

PUBLIC FORUM
Re: Historic District Design
Guidelines Presentation
Cape Charles Civic Center
September 8, 2022
6:30 PM

At approximately 6:30 p.m. Planner/Zoning Administrator Katie Nunez welcomed everyone to the Cape Charles Public Forum, adding that this was not a meeting of any board, although many of them were in attendance. There would be no time limits to the comments, but she asked that the comments be pertinent to the Historic District Design Guidelines being presented this evening and that everyone be respectful of each other and their comments. The comment period will remain open until September 26, 2022, and all comments, good or bad, were requested. After all comments were received, they would be compiled for review by the Town Council, Planning Commission and Historic District Review Board at a joint work session scheduled for September 29th. The final draft should be back in November and the public hearing process for the Planning Commission and Town Council would begin. She was hopeful that the final document would be adopted by the end of this year. She asked that any additional comments be emailed to planner@capecharles.org or knunez@capecharles.org. She would be serving as this evening's moderator and if anyone had any questions, please raise their hand to be acknowledged. She asked that all speakers come up to the microphone so they could be heard by everyone in the room as well as those watching on Facebook.

In attendance:

Town Council: Mayor Dize, Councilmen Buchholz and Grossman, and Councilwomen Holloway and O'Brien.

Planning Commission: Chairman Bill Stramm, Vice Chairman Dennis McCoy, and Commissioners Ken Butta, Paul Grossman, Jim Holloway, and Michael Strub.

Historic District Review Board: Chairman Herb Thom, Vice Chairman Marty Mayer, Kathy Glaser, David Howgill, and Michael Strub.

Town Staff: Planner/Zoning Administrator Katie Nunez, Planning Technician Tracy Outten, and Town Clerk Libby Hume.

Commonwealth Preservation Group: Paige Pollard, Katie Paulson and Jess Archer.

There were 19 members of the public physically in attendance, and 41 viewers on Facebook.

Paige Pollard and Katie Paulson presented a PowerPoint outlining the background and process relating to the rewrite of the Historic District Design Guidelines. (Please see attached.)

There were a number of questions and comments from the attendees related to:

i) The boundary of the historic district overlay and map, and the difference between the town-adopted overlay and the national historic district map – It was noted that the map in the current Historic District Design Guidelines was different than the one shown in the presentation. Katie Nunez explained that she felt certain that the published map was the correct one adopted by the Town Council, but no documentation could be located, but the issue could be easily corrected.

ii) Katie Nunez noted that in Chapter 2, some of the language included was inaccurate and would be corrected for the final version.

iii) Several members of the Historic District Review Board asked whether pre-application meetings would resume as part of the process. It was also noted that the language in the draft document stated

that certificates of appropriateness were good for six months versus the current duration of one year. Paige Pollard stated that common practice across the state was six months so the project would not become stagnant and went on to ask the attendees to please provide their input regarding this item on whether they agreed with the six-month timeframe or not. If the majority of the comments agreed with this change, it would have to be included in the ordinance update as well.

iv) It was explained that, as stated in the town's zoning ordinance, alleys were not considered as a public right-of-way in terms of determining visibility.

v) There was some discussion regarding windows and comments were received that the language was vague.

vi) It was also noted that outdoor showers were not addressed and there had recently been several applications reviewed for outdoor showers. Paige Pollard stated that most outdoor showers would be placed in locations not visible from the public right-of-way, but general guidelines for placement of new outdoor appurtenances were included in the document. The document could not cover all possible appurtenances and she cautioned against including a finite list.

vii) It was stated that in the past, applicants would take photos of houses or structures from other localities and obtained the board's approval. Would this practice continue?

Paige Pollard commented that the guidelines were only as good as the consistency of implementation. There would be instances where an applicant would appeal to Town Council stating that something was approved previously for another property based on a different set of guidelines. Things got tense in Cape Charles a number of years ago because different boards interpreted the guidelines differently. There would always be an exception. The role of the Historic District Review Board was to try to be consistent with exceptions.

viii) It was noted by an attendee that the zoning ordinance stated that the only time that an applicant could file an appeal to the Town Council was when the process was followed incorrectly.

Paige Pollard responded that it was considered as best practice across the state, adding that the Town Council appointed the board and they should have confidence in the board and their decision making ability. For the Council to maintain neutrality, they also have to have confidence in the guidelines.

ix) A comment was received that since the document was referred to as a guideline, the common belief was that it could not be enforced.

Paige Pollard stated that she had been told by many city and town attorneys that when the word "standard" was used, it became a mandate and there was no room for discretion. When the term "guidelines" was used, accommodations could be made for some deviation where necessary and justified as long as it was applied consistently. When the Historic District Review Board made a decision that deviated from the guidelines, they should also state the specific reason behind the decision. Every decision must refer to the appropriate language from the guidelines for consistency and for defensibility.

x) It was noted that with the removal of the railroad, there was some question of the general appropriateness of considering anything historic in the town anymore.

