

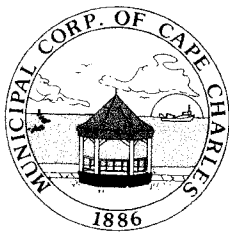
Historic District Review Board

Work Session Agenda

Cape Charles Civic Center

September 1, 2020 3:30 P.M.

1. Call to Order; Roll Call
 - A. Roll call and establish a quorum
2. Order of Business
 - A. Pre-Application for a Certificate of Appropriateness to construct a new single-family detached dwelling at 227 Madison Avenue – tax map #83A1-1-198B.
 - B. Pre-Application for a Modification to a Certificate of Appropriateness to replace windows on a single-family detached dwelling at 517 Madison Avenue – tax map #83A1-5-K.
 - C. Pre-Application for a Certificate of Appropriateness to renovate and construct a rear addition on a single-family detached dwelling at 504 Madison Avenue – tax map #83A1-1-165.
 - D. Pre-Application for a Certificate of Appropriateness to install a fence at 333 Madison Avenue – tax map #83A1-1-183.
3. Adjourn



PRE-APPLICATION INFORMATION FORM

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

APPLICANT INFORMATION

Name: Jeffrey & Linda Schroeder
Mailing Address: 601 W. Jackson St., Media, PA 19063
Phone Number: (412) 610-724-3685 Email: jlschro309@comcast.net
(L) 610-724-0585

PROJECT SUMMARY

Address of Project: 227 Madison Ave, Cape Charles, VA
Application Type (rezoning, variance, etc.): Cert. of Appropriateness
Total Acreage of Project: Lot size 40x87, Building Env. 29.97' x 49.69'
approved variance for porch setback!
Yay!

Detailed Description (Include proposed use(s) and square footage of floor area for each use):

1782 sq. ft. of fulltime residence, 1107 SF first flr.
675 SF second flr. / 3 Bedrooms, 2 full + one half
bathrooms, 1st flr. Master, open kitchen, living room
+ dining room, mud room w/ laundry

Signature of Applicant: [Signature]

Date: 6/25/2020

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

HDRB Rep Printed Name: _____ Signed: _____

Jeffrey & Linda Schroeder
601 N Jackson St
Media, PA 19063

7/23/2020

RE: 227 Madison Ave, Cape Charles
Letter of Intent

Dear Historic Board Members,

We have been planning our home in Cape Charles since 2017. Many thoughts and lots of hours on Pinterest have gone into it. This will be our only residence from here on out. We raised our children and are ready to retire on the Eastern Shore. My sister and her husband live in BayCreek, on the town side, and our intention is to be closer to them. They actually purchased the lot on Madison and Strawberry in November of 2017 for us. Jeffrey is a retired electrician and we were not able to access him annuity until after he retired. The lot has since been transferred to our names and we're ready to go!

Our plan is to keep our home relatively small, under 1800 square feet with one floor living. Jeff just had his right knee replaced and hopes to have the left one done in October. That being said, one floor living is best for us going into the future. There will be two bedrooms and a bath on the second floor which we hope our daughters will use often. Please see our attached application for more detailed measurements.

Bill Doughty of Village Builders is our builder. We've been working with him for 2+ years and he is great. His attention to detail is excellent and he has prepared some docs for you, which are also attached. For our next pre application meeting, Bill would like to be included.

Jeffrey and I hope to be in Cape Charles permantly by April of 2021. If all goes as scheduled, you'll be able to find me on the beach and Jeff on his back screened in porch!

Thank you for your consideration of our plans,

Jeffrey and Linda Schroeder

Linda and Jeff Schroeder House Specifications For Historic Review Board

HOME - Cape - (1,782 Square Feet)

1,107 SF 1st Floor Finished Space, 675 SF +/- 2nd Floor
Finished Space

3 Bedroom, 2 Full Bathrooms, 1 Half Bath

4 Course 8-inch Allied Lightweight Block Foundation

24" of Foundation Visible above Finished Grade

Paint Entire Foundation

12/12 Roof Pitch

8' Wide Gable Dormer on Right Elevation w/ 9/12 Pitch Roof

30 Year Lifetime Arch Shingles (CertainTeed)

5" CertainTeed Mainstreet Vinyl Clapboard Siding w/ 4" Vinyl
Corners

Front Gable End on Second Floor to have Half Round Vinyl
Accent Siding

Exterior Trim and Soffit & Fascia Maintenance Free Painted
Aluminum and Vinyl Soffit

Ply Gem Pro Series Classic Double Hung Vinyl Windows w/
Simulated Divided Lites w/ Wide Flat Trim (Top and Sides) and
Wide Sill Nose (2 over 1 SDL)

Therma Tru S296 Six Panel Door w/ 2 Square Glass Panels at
Top (3068 Transom Above Front Door)

Therma Tru Half Lite Two Panel Rear Door (Off Mudroom)

6068 Sliding Glass Door (Off Master Bedroom Onto Screen P)

Front Porch (208 SF) (26' x 8')

All Decking 3 1/4" Composite T&G Decking

Decking to be Installed 90 Degrees to House.

Vinyl Railing and Square Vinyl Post (6")

6' Wide Composite Steps to Grade w/ Vinyl Handrails

Composite Board Lattice to Grade

3/12 Pitch Shed Roof w/ Shingle Roof w/ Hip Ends

Rear Screened Porch off Master Bedroom
(156 Square Feet) (12 x 13)

Decking Material 6" Composite Deck Boards
2.5 Pitch Shed Roof w/ Shingles to Match Home
White Vinyl Handrails & 6" Vinyl Post Sleeves
All Soffit & Fascia to Match Home
Screeneeze Screen System with Vinyl 3068 Screen
Door

Rear Deck Off Mud Room Connected to Screen
Porch 6'6" x 12' (78 SF)
All Decking Material 6" Composite Deck Boards
White Vinyl Handrails w/ 4" Post
4' Wide Stairs to Grade w/ Composite 6" Boards

Technical Data Sheet

Landmark® Premium Shingles

Landmark® PRO/Architect 80 Shingles (NW Region only)

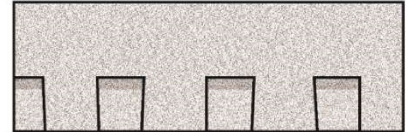
Landmark® PRO Shingles

Landmark® Shingles



PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles have the additional attribute of resisting the growth of algae especially in damp regions. AR shingles are not available in all regions

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2" to 4" per foot) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I

ASTM D3462

ASTM E108 Class A Fire Resistance

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537

CSA Standard A123.5 (Regional)

Miami-Dade Product Control Approved

Florida Product Approval # FL5444

Meets TDI Windstorm Requirements

Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	222 / 238 lb **	250 / 270 lb **	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

*Includes Landmark PRO AR/Architect 80

**Dependent on manufacturing location

INSTALLATION

The following is a general summary of the installation methods. Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Roof Deck Requirements: Apply shingles to minimum 3/8" thick plywood, minimum 7/16" thick non-veneer (e.g. OSB), or minimum 1" thick (nominal) wood decks. The plywood or non-veneer decks must comply with the specifications of APA-The Engineered Wood Association.

Ventilation: Provisions for ventilation should meet or exceed current HUD Standards. To ensure adequate balance ventilation, use a combination of continuous ridge ventilation (using CertainTeed Ridge Vent products, or a comparable product with an external baffle) combined with soffit venting.

Valleys: Valley liner must be applied before shingles. The Closed-Cut valley application method is recommended, using CertainTeed WinterGuard Waterproofing Shingle Underlayment or its equivalent to line the valley prior to being fully covered by the shingles.

Underlayment:

On slopes 4" per foot or greater, CertainTeed recommends one layer of DiamondDeck® or RoofRunner™ Synthetic Underlayment, or Roofers' Select® High-Performance shingle underlayment, or shingle underlayment meeting ASTM D226, D4869 or ASTM D6757. Always ensure sufficient deck ventilation, and take particular care when DiamondDeck, RoofRunner, or other synthetic underlayment is installed. For UL fire rating, underlayment may be required. Corrosion-resistant drip edge is recommended and should be placed over the underlayment at the rake and beneath the underlayment at the eaves. Follow manufacturer's application instructions.

On low slopes (2" up to 4" per foot), apply one layer of CertainTeed's WinterGuard Waterproofing Shingle Underlayment (or equivalent meeting ASTM D1970) over the entire roof deck. Or, in areas not prone to snow or ice apply two layers of 36" wide felt shingle underlayment lapped 19", or two layers of CertainTeed's DiamondDeck, RoofRunner or other synthetic underlayment per the manufacturer's low slope application instructions. Shingle underlayment should meet ASTM D6757, ASTM D4869 or ASTM D226. Ensure sufficient deck ventilation when these types of underlayments are installed. Specific and more detailed installation instructions can be found on product packaging and in the CertainTeed Shingle Applicator's Manual.

Fastening (NailTrak):

Low & Standard Slopes: On low and standard slopes, four nails are required per shingle. There are three nail lines on NailTrak shingles. Position nails vertically between the upper and lower nailing-guide lines. It is acceptable to nail between either the middle and lower lines, or between the upper and middle lines. Nails must be of sufficient length to penetrate into the deck 3/4" or through the thickness of the decking, whichever is less. They are to be located 1" and 12" in from each side of the shingle (see instructions on product wraps). Nails are to be 11 or 12 gauge, corrosion-resistant roofing nails with 3/8" heads.

Steep Slopes: On slopes greater than 21" per foot, fasten each shingle with six nails and four spots of roofing cement placed under each shingle according to application instructions provided on the shingle package. Fasteners must penetrate the two-layer common bond area that is indicated by the middle and lower NailTrak lines, also illustrated on the shingle package.

Application: The recommended application method is the 'Five-Course, Diagonal Method' found on each bundle of shingles. In this method, shingle course offsets are 6" and 11". Instructions also may be obtained from CertainTeed. These shingles may be used for new construction or for reroofing over existing Metric-sized shingles.

Flashing: Use corrosion-resistant metal flashing.

Hips and Ridges: For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Landmark Premium (and AR), Landmark PRO/Architect 80 AR, Landmark PRO (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects. In addition, Landmark Premium (and AR), Landmark Premium/Architect 80, Landmark PRO (and AR), and Landmark (and AR) carry 10-years of SureStart™ Protection. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

FOR MORE INFORMATION

Sales Support Group: 800-233-8990

Web site: www.certainteed.com

See us at our on-line specification writing tool, CertaSpec®, at www.certainteed.com/certaspec.

CertainTeed Roofing

20 Moores Road
Malvern, PA 19355

MainStreet™

Vinyl Siding

General Description: MainStreet™ siding is appropriate for use in new construction for single family homes, multi-housing projects and light commercial developments. MainStreet is also an ideal product for remodeling.

Styles:

Profile	Finish	Panel Projection	Wall Thickness (Nominal)	Lock Design	Colors	Accessory Pocket
Double 4" Clapboard	Woodgrain	9/16"	.042"	Post-formed	26	5/8" or 3/4"
Double 4" Dutchlap	Woodgrain	9/16"	.042"	Post-formed	26	1/2", 5/8" or 3/4"
Double 5" Clapboard	Woodgrain	9/16"	.042"	Post-formed	26	5/8" or 3/4"
Double 5" Dutchlap	Woodgrain	9/16"	.042"	Post-formed	26	5/8" or 3/4"
Triple 3" Clapboard	Smooth Brushed	9/16"	.042"	Post-formed	11	5/8" or 3/4"
Single 6-1/2" Beaded	Smooth Brushed	9/16"	.042"	Post-formed	13	5/8" or 3/4"
Single 8" Clapboard	Woodgrain	5/8"	.042"	Post-formed	1	3/4"

Colors: MainStreet siding profiles are available in a wide selection of colors. All colors are Spectrophotometer controlled and utilize exclusive Permacolor™ color science.

Colonial White	Light Maple	Silver Ash	Castle Stone	Oxford Blue	Flagstone	Sable Brown
Autumn Yellow	Sandstone Beige	Snow	Cypress	Suede	Forest	Spruce
Desert Tan	Savannah Wicker	Sterling Gray	Granite Gray	Autumn Red	Hearthstone	
Heritage Cream	Seagrass	Buckskin	Natural Clay	Charcoal Gray	Pacific Blue	

*Color availability varies by profiles - check Product Catalog for detail.

STUDfinder™: The patented STUDfinder Installation System combines precisely engineered nail slot locations with graphics. Nail slots are positioned 16" on center to allow for alignment with studs. STUDfinder graphics centered at each slot provide a quick and easy guide to help locate studs.

RigidForm™: MainStreet RigidForm 200 double nail hem technology stiffens siding for a straighter-on-the-wall appearance and provides wind load performance.

Lock: MainStreet's exclusive DuraLock™ is a substantially larger lock than is found on competing products, with a rigid teardrop shape and engineered angular locking leg for a positive, snap fit application and exceptional wind resistance.

Accessories: CertainTeed manufactures a wide range of siding accessories which are compatible with MainStreet siding styles and colors. Accessory products include installation components, soffit, window and door trim, corner lineals, corner systems and decorative moldings.

Composition: MainStreet siding products are produced using CertaVin™ custom-formulated PVC resin. This resin is produced exclusively by CertainTeed, allowing CertainTeed to maintain the high quality of its siding products.

Technical Data: MainStreet siding is in compliance with ASTM specification for Rigid Polyvinyl Chloride (PVC) Siding D 3679, and the requirements of section R703.11 of the International Residential Code, and section 1404.14 of the International Building Code. MainStreet siding meets or exceeds the properties noted in Table 1.

Table 1

ASTM E 84	Meets Class A flame spread requirements as tested according to ASTM E84.
ASTM D 635	Material is self-extinguishing with no measurable extent of burn when tested in accordance with this specification.
NFPA 268	Radiant Heat Test - Ignition Resistance of Exterior Walls - Conclusion that CertainTeed met the conditions for allowable use as specified in section 1406 of the International Building Code.

Important Fire Safety Information: When rigid vinyl siding is exposed to significant heat or flame, the vinyl will soften, sag, melt or burn, and may thereby expose material underneath. Care must be exercised when selecting underlayment materials because many underlayment materials are made from organic materials that are combustible. You should ascertain the fire properties of underlayment materials prior to installation. All materials should be installed in accordance with local, state and federal Building Code and fire regulations.

Wind Load Testing: CertainTeed MainStreet double 4" siding has been tested per ASTM D 5206 standard test method for resistance to negative wind load pressures exceeding 55 psf, which equates to more than 200 mph (V_{ASD}) and 260mph (V_{ULT}), when installed with nails positioned 16" on center. Check with your local building inspector for wind load requirements in your area on the type of structure you are building.

Documents: CertainTeed Vinyl Siding meets the requirements of one or more of the following specifications.

Texas Department of Insurance Product Evaluation EC-11

Conforms to ASTM Specification D3679

Florida BCIS Approval FL1573

ICC-ES Evaluation Report ESR-1066

For specific product evaluation/approval information, call 800-233-8990.

Installation: Prior to commencing work, verify governing dimensions of building, examine, clean and repair, if necessary, any adjoining work on which the siding is in any way dependent for its proper installation. Sheathing materials must have an acceptable working surface. Siding, soffit and accessories shall be installed in accordance with the latest editions of CertainTeed installation manuals on siding and soffit. Installation manuals are available from CertainTeed and its distributors.

Warranty: CertainTeed supports MainStreet siding products with a Lifetime Limited Warranty including PermaColor Lifetime Fade Protection to the original homeowner. The warranty is transferable if the home is sold.

Technical Services: CertainTeed maintains an Architectural Services staff to assist building professionals with questions regarding CertainTeed siding products. Call 800-233-8990 for samples and answers to technical or installation questions.

Sample Short Form Specification: Siding as shown on drawings or specified herein shall be MainStreet™ Vinyl Siding as manufactured by CertainTeed Corporation, Malvern, PA. The siding shall have a .042" nominal thickness. Installation shall be in accordance with manufacturer's instructions.

Three-part Format Specifications: Long form specifications in three-part format are available from CertainTeed by calling our Architectural Services Staff at 800-233-8990. These specifications are also available on our website at certainteed.com.



CertainTeed Corporation
 20 Moores Road
 Malvern, PA 19355
certainteed.com
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PRO SERIES

W I N D O W S

Ply Gem
WINDOWS & DOORS



CLASSIC DOUBLE HUNG



SUPERIOR PERFORMANCE. ELEGANT CRAFTSMANSHIP.

There's a clear choice when it comes to finding the style and durability you want in windows — Ply Gem Windows Pro Series. Our distinct product offerings provide you with the selection and craftsmanship you need to bring your next project to life. You get great looks and quality without compromise.

windows.plygem.com





CLASSIC DOUBLE HUNG



STANDARD FEATURES

- Classic brickmould profile provides an authentic sculptured appearance that matches traditional exterior millwork
- Interior and exterior accessory grooves allow for easy accessory application
- Both sash tilt in and remove for safe and easy cleaning of exterior glass
- Weather-tight dual action sash lock provides security while sealing out the weather and sealing in your comfort
- Energy-efficient WarmEdge insulating glass for enhanced energy performance
- Low-profile sill nosing resembles a traditional wood window
- Integral nail fin with fusion-welded corners for simple and accurate installation
- Maintenance-free multi-chamber PVC construction with fusion-welded corners for durability, weather-tight performance and beauty
- Robust interlock satisfies forced entry requirements and improves structural performance
- Integral $\frac{11}{16}$ " siding pocket with undersill trim leg allows for simple and secure siding installation



OPTIONS

GLASS OPTIONS:

Low-E, Low-E^{SC}, Low-E2+, Low-E2+^{SC}, LE^{PS}, LE2+^{PS}, HP, HP^{SC}, HP2+, HP2+^{SC}, HP^{PS}, HP2+^{PS}, WarmEdge+, tinted, tempered, obscure, and spandrel glass

GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBG) in flat $\frac{5}{8}$ " and $\frac{7}{8}$ ", sculptured $\frac{5}{8}$ " and 1" styles, $\frac{7}{8}$ " and 1 $\frac{1}{4}$ " simulated divided lites (SDL)

EXTENSION JAMBS:

Custom to 9 $\frac{1}{8}$ " in primed or natural wood, and cellular PVC

PRODUCT CONFIGURATION:

Singles, twins, triples, side lites, fixed, combinations, 30° and 45° bays and a wide variety of architectural shapes

COLOR OPTIONS:

WHITE

BEIGE

CLAY



DOUBLE HUNG THERMAL PERFORMANCE

For comparison, these are a few select configurations using 3mm glass within a 3/4" IGU and no grilles

NFRC CERTIFIED
R Value U Factor SHGC VT

WITH WARM EDGE

LE	2.94	0.34	0.28	0.52
LE ^{SC}	2.94	0.34	0.22	0.41
HP	3.23	0.31	0.28	0.52
HP ^{PS}	3.23	0.31	0.44	0.54
HP ^{SC}	3.33	0.30	0.21	0.41
LE2+	3.45	0.29	0.27	0.51
LE2+ ^{SC}	3.45	0.29	0.21	0.40
HP2+ ^{PS}	3.57	0.28	0.43	0.54
HP2+	3.70	0.27	0.27	0.51
HP2+ ^{SC}	3.70	0.27	0.21	0.40

WITH WARM EDGE PLUS SPACER

HP	3.33	0.30	0.28	0.52
HP ^{PS}	3.33	0.30	0.44	0.54
HP ^{SC}	3.45	0.29	0.21	0.41
HP2+ ^{PS}	3.70	0.27	0.43	0.54
HP2+	3.85	0.26	0.27	0.51
HP2+ ^{SC}	3.85	0.26	0.21	0.40

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 3/4" IGU, 3mm glass and no grilles.

R-value: Restrictive ambient air flow; U-factor: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

NOTE: Colors shown are close approximations and may not be accurate representations for color matching.



PORCH ROOF, POST,
RAILING AND SLAB
NOT PROVIDED BY ICON

FRONT ELEVATION
ACCESS TO GRADE NOT PROVIDED BY ICON

9'-0"
CEILING HEIGHT

**NOT PROVIDED BY
ICON LEGACY CUSTOM
MODULAR HOMES, LLC ("ICON")**

FOUNDATION (WALLS, FOOTINGS, PIERS, ANCHOR BOLTS,
SILL PLATE) & CRAWLSPACE VENTILATION.
HEATING SYSTEM.
STACKED WASHING MACHINE & DRYER.
OMIT FLOOR COVERING AREAS.
REFRIGERATOR, RANGE, SPACEMAKER MICRO.,
COUNTERTOPS, BARTOP, & DISHWASHER.
PORCH ROOF, HEADER, POSTS, RAILING, FLOOR & SLAB.
VINYL SCALLOP SIDING AT FRONT ABOVE PORCH.
SHOWER, CEMENT BD. & TILE AT BATH #1.
FINISH & INSULATION OF PROPOSED 2ND FLR.
PADDLE FANS.
REAR DECK & SCREENING ON REAR PORCH.
PORCH LIGHTS.

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

THIS BUILDING HAS BEEN
EXTRACTED FROM AN APPROVED
SYSTEMS OR PER MODEL APPROVAL

Lea

SERIAL #/ ORDER #

O#9115

INDEPENDENT BUILDER

VILLAGE BUILDERS ON THE BAY

ADDRESS

CITY: CAPE CHARLES
STATE: VA
ZIP: 23310
COUNTY: INCH THAMPTON
SNOW LOAD (LBS): 40
WIND SPEED (MPH): 119
ORDER NO: 9115
SERIAL NO: 1,105
TYPE: CAPE
FILE NAME: 049115

FRONT ELEVATION

PAGE #

EV1

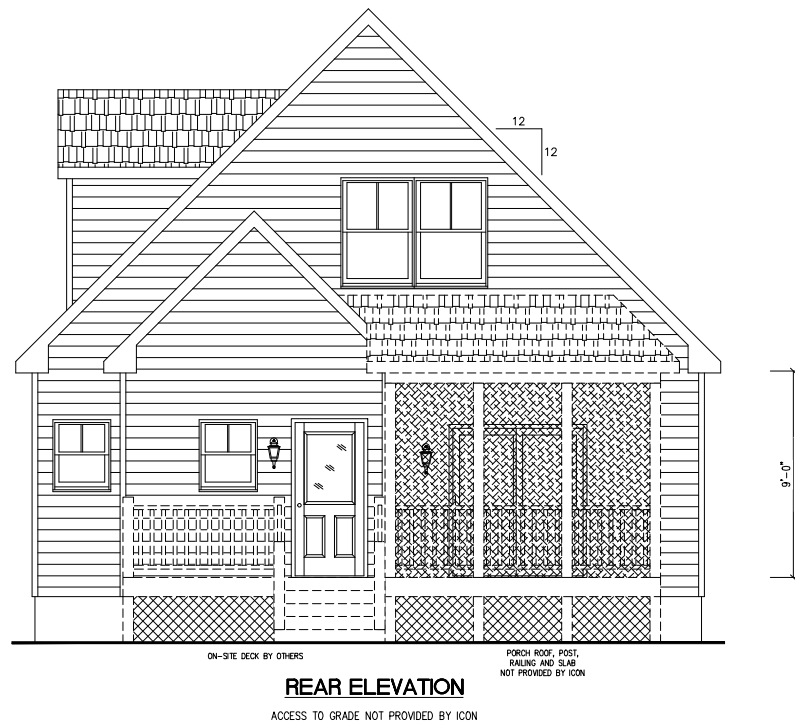
STATE/TPIA APPROVAL STAMP

R.A. OR P.E. STAMP

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

ICON
LEGACY
CUSTOM MODULAR HOMES
LLC

DATE	REVISION	BY
2/14/20	PRELIM	JSS
2/26/20	QUICK FIX	PIF
3/5/20	REV. PRELIM	PIF



STATE/TPIA APPROVAL STAMP	R.A. OR P.E. STAMP
---------------------------	--------------------



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

DATE	REVISION	BY
2/14/20	PRELIM	JSS
2/26/20	QUICK FIX	PIF
3/5/20	REV. PRELIM	PIF

INDEPENDENT BUILDER VILLAGE BUILDERS ON THE BAY		ADDRESS	
		CITY	STATE
CAPE CHARLES	VA	ZIP	23310
COUNTY	SNOW LOAD (LBS)	WIND SPEED (MPH)	
INOR THAMPTON	40	119	
ORDER NO	SERIAL NO	TYPE	CAPE
9115	1,105		
FILE NAME	049115		

**NOT PROVIDED BY
ICON LEGACY CUSTOM
MODULAR HOMES, LLC ("ICON")**

FOUNDATION (WALLS, FOOTINGS, PIERS, ANCHOR BOLTS,
 SILL PLATE) & CRAWLSPACE VENTILATION.
 HEATING SYSTEM.
 STACKED WASHING MACHINE & DRYER.
 OMIT FLOOR COVERING AREAS.
 REFRIGERATOR, RANGE, SPACEMAKER MICRO.,
 COUNTERTOPS, BARTOP, & DISHWASHER.
 PORCH ROOF, HEADER, POSTS, RAILING, FLOOR & SLAB.
 VINYL SCALLOP SIDING AT FRONT ABOVE PORCH.
 SHOWER, CEMENT BD. & TILE AT BATH #1.
 FINISH & INSULATION OF PROPOSED 2ND FLR.
 PADDLE FANS.
 REAR DECK & SCREENING ON REAR PORCH.
 PORCH LIGHTS.

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

THIS BUILDING HAS BEEN
EXTRACTED FROM AN APPROVED
SYSTEMS OR PER MODEL APPROVAL

Lea

SERIAL #/ ORDER #

O#9115

REAR ELEVATION

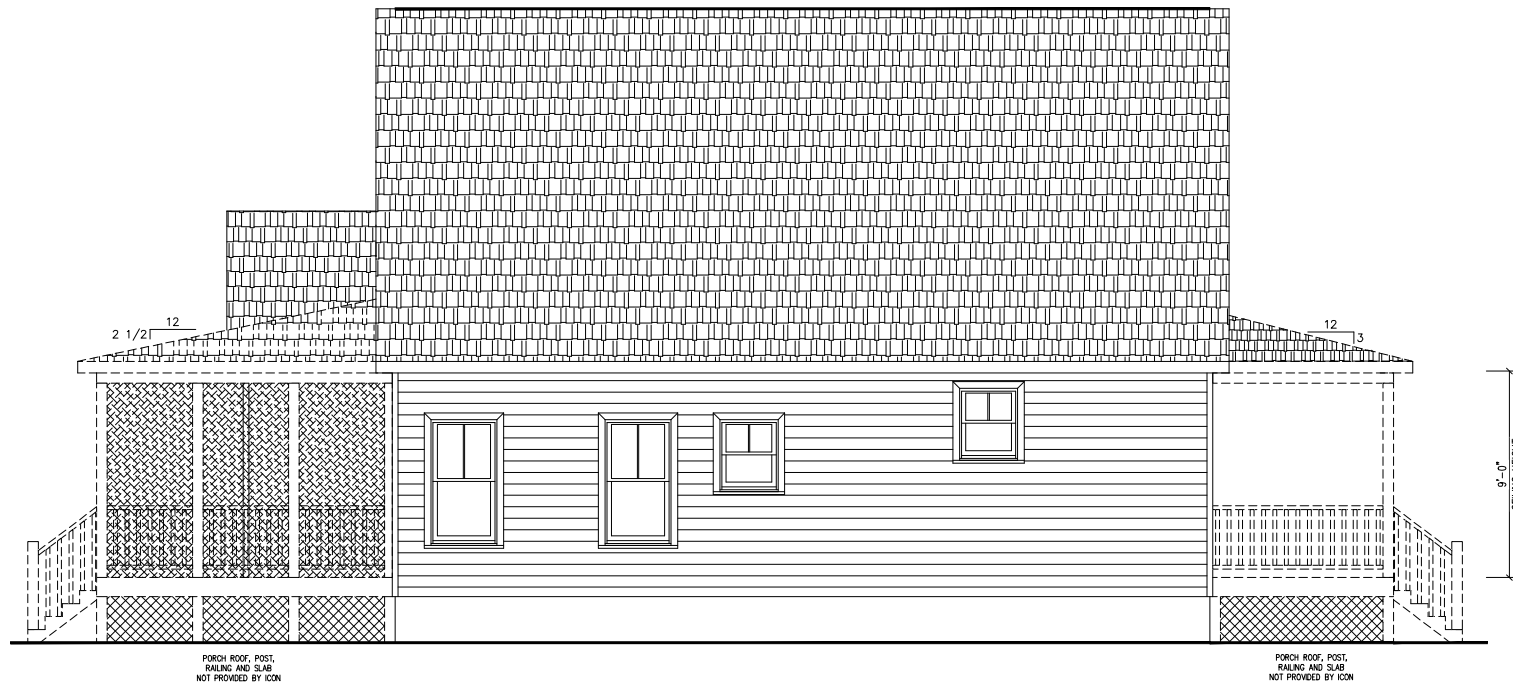
FILE NAME

EV2

STATE/TPIA APPROVAL STAMP

R.A. OR P.E. STAMP

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



LEFT ELEVATION

ACCESS TO GRADE NOT PROVIDED BY ICON

**NOT PROVIDED BY
ICON LEGACY CUSTOM
MODULAR HOMES, LLC ("ICON")**

FOUNDATION (WALLS, FOOTINGS, PIERS, ANCHOR BOLTS, SILL PLATE) & CRAWLSPACE VENTILATION.
HEATING SYSTEM.
STACKED WASHING MACHINE & DRYER.
OMIT FLOOR COVERING AREAS.
REFRIGERATOR, RANGE, SPACEMAKER MICRO., COUNTERTOPS, BARTOP, & DISHWASHER.
PORCH ROOF, HEADER, POSTS, RAILING, FLOOR & SLAB.
VINYL SCALLOP SIDING AT FRONT ABOVE PORCH.
SHOWER, CEMENT BD. & TILE AT BATH #1.
FINISH & INSULATION OF PROPOSED 2ND FLR.
PADDLE FANS.
REAR DECK & SCREENING ON REAR PORCH.
PORCH LIGHTS.

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

THIS BUILDING HAS BEEN
EXTRACTED FROM AN APPROVED
SYSTEMS OR PER MODEL APPROVAL

Lea

SERIAL #/ ORDER #

O#9115

INDEPENDENT BUILDER

VILLAGE BUILDERS ON THE BAY
ADDRESS

CITY	CAPE CHARLES	STATE	VA	ZIP	23310
COUNTY	NORTHAMPTON	SNOW LOAD (LBS)	40	WIND SPEED (MPH)	119
ORDER NO	9115	SERIAL NO	1,105	TYPE	CAPE
FILE NAME	O#9115				

LEFT ELEVATION

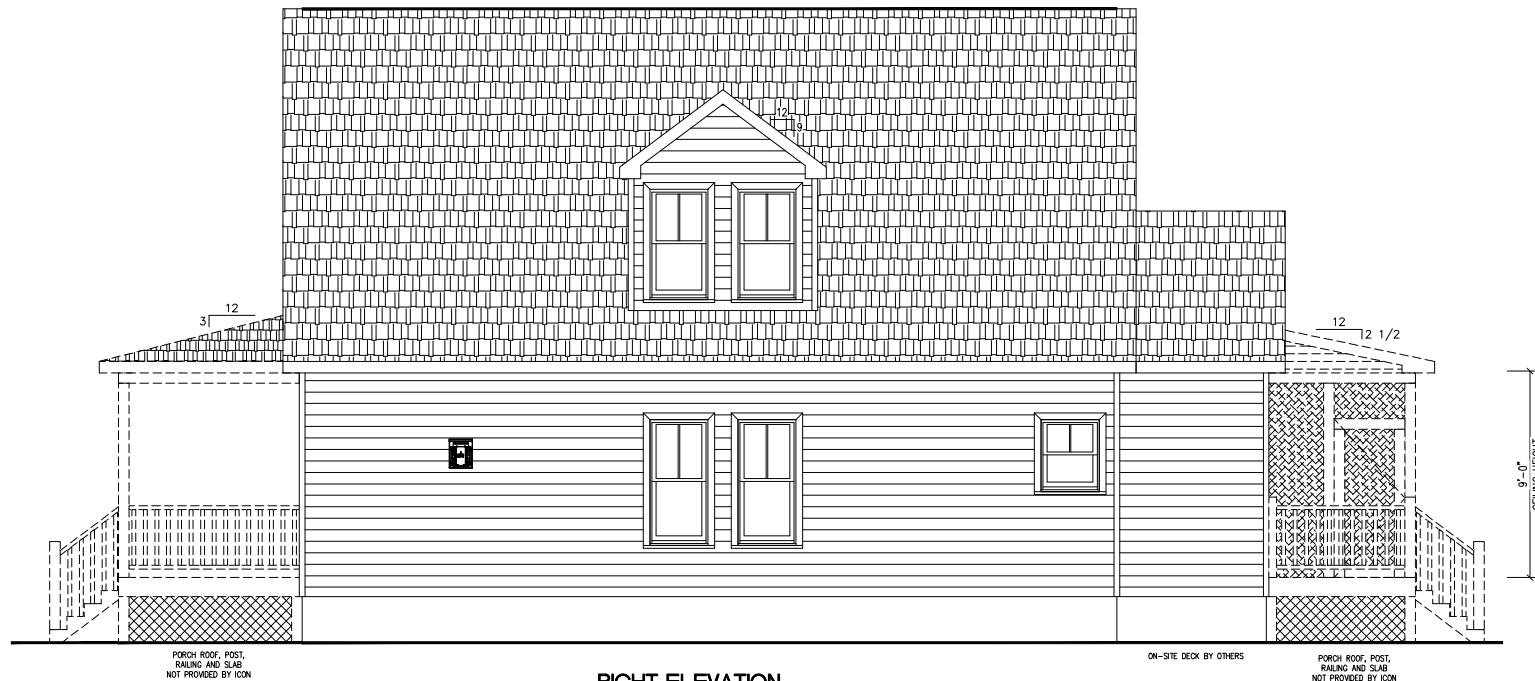
PAGE #

EV3

STATE/TPIA APPROVAL STAMP

R.A. OR P.E. STAMP

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



RIGHT ELEVATION

ACCESS TO GRADE NOT PROVIDED BY ICON

**NOT PROVIDED BY
ICON LEGACY CUSTOM
MODULAR HOMES, LLC ("ICON")**

FOUNDATION (WALLS, FOOTINGS, PIERS, ANCHOR BOLTS, SILL PLATE) & CRAWLSPACE VENTILATION.
HEATING SYSTEM.
STACKED WASHING MACHINE & DRYER.
OMIT FLOOR COVERING AREAS.
REFRIGERATOR, RANGE, SPACEMAKER MICRO., COUNTERTOPS, BARTOP, & DISHWASHER.
PORCH ROOF, HEADER, POSTS, RAILING, FLOOR & SLAB.
VINYL SCALLOP SIDING AT FRONT ABOVE PORCH.
SHOWER, CEMENT BD. & TILE AT BATH #1.
FINISH & INSULATION OF PROPOSED 2ND FLR.
PADDLE FANS.
REAR DECK & SCREENING ON REAR PORCH.
PORCH LIGHTS.

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

THIS BUILDING HAS BEEN
EXTRACTED FROM AN APPROVED
SYSTEMS OR PER MODEL APPROVAL

7
Lea

SERIAL #/ ORDER #

O#9115

INDEPENDENT BUILDER

VILLAGE BUILDERS ON THE BAY

ADDRESS

CITY CAPE CHARLES ZIP 23310
STATE VA
COUNTY SNOW LOAD (LBS) 40
WIND SPEED (MPH) 119
ORDER NO. 9115 SERIAL NO. 1,105
TYPE CAPE
FILE NAME O#9115

RIGHT ELEVATION

PAGE #

EV4

BY

REVISION

DATE

JSS

PIF

PIF

PRELIM

QUICK FIX

REV. PRELIM

2/14/20

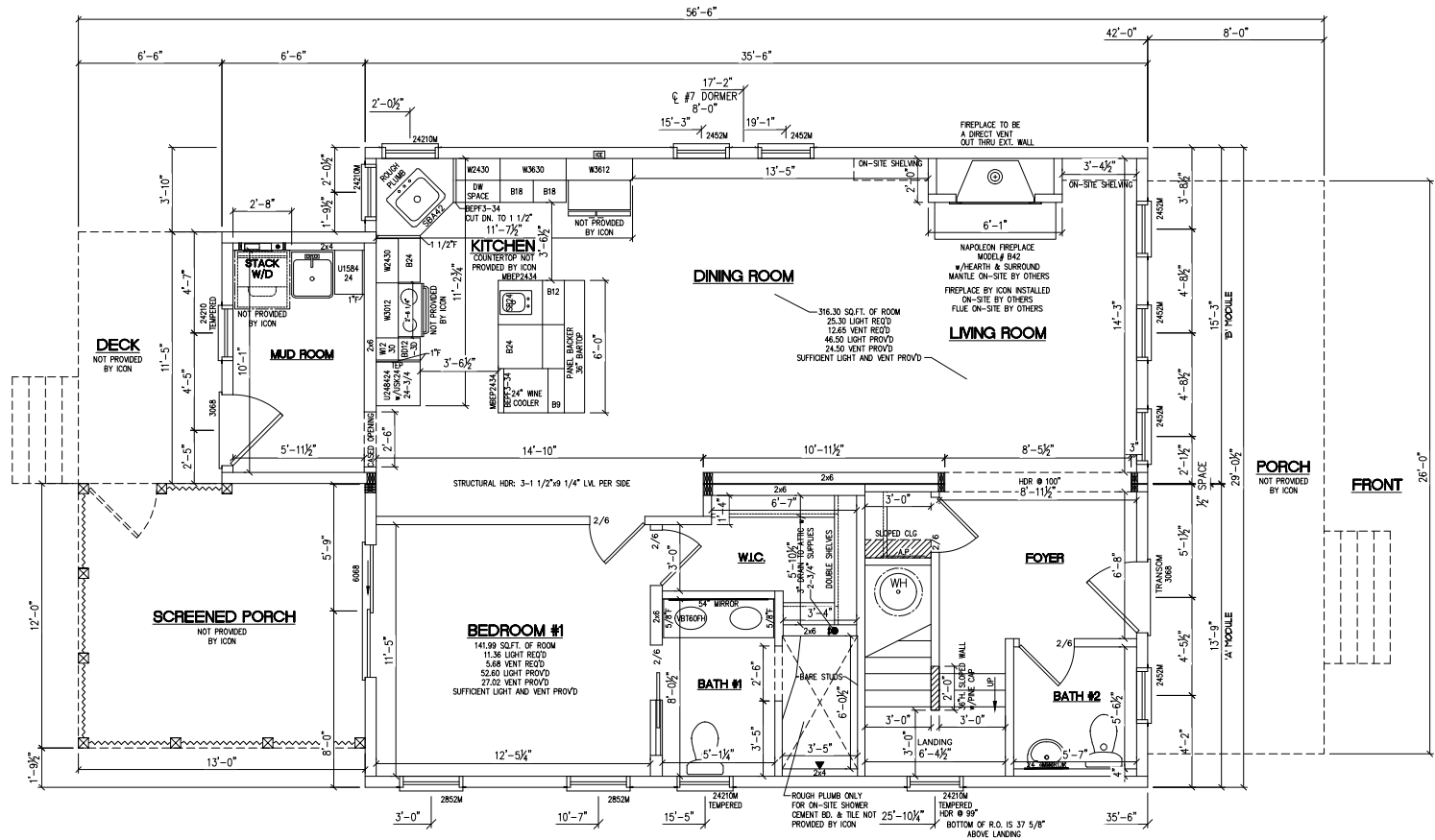
2/26/20

3/5/20

- *TEMPERATURE CONTROL VALVE TO BE INSTALLED TO ALL TUBS AND SHOWERS (NOT PROVIDED BY ICON)
- *INDEPENDENT BUILDER IS RESPONSIBLE TO COMPLY WITH R312 (WINDOW SILLS) OF THE 2009/2012/2015 IRC (DONE ON-SITE IF APPLICABLE)
- WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW
 - WHERE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED
 - OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR

STATE/TPIA APPROVAL STAMP	R.A. OR P.E. STAMP
---------------------------	--------------------

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HEATING SYSTEM
STACKED WASHING MACHINE & DRYER.
OMIT FLOOR COVERING AREAS.
REFRIGERATOR, RANGE, SPACEMAKER MICRO., COUNTERTOPS, BARTOP, & DISHWASHER.
PORCH ROOF, HEADER, POSTS, RAILING, FLOOR & SLAB.
VINYL SCALLOP SIDING AT FRONT ABOVE PORCH.
SHOWER, CEMENT BD. & TILE AT BATH #1.
FINISH & INSULATION OF PROPOSED 2ND FLR.
PADDLE FANS.
REAR DECK & SCREENING ON REAR PORCH.
PORCH LIGHTS.

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

THIS BUILDING HAS BEEN
EXTRACTED FROM AN APPROVED
SYSTEMS OR PER MODEL APPROVAL

SERIAL # / ORDER #

O#9115

INDEPENDENT BUILDER

VILLAGE BUILDERS ON THE BAY

ADDRESS

CITY

STATE

ZIP

SNOW LOAD (LBS)

WIND SPEED (MPH)

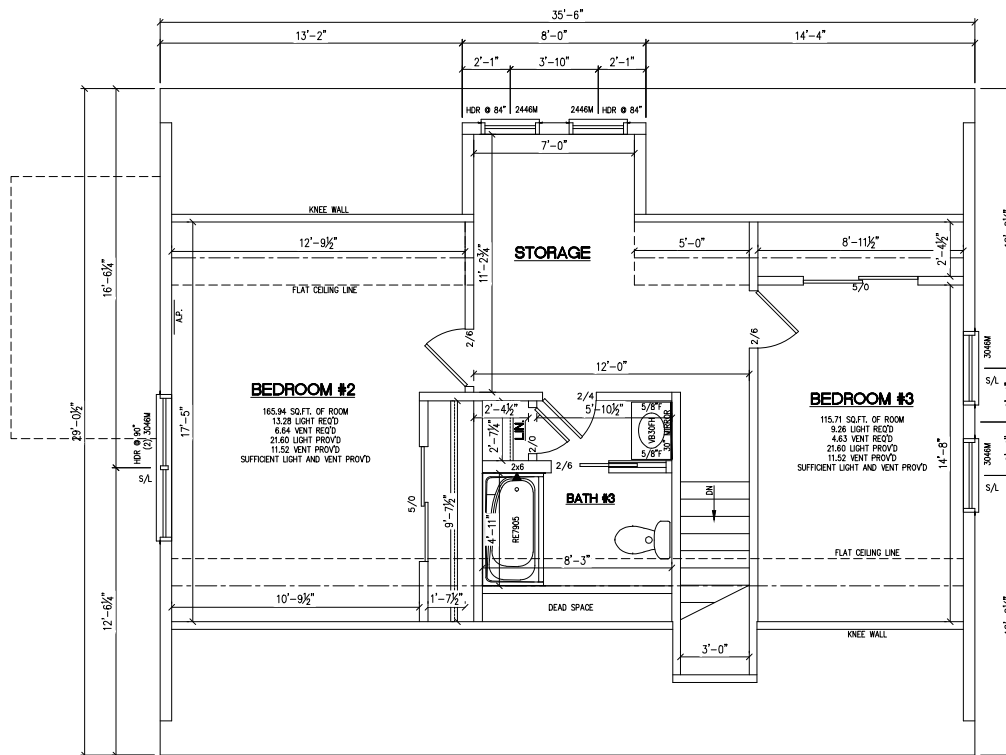
INCH THICKNESS

FILE NAME

1ST STORY FLOOR PLAN

PAGE #

FP1



PROPOSED 2ND FLOOR ONLY (FINISHED AND INSULATED NOT PROVIDED BY ICON)

NOT PROVIDED BY
ICON LEGACY CUSTOM
MODULAR HOMES, LLC ("ICON")

FOUNDATION (WALLS, FOOTINGS, PIERS, ANCHOR BOLTS,
SILL PLATE) & CRAWLSPACE VENTILATION.
HEATING SYSTEM.
STACKED WASHING MACHINE & DRYER.
OMIT FLOOR COVERING AREAS.
REFRIGERATOR, RANGE, SPACEMAKER MICRO.,
COUNTERTOPS, BARTOP, & DISHWASHER.
PORCH ROOF, HEADER, POSTS, RAILING, FLOOR & SLAB.
VINYL SCALLOP SIDING AT FRONT ABOVE PORCH.
SHOWER, CEMENT BD. & TILE AT BATH #1.
FINISH & INSULATION OF PROPOSED 2ND FLR.
PADDLE FANS.
REAR DECK & SCREENING ON REAR PORCH.
PORCH LIGHTS.

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

THIS BUILDING HAS BEEN
EXTRACTED FROM AN APPROVED
SYSTEMS OR FOR MODEL APPROVAL

leA

SERIAL #/ ORDER #

O#9115

INDEPENDENT BUILDER

VILLAGE BUILDERS ON THE BAY

ADDRESS

CITY: CAPE CHARLES
STATE: VA
ZIP: 23310
COUNTY: INDEPENDENT
SNOW LOAD (LBS): 40
WIND SPEED (MPH): 119
ORDER NO: 9115
SERIAL NO: 1,105
TYPE: CAPE
FILE NAME: 049115

2ND STORY FLOOR PLAN

PAGE #

FP2

STATE/TPIA APPROVAL STAMP

R.A. OR P.E. STAMP

246 SAND HILL ROAD
SELINGROVE, PA 17870
PHONE: (570) 374-3280
FAX: (570) 374-1122
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LEGACY
CUSTOM MODULAR HOMES
LLC

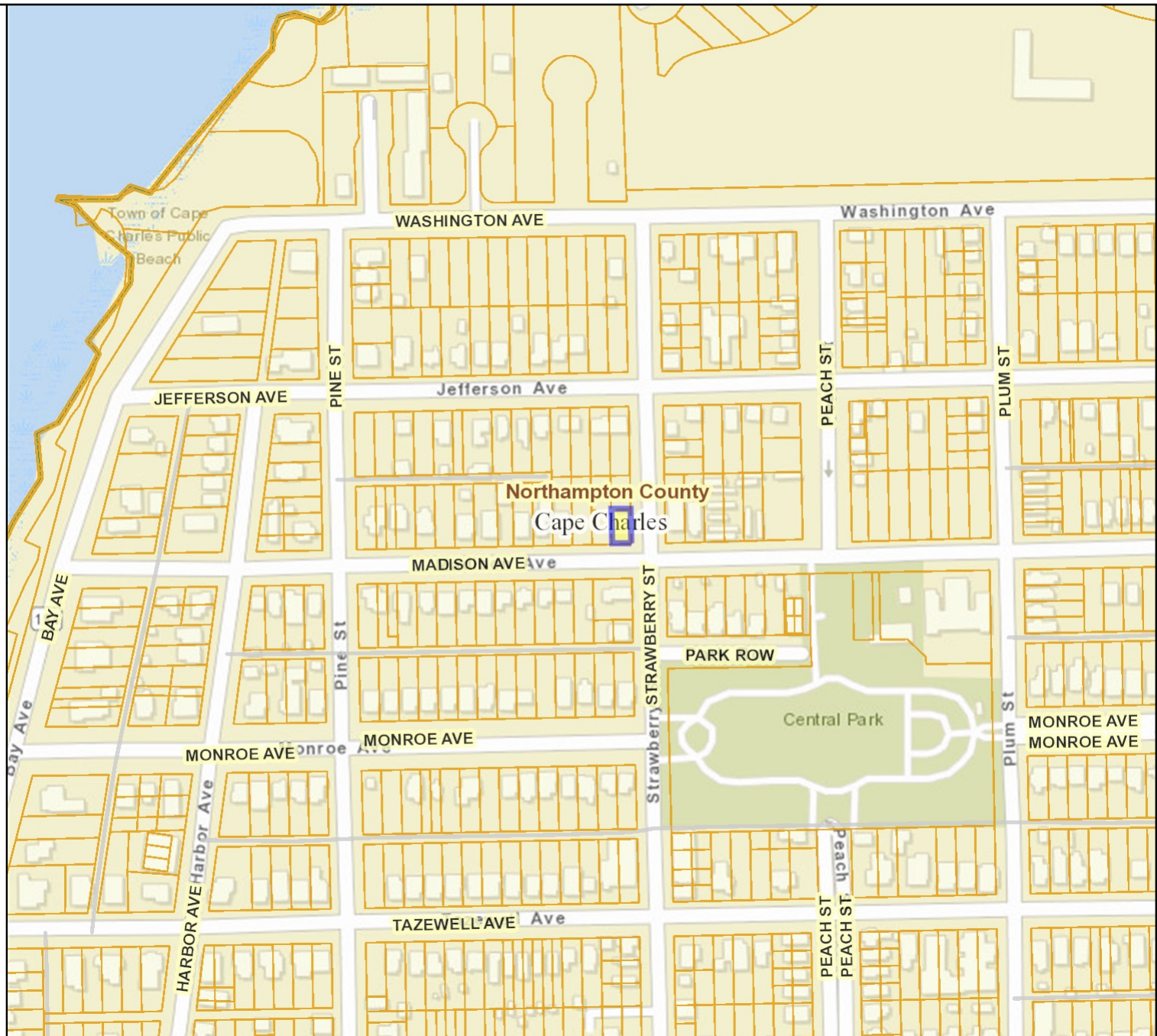
DATE	REVISION	BY
2/14/20	PRELIM	JSS
2/26/20	QUICK FIX	PIF
3/5/20	REV. PRELIM	PIF

DRAWN BY: PARKS	SCALE: 1" = 20'
CHK'D BY: PARKS	BACK TRAV. BY: CROCKETT
FIELD BOOK: CPC1, P. 47	JOB NUMBER: 696

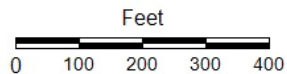
Northampton County, Virginia

Legend

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



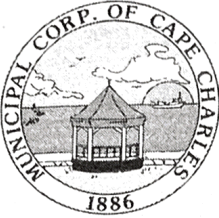
Map Printed from Northampton
<http://northampton.mapsdirect.net/>



Title: 227 Madison Avenue Property Map

Date: 8/25/2020

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.



PRE-APPLICATION MEETING REQUEST

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

INSTRUCTIONS FOR REQUESTING A PRE-APPLICATION MEETING

Projects That Require a Pre-Application Meeting:

1. Certificate of Appropriateness for the Historic District Review Board
2. Certificate of Appropriateness for the Harbor Area Review Board
3. Development Certificate for the Harbor Area Review Board
4. New commercial building or an addition to a commercial building
5. Planned Unit Developments
6. Variances
7. Conditional Use Permits
8. Amending the zoning map
9. Any other application deemed necessary

Pre-Application Submittal and Review Process:

- A. **Complete a Pre-Application Information Form** that contains a detailed description of the request.
- B. **Prepare Concept Plans and a Submit a PDF digital version** that conveys the proposed project. These plans may be conceptual in nature and do not need to be developed by a design professional.
- C. **Submit the Pre-Application Instruction Form and Concept Plans** to the Planning and Zoning Department in person or via email to planner@capecharles.org. The application and forms will be reviewed within (2) two business days. Once the plans are reviewed, the Planning and Zoning Department will notify the applicant if an in-person Pre-Application meeting is required. Note: If an in-person meeting is not necessary, then the Pre-Application Meeting will take place during building permit or zoning request submittal.
- D. **Attend a Pre-Application Meeting** with the Planning and Zoning Department. The Planning and Zoning Department will contact the applicant to schedule a Pre-Application Meeting. Feedback about the proposal, along with an overview of the application/review process, will be provided during this meeting. The applicant should bring a hard copy of the concept plans to the meeting.
- E. **Submit a Signed Copy of the Pre-Application Information Form** with the formal application. When the applicant is prepared to submit the full, complete application for the development activity or zoning process, a copy of this form is required to be submitted.

Pre-Application Information Form Submittal Checklist:

- ☒ Complete Pre-Application Information Form
- ☒ One PDF digital version of Concept Plans



PRE-APPLICATION INFORMATION FORM

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

APPLICANT INFORMATION

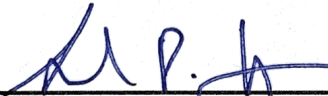
Name: MLT ENTERPRISES LLC
Mailing Address: 1364 AIR RAIL AVE VIRGINIA BEACH, VA 23455
Phone Number: (540) 449-1861 Email: andrewpmccoy@gmail.com

PROJECT SUMMARY

Address of Project: 517 MADISON AVE.
Application Type (rezoning, variance, etc.): HDRB; RENOVATION; RESIDENTIAL
Total Acreage of Project: 0.25

Detailed Description (Include proposed use(s) and square footage of floor area for each use):

WE PREVIOUSLY APPLIED FOR HDRB APPROVAL ON NOVEMBER 19, 2019. WE ARE RE-APPLYING IN AN EFFORT TO USE NEW WINDOWS DUE TO THE CONDITION OF THE OLD WOOD WINDOWS AND THEIR PERFORMANCE. ALL OTHER ITEMS REMAIN AS PREVIOUSLY SUBMITTED.

Signature of Applicant: 

Date: 07.20.20

(ANDREW P. MCCOY)

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

HDRB Rep Printed Name: _____ Signed: _____



HISTORIC DISTRICT REVIEW BOARD

Work Session & Regular Meeting

Cape Charles Civic Center

November 19, 2019

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 Edward Eichman, Herb Thom and Edward Wells. There was one vacancy on the board. Also, in attendance were Town Planner Zach Ponds, Deputy Clerk Tracy Outten and the applicants. There was one member of the public in attendance.

ORDER OF BUSINESS:

A. *Historic District Guidelines update.*

Kerry Shackelford thought the smoothest way to discuss the assigned sections was for each person to present their updates.

After Edward Eichman read through his draft for the new In-fill Foundations and Masonry sections in the Cape Charles Historic District Guidelines (CCHDG) (Please see attached.), discussion was as follows: (i) Kerry Shackelford would like a sentence to be added that if stone was used it had to be natural stone and a mortar joint was needed. Edward Eichman agreed that natural stone would be more appropriate in the historic district. (ii) There was some discussion on rusticated stone. (iii) Edward Eichman would email updates to Tracy Outten to be distributed.

Edward Wells read through his draft for the new In-fill Porches section in the CCHDG and said he tried to include all parts of a porch. (Please see attached.)

Discussion was as follows: (i) Edward Eichman mentioned that his draft, that was handed out at a past work session, may be helpful. (ii) Another sentence needed be added under Porch Stairs stating that if brick was used it needed to match the foundation material. (iii) Kerry Shackelford said the guidelines needed to differentiate synthetic material. Edward Wells would do research. (iv) There was some discussion on whether the porch flooring had to be painted. (v) Kerry Shackelford said it was important to make new buildings complementary. (vi) Additional inclusions and corrections: (a) samples needed to be available for the board to see; (b) the words smooth finish would be added under Flooring; (c) only individual boards should be added under Ceilings; (d) aluminum, wrought iron and vinyl were not allowed; (e) under Screening delete the words "although not encouraged and some maybe allowed," and add "only on side elevations;" and (f) a diagram would be added after Screening. (vii) Kerry Shackelford offered to work on the wording for screening within the front porch.

Discussion on the new In-fill Siding section in the CCHDG was as follows: (i) Herb Thom thought vinyl siding should be allowed with requirements such as a specified thickness, a sample needed to be provided and installation done per the manufacturer's instructions. (ii) Edward Eichman suggested allowing vinyl siding on parts of the home but, require the front of the home be wood or hardie. (iii) Kerry Shackelford would like all board members to research siding for the December work session.

Kerry Shackelford read his draft outline for the new In-fill construction section in the CCHDG. (Please see attached.)

Motion made by Herb Thom, seconded by Edward Wells, to close the November 19, 2019 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 Agenda as presented. The motion was approved by unanimous vote.

Motion made by Herb Thom, seconded Edward Eichman, to approve the minutes from the October 4, 2019 Special Meeting and Work Session and the October 15, 2019 Historic District Review Board Regular Meeting as presented. The motion was approved by unanimous vote.

REPORTS

Kerry Shackelford asked about the chimney removal. Zach Ponds explained that it was a safety issue. Kerry Shackelford informed Zach Ponds the chimney needed to be replaced. Zach Ponds would look into that.

PUBLIC COMMENT:

Diane D'Amico, 602 Jefferson Avenue

Ms. D'Amico was appreciative of the town planner, the HDRB and the applicants. (Please see attached.)

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

UNFINISHED BUSINESS:

A. *Commercial 3 Zoning District design review for a new commercial building on Lots 37, 38, & 39 on Stone Road.*

Gina Butler, applicant, said the updated design for the proposed commercial building was based on the conversation from the October meeting. Ms. Butler continued by saying all the details that were requested had been done at a considerable cost, except the roof pitch because of the expense and she asked if vinyl siding could be used per the new guidelines. Kerry Shackelford explained that the board was in the process of updating the new residential construction portion guidelines.

Discussion was as follows: (i) Kerry Shackelford said the board was trying to get away from a commercial building look. (ii) Edward Eichman was comfortable with the roof form proposed. His suggestion would be to add more detail to the porch corner chamfers. Mr. Eichman prepared a sketch. (Please see attached.) The applicant agreed to add the suggested details. (iii) Edward Wells thought the roof pitch looked out of proportion. After much discussion on the roof pitch, it was decided that the pitch would come off the eave of the building by a minimum of two feet.

Motion made by Herb Thom, seconded by Edward Eichman, to approve the Commercial 3 Zoning District design for the new construction of a commercial building on Lots 37, 38, and 39 on Stone Road with the following conditions: (i) the porch corner chamfer detail would be as shown in the sketch provided by Edward Eichman; and (ii) the dormer would be moved to two feet above the main roof. The motion was approved by unanimous vote.

NEW BUSINESS:

A. *Application for Certificate of Appropriateness at 2 Tazewell Avenue – to replace windows on a single-family detached dwelling.*

Kathy Weiner, applicant representative, asked if there were issues with vinyl material itself or the type of vinyl used for windows. Kerry Shackelford responded that the CCHDG did not allow the replacement of wood windows with vinyl. Kathy Weiner commented that many houses had replaced wood windows with vinyl. Kerry Shackelford said he could not speak to what had already been done. Kerry Shackelford concluded that the windows needed to be replaced with what was there.

Motion made by Edward Wells, seconded by Herb Thom, to approve the application for the Certificate of Appropriateness at 2 Tazewell Avenue to replace the existing casements windows and to deny the replacement of the wood windows on the single-family dwelling. The motion was approved by unanimous vote.

- B. *Application for Certificate of Appropriateness at 501 Tazewell Avenue – to construct a rear addition on a single-family dwelling and a two-story accessory structure.*

Ray and Nancy Campbell, applicants, explained the proposed addition had to do with accessibility due to their ages.

Discussion was as follows: (i) Edward Eichman did not have a problem with the proposal but, did suggest a small window. There was much discussion regarding whether a window was necessary.

Motion made by Herb Thom, seconded by Edward Wells, to approve the application for the Certificate of Appropriateness at 501 Tazewell Avenue to construct a rear addition on the single-family dwelling with the condition that the proposed window be removed. The motion was approved by unanimous vote.

- C. *Application for a Certificate of Appropriateness at 206 Monroe Avenue – to construct a rear addition on a single-family detached dwelling.*

Leon Parham, architect, was available to answer any questions. Edward Eichman asked if the muntin was between the glass as indicated in the provided material. Leon Parham answered that yes, the muntin was between the glass to match the existing windows.

Motion made by Herb Thom, seconded by Edward Eichman, to approve the application for the Certificate of Appropriateness at 206 Monroe Avenue to construct a rear addition on the single-family dwelling as presented. The motion was approved by unanimous vote.

- D. *Application for a Certificate of Appropriateness at 702 Monroe Avenue – to renovate an existing screened porch on the front of a single-family detached dwelling.*

Claudine Pierce, applicant representative, was available to answer any questions. Kerry Shackelford had an issue with the brackets and screen being placed outside of the post. Claudine Pierce responded that the screen would be behind the post. Edward Wells confirmed the post would be square and vinyl wrapped.

Motion made by Herb Thom, seconded by Edward Wells, to approve the application for the Certificate of Appropriateness at 702 Monroe Avenue to renovate an existing screened porch on the front of the single-family dwelling as presented. The motion was approved by unanimous vote.

- E. *Application for a Certificate of Appropriateness at 214 Washington Avenue – to construct a new single-family detached dwelling.*

Bill Doughty, contractor, described the proposed new home.

Discussion was as follows: (i) Edward Eichman thought there had been an agreement made in the pre-application meeting to change the siding material. (ii) Herb Thom confirmed this was a modular home. (iii) Edward Wells suggested the front of the home be another material other than vinyl. Bill Doughty said that would be hard. Some of the board members thought vinyl siding had a plastic

house look. After much discussion on various materials that could be used, the contractor and applicants agreed to use 5" clap board vinyl siding. (iv) Kerry Shackelford said the 8/12 roof pitch did not follow the CCHDG per page 37 which called for a 10/12 roof pitch. Bill Doughty asked if the town zoning ordinance lined up with the guidelines. Zach Ponds informed Mr. Doughty that the CCHDG trumped the zoning ordinance. Bill Doughty said the 8/12 pitch was okay in the zoning ordinance and he had built a home recently with the same pitch on Tazewell Avenue. (v) Kerry Shackelford and Herb Thom had an issue with the front door not fitting in the district. Bill Doughty asked the applicants if they would be willing to change the front door to one that better suited the district. The applicants agreed to change the door to a six-panel door.

Motion made by Herb Thom, seconded by Edward Eichman, to approve the application for the Certificate of Appropriateness at 214 Washington Avenue to construct a new single-family dwelling with the conditions as follows: (i) the front door would be changed to a six-panel door with two lites located above the panels; and (ii) 5" vinyl siding had to be used. The motion was approved by majority vote with Kerry Shackelford opposed.

F. *Application for a Certificate of Appropriateness at 609 Monroe Avenue – to replace windows and renovate a front porch on a single-family detached dwelling.*

Ken Sipe, applicant, briefly read through the proposed application. Kerry Shackelford said he did the pre-application meeting and noticed the windows were not original and the renovations would be an improvement.

Motion made by Edward Eichman, seconded by Herb Thom, to approve the application for the Certificate of Appropriateness at 609 Monroe Avenue to replace windows and renovate an existing front porch of the single-family dwelling as presented. The motion was approved by unanimous vote.

G. *Application for a Certificate of Appropriateness at 102 Madison Avenue – to renovate a front porch on a single-family detached dwelling.*

Paul and Sheryl Eulitt, applicants, explained they needed to renovate their front porch to make it safe and easier to maintain.

Discussion was as follows: (i) Edward Eichman said this was a contributing structure and could affect the decisions and the original design needed to be maintained. He added that he understood the validity of the applicants wanting a railing but, would like the masonry structure considered. (ii) Herb Thom said he could clearly see a structural problem with the steps at the pre-application meeting. (iii) Kerry Shackelford commented that preserving the original design as much as possible was the goal; and what was proposed would dramatically change the appearance to the front of the house. He agreed a handrail was needed and added the guidelines were very clear about repairing the original if possible.

Motion made by Herb Thom, seconded by Edward Eichman, to approve the application for the Certificate of Appropriateness at 102 Madison Avenue to renovate an existing front porch on the single-family dwelling with the following conditions: (i) the deck was replaced with painted tongue and groove wood.; (ii) the existing guardrails, spindles and columns be maintained; (iii) the masonry block be maintained; and (iv) the handrail would be on the inside of the masonry. The motion was approved by unanimous vote.

H. *Application for a Certificate of Appropriateness at 504/506 Nectarine Street – to construct a second-story rear addition on a duplex.*

Andrew McCoy, applicant, summarized the proposed work to be done.

Discussion was as follows: (i) Edward Eichman said the basic roof form proposed eliminated on the existing second story of the building creating a new roof line and he presented an alternate roof sketch. (Please see attached.) Kerry Shackelford thought having a roof line that delineated the new addition from the would be better. (ii) Much discussion ensued on the roof pitch. (iii) Kerry Shackelford asked what windows were currently on the house. Andrew McCoy answered replacement windows and he would like to keep all windows the same. The board said the windows needed to be 2/2 and have simulated divided lites. (iv) Kerry Shackelford said a painted brick foundation was discouraged and the existing could be cleaned.

Motion made by Herb Thom, seconded by Edward Eichman, to approve the application for the Certificate of Appropriateness at 504/506 Nectarine Street to renovate an existing structure and to construct the second-story rear addition on the duplex with the conditions as follows: (i) windows would be 2/2 and have simulated divided lites; (ii) siding would be 5/4"; (iii) the revised elevation to the roofline would be as sketched and agreed upon during the meeting and have trim; and (iv) the brick would not be painted. The motion was approved by unanimous vote.

I. Application for a Certificate of Appropriateness at 517 Madison Avenue – to renovate a single-family detached dwelling.

Andrew McCoy, applicant, would like to replace the window with wood replacement not vinyl replacement windows as proposed.

Discussion was as follows: (i) Kerry Shackelford said the guidelines were very specific about keeping wood windows and brick should not be painted. (ii) Edward Eichman asked if the applicant would consider relocating the window to align it with the window on the second floor. Andrew McCoy would think about it.

Motion made by Edward Eichman, seconded by Herb Thom, to approve the application for the Certificate of Appropriateness at 517 Madison Avenue to renovate the single-family with the conditions as follows: (i) existing wood windows would be maintained; and (ii) the brick would not be painted. The motion was approved by unanimous vote.

OTHER BUSINESS:

There was no other business to discuss.

ANNOUNCEMENTS:

There were no announcements.

Motion made by Herb Thom, seconded by Edward Eichman, to adjourn the November 19, 2019 Historic District Review Board Work Session and Regular Meeting at 8:51 p.m. The motion was unanimously approved.

Chairman Kerry Shackelford

Deputy Clerk

Stone or Simulated Stone (Rusticated Concrete Block) information for 11/19/19 Work Session

**INVENTORY OF STONE OR SIMULATED STONE ON THE EXTERIOR OF EXISTING RESIDENTIAL BUILDINGS
IN THE CAPE CHARLES HISTORIC DISTRICT.**

Rubble Stone:

Foundation, Porch, and portion of Walls – **218 Monroe.**

Ashlar Stone:

Front Foundation and Porch – **524 Madison.**

Portion of Walls – **423 Plum.**

Simulated Ashlar Stone (Rusticated Concrete Block):

Foundation – **230 and 641 Randolph; 101 Tazewell; 535, 549/551, 603, and 606 Monroe; 102 Madison; and 218 and 220 Jefferson.**

Foundation and Porch – **327, 330, and 530 Randolph; 654 Tazewell; 218, 239, and 609 Monroe; and 225 Jefferson.**

Foundation, Porch, and First Floor Walls – **206 (plus Chimney), 513, 619, 627, and 629 Monroe.**

Foundation, Porch, and Walls (entire exterior) – **615 Monroe; and 213 and 215 Madison.**

NOTE: The Historic basis for Rusticated Concrete Block (also known as "Rock Face Block") is the prevalent use as an Exterior Finish on Residences during the late 18th and early 19th centuries. It was also included as a Finish Option for the Sears "Kit Houses".

Prepared by Edward Eichman

Exterior Masonry Requirements for New Single Family Residential Infill on a Vacant Lot(s)

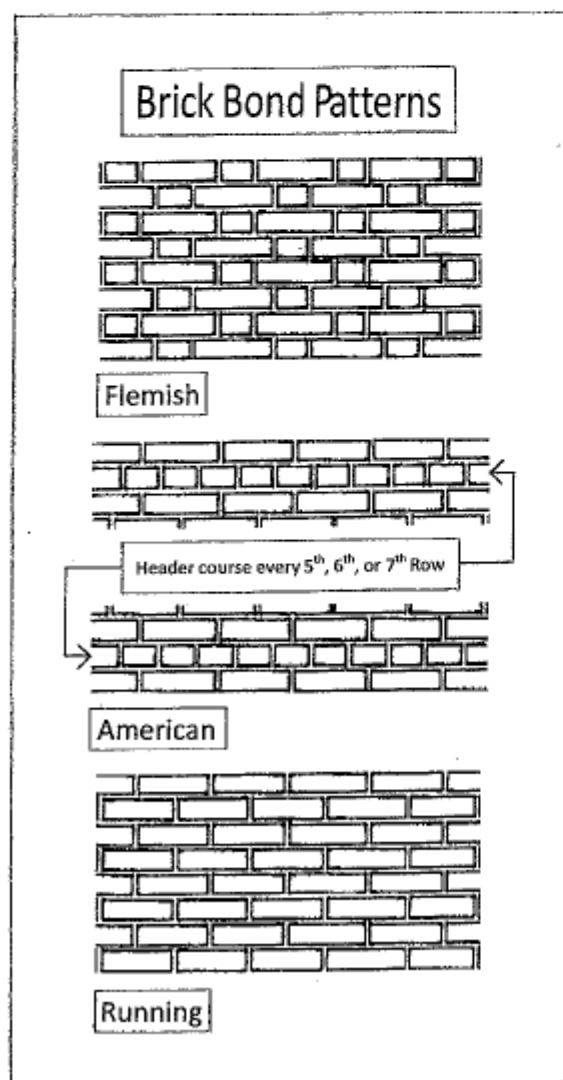
GENERAL:

Use masonry as it traditionally has been used in the Historic District and study the architectural character of the immediate area to determine appropriate uses.

MASONRY LOCATIONS:

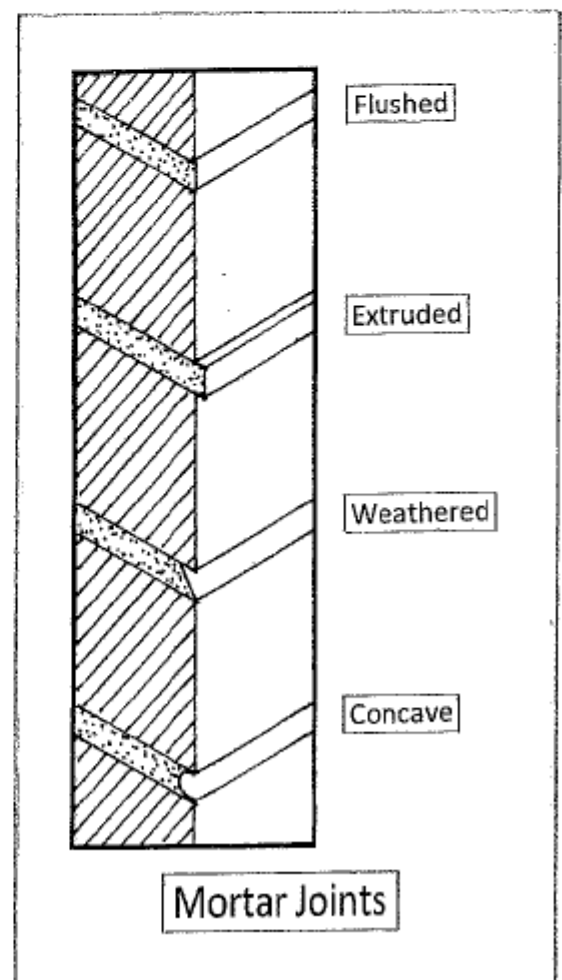
A) On exposed Crawl Space/Foundation walls below the First Floor, exposed Piers below Porches, exposed Chimneys projecting outside Building Walls, and exposed Chimneys above Roofs. At each of those Locations, all Surfaces that are visible from an Avenue or a Street shall have the same Finish that is selected from the Options indicated below.

(1) **Brick Veneer on a Masonry Substrate** – A full width Brick with Collar Joint using either a Standard (whole) Brick or an Oversized Brick with a Mortar Joint width between 1/4" and 1/2". See Diagrams below for Bond Patterns and Joint Details that are allowed for Brickwork. **A Paint or Transparent finish is not allowed on Brickwork surfaces.**



Running Bond Pattern
is Stretcher Brick only

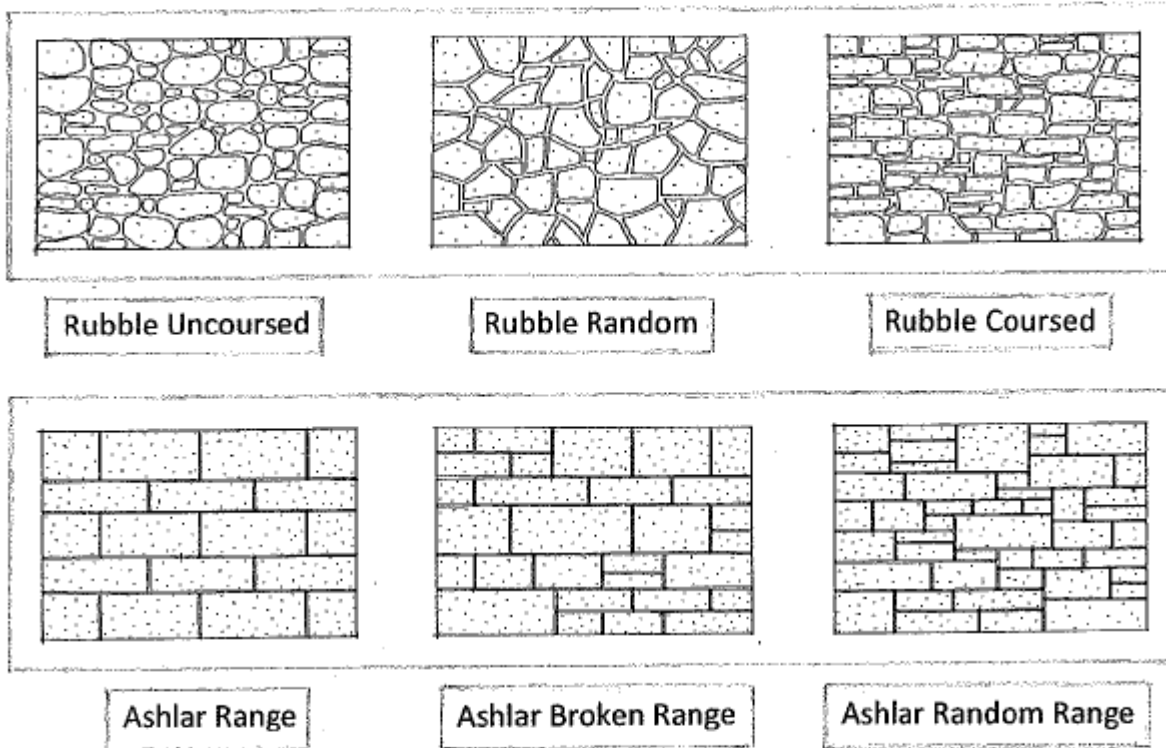
Other Bond Patterns
combine
Stretcher and
Header Bricks



ONE

(2) Stone Veneer on a Masonry Substrate – Stones that vary in thickness from 4" to 8" plus a minimum 1/2" thick Collar Joint. Exposed Mortar Joints vary in thickness from 1/2" to 1". Those Joints are recessed for Rubble Stonework and either flush or recessed for Ashlar Stonework. See Diagrams below for Bond Patterns that are allowed for Stonework. A Paint or Transparent finish is not allowed on natural Stonework surfaces.

Stone Bond Patterns



(3) Traditional Stucco on a Masonry Substrate – A natural Gray color with a heavy (tooled) surface texture, which is applied in multiple coats. An optional Paint Finish is allowed on Stucco surfaces that are visible.

(4) Parging on a Masonry Substrate – A natural Cream or Gray color with a light (brushed) surface texture, which is applied in multiple coats. An optional Paint Finish is allowed on Parged surfaces that are visible.

B) On exposed Building Walls between the Crawl Space/Foundation and the Roof/Cornice.

(1) Brick Veneer on a Framing/Sheathing Substrate – Comply with applicable requirements indicated in Item "A)", Sub-Item "(1)" above.

(2) Stone Veneer on a Framing/Sheathing Substrate – Comply with applicable requirements indicated in Item "A)" Sub-Item "(2)" above.

(3) Traditional Stucco on a Framing/Sheathing Substrate – Comply with applicable requirements indicated in Item "A)", Sub-Item "(3)" above. The Stucco thickness is typically one inch.

(4) Parging - Is not allowed on a Framing/Sheathing Substrate.

TWO

Prepared by Edward Eichman

Proposed Updated Guidelines

New Residential (infill) Porches

Porch Stairs- Should be constructed of wood. Substitute material such as wood or pvc composite material may be used. It must be to be painted or finished with a solid stain.

Railings, Columns, Posts and Trim details- The preferred traditional material is wood. The use of wood or synthetic composite material matching both dimension and profile of traditional materials may be used. They should be able to be painted or a solid stain applied.

Flooring - Preferred material is 5/4" X 2 1/4 " or 2 1/2" tongue and grooved wood. It should be installed perpendicular to front wall of house. Wood and synthetic composite material may be used with same dimensions and installation guidelines. All material should be painted or a solid stain applied.

Ceilings- Preferred material is wood bead board. Installed perpendicular to wall of house. Substitute material may be used if a bead board look is obtained and can be painted or solid stain applied.

Screening- Although not encouraged. Some may be allowed. Screen panels should be kept to a minimum. Wood framed is preferred. Anodized or baked aluminum may be used. Screening should be installed behind post, columns and railings towards the house walls.

Aluminum, wrought iron and vinyl are not typically appropriate material for front porches.

4. Composite Trim Materials

Some currently available composite materials are available in custom-formed lengths such as urethane; while others, including cellular PVC, are dimensional mill-ready blanks. Flat board dimensional materials are available in wood-resin composites and cement board but are not able to be worked in the traditional manner of wood.

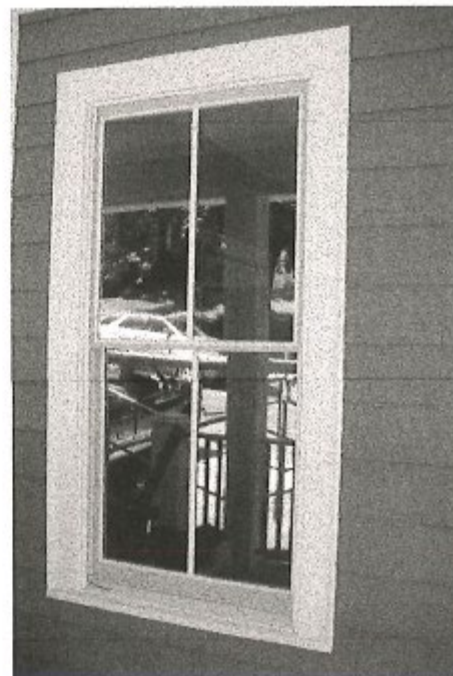
When wood features are beyond repair, composite or fiberglass replacement trim elements may be approved by the HDRC if they replicate and are visually compatible with the appearance of the original wood elements.

■ INAPPROPRIATE TREATMENTS

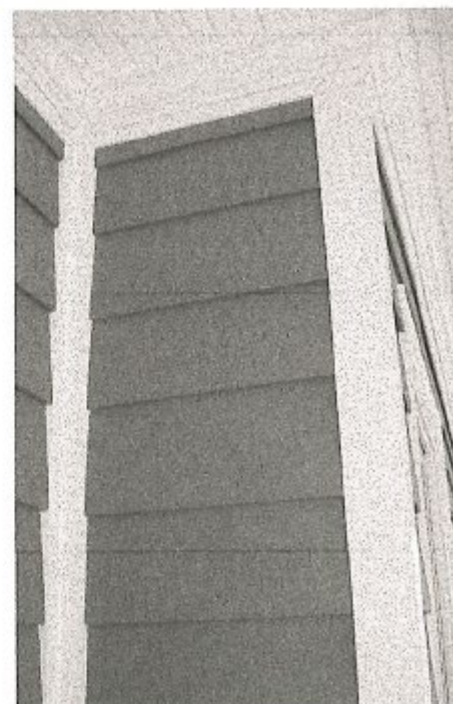
1. Do not replace historic wooden window, door, or porch trim unless it is deteriorated beyond repair.
2. Do not apply new trim over existing trim.
3. Do not introduce trim elements that convey a different period of construction.
4. Do not use composite materials to patch existing wooden trim.

■ GUIDELINES

1. In general, artificial materials may be used in the historic districts only if the material replicates the original material in dimensions, proportions, and appearance. As new materials continue to evolve they will be considered on a case-by-case basis by the HDRC.
2. Use composite trim only if it replicates the dimension, scale, and overall appearance of the original wood trim.
3. Choose materials that may be painted to allow for a later change in the color scheme of the house's exterior.
4. Select colors that are historically appropriate according to *Section G: Paint and Color*.



A three-part simulated divided light window is trimmed in a composite material. The architrave molding of the trim replicates a historic profile.



Inside and outside corner boards, crown molding and a beaded-board ceiling are all historic trim details available in substitute materials.

DRAFT

11/18/19

Cape Charles Historic District Guidelines Update
New Infill Construction for Single Family Homes

Doors:

-Doors are an important design element of Historic Homes in Cape Charles and as such their style and placement should be considered an important aspect of New Construction

-A combination of solid panels and glass are the most appropriate materials. Doors with side lights and transom windows are also common in town and are appropriate to use.

When choosing doors on visible elevations the requirements are:

1. Placement and styles of doors should complement, or be based on, Historic examples in the district.
2. Modern steel and vinyl doors with composite muttons and embossed panels are not appropriate and should not be used.
3. Solid doors with no glass are not acceptable and should not be used.
4. Sliding doors on visible elevations are not acceptable and should not be used.
5. Trim elements should be wood and match or compliment the trim elements of windows. Standard brick mold should not be used.
6. Storm doors in wood are common in the District and are appropriate, and local existing historic examples should be used as design influence.
7. Single or double leaf doors may be used if based on Historic examples.
8. Doors on rear or non-visible elevations can be single light double or single leaf openings, however doors matching other elevations are acceptable also.
9. Materials for doors should be Wood or fiberglass with smooth surfaces, not raised or embossed graining.
10. If using a fiberglass door profile and number of any applied dividers or muttons must be approved.

Shutters:

Shutters are a common design and functional element in late 19th and early 20th century buildings. Shutters were closed to keep out the sun and to provide protection to the windows. To accomplish this, shutters were mounted on hinges that allowed them to be closed.

When choosing shutters the requirements are:

1. The use of shutters is encouraged on New Construction when installed correctly.
2. Shutters should be mounted on hinges.
3. Shutters should be wood or smooth surface composite of solid construction and painted.
4. Shutters can be louvered or paneled.
5. Shutters fixed to the wall elevation are not allowed.

Fencing:

Fencing should be painted wooden pickets of 3"-8" with a height of 48' or less on visible elevations. Rear or side elevations that have limited visibility may incorporate pickets up to 60". Materials such as chain link, post and rail and concrete block are not allowed. Vinyl or composite fencing is not allowed in visible areas.

Windows

Windows are one of the most recognizable elements on structures in the Historic District. The size, materials, location and trim associated with them are among the defining characteristics of the District.

When planning windows for New construction the requirements are:

1. Windows should be located in a balanced configuration so as to compliment the overall design of the structure. The layout and placement of windows on Historic structures in the district should inform the design.
2. Walls on visible elevations should have a quantity and layout of windows appropriate to the scale of the building. Large expanses of wall should not be left without windows.
3. Window size should be informed by Historic examples. Double window units, small narrow windows and tiny openings are not allowed on visible elevations.
4. Windows on two story structures should be aligned and not offset.
5. Windows should be made from wood, or wood clad in aluminum or fiberglass.
6. Lite configuration should again be informed by historic examples. All divisions or muntins should be true divided lights or Simulated divided lights with muntins on the exterior and clearly visible on the exterior of the window.
7. Trim should be 3 1/2"-5" wide and a thick 1 3/4"-2" sill should be visible. Head trim and caps are common and appropriate.
8. Vinyl windows or windows with grills between the glass are not allowed.
9. Large open or picture style windows are not allowed on visible elevations.

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Planning and Design

New Infill Construction of Single Family Homes is defined as construction on a vacant lot that has had no recent structure on it. The purpose of the design guidelines are to ensure that new Construction does not destroy the character of the Cape Charles Historic District. The major intent of New construction should be to complement the Historic District and overall character of the neighborhood. The success of New Construction does not depend on direct duplication of existing Historic Structures. Rather it relies on the use of the distinctive architectural character of the District. New Construction must be compatible with and rely on their Historic counterparts for design influence.

When planning New Construction the requirements are:

1. Overall mass, form and design elements are extremely important, and the design should be informed by the Historic Structures in the district.

2. Careful attention should be placed on scale and size of the structure in relation to the nearby Historic structures.
3. Roof design, pitch and the use of decorative elements such as brackets, exposed rafter tails, etc., should be informed by nearby Historic Structures.
4. Window, door layout and scale are equally important in designing compatible construction. Window spacing and size should be informed by nearby Historic Structures. Accounting for symmetry and balance of design elements.
5. The overall elevation of the structure's foundation is also important and again should be informed by existing Historic examples.
6. Building materials should also complement existing Historic buildings in the district, including siding, trim, and porches.
7. It is essential that New construction reflect the integrity of design details and materials which help form the districts character.
8. Porches are a defining element of Houses in the Historic District and should be incorporated into New construction per Zoning requirements. Design should be informed by other Historic porches in the District.
9. Buildings should be placed on the lot in a manner that reflects the existing Historic Structures nearby.
10. Cornice treatment is an important element in the overall design and should include bed and crown molding.

Critical Design elements should include:

1. Roof lines, pitch and details.
2. Window and door size, placement, construction and materials
3. Siding style, exposure, and materials
4. Trim elements, size and materials
5. Scale and mass as compared to surrounding Historic structures.
6. Lot Placement
7. Porches, including trim, posts or columns, flooring, stairs, handrails, and ceiling.
8. Cornice, materials and layout

Diane D'Amico
602 Jefferson

I would like to make 3 comments.

First,

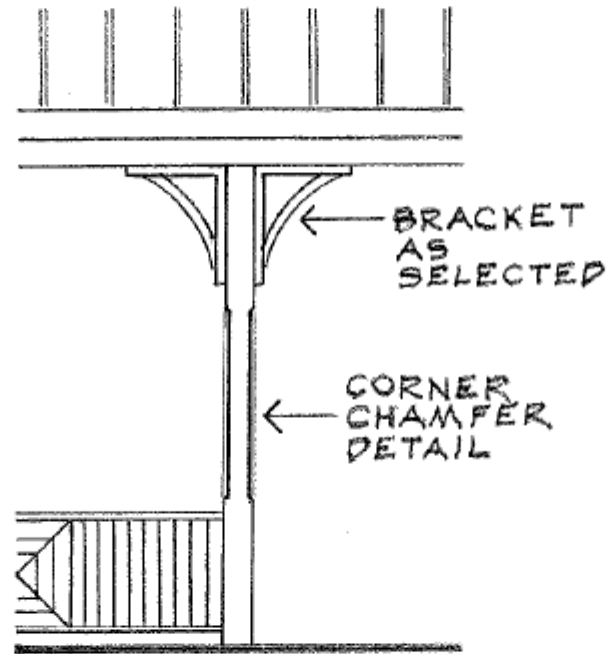
Zack Ponds, our Town Planner, has done an excellent job on this months HDRB applications. His willingness to learn and to adapt throughout the process of changing from one HDRB to another has been exceptional. It won't be long before he could get his Contractors license.

Second,

The current HDRB is to be commended for its early work on re-writing the Guidelines for the Historic District. They are clear and concise. It has not been an easy road but you have perservered and the Town will be the better for it. I'm looking forward to your continued efforts on the Guidelines re-write.

Third,

Thanks to the applicants for the thorough applications being presented today. It's always difficult to be caught in the middle of change but all of you have done a wonderful job. I am certain the staff and the Board are appreciative.



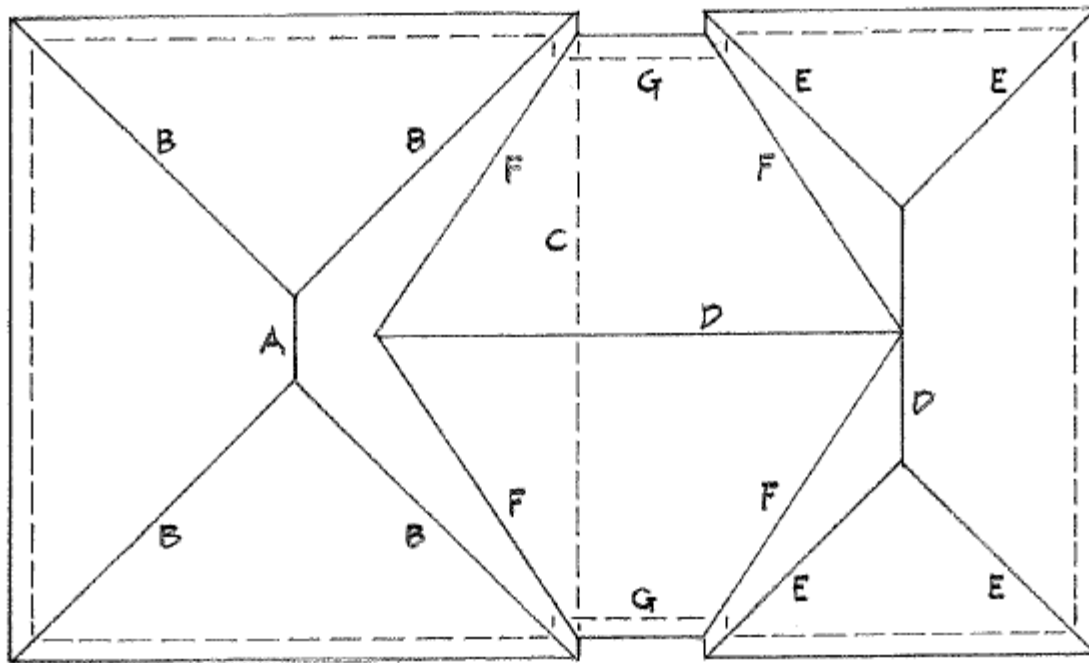
POST ELEVATION
NO SCALE

ALTERNATE PORCH POST IDEA for NEW COMMERCIAL BUILDING

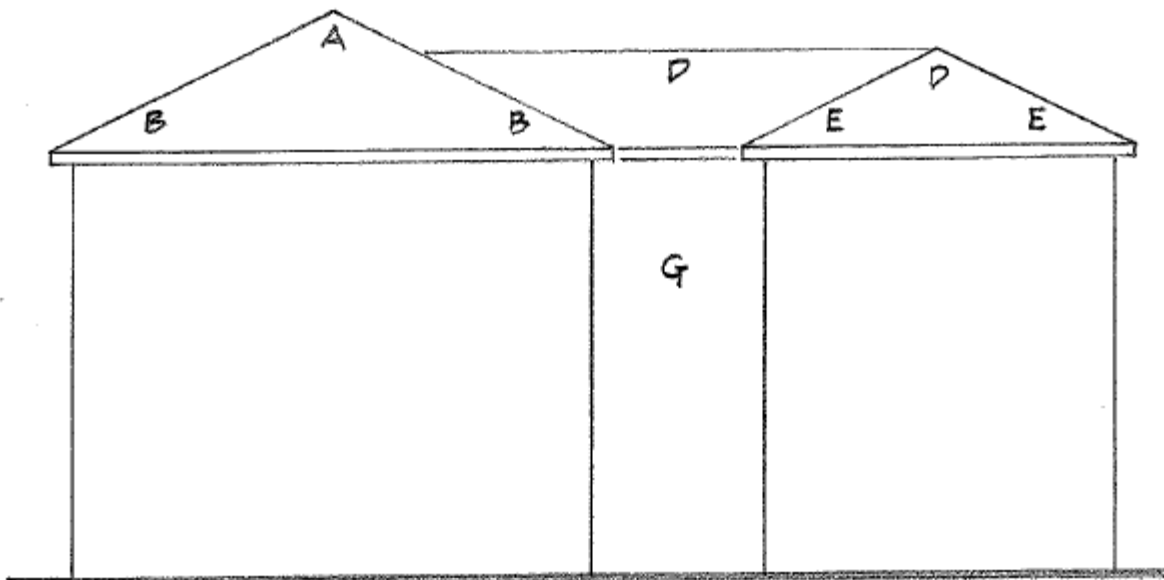
Lots 37, 38, & 39 on Stone Road

HDRB Session, November 19, 2019, Agenda Item 7. A.

Prepared by: Edward Eichman



EXISTING ← → NEW
ROOF PLAN DIAGRAM
 NO SCALE

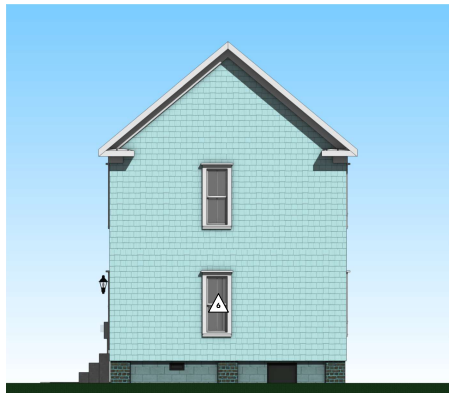


EXISTING ← → NEW
SOUTH ELEVATION DIAGRAM
 NO SCALE

LEGEND

- A EXISTING RIDGE
- B EXISTING HIP
- C ROOF EDGE BELOW
- D NEW RIDGE
- E NEW HIP
- F NEW VALLEY
- G SECOND FLOOR INDENT

ALTERNATE ROOF FORM IDEA for 504/506 Nectarine Street
 HDRB Session, November 19, 2019, Agenda Item 8. H.
 Prepared by: Edward Eichman



EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING LEFT ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

EXISTING SQUARE FOOTAGE

First Floor	858.39
Second Floor	858.39
Subtotal	1,716.78
Grand Total	1,716.78
Front Porch	136.00

All dimensions approximate

- = WALLS TO BE REMOVED
- ⚠ THIS PARTITION REMOVED AS PER NEW WORK PLAN. SUPPORT CEILING AS REQUIRED BEFORE REMOVAL OF PARTITION AND LEAVE IN PLACE UNTIL NEW STUDS, POST, HEADERS ARE CAPABLE OF SUPPORTING NEW WORK CEILING, ETC. AS PER NEW WORK PLAN.
- ⚠ REMOVE EXISTING CABINETRY AND FIXTURES. REPAIR WALL AS NEEDED AND PREPARE FOR NEW WORK. PROPERLY DISPOSE THE DEBRIS AS REQUIRED.
- ⚠ THIS PARTITION REMOVED AS PER NEW WORK PLAN. PREPARE AS NEEDED FOR NEW WORK.
- ⚠ NO NEW CONSTRUCTION TO EXTERIOR EXCEPT SHOWN ON NEW WORK FOR NEEDED REPAIRS.
- ⚠ THIS DOOR REMOVED AND FRAMED UP AS PER NEW WORK PLAN.
- ⚠ REMOVE EXISTING WINDOW AND PREPARE FOR NEW DOOR & FINISHES. SEE NEW WORK PLAN.
- ⚠ EXISTING CHIMNEY TO BE REMOVED, FRAME IN AND PREPARE FOR NEW WORK AS PER NEW WORK PLAN.
- ⚠ REPAIR OR REPLACE EXISTING LIGHTING, SWITCHES AND OUTLETS AS NECESSARY PER PLAN.
- ⚠ EXISTING WINDOWS REPAIRED AS PER HISTORICAL GUIDELINES, NEW WORK PLAN.

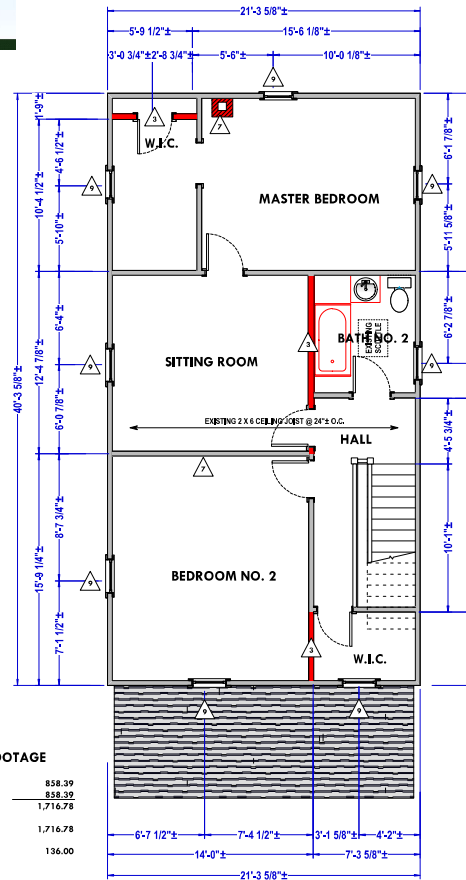
GENERAL NOTES:

INSURE THE POWER IS OFF PRIOR TO DEMOLITION AND RELOCATION OF THE PARTITIONS. WIRE NOT ALL EXPOSED BARE WIRING UNTIL REPAIRED AS REQUIRED FOR NEW WORK.

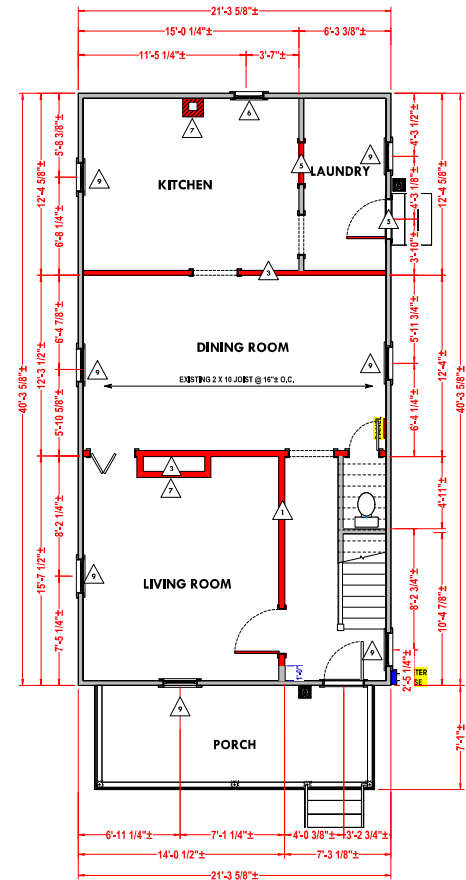
DETERMINE LOCATION OF WASTE CONTAINER WITH OWNER PRIOR TO DEMOLITION. AT THE END OF EACH DAY, REMOVE ALL DEBRIS FROM AREA OF WORK, THOROUGHLY SWEEP AND SHOP VAC ALL WORK AREAS & SURFACES.

■ = WALLS TO BE REMOVED

SEE ENGINEERING ON SHEET S-1 & S-2 FOR REPAIR INSTRUCTIONS.



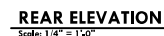
EXISTING & DEMOLITION SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



EXISTING & DEMOLITION FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



- 1) ROOFING: EXISTING- WE WILL NOT TOUCH.
- 2) SIDING: REPAIR AND REPLACE CURRENT ASBESTOS SIDING AS NECESSARY IN KEEPING WITH EXISTING ON HOUSE, COLOR: TBD
- 3) EXTERIOR TRIM, SOFFIT AND FASCIA: 1" X 4" OR 1" X 6" AS REQUIRED TO MATCH EXISTING. PRIMED WOOD AND PAINTED; COLOR: WHITE
- 4) WINDOWS: EXISTING WOOD DOUBLE-HUNG 1 1/2" LITE WINDOWS OR EQUIVALENT TO CODE, COLOR: WHITE REPAIR AS REQUIRED.
- 5) EXTERIOR DOORS: SIMONTON ASURE VINYL SERIES UPON 9-LITE DOORS OR EQUIVALENT TO CODE, COLOR: WHITE
- 6) FRONT PORCH: REPAIR IN SAME STYLE AS EXISTING PORCH, TRTD. WOOD DECKING TO RUN PERPENDICULAR TO STREET, PRIMED & PAINTED.
- 7) CMU STAIRS AT FRONT TO BE REPLACED WITH BRICK TO MATCH AS CLOSE AS POSSIBLE.
- 8) FOUNDATION MASONRY TO BE CLEANED AND POINTED UP AS REQUIRED. FOLLOW HISTORICAL GUIDELINES FOR RENOVATION.



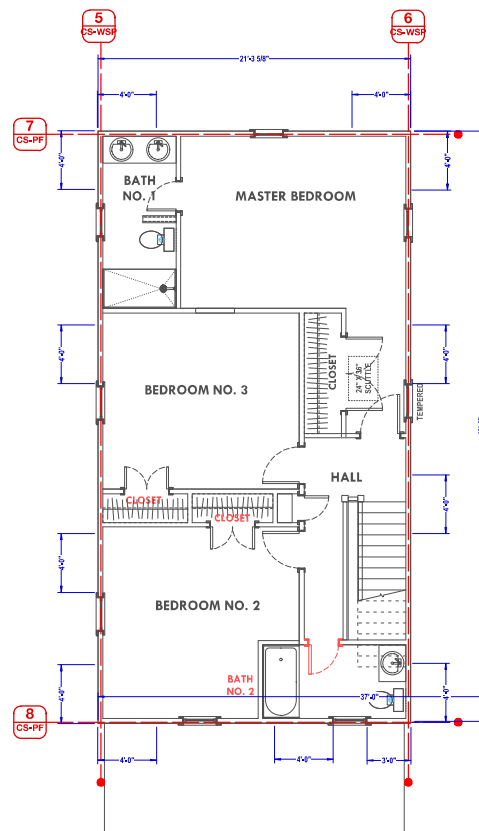
CONTENTS			
PLANS PREPARED FOR: MLT ENTERPRISES, LLC 1304 CRESTVIEW DRIVE, BLACKSBURG, VA 24063, (540) 449-1861 BUILDING SITE: 517 MADISON AVE., CAPE CHARLES, VA 23310	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;"> PLANS PREPARED BY:  MJA DESIGNS, LLC. MJA • DESIGN • ARCHITECT 10000 S. UNIVERSITY BLVD. SUITE 200 DUMFRIES, VA 22026 TEL: 540-345-2222 FAX: 540-345-2222 E-MAIL: mja@mjadesigns.com </td> <td style="width: 50%; padding: 2px;"> PLANS DESIGNED BY:  MJA DESIGNS, LLC. MJA • DESIGN • ARCHITECT 10000 S. UNIVERSITY BLVD. SUITE 200 DUMFRIES, VA 22026 TEL: 540-345-2222 FAX: 540-345-2222 E-MAIL: mja@mjadesigns.com </td> </tr> </table>	PLANS PREPARED BY:  MJA DESIGNS, LLC. MJA • DESIGN • ARCHITECT 10000 S. UNIVERSITY BLVD. SUITE 200 DUMFRIES, VA 22026 TEL: 540-345-2222 FAX: 540-345-2222 E-MAIL: mja@mjadesigns.com	PLANS DESIGNED BY:  MJA DESIGNS, LLC. MJA • DESIGN • ARCHITECT 10000 S. UNIVERSITY BLVD. SUITE 200 DUMFRIES, VA 22026 TEL: 540-345-2222 FAX: 540-345-2222 E-MAIL: mja@mjadesigns.com
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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;"> REVISIONS 10-04-19 PROGRESS & MJA INC. 10-09-19 PROGRESS & MJA INC. 10-27-19 HOME EDP'S (NO. 1) 10-28-19 HOME EDP'S (NO. 6) </td> <td style="width: 50%; padding: 2px;"> DATE 10/04/19 10/09/19 10/27/19 10/28/19 </td> </tr> </table>		REVISIONS 10-04-19 PROGRESS & MJA INC. 10-09-19 PROGRESS & MJA INC. 10-27-19 HOME EDP'S (NO. 1) 10-28-19 HOME EDP'S (NO. 6)	DATE 10/04/19 10/09/19 10/27/19 10/28/19
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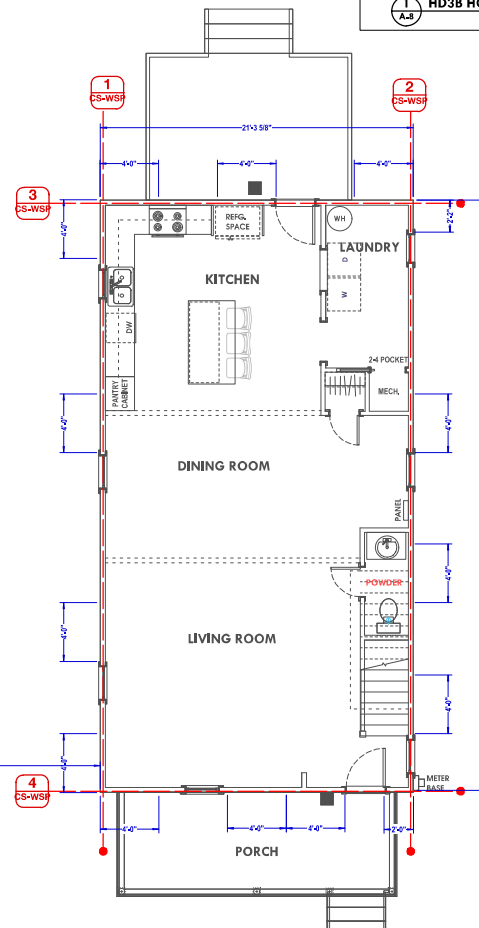
To report an error or bug, call 703-324-1542, TTY 711

A Fairfax County, Virginia Publication

Classic VRC2015 - 8/6/2015



 **NEW WORK SECOND FLOOR PLAN**
Scale: 1/4" = 1'-0"



 **NEW WORK FIRST FLOOR PLAN**
Scale: 1/4" = 1'-0"

SIMPSON NO. 403A
HOLD DOWN

 = DESIGNATED BRACE WALL LINE
& TYPE OF BRACED WALL.

BRACED WALL LINE (R602.10 WALL BRACING)
FULL EXTERIOR WRAPPED W/ 1/2" APA RATED
O.S.B. OR PLYWOOD SHTG. SEE DETAIL 2-A-5 FOR
MIN. CONSTRUCTION REQUIREMENTS.
INTERIOR IS 1/2" G.W.B. EACH SIDE.



THREADED ROD
EMBED A MIN.
7" INTO FOOTING

10 Planning, scheduling and control of a project: the critical path method (CPM)													
Activity ID	Activity Name	Duration (days)	Predecessors					Earliest Start Date (ESD)	Latest Start Date (LSD)	Duration (days)	Early Finish Date (EFD)	Late Finish Date (LFD)	Slack (days)
1	Design	10						0	10	10	10	20	10
2	Procure	10	1					10	20	10	20	30	10
3	Construct	10	1, 2					20	30	10	30	40	10
4	Test	10						30	40	10	40	50	10
5	Commission	10						40	50	10	50	60	10

A network diagram can be drawn to illustrate the project. The network diagram shows the sequence of activities and the dependencies between them. The critical path is the longest path through the network, and it determines the minimum project duration. In this example, the critical path is 1-2-3-4-5, with a total duration of 50 days.

1 HD3B HOLD DOWN DETAIL #1

[illegible]

Michael W. Schooley, P.E., PC

Structural Engineer
4915 Penny Road, Virginia Beach, VA 23462
(757) 222-1020 Fax (757) 462-5463 Fax
MWschooley@analystates.com

October 1, 2019

Monty Anderson
Monty J. Anderson AIBD
525 Fougate Quarter
Chesapeake, VA 23322
757-406-4404
mjandezyn@cox.net

RE: Structural Engineers Review of the Residence at 517 Madison Avenue

Dear Monty,

At your request, we conducted a site visit at 517 Madison Avenue, located in the town of Cape Charles, Virginia on September 15th, 2019. The purpose of our site visit was to perform a general review of the structure and determine what would be required to return the residence to a structurally sound condition. Our review consisted of visual observations made around the perimeter of the residence, in the interior of the residence, and in the crawl space. The scope of our review was limited to the concern stated above. We did not make a comprehensive or general structural review of the residence. We did not perform any material, environmental, or soils testing. We did not employ any testing apparatus in our investigation.

The residence at 517 Madison Avenue is a folk victorian style house originally constructed circa 1960. The construction for the house is light wood framing over a crawl space supported on shallow foundations. The exterior of the house is clad in asbestos shingles and the roof is covered with asphalt shingles. The main roof of the house is gabled at the left, right, and front elevations with the main ridge running front to rear. There is a covered front entry porch across the front elevation and a converted enclosed porch with the second floor addition across the rear elevation of the house. We noted there is an auxiliary entrance to the house at the right rear elevation. The house has a historic classification which limits certain architectural elements of the house to a particular style and appearance. The removal of the interior finishes in the majority of the second story and completely in the first story has been completed recently. The structural adequacy of the house and what measures are required to restore the house to a structurally sound condition are the concern of this letter.

Our review around the perimeter revealed that the majority of the asbestos tiles on the exterior walls are in good condition. We did not note any cracks or chips above the first row of the tiles at the base of the walls. The perimeter foundation is made up of brick

RE: Structural Engineers Review of the Residence at 517 Madison Avenue
Page 2 of 3

masonry piers with CMU infill. We noted that the CMU is not tied into the brick and is not a part of the foundation itself. Closer review revealed what appears to be rot and water damage to the subfloor and threshold underneath the auxiliary entrance at the rear elevation. We also noted water damage to most of the windows frames and sills around the house. The front porch over all appears to be in good condition. We did note the deck is heavily weathered and the boards are rising up and separating from the nails in some places. The railing is showing signs of water damage and rot at the bottom and in portions of the hand rail. The majority of the column height is in decent condition without any appearance of rot or water damage above the bottom mounting which is the steel pipe connection directly to the deck itself. Further review revealed there is some slight sagging of the porch roof in the middle but we did not note any indication of severe structural deficiencies.

Our review in the interior revealed the floors to be flat, level, and have a sound feel. We noted the house is balloon framed with rough cut 2 X 4 studs on the perimeter walls as well as the wall along the interior near the rear. The floor joists are supported a the perimeter exterior walls are supported on a 2 X 6 ribbon board. We noted the joists run left to right and are supported on a bearing wall slightly offset from the center. Around the perimeter of the interior walls we noted apparent damage to portions of the subfloor and studs related to water and insects. This damage is localized to a few spots and does not appear to be a systemic issue. Further review revealed the second story at the rear is a constructed on top of the roof of the original first floor. The second story floor is framed with rough cut 2 X 6 studs spaced 16" on center. The second floor is completely gutted exposing the framing. We noted the roof is framed with 2 X 4 rafters spaced 2' on center with 2 X 6 rough cut joists. We also noted that the exterior walls are sheathed with lapboard sheathing. Our review on the second story did not reveal any distress to the studs above the floor, the roof, the sheathing, or the ceiling joists. We noted the second story floor to have a slightly bouncy feel to it and tended to deflect under load.

Our review in the crawl space revealed that the first floor is framed with rough cut 2 X 9 joists. We noted the joists at the front elevation run left to right and are supported on a perimeter girder and interior girder. We noted there are 6 X 6 girders that are supported on 8 X 16 brick piers spaced 8' on center. At the rear of the house there is a double 2 X 6 at the point where the framing orientation changes to front to rear. The house joists are spaced 16" on center. A closer review around the perimeter of the crawl space revealed the sill are showing signs of rot but overall the framing is in decent to fair condition. We noted a makeshift pier made up of 24" X 8" CMUs placed on their side supporting a partial girder 2 X 4 near the left elevation side. We did not observe any deflection of significance between the girders.

Based on our review and analysis of our observations, we feel that the overall structure is in good to fair condition. There are areas of deficiencies or distress either related to water damage or undersized framing members. The majority of the water damage is observed around opening such as windows and under the side auxiliary doors where

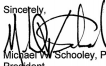
RE: Structural Engineers Review of the Residence at 517 Madison Avenue
Page 3 of 3

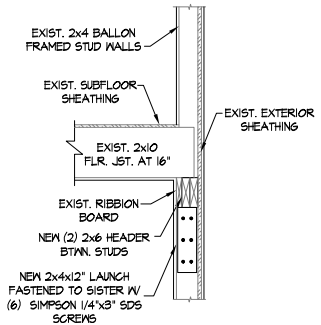
the frames and sills have rotted allowing water to infiltrate into the interior of the house. This also affects some of the wall framing. The damaged studs and subfloor should be replaced or reinforced. Furthermore, the second floor is over-spanned for rough cut 2 X 6 joists and should be reinforced. We feel that the bearing of the floor and ceiling joists should be reinforced due to the ribbon board not providing significant bearing length for the joists. The ribbon boards where the joists bear should also be reinforced. The rotten sills under the windows and the auxiliary door including any rotten pieces of subfloor should be replaced. The portions of the girder that appear to be rotten should also be replaced. These portions are limited and typically correspond to areas where water may have infiltrated into the interior framing.

Based on our findings, we recommend replacing or reinforcing the damaged studs and subfloor. Any stud that has been damaged should be sistered or scabbled. We also recommend sistering the second floor joists with new 2 X 8's to increase the stiffness and strength of the second floor. In the crawl space we recommend the partial temporary pier be replaced with a permanent pier and the few distressed joists noted should be reinforced by sistering the joists. Any ceiling, or first and second floor joists with knots larger than a quarter should be sistered or scabbled to prevent failing.

We are attaching sketches for the typical crawl space, joist, and stud repairs. We are also including a sketch for the reinforcement of the ribbon board/ joist bearing system. With the repairs completed as described in this letter and as shown in the sketches we feel the structural adequacy of the residence will be fully restored and in compliance with the Building Code.

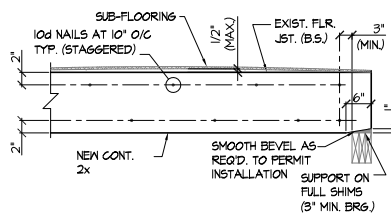
If you have any questions, please do not hesitate to contact us.

Sincerely,

Michael W. Schooley, P.E.
President



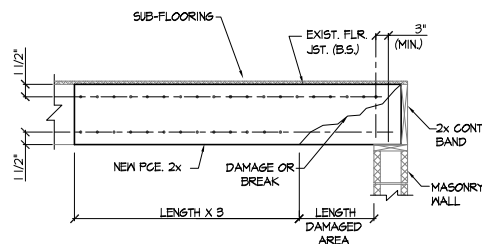
JST. BEARING REINF. IN BALLOON
FRAMED WALL DETAIL
SCALE: NONE

1
S-1



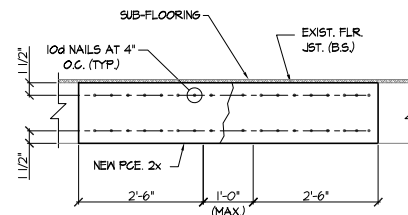
JOIST SISTERING DETAIL
SCALE: NONE

2
S-1



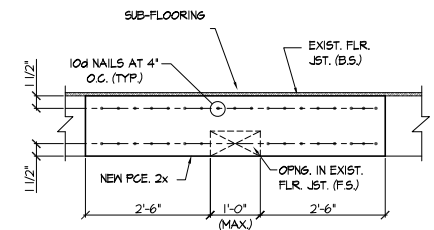
SCAB DETAIL AT END WALL
SCALE: NONE

3
S-1



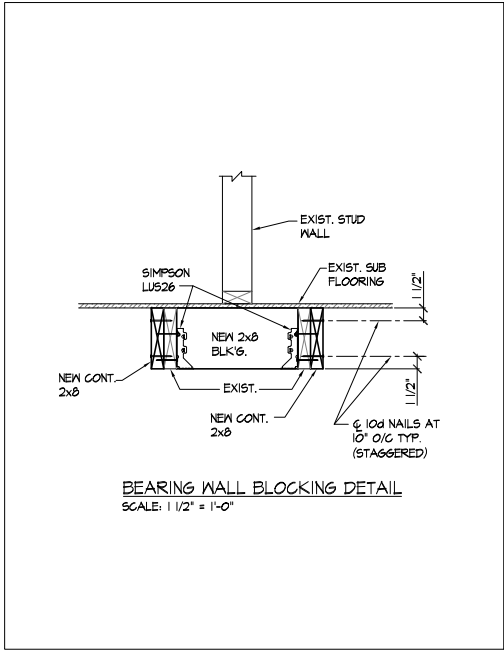
SCAB DETAIL AT BREAK OR DAMAGE
OF EXIST. JOIST
SCALE: NONE

4
S-1

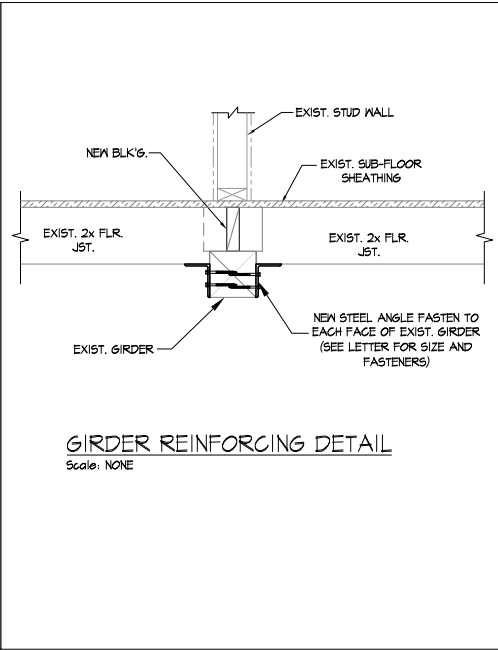


SCAB DETAIL WITH PENETRATIONS
OF EXIST. JOIST
SCALE: NONE

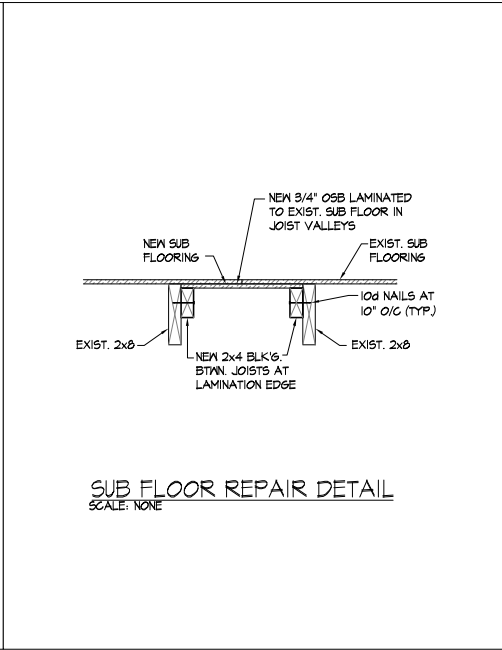
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S-1



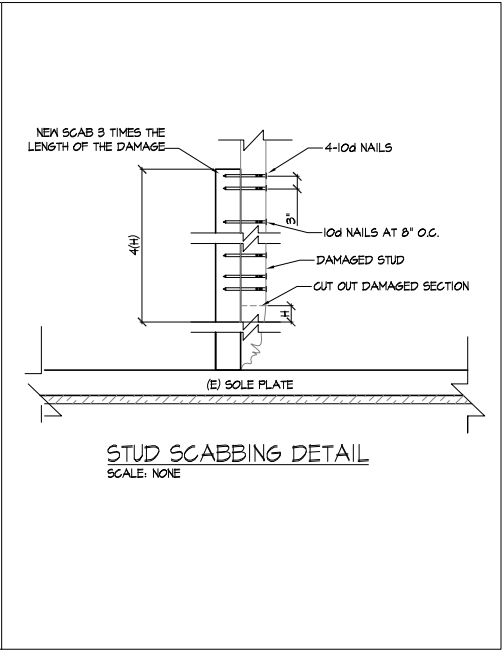
6
S-2



7
S-2



8
S-2

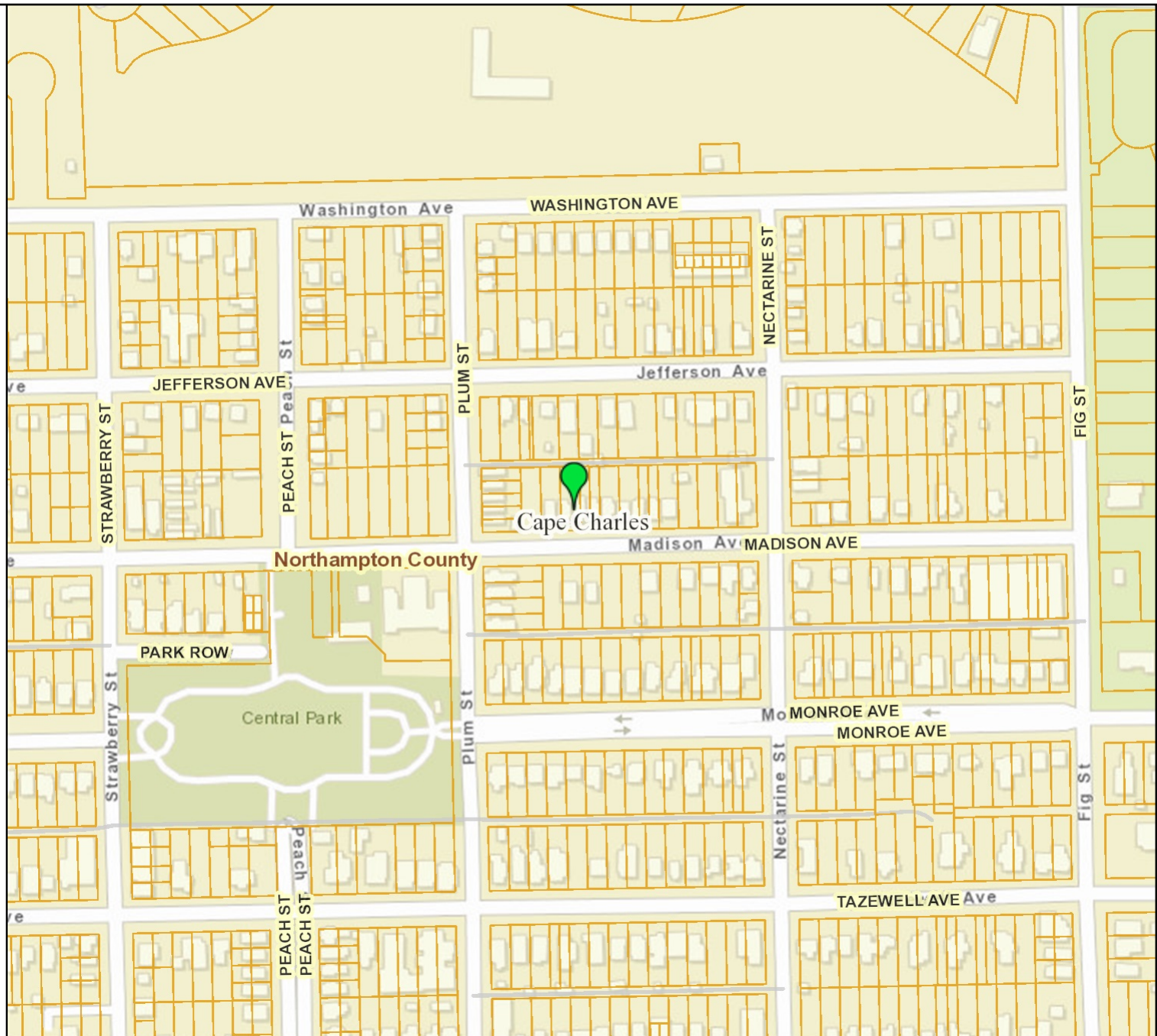


9
S-2

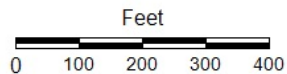
Northampton County, Virginia

Legend

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



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



Title: 517 Madison Avenue Property Map

Date: 8/25/2020

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PRE-APPLICATION MEETING REQUEST

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

INSTRUCTIONS FOR REQUESTING A PRE-APPLICATION MEETING

Projects That Require a Pre-Application Meeting:

1. Certificate of Appropriateness for the Historic District Review Board
2. Certificate of Appropriateness for the Harbor Area Review Board
3. Development Certificate for the Harbor Area Review Board
4. New commercial building or an addition to a commercial building
5. Planned Unit Developments
6. Variances
7. Conditional Use Permits
8. Amending the zoning map
9. Any other application deemed necessary

Pre-Application Submittal and Review Process:

- A. **Complete a Pre-Application Information Form** that contains a detailed description of the request.
- B. **Prepare Concept Plans and a Submit a PDF digital version** that conveys the proposed project. These plans may be conceptual in nature and do not need to be developed by a design professional.
- C. **Submit the Pre-Application Instruction Form and Concept Plans** to the Planning and Zoning Department in person or via email to planner@capecharles.org. The application and forms will be reviewed within (2) two business days. Once the plans are reviewed, the Planning and Zoning Department will notify the applicant if an in-person Pre-Application meeting is required. Note: If an in-person meeting is not necessary, then the Pre-Application Meeting will take place during building permit or zoning request submittal.
- D. **Attend a Pre-Application Meeting** with the Planning and Zoning Department. The Planning and Zoning Department will contact the applicant to schedule a Pre-Application Meeting. Feedback about the proposal, along with an overview of the application/review process, will be provided during this meeting. The applicant should bring a hard copy of the concept plans to the meeting.
- E. **Submit a Signed Copy of the Pre-Application Information Form** with the formal application. When the applicant is prepared to submit the full, complete application for the development activity or zoning process, a copy of this form is required to be submitted.

Pre-Application Information Form Submittal Checklist:

- ☒ Complete Pre-Application Information Form
- ☒ One PDF digital version of Concept Plans



PRE-APPLICATION INFORMATION FORM

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

APPLICANT INFORMATION

Name: MLT ENTERPRISES LLC
Mailing Address: 1364 AIR RAIL AVE. VIRGINIA BEACH, VA 23455
Phone Number: (540) 449-1861 Email: andrewpmccoy@gmail.com

PROJECT SUMMARY

Address of Project: 504 JEFFERSON AVE.
Application Type (rezoning, variance, etc.): HDRB; RENOVATION; RESIDENTIAL
Total Acreage of Project: 0.25

Detailed Description (Include proposed use(s) and square footage of floor area for each use):

EXISTING SINGLE FAMILY DETACHED DWELLING IS 1600 SF. WE PROPOSE TO ADD ADDITIONAL ROOM TO 2ND FLOOR REAR OF HOUSE, REPLACE WINDOWS (NOW VINYL), NEW SIDING AND OPEN FRONT PORCH.

Signature of Applicant: _____

Andrew P. McCoy
(ANDREW P. MCCOY)

Date: 07.20.20

For Internal Use Only:

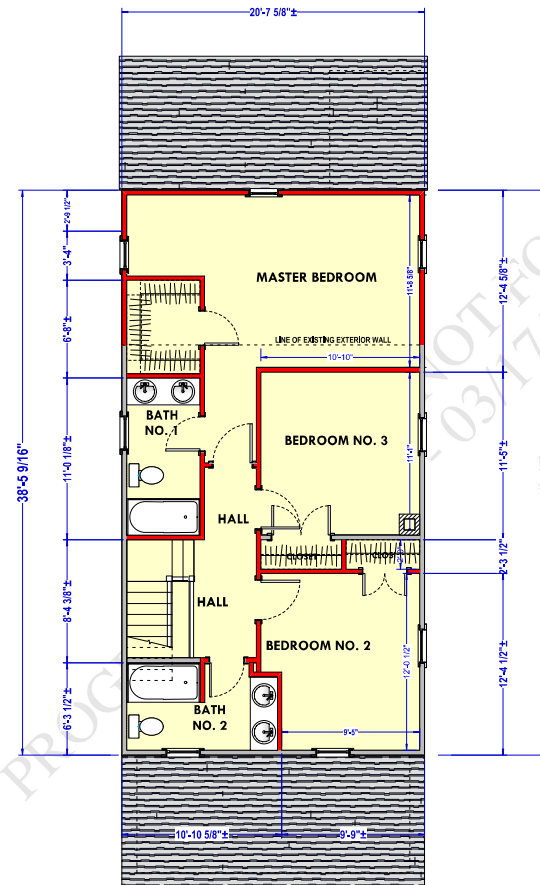
Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

HDRB Rep Printed Name: _____ Signed: _____

PLANS DESIGNED BY:		 MJA DESIGNS, LLC. 1304 CRESTVIEW DRIVE, BLACKSBURG, VA 24063 Henry J. Anderson, A.L.S. (540) 221-1111 Fax: (540) 221-1112 Email: hja@mja-designs.com www.mja-designs.com							
PLANS PREPARED BY:									
REVISIONS		<table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>09/08/19</td> </tr> </table>		NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMIT	09/08/19
NO.	DESCRIPTION	DATE							
1	ISSUED FOR PERMIT	09/08/19							
DATE		09/08/19							
SCALE		NOTED							
DRAWN		MJA							
CHECKED		MJA							
JOB		19-039							
SHEET		T-1							

504 JEFFERSON AVE PROJECT

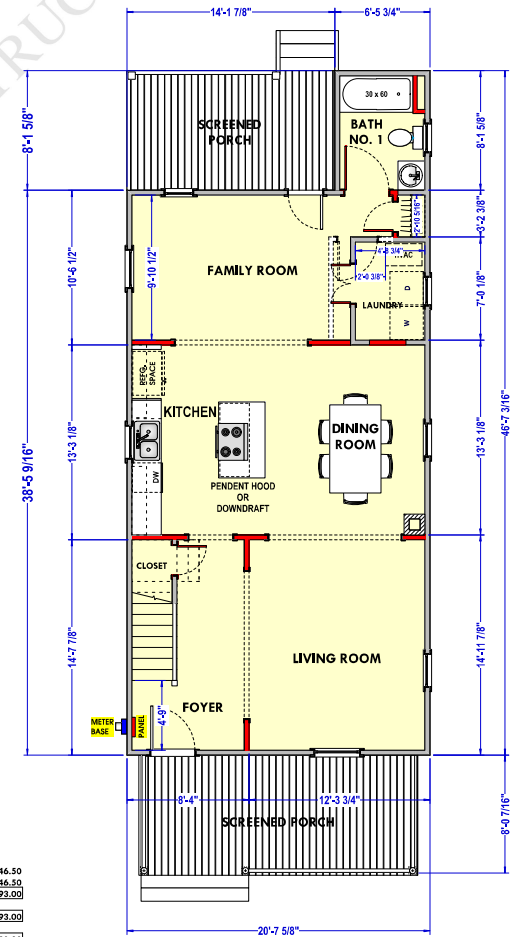


 **NEW WORK SECOND FLOOR PLAN**
Scale: 1/4" = 1'-0"

SQUARE FOOTAGE NEW

First Floor	846.50
Second Floor	846.50
Subtotal	1,693.00
Total	1,693.00
Grand Total	1,693.00
Porch	150.00
Deck	115.00

All dimensions approximate



 **NEW WORK FIRST FLOOR PLAN**
Scale: 1/4" = 1'-0"

CONTENT:

PLANS PREPARED FOR:

MLT ENTERPRISES, LLC

1304 CRESTVIEW DRIVE, BLACKSBURG, VA 24063. (540)-449-1861

REVISIONS

NO.	DESCRIPTION	DATE
1	AS SHOWN	09/08/19

PLANS SUBMITTED BY:

MURRAY J. ANDERSON

1111 UNIVERSITY DRIVE, SUITE 100
BLACKSBURG, VA 24063
TEL: 540-449-1861

PLANS PREPARED BY:

MJA DESIGNS LLC.

1111 UNIVERSITY DRIVE, SUITE 100
BLACKSBURG, VA 24063
TEL: 540-449-1861

DATE:

09/08/19

Scale:

NOTED

Drawn:

MJA

Checked:

MJA

Job:

190039

Sheet

A-3

Of

00

Building Site:

504 JEFFERSON AVE., CAPE CHARLES, VA 23310

Revisions

NO.	DESCRIPTION	DATE
1	AS SHOWN	09/08/19

First Floor	846.50
Second Floor	<u>583.13</u>
Subtotal	<u>1,429.63</u>
Front Porch	149.67
Rear Porch	13.88
Grand Total	1,593.18



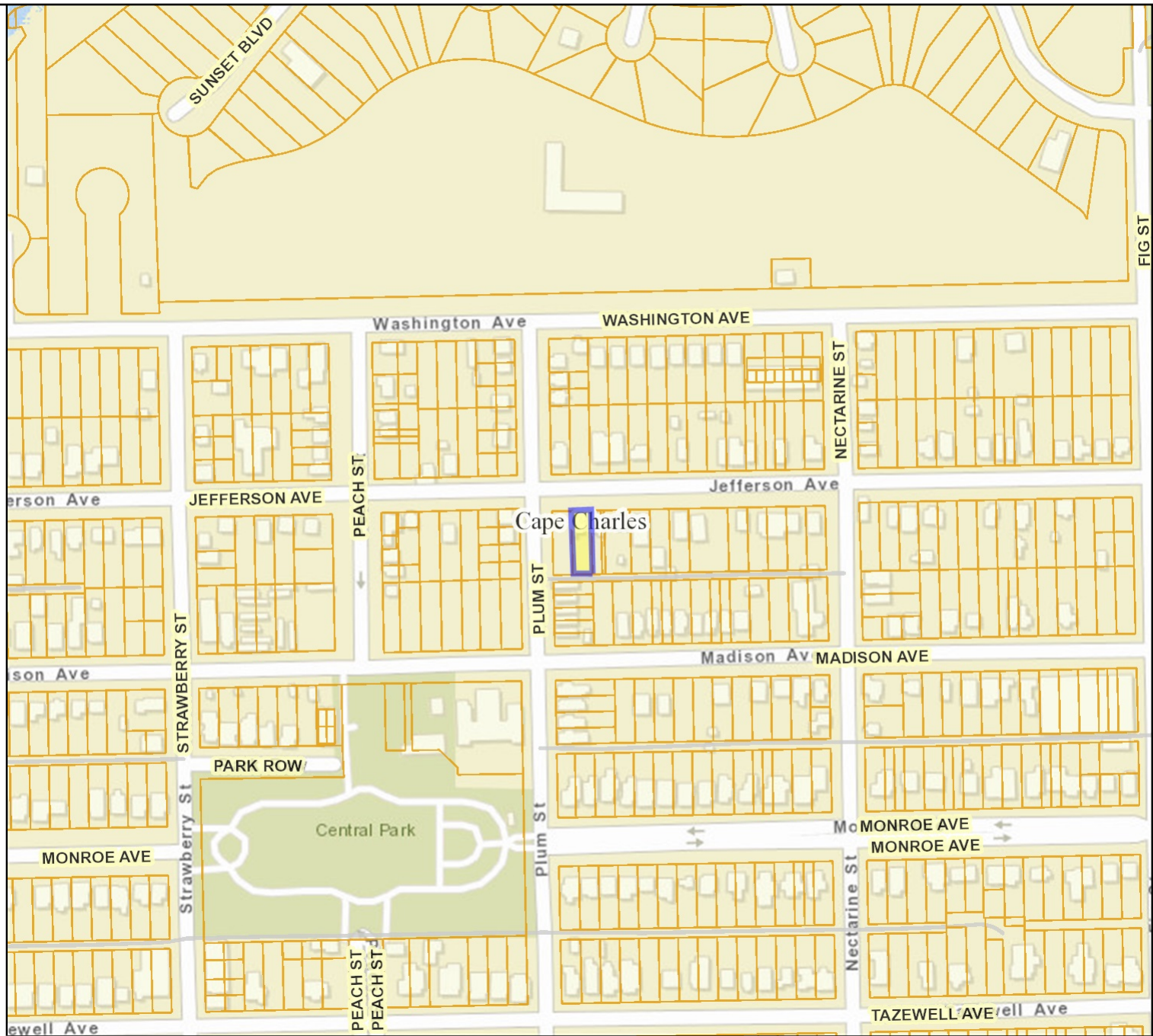
Scale: $1/4" = 1'-0"$

MLT ENTERPRISES, LLC 1304 CRESTVIEW DRIVE, BLACKSBURG, VA 24063. (540) 449-1861 BUILDING SITE: 504 JEFFERSON AVE., CAPE CHARLES, VA 23310		SECOND FLOOR ADDITION FLOOR PLANS		REVISIONS	
Date: 09/08/19 Scale: NOTED Drawn: MJA Checked: MJA Job: 19-029 Sheet: A-4		PLANS PREPARED BY:  MLA DESIGNS, LLC. <i>"Creative Residential Design & Landscaping"</i> Henry J. Anderson, AIA, LEED AP 1100 West 12th Street, Suite 200 Lincoln, Nebraska 68502 Phone: (402) 441-2222 Fax: (402) 441-2223 Email: hja@mladesigns.com Web: www.mladesigns.com		PLANS SUBMITTED BY: Henry J. Anderson 1100 West 12th Street, Suite 200 Lincoln, Nebraska 68502 Phone: (402) 441-2222 Fax: (402) 441-2223 Email: hja@mladesigns.com Web: www.mladesigns.com	

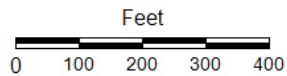
Northampton County, Virginia

Legend

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



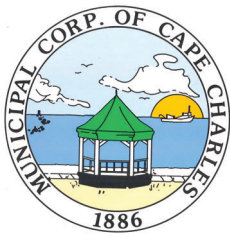
Map Printed from Northampton
<http://northampton.mapsdirect.net/>



Title: 504 Jefferson Avenue Property Map

Date: 8/25/2020

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.



PRE-APPLICATION INFORMATION FORM

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

APPLICANT INFORMATION

Name: Edmund J Sabo II

Mailing Address: 333 Madison Ave, Cape Charles, VA 23310

Phone Number: 540-905-2237

Email: edmund.sabo@gmail.com

PROJECT SUMMARY

Address of Project: 333 Madison Ave, Cape Charles

Application Type (rezoning, variance, etc.): Cert of Appropriateness HDRB (Fence)

Total Acreage of Project: 300 linear feet

Detailed Description (Include proposed use(s) and square footage of floor area for each use):
Install wood picket fence within HDRB and zoning guidelines. Fence will be

constructed of 4" pressure treated pickets spaced 1" apart. Top of fence will be a
concave arch, with the highest point being 48". Gates constructed of same material.

Appearance (Attachment 1). Layout (Attachment 2)

Signature of Applicant: SABO.EDMUND.JOSEPH.II.1 049515703

Digitally signed by
SABO.EDMUND.JOSEPH.II.1049515703
Date: 2020.08.25 07:48:34 -04'00'

Date: 25 Aug 2020

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

HDRB Rep Printed Name: _____ Signed: _____



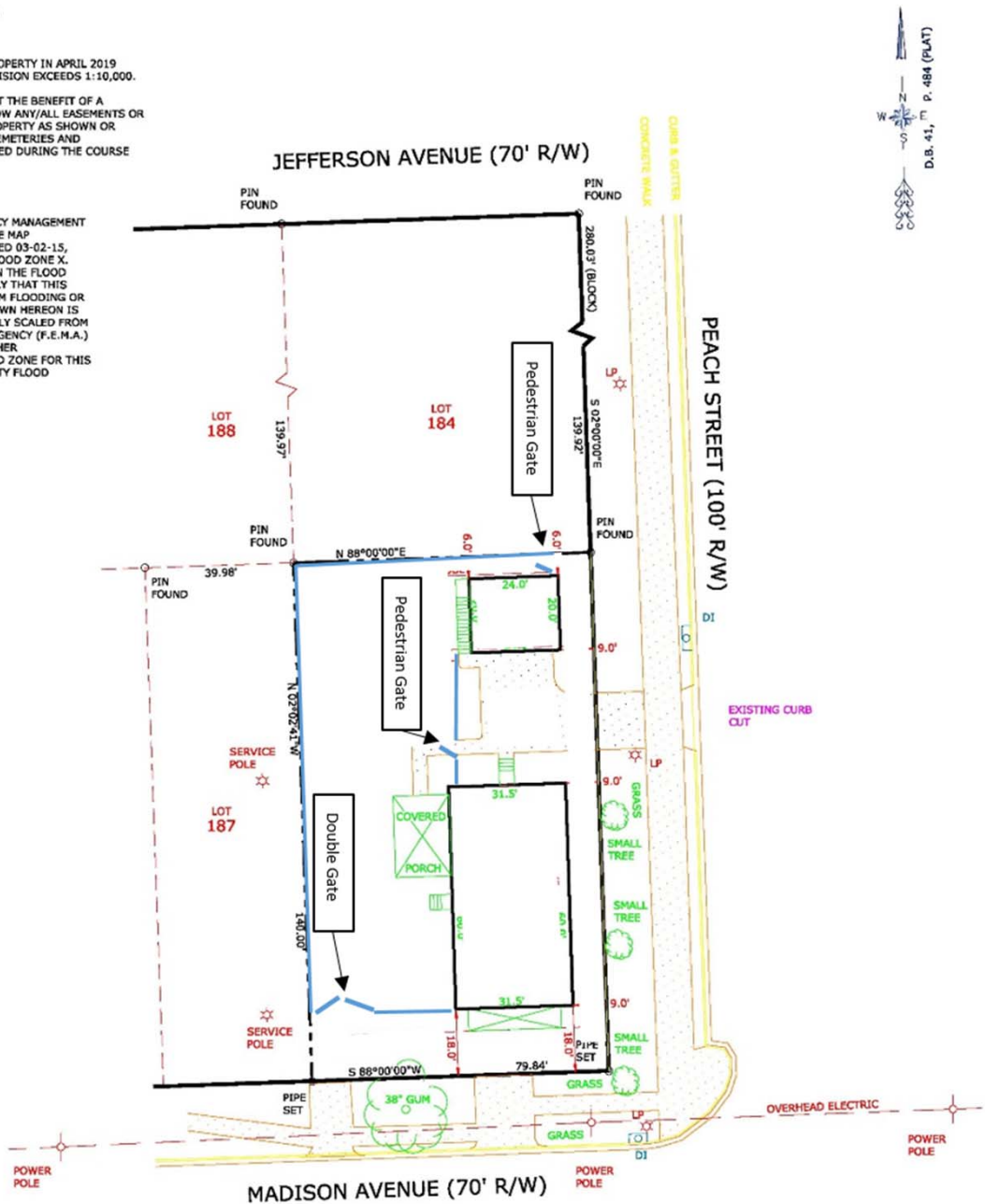
GENERAL NOTES:

- OWNERS: EDMUND J. SABO, II AND AMY L. SABO FAMILY TRUST
- TAX PARCEL: 83A1-1-183 & 83A1-1-186
- SOURCE OF TITLE: INST. 150000818
- A SURVEY WAS PERFORMED ON THIS PROPERTY IN APRIL 2019 WITH A BOUNDARY CLOSURE WHOSE PRECISION EXCEEDS 1:10,000.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN OR WETLANDS, ENVIRONMENTAL HAZARDS, CEMETERIES AND UNDERGROUND STRUCTURES NOT OBSERVED DURING THE COURSE OF THE SURVEY.

6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 51131C0295F, DATED 03-02-15, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL.

7. PLAT REFERENCES:
D.B. 41, P. 484 (PLAT)

8. THIS PROPERTY IS ZONED R-1.
(BSL-BUILDING SETBACK LINES)
FRONT SETBACK IS 30'
(OR EQUAL TO ADJOINER)
SIDE SETBACKS ARE 5'
REAR SETBACKS ARE 25'
ACCESSORY ARE 5'



SURVEYORS CERTIFICATION

I, MARSHALL E. PARKS, A LICENSED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AT THE REQUEST OF THE OWNERS AND THAT THIS SURVEY IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY THE DEED DESCRIBED HEREON AND THAT MONUMENTATION IS ACTUALLY IN PLACE OR WILL BE SET AT POINTS MARKED AS SHOWN HEREON AND THAT THEIR LOCATIONS ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.



APPROVALS

TOWN OF CAPE CHARLES _____ DATE: _____

SITE PLAN
SHOWING PROPOSED IMPROVEMENTS TO
PARCEL A
MAP OF THE TOWN OF
CAPE CHARLES
CAPEVILLE DISTRICT
NORTHAMPTON COUNTY, VIRGINIA
APRIL 20, 2019
REVISED: SEPTEMBER 20, 2019



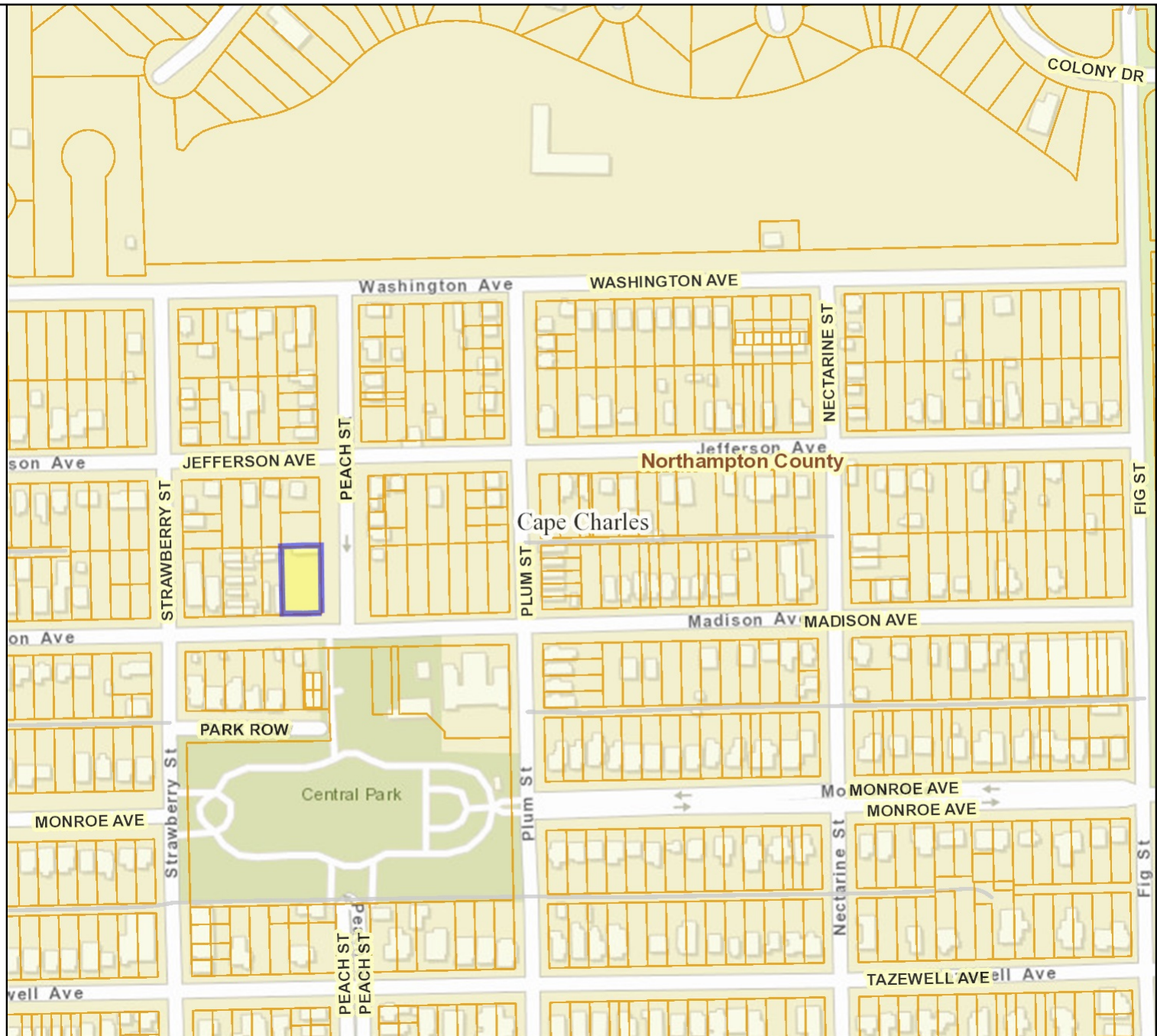
ACCOMACK-NORTHAMPTON SURVEYING & MAPPING PLLC
36308 Lankford Highway, Belle Haven, Virginia 23306
Mail Address: 11403 Heron Drive, Machipongo, Virginia 23405
Phone: (757) 709-4192

DRAWN BY: 2995	SCALE: 1" = 20'
CHKD BY: JBL	BACK TRAV. BY: MBP
FIELD BOOK:	JOB NUMBER: 915

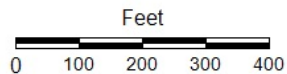
Northampton County, Virginia

Legend

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



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



Title: Property Map

Date: 8/25/2020

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