDELINES Cape Charles, Virginia APPENDIX ONE New Single Family Residential Infill Construction on an Undeveloped Site AND Residential Additions or Accessory Buildings on a Developed Site TABLE of CONTENTS		
PAGE NUMBERS	SECTION TITLES	
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R-1 to R-?	ROOFS AND DORMERS	
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W-1 to W-4	WINDOWS AND DOORS	
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S-1 and S-2	SIDING AND SHINGLES	
A-1 to A-?	ADDITIONS AND ACCESSORY BUILDINGS	



GENERAL INFORMATION

G - 1

INTRODUCTION:

APPENDIX ONE supplements the HISTORIC DISTRICT GUIDELINES, Revised October 2017, for the following: New Residential Infill Construction and related Site Development; Additions to existing Single Family and Multi-family Residences; and Accessory Buildings.

Appendix One requirements that vary from the Guidelines will be the basis for Historic District Review Board decisions.

Similar Information and Requirements in both Documents will also be considered by the Board.

Appendix One is not intended to dictate certain Designs or to require the direct duplication of existing Historic Styles.

Instead, the intention is to encourage new Architecture while respecting and complementing the District's existing Architectural Characteristics.

That can be accomplished by relying on existing Historic Examples for general Design influence.

INTRODUCTION (continued):

Therefore, the General Style, the Exterior Design, the Design Details, the Exterior Materials, and the Location of the House on the Undeveloped Site should relate to each of those similar Characteristics that exist in the Historic Overlay District.

The Exterior Design should also relate to Existing Houses that are in close proximity to the Site, and other examples that may exist along the Avenue or Street, so visual continuity is maintained in the general Neighborhood that includes the Site.

In addition to the Town's Submission requirements, the following should be part of the information provided for consideration by the Historic District Review Board: Written Description or Summary of the Project – Site Plan, Roof Plan, Exterior Elevation, and Details Drawings – Product Literature – proposed Material and Product Samples.

STREETSCAPE
PICTURES

GENERAL INFORMATION

G - 2

SITE
PICTURES

SITE CONSIDERATIONS:

Orient the front of the House toward the Avenue or Street that the Site faces.

Relate the Front Wall of the House and/or the Front Porch to the average Setbacks of Existing Houses along the Avenue or Street that the House faces.

Locate the House on a Corner Site so the Front faces an Avenue and one visible Side faces the Street.

Comply with the Zoning Ordinance for Front, Side, and Back Yard requirements.

Respect the average Open Spaces between Existing Houses to maintain the Visual Rhythm of the Streetscape.

SITE FENCING:

Front and Side Yards that are visible from an Avenue or a Street may include Picket Fencing that is no higher than 48 inches.

Side and Back Yards with limited visibility may include Picket Fencing that is no higher than 60 inches.

The visible side of Picket Fencing should be milled wood vertical "Pales" with a nominal width range of 3 to 8 inches and a Paint Finish.

The Fence Posts and horizontal Rails should not be visible from a Public Way.

Polyvinyl Chloride (PVC) and Wood Polymer Composite (WPC) Fence Products are not allowed at locations that are visible from an Avenue or a Street.

Chain Link and Post and Rail Fencing or Masonry Walls are not allowed.

HOUSE DESIGN

H - 1

GENERAL:

House Designs should relate to the distinctive Architectural Character of the District and be visually compatible with existing Historic Styles.

Existing Houses are, typically, either One Story with a finished or unfinished Attic (One and One-Half Story) or Two Stories with a finished or unfinished Attic (Two and One-Half Story), plus a Crawl Space/Foundation below and a visible Roof Form/Cornice above.

A few examples of Houses without a visible Roof Form, or an Attic, also exist in the District.

Existing Plan shapes are either Square, Rectangular, or Irregular and House proportions are either Horizontal, Vertical, or Cubed.

The Form (or Mass) and Scale of the New House should be based on a selected combination of those characteristics and should relate to nearby Historic examples.

HOUSE FACADES:

Existing House Facades are, generally, a Three-part Composition that includes a Base (Crawl Space/Foundation), a Middle Section (One or Two Stories), and a Cap (Visible Roof/Cornice).

The Crawl Space and Foundation is usually distinguished from the Middle Section by different Materials, Patterns, or Textures.

The Elevation of the First Floor above Finished Grade should relate to existing Historic examples.

The Visible Roof and Cornice are usually proportioned to the combined height of the Crawl Space/Foundation and the Middle Section.

New Facades should express the Three-part Composition.

FORM
PICTURE

FACADE
PICTURE

HOUSE DESIGN

H - 2

DESIGN
PICTURES

DESIGN ELEMENTS:

The following List indicates the most important Planning and Architectural features to consider for application to the Historic District Board.

House Location on the Site

House Scale and Mass

Roof Forms and related Details

Dormer Forms and related Details

Porch Forms and related Details

Cornice Designs and related Details

Trim or Decoration Designs and Details

Door or Window Designs and Details

Exterior Finish Materials and Details

DESIGN
PICTURES

GENERAL:

Open Porches typically occur at the First Story, and there are a few examples of Open Two-Story Porches in the District.

There are also examples of Porticos with Columns, and Traditional Hoods that provide shelter for Front Entrance Doors.

Porches that exist on the Front extend between 80 and 100 percent of the House Facade width; or they wrap around one, or both, Sides of the House.

Secondary Porches are also allowed at the Sides and the Back of new Houses.

Porches that are intended to include furnishings should have a minimum depth of 8 feet from the House Wall to the outer edge of the Porch Floor.

Open Porches that are elevated above Grade include the following components: Square Foundation Piers with recessed Panels or Walls between, a Stair with sloped Railings, a Floor with Skirt Board trim, Posts or Columns with Railings between, a Ceiling with Frieze Board trim, a Cornice, and a visible Roof Form.

PORCHES**P - 1****SCREENING:**

Screening Systems are only allowed at Secondary Porches and the System must occur on the Porch side of the Cornice, Posts or Columns, and Railings so the exterior sides of those elements are not covered by Screening.

One exception for Front Porches is that a Side Portion only may include Screening if the end facing an Avenue or Street is located behind the Front Facade of the House.

Screen Framing may be milled Wood with a Paint finish or Aluminum with a Baked or Anodized finish.

ONE-STORY
PICTURETWO-STORY
PICTURE**PORCHES****P - 2****DESIGN DETAILS:**

Recessed Panels between Foundation Piers should be either perforated or solid Masonry Walls; or Diagonal, Vertical, or Horizontal Lattice designs.

Non-Masonry Stairs should have closed Risers with finished Side Stringers, and Masonry Stairs should have Side Walls.

Masonry Stairs should visually match the Foundation Piers.

Handrails at Stairs should comply with the "Americans With Disabilities Act" (ADA) requirements.

The Floor and the Ceiling should be Boards with "tongue-and-groove" closed Joints that are perpendicular to the House Wall.

The Floor Surface should be Smooth and the Ceiling should include a Bead Detail.

Posts should be Square and Columns should be Round with optional Cap, Base, and Chamfer details as selected.

DESIGN DETAILS (continued):

Sloped and horizontal Railings should include Top and Bottom Rails with Profiles, Square or "Turned" Balusters, and terminating Posts (as required).

Horizontal Railings between Posts or Columns are an optional Component if the Floor-above-Grade dimension is within maximum allowed Code limits.

The Cornice should include the following: a vertical Fascia, a horizontal Soffit, and a "Frieze" Beam that spans between Posts or Columns below the Ceiling, plus optional selected Mouldings.

The Cornice may include a Half-round Gutter at the Fascia and round Downspouts as required.

The Roof Form for Porches with a Rectangular Plan Shape should be either "Shed" or "Hipped", and may also be a "Gable" form for Porticos and Hoods.

PORTICO
PICTURESCREENING
PICTURE

MATERIALS:

See the "Masonry" Section for options for Foundation Piers with Recessed Walls, and Stairs with Side Walls.

Milled Wood with a Paint or Solid Stain finish, Wood Polymer Composite (WPC) Products with a smooth surface and a Paint finish, and Polyvinyl Chloride (PVC) Products with a smooth surface and a Factory finish are allowed for the following Components: Lattice Panels - Skirt Board Trim at Floor - Posts and Columns - Horizontal or Sloped Railings - Cornice and Frieze Trim - and Details like Post or Column Caps and Bases, Brackets, and Moldings.

Painted or Stained Wood and Painted WPC Products are allowed for the following Components: Non-Masonry Stairs and Stringers - the Floor - and the Ceiling.

The Floor "Boards" should be nominal 5/4 by 2-1/4 or 2-1/2 inch material with matching "Edge Banding" at the exposed perimeter.

See the "Shingles" portion of the "Siding and Shingles" Section and the "Roofs and Dormers" Section for allowed options for Roof surfaces.

PORCHES

P - 3

DETAILS
PICTURES

GENERAL:

Traditional Architectural Styles typically have a higher proportion of Wall Area (Solids) to Window and Door Area (Voids), and that Ratio should be maintained.

Windows and Doors are two of the most recognizable and important Design Elements in Historic Homes, so their Style, Placement, Size, Materials, Trim, and Details are among the characteristics that visually define the District.

Window and Door locations should create balanced Patterns that complement the House Design, and should relate to the layout and placement of Voids on existing Facades in the District.

Facades that are visible from an Avenue or Street should include a quantity and layout of Voids appropriate to the Scale of the House, and should not include large expanses of Solids without Voids.

Voids on Two Story Facades should align vertically to the extent such is possible relative to the locations of interior walls.

Traditional Window and Door openings are recessed on Masonry Facades, with a raised Surround on Siding or Shingle Facades, and those conditions should be replicated on New Facades.

WINDOWS AND DOORS

W - 1

WINDOWS:

Traditional Windows are typically Fixed, Single-hung, or Double-hung with proportions that are Square (equal height and width) or Vertical (height greater than width) and with One-lite or Divided-lite clear glass Sash.

Other traditional Window shape options are: Rotated Square (with two corners at each side), Round, Hexagonal, Octagonal, and Rectangular with an Arched Head.

Divided-lite Sash should include Grilles on the exterior glass surfaces that replicate a traditional Muntin detail based on the following Product options: Simulated Divided Lite (SDL), Grille Between Glass (GBG) with exterior and interior grilles, or exterior and interior Grilles only.

Materials allowed for Sash (and exterior Grilles), Frame, and exterior Casing are: Milled Wood with a Paint or Solid Stain Finish, Wood clad in aluminum or fiberglass with a smooth surface and a factory finish, Wood Polymer Composite (WPC) product with a smooth surface and a Paint finish, and a Polyvinyl Chloride (PVC) product with a smooth surface and a Factory finish.

WINDOWS AND DOORS

W - 2

WINDOWS (continued):

The Head Casing (with an optional Cap) and Jamb Casings (trim) should be 3-1/2" to 5-1/2" wide, and a visible Sill should be 1-3/4" to 2" thick.

A few examples of modern Casement Windows exist in the District, so that product option may also be considered.

The following are not allowed on Facades that are visible from an Avenue or Street: Horizontal (width greater than height) Windows, Large fixed "Picture" Windows (either on a Facade or at the center of a three-sided Bay form), Small Windows with Sash dimensions less than 18 inches, and GBG Windows with Grilles between Glass only.

Vinyl Window Products are not allowed.

Standard modern Brick Molding Trim (or Casing) Products are not allowed.

EXTERIOR DOORS:

Single-leaf and Double-leaf Doors are both acceptable if their designs relate to Traditional examples

Historic Doors are either a combination of Flat or Raised Solid Panels and clear One-lite or Divided-lite Glass, or horizontal Rails and vertical Stiles with a full clear Divided Lite Glass area.

Divided-lite Glass should include Grilles on the exterior glass surface that replicate a traditional Muntin detail based on the following Product options: Simulated Divided Lite (SDL), Grille Between Glass (GBG) with exterior and interior grilles, or Exterior and Interior Grilles only.

Many Front Entrance Doors that face an Avenue or Street include Special Features such as: Transoms, Fanlights, Sidelights, and Decorative Elements.

The following Door options will be considered if they are not located on a Facade that is visible from an Avenue or Street: Modern single-lite "Sliding Glass" or "Atrium" products, and Single-leaf or Double-leaf products with one glass panel in each Leaf and no Divided-lite detail.

WINDOWS AND DOORS

W - 3

EXTERIOR DOORS (continued):

The designs for Storm and Screen Doors should be influenced by existing examples in the District.

Materials allowed for Doors, Frames, and Sills are milled Wood with a Paint or Solid Stain finish or Fiberglass with a smooth surface and a Paint finish.

If a Fiberglass Product is selected, the quantity and profiles of applied Grilles (Muntins) must be submitted for review.

Materials allowed for Trim (Casing) and Decorative Elements are: Milled Wood with a Paint or Solid Stain finish, Wood Polymer Composite (WPC) products with a smooth surface and a Paint finish, and Polyvinyl Chloride (PVC) products with a smooth surface and a Factory finish.

The Trim (Casing) should be 3-1/2" to 5-1/2" wide and a visible Sill should be 1-3/4" to 2" thick and match similar details at Windows.

Modern Metal (steel or aluminum) and Polyvinyl Chloride (PVC) Doors with or without Composite Muntins and/or Embossed Panels are not allowed.

Standard modern Brick Molding Trim (or Casing) Products are not allowed.

EXTERIOR SHUTTERS:

Shutters are a traditional design element at Windows (and some Doors) on certain Historic Homes in the District.

Traditional Shutters are also sized to fit the Window (or Door) when closed, and are mounted on Hinges at the Jambes with hold-open and hold-closed Hardware.

Typical Shutter designs include Rails and Stiles with Panels that are either Flat, Raised, or Louvered.

Shutter materials should be milled Wood with a Paint or Solid Stain finish, a Wood Polymer Composite (WPC) product with a smooth surface and a Paint finish, or a Polyvinyl Chloride (PVC) product with a Factory Finish.

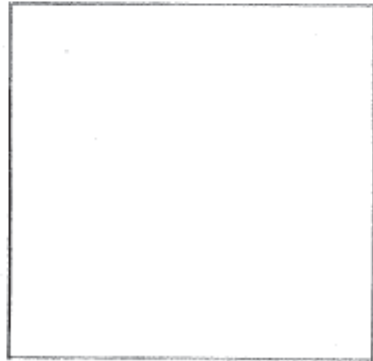
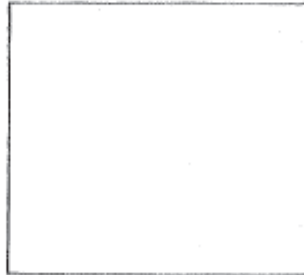
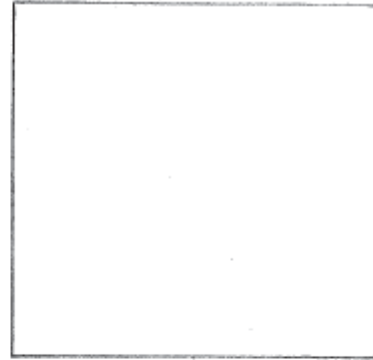
Shutter Hardware should be Cast Metal with a Paint or Factory finish.

The use of Shutters is encouraged on New Construction when they comply with the requirements indicated above.

Shutters (without Hardware) that are fixed to Facade Walls are not allowed.

WINDOWS AND DOORS

W - 4



PLANNING NEW CONSTRUCTION OR ADDITIONS

21

The design of a new building or addition in a historic district is often a difficult issue for property owners, Historic District Review Boards, and architects. The guidelines in this publication reflect the current philosophy that new structures should complement and respect the existing character of historic buildings.

NEW CONSTRUCTION CHECKLIST

1. Attempt to accommodate needed functions within the existing structure. *S/ Add.*
2. Look at surrounding buildings to determine their style, age, and the elements that help define the neighborhood's special character. The earlier section, "Looking at Your Building" should be helpful.
3. Choose a design that relates to the design character of the historic buildings in the area.

4. Follow the last two guidelines in The Secretary of the Interior's Standards for Rehabilitation:

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.

5. Obtain a zoning permit and building permit, which you will need in order to erect a new structure or work outside of existing walls.

6. Become familiar with the Virginia Construction Code and meet your building inspector early on about your plans.
7. Meet with the zoning administrator or Historic District Review Board early in the process for their informal input.
8. Consider employing an architect experienced in working with historic buildings.

New Construction...
Planning (P)
Standards (S)

PLANNING NEW CONSTRUCTION OR ADDITIONS

New construction is defined as new structures and/or newly built elements added to an existing structure. These updated guidelines are intended to ensure that patterns of new development, or in-fill development, do not destroy the character of the Cape Charles Historic District. The major intent of in-fill development should be that of a good neighbor, respect for the site, sensitivity to the historic homes in the neighborhood and taking into account the overall character of the neighborhood.

The success of new construction within a historic district does not depend on direct duplication of existing building forms, features, materials, and details. Rather, it relies on understanding what the distinctive architectural character of the district is. In-fill buildings must be compatible with that character.

1. In considering the overall compatibility of a proposed structure, its height, form, massing, proportion, size, scale, and roof shape should first be reviewed. A careful analysis of buildings surrounding the site can be valuable in determining how consistent and, consequently, how significant each of these criteria is. A similar study of materials, building features, and details typical of existing buildings along the streetscape, block, or square will provide a vocabulary to draw on in designing a compatible building.

Particular attention should be given to the spacing, placement, scale, orientation, and size of window and door openings as well as the design of the doors and the windows themselves. Compatibility at the building skin level is also critical. The selection of appropriate exterior materials and finishes depends on an understanding of the compatibility of proposed materials and finishes in composition, pattern, texture, color, and sheen.

- Site new construction to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of setback, orientation, spacing, and distance from adjacent buildings.
- Design new construction so that the overall character of the site, site topography, and character-defining site features, trees, and significant district vistas and views are retained.

Evaluate in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.

- Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the drip line of trees.

- Design new buildings to be compatible with size, scale, proportion, and form of surrounding buildings. Remember the roofs, windows, and doors are essential design elements.

- Design the proportion of the proposed new building's front facade to be compatible with the front facade proportion of surrounding historic buildings.

How to review new construction

57351-1036

1877
6000
Marble
Shingled



HISTORIC DISTRICT REVIEW BOARD ADMINISTRATIVE APPROVAL REPORT

Prepared By: Zach Ponds – Town Planner
Subject January 2020 Administrative Approval Report
Attachments: None

1. None



HISTORIC DISTRICT REVIEW BOARD

STAFF REPORT

Meeting Date: February 18, 2020

Item #: 8A

Prepared By: Zach Ponds – Town Planner

Site Address: 312 Washington Avenue – tax map #83A1-1-71

Applicant: James E. Davis Jr.

Owner: The Philadelphia Church of Christ Disciples

Proposed Development: Replace windows on a church building

Current Zoning: Single-Family Residential (R-1): This zoning district is intended to provide quiet, medium density, single-family residential development plus provide open areas where similar residential development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life where there are children, and to restrict all activities of a commercial nature as described in Section 3.6-A of this ordinance, known as Commercial District C-1, which states “These commercial activities are characterized by heavy traffic, noise, and congestion of people and passenger vehicles and by large office buildings and retail establishments,” and to promote a convenient, attractive, and harmonious community. This section is created in recognition of the existence of developed areas where single-family and duplex dwelling currently exist on lots of 5,600 square feet and where the characteristics of the neighborhood include both permanent as well as seasonal residents.

Historic District Overlay: The purpose of this district is to provide for protection against destruction or encroachment upon historic areas, buildings, monuments, or other features, or buildings and structures of recognized architectural significance which contribute or will contribute to the cultural, social, economic, political, artistic, or architectural heritage of the Town of Cape Charles and the Commonwealth of Virginia. It is the purpose of the district to preserve the designated

historic areas and historic landmarks and other historic or architectural features, and their surroundings within a reasonable distance, from destruction, damage, defacement, and obvious incongruous development or uses of land and to ensure that buildings, structures, streets, walkways, or signs shall be erected, reconstructed, altered, or restored so as to be kept architecturally compatible with the character of the general area in which they are located and with the historic buildings or structures within the district.

Description of Proposed Project:

The building is not located in the state's boundary of the Cape Charles Historic District, but it does fall under the local Cape Charles Historic District boundary. It is unclear the date the church was built based off of information available on the Virginia Cultural Resource Information System (V-CRIS).

The applicant is proposing to replace all original wood windows with vinyl windows on the church due to the windows being in bad shape. The vinyl windows have already been purchased, and photos are included in the application.

Staff Analysis:

The proposed project meets the requirements of the zoning ordinance. Any property within the Historic District Overlay is required to meet the Historic District Guidelines, which are superimposed on the underlying zoning district regulations. The Historic District Guiding Principles agreed upon by Town Council specify that non-contributing properties should have different regulations than contributing properties, however, at this time it is not specified in the Historic District Guidelines or Article VIII of the Zoning Ordinance on how a contributing property or a non-contributing property should be reviewed differently. The Historic District Review Board should review this project with what is currently adopted in Article VIII and in the Guidelines.

The Historic District Guidelines and windows:

The Historic District Guidelines (Guidelines) discuss windows on page 39 -43.

Replacing original wooden windows with vinyl windows is not allowed per the Guidelines. The Guidelines are clear that original wood windows need to be replaced with wood windows or repaired

(p. 39 #1, p. 41 #2, p. 41 #4, and p. 42). There is no economic hardship allowance in our zoning ordinance for the Historic District Overlay (Article VIII).

Staff Recommendation:

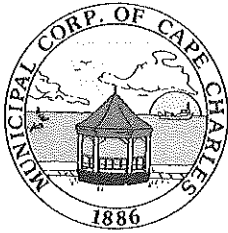
Staff recommends **DENIAL** of a Certificate of Appropriateness to replace windows on a church building at 312 Washington Avenue.

The Historic District Review Board makes the final determination on whether or not a Certificate of Appropriateness will be issued for this project, and may impose conditions on an approval.

Attachments:

Attachment 1 – Application and Documents

Attachment 2 – Location Map



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

PERMIT CHECKLIST - all documents can be emailed to the above email

- | | |
|---|--|
| ☒ Completed application | ☒ Photos/elevations of existing structure |
| ☐ Letter of intent clearly explaining project | ☐ Photos/elevations of proposed project |
| ☐ Existing site plan or survey | ☒ Proposed materials/spec sheets, samples |
| ☐ Proposed site plan or survey (if applicable) | ☒ Payment of fees (new construction >2,000 square feet \$500; new construction up to 2,000 square feet \$300; all other \$150; modification \$250) |

PROPERTY INFORMATION

Name of Project: WINDOWS
Property Address: 312 WASHINGTON AVE
Brief Description of Project: REPLACE ALL WINDOWS
Zoning District: R-1 Current Use: CHURCH Proposed Use: CHURCH

OWNER INFORMATION

Name and Company: The Philadelphia Church of Christ Disciples
Mailing Address: 533 MASON AVE Cape Charles Va.
Phone Number: 757-331-1910 Email: _____

APPLICANT INFORMATION

☒ check here if applicant is owner

Name: JAMES E. DAVIS JR.
Mailing Address: _____
Phone Number: _____ Email: _____

CERTIFICATION OF APPLICANT

I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer and water ordinances, and private building restrictions, if any, which may be imposed on the property by deed. Furthermore, I certify that the changes to the improvement before or during construction will be provided to the Zoning Administrator and Building Official before such changes are constructed.

Signature of Applicant: James Edward Davis Jr. Date: 1/23/20

Note: There is a required 30-day wait period between approval of a Certificate of Appropriateness and issuance of the permit for construction.





















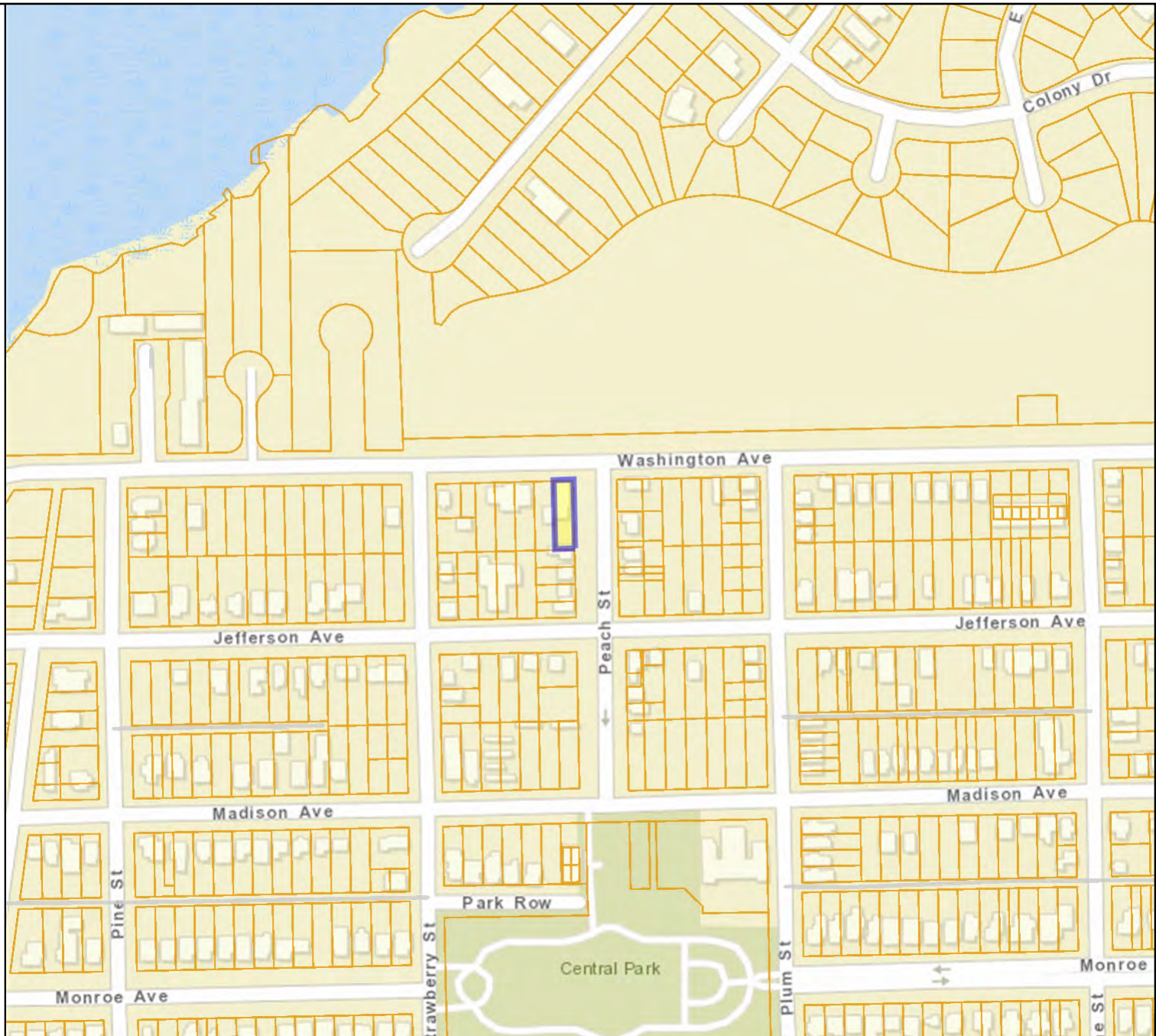




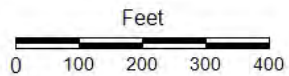
Northampton County, Virginia

Legend

- Parcels
- Driveways



Map Printed from Northampton
<http://northampton.mapsdirect.net/>



Title: 312 Washington Ave

Date: 1/31/2020

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 Northampton County is not responsible for its accuracy or how current it may be.



HISTORIC DISTRICT REVIEW BOARD

STAFF REPORT

Meeting Date: February 18, 2020

Item #: 8B

Prepared By:

Zach Ponds – Town Planner

Site Address:

325 Mason Avenue – tax map #83A3-1-610

Applicant:

Meredith Lusk

Owner:

Bill and Ann Hayward Walker

Proposed Development:

Renovate a commercial storefront

Current Zoning:

Commercial District 1 (C-1): This zoning district is intended to preserve and enhance the traditional mixed-use urban nature of Cape Charles commercial districts, to encourage the location of regional and local business and professional activities, to facilitate the development of buildings in keeping with its largely National Historic District character, and to protect against destruction of or undesirable encroachment on these areas.

Historic District Overlay: The purpose of this district is to provide for protection against destruction or encroachment upon historic areas, buildings, monuments, or other features, or buildings and structures of recognized architectural significance which contribute or will contribute to the cultural, social, economic, political, artistic, or architectural heritage of the Town of Cape Charles and the Commonwealth of Virginia. It is the purpose of the district to preserve the designated historic areas and historic landmarks and other historic or architectural features, and their surroundings within a reasonable distance, from destruction, damage, defacement, and obvious incongruous development or uses of land and to ensure that buildings, structures, streets, walkways, or signs shall be erected, reconstructed, altered, or restored so as to be kept architecturally compatible with the character of the general area in which they are located and with the historic buildings or structures within the district.

Description of Proposed Project:

Virginia Cultural Resource Information System (V-CRIS) Information:

Contributing Property	Yes
Construction Year	1920
Architectural Style	Folk Victorian

The subject property has an existing two-story commercial building. The applicant would like to restore the exterior façade closer to its original 1920's look based off a historic photograph of the building included in the application documents.

As stated in the letter of intent provided by the applicant, work on the exterior façade includes the following:

- Remove wooden awning to reveal historical cornice and utilize existing transom windows (restore wood frame)
- Replace the 1970s-era awning with a new canopy that will have a membrane roof and smooth ceiling
- Replace deteriorating cornice with one that will replicate the original (secured to existing steel beam)
- Maintain existing clear glass showcase windows and vestibule
- Replace current door with a new solid door that has beveled oval glass and flat panels
- Cover existing brick that is below the windows with cementitious flat panels with panel mounding and aluminum sills. This will return the building to the paneled look of the historical photo.
- Add faux gas lanterns
- Paint existing aluminum frames in showcase windows to match the color of the new paneling

Staff Analysis:

The proposed project meets the requirements of the zoning ordinance. Any property within the Historic District Overlay is required to meet the Historic District Guidelines, which are superimposed on the underlying zoning district regulations.

The Historic District Guidelines state the following for a rehabilitation project:

If a historic building has been insensitively remodeled over the years, it may require some rehabilitation to return it to a more historically appropriate appearance (p. 18). A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining

characteristics of the building and its site and environment (1, p. 19). The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided (2, p. 19). Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved (4, p. 19). Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved (5, p. 19). Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials (6, p. 19). In residential areas, use lighting fixtures that are understated and complement the historic style of the building while providing subdued illumination (9, p. 29). The rehabilitation and restoration of the exterior façade and residential vestibule meet the requirements for rehabilitation projects.

The proposed restoration meets the Guidelines and looks to restore the building almost exactly as it was in the historical photo.

The Historic District Guidelines state the following for windows and doors:

Doors help define a buildings particular style (p. 39). Retain original windows and doors, including glass hardware, when possible (9, p. 39). Window styles vary by sash design primarily, but elements such as sills, lintels, decorative caps, and shutters should also be respected (9, p. 39). Doors vary by amount of glass, number of panels, and decorative features (9, p. 39). Double-hung window sash, the most common type of window, vary by the number of panes in each sash (p. 40). Inappropriate modern replacements for double-hung sash include one-over-one sash or a single pane with snap-in muntins (p 40). Residential doors typically have wood panels and, in some styles, also have glass panes (p. 41). Variations in the number and shape of these panels and panes determine the style of the residential door (p. 41). Commercial doors tend to have more glazing, typically a single glass pane (p 41). Decoration of commercial doors can include raised panels, beveled glass, or small panes (p. 41). Retain original windows and doors by patching, splicing, consolidating, or otherwise reinforcing the original material (2, p. 41). Consider replacing windows and doors only when they are missing or beyond repair (4, p. 41). Do not use replacement windows and doors that substantially change the size, glazing pattern, finish, depth of reveal, appearance of the frame, or muntin configuration (4, p. 42). The applicant would like to replace the modern six-over-six windows with six-over-one windows. The applicant proposed to refurbish the commercial unit door and replace the residential doors with new doors and frames with transoms to match the existing commercial storefront. The applicant would also like to replace the store front windows and transom with new insulated aluminum and glass storefront windows, and add applied muntins to the transom to replicate the upper sash of the double-hung windows. The rehabilitation and restoration of the exterior façade and residential

vestibule meet the requirements for windows and doors, and seem to better reflect historical windows and doors than what currently exists.

The proposed windows meet the Guidelines and will restore the building almost exactly as it was in the historical photo. The door is not visible in the historical photo, but with the large glass storefront windows, a non-glass door should be appropriate and is seen throughout Mason Avenue on non-altered, historic buildings.

The Historic District Guidelines state the following for storefronts:

Retain all elements, materials, and features that are original to the building or are sensitive, remodeling and repairing them as necessary (1, p. 47). Remove any inappropriate elements, materials, signs, or canopies that obscure original architectural elements (2, p. 47). Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornices (4, p. 48). Reconstruct missing elements (such as cornices, transoms, and bulkheads) if documentation is available (5, p. 48). If documentation is not available, design new elements that respect the character, materials, and design of the building (5, p. 48). The applicant has exhausted their resources for documentation on the original elements, so they plan to remove paint from the brick and repair it as closely as possible to the original brick, along with adding applied muntins to the transom as shown on page 47 of the guidelines as an appropriate feature. Avoid using materials and elements that are incompatible with the building or district, including aluminum-frame windows and doors, etc. (p. 48). The applicant is proposing to use aluminum-frame windows, but this material is not incompatible with the surrounding storefronts.

The proposed restoration meets the Guidelines and looks to restore the building almost exactly as it was in the historical photo.

The Historic District Guidelines state the following for masonry:

Repair rather than replace damaged masonry features by patching, piercing, or consolidating units to match the original (2, p. 52). Discourage the use of waterproof, water-repellent, or non-historical coatings on brick (3, p. 52). The applicant is proposing to provide a clear protective seal on the brick after the paint is removed. It is unclear if this is necessary due to paint being removed on the brick that is being sealed. The applicant is not proposing to seal any other brick areas other than the areas the paint is being removed.

The masonry on the front of the building is non-existent in the historical photo, and therefore was likely added and non-historic. The proposed panels will restore the storefront almost exactly as it was in the historical photo.

Staff Recommendation:

Staff recommends **APPROVAL** of a Certificate of Appropriateness to renovate a commercial storefront at 325 Mason Avenue as proposed.

Attachments:

Attachment 1 – Application and Documents

Attachment 2 – Location Maps



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

PERMIT CHECKLIST - all documents can be emailed to the above email

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|---|--|
| ☒ Completed application | ☒ Photos/elevations of existing structure |
| ☒ Letter of intent clearly explaining project | ☒ Photos/elevations of proposed project |
| ☐ Existing site plan or survey | ☐ Proposed materials/spec sheets, samples |
| ☐ Proposed site plan or survey (if applicable) | ☒ Payment of fees (new construction >2,000 square feet \$500; new construction up to 2,000 square feet \$300; all other \$150; modification \$250) |

PROPERTY INFORMATION

Name of Project: Moonrise Jewelry Retail Storefront
Property Address: 325 Mason Avenue, Cape Charles
Brief Description of Project: improve building facade for retail jewelry storefront
Zoning District: _____ Current Use: commercial Proposed Use: commercial

OWNER INFORMATION

Name and Company: Bill & Ann Hayward Walker
Mailing Address: 306 Bay Avenue, Cape Charles, VA
Phone Number: 757-331-0545 Email: ahwalker@seaconsulting.com

APPLICANT INFORMATION

☒ check here if applicant is owner

Name: Meredith Lusk (President, Moonrise Jewelry, Inc.)
Mailing Address: 2159 Cherrystone Road, Cape Charles
Phone Number: 757-695-0408 Email: meredith@moonrisejewelry.com

CERTIFICATION OF APPLICANT

I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer and water ordinances, and private building restrictions, if any, which may be imposed on the property by deed. Furthermore, I certify that the changes to the improvement before or during construction will be provided to the Zoning Administrator and Building Official before such changes are constructed.

Signature of Applicant: Meredith Lusk Date: 01-28-2020

Note: There is a required 30-day wait period between approval of a Certificate of Appropriateness and issuance of the permit for construction.

CERTIFICATE OF APPROPRIATENESS APPLICATION

325 MASON AVENUE, CAPE CHARLES

Letter of Intent – January 28, 2020

PURPOSE OF THE PROJECT:

- After 15 years in business (8 in Cape Charles), Moonrise Jewelry is relocating to 325 Mason Avenue this Spring. Interior and storefront facade improvements are needed to upgrade the existing structure into a location suitable for a fine jewelry retailer.
 - Based on a historical photograph from the 1920s of this building, we would like to update the facade to return to the original look of the building by removing the current wooden awning that is obscuring the building and transom windows. The storefront design will be in keeping with our town's coastal roots, with elegant details that will positively enhance the retail corridor in Cape Charles.
-

PROPOSED IMPROVEMENTS:

(please see attached architectural rendering for more details)

- Remove wooden awning to reveal historical cornice and utilize existing transom windows (restored wood frame)
- Replace the 1970s era awning with a new canopy that will have a membrane roof and smooth ceiling
- Replace deteriorating cornice with one that will replicate the original (secured to existing steel beam)
- Maintain existing clear glass showcase windows and vestibule
- Replace current door with a new solid door that has beveled oval glass and flat panels

- Cover existing brick that is below the windows with cementitious flat panels with panel moulding and aluminum sills. This will return the building to the paneled look of the historical photo.
- Add faux gas lanterns
- Paint existing aluminum frames in showcase windows to match the color of the new paneling.

MOONRISE JEWELRY
 325 MASON AVENUE
 ROPE CHARLES, VIRGINIA

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

FLASHING RAINED
 INTO EXISTING
 JOINT
 CROWN
 SCOTIA
 BULLNOSE
 EXISTING STL
 BEAM WITH
 BLOCKING AS
 REQUIRED
 RESTORED
 TRANSOM

NEW CORNICE
 1 1/2" = 1'-0"

BACK LIT LETTERS
 TRIGLYPH MOULDING
 @ 12" O.C.
 EXISTING CLEAR
 GLASS
 EXISTING
 ALUMINUM
 FRAMES -
 PAINT



PANEL MOULD
 FULL SCALE

EXISTING BRICK - CLEAN
 EXISTING WINDOWS -
 REPAIR AS REQUIRED
 NEW CORNICE, SECURED TO
 EXISTING STEEL BEAM
 CANOPY SUPPORT RODS
 EXISTING RESTORED WOOD
 FRAME TRANSOM WINDOWS
 NEW CANOPY WITH MEMBRANE
 ROOF & SMOOTH CEILING
 FAUX GAS LANTERNS
 CEMENTIOUS FLAT PANELS W/
 PANEL MOULDING - PAINT
 ALUMINUM SILL - PAINT
 CEMENTIOUS FLAT PANELS
 W/ PANEL MOULDING -
 PAINT

NEW SOLID DOOR W/ BEVELED
 OVAL GLASS AND FLAT PANELS



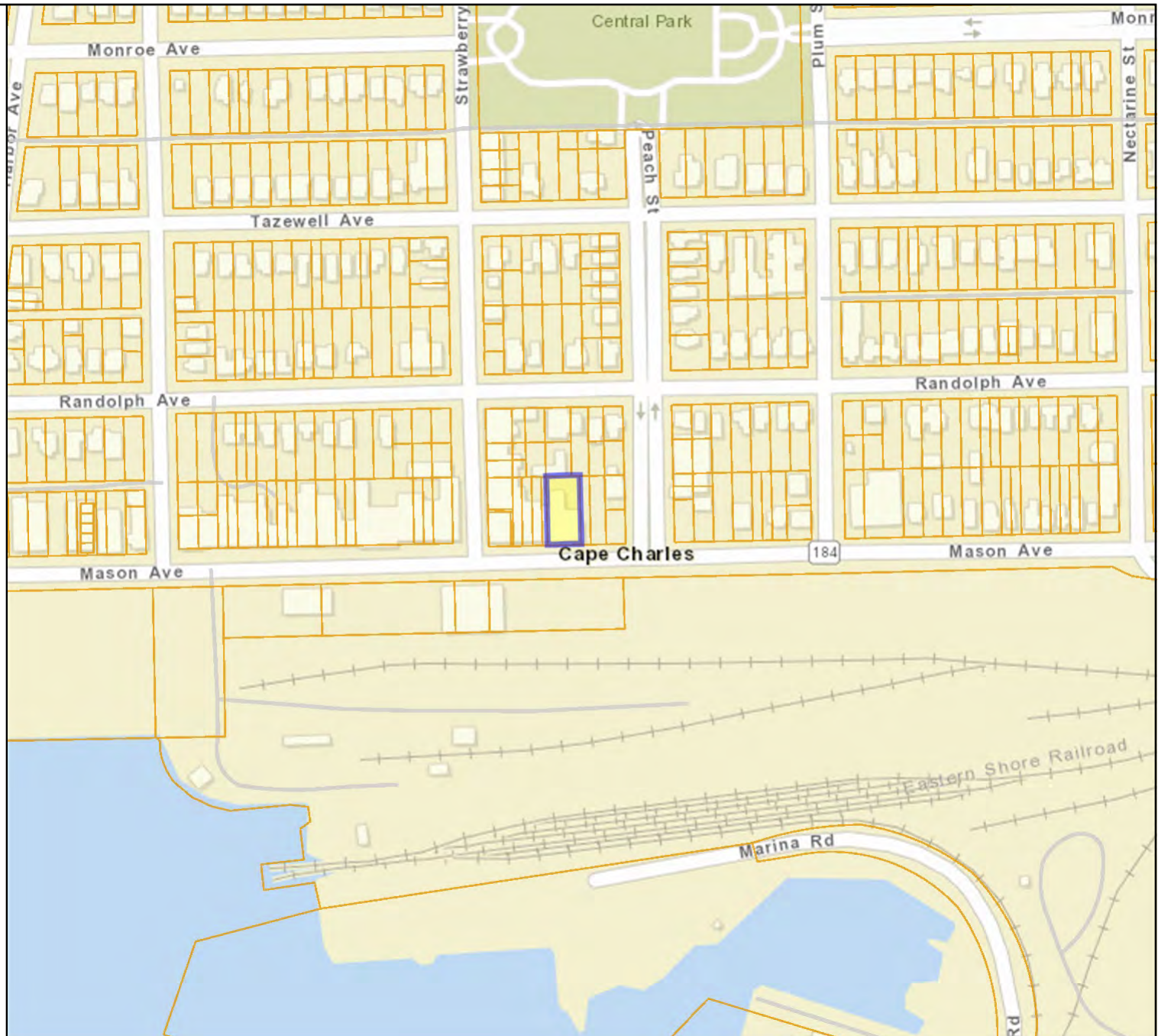
A GLIMPSE OF MASON AVENUE, CAPE CHARLES, VA.



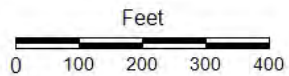
Northampton County, Virginia

Legend

- Parcels
- Driveways



Map Printed from Northampton
<http://northampton.mapsdirect.net/>



Title: 325 Mason Ave

Date: 1/31/2020

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 Northampton County is not responsible for its accuracy or how current it may be.



HISTORIC DISTRICT REVIEW BOARD

STAFF REPORT

Meeting Date: February 18, 2020

Item #: 8C

Prepared By: Zach Ponds – Town Planner

Site Address: 503 Jefferson Avenue – tax map #83A1-1-54

Applicant: David Charlton

Owner: DC Building Inc. – Dave and Coleen Charlton

Proposed Development: Construct a new single-family detached dwelling

Current Zoning: Single-Family Residential (R-1): This zoning district is intended to provide quiet, medium density, single-family residential development plus provide open areas where similar residential development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life where there are children, and to restrict all activities of a commercial nature as described in Section 3.6-A of this ordinance, known as Commercial District C-1, which states “These commercial activities are characterized by heavy traffic, noise, and congestion of people and passenger vehicles and by large office buildings and retail establishments,” and to promote a convenient, attractive, and harmonious community. This section is created in recognition of the existence of developed areas where single-family and duplex dwelling currently exist on lots of 5,600 square feet and where the characteristics of the neighborhood include both permanent as well as seasonal residents.

Historic District Overlay: The purpose of this district is to provide for protection against destruction or encroachment upon historic areas, buildings, monuments, or other features, or buildings and structures of recognized architectural significance which contribute or will contribute to the cultural, social, economic, political, artistic, or architectural heritage of the Town of Cape Charles and the Commonwealth of Virginia. It is the purpose of the district to preserve the designated

historic areas and historic landmarks and other historic or architectural features, and their surroundings within a reasonable distance, from destruction, damage, defacement, and obvious incongruous development or uses of land and to ensure that buildings, structures, streets, walkways, or signs shall be erected, reconstructed, altered, or restored so as to be kept architecturally compatible with the character of the general area in which they are located and with the historic buildings or structures within the district.

Description of Proposed Project:

The applicant is proposing to construct a two-story home with the following materials:

- Smooth parge foundation
- Hardi horizontal prefinished siding with wood grain detail
- Standing seam metal roof or architectural shingles if required by HDRB
- Mira windows by PlyGem with white exterior, 4-over-1 SDL
- AZEK tongue and groove front porch with composite rails and lattice below until landscaped
- Same materials as front porch for front porch stairs
- AZEK decking, composite rails, lattice below until landscaped with same materials for stairs on side porch

Staff Analysis:

The proposed project meets the requirements of the zoning ordinance. Any property within the Historic District Overlay is required to meet the Historic District Guidelines, which are superimposed on the underlying zoning district regulations.

The Historic District Guidelines and new-construction or addition projects:

The major intent of in-fill development should be that of a good neighbor, respect for the site, sensitivity to the historic homes in the neighborhood and taking into account the overall character of the neighborhood (p. 22). In-fill buildings must be compatible with the distinctive architectural character of the district (p. 22). The height, form, massing, proportion, size, scale, and roof shape should first be reviewed when considering the overall compatibility of the proposed structure (p. 22). Design new buildings so that they are compatible with but discernible from historic buildings in the district (p. 23). New buildings should be compatible with the size, scale, color, material and character of the District, sub-area or block (p. 23). It is essential that new construction in the Historic District reflect the integrity of design details and materials which help form the District's character (p. 23).

The proposed project meets the Guidelines for new-construction projects by being compatible with the surrounding District, sub-area, or block. There are existing new-construction homes in the Historic District that are the same style as the proposed project.

The Historic District Guidelines state the following for foundations:

Ensure that water flows away from the foundation, and remove any vegetation that may damage the structure or foundation (p. 35). In new construction, distinguish the foundation from the rest of the building (p. 35). Respect the height above grade of foundations on surrounding historic buildings (p. 35). Use brick or parged block for the foundations of frame residences (p. 52).

The proposed foundation will be a parged foundation on all sides, which meets the Guidelines.

The Historic District Guidelines state the following for roofs:

For new construction, respect the roof type, materials, form, and slope of roofs of nearby historic buildings (p. 37). Do not add new elements such as vents, sky-lights, or additional stories that would be visible on the primary elevations of the building (p. 37).

The proposed roof meets the Guidelines.

The Historic District Guidelines state the following for windows and doors:

Particular attention should be given to the spacing, placement, scale, orientation, and size of window and door openings as well as the design of the doors and windows themselves (p. 22). Select windows and doors for proposed new buildings that are compatible in material, subdivision, proportion, pattern, and detail with the windows and doors of surrounding buildings that contribute to the special character of the district (p.23). Windows and doors should be placed in a manner that is harmonious with the District, subarea or block (p. 23). For new construction, use window and door styles that relate to those found in the district (p. 39). Windows styles vary by sash design primarily, but elements such as sills, lintels, decorative caps, and shutters should also be respected (p. 39). Double-hung window sash, the most common type of window, vary by the number of panes in each sash (p. 40). Inappropriate modern replacements for double-hung sash include one-over-one sash or a single pane with snap-in muntins (p. 40). Construct new windows and doors of wood or metal and match the style of the building (p. 42). Respect the ratio of walls to openings (windows and doors) evident on adjacent historic facades (p. 42). Place windows and doors on the facades of new buildings in a rhythm or pattern that relates to the way that openings are placed on historic buildings (p. 42). Use proportions (horizontal or vertical) that are similar to and compatible with the proportions of windows and doors on surrounding historic facades (p. 42).

The proposed windows and doors meet the Guidelines.

The Historic District Guidelines state the following for siding and trim:

The selection of appropriate exterior materials and finishes depends on the understanding of the compatibility of proposed materials and finishes in composition, pattern, texture, color, and sheen (p. 22). The selection of materials and textures for a new building should be compatible with and complement neighboring buildings (p. 23). Synthetic sidings such as vinyl, aluminum and synthetic stucco-like finishes are not historic cladding material in the District and their use will not be allowed (p. 23). New construction should not attempt to create features that would create a false historical appearance (p. 23). New construction should incorporate materials similar to those used traditionally in the historic structures in the area (p. 23). Materials used in new construction should be in units similar in scale to those used historically (p. 23). Consider using wood as the dominant cladding and decorative material for new construction (p. 54). Synthetic sidings such as vinyl, aluminum and stucco-like material are not historic cladding materials and do not contribute to the historic and architectural character of the district (p. 57). The use of synthetic siding such as HardiPlank or similar on new buildings within the historic district is allowed (p. 57). Review the historic and architectural significance of surrounding buildings when determining the weather exposure of siding on new buildings (p. 57). Siding that simulates wood may be used on new construction if the depth of the siding (boards) conforms to the typical depth of traditional siding (p. 57). The use of synthetic siding on contributing structures will only be permissible if the structure is currently clad in vinyl, aluminum, and stucco-like siding and is the subject of a major addition (p. 57). The definition of synthetic siding is as follows: “any siding made of vinyl, aluminum, or other metallic material to resemble a variety of authentic wood siding types.”

The proposed siding meets the Guidelines. In the pre-application meeting, it was mentioned to the applicant by the Historic District Review Board representative that the siding should be smooth finish instead of wood grain finish, but the applicant would like wood grain finish.

The Historic District guidelines state the following for porches:

Full-width, one-story porches are the most common type of porch in the Cape Charles district (p. 44). Columns and decorative details vary according to style (p. 44). Include porches on new residential construction (p. 45). 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 (p. 45).

The proposed porch meets the Guidelines.

Staff Recommendation:

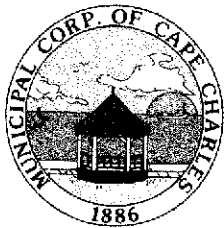
Staff recommends **APPROVAL** of a Certificate of Appropriateness to construct a new single-family detached dwelling at 503 Jefferson Ave.

The Historic District Review Board makes the final determination on whether or not a Certificate of Appropriateness will be issued for this project, and may impose conditions on an approval.

Attachments:

Attachment 1 – Application and Documents

Attachment 2 – Location Map



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

PERMIT CHECKLIST - all documents can be emailed to the above email

- | | |
|--|---|
| ☐ Completed application | ☐ Photos/elevations of existing structure |
| ☐ Letter of intent clearly explaining project | ☐ Photos/elevations of proposed project |
| ☒ Existing site plan or survey | ☐ Proposed materials/spec sheets, samples |
| ☒ Proposed site plan or survey (if applicable) | ☐ Payment of fees (new construction >2,000 square feet \$500; new construction up to 2,000 square feet \$300; all other \$150; modification \$250) |

PROPERTY INFORMATION

Name of Project: NEW HOME CONSTRUCTION
Property Address: 503 JEFFERSON AVE.
Brief Description of Project: 2000' HOME & DETACHED GARAGE
Zoning District: _____ Current Use: _____ Proposed Use: RESIDENTIAL

OWNER INFORMATION

Name and Company: DC BUILDING INC. DAVID & COLEEN CHARLTON
Mailing Address: P.O. Box 248, CAPE CHARLES, VA
Phone Number: (757) 617-5824 Email: dcbuildinginc@gmail.com

APPLICANT INFORMATION

☒ Check here if applicant is owner

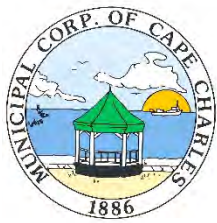
Name: DAVID CHARLTON
Mailing Address: SAME AS ABOVE
Phone Number: _____ Email: _____

CERTIFICATION OF APPLICANT

I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer and water ordinances, and private building restrictions, if any, which may be imposed on the property by deed. Furthermore, I certify that the changes to the improvement before or during construction will be provided to the Zoning Administrator and Building Official before such changes are constructed.

Signature of Applicant: David C. Charlton Date: 1/23/20

Note: There is a required 30-day wait period between approval of a Certificate of Appropriateness and issuance of the permit for construction.



Municipal Corp. of
Cape Charles

Pre-Application Meeting Minutes

Project Address: 503 Jefferson Avenue

Project Description: New detached single-family residence

Pre-Application Meeting Date: 1/24/2020

Attendees:

	Name	Title	Contact Information
1.	Zach Ponds	Town Planner	planner@capecharles.org; 757-331-2036
2.	Herb Thom	HDRB Representative	
3.	Dave Charlton	Applicant/Owner	dcbuildinginc@gmail.com; 757-617-5824

Historic District Guideline references that the Historic District Review Board may consider at the regular meeting were discussed, including but not limited to, the following:

- Hardi lap siding with wood grain finish is proposed. Typically, the HDRB has stated they would not like wood grain finish.
- The chimney will have a smooth stucco finish.
- The foundation will be smooth stucco with possible lattice between piers under the front porch. Landscaping will be provided in front of the porch.
- The front porch will be tongue & groove composite flooring material running perpendicular to the house, square wrapped columns, composite railings and risers, and open rafter tails on the porch roof.
- The roof will either be architectural shingles or metal.
- The windows will be SDL, aluminum windows, 4 over 1.
- The garage will match the house in siding material, and will likely use carriage-style garage doors.

Town of Cape Charles
Historic District Review Application
503 Jefferson Ave – Charlton

Statement of Intent

Proposed is the construction of a single family residence build on a 40 x 140 residential plot with front setbacks in line with adjacent structures. East boundry set-back to be 10' allowing for a driveway to detached garage at rear of parcel and off street parking. West boundry set-back will be 5'. Detached Garage will be 3' from rear boundry and 3' from both east and west boundry eventually framed with evergreen landscape hedge. Area of separation between house and garage will be approximately 32ft.

Facade Building Materials for Proposed Residence and Garage

- Foundation to be Smooth coat parging
- Siding to be Hardi horizontal prefinished with wood grain detail.
- Roofing to be Standing Seam metal with architectural shingle alternate if necessary.
- Windows will be Mira line by PlyGem with White exterior and 4 over 1 pattern SDL
- Front porch will be Azek T&G with composite rails and lattice below until landscape screen matures. Access stairs to use same materials.
- Side porch will be Azek decking, Composite rails and lattice below until landscape screen matures. Access stairs to use same materials.
- All exterior trim to be Azek painted white.

CHARLTON

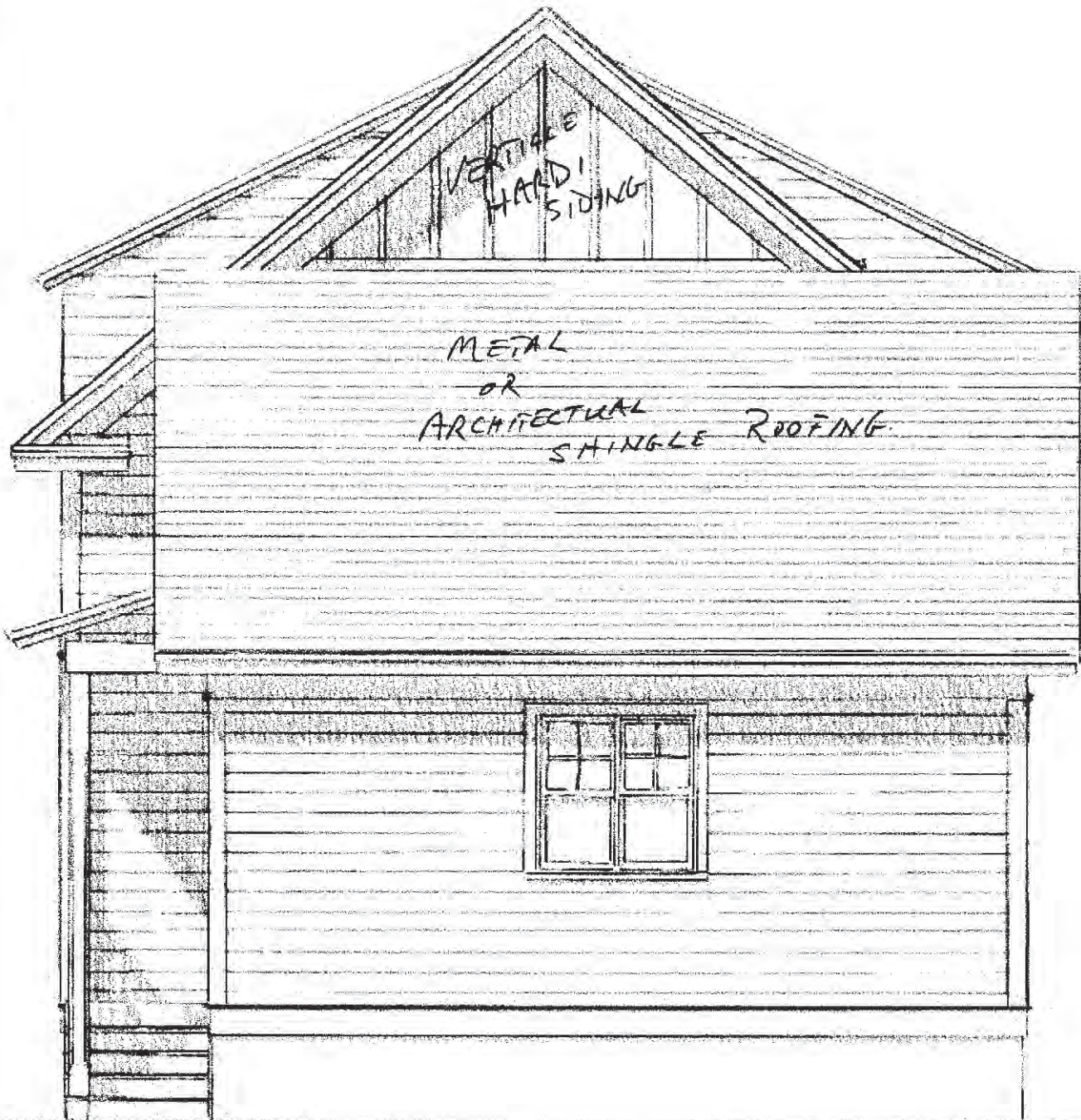
503 JEFFERSON RESIDENCE.



South Elevation Sketch

STREET VIEW - SOUTH

503 JEFFERSON RESIDENCE



North Elevation Sketch

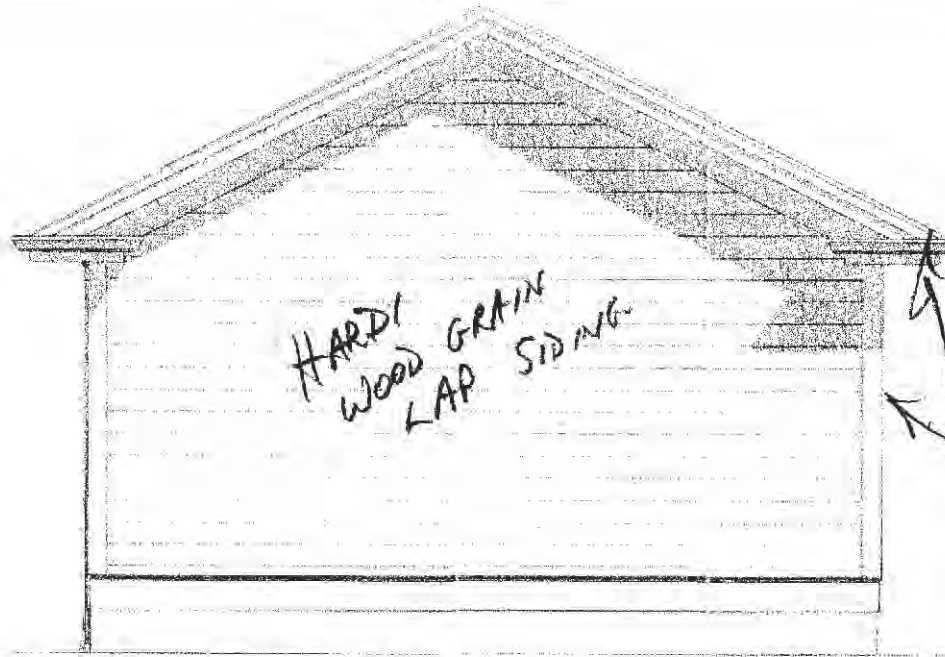
BACK of HOUSE

503 JEFFERSON RESIDENCE



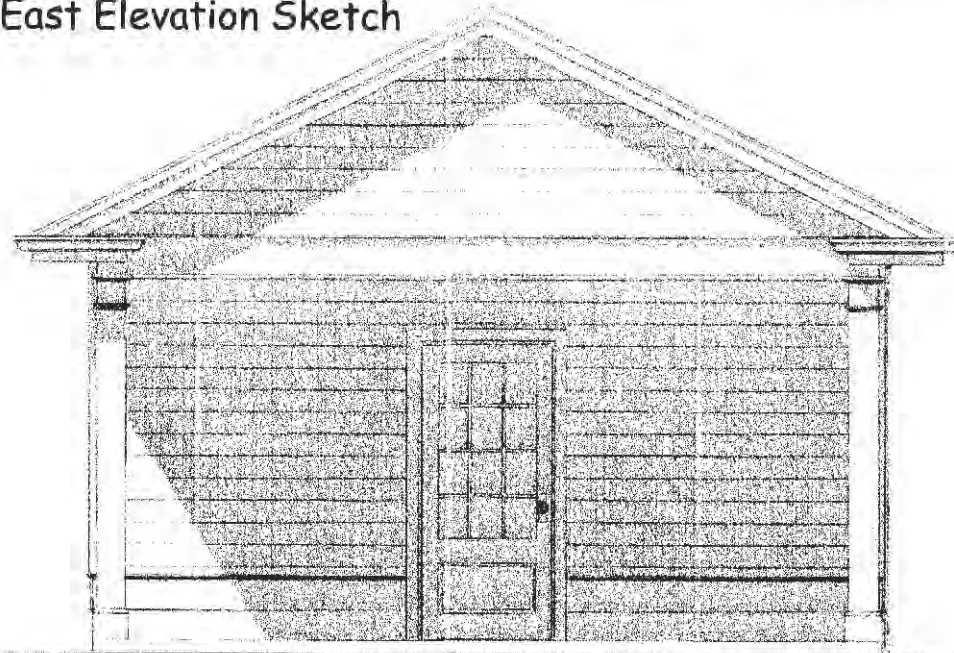
503 JEFFERSON

GARAGE



AZEK
TRIM
THROUGHOUT
EXTERIOR

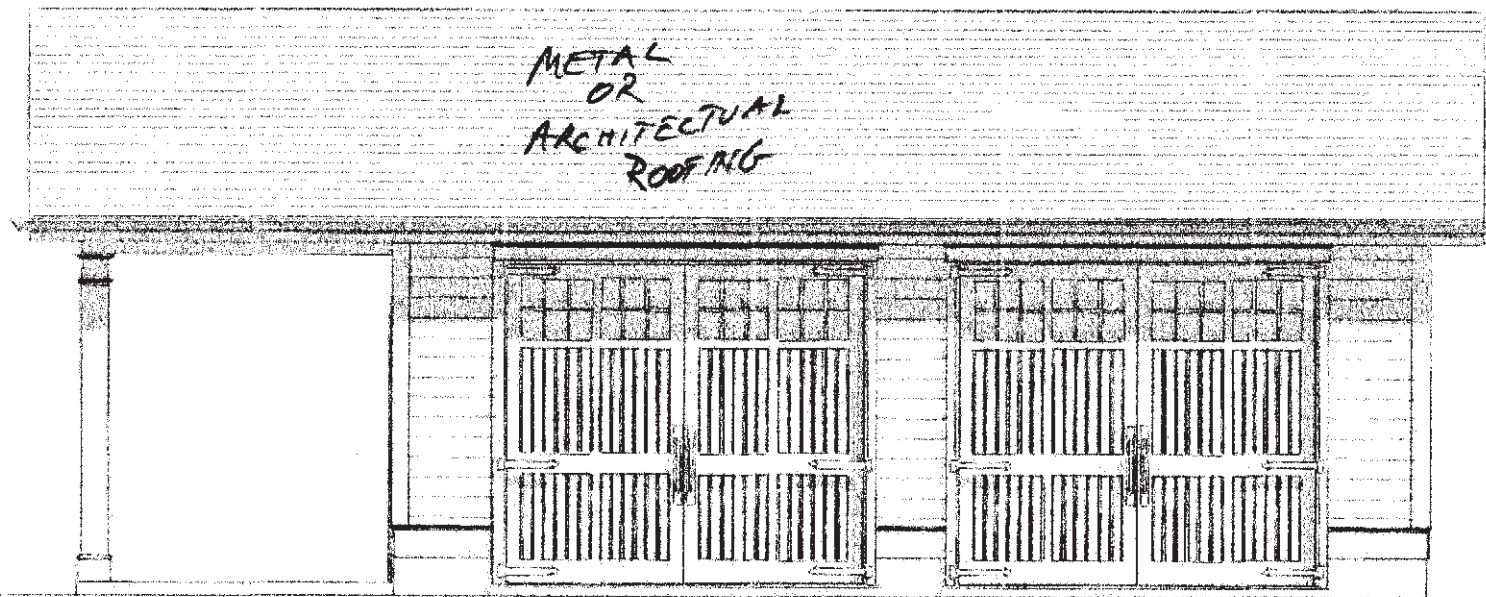
East Elevation Sketch



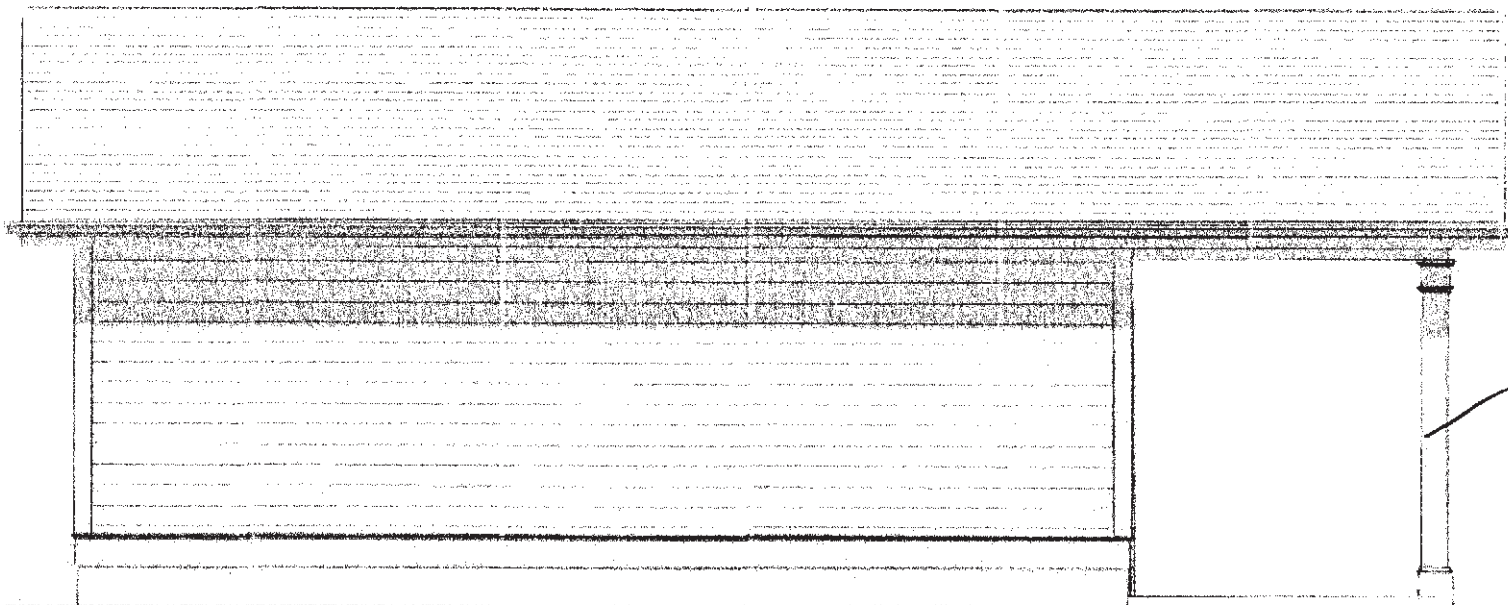
West Elevation Sketch

503 JEFFERSON

GARAGE

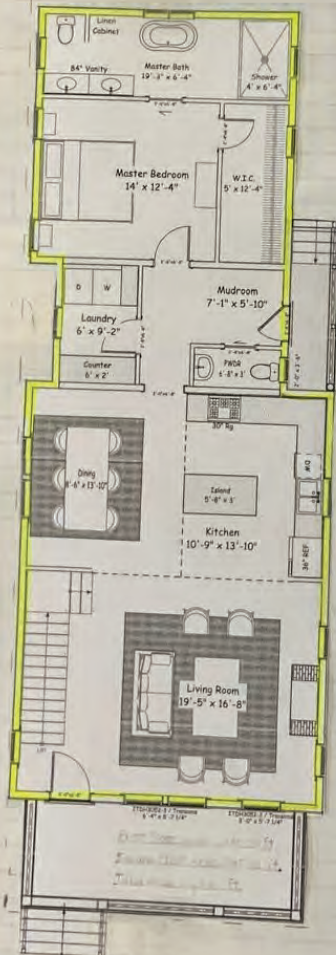


South Elevation Sketch



North Elevation Sketch

32x18
GARAGE/CARRAGE
HOUSE



↑
APPROX
10'
SET
BACK
↓

↑
DRIVE
↓

← WEST

503
JEFFERSON AVE

EAST →

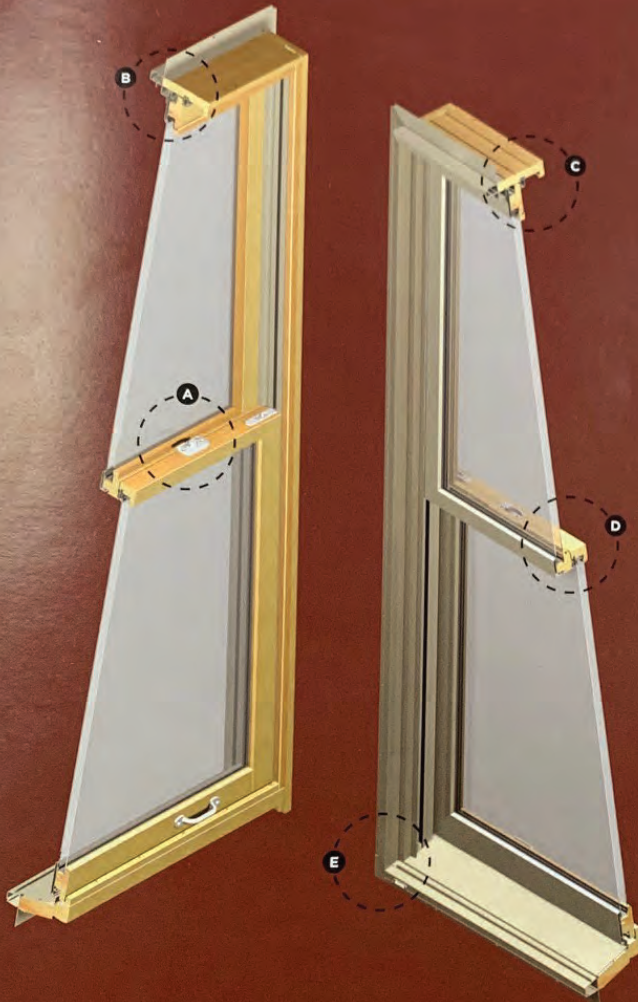


DOUBLE HUNG

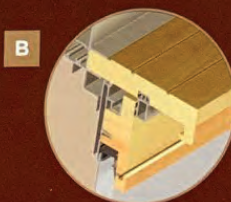


STANDARD FEATURES

- 1 Tilt-in sash design for easy cleaning from the safety of inside your home
- 2 Sash interlock provides superior structural performance
- 3 Stepped jambliner design for superior structural performance while maximizing available daylight opening
- 4 Three-piece jambliner allows for different interior and exterior jambliner colors
- 5 6/4 sash construction for historically accurate wood window look
- 6 4⁷/₁₆" jambs made of clear wood eliminate extensive drywall work
- 7 Sash and interior made with select clear wood; ready for paint or stain to match any interior décor
- 8 Integral face groove allows for easy mulling and exterior accessory application
- 9 Pre-punched nailing fin for simple installation
- 10 AAMA 2604 paint finish provides superior resistance to chalking and fading
- 11 Energy-efficient Warm Edge insulating HP glass helps reduce energy costs and fabric fading – optional HP^{SC}, HP2+, HP2+^{SC}, HP^{PS} or HP2+^{PS}
- 12 Vacuum-treated, solid wood components resist damage from water and fungus
- 13 Durable .050 extruded aluminum cladding on all exterior frame surfaces resists dings and dents while providing structural integrity



Flush-mounted tilt latches and lock and keeper with matching finish fasteners create a clean, high-quality appearance



One-piece, full 4⁷/₁₆" head and side jambs with inside stop blind nailed to reduce the number of visible nail holes



Accessory grooves for mulling and casing application, screen pocket in head and sill for spring-loaded screen



Aluminum sash interlock provides superior structural performance



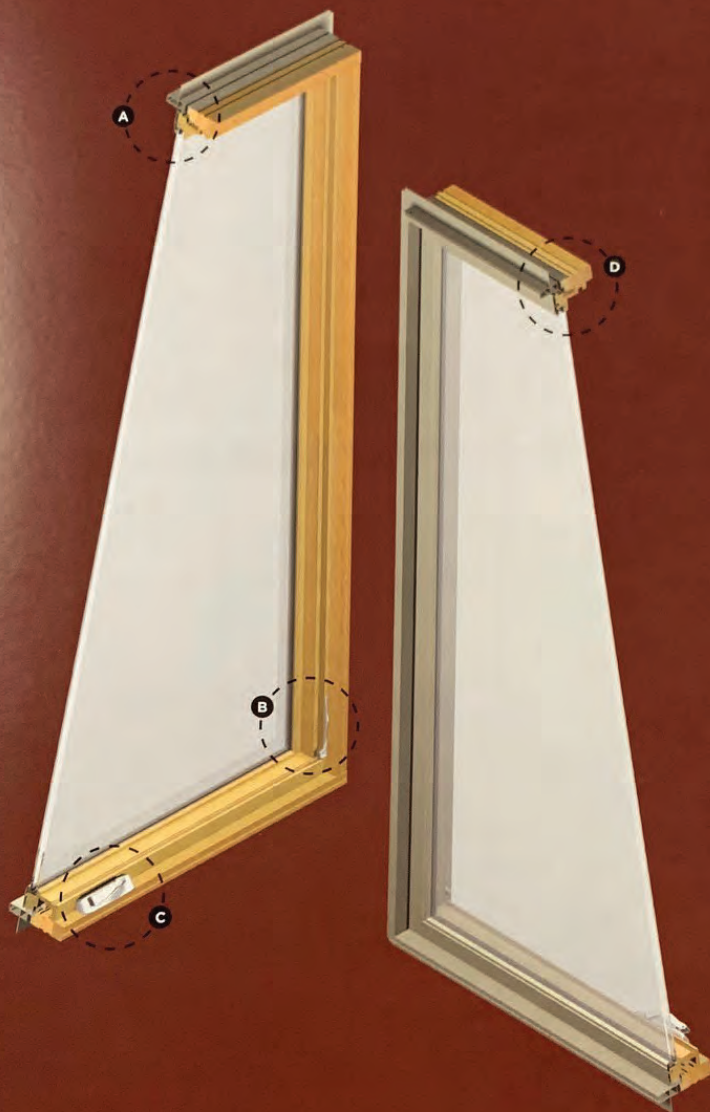
Water management system for increased water performance

CASEMENT & AWNING

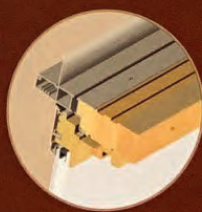


STANDARD FEATURES

- 1 90° opening sash for greater airflow and easy cleaning
- 2 Sleek fold-down crank handle minimizes interference with window treatments
- 3 6/4 sash construction for historically accurate wood window look
- 4 4⁷/₁₆" jamb made of clear wood eliminate extensive drywall work
- 5 Sash and interior made with select clear wood; ready for paint or stain to match any interior décor
- 6 Integral face groove allows for easy mulling and exterior accessory application
- 7 Pre-punched nailing fin simple installation
- 8 AAMA 2604 paint finish provides superior resistance to chalking and fading
- 9 Energy-efficient Warm Edge insulating HP glass helps reduce energy costs and fabric fading
- 10 Vacuum-treated, solid wood components resist damage from water and fungus
- 11 Durable .050 extruded aluminum cladding on all exterior surfaces resists dings and dents while providing structural integrity
- 12 Stainless steel hardware



A



6/4 overall sash width for historical wood look, while recessed sash provides resistance to water infiltration

B



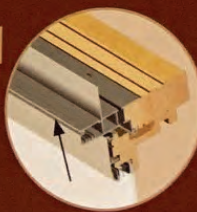
One lever lock with multi-point keeper system for a secure, weather-tight seal

C



Sleek fold-down crank handle

D



Accessory grooves for mulling and casing application

E



Standard stainless steel hardware approved for coastal use

1. HP glass combines Low-E with argon gas fill for high performance. 2. Optional Warm Edge+ spacer system for enhanced performance. 3. Standard option. 4. Impact Rated units are available in select sizes and configurations.

STANDARD GRILLE PATTERNS

Call customer service for optional grille patterns (800.999.8400)



Colonial



Half Colonial
(shown on Casement)



Plaza



Prairie



Perimeter Prairie



Diamond

4
1



GRILLE STYLES



5/8" Flat GBG



7/8" Flat GBG



5/8" Sculptured
GBG



1" Contoured
GBG



7/8" SDL



1/4" SDL



7/8" Full Surround
Removable Grilles

GBG = Grilles-Between-the-Glass

SDL = Simulated-Divided-Light

Putty Glazed
SDL Bar



EXTERIOR COLOR OPTIONS



THE **Standard** Collection

Our standard colors are as durable as they are beautiful. Choose from eight eye-catching hues.



THE **Signature** Collection

From subtle shades to vibrant hues, Signature colors offer a full spectrum of fresh choices. Choose from 27 colors.



THE **Radiance** Collection

Our pearlized color process produces rich color with a metallic sheen. Colors become more vivid in bright light. Choose from 11 colors.



GET **Custom** Options

There's no limit to your color palette with Ply Gem. If you've got a particular color in mind that we don't offer, bring in a sample and we'll match it.

Colors shown may not be accurate representations. For color matching, please request color swatches from your Ply Gem sales representative.







SCHNEIDER

CUSTOM BUILDERS

Quality. From the ground up.

www.SchneiderCustomBuilders.com

757.819.4466

210









551





610

The Sky





634



















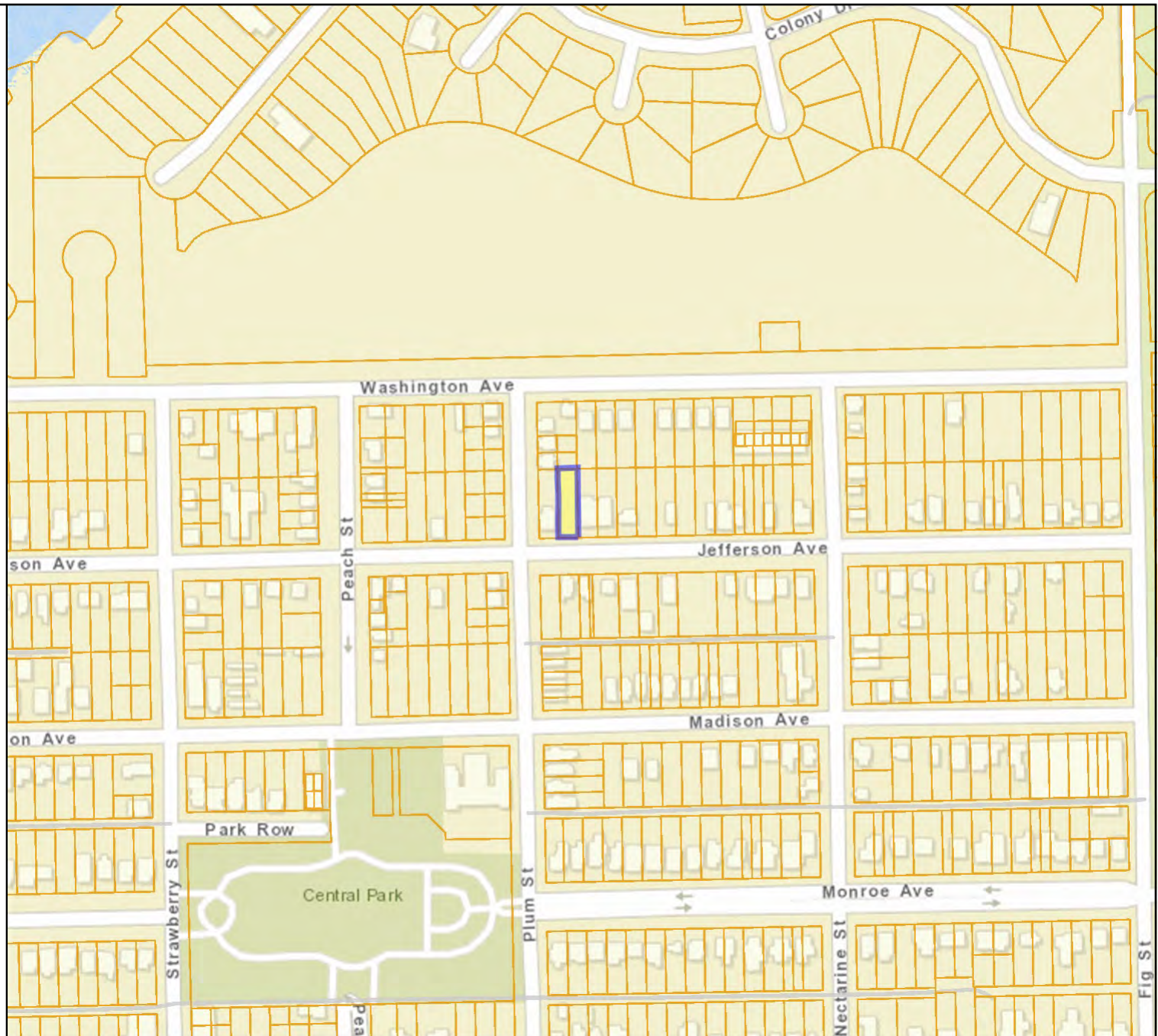




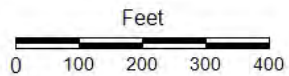
Northampton County, Virginia

Legend

- Parcels
- Driveways



Map Printed from Northampton
<http://northampton.mapsdirect.net/>



Title: 503 Jefferson Ave

Date: 1/31/2020

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 Northampton County is not responsible for its accuracy or how current it may be.



HISTORIC DISTRICT REVIEW BOARD

STAFF REPORT

Meeting Date: February 18, 2020

Item #: 8D

Prepared By: Zach Ponds – Town Planner

Site Address: 600 Washington Avenue – tax map #83A1-1-25, #83A1-1-28A, & #83A1-1-28B

Applicant: Gerry Blankenship

Owner: 600 Washington – Gerry Blankenship

Proposed Development: Construct a new single-family detached dwelling

Current Zoning: Single-Family Residential (R-1): This zoning district is intended to provide quiet, medium density, single-family residential development plus provide open areas where similar residential development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life where there are children, and to restrict all activities of a commercial nature as described in Section 3.6-A of this ordinance, known as Commercial District C-1, which states “These commercial activities are characterized by heavy traffic, noise, and congestion of people and passenger vehicles and by large office buildings and retail establishments,” and to promote a convenient, attractive, and harmonious community. This section is created in recognition of the existence of developed areas where single-family and duplex dwelling currently exist on lots of 5,600 square feet and where the characteristics of the neighborhood include both permanent as well as seasonal residents.

Historic District Overlay: The purpose of this district is to provide for protection against destruction or encroachment upon historic areas, buildings, monuments, or other features, or buildings and structures of recognized architectural significance which contribute or will contribute to the cultural, social, economic, political, artistic, or architectural heritage of the Town of Cape Charles and the Commonwealth of Virginia. It is the purpose of the district to preserve the designated

historic areas and historic landmarks and other historic or architectural features, and their surroundings within a reasonable distance, from destruction, damage, defacement, and obvious incongruous development or uses of land and to ensure that buildings, structures, streets, walkways, or signs shall be erected, reconstructed, altered, or restored so as to be kept architecturally compatible with the character of the general area in which they are located and with the historic buildings or structures within the district.

Description of Proposed Project:

The applicant is proposing to construct a one-story, 1,650 square foot home. The materials proposed are as follows:

- Wood grain Hardi siding
- White composite trim
- Tongue and groove porch floor trex
- PVC railing on porch
- Foundation and chimney brick
- Sanding seam metal roof
- Composite columns
- Composite accents
- Garage to match primary structure

Staff Analysis:

The proposed project meets the requirements of the zoning ordinance. Any property within the Historic District Overlay is required to meet the Historic District Guidelines, which are superimposed on the underlying zoning district regulations.

The Historic District Guidelines and new-construction or addition projects:

The major intent of in-fill development should be that of a good neighbor, respect for the site, sensitivity to the historic homes in the neighborhood and taking into account the overall character of the neighborhood (p. 22). In-fill buildings must be compatible with the distinctive architectural character of the district (p. 22). The height, form, massing, proportion, size, scale, and roof shape should first be reviewed when considering the overall compatibility of the proposed structure (p. 22). Design new buildings so that they are compatible with but discernible from historic buildings in the district (p. 23). New buildings should be compatible with the size, scale, color, material and character

of the District, sub-area or block (p. 23). It is essential that new construction in the Historic District reflect the integrity of design details and materials which help form the District's character (p. 23).

The proposed project meets the Guidelines for new-construction projects by being compatible with the surrounding District, sub-area, or block. There are existing new-construction homes in the Historic District that are the same style as the proposed project.

The Historic District Guidelines state the following for foundations:

Ensure that water flows away from the foundation, and remove any vegetation that may damage the structure or foundation (p. 35). In new construction, distinguish the foundation from the rest of the building (p. 35). Respect the height above grade of foundations on surrounding historic buildings (p. 35). Use brick or parged block for the foundations of frame residences (p. 52).

The proposed foundation will be a brick veneer foundation on all sides, which meets the Guidelines.

The Historic District Guidelines state the following for roofs:

For new construction, respect the roof type, materials, form, and slope of roofs of nearby historic buildings (p. 37). Do not add new elements such as vents, sky-lights, or additional stories that would be visible on the primary elevations of the building (p. 37).

The proposed roof meets the Guidelines.

The Historic District Guidelines state the following for windows and doors:

Particular attention should be given to the spacing, placement, scale, orientation, and size of window and door openings as well as the design of the doors and windows themselves (p. 22). Select windows and doors for proposed new buildings that are compatible in material, subdivision, proportion, pattern, and detail with the windows and doors of surrounding buildings that contribute to the special character of the district (p.23). Windows and doors should be placed in a manner that is harmonious with the District, subarea or block (p. 23). For new construction, use window and door styles that relate to those found in the district (p. 39). Windows styles vary by sash design primarily, but elements such as sills, lintels, decorative caps, and shutters should also be respected (p. 39). Double-hung window sash, the most common type of window, vary by the number of panes in each sash (p. 40). Inappropriate modern replacements for double-hung sash include one-over-one sash or a single pane with snap-in muntins (p. 40). Construct new windows and doors of wood or metal and match the style of the building (p. 42). Respect the ratio of walls to openings (windows and doors)

evident on adjacent historic facades (p. 42). Place windows and doors on the facades of new buildings in a rhythm or pattern that relates to the way that openings are placed on historic buildings (p. 42). Use proportions (horizontal or vertical) that are similar to and compatible with the proportions of windows and doors on surrounding historic facades (p. 42).

The proposed windows and doors seem to meet the Guidelines.

The Historic District Guidelines state the following for siding and trim:

The selection of appropriate exterior materials and finishes depends on the understanding of the compatibility of proposed materials and finishes in composition, pattern, texture, color, and sheen (p. 22). The selection of materials and textures for a new building should be compatible with and complement neighboring buildings (p. 23). Synthetic sidings such as vinyl, aluminum and synthetic stucco-like finishes are not historic cladding material in the District and their use will not be allowed (p. 23). New construction should not attempt to create features that would create a false historical appearance (p. 23). New construction should incorporate materials similar to those used traditionally in the historic structures in the area (p. 23). Materials used in new construction should be in units similar in scale to those used historically (p. 23). Consider using wood as the dominant cladding and decorative material for new construction (p. 54). Synthetic sidings such as vinyl, aluminum and stucco-like material are not historic cladding materials and do not contribute to the historic and architectural character of the district (p. 57). The use of synthetic siding such as HardiPlank or similar on new buildings within the historic district is allowed (p. 57). Review the historic and architectural significance of surrounding buildings when determining the weather exposure of siding on new buildings (p. 57). Siding that simulates wood may be used on new construction if the depth of the siding (boards) conforms to the typical depth of traditional siding (p. 57). The use of synthetic siding on contributing structures will only be permissible if the structure is currently clad in vinyl, aluminum, and stucco-like siding and is the subject of a major addition (p. 57). The definition of synthetic siding is as follows: “any siding made of vinyl, aluminum, or other metallic material to resemble a variety of authentic wood siding types.”

The proposed siding meets the Guidelines. In the pre-application meeting, it was mentioned to the applicant by the Historic District Review Board representative that the siding should be smooth finish instead of wood grain finish, but the applicant would like wood grain finish.

The Historic District guidelines state the following for porches:

Full-width, one-story porches are the most common type of porch in the Cape Charles district (p. 44). Columns and decorative details vary according to style (p. 44). Include porches on new residential

construction (p. 45). 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 (p. 45).

The proposed porch meets the Guidelines.

Staff Recommendation:

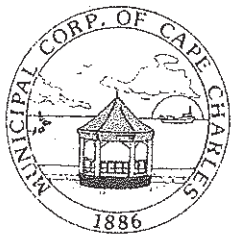
Staff recommends **APPROVAL** of a Certificate of Appropriateness to construct a new single-family detached dwelling at 600 Washington Avenue.

The Historic District Review Board makes the final determination on whether or not a Certificate of Appropriateness will be issued for this project, and may impose conditions on an approval.

Attachments:

Attachment 1 – Application and Documents

Attachment 2 – Location Map



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

PERMIT CHECKLIST - all documents can be emailed to the above email

- | | |
|---|--|
| ☒ Completed application | ☐ Photos/elevations of existing structure |
| ☐ Letter of intent clearly explaining project | ☒ Photos/elevations of proposed project |
| ☐ Existing site plan or survey | ☐ Proposed materials/spec sheets, samples |
| ☐ Proposed site plan or survey (if applicable) | ☒ Payment of fees (new construction >2,000 square feet \$500; new construction up to 2,000 square feet \$300; all other \$150; modification \$250) |

PROPERTY INFORMATION

Name of Project: New Home
Property Address: 600 Washington
Brief Description of Project: New Home
Zoning District: _____ Current Use: _____ Proposed Use: _____

OWNER INFORMATION

Name and Company: 600 Washington
Mailing Address: 9880 Hemlock Hills Ct Manassas VA 20111
Phone Number: 703627-8522 Email: Gerry@VirginiaBuilderLLC.com

APPLICANT INFORMATION

☐ check here if applicant is owner

Name: Gerry Blankinship
Mailing Address: 9880 Hemlock Hills Ct Manassas VA 20111
Phone Number: 703627-8522 Email: Gerry@VirginiaBuilderLLC.com

CERTIFICATION OF APPLICANT

I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer and water ordinances, and private building restrictions, if any, which may be imposed on the property by deed. Furthermore, I certify that the changes to the improvement before or during construction will be provided to the Zoning Administrator and Building Official before such changes are constructed.

Signature of Applicant: [Signature] Date: 1/30/2020

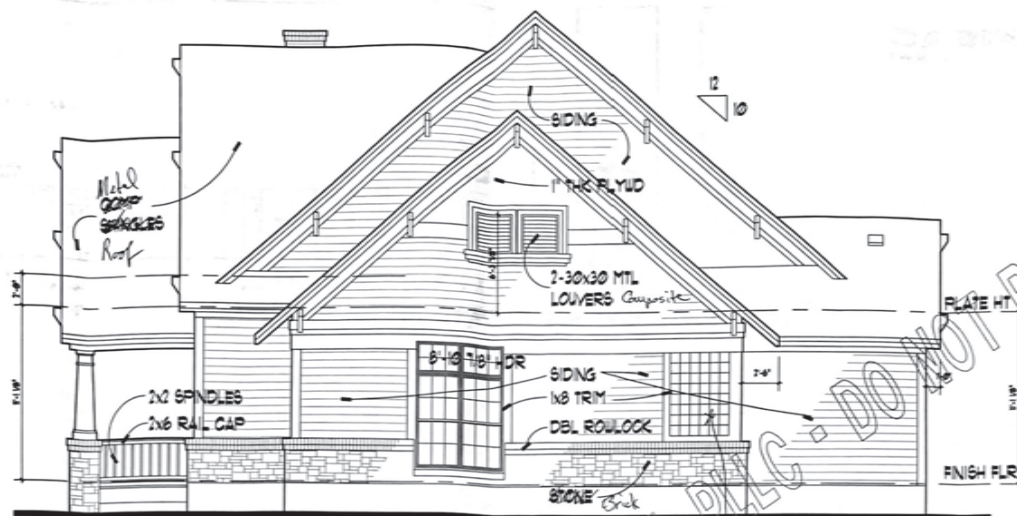
Note: There is a required 30-day wait period between approval of a Certificate of Appropriateness and issuance of the permit for construction.

Town of Cape Charles Planning & Zoning Department
2 Plum St. • Cape Charles, VA 23310 • 757-331-2036 • capecharles.org

Martha Donovan and Gerry Blankinship
600 Washington
Cape Charles, VA

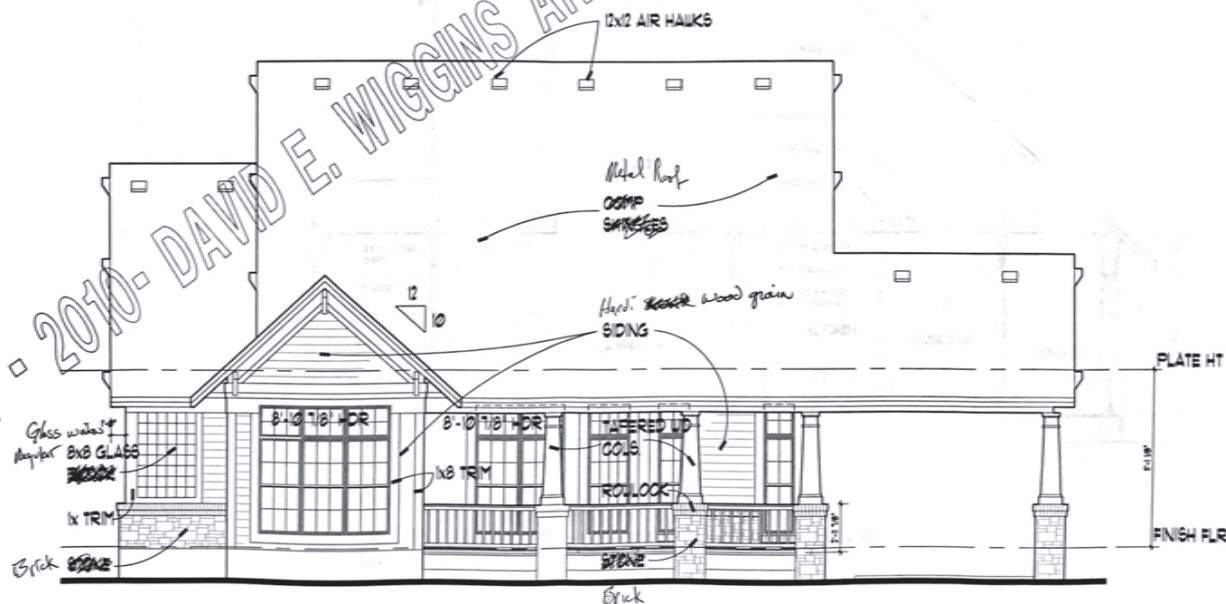
Project description
February 3, 2020

New construction Home
1650 SF
House fronts Washington
The house will span 2 lots
The house will be one level
Exterior will be wood grain Hardi plank
The trim will be a white composite
The porch floor will be tongue and groove trex
Railings PVC
Foundation will have brick
The fire place will be the same brick
The roof will be standing seam gray metal
The windows will be Integrity no grids
Columns composite
Paint exterior color yellow with white trim
Accents composite
Garage to match



RIGHT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"



DAVID E. WIGGINS
ARCHITECT
A PROFESSIONAL LIMITED LIABILITY CORPORATION
2725 Highland Trail - Lubbock, Texas - 79401
(817) 947-4730

THE WHARTON
PLAN NO. 1657

COPYRIGHT 2010 - DAVID E. WIGGINS, ARCHITECT, PLLC - DO NOT REPRODUCE

PROJECT:

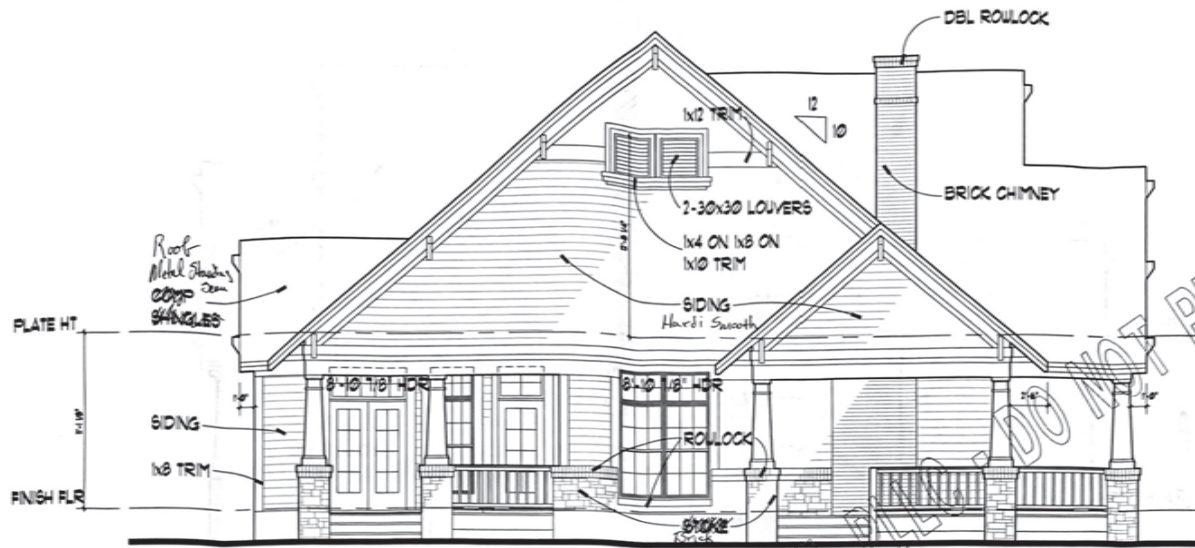
REVISIONS

DATE:

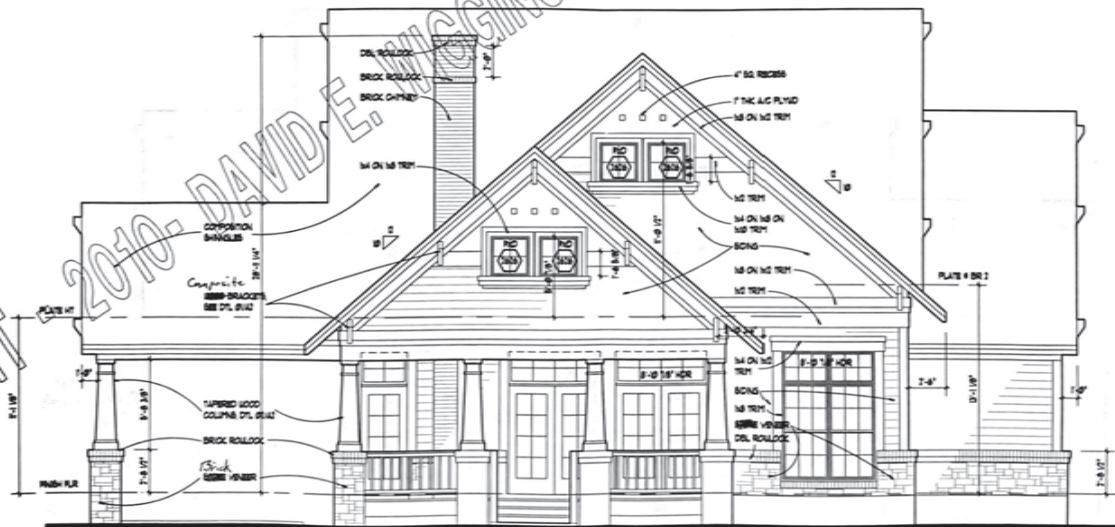
MARCH 13, 2012

A3

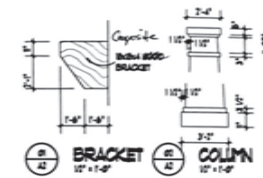
OF 46



LEFT ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



Porch Floor tapered gable composite
Install tapered color to Riser
Trim Composite
Roof Metal shading seam
No grids in windows
or doors



DAVID E. WIGGINS
ARCHITECT
2725 Highland Trail - Lakeland, Texas - 78641
(817) 260-2700

THE WHARTON
PLAN NO. 1657

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PROJECT

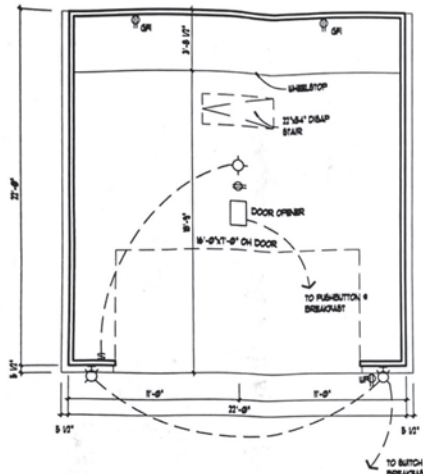
REVISIONS

DATE

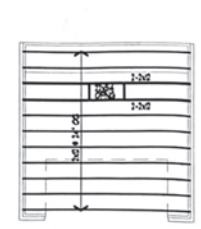
MARCH 23, 2012

A2

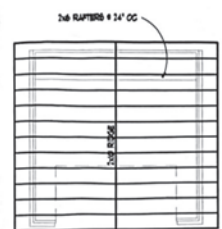
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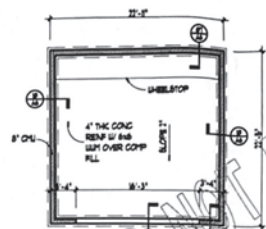
GARAGE PLAN
SCALE: 1/4" = 1'-0"



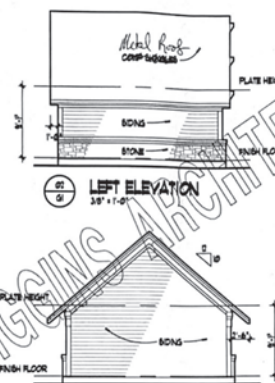
GARAGE CEILING FRAMING
3'-0" x 1'-0"



GARAGE ROOF FRAMING
3'-0" x 1'-0"



GARAGE FOUNDATION
3'-0" x 1'-0"

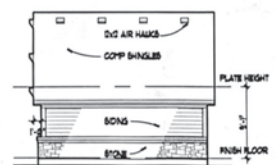


LEFT ELEVATION
3'-0" x 1'-0"

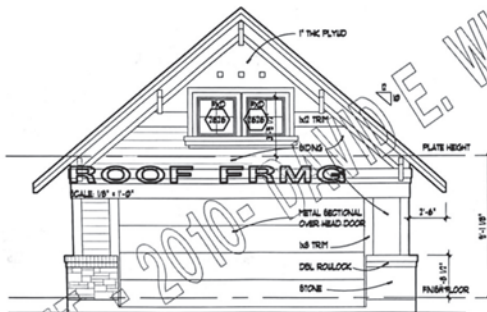
- WALL TYPES**
- 2x6 S & W' O.C.
 - 2x6 S & W' O.C. w/ 3/4" BATT INSUL.
 - 2x6 S & W' O.C. w/ 8" GYP. BD. EACH SIDE
 - 2x6 S & W' O.C. BALLOON FRAME
 - 2x6 S & W' O.C. w/ BRICK VENEER



REAR ELEVATION
3'-0" x 1'-0"

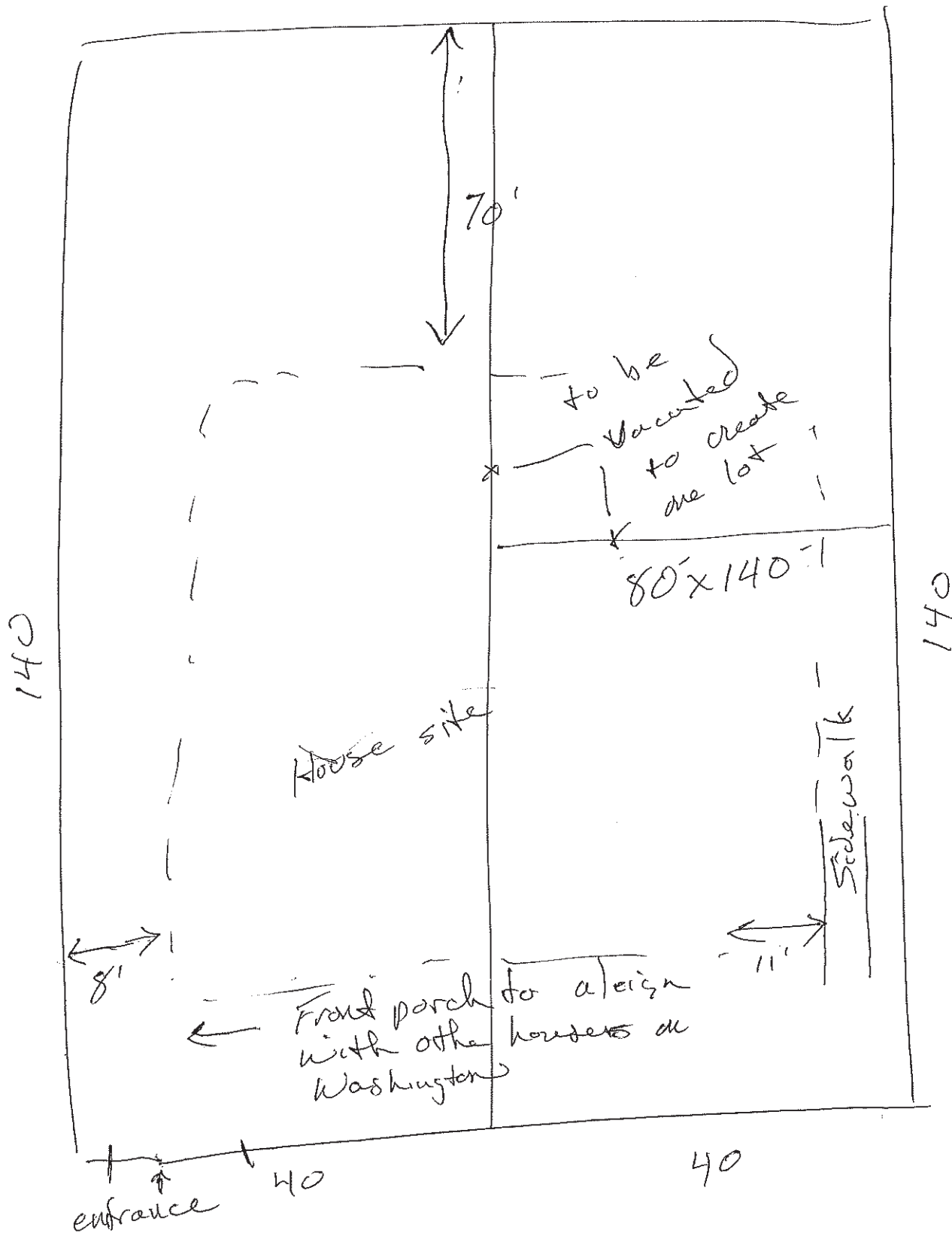


RIGHT ELEVATION
3'-0" x 1'-0"



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

Martha Danovau
Georgy Stanbush
2/3/2020



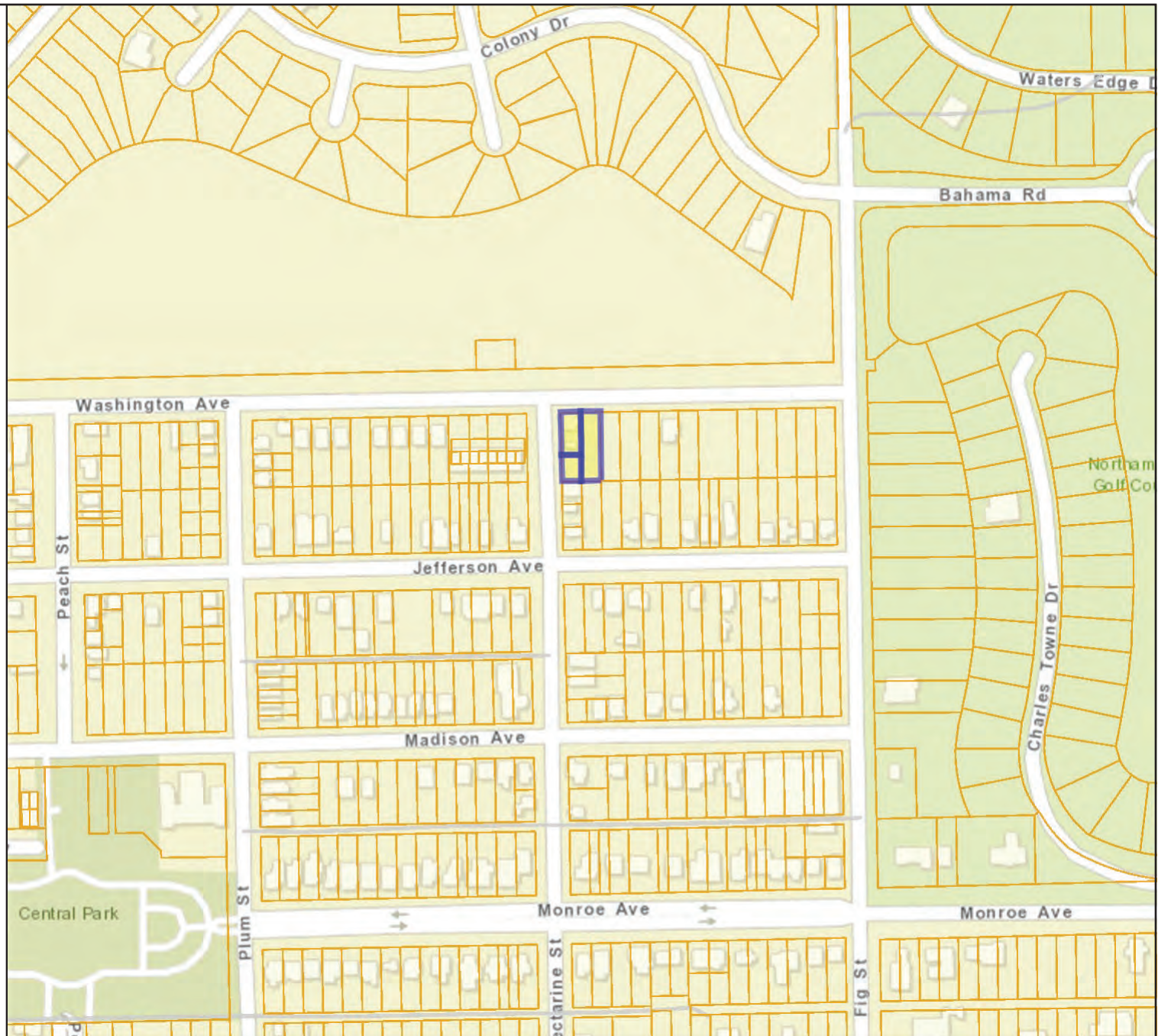
Nectarine

600 Washington

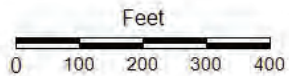
Northampton County, Virginia

Legend

- Parcels
- Driveways



Map Printed from Northampton
<http://northampton.mapsdirect.net/>



Title: 600 Washington Ave

Date: 1/31/2020

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 Northampton County is not responsible for its accuracy or how current it may be.



HISTORIC DISTRICT REVIEW BOARD

STAFF REPORT

Meeting Date: February 18, 2020

Item #: 9A

Specifics:

The current Chair of the Historic District Review Board is Kerry Shackelford. The current Vice Chair is Edward Wells. The Board needs to re-elect a Chair and Vice Chair.

Staff Recommendation:

Staff recommends the Board re-elect a Chair and Vice Chair.

Attachments:

None