Paige Pollard responded that the Virginia Department of Historic Resources website contained an area providing information on all National Register nominations in the state with excellent narratives and an inventory of all structures within a district. It was a wonderful resource to learn about all the reasons that Cape Charles was important as a historic district. The railroad was one of the items but not the only one. The purpose of adopting the historic district initially was to preserve the charm and character of the town which was so intact and so rare especially in beachfront communities.

xi) Was there a way to include a disclosure in real estate contracts to notify potential buyers that a property was in the historic district. Many of the new buyers were unaware of the regulations. What did it mean for the town to be a certified local government?

Another attendee commented that a disclosure of a property being in the historic district was now part of a real estate contract.

Paige Pollard stated that the Certified Local Government Program was established by the National Park Service and designed to create a partnership between the National Historic Preservation Program, the state Department of Historic Resources, and local governments that had sound local preservation policies with investments for training and design guidelines with best practices. It also provided grant access to the localities as well as technical assistance, training, etc. The state evaluated the local programs every three years and there was state and federal oversight of the programs.

xii) Application fees covered some of the cost of administrating the program and helped to offset costs.

Paige Pollard concluded by stating that developing guidelines was a careful balance and the guidelines would never cover all possible issues. The goal was to be specific enough to give the board a place to go for any request that may come in, but not so specific that implied that anything not written in the guidelines was forbidden.

Katie Nunez added that staff had heard that the process took too long as all requests had to go through the Historic District Review Board application process. She was asked to review the process in an effort to streamline it for applicants. With everything having to be reviewed by the board, it placed a significant load on the board and staff. Many of the changes in the guidelines were in response to the requests by allowing some of the minor items to be handled administratively by staff.

Katie Nunez reiterated that written comments would be accepted until September 26th. Comments could be dropped off to the planning department or emailed to planner@capecharles.org or knunez@capecharels.org. Her business cards with contact information were available in the back of the room. Several hard copies of the draft guidelines were available in the back of the room as well as in the library, planning department and administration office of Town Hall. The guidelines were posted on the Town's website and the presentation would be added. All comments would be compiled for review at the joint work session on September 29th and would also be posted online. She thanked everyone for attending and for their assistance in providing comments.

The public forum concluded at approximately 8:30 p.m.

Town Clerk

Cape Charles Historic District Design Guidelines Update

Public Presentation
Thursday, September 8th, 2022



1



Paige Pollard
Principal



Katie Paulson
Project Manager



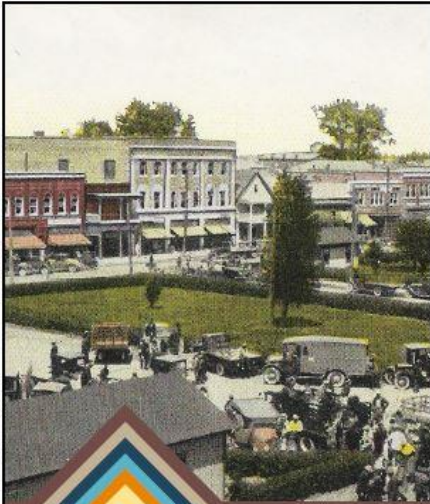
Jess Archer
*Graphics & Content
Development*



COMMONWEALTH
PRESERVATION GROUP

Project Team

2



Overview of Cape Charles Historic District Overlay

- History of the District
- Enabling Authority
- 2022 Design Guidelines Update

Review of Project to Date

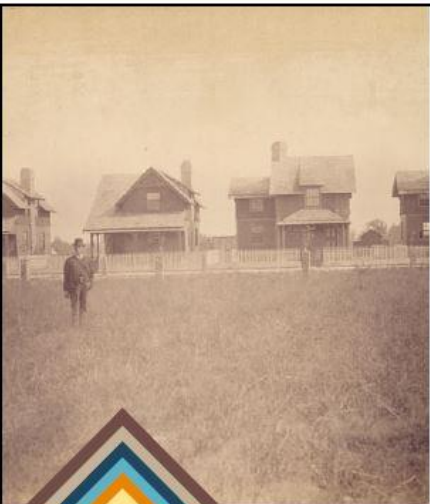
Preview of the Design Guidelines

Project Schedule

Questions

Tonight's Agenda

3



CPG was hired by the Town to:

- Engage with Stakeholders
- Review HD Boundaries
- Review Ordinance
- Develop Updated Historic District Overlay Design Guidelines

Scope of Project

4



Cape Charles State & National Historic District

- Established in late 1980s after survey; updated 2018
- Designated on:
 - Virginia Landmarks Register
 - National Register of Historic Places

Historic District Overlay zoning ordinance

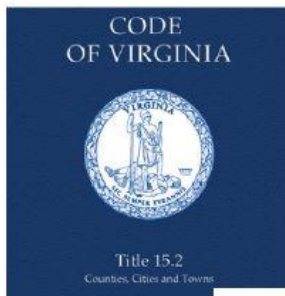
- Adopted by Town Council in 2001
- Established a local Historic Review Board
- First set of Design Guidelines written
- Certified Local Government established in 2007

Comprehensive Plan 2019 Update

- Citizen's survey
 - Indicated preservation of the Historic District ranked high among public importance

History of Preservation in Cape Charles

5



State and Local Enabling Authority for Historic District Overlay

- Code of Virginia (15.2-2306)
- Established by Zoning Ordinance Article VIII, Section 8)
- Purpose is to protect historic resources and manage change

§ 15.2-2306. Preservation of historical sites and architectural areas.

A. 1. Any locality may adopt an ordinance setting forth the historic landmarks within the locality as established by the Virginia Board of Historic Resources, and any other buildings or structures within the locality having an important historic, architectural, archaeological or cultural interest, any historic areas within the locality as defined by § 15.2-2201, and areas of unique architectural value located within designated conservation, rehabilitation or redevelopment districts, amending the existing zoning ordinance and delineating one or more historic districts, adjacent to such landmarks, buildings and structures, or encompassing such areas, or encompassing parcels of land contiguous to arterial

Enabling Authority for Local Overlay

6



The role of the Town Staff entails:

- Provide information and guidance to applicants
- Conduct administrative review of applications based on the adopted Design Guidelines
- Provide Staff support to the HDRB
- Treat each applicant with respect while rendering decisions in keeping with the design guidelines

Town Staff Role

7

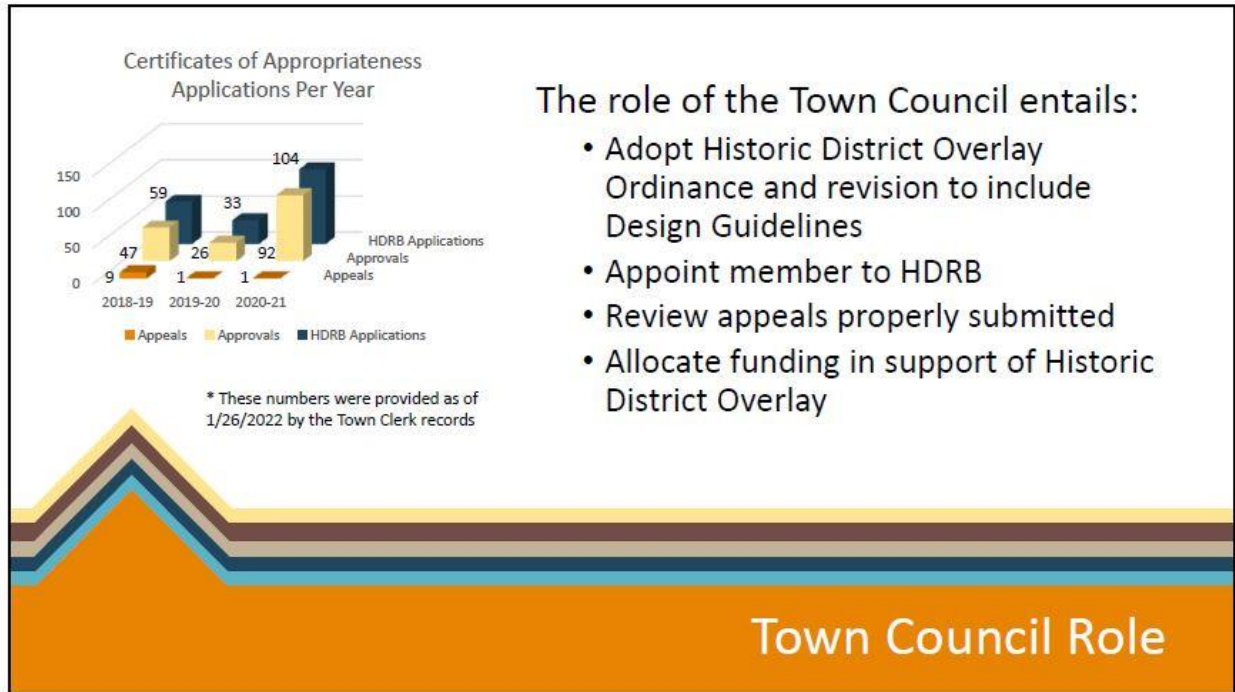


The role of the HDRB entails:

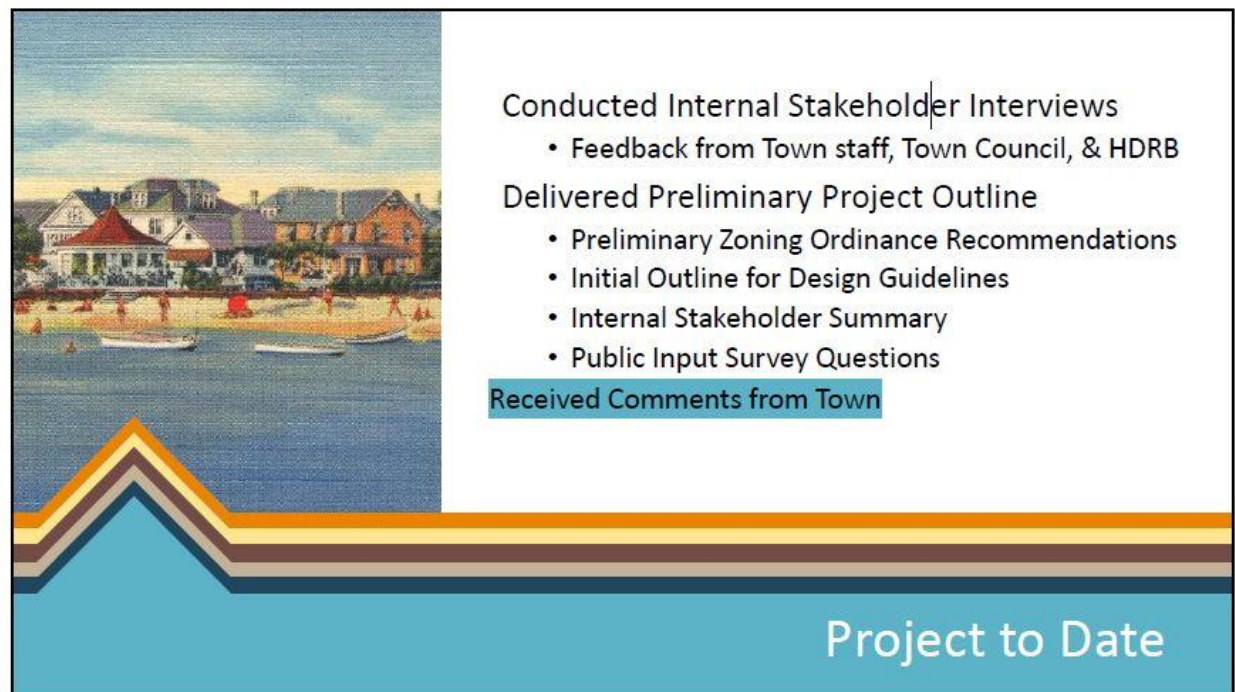
- Review alterations, additions, demolition and new construction within the Historic District Overlay
- Provide consistent review of non-administrative items, based on adopted design guidelines
- Treat each applicant with respect while rendering decisions in keeping with the design guidelines

Historic District Review Board Role

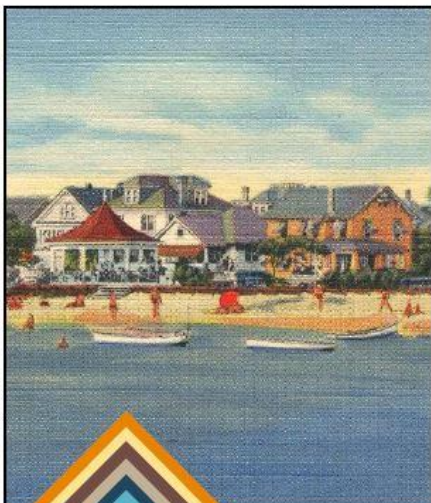
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9



10



Facilitated Virtual Public Kick Off Meeting

Conducted Public Opinion Survey

- Online survey for public feedback

Delivered Draft 1 - Initial Word Document

- Minimal Graphics in submission

Received Comments from Town

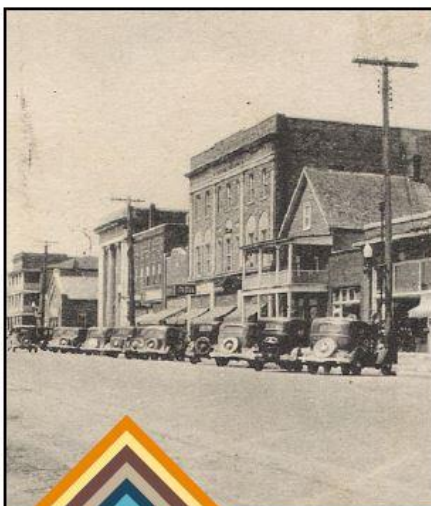
Delivered Draft 2 – Complete Draft Document

- Full Graphics in Pre-Final Format

Town & Public Comments Forthcoming

Project to Date

11

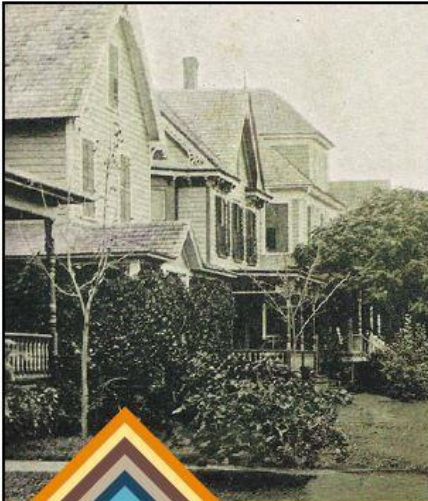


Feedback among all stakeholder groups shared similar ideas regarding:

- Desire to maintain the architectural “look and feel” of the Historic District
- Streamlining the application process
- Clarity
 - In guidelines themselves
 - Of roles and responsibilities
 - New Construction and Infill projects
- Ease of use for property owners, Town staff, the Historic District Review Board (HDRB), and Town Council

Stakeholder Feedback

12



Community Values

- High appreciation of aesthetics
- Commitment to character of Historic District Overlay

Community Desires

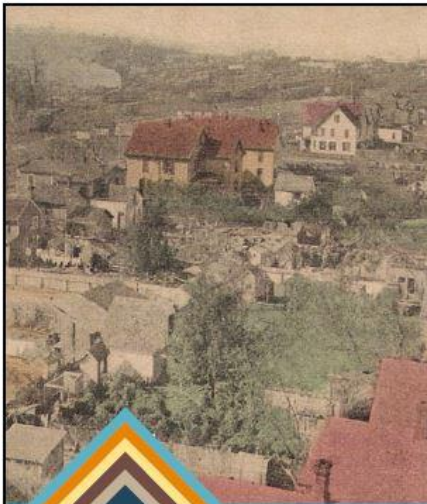
- Streamlined process
- Clarity in guidelines, including emerging issues
- Consistency in decision making
- Information to aid stakeholders

Manage Change

- Property ownership turn over
- Staff & board turn over
- Composition of community

Key Takeaways

13

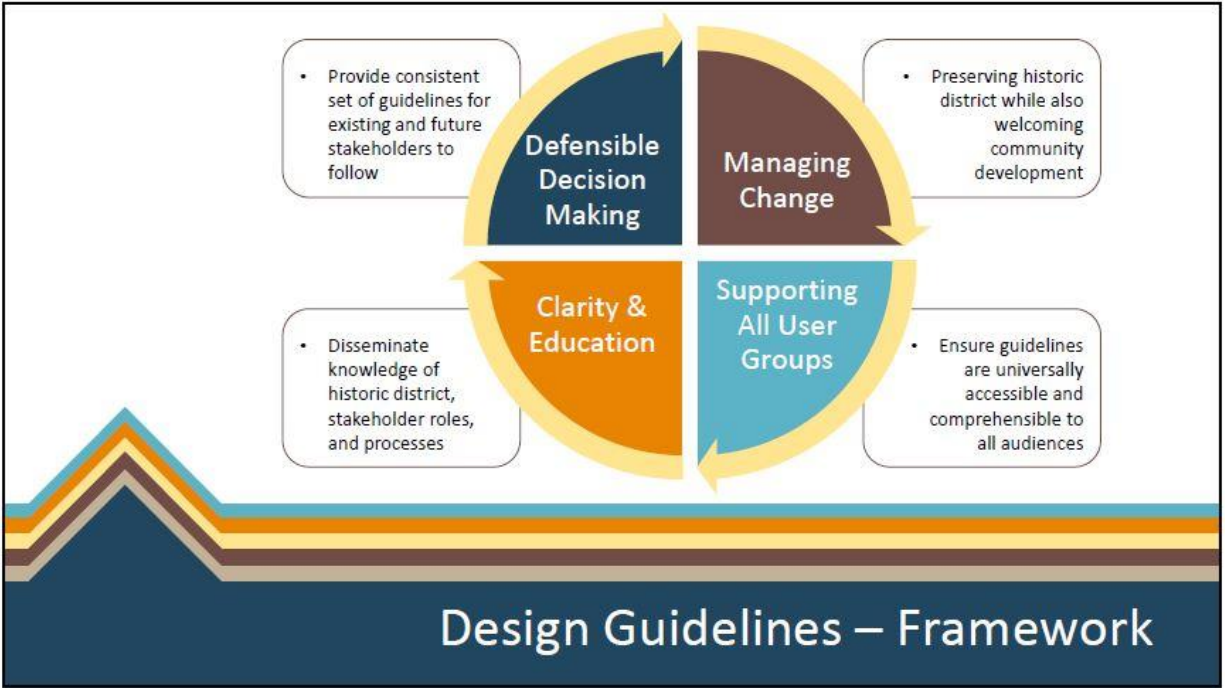


The updated Cape Charles Historic District Overlay Design Guidelines:

- Respond to stakeholder input
- Respond to Cape Charles Historic District Guiding Philosophy
- Retain the historic character of the Historic District Overlay
- Provide educational content for all users

Design Guidelines – Priorities & Goals

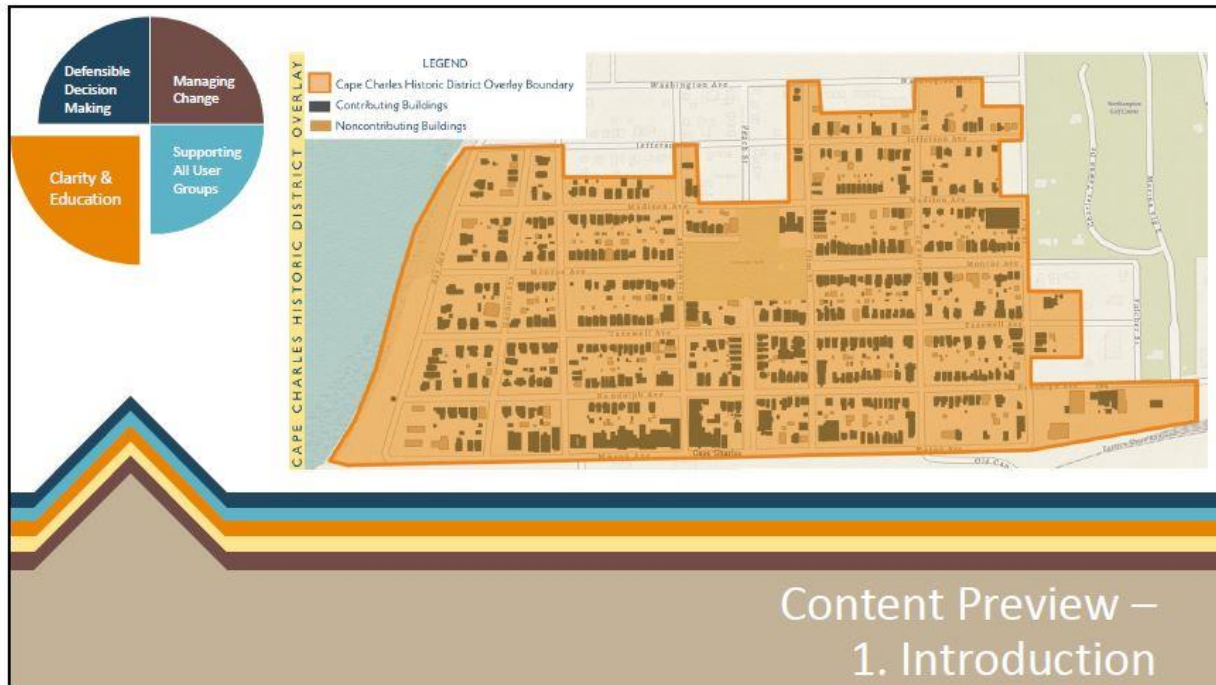
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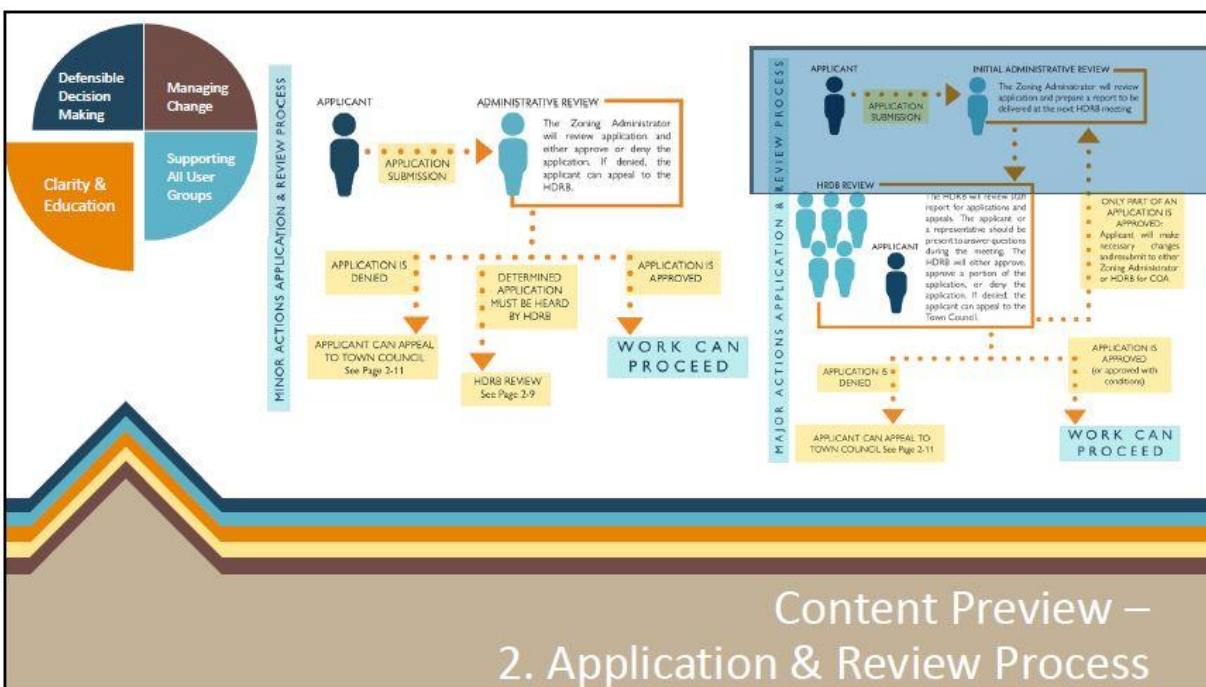
15

1. Introduction	CONTENTS		6. ACCESSORY STRUCTURES - BOARD REVIEW
2. Application & Review Process	1. INTRODUCTION	6. ACCESSORY STRUCTURES - BOARD REVIEW	7. RELOCATION & DEMOLITION - BOARD REVIEW
3. General Description of Buildings	2. APPLICATION & REVIEW PROCESS	7. RELOCATION & DEMOLITION - BOARD REVIEW	8. SITE FEATURES & APPURTENANCES - BOARD REVIEW
4. Routine Maintenance & Repairs AR	3. GENERAL DESCRIPTION OF BUILDINGS	8. SITE FEATURES & APPURTENANCES - BOARD REVIEW	9. ALTERNATIVE MATERIALS - BOARD REVIEW
5. Primary Building Treatment BR	4. ROUTINE MAINTENANCE & REPAIRS - BOARD REVIEW	9. ALTERNATIVE MATERIALS - BOARD REVIEW	10. FLOOD MITIGATION - BOARD REVIEW
6. Accessory Structures BR	5. PRIMARY BUILDING TREATMENT - BOARD REVIEW	10. FLOOD MITIGATION - BOARD REVIEW	A. APPENDICES
7. Relocation & Demolition BR			Appendix A - Glossary
8. Site Features & Appurtenances BR			Appendix B - Cape Charles Historic District Overlay Development History
9. Alternative Materials BR			Appendix C - Educational Information for Alternative Materials
10. Flood Mitigation BR			Appendix D - Restoration & Renovation Planning Resource Guide
			Appendix E - Incentive Programs
			Appendix F - Regulatory Information

16



17



18

3 GENERAL DESCRIPTION OF BUILDINGS

Specific Characteristics of Queen Anne

- Steeply pitched, complex rooflines which are gabled and topped
- Wrap-around porches with gable or iron ("gingerbread")
- Tall chimneys
- Second story overhangs or projections
- Corner towers which can be round, polygonal, or square
- Bay windows
- Detailed ornamentation including spiralwork, half-timbering, columns, dentils, decorative panels, and use of mixed materials

3 PERIOD REVIVALS (1890s-PRESENT)

Colonial Revival

Period Revival styles are revivals of earlier historical styles, including Colonial, Classical, Tudor, Spanish Colonial, and Dutch Colonial which can be found in both Residential and Commercial building types in Cape Charles. Many of the styles remain popular today and are defined by symmetry as well as uniformity and simplicity in design in contrast to many of the Victorian Styles described previously. Ornamentation is generally limited to the roofline, openings, and porches (or other projections), and reflects the history of the original style they are evocating. Colonial Revival in particular is one of the most popular styles to date and was fueled by nationalistic fervor at the turn of the century which was then amplified after the First World War.

Street Period Revival Characteristics

- Rectangular plans
- Symmetrical facades
- Uppermost story is typically within the roofline
- Gabled dormers
- Chimneys either central or at one side
- Either brick or horizontal siding
- Often emphasis on the front door or entry porch
- One-story wings, porches, and/or porches at the side elevations

Content Preview –

3. General Description of Buildings

19

Content Preview –

4. Administrative Review

20

13

5 PRIMARY BUILDING TREATMENT BOARD REVIEW

should be used to inform the design.

a. Assess historic photographs or physical evidence; design elements should be employed that are contemporary yet compatible with the historic building being served by the porch.

4. Do not utilize historic details on adjacent historic buildings to establish a precedent for the design of a non-historic porch as this creates a false historic narrative.

5. Porches should not be constructed on the primary elevations or those facing the public right-of-way of buildings that did not historically have a porch in the proposed location.

a. Proposed new porches can be located on secondary side or rear elevations where they are minimally visible from the public right-of-way or do not impact the historic character of the building.

b. When located on side or rear elevations, new porches should be scaled and placed to not detract from the contributing building and its historic features.

6. New porches should be compatible with the style and tone of the existing building, but should employ simple, contemporary features to not create a false historic narrative.

Figure 5.15 – Family photo, the above can offer valuable insight to historic features that may have been removed. Local histories and historical narratives may have these types of references at hand.

Figure 5.16 – Proposed new porches should not be located on the primary elevation as illustrated in those below and after photographs.

5

a. The design and construction of new porches should avoid impacting historic materials and character-defining features.

Steps and Flooring

1. Historic porch steps and flooring should be retained and restored to the maximum extent possible.
2. Replacement of historic steps and flooring should be done in-kind as feasible. To achieve replacement in-kind, new materials should match the historic material, composition, shape, size, and other visual qualities.
3. When replacing an entire porch floor, ensure the new floor is shaped away from the historic building.
4. If replacement in-kind is not possible, material selection for porch floors allows for composites or synthetics due to the microclimate of Cape Charles and the horizontal nature of porch floors, which limits the visual effect on the overall historic character of a building.

Handrails

1. Historic porch handrails and balustrades should be retained and restored.
2. If portions of handrails or balustrades are missing or damaged, they should be replicated and replaced in-kind.

Figure 5.17 – The porch in the above photograph has a profile that goes away from the building's false front water infiltration lines according.

Figure 5.18 – Historic porch that is damaged or deteriorated should be restored in-kind. Replacement materials of a different design change the appearance and character of a building which is not appropriate.

Content Preview –

5. Primary Building Treatment (Board Review)

Examples of Treatments–

5. Primary Building Treatment (Board Review)

Defensible Decision Making

Managing Change

Clarity & Education

Supporting All User Groups

Examples of Treatments—

5. Primary Building Treatment (Board Review)

23

Defensible Decision Making

Managing Change

Clarity & Education

Supporting All User Groups

6 ACCESSORY STRUCTURES BOARD REVIEW

6.1 ACCESSORY STRUCTURES ASSOCIATED WITH CONTRIBUTING PRIMARY BUILDINGS

This section provides guidance for the treatment of contributing accessory structures (those constructed within the period of significance) and modern accessory structures (those constructed outside the period of significance).

CONTRIBUTING ACCESSORY STRUCTURES ASSOCIATED WITH A CONTRIBUTING PRIMARY BUILDING

1. Historic accessory structures should be retained and restored to the maximum extent possible.
 - a. Retain historic accessory structures in their original locations in order to preserve the historic site and relationship to the historic primary resource (if applicable).
 - b. Maintain the historic features, materials, and configuration of historic accessory structures.
 - c. Routinely inspect historic accessory structures for damage and deterioration.
 - d. Repair or replace damaged historic features and materials in kind.
 - e. Replacement of original materials should be limited to pieces that cannot be salvaged; wholesale replacement of historic building components should be avoided.
2. If replacement of a historic material is necessary, it should be in-kind.
 - a. To achieve replacement in-kind, new materials should match the historic in material, composition, shape, size, color, profile, pattern, texture and other visual qualities.
3. If replacement in-kind is not possible, the following criteria for material replacement apply:
 - a. Replacement material should match the physical characteristics of the original material in its composition, and profile, as well as the visual characteristics of color, texture, finish, and profile.
 - b. Replacement materials should offer the same general appearance as the existing material.
 - c. Material replacement should not negatively impact remaining materials or the design of other building features.
 - d. If the feature cannot be replicated using traditional materials, refer to Chapter 9, *Alternative Materials*, for information on selecting an appropriate alternative material.
4. Modifications to historic accessory structures must be in keeping with its historic character, as well as that of the primary historic building on the property, if applicable.
 - a. Ensure alterations to historic accessory structures do not negatively impact the integrity and significance of the accessory structure or the rest of the historic property with which it is related.
 - b. For demolition of a historic accessory structure, see Chapter 7, *Relocation and Demolition*.

Figure 6.1 The garage has been converted to an ADU. The addition matches the historic home closely, using a like historic design. It is also adequately larger now and using a subtle light of new, impacting the integrity of the site and primary resource.

6-2 Cape Charles Historic District Design Guidelines Chapter 6

Cape Charles Historic District Design Guidelines Chapter 6 6-3

Content Preview –

6. Accessory Structures (Board Review)

24



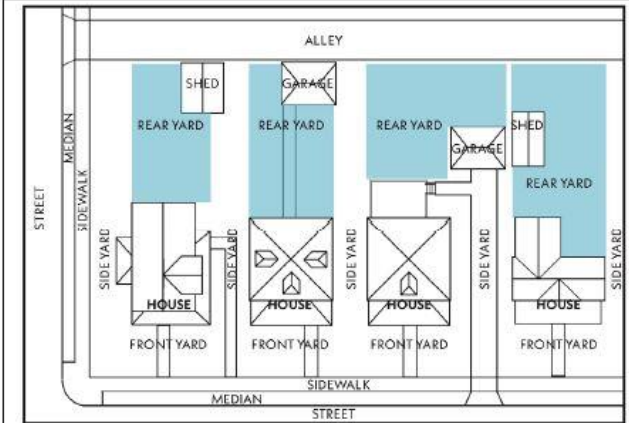


Figure 6.3 • The diagram above shows some example areas (marked in blue) that would be appropriate to place a new accessory structure. All plans must be reviewed prior to project initiation.

Content Preview – 6. Accessory Structures (Board Review)

25





Examples of Treatments– 6. Accessory Structures(Board Review)

26

8 SITE FEATURES & APPURTENANCES BOARD REVIEW

8.1 HARDSCAPING (DRIVEWAY, WALKWAYS, & OTHER PAVING)

Hardscaping refers to the hard surface area of a site, including but not limited to parking areas, driveways, walkways, paths, steps, and other paved surfaces. These site features should be in keeping with the historic character of the individual site, as well as the surrounding district.

1. Retain existing historic paving materials. Replace damaged or missing areas of paving with materials that match the original paving.
2. Demolition of historic buildings, structures, or site features for the purpose of adding new hardscaping should be avoided.
3. New parking areas and driveways should be placed at the side and rear of

properties to limit visibility.

4. Appropriate materials for new paving include ribbon paving, gravel or pebble paving, compacted oyster shells, and brick. Concrete is appropriate, but should be scored or exposed aggregate. Asphalt paving should be avoided unless there is historic precedent for the material on the individual site.
5. Parking that is not concealed by adjacent buildings or site features should be screened by landscaping or low knee walls to provide a buffer between the street and the building.

Figure 8.1 - Compacted oyster shells or pebbles or aggregate materials for new driveways. They help mitigate water runoff with their porous surfaces, promoting better drainage.

8.2 FENCES & FREESTANDING WALLS

1. Retain historic fences, walls, and hedges. Replace missing or damaged fencing and walls with new materials that match the historic. If large amounts of historic decorative fencing are missing, carefully salvage the remaining portions to the maximum extent possible and install at the front or prominent sