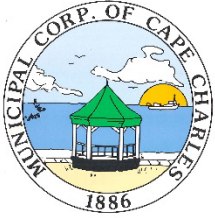


**Historic District Review Board
Regular Meeting Agenda
Cape Charles Civic Center
January 17, 2023, 5:00 P.M.**

1. **Call to Order; Roll Call**
 - A. Roll call and establish a quorum.
2. **Invocation and Pledge of Allegiance**
3. **Public Comment**
4. **Consent Agenda**
 - A. Approval of agenda format
 - B. Approval of Minutes: None
5. **Unfinished Business:** None
6. **New Business**
 - A. **FENCE INSTALLATION:** None.
 - B. **MODIFICATION TO APPROVED Certificate of Appropriateness:** None.
 - C. **RENOVATION, MINOR:** None.
 - D. **RENOVATIONS, ADDITIONS, & NEW CONSTRUCTION:**
 - (1) 214 Randolph Avenue: Meredith Cella dba Mr. Rogers Windows – Certificate of Appropriateness to replace windows on the 2-story home
 - (2) 506 Jefferson Avenue: Joan Small dba 8th Hill Homes LLC – Certificate of Appropriateness to replace: roof, doors, and windows; to cap the chimney; to repair existing siding, porches including screens, incorporate side porch into house structure; and add fencing on rear of property
 - (3) 610 Madison Avenue: Philip & Katie Bowling – Certificate of Appropriateness to construct a 12'x12.5' (150 sq. ft.) rear addition and a 16'x16' (256) sq. ft.) brick paver patio; and extend the wood picket fence
 - (4) 624 Jefferson Avenue: Kerry Shackelford – Certificate of Appropriateness to renovate the existing 1 story home including constructing a rear addition; installing a 10'x20' (200 sq. ft.) accessory structure (shed)
 - (5) 215 Tazewell Avenue: Francis X Durkin – Certificate of Appropriateness to renovate an existing two-story home including demolishing an existing 7'x20' (140 sq. ft.) rear addition and construct new 10'x20' (200 sq. ft.) addition; and constructing a new detached 20'x25' (500 sq. ft.) two-story accessory dwelling unit (two car garage with living space above)
 - E. **COMMERCIAL-3 DISTRICT:** None
 - F. **OTHER:** None
7. **Other Business**
 - A. Monthly Report from Zoning Administrator Katie Nunez
8. **Adjourn**



HISTORIC DISTRICT REVIEW BOARD STAFF REPORT

Meeting Date: January 17, 2023

Item #: 6D (1) – 214 Randolph Avenue

Prepared by: Tracy Outten, Planning Technician

Reviewed by: Katie H. Nunez, Planning/Zoning Administrator

Date: January 9, 2023

APPLICANT: Meredith Cella

PROPERTY OWNER: Leslie Becker

SITE ADDRESS: 214 Randolph Avenue

TAX MAP: 83A3-1-637A

LOT SIZE: 5,655 sq. ft.

TYPE OF APPLICATION: Certificate of Appropriateness

WORK TO BE PERFORMED: Replace the windows

CURRENT ZONING: Residential-1 (R-1)

HISTORIC REGISTER: CONTRIBUTING

Description: 1890, Folk Victorian

DATE APPLICATION RECEIVED: December 4, 2022

PRE-APPLICATION MTG: December 6, 2022

DATE APPLICATION DEEMED COMPLETE: December 14, 2022

LEGAL DEADLINE: HDRB Decision (60 Days from Complete Application): February 13, 2023

The applicant is seeking to replace the twenty-two windows on the two-story home so that they will replicate the original vertical grille style. The existing windows are a mix of original and replacement.

AERIAL MAP:



MATERIALS:

- Windows: Renewal by Anderson – Double Hung, Fibrex 1/1 with Vertical Grille Inserts

STAFF ANALYSIS:
ZONING COMPLIANCE

The application is in compliance with the Zoning Ordinance.

Any property within the Historic District Overlay is required to meet the Historic District Guidelines, which are superimposed on the underlying zoning district regulations.

HISTORIC DISTRICT GUIDELINES:

WINDOWS AND DOORS, Page 41 – Items 4: Consider replacing windows and doors only when they are missing or beyond repair. Reconstruction should be based on physical evidence or old photographs. Do not use replacement windows or doors that substantially change the size, glazing pattern, finish, depth of reveal, appearance of frame, or muntin configuration.

This application is being reviewed under the old guidelines since the new guidelines were not adopted until 12/15/2022.

STAFF RECOMMENDATION:

Staff is requesting the HDRB to review the application material submitted by the applicant and determine if the materials and style proposed for the windows reflect the character and historic appearance of the neighborhood.

Staff is recommending approval of this application and is prepared to assist in the development of a motion, if needed.

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

If approved, a Certificate of Appropriateness shall expire of its own limitation twelve (12) months from the date of issuance if the work authorized thereby is not commenced by the end of such twelve (12) month period; and further, any such certificate shall also expire and become null and void if such authorized work is suspended or abandoned for a period of twelve (12) months after being commenced.

Attachments:

Attachment 1 – Application and Documents



CERTIFICATE OF APPROPRIATENESS APPLICATION

Town of Cape Charles Planning & Zoning Department

2 Plum Street

Cape Charles, VA 23310

757-331-3259 x24

planningtech@capecharles.org

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

- | | |
|---|---|
| ☒ Completed application | ☒ Photos/elevations of existing structure |
| ☒ Letter of intent clearly explaining project | ☒ Photos/elevations of proposed project |
| ☐ Existing site plan or survey | ☒ Proposed materials/spec sheets, samples |
| ☐ Proposed site plan or survey (if applicable) | ☒ Payment (See Historic District Review Board Fees) |

PROPERTY INFORMATION

Name of Project: Window replacement

Property Address: 214 Randolph Ave, Cape Charles, VA 23310

Brief Description of Project: Replacing windows to reflect original look of home

Zoning District: R1 Current Use: Residential Proposed Use: Residential

OWNER INFORMATION

Name and Company: Leslie Becker

Mailing Address: 214 Randolph Avenue, Cape Charles, VA 23310

Phone Number: 5407970477 Email: smithmountainlakerealestate@gmail.com

APPLICANT INFORMATION

☒ check here if applicant is owner

Name: Meredith Cella

Mailing Address: 1019 Eden Way North, Chesapeake, Va 23320

Phone Number: 7574073337 Email: mcella@mrrogerswindows.com

CERTIFICATION OF APPLICANT

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

Signature of Applicant:  Date: 12/10/2022



Owner Affidavit for Permission to Represent

Planning & Zoning Department
757-331-3259 x24

planningtech@capecharles.org

Revised 9/2022

Taxes	Paid
Violations	N/A
Fee	\$500
Decision	

Use this form to give permission for a contractor, architect or other individual to represent the owner of a property in matters within the Town of Cape Charles.

Property Information

Subject Property Street Address: 214 Randolph Avenue

Subject Property Tax Map #: _____

Owner Information

Owner's name: Leslie Becker

Mailing address: 214 Randolph Avenue, Cape Charles, VA 23310

Phone number: 5407970477 Email: smithmountainlakerealestate@gmail.com

I hereby give authority to the following representatives to act on my behalf on the following matter:

Meredith Cella

Representative Information

Name: Meredith Cella

Mailing address: 1019 Eden Way North, Chesapeake, VA 23320

Phone number: 7574073337 Email: mcella@mrrogerswindows.com

☒ to file documents on my behalf ☒ to represent me in meetings with Town officials

Representative Information

Name: _____

Mailing address: _____

Phone number: _____ Email: _____

_____ to file documents on my behalf _____ to represent me in meetings with Town officials

Signature of owner: Leslie Becker Date: 11/11/2022

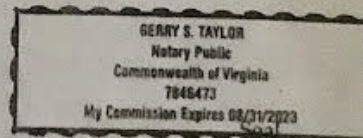
State of Virginia County of Cape Charles

The foregoing instrument was acknowledged before me this 23rd day of November, 20 22, by Leslie Becker (name of person acknowledged)

Signature of Notarial Officer: Gerry S. Taylor

Notary Registration number: 7846473

My commission expires: 08/31/2023



Project Description /Letter of Intent

Leslie Becker would like to replace her windows at 214 Randolph Avenue. It is a mix of original and replaced windows. She is keeping the white color and would like to add a vertical grille to replicate the original style. See pictures attached to application. There are 22 windows. Renewal by Andersen fibrex wood composite windows are what's being installed. She is requesting that the grilles be in-between the glass. They are contoured to look like external grilles. Two homes on the same street have replaced with this style of grille recently. Mr. Rogers Windows/Renewal by Andersen is making these windows custom to the current openings and installing the project in house. There will be no subcontractors used on this job.













214 Randolph Avenue

Windows

Renewal by Andersen Fibrex

Specifications:

SIZES: 26W x 44H (1); 28W x 45H (1); 31W x 34H (1); 31W x 35H (1); 31W x 37H (1); 31W x 65H (1); 31W x 67H (6); 31W x 69H (1); 31W x 71H (1); 32W x 46H (4); 32W x 48H (2) = 22

Renewal by Andersen Fibrex® Windows VS. Wood, Vinyl & Aluminum

- Renewal by Andersen's Fibrex® material is 2 times stronger than vinyl
- Fibrex® material insulates 700 times better than aluminum
- Fibrex® material reduces VOC (Volatile Organic Compound) emissions because no wood preservative treatments or painting is required
- Fibrex® material retains its stability and rigidity in all climates
- Our revolutionary Fibrex® replacement windows offer a long product life cycle, reducing landfill waste in the process

ENGINEERED WITH FIBREX®		Andersen EXCLUSIVE		
Material Benefits		Fibrex®	Vinyl	Wood
Insulating Properties		✓	✓	✓
Low Maintenance		✓	✓	
Resistance to Decay/		✓	✓	
Structural Rigidity		✓		✓
Durable		✓		✓
Color/Finish Choices		✓		✓
Maximum Glass Area		✓		varies

Andersen's **Exclusive**
Composite Material Has It All! ✓

Window, Double-Hung (DG), 1:1, Slope Sill, Insert Frame,

Traditional Checkrail, Exterior White, Interior White,

Performance Calculator, PG Rating: 40 | DP Rating: + 40 / -

40, Glass, All Sash: High Performance, No Pattern, Hardware,

White, Screen, Fiberglass, Full Screen, Grille Style, Grilles

Between Glass (GBG), Grille Pattern, All Sash: Colonial 2w x

1h, Misc, Interior Shutters, Interior shutters: MRW does not

remove or replace interior Plantation or hinged shutters.

MRW recommends homeowner has these shutters removed

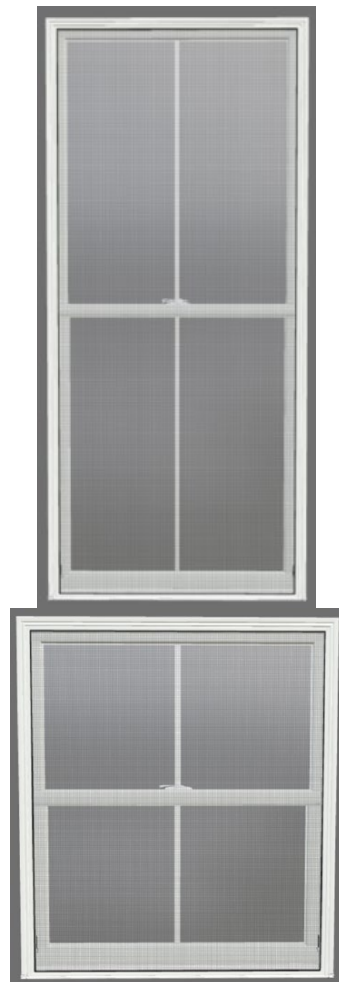
and reinstalled by a professional shutter company. MRW is

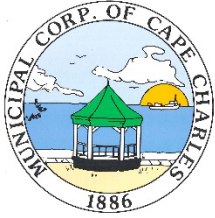
not responsible for form, fit or function of the shutters or any

damage from removing and reinstalling. Customer

understands and accepts that the shutters may inhibit the

full and proper operation of the tilt feature of the window.





HISTORIC DISTRICT REVIEW BOARD STAFF REPORT

Meeting Date: January 9, 2023

Item #: 6D (2) – 506 Jefferson

Prepared by: Tracy Outten, Planning Technician

Reviewed by: Katie H. Nunez, Planning/Zoning Administrator

Date: January 9, 2023

APPLICANT: Joan Small dba 8th Hill
Homes LLC

SITE ADDRESS: 506 Jefferson Avenue

TAX MAP: 83A1-1-164B

LOT SIZE: 3,780 sq. ft.

TYPE OF APPLICATION: Certificate of Appropriateness

WORK TO BE PERFORMED: Renovate an existing two-story home; install a rear vinyl picket fence; construct a paver walkway and covered patio; install an accessory structure

CURRENT ZONING: Residential-1 (R-1)

HISTORIC REGISTER: CONTRIBUTING

Description: 1910, Folk Victorian

DATE APPLICATION RECEIVED: December 6, 2022

PRE-APPLICATION MTG: January 17, 2023

DATE APPLICATION DEEMED COMPLETE: December 14, 2022

LEGAL DEADLINE: HDRB Decision (60 Days from Complete Application): February 13, 2023

The applicant is seeking to renovate the exterior of the home as follows:

- Roof – Replace with new shingles
- Exterior Doors - Replace
- Windows – new wood frame
- Siding, Shutters, Trim, & Fascia – repair and paint existing
- Chimney – Cap if needed
- Porches – Front: Repair or replace existing materials if needed including screening
Side: Enclose 5' x 16' side porch & make part of the house – Siding will be aluminum (An elevation drawing has been requested)
- Brick – Repoint as needed

Additional items requested:

- New 16' x 25' (400 sq. ft.) Rear Covered Patio
- Install 6' vinyl picket rear fence
- 10' x 16' (160 sq. ft.) Accessory Structure (Shed)
- Paver Walkways: Front & Side

AERIAL MAP:**EXISTING PHOTO:****MATERIALS:**

- Roof: GAF Timberline NS Lifetime Architectural Shingles
- Enclosure Siding: Aluminum to match existing
- Existing Siding and Shutters: Repair & Paint Existing Wood
- Front & Side Doors: Creative Entryways Craftsman Solid Wood (Mahogany) 6-Lite over 2 Panel
- Front Porch:
 - Roof – Architectural Shingles
 - Piers, Deck & Post – Repair Existing or Replace Decking with Pressure Treated Lumber
- Windows: Pella Lifestyle – Wood New Construction Double Hung 1/1
- Walkways: 4” x 8” Stabil Brick Pavers
- Back Covered Patio: Flooring - 4” x 8” Stabil Brick Pavers; Roof – Architectural Shingles; Support Poles – Pressure Treated Lumber
- Fence: Veranda Linden 6’ x 8’ White Vinyl Privacy Panel Fence
- Shed: Heartland Statesman Gable Wood 7’ tall

STAFF ANALYSIS:**ZONING COMPLIANCE**

The application is in compliance with the Zoning Ordinance; although at the time the staff report was completed an elevation drawing showing the enclosed side porch had not been provided. Zoning has made corrections on the submitted site plan to ensure fence for back yard is constructed 2 ft from rear due to alley and 1 inch from side lot lines; max height of backyard fence is 6 ft.; defined side yard and max height of side yard fence is 4 ft.

Any property within the Historic District Overlay is required to meet the Historic District Guidelines, which are superimposed on the underlying zoning district regulations.

HISTORIC DISTRICT GUIDELINES:

GENERAL PRINCIPLE FOR EXTERIOR ALTERATIONS: Page 19
Item 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

This application is being reviewed under the old guidelines since the new guidelines were not adopted until 12/15/2022.

FENCES, Page 28 – Item 2: For new fences and walls, choose a design that relates to designs and materials from nearby historic examples. Painted wooden pickets are a common fence type used in Cape Charles although many fences use a combination of traditional materials. Do not use chain-link fencing, split-rail fences, and concrete block where they would be facing the street. Avoid street-front fences or walls and in any case keep them below 48 inches in height.

ROOF, Page 36 – Items 1 & 2: (1) Retain the roof types of historic buildings, including elements such as chimneys and light wells. Retain the roof form, elements, and materials as these help to indicate the style and construction of the building. (2) When a roof must be replaced, attempt to match the original materials since these materials are important to the visual integrity of the building. Many houses in the district originally had metal roofs, but many have been replaced with composition shingles.

WINDOWS AND DOORS, Pages 39, 41, & 42 – Items 1, 2, 4, & 6: (1) Retain original windows and doors, including glass hardware to the extent possible. (2) Repair original windows and doors by patching, splicing, consolidating, or otherwise reinforcing the original material. (4) Consider replacing windows and doors only when they are missing or beyond repair. Reconstruction should be based on physical evidence or old photographs. Do not use replacement windows or doors that substantially change the size, glazing pattern, finish, depth of reveal, appearance of frame, or muntin configuration. (6) Construct new windows and doors of wood or metal and match the style of the building.

PORCHES, Pages 44 & 45 – Items 3 & 6: (3) Repair damaged elements of porches by matching materials, methods of construction, and details of the existing original fabric. (6) Avoid removing or adding entrances and porches important in defining the building's overall historic character. Give more importance to visible front and side porches than to rear porches.

STAFF RECOMMENDATION:

Staff is requesting the HDRB to review the application material submitted by the applicant and determine if the materials and style proposed for the renovations and additions reflect the character and historic appearance of the neighborhood.

Staff is recommending approval of this application and is prepared to assist in the development of a motion, if needed.

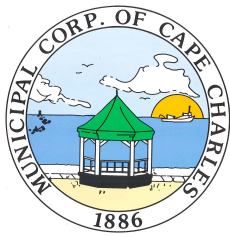
The Historic District Review Board makes the final determination on whether or not a Certificate of Appropriateness will be issued for this project and may impose conditions on an approval.

If approved, a Certificate of Appropriateness shall expire of its own limitation twelve (12) months from the date of issuance if the work authorized thereby is not commenced by the end of such twelve

(12) month period; and further, any such certificate shall also expire and become null and void if such authorized work is suspended or abandoned for a period of twelve (12) months after being commenced.

Attachments:

Attachment 1 – Application and Documents



CERTIFICATE OF APPROPRIATENESS APPLICATION

Town of Cape Charles Planning & Zoning Department

2 Plum Street

Cape Charles, VA 23310

757-331-3259 x24

planningtech@capecharles.org

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

- | | |
|--|---|
| ☒ Completed application | ☒ Photos/elevations of existing structure |
| ☒ Letter of intent clearly explaining project | ☒ Photos/elevations of proposed project |
| ☒ Existing site plan or survey | ☒ Proposed materials/spec sheets, samples |
| ☒ Proposed site plan or survey (if applicable) | ☒ Payment (See Historic District Review Board Fees) |

PROPERTY INFORMATION

Name of Project: 8th Hill Homes LLC

Property Address: 506 Jefferson Ave, Cape Charles VA 23310

Brief Description of Project: Repair existing structure and adding detached patio & Shed

Zoning District: R-1 Current Use: Residential Proposed Use: Residential

OWNER INFORMATION

Name and Company: 8th Hill Homes LLC, Joan Small

Mailing Address: 2030 W Broad St., Ste E , Richmond VA 23222

Phone Number: 8048738110 Email: joan@thervagroup.com

APPLICANT INFORMATION

☒ check here if applicant is owner

Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

CERTIFICATION OF APPLICANT

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

Signature of Applicant:  Joan Small Date: 12/04/22

Letter of Intent:

To: Historic District Review Board

Address: 506 Jefferson Ave., Cape Charles VA 23310

From: 8th Hill Homes LLC / Joan Small

Re: CERTIFICATE OF APPROPRIATENESS

Date: 12-4-22

As the owner of 506 Jefferson Ave in Cape Charles I am seeking support and approval for the proposed finishes & Materials for our project while contributing to the historic character of our town.

We will stay within the existing elevation/square footage of the home and will add detached shed, fencing & detached covered Patio. Material and colors to follow on a spec sheet with links.

Please let me know if you have any questions or thoughts about our project vision and historic character we want to achieve.

Scope of Work:

Exterior-

Replace Roof- remove old shingles, house, patio cover and shed to match

Replace Exterior doors (2) (They are damaged beyond repair and bind)

Repair/Paint Trim and fascia

Repair and paint existing siding

Repair screens on front

Repair Front Porch

Repoint brick as needed

Paint Existing Shutters

Cap Chimney if needed / remove all satellites

Caulking and Sealing the gaps in the exterior of the building around the doors, windows, plumbing, siding, trim, and electrical entry point as needed

Add 6 foot fencing in rear of home

Paver walkways (front & side)

Covered Paver patio (16x25 Detached

Detached Shed 16x10- match to home

New Windows- wood frame

Close in Side Porch with siding to Match existing (aluminum currently there)

Spec Sheet

Address: **506 Jefferson Ave., Cape Charles VA 23310**

Roof: [GAF | Timberline® NS Shingles](#) – **Color Charcoal**

Fencing: [Veranda Linden 6 ft. H x 8 ft. W White Vinyl Privacy Fence Panel Kit 73013298 \(homedepot.com\)](#) – **Color White**

Exterior Front & Side Door- [Creative Entryways Craftsman 36-in x 79-in Wood Craftsman Universal Reversible Raw Unfinished Single Front Door Solid Hardwood Core in the Front Doors department at Lowes.com](#) **Material-Wood / Color- Royal Raisin-** [Royal Raisin N110-5 | Behr Paint Colors](#)

Windows- [Pella Lifestyle 29.5-in x 47.5-in x 4.5625-in Jamb Wood New Construction White Enduraclad Double Hung Window in the Double Hung Windows department at Lowes.com](#)
Color- Frost 57

Trim- Color- Frost 57 [Frost 57 | Behr Paint Colors](#) – Shed & Home

Door Colors (Home & Shed)- [Royal Raisin N110-5 | Behr Paint Colors](#)

Shutters- Existing (Wood) - [Frost 57 | Behr Paint Colors](#)

Siding- Existing Aluminum- color Ash Rose [Ash Rose N130-2 | Behr Paint Colors](#)

Shed (Detached)- [Heartland 10-ft x 16-ft Statesman Gable Engineered Storage Shed \(Floor Included\) in the Wood Storage Sheds department at Lowes.com](#)- Color- Trim/Frost 57,
Door/Royal Raisin, Siding/Ash Rose / Material Treated, engineered wood siding is factory-primed and ready to paint

Walkways- [Stabil 4x8 Brick Pavers \(paveroutlet.com\)](#) Color: Beachwood

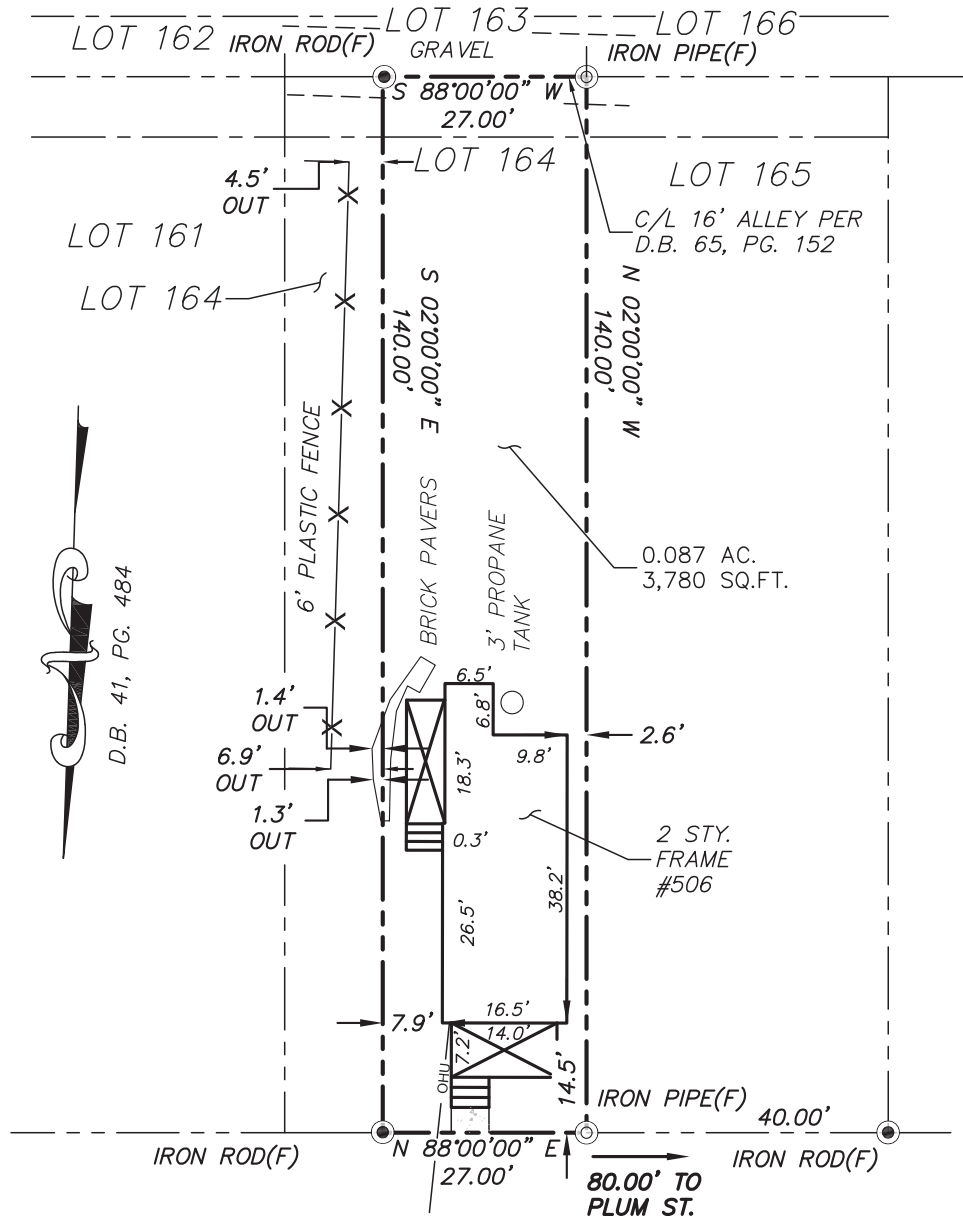
Covered Patio- [Stabil 4x8 Brick Pavers \(paveroutlet.com\)](#) Color Beachwood / Dimensions 16x25

Covers for Patio- The exterior cover for patio will be made of pressure treated lumber with shingled roof that will match home & shed.

Screened-In Porch- Front Repaired with pressure treated lumber

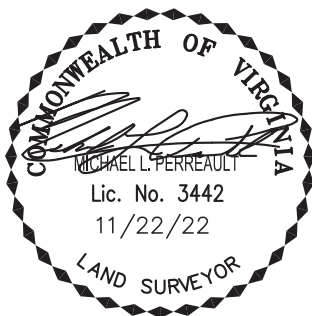
THIS IS TO CERTIFY THAT I ON NOVEMBER 22, 2022 I SURVEYED THIS PROPERTY SHOWN ON THIS PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE ONLY EASEMENTS APPEARING ON THIS SURVEY ARE THOSE WHICH WERE SHOWN ON THE RECORDED SUBDIVISION PLAT.

NOTE: THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE X & X(SHADED) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM MAP FOR THE CITY OF CAPE CHARLES COMMUNITY NO. 51131C-0295 F DATED 03-02-15



JEFFERSON AVE.
(70' R/W)

PHYSICAL SURVEY OF
A PORTION OF LOT 164
MAP OF THE TOWN OF
"CAPE CHARLES"
D.B. 41, PG. 484
FOR
8TH HILL HOMES LLC



CAPE CHARLES - NORTHHAMPTON COUNTY, VIRGINIA



816 Greenbrier Circle, Suite 101
Chesapeake, Virginia 23320
www.kbjwgroup.com
(757) 226-0081 Office

816 Greenbrier Circle, Suite 101
Chesapeake, Virginia 23320
www.kbjwgroup.com
(757) 226-0081 Office



DATE: 11-22-2022	SCALE: 1" = 20'
CHECKED BY: DLL	DRAWN BY: DWS
JOB NO.: 22-25447-001	SHEET: 1 OF 1





























ADDITIONS & ALTERATIONS
506 JEFFERSON AVE
CAPE CHARLES, VIRGINIA

PLAN REFERENCE
NORTH



ADDITIONS & ALTERATIONS
506 JEFFERSON AVE
CAPE CHARLES, VIRGINIA

DESIGN DEVELOPMENT

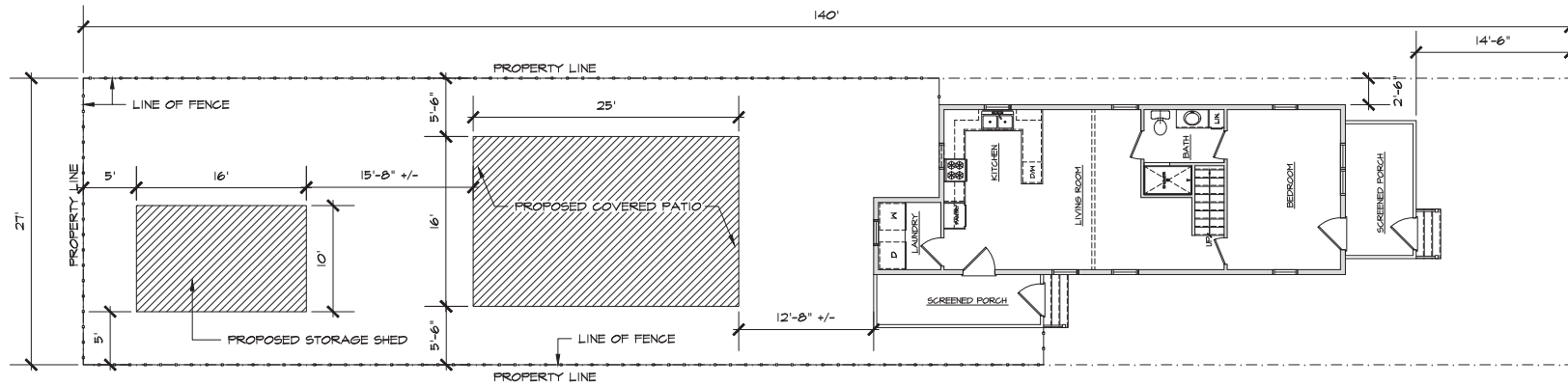
DRAFTING & DESIGN SERVICES LLC
desdevelopment@live.com
www.desdevelopment.net
757-709-3701

DATE:
01/09/2023

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

SHEET:
1





JEFFERSON AVE.



ADDITIONS & ALTERATIONS
506 JEFFERSON AVE
CAPE CHARLES, VIRGINIA

DESIGN DEVELOPMENT
 DRAFTING & DESIGN SERVICES LLC
 designdevelopment@dcva.com
 www.designdevelopment.net
 202-761-2101

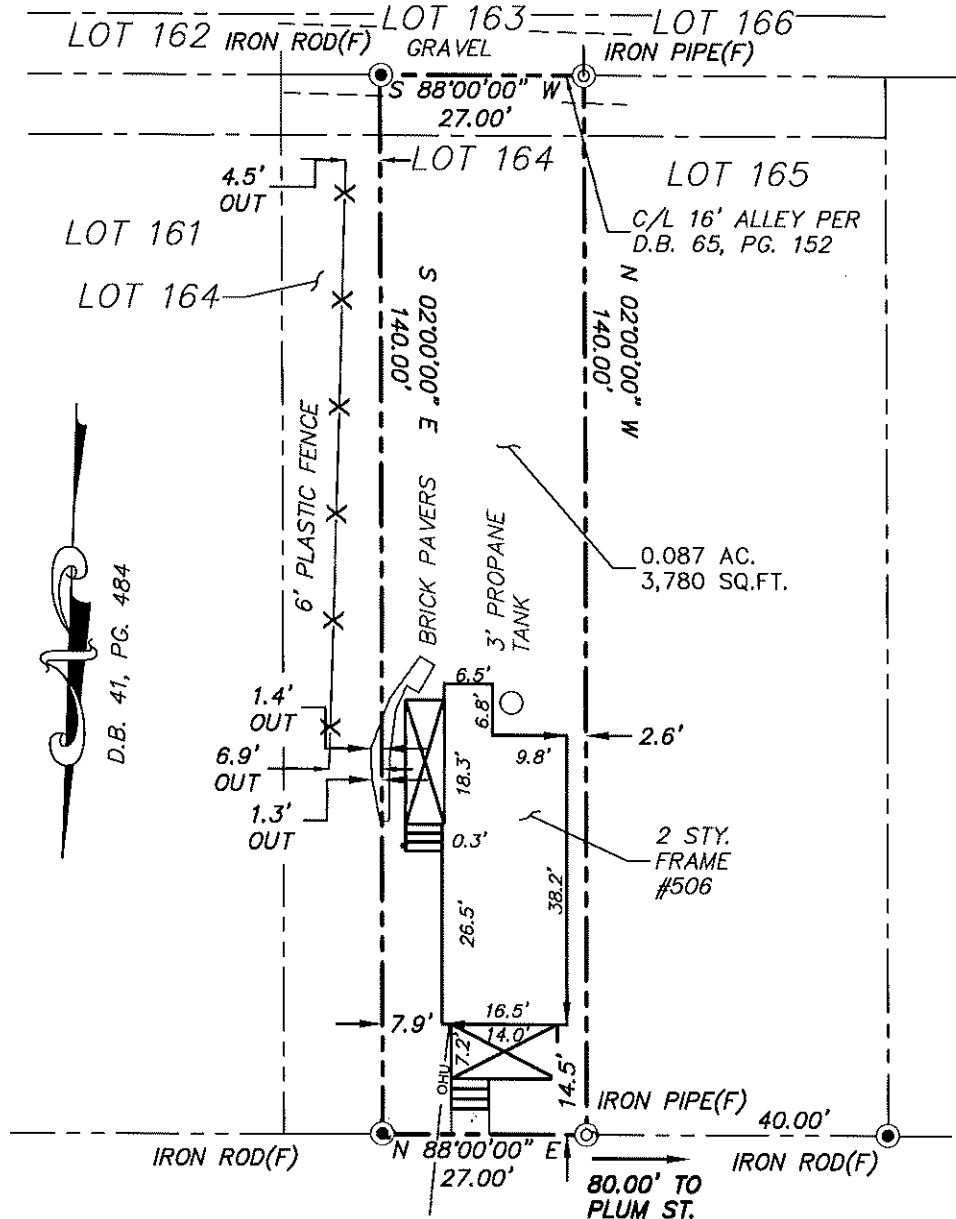
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 11/24/2022

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 3/16"=1'-0"

SHEET:
3

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NOTE: THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE X & X(SHADED) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM MAP FOR THE CITY OF CAPE CHARLES COMMUNITY NO. 51131C-0295 F DATED 03-02-15



JEFFERSON AVE.
(70' R/W)

PHYSICAL SURVEY OF
A PORTION OF LOT 164
MAP OF THE TOWN OF
"CAPE CHARLES"
D.B. 41, PG. 484
FOR
8TH HILL HOMES LLC

CAPE CHARLES - NORTHAMPTON COUNTY, VIRGINIA

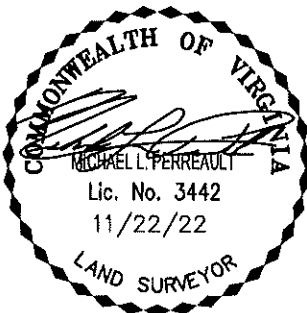


ROONTZ
BRYANT
JOHNSON
WILLIAMS

816 Greenbrier Circle, Suite 101
Chesapeake, Virginia 23320
www.kbjwgroup.com
(757) 226-0081 Office

DATE: 11-22-2022	SCALE: 1" = 20'
CHECKED BY: DLL	DRAWN BY: DWS
JOB NO.: 22-25447-001	SHEET: 1 OF 1

TOWN PLANNER / ZONING ADMINISTRATOR
TOWN OF CAPE CHARLES



APPROVED

Signature 11/11/2023

T: \Projects\HRVA_Projects\22-25447-001_Jefferson Ave - 506, Joan Smali, Cape Charles, VA\CAD\22-25447-001_Jefferson Ave - prelim.dwg

Zoning Review

③ Fence along the rear property line - must be 2 feet from rear since there is an alley behind this lot.

② Fence along the side property line - must be 1 inch from property line

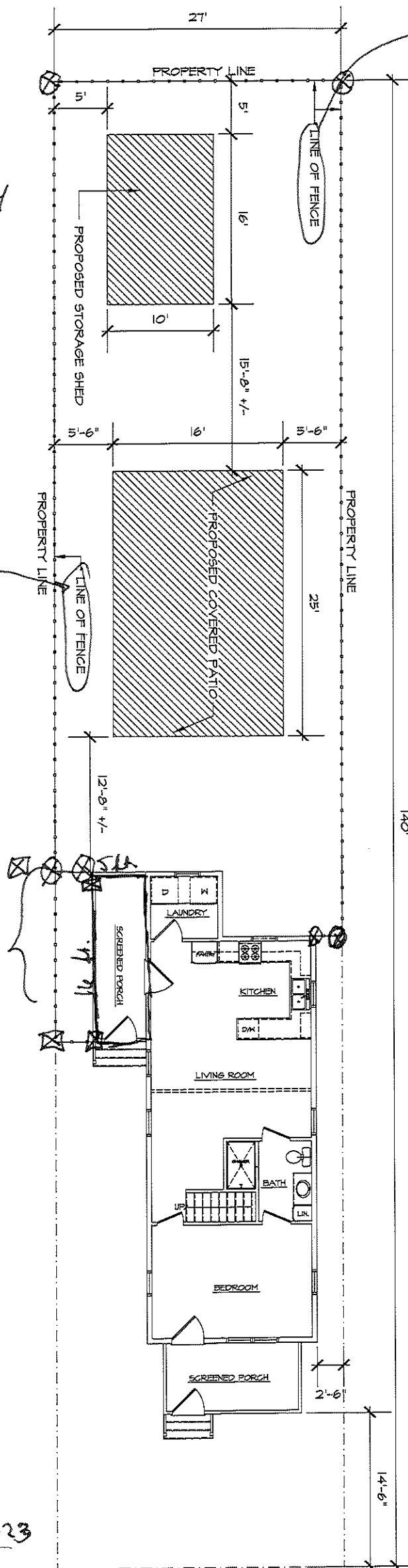
① Screened porch existing is being incorporated into the house

② Fence along the side property line - must be 1 inch from property line

④ Height of Fence - REAR YARD - Max 4 ft for the Backyard - corners of rear property line to corners of rear of house structure see - Circles w/ X

⑤ Height of Fence - SIDE YARD - Max 4 ft. for side yards - corners of rear house structure to front of house structure (per request of property owner) Square with X

⑥ Interior layout is being changed - basically flip flopping kitchen w/ bedroom. Intent is to replace window at rear of house w/ door for egress into backyard from the "new bedroom" space.



APPROVED

Kate H. Ny 1/11/2023

DATE

TOWN PLANNER / ZONING ADMINISTRATOR
TOWN OF CAPE CHARLES

JEFFERSON AVE.

SHEET:

3

SCALE:
3/16" = 1'-0"

DATE:
11/24/2022



DESIGN DEVELOPMENT

DRAFTING & DESIGN SERVICES LLC
desdevelopment@live.com
www.desdevelopment.net
757-704-8701

ADDITIONS & ALTERATIONS
506 624 JEFFERSON AVE
CAPE CHARLES, VIRGINIA



PLAN REFERENCE
NORTH

KHN

per call w/ property owner.



HISTORIC DISTRICT REVIEW BOARD STAFF REPORT

Meeting Date: January 17, 2023

Item #: 6D (3) – 610 Madison Avenue

Prepared by: Tracy Outten, Planning Technician

Reviewed by: Katie H. Nunez, Planning/Zoning Administrator

APPLICANT: Philip and Katie Bowling
SITE ADDRESS: 610 Madison Avenue

TAX MAP: 83A3-1-244

LOT SIZE: 5,600 sq. ft.

TYPE OF APPLICATION: Certificate of Appropriateness

WORK TO BE PERFORMED: Demolish the existing rear deck and construct a rear addition on the existing one-story house; install a paver patio; realign & extend the fence

CURRENT ZONING: Residential (R-1)

HISTORIC REGISTER: Contributing Structure

Description: Ca. 1920, No Discernable Style

DATE APPLICATION RECEIVED: December 9, 2022

PRE-APPLICATION MTG: December 6, 2022

DATE APPLICATION DEEMED COMPLETE: December 14, 2023

LEGAL DEADLINE: HDRB Decision (60 Days from Complete Application): February 13, 2023

The applicant is seeking to demolish the existing rear deck (11.75' x 14.3') and construct a 12' x 12.5' (150 sq. ft.) rear addition to the existing one-story single-family residence. The application also includes adding a 16' x 16' (256 sq. ft.) paver patio off the rear addition and realigning and extending the existing rear fence.

AERIAL MAP



EXISTING PHOTO



MATERIALS:

Roof – Image II Metal Roof

Siding – HardiePlank Lap Siding Smooth. 8.25" W, 7" Exposure

Windows: Interstate Invue Model 5100 Vinyl – 1 = Double Hung; 2 = Casement, Prairie Pattern to match existing

Patio: Flooring – Holland 7.87” x 3.94’ x 1.77” Red Charcoal Concrete Paver

Steps & Railing: Pressure Treated Wood

Fence: Wood Pickets to match existing

STAFF ANALYSIS

ZONING COMPLIANCE

The application is in compliance with the Zoning Ordinance.

Any property within the Historic District Overlay is required to meet the Historic District Guidelines, which are superimposed on the underlying zoning district regulations.

HISTORIC DISTRICT GUIDELINES

GENERAL PRINCIPLE FOR EXTERIOR ALTERATIONS: Page 19 – Item 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

FENCES, Page 28 – Item 2: For new fences and walls, choose a design that relates to designs and materials from nearby historic examples. Painted wooden pickets are a common fence type used in Cape Charles although many fences use a combination of traditional materials. Do not use chain-link fencing, split-rail fences, and concrete block where they would be facing the street. Avoid street-front fences or walls and in any case keep them below 48 inches in height.

WINDOWS & DOORS: Page 42 – Item 6: Construct new windows and doors of wood or metal and match the style of the building. On storefronts, use painted wood or steel doors with large areas of glass. Extruded frames are not recommended for any windows or doors.

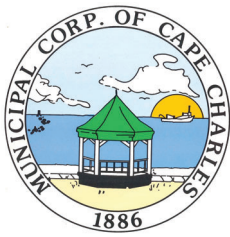
STAFF RECOMMENDATION:

Staff is requesting the Historic District Review Board to review the application and determine if the materials proposed, and the work proposed is in keeping with the Guidelines of the Historic District.

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

Attachments:

Attachment 1 – Application and Documents



CERTIFICATE OF APPROPRIATENESS APPLICATION

Town of Cape Charles Planning & Zoning Department

2 Plum Street

Cape Charles, VA 23310

757-331-3259 x24

planningtech@capecharles.org

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

- | | |
|--|---|
| ☒ Completed application | ☒ Photos/elevations of existing structure |
| ☒ Letter of intent clearly explaining project | ☒ Photos/elevations of proposed project |
| ☒ Existing site plan or survey | ☒ Proposed materials/spec sheets, samples |
| ☒ Proposed site plan or survey (if applicable) | ☒ Payment (See Historic District Review Board Fees) |

PROPERTY INFORMATION

Name of Project: 610 Madison Addition

Property Address: 610 Madison Ave.

Brief Description of Project: Adding a small, one level addition and privacy fence

Zoning District: R-1 Current Use: Residential Proposed Use: Same

OWNER INFORMATION

Name and Company: Philip and Katie Bowling

Mailing Address: 610 Preston Ave, Blacksburg, VA 24060

Phone Number: 9784730587 Email: philip@townside.com

APPLICANT INFORMATION

☒ check here if applicant is owner

Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

CERTIFICATION OF APPLICANT

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

Signature of Applicant: _____ Date: _____

Philip and Katie Bowling
610 Madison Ave.
Cape Charles, VA 23310
978-473-0587
Philip@townside.com

Town of Cape Charles
2 Plum Street
Cape Charles, VA 23310

November 28, 2022

To Whom it May Concern,

My wife and I purchased 610 Madison Ave early this summer as a vacation home. At approx. 320 square feet, we very much appreciate the unique nature of our tiny home which was a main factor in our purchase of the property. We want to preserve the character of the home, however, would also like to allow it to function better for our family by adding a small addition on the back of the home that will serve as a dedicated bedroom space which the house does not currently have.

Our intention is to size the addition to keep within the small proportions of the home. It will be inset approx. 6" on both sides of the current home and will have a shed roof that starts 2" under the current rear window. We will use Hardie siding on the addition painted close to the color of the main house, and it will have a metal roof. Most of the addition will not be readily viewable from the street as we plan to also add a 6' fence along the east side of the property perpendicular to the home which will allow us to have privacy to enjoy our backyard as well as an identical fence extending back from the addition turning and connecting to the current 6' fence in the back of the property. In the future, we hope to extend the fence around the rear of the property after the neighboring HVAC unit encroaching on our property is replaced. The fence will be wood pickets the same style as the neighbors. In the attached pictures, the addition would be the same dimensions and location of the current deck, just inset slightly. Since we will be demolishing the deck, we also intend to add a concrete brick style paver patio (sketched on survey) off the back of the home that will be 16'x16' at its widest points.

We hope you will find that our application suits the historical context of the town and appreciate your consideration. Please find a table with specs attached along with a survey and sketches of the proposed window locations and patio dimensions.

Sincerely,

Philip and Katie Bowling
Homeowners

Spec Table with Links – 610 Madison

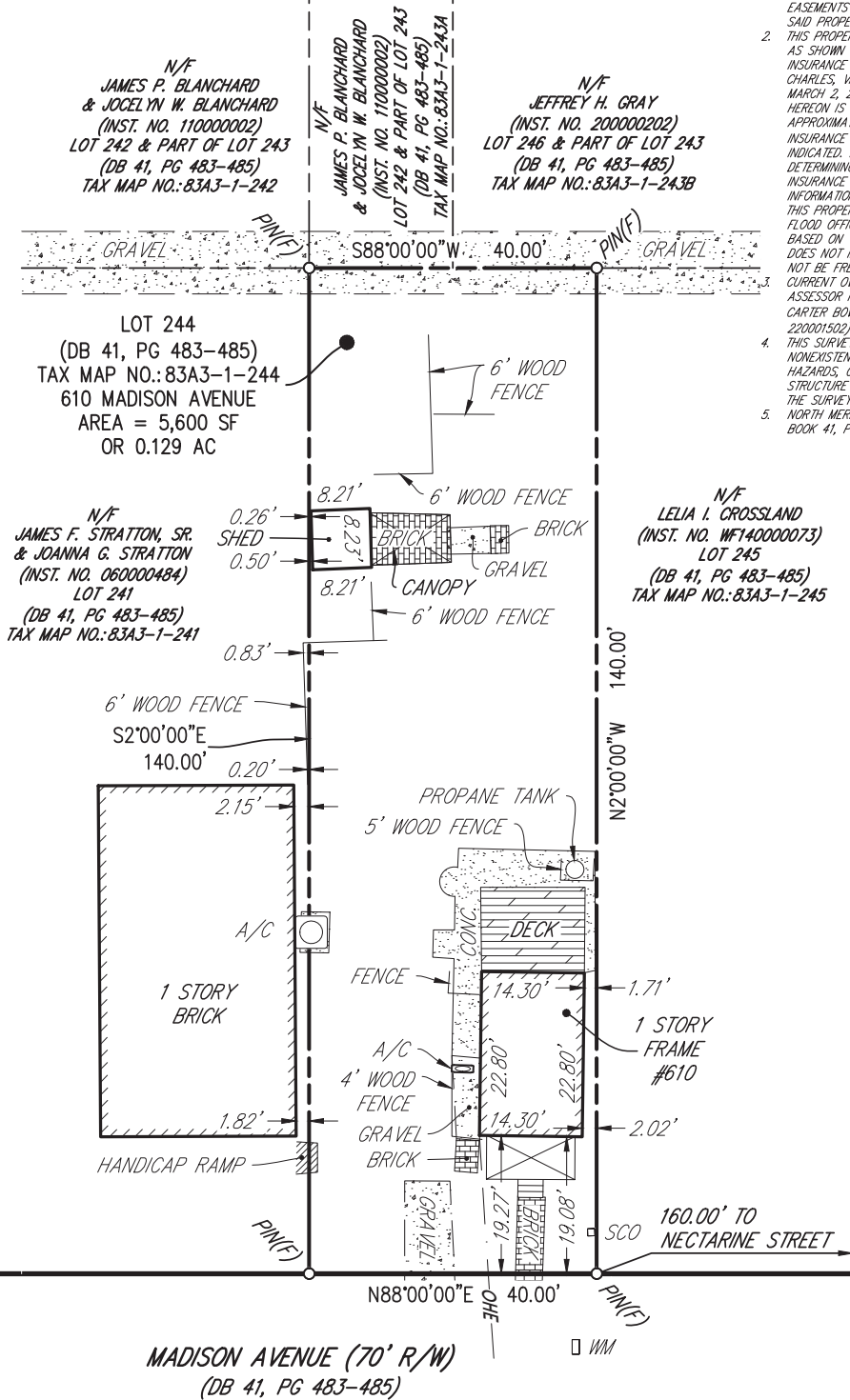
Item	Details	Link
Siding	HardiePlank Lap Siding: Smooth, 8.25" wide, 7" exposure, white color	https://www.jameshardie.com/products/hardieplank-lap-siding?loc=refresh
Windows	Interstate Invue: 1 double hung and 2 18" casement with prairie pattern to match rest of house.	https://www.interstatebldg.com/model-5100-new-construction-single-hung-slider-picture-window-hopper-bow-bay-architectural-shapes/
Metal roof	Image II Metal Roof, Color: to match shingles as close as possible	https://www.metalsales.us.com/products/image-ii/
Patio	Concrete Pavers that mimic Brick	https://www.homedepot.com/p/Holland-7-87-in-x-3-94-in-x-1-77-in-Red-Charcoal-Concrete-Paver-22088EA/100619494
Steps to Patio	Pressure treated wood with simple wood railing	
Fence	Wood pickets to match existing fence styles on property	https://www.homedepot.com/p/1-in-x-6-in-x-8-ft-Pressure-Treated-Pine-Dog-Ear-Fence-Picket-102582/203091053

THIS IS TO CERTIFY THAT ON DECEMBER 1, 2022, WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE AS SHOWN ON THIS PLAT. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN.

MSA, P.C.

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN.
2. THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE X AS SHOWN ON PANEL 0295F OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF CAPE CHARLES, VIRGINIA, COMMUNITY NO. 510106, DATED MARCH 2, 2015. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FLOOD INSURANCE RATE MAPS FOR THE CITY/COUNTY INDICATED. MSA, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. CURRENT OWNER PER NORTHAMPTON COUNTY TAX ASSESSOR IS BIGE PHILIP BOWLING & KATHERINE CARTER BOWLING, SOURCE OF TITLE: (INST. NO. 220001502)
3. THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NONEXISTENCE OF WETLANDS, ENVIRONMENTAL HAZARDS, CEMETERIES OR ANY UNDERGROUND STRUCTURE NOT OBSERVED DURING THE COURSE OF THE SURVEY.
4. NORTH MERIDIAN SHOWN HEREON IS BASED ON DEED BOOK 41, PAGE 483-485.



PHYSICAL SURVEY OF LOT 244 (DB 41, PG 483-485) FOR PHILIP BOWLING	TAX MAP NO.: 83A3-1-244 610 MADISON AVENUE TOWN OF CAPE CHARLES NORTHAMPTON COUNTY, VIRGINIA DECEMBER 2, 2022
MSA, P.C. Environmental Sciences • Surveying Civil & Environmental Engineering 5032 Rouse Drive, Suite 200 Virginia Beach, VA 23462-3764 757-490-9264 www.msaonline.com	SEE NOTE #5, THIS SHEET DWN BY: WGS FB: 727, PG 23 JOB# 22290 SCALE: 1" = 20' SHEET 1 OF 1

New Addition Dimensions – same dimensions as current deck pictured below.

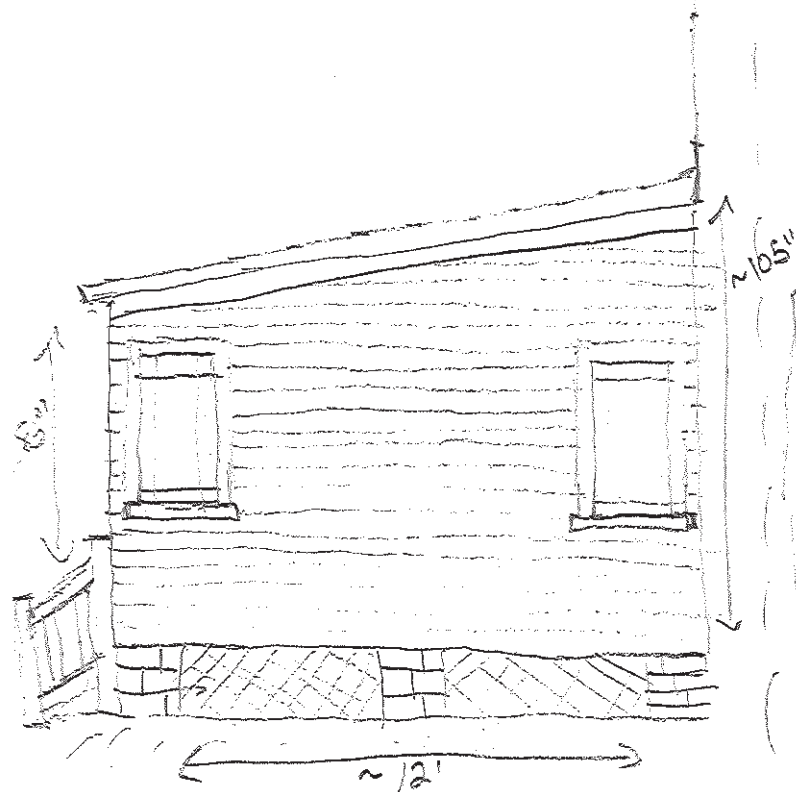
Patio will extend directly off the back of the new addition in the space pictured:



610 Madison Elevation Sketches

East Side View

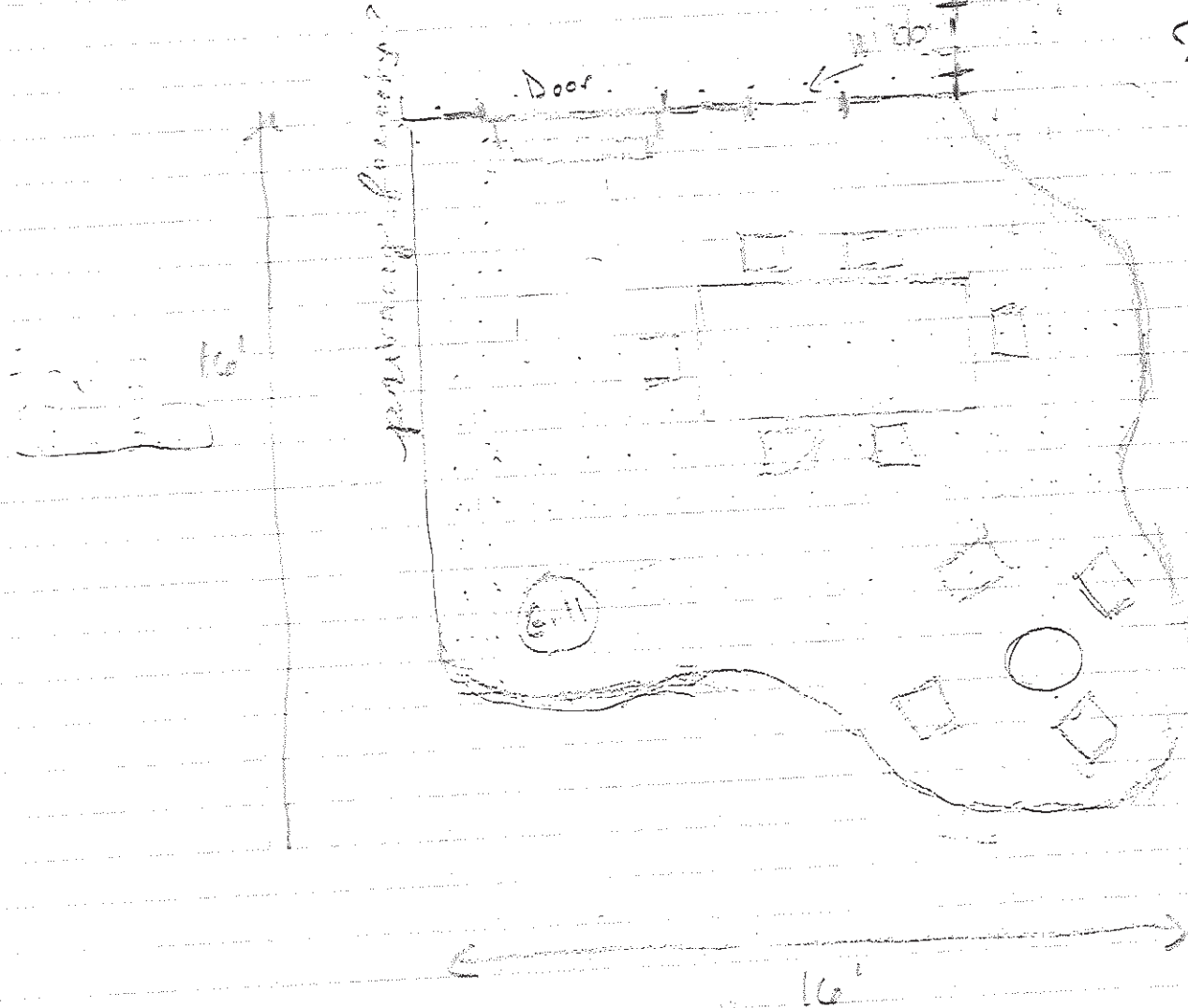
(West side identical
w/out windows)



Rear View



610-Madison
Proposed Patio Sketch
(1 square = 1 foot)



Fence Dimensions – fence will be located where blue spray paint is in pictures:





HISTORIC DISTRICT REVIEW BOARD STAFF REPORT

Meeting Date: January 17, 2023

Item #: 6D (4) – 624 Jefferson Avenue

Prepared by: Tracy Outten, Planning Technician

Reviewed by: Katie H. Nunez, Planning/Zoning Administrator

APPLICANT: Kerry Shackelford

TYPE OF APPLICATION: Pre-Application/Certificate of Appropriateness

SITE ADDRESS: 624 Jefferson Avenue

WORK TO BE PERFORMED: Restore original exterior & add 112 sq. ft addition, a 256 sq. ft 2-story

TAX MAP: 83A1-1-124A

CURRENT ZONING: Residential (R-1)

LOT SIZE: 4,200 sq. ft.

HISTORIC REGISTER: Contributing Structure
Description: Ca. 1910, Folk Victorian

DATE APPLICATION RECEIVED: December 6, 2022

PRE-APPLICATION MTG: January 17, 2023

DATE APPLICATION DEEMED COMPLETE: December 21, 2023

LEGAL DEADLINE: HDRB Decision (60 Days from Complete Application): February 21, 2023

The applicant is seeking to renovate the exterior of the two-story home under the guidelines of the Historic Rehabilitation Tax Credit Program. (Please see below for details.) The application also includes an 8' x 14' (112 sq. ft.) one-story addition, a 16.15' x 16' (258.4 sq. ft.) two-story rear addition that will have an 8' x 12' (96 sq. ft.) porch and outside enclosed shower. The existing house is 1,378 square feet.

A 10' x 20' (200 sq. ft.) accessory structure (shed) with an enclosed 10' x 10' section on CMU parged foundation and an open section of 10' x 10'.

Exterior Renovation Details:

- Siding: Original material will be retained and retained; if replaced it will match existing
- Trim: Repaired to match existing
- Windows: Replace with Aluminum Clad Wood; Original Sill to be retained
- Front Porch – Foundation: Cast Concrete to be Retained & Painted
 - Columns: Replace existing Vinyl with Square Simple Wood
 - Ceiling: Wood Bead Board
 - Handrail: Metal
- Foundation: Point up
- Driveway: Add on East Side (no details given)

AERIAL MAP



PROPOSED ELEVATION



MATERIALS:

Roof: No Specifications Given

Siding: No Specifications Given

Foundation: CMU with a parged coating

Windows: Jeld-Wen W-2500 Series Wood; Double Hung with Natural Interior Screen, 1/1

Trim: No Specification Given

Back Door & Shed Door: Jeld-Wen Smooth Fiberglass Half-lite Glass

Rear Porch: Flooring: Wood Tongue & Groove; Columns: Square Wood; Ceiling: No Specifications Given

Steps and Railing: No Specifications Given

Side Porch: Flooring: Wood Tongue & Groove; Columns: Square Wood; Ceiling: None Open Rafters;

Roof: No Specifications Given; Steps and Railing: No Specifications Given

Shed: Foundation: CMU with a parged coating

STAFF ANALYSIS

ZONING COMPLIANCE

Although a site plan has been provided for the rear additions and accessory structure, more details will need to be reflected on the survey/site plan that shows the driveway placement – this will be needed prior to applying for a building permit. A site plan with dimensions and setbacks clearly defined for all additions (including porches, enclosed showers, patio, ext.), accessory structures, and driveways needs to be provided to the Zoning Administrator when the applicant applies to the building department for that permit. Otherwise, for this review before HDRB, it is substantially in compliance with the zoning ordinance; however, need the height of the shed to confirm it complies with ordinance.

Any property within the Historic District Overlay is required to meet the Historic District Guidelines, which are superimposed on the underlying zoning district regulations.

HISTORIC DISTRICT GUIDELINES

GENERAL PRINCIPLE FOR EXTERIOR ALTERATIONS: Page 19 – Item 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

DRIVEWAYS AND SIDEWALKS, Page 28 – Items 6 & 7: (6) Install traditional paving materials that are compatible with the character of the surrounding historic area. Brick in traditional patterns is appropriate. (7) If modern concrete is to be used, consider scored or exposed aggregate designs. Give strong consideration for previous surface cover materials.

ROOF, Page 36 – Items 1 & 2: (1) Retain the roof types of historic buildings, including elements such as chimneys and light wells. Retain the roof form, elements, and materials as these help to indicate the style and construction of the building. (2) When a roof must be replaced, attempt to match the original materials since these materials are important to the visual integrity of the building. Many houses in the district originally had metal roofs, but many have been replaced with composition shingles.

WINDOWS AND DOORS, Pages 39, 41, & 42 – Items 1, 2, 4, & 6: (1) Retain original windows and doors, including glass hardware to the extent possible. (2) Repair original windows and doors by patching, splicing, consolidating, or otherwise reinforcing the original material. (4) Consider replacing windows and doors only when they are missing or beyond repair. Reconstruction should be based on physical evidence or old photographs. Do not use replacement windows or doors that substantially change the size, glazing pattern, finish, depth of reveal, appearance of frame, or muntin configuration. (6) Construct new windows and doors of wood or metal and match the style of the building.

PORCHES, Pages 44 & 45 – Items 3 & 6: (3) Repair damaged elements of porches by matching materials, methods of construction, and details of the existing original fabric. (6) Avoid removing or adding entrances and porches important in defining the building's overall historic character. Give more importance to visible front and side porches than to rear porches.

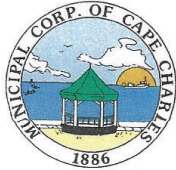
STAFF RECOMMENDATION:

Staff is requesting the Historic District Review Board to review the application and determine if the materials proposed, and the work proposed is in keeping with the Guidelines of the Historic District.

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

Attachments:

Attachment 1 – Application and Documents



CERTIFICATE OF APPROPRIATENESS APPLICATION

Town of Cape Charles Planning & Zoning Department

2 Plum Street

Cape Charles, VA 23310

757-331-3259 x24

planningtech@capecharles.org

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

- | | |
|---|---|
| ☐ Completed application | ☐ Photos/elevations of existing structure |
| ☐ Letter of intent clearly explaining project | ☐ Photos/elevations of proposed project |
| ☐ Existing site plan or survey | ☐ Proposed materials/spec sheets, samples |
| ☐ Proposed site plan or survey (if applicable) | ☒ Payment (See Historic District Review Board Fees) |

PROPERTY INFORMATION

Name of Project: Restoration and additions to 624 Jefferson

Property Address: 624 Jefferson, Cape Charles, VA

Brief Description of Project: Restoration of original building, add an addition and shed

Zoning District: Current Use: Residential Proposed Use: Residential

OWNER INFORMATION

Name and Company: Ware Neck Properties

Mailing Address: P.O. Box 911 Williamsburg, VA, 23187

Phone Number: 757-650-7277 Email: Kerrymrcm@gmail.com

APPLICANT INFORMATION

☒ check here if applicant is owner

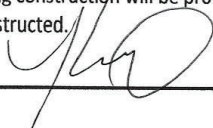
Name: Kerry Shackelford

Mailing Address: P.O. Box 911 Williamsburg, VA 23187

Phone Number: 757-650-7277 Email: KerryMRCM@gmail.com

CERTIFICATION OF APPLICANT

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

Signature of Applicant:  Date: 12/5/27

Historic District Review Board

Re-624 Jefferson, Cape Charles VA

Scope of work for restoration and additions

This project will be done under the guidelines of the Historic Rehabilitation Tax credit program, through the State of VA and the NPS. All efforts will be made to preserve the original fabric and design of the structure.

Exterior

1. Existing windows are poor quality vinyl replacement windows, installed in such a way that the original jamb is destroyed. We will replace the existing vinyl with an aluminum clad wood window, specs attached. The original wood sills do survive and will be retained.
2. Siding will be repaired where needed and painted, all original material will be retained and reused, replacements will match existing exactly.
3. Trim will be repaired in kind and new will match existing.
4. Porch is a cast concrete that will be retained and painted. The modern vinyl columns will be replaced with square simple wood, no handrail on the porch, a metal handrail will be used on the steps, specs attached. The ceiling will be wood bead board to match remnants of the original.
5. Roof will remain as is
6. Foundation will be pointed up and remain as is.
7. A drive will be added on the east side of the building.

Additions

1. A 8'x14' addition will connect to the existing structure that is only one story high, this will act to separate the 16' x 16' main addition.
2. The foundation for these additions will be CMU, with a parged coating.
3. A porch will be added on the rear of the 16' x 16' main addition that is 8' x 12'. Porch columns will be square wood, no railing other than stairs. Ceiling will match existing porch. Floor will be wood T&G, painted.
4. A shed, 10' x 20' will be added to the rear of the property. It will have a enclosed 10'x10' section on a CMU parged foundation and an open section of 10' x 10'.
5. All windows, trim, roofing, and siding on the additions and shed will match the existing house in kind and be painted to match the original structure. Window sills will match the original thick sills on the main house.
6. Doors on both the addition and shed will be Fiberglass with a half-light glass.
7. The side porch will have a simple roof as shown, open rafters with no ceiling, porch floor will be wood T & G painted. Columns will be square wood, no railings, other than stair if required.

624 Jefferson Avenue Material Specifications



JELD-WEN

33.375 in. x 36 in. W-2500 Series White Painted Clad Wood Double Hung Window w/ Natural Interior and Screen

VEVOR Black Stair Handrails, Wrought Iron Outdoor Handrails, Adjustable Stair Railing Fit 1 to 3 Steps, Suitable For Home, Garden, Hotel, Porch, And Other Places With Stairs Or Steps



· Flexible for 1-3 Steps: Max Height for Steps: 17.7 in/45 cm; Distance Between Posts: 27 in/68.5 cm; Post Height: 37.8"/96 cm. Due to the flexible height, our wrought iron handrail fits your 1-3 steps according to the different sizes. It is perfect for helping people keep balance in the rain or winter and prevent skidding.

· Sturdy Wrought Iron: This outdoor stair railing is made from durable wrought iron material with thick solid bases, which is more rigid and reliable than aluminum products. The stable and sturdy construction ensures an excellent load capacity to provide a secure grab bar for your family. Moreover, the ergonomic design is adopted to create a comfortable grip.

· Effortless Installation: The front porch hand rail is easy to assemble with complete accessories, including 2 x M6 bolts, 8 x self-tapping screws, 8 x expansion screws, 1 x drill bit, and 2 x open-ended spanners. Just choose your desired location, mark it, drill holes on the mounting surface, set up screws, and finally place base trim over fasteners. It only takes a few minutes to finish the installation.



36 in. x 80 in. 9-Lite Primed Fiberglass Prehung Back Door with Brickmould

JELD-WEN Smooth Fiberglass doors provide

32 i
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JOB# 21054
SCALE: 1" = 25'

NOTES

-
- LOT 122
(DB 41, PG 484)
- LOT 123
(DB 41, PG 484)
- LOT 126
(DB 41, PG 484)
- S88°00'00"W
- PIN(F)
0.75' OFF CORNER
- 30.00'
- PIN(F)
0.71' OFF CORNER
- LOT 124
(DB 41, PG 484)
AREA
4,200 SF OR
0.096 AC
- LOT 121
(DB 41, PG 484)
- OLD BLOCK FOUNDATION
- #624
2 STORY FRAME
- N88°00'00"E
30.00'
- 150.00' TO FIG STREET
- LOT 125
(DB 41, PG 484)
- ELEC. METER
- 16.15'
- 40.20'
- 4.29'
- PIN(F)
- OHE
- OHE
- WM
- PERSON AVENUE (70' R/W)
(DB 41, PG 484)
- WEALTH OF K

JEFFERSON AVENUE (70' R/W)
(DB 41, PG 484)

PHYSICAL SURVEY
OF
LOT 124
(DB 41, PG 484)
CAPE CHARLES DISTRICT
NORTHAMPTON COUNTY, VIRGINIA
FOR
MATTHEW CLARK



MSA, P.C.

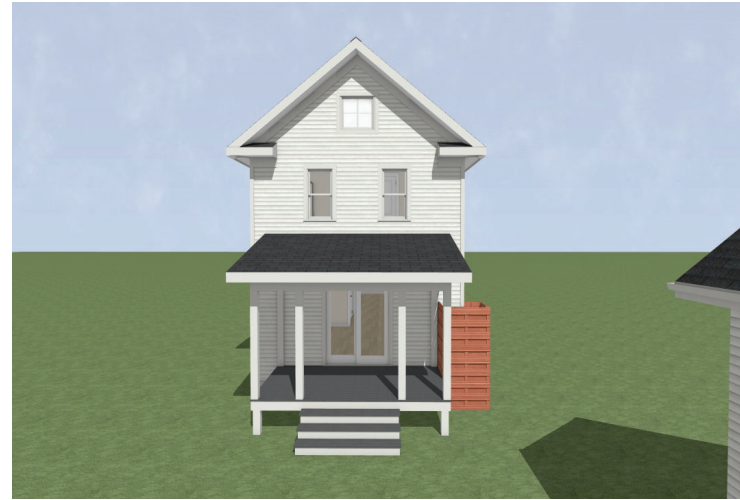
Environmental Sciences • Surveying
Civil & Environmental Engineering

5032 Rouse Drive, Suite 100, Virginia Beach, VA 23462
757-490-9264 (Ofc) www.msaonline.com

DWN BY: CJS
FB: 718, PG 74

JOB# 21054
SCALE: 1" = 25'

ADDITIONS & ALTERATIONS 624 JEFFERSON AVE CAPE CHARLES, VA



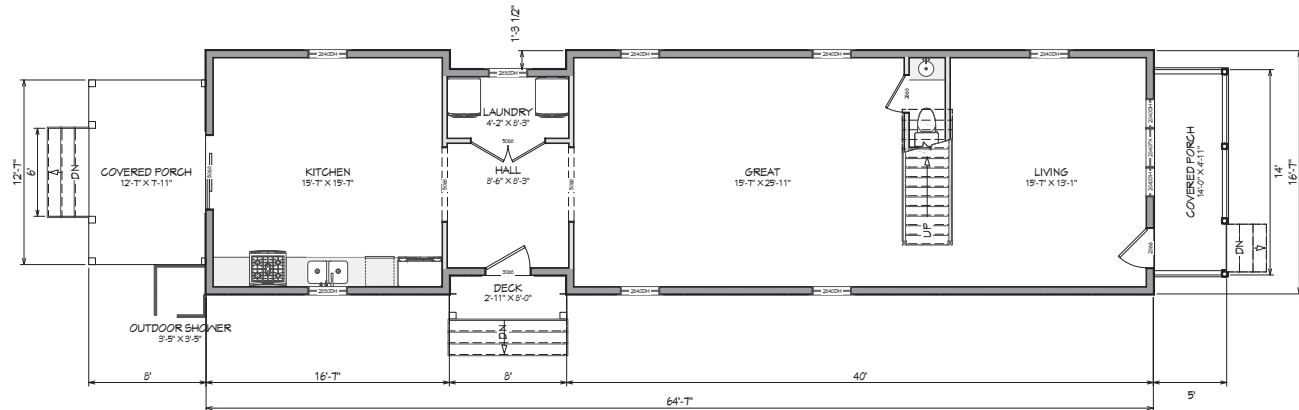
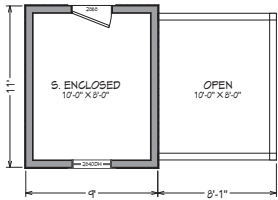
ADDITIONS & ALTERATIONS
624 JEFFERSON AVE
CAPE CHARLES, VIRGINIA

DESIGN DEVELOPMENT
DRAWINGS & DESIGN SERVICES, LLC
designdevelopment@live.com
www.designdevelopment.net
2022-10-10-10-11

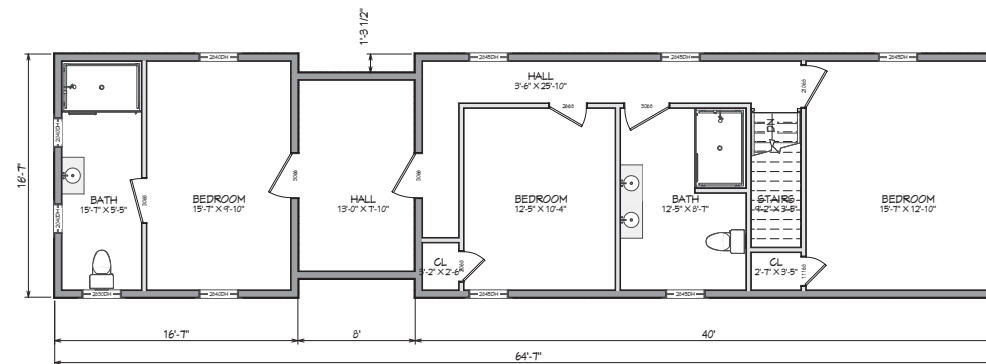
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11/28/2022

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SHEET:
1



First Floor Plan View



Second Floor Plan View

PLAN REFERENCE
NORTH



ADDITIONS & ALTERATIONS
624 JEFFERSON AVE
CAPE CHARLES, VIRGINIA

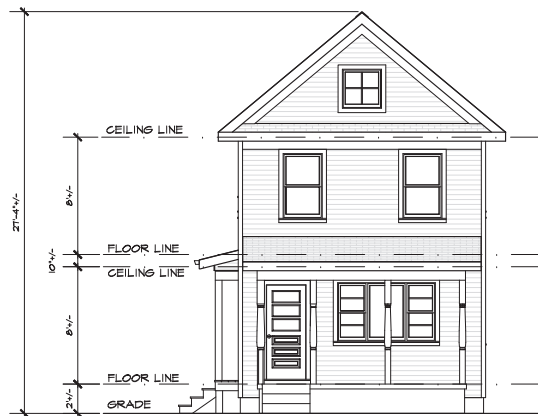
DESIGN DEVELOPMENT
DRAWINGS & DESIGN SERVICES, LLC

designdevelopmentllc.com
www.designdevelopment.net
257-261-0251

DATE:
11/28/2022

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

SHEET:
2



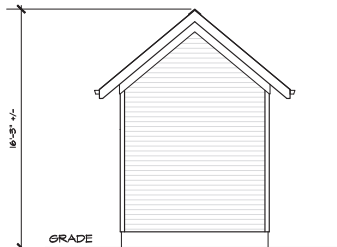
FRONT ELEVATION

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



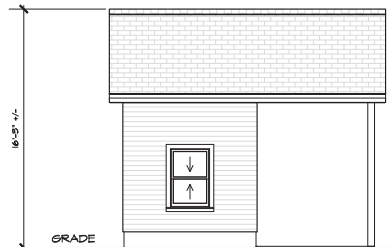
REAR ELEVATION

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



FRONT ELEV. @ STORAGE SHED

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



LEFT SIDE ELEV. @ STORAGE SHED

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

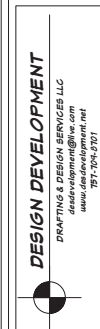


RIGHT SIDE ELEV. @ STORAGE SHED

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



ADDITIONS & ALTERATIONS
624 JEFFERSON AVE
CAPE CHARLES, VIRGINIA



DATE:
11/24/2022

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

SHEET:
3



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

PLAN REFERENCE
NORTH



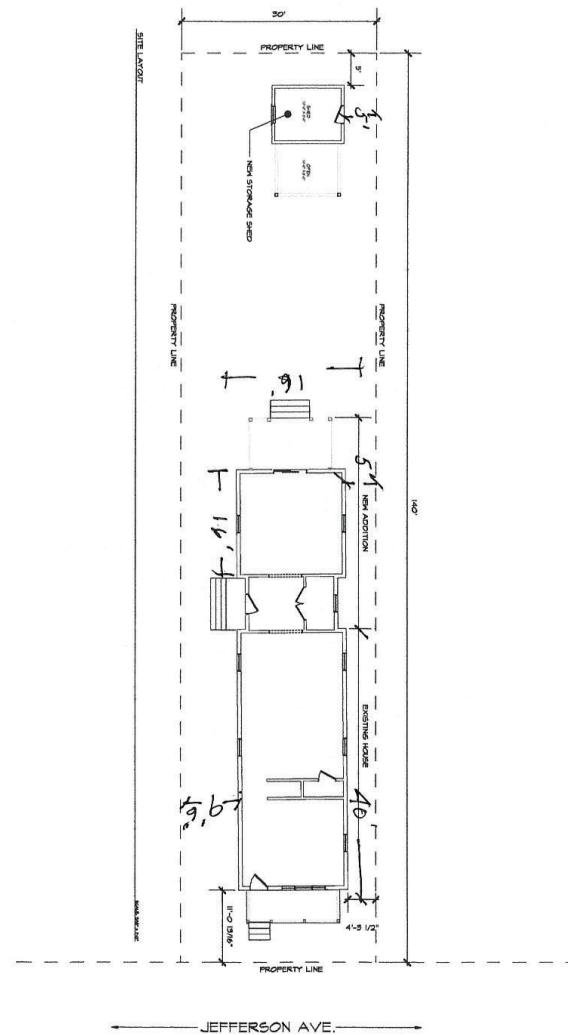
ADDITIONS & ALTERATIONS
624 JEFFERSON AVE
CAPE CHARLES, VIRGINIA

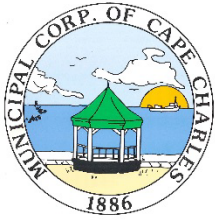
DESIGN DEVELOPMENT
DRAWING & DESIGN SERVICES LLC
designdevelopment@dcva.com
www.designdevelopment.net
202-781-2101

DATE:
11/24/2022

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

SHEET:
4





HISTORIC DISTRICT REVIEW BOARD STAFF REPORT

Meeting Date: January 17, 2023

Item #: 6D (5) – 215 Tazewell Avenue

Prepared by: Tracy Outten, Planning Technician

Reviewed by: Katie H. Nunez, Planning/Zoning Administrator

Date: January 10, 2023

APPLICANT: Francis X Durkin

TYPE OF APPLICATION: Certificate of Appropriateness

Owner: Steve Chapman (215 Tazewell LLC)

SITE ADDRESS: 215 Tazewell Avenue

WORK TO BE PERFORMED: Renovate an existing two-story home, re-build the front porch, and add back porch; install a picket fence; construct a front walkway and side driveway; add new accessory structure with living space on second floor

TAX MAP: 83A3-1-412

CURRENT ZONING: Residential-1 (R-1)

LOT SIZE: 5,600 sq. ft.

HISTORIC REGISTER: CONTRIBUTING

Description: 1911, Craftsman

DATE APPLICATION RECEIVED: December 2, 2022

PRE-APPLICATION MTG: December 6, 2022

DATE APPLICATION DEEMED COMPLETE: December 14, 2022

LEGAL DEADLINE: HDRB Decision (60 Days from Complete Application): February 13, 2023

The applicant is seeking to renovate the exterior of the home as follows:

- Roof – Replace existing three-tab asphalt shingles with Certaineed Architectural Shingles
- Upper-Level Siding – Retain/Repair/Replace Scalloped Wood Shingles
- Siding – Remove existing Stucco and Replace with James Hardie Lap Siding Cedarmill Finish
- Foundation – Repoint and Repair existing brick as needed
- Windows – Reglaze, Repair Screen, Repaint existing
- Doors – Front to remain
- Trim – Repair and Repatch Existing
- Porch – Flooring: Replace 2” boards and repaint to match existing; Ceiling & Wooden Doric Columns to remain

A preliminary review by a structural engineer deemed the house to be sound. Severe sagging of floors and apparent listing of some of the porch columns may require remedial structural work, including temporary lifting of the house to access foundation work. No permanent visible changes are intended to occur.

- Demolishing a 7’ x 10’ (70 sq. ft.) first-floor rear addition and constructing one that is 10’ x 20’ (200 sq. ft.)
- Second floor addition – Extend over the existing and proposed first-floor addition

Additional items requested: New 20’ x 25’ (500 sq. ft.) Two car garage with living space above

AERIAL MAP:



EXISTING PHOTO:



MATERIALS:

- Roof: Certainteed Landmark Architectural Shingles
- Windows: Anderson 100 Series Fibrex Single-Hung
- Siding: James Hardie Lap Siding Cedarmill Finish with 5" exposure
- Trim: James Hardie Corner: 5" x 3/4"; Surrounding: 3-1/2" x 3/4"
- Doors (Rear Porch & Second Floor Deck): Anderson 200 Series Fibrex French Door
- Front Porch:
 - Roof – Architectural Shingles
 - Piers, Deck & Post – Flooring to be replaced in-kind as needed all other materials to remain
- Rear Porch, Second Floor Deck, Steps and Railing: Stained Pressure-treated Lumber
- Garage with Accessory Dwelling Unit: Same Roof, Siding, Windows as above
 - Foundation: Concrete block walls with 8" exposure above grade
 - Doors: Jeld-Wen Primed Fieberglass & Clopay Premium Series with top row glass
 - Trim: Corners: James Hardie Boards 5"; Rim: 10"

STAFF ANALYSIS:

ZONING COMPLIANCE

The application is in compliance with the zoning ordinance with the exception that the requested height of the accessory structure (garage) is too tall – can be no taller than 24 ft. Applicant is making the corrections to that structure and the associated drawings and will be submitting by 1/17/2023. Staff is recommending that HDRB review occur since the zoning compliance will be forthcoming once the application is corrected regarding height of the accessory structure.

Any property within the Historic District Overlay is required to meet the Historic District Guidelines, which are superimposed on the underlying zoning district regulations.

HISTORIC DISTRICT GUIDELINES:

GENERAL PRINCIPLE FOR EXTERIOR ALTERATIONS: Page 19 Item 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the

property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

ROOF, Page 36 – Items 1 & 2: (1) Retain the roof types of historic buildings, including elements such as chimneys and light wells. Retain the roof form, elements, and materials as these help to indicate the style and construction of the building. (2) When a roof must be replaced, attempt to match the original materials since these materials are important to the visual integrity of the building. Many houses in the district originally had metal roofs, but many have been replaced with composition shingles.

WINDOWS AND DOORS, Pages 39, 41, & 42 – Items 1, 2, 4, & 6: (1) Retain original windows and doors, including glass hardware to the extent possible. (2) Repair original windows and doors by patching, splicing, consolidating, or otherwise reinforcing the original material. (4) Consider replacing windows and doors only when they are missing or beyond repair. Reconstruction should be based on physical evidence or old photographs. Do not use replacement windows or doors that substantially change the size, glazing pattern, finish, depth of reveal, appearance of frame, or muntin configuration. (6) Construct new windows and doors of wood or metal and match the style of the building.

PORCHES, Page 44 – Item 3: Repair damaged elements of porches by matching materials, methods of construction, and details of the existing original fabric.

SYNTHETIC SIDING, Page 57 – Items 1, 2, & 3: (1) Synthetic siding such as; vinyl, aluminum and stucco-like material are not historic cladding materials and do not contribute to the historic and architectural character of the district. (2) Remove synthetic siding and restore original building material if possible. (3) Synthetic siding as referenced above is not permissible, HardiPlank or similar is permitted with exceptions.

STAFF RECOMMENDATION:

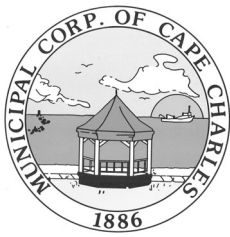
Staff is requesting the HDRB to review the application material submitted by the applicant and determine if the materials and style proposed for the renovations reflect the character and historic appearance of the neighborhood.

Staff is recommending approval of this application and is prepared to assist in the development of a motion, if needed.

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

If approved, a Certificate of Appropriateness shall expire of its own limitation twelve (12) months from the date of issuance if the work authorized thereby is not commenced by the end of such twelve (12) month period; and further, any such certificate shall also expire and become null and void if such authorized work is suspended or abandoned for a period of twelve (12) months after being commenced.

Attachments: Attachment 1 – Application and Documents



CERTIFICATE OF APPROPRIATENESS APPLICATION

Town of Cape Charles Planning & Zoning Department

2 Plum Street

Cape Charles, VA 23310

757-331-3259 x24

planningtech@capecharles.org

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

- | | |
|--|---|
| ☒ Completed application | ☒ Photos/elevations of existing structure |
| ☒ Letter of intent clearly explaining project | ☒ Photos/elevations of proposed project |
| ☒ Existing site plan or survey | ☒ Proposed materials/spec sheets, samples |
| ☒ Proposed site plan or survey (if applicable) | ☒ Payment (See Historic District Review Board Fees) |

PROPERTY INFORMATION

Name of Project: Chapman property

Property Address: 215 Tazewell Avenue

Brief Description of Project: facade & interior renovation; rear addition; new garage

Zoning District: R-1 Current Use: residential Proposed Use: residential

OWNER INFORMATION

Name and Company: Steve Chapman

Mailing Address: 8992 Mike Garcia Drive, Manassas VA 20109

Phone Number: 703-981-2449 Email: steve@washmydeck.com

APPLICANT INFORMATION

☒ check here if applicant is owner

Name: Francis X Durkin

Mailing Address: 2365 N Quincy St

Phone Number: 202-531-1455 Email: frank@fxdurkin.com

CERTIFICATION OF APPLICANT

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

Signature of Applicant:  Date: 12/2/22



Owner Affidavit for Permission to Represent

Planning & Zoning Department
757-331-3259 x24

planningtech@capecharles.org

Revised 9/2022

Taxes	
Violations	
Fee	
Decision	

Use this form to give permission for a contractor, architect or other individual to represent the owner of a property in matters within the Town of Cape Charles.

Property Information

Subject Property Street Address: 215 Tazewell Ave

Subject Property Tax Map #: _____

Owner Information

Owner's name: Wagner 215 Tazewell Ave, LLC c/o Steve Chapman

Mailing address: 8992 Mike Garra's Dr Manassas 20109

Phone number: 703-981-2449 Email: stave@washmydeck.com

I hereby give authority to the following representatives to act on my behalf on the following matter:

Representative Information

Name: Francis X Durkin

Mailing address: 2365 N. Quincy St Arlington, Va 22207

Phone number: 202-531-1455 Email: FrankE.FXdurkin.com

☒ to file documents on my behalf ☒ to represent me in meetings with Town officials

Representative Information

Name: _____

Mailing address: _____

Phone number: _____ Email: _____

_____ to file documents on my behalf _____ to represent me in meetings with Town officials

Signature of owner: [Signature] Date: 12/6/2022

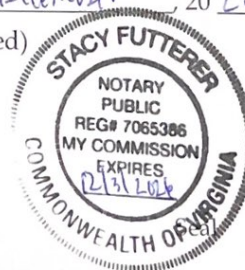
State of Virginia County of Fairfax

The foregoing instrument was acknowledged before me this 6th day of December, 2022, by Stephen Chapman (name of person acknowledged)

Signature of Notarial Officer: [Signature]

Notary Registration number: #7065386

My commission expires: December 31, 2024





202.531.1455

2365 N Quincy St, Arlington VA 22207
frank@fxdurkin.com

December 1, 2022

To the Cape Charles Historic Preservation Review Board,

I am the designer hired by Mr. Steve Chapman, who recently purchased the duplex at 215 Tazewell Avenue. It is his intention to renovate and add on to the existing house in the spirit of celebrating and enhancing the unique historic built environment of Cape Charles.

The project can be divided into four scopes of work, as follows:

1. Renovations and repairs to existing exterior,
2. Renovations and repairs to the existing interior,
3. Removal of non-original rear addition & replacing it with a slightly larger footprint, as well as a second floor rear addition (neither of which is visible from the street) and,
4. A new detached two-car garage with living space above.

Each of these pieces is expanded below.

1. Renovations and repairs to existing exterior

- A. Roof - Existing three-tab asphalt shingle roof to be replaced with Certainteed Landmark architectural shingles, color to be determined.
- B. Upper Level Siding - Existing painted scalloped wood shingles at attic level to be maintained and repaired/replaced as needed.
- C. Siding - Existing (presumably non-original) stucco to be removed. The original clapboard siding is visible at the cellar entry bulkhead, and is comprised of a 5" exposure with a rounded bead at the bottom edge. The stucco appears to have been applied over this on lath furring. We assume that the damage to the siding resulting from the removal of the stucco will require complete replacement of the siding. We propose to use James Hardie lap siding with a 5" exposure and Select Cedarmill finish. (Please note that James Hardie does offer a beaded profile, but only with a 7" exposure.)
- D. Gutters & Downspouts - There are no gutters or downspouts on the existing facade, and we do not intend to add any.
- E. Foundation - Existing brick foundation to be repointed and repaired as needed.
- F. Windows - The existing windows will remain in place. Repairs in the form of reglazing, screen repair/replacement, and repainting shall be executed.
- G. Doors - Existing exterior doors on the front of the house are to remain.



202.531.1455

2365 N Quincy St, Arlington VA 22207
frank@fxdurkin.com

December 1, 2022

- H. Trim - Existing exterior window and door trim shall remain in place to be repaired and patched as needed. New 5" James Hardie Trim boards shall be added at the corners of the house to provide a stop for the shingles.
- I. Porch floor boards - Many of the existing painted 2" floor boards will be replaced out of safety concerns and painted to match the existing.
- J. Porch ceiling - Existing painted ceiling to remain.
- K. Columns - The existing wooden Doric columns at the porch are to remain.
- L. Structural issues - A preliminary review by a structural engineer deemed the house to be sound. Severe sagging of floors and apparent listing of some of the porch columns may require remedial structural work, including the temporary lifting of the house to access foundation work. No permanent visible changes are intended to occur.

2. (Renovations and repairs to existing interior - for information purposes only)

- A. Removal of walls - A load-bearing wall on the first floor shall be removed and replaced by a beam.
- B. Cosmetic repairs - Fixtures and finishes shall be replaced. Original flooring and trimwork is to be maintained.
- C. A new stair is proposed from the second floor to the attic, which shall be converted to habitable space.

3. Rear addition

- A. Removal of existing kitchen - The existing kitchen and one bathroom at the rear of the house, which appear to have been added at a later date from the original construction, shall be removed. These are not visible from the street.
- B. First Floor Addition - A slightly larger addition (10' x 20', replacing the existing 7'x20') is proposed. This is not visible from the street.
- C. Second floor addition - This is proposed to extend over the current one-story dining room and new first floor addition in order to provide living space on the second floor, which is currently configured as a boarding room with three bedrooms, one bath, and kitchen only.
- D. Finishes on rear addition - The new siding on the front and sides of the house shall be extended to the addition. 5" x 3/4" James Hardie trim will be installed on the corners, and 3 1/2" x 3/4" trim shall surround the new windows and doors. Not visible from the street.
- E. Windows on addition - Andersen 100 Series Fibrex windows. Not visible from the street.



202.531.1455

2365 N Quincy St, Arlington VA 22207
frank@fxdurkin.com

December 1, 2022

- F. Exterior doors - Andersen 200 Series exterior french door. Not visible from street.
- G. New attic dormer - A code requirement for egress, this dormer on the rear of the existing roof shall not be visible from the street.

4. New detached two-car garage with living space above.

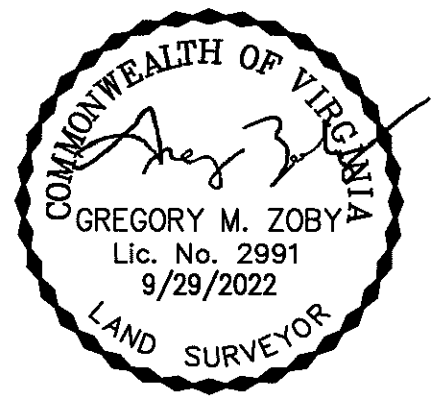
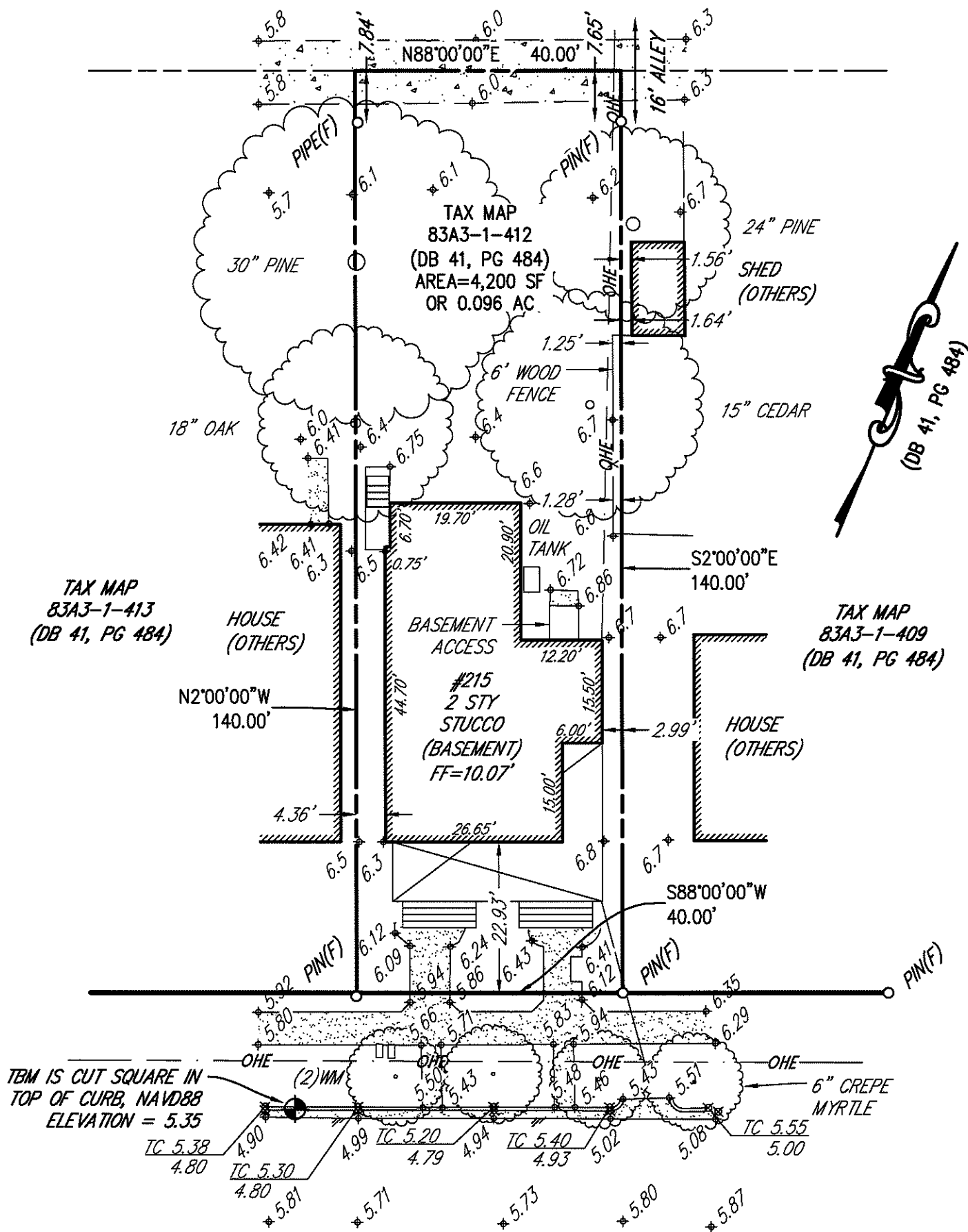
- A. Footprint and location - 20'x25' within required zoning setbacks from alley and side yard, 37.66' from the proposed rear addition.
- B. Roof - Certainteed Landmark architectural shingles, color to be determined.
- C. Siding - James Hardie lap siding with a 5" exposure and Select Cedarmill finish.
- D. Gutters & Downspouts - 4" K-style metal gutter with 4" rectangular metal downspouts.
- E. Foundation - Concrete block walls w/8" exposure above grade.
- F. Windows - Andersen 100 Series Fibrex windows.
- G. Door - Andersen 200 Series exterior french door.
- H. Overhead doors - Clopay Classic Collection with top row glass
- I. Trim - New 5" James Hardie Trim boards.

I am happy to provide any further information you may need regarding any of the scope of work.

Regards,

Frank Durkin
F X Durkin Design Studio

THIS IS TO CERTIFY THAT ON SEPTEMBER 28, 2022, WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE AS SHOWN ON THIS PLAT. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN.



TAZEWELL AVE. (70' R/W)
 (DB 41, PG 484)

TOPOGRAPHIC SURVEY
 OF
 215 TAZEWELL AVENUE
 (DB 41, PG 484)
 TAX MAP NO.: 83A3-1-412
 NORTHAMPTON COUNTY, VIRGINIA
 FOR
STEVE CHAPMAN
MSA, P.C.

- NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN.
 2. THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE X AS SHOWN ON PANEL 0295F OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF CAPE CHARLES, COMMUNITY NO.: 510106, DATED MARCH 2, 2015. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FLOOD INSURANCE RATE MAPS FOR THE CITY/COUNTY INDICATED. MSA, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
 3. ELEVATIONS SHOWN HEREON BASED ON NAVD88.
 4. THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NONEXISTENCE OF WETLANDS, ENVIRONMENTAL HAZARDS, CEMETERIES OR ANY UNDERGROUND STRUCTURE NOT OBSERVED DURING THE COURSE OF THE SURVEY.

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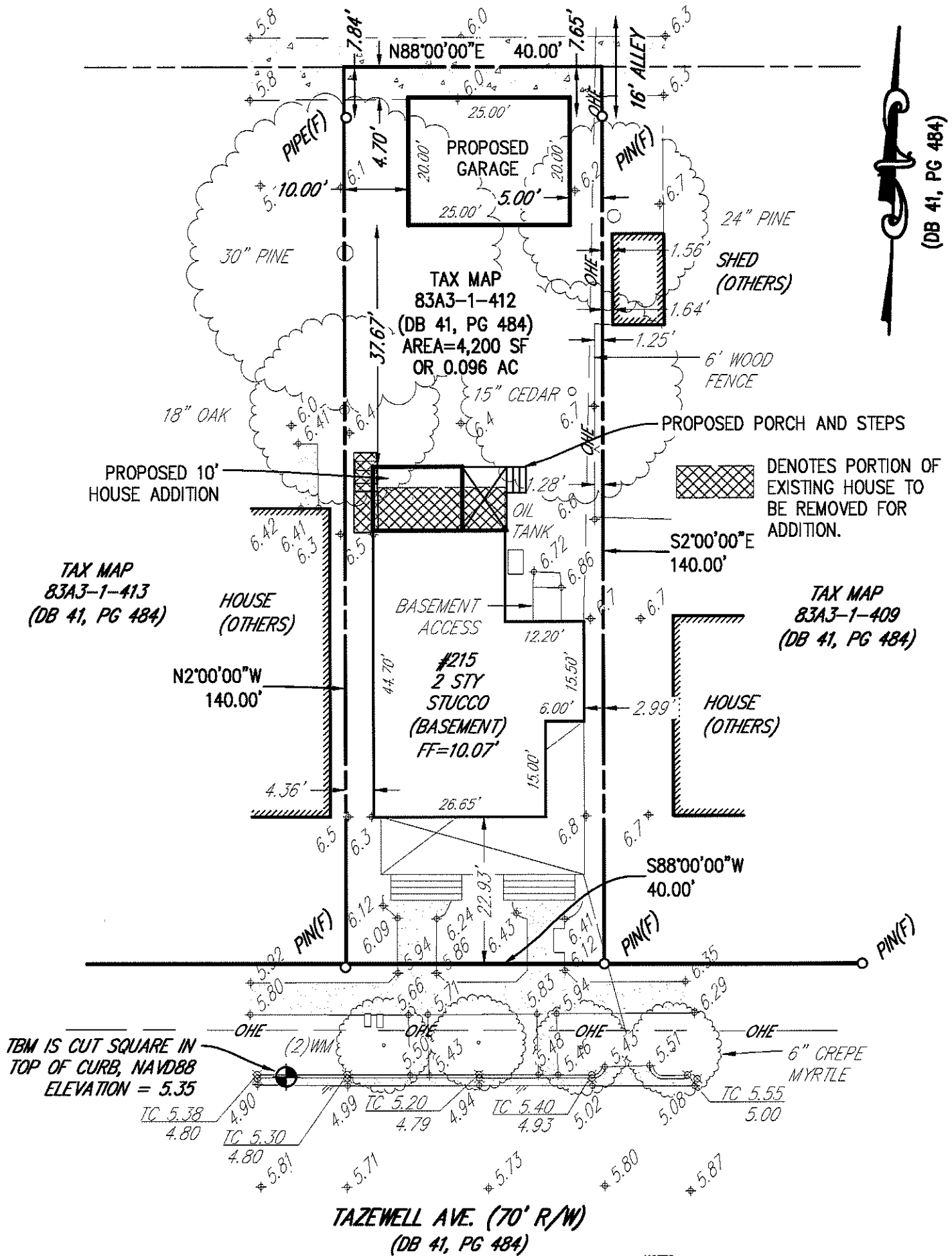


EXHIBIT SHOWING PROPOSED
HOUSE ADDITION & GARAGE
FOR
215 TAZEWELL AVENUE
(DB 41, PG 484)
TAX MAP NO.: 83A3-1-412
NORTHAMPTON COUNTY, VIRGINIA
DECEMBER 9, 2022

MSA, P.C.

Environmental Sciences • Surveying
Civil & Environmental Engineering

5032 Rouse Drive, Suite 200
Virginia Beach, VA 23462-3764
757-490-9264 | www.msaonline.com

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN.
2. THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE X AS SHOWN ON PANEL 0295F OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF CAPE CHARLES, COMMUNITY NO.: 510106, DATED MARCH 2, 2015. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FLOOD INSURANCE RATE MAPS FOR THE CITY/COUNTY INDICATED. MSA, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
3. ELEVATIONS SHOWN HEREON BASED ON NAVD88.
4. THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NONEXISTENCE OF WETLANDS, ENVIRONMENTAL HAZARDS, CEMETERIES OR ANY UNDERGROUND STRUCTURE NOT OBSERVED DURING THE COURSE OF THE SURVEY.

DWN BY: CJS

FB: 729, PG 6 & 7

JOB# 22248

SCALE: 1" = 20'

215 Tazewell Avenue



215 Tazewell Avenue



215 Tazewell Avenue

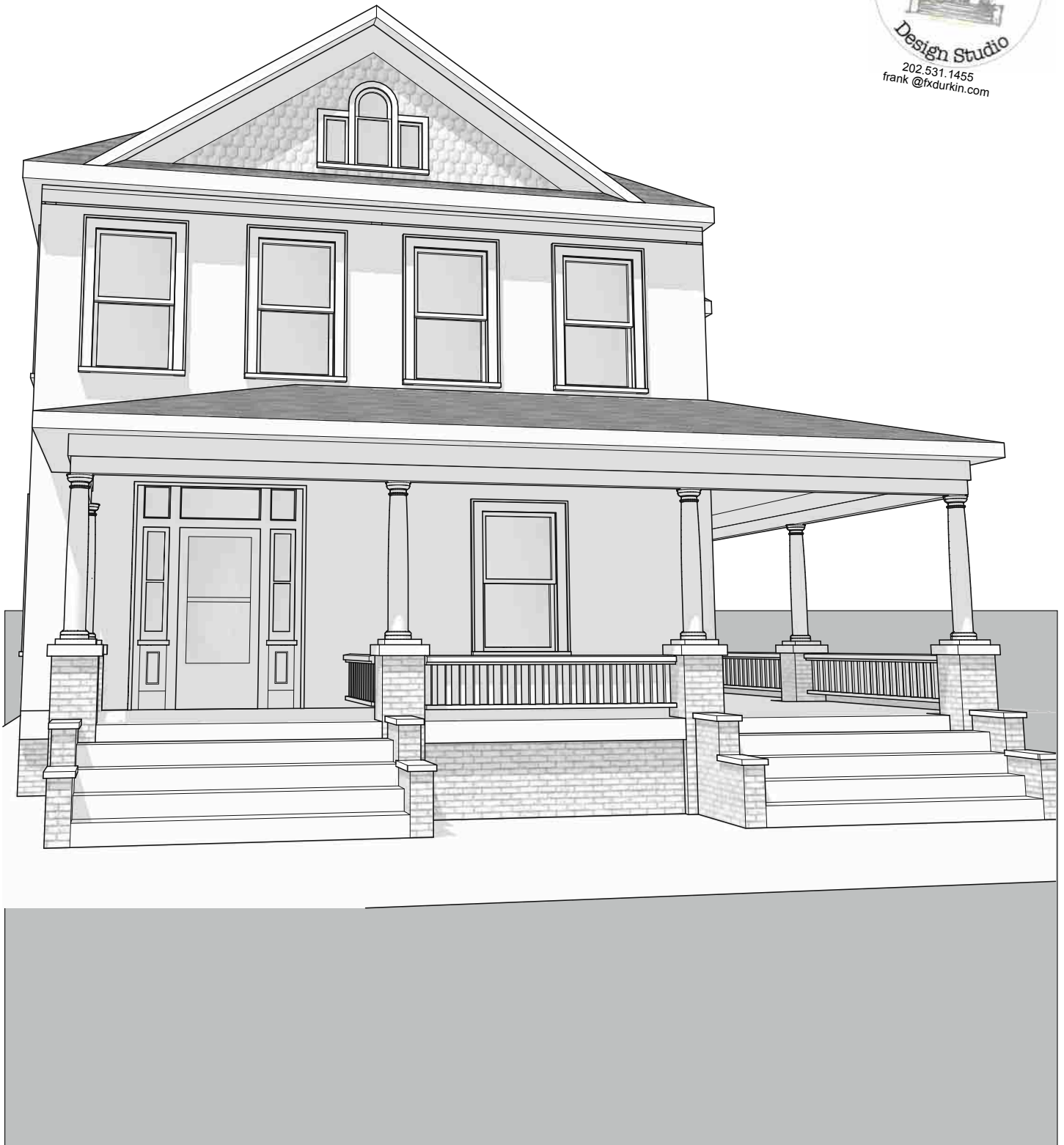


Original siding



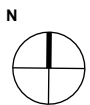
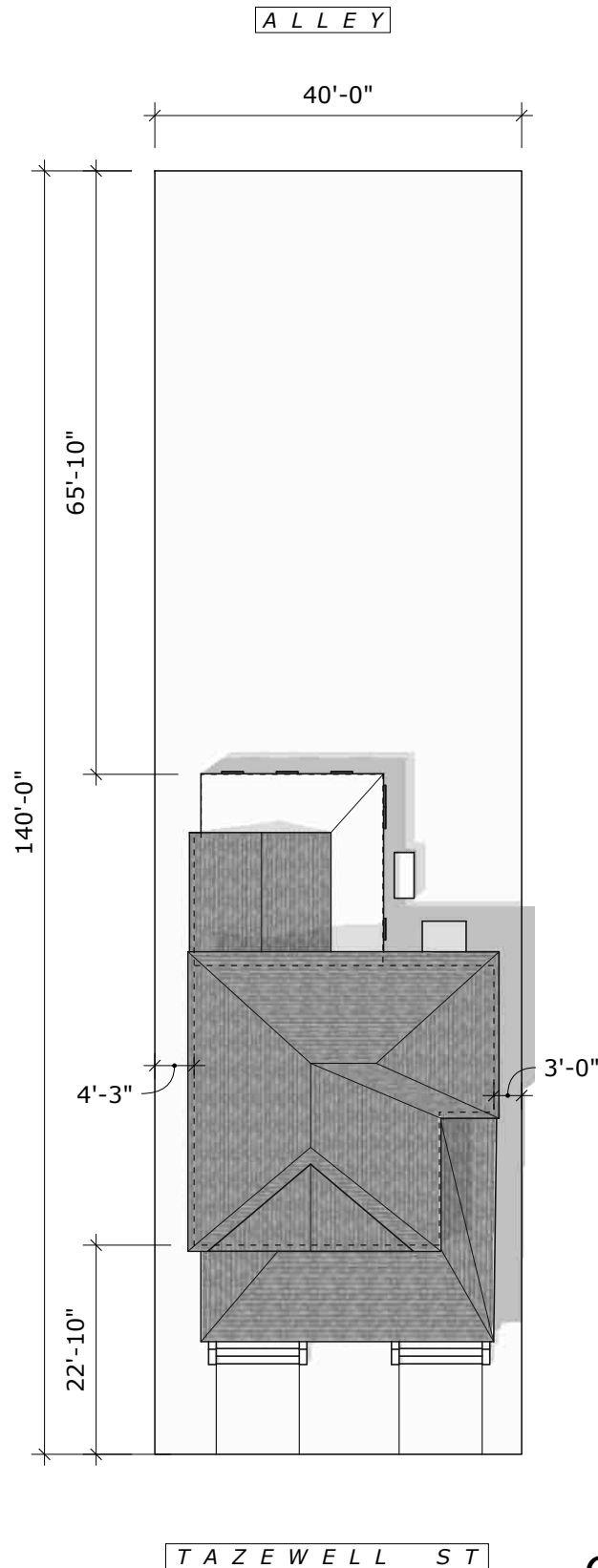
Ex1
Existing massing
not to scale

Chapman Property
215 Tazewell Avenue
Cape Charles VA 23310
For HPRB review - December 6, 2022



Ex2
Existing street view
not to scale

Chapman Property
215 Tazewell Avenue
Cape Charles VA 23310
For HPRB review - December 6, 2022



Ex3

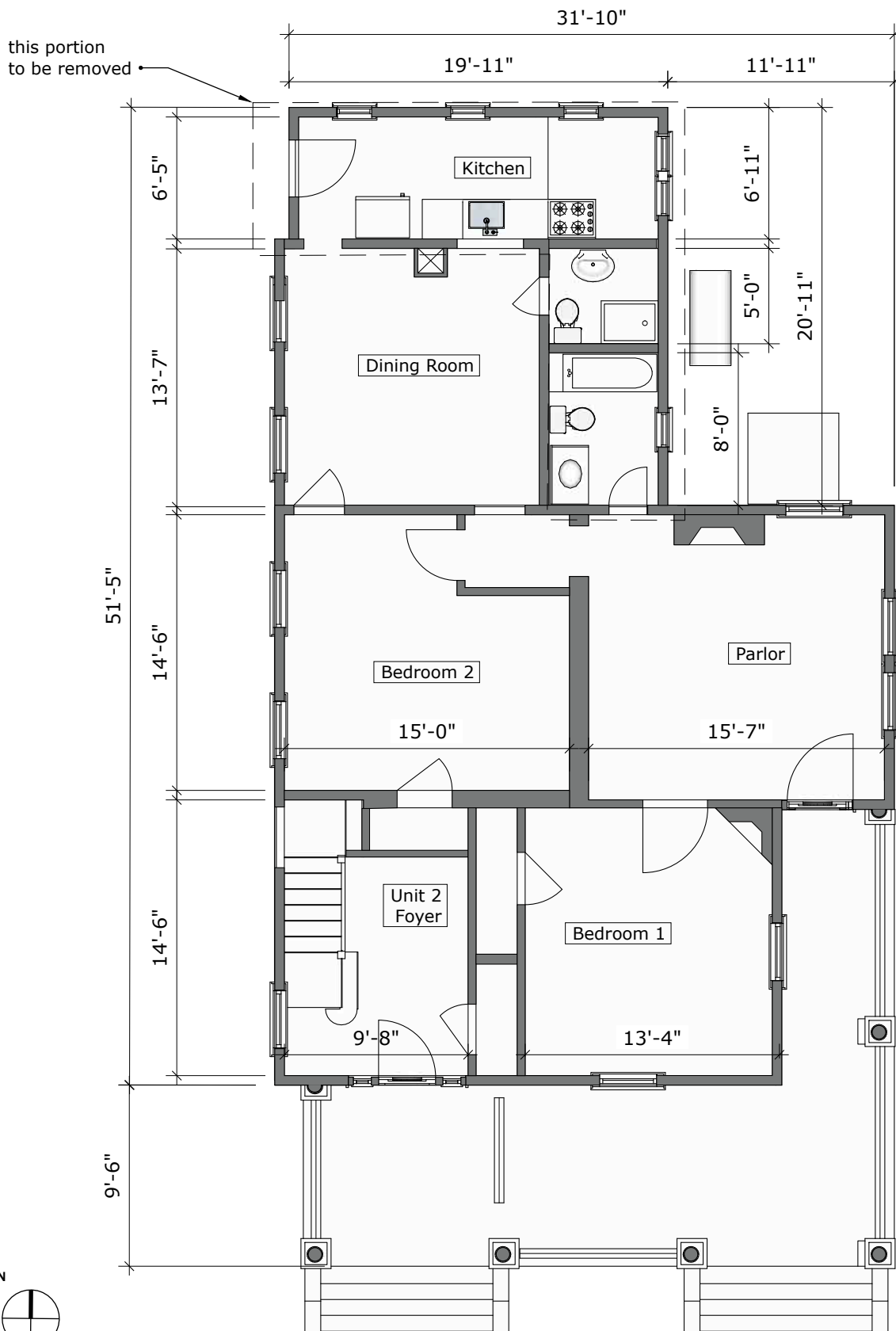
Existing Site Plan

1"=20'-0"

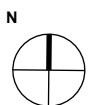
Chapman Property

215 Tazewell Avenue
Cape Charles VA 23310

For HPRB review - December 6, 2022



1st fl	1245 sf
2nd fl	795 sf
TOTAL	2050 sf

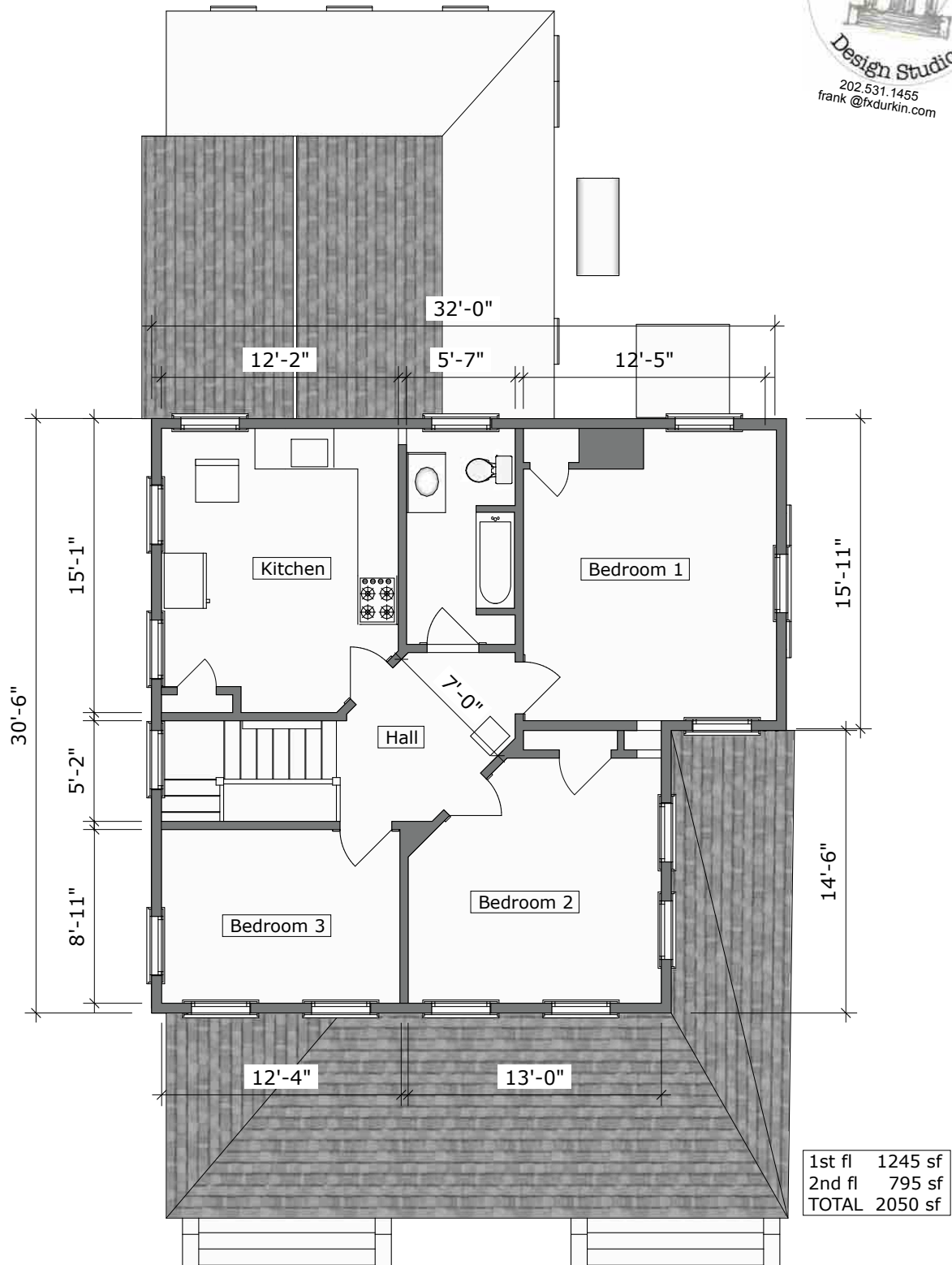


Ex4

Existing 1st Floor Plan

1/8" = 1'-0"

Chapman Property
 215 Tazewell Avenue
 Cape Charles VA 23310
 For HPRB review - December 6, 2022

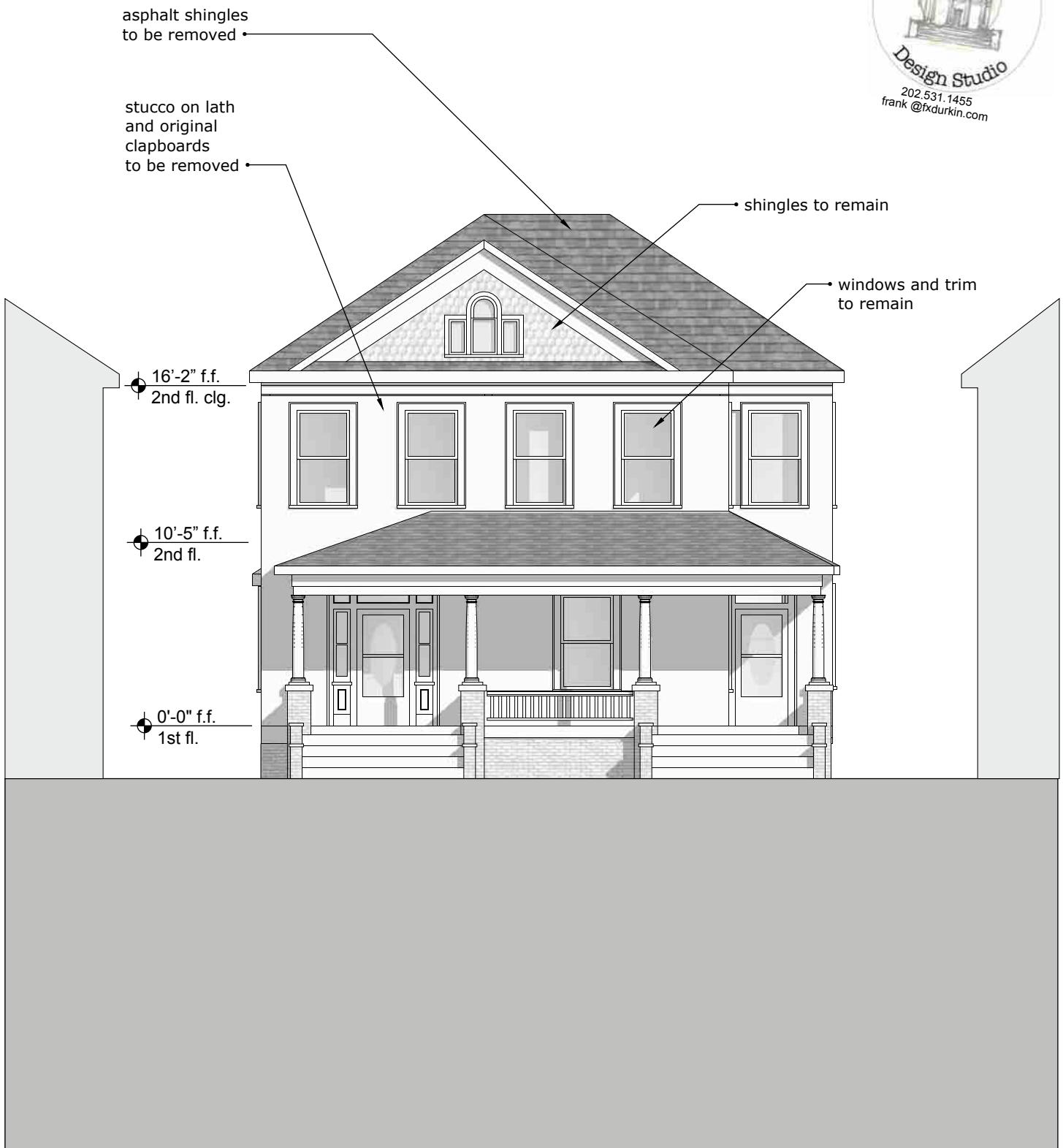


Ex5

Existing 2nd Floor Plan

1/8" = 1'-0"

Chapman Property
 215 Tazewell Avenue
 Cape Charles VA 23310
 For HPRB review - December 6, 2022



Ex6
Existing South Elevation
 1/8" = 1'-0"

Chapman Property
 215 Tazewell Avenue
 Cape Charles VA 23310
 For HPRB review - December 6, 2022



16'-2" f.f.
2nd fl. clg.

10'-5" f.f.
2nd fl.

0'-0" f.f.
1st fl.

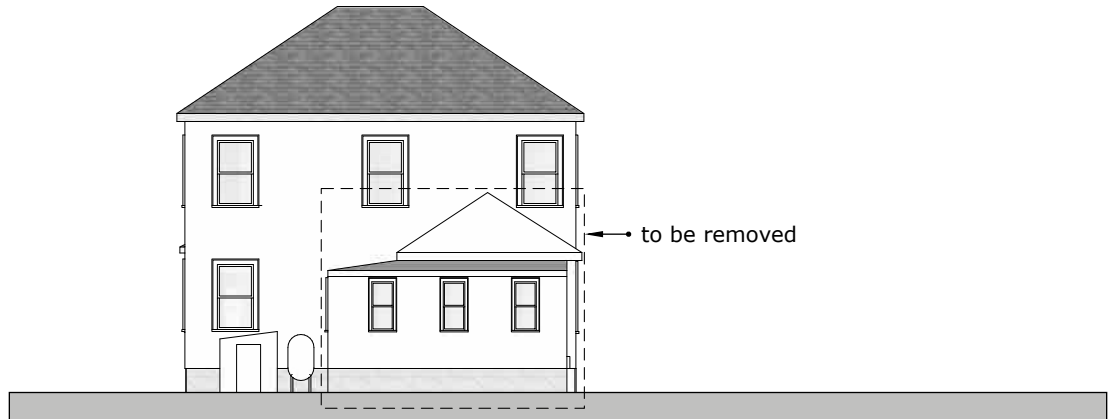


East

16'-2" f.f.
2nd fl. clg.

10'-5" f.f.
2nd fl.

0'-0" f.f.
1st fl.



North

16'-2" f.f.
2nd fl. clg.

10'-5" f.f.
2nd fl.

0'-0" f.f.
1st fl.



West

Ex7

Existing Elevations

1/16" = 1'-0"

Chapman Property

215 Tazewell Avenue
Cape Charles VA 23310

For HPRB review - December 6, 2022



SD1

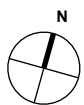
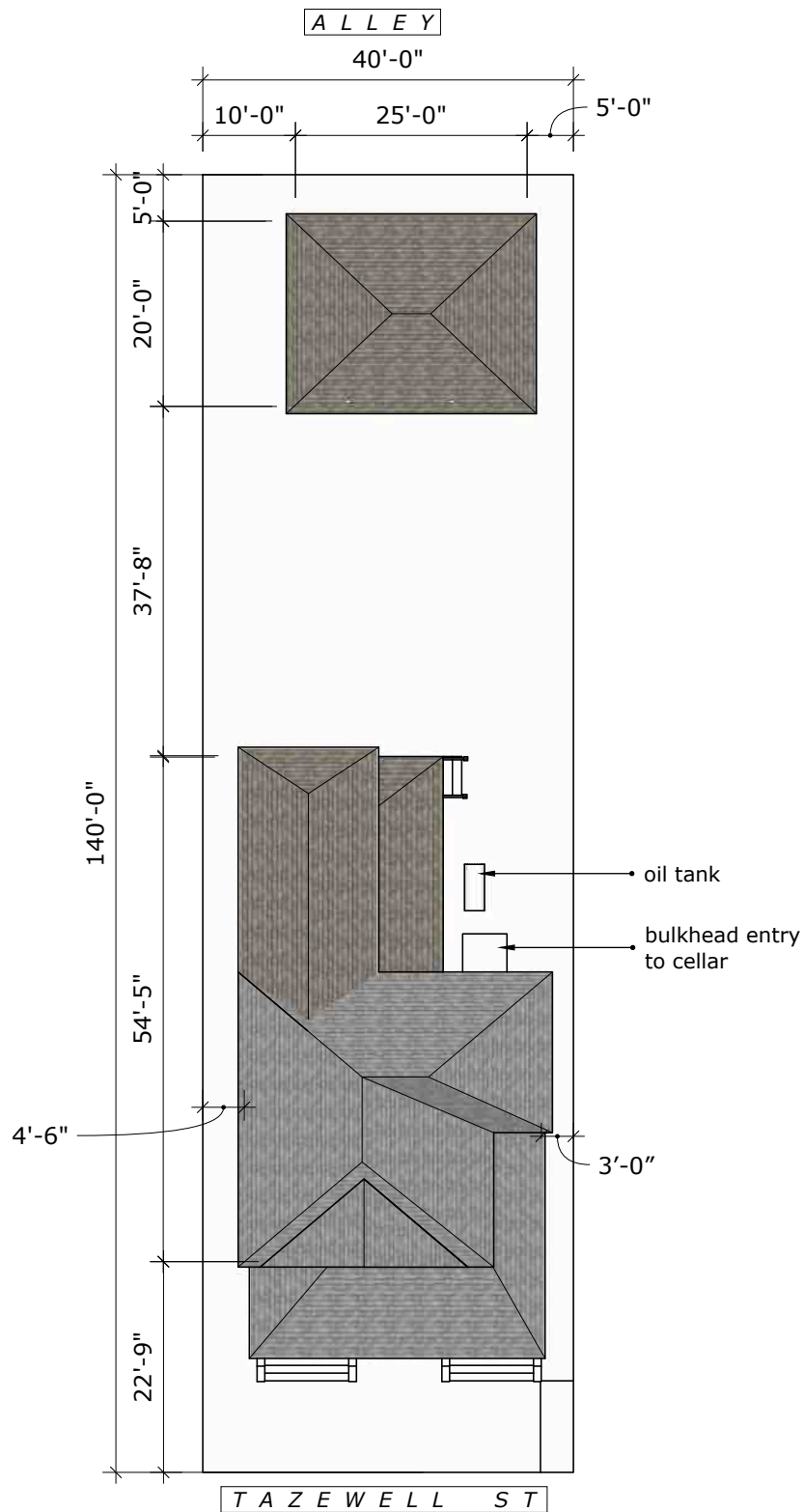
Massing

not to scale

Chapman Property

215 Tazewell Avenue
Cape Charles VA 23310

for HPRB review - December 6, 2022



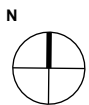
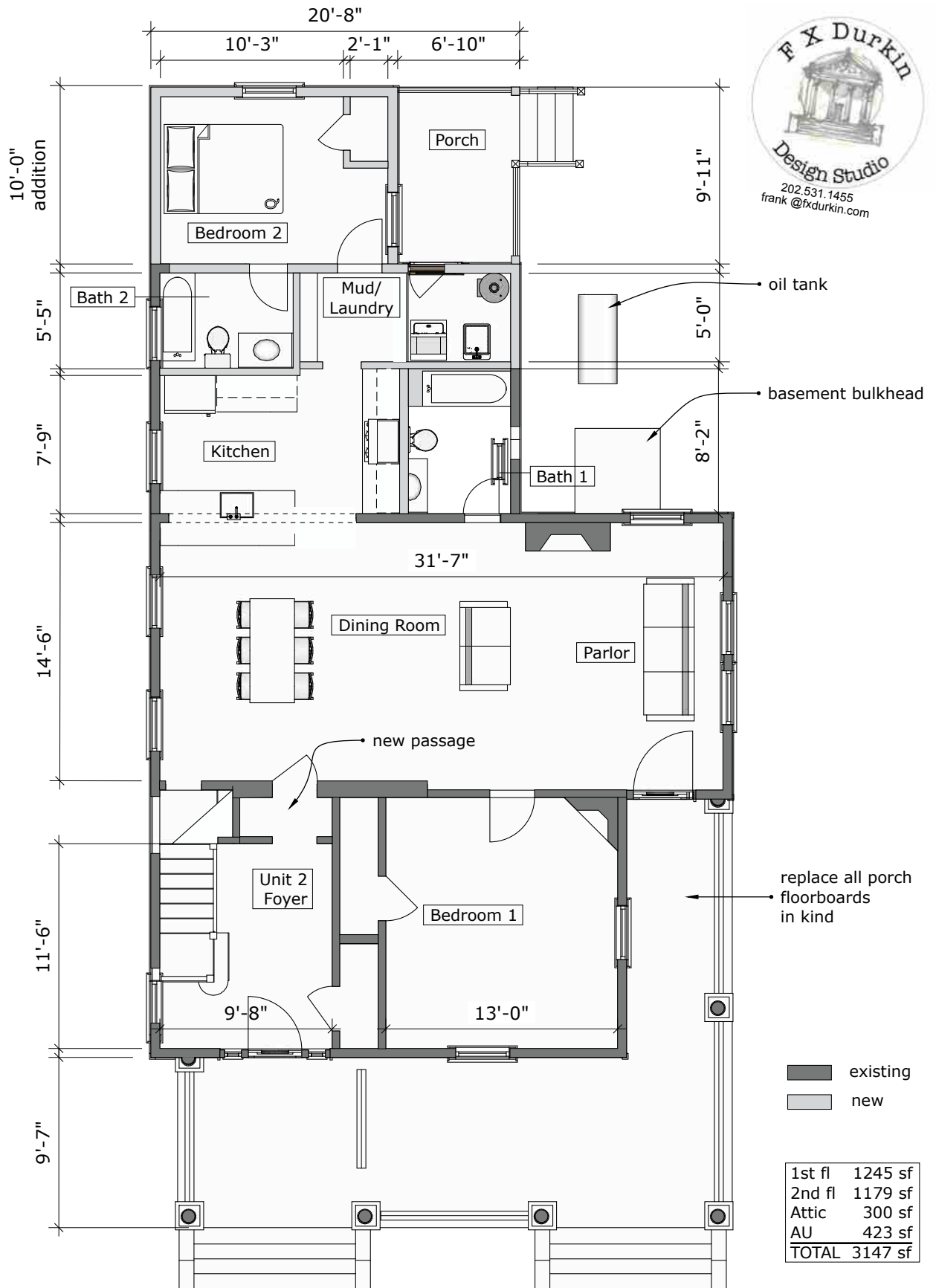
SD2
Site Plan

1"=20'-0"

Chapman Property

215 Tazewell Avenue
Cape Charles VA 23310

for HPRB review - December 6, 2022



SD3

1st Floor Plan

1/8" = 1'-0"

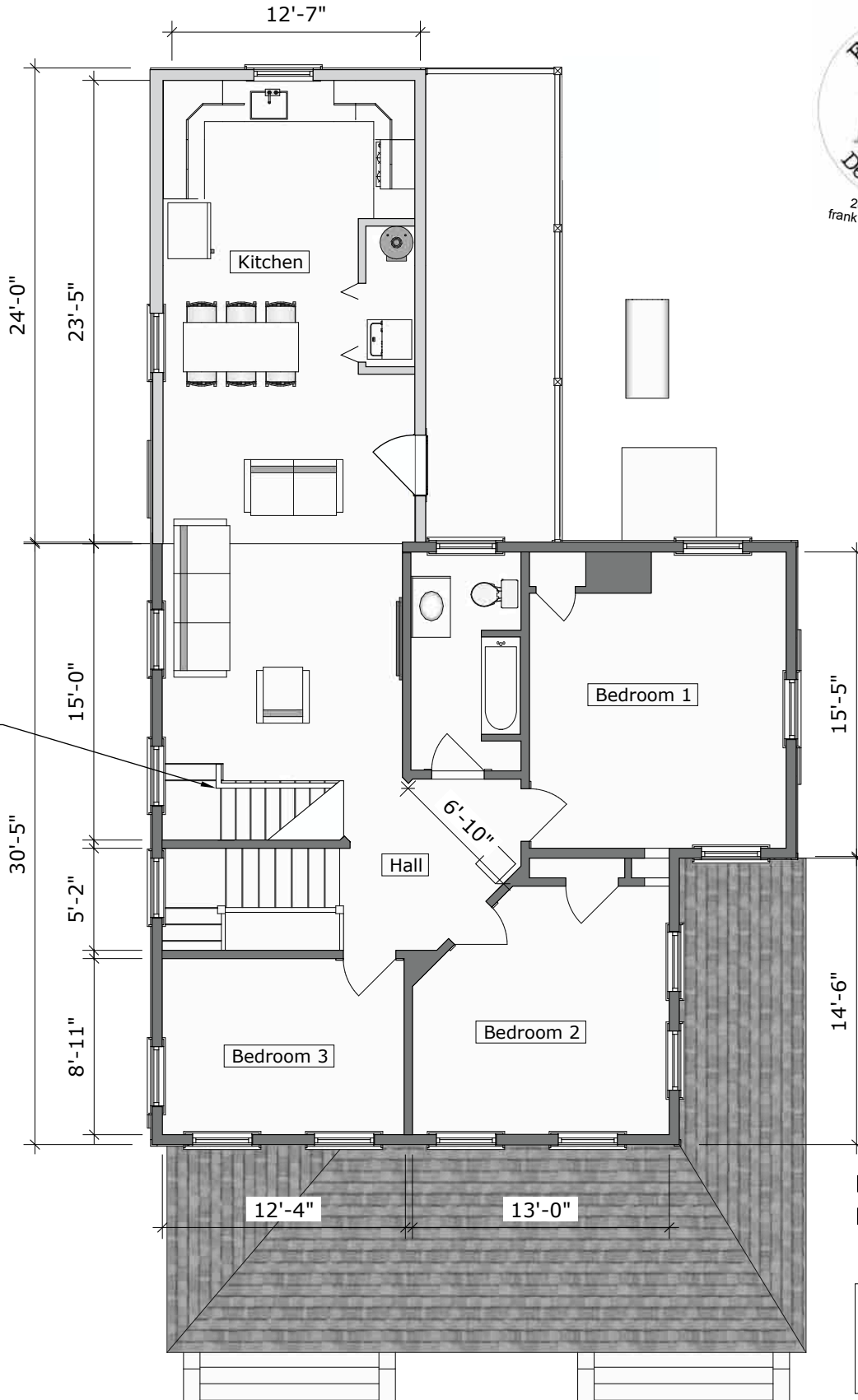
Chapman Property

215 Tazewell Avenue
Cape Charles VA 23310

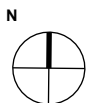
for HPRB review - December 6, 2022



new attic stairs



1st fl	1245 sf
2nd fl	1179 sf
Attic	300 sf
AU	423 sf
TOTAL	3147 sf



SD4

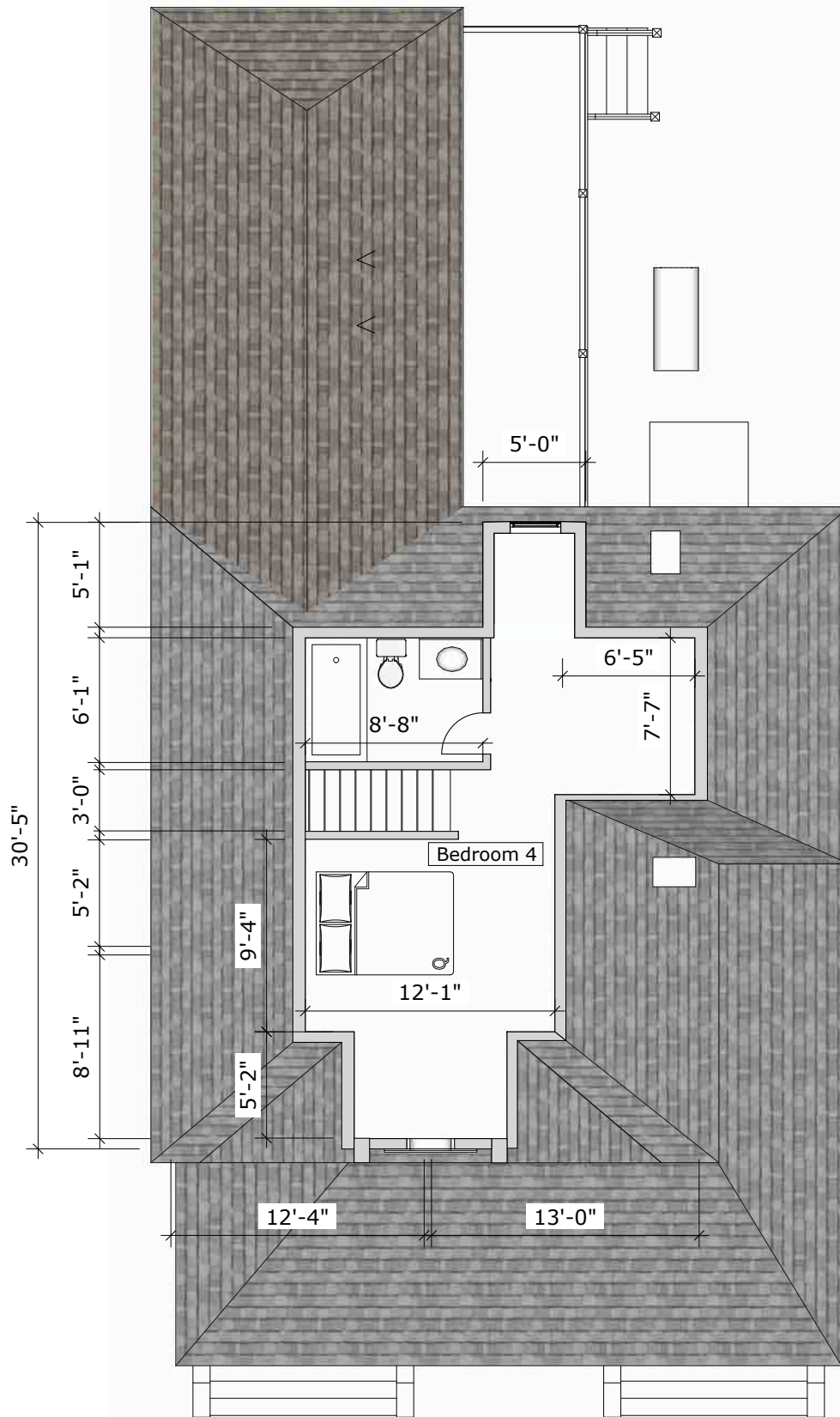
2nd Floor Plan

1/8" = 1'-0"

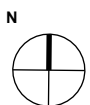
Chapman Property

215 Tazewell Avenue
Cape Charles VA 23310

for HPRB review - December 6, 2022



1st fl	1245 sf
2nd fl	1179 sf
Attic	300 sf
AU	423 sf
TOTAL	3147 sf



SD5

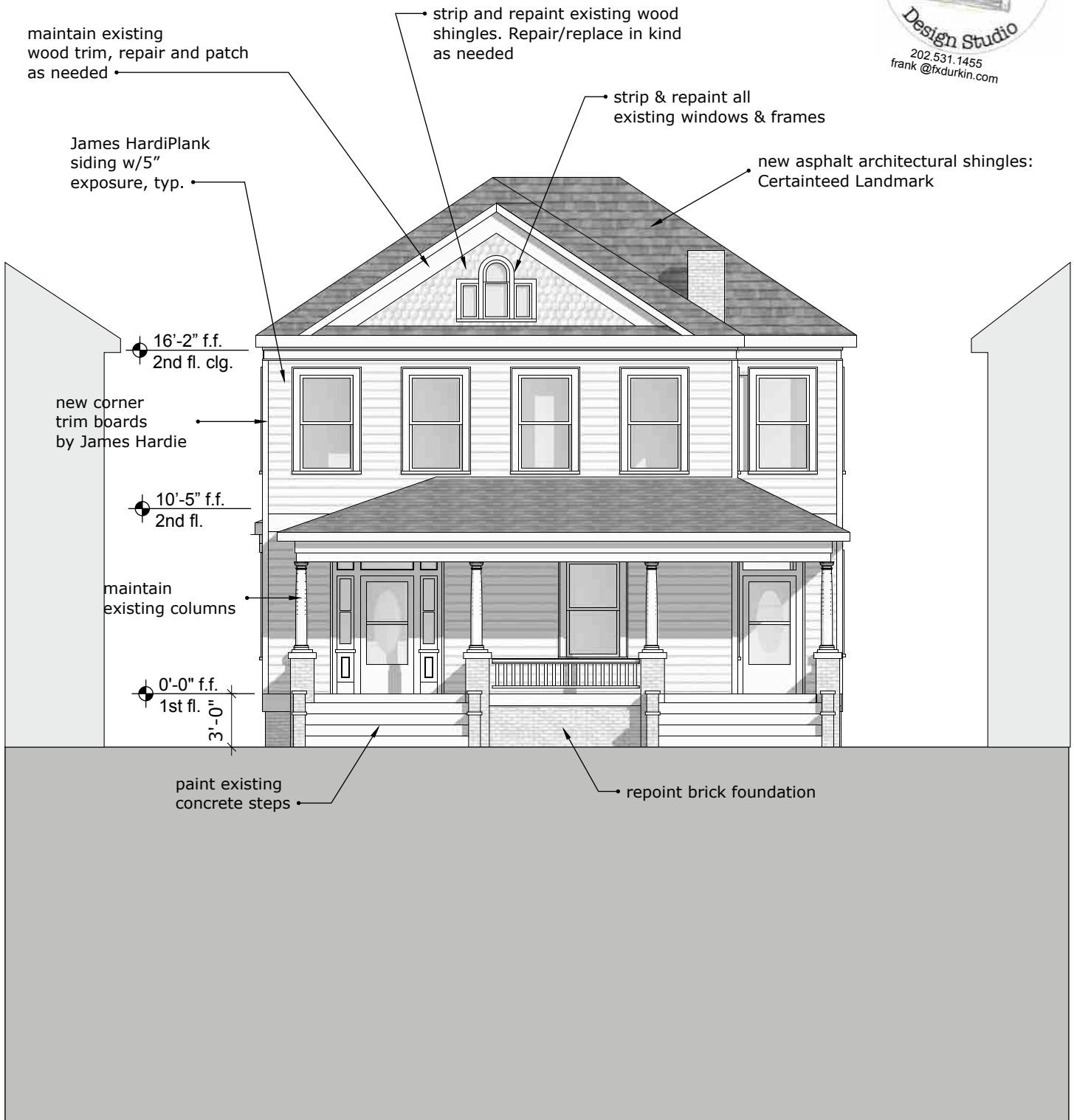
Attic Floor Plan

1/8" = 1'-0"

Chapman Property

215 Tazewell Avenue
Cape Charles VA 23310

for HPRB review - December 6, 2022



SD6

South Elevation

1/8" = 1'-0"

Chapman Property

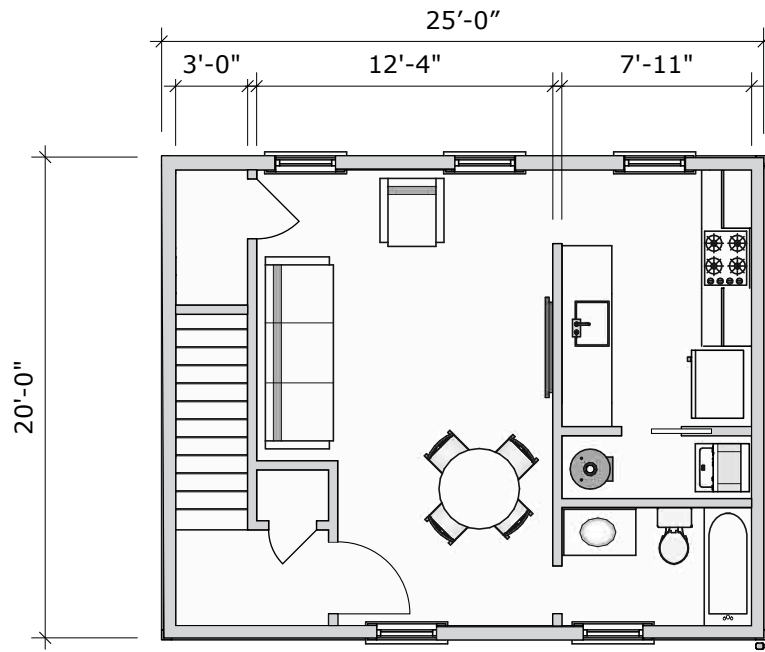
215 Tazewell Avenue
Cape Charles VA 23310

for HPRB review - December 6, 2022

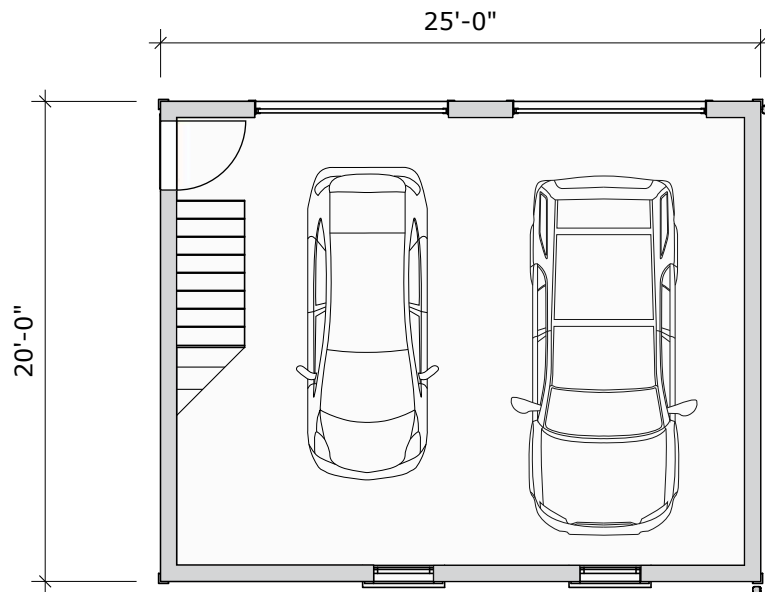


SD7
Elevations
 1/16" = 1'-0"

Chapman Property
 215 Tazewell Avenue
 Cape Charles VA 23310
 for HPRB review - December 6, 2022



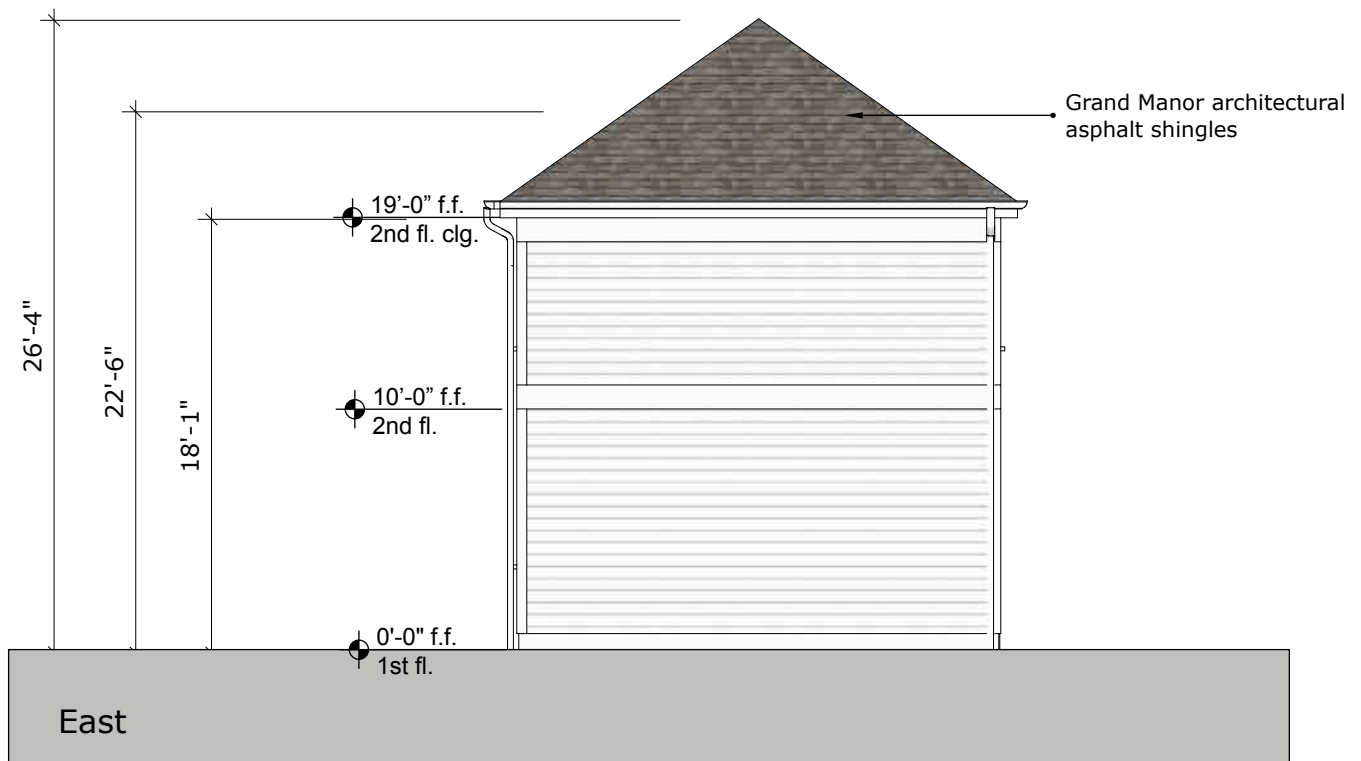
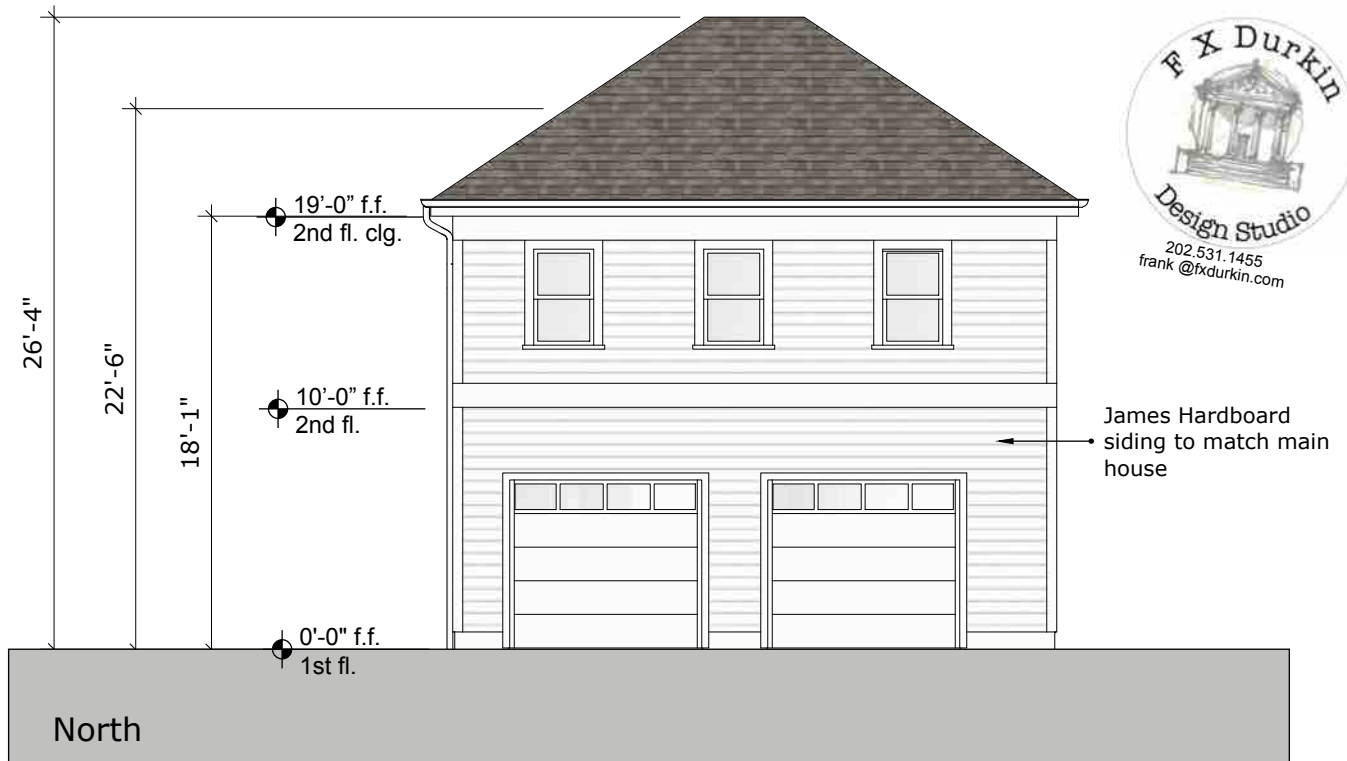
2nd fl



1st fl

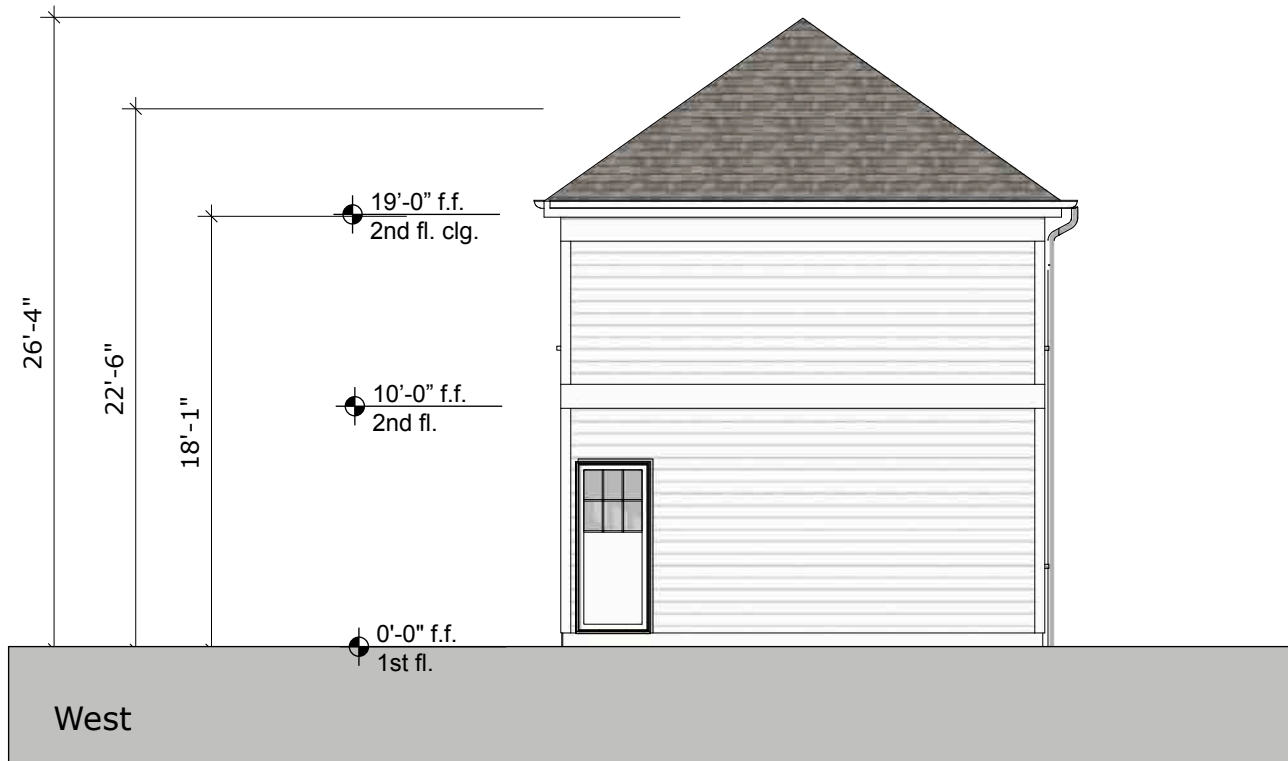
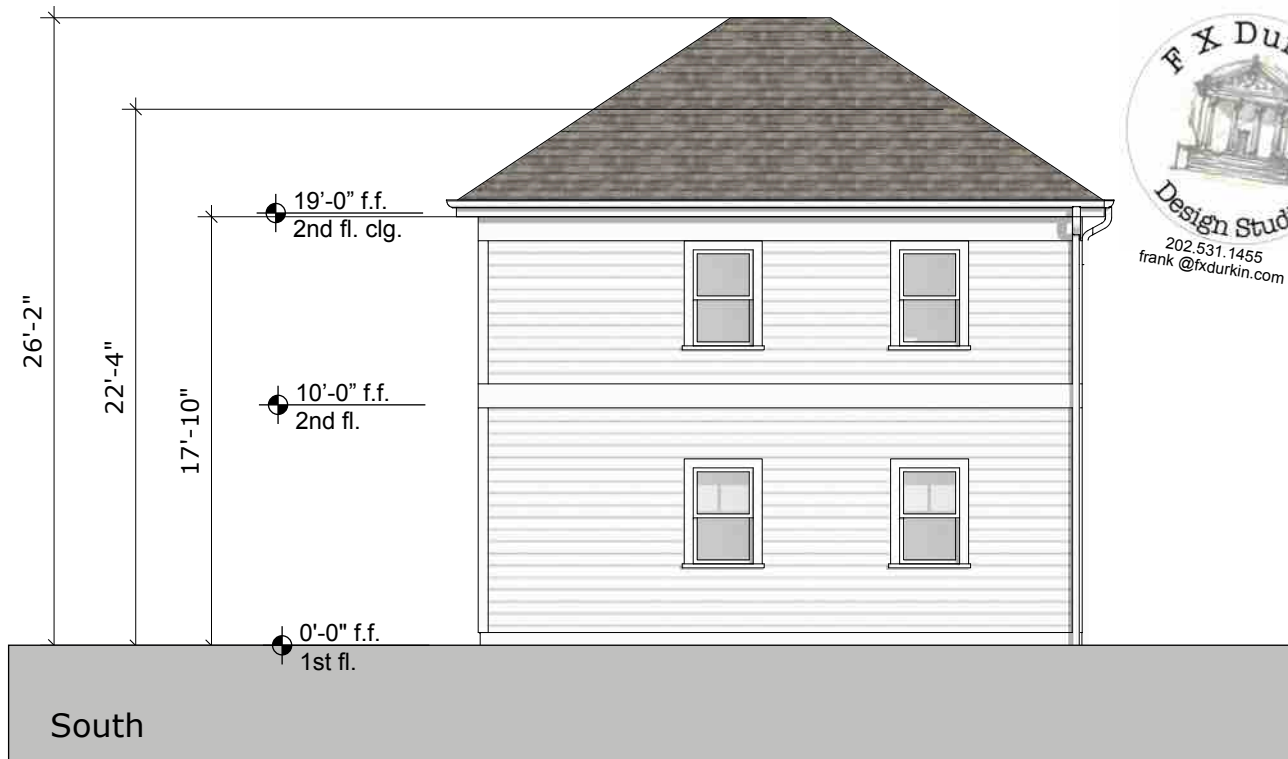
SD8
New garage
 1/8" = 1'-0"

Chapman Property
 215 Tazewell Avenue
 Cape Charles VA 23310
 for HPRB review - December 6, 2022



SD9
New garage
 1/8" = 1'-0"

Chapman Property
 215 Tazewell Avenue
 Cape Charles VA 23310
 for HPRB review - December 6, 2022



SD10

New garage

1/8" = 1'-0"

Chapman Property

215 Tazewell Avenue
Cape Charles VA 23310

for HPRB review - December 6, 2022



HISTORIC DISTRICT REVIEW BOARD STAFF REPORT

Meeting Date: January 20, 2023

Item #7A– Report from Zoning Administrator Katie Nunez

Prepared by: Katie H. Nunez, Planning & Zoning Administrator

Date: January 11, 2023

1) MINOR EXEMPTIONS APPROVED BY ZONING ADMINISTRATOR:

- (a) 537 Madison Avenue – Reroofing pursuant to CCZO Section 8.17(B)
- (b) 9 Park Row – Repair 2nd Story Front Porch pursuant to CCZO Section 8.17(L)
- (c) 218 Randolph Avenue – Reroofing pursuant to CCZO Section 8.17(B)
- (d) 231 Tazewell Avenue – Reroofing pursuant to CCZO Section 8.17(B)

**2) COMPLIANCE CHECKS BY ZONING COMPLIANCE OFFICER ON ISSUED
CERTIFICATES OF APPROPRIATENESS: None.**

3) STATUS REPORT ON CONSULTANT’S WORK ON DESIGN GUIDELINES:

The consultant has now given us final documents of the Historic District Guidelines. Please note that we are still waiting to hear from the state office of Dept of Historic Resources in their review of the guidelines so there is a chance we may have to make some revisions, once their review is completed – they are indicating that they should complete this by Friday, January 13, 2023.

Town Council did adopt all revisions to Article VIII at their meeting on December 15, 2022 and the Zoning Ordinance on the Town website is fully up-to-date with all zoning text amendments. The Zoning Maps should be updated by January 13, 2023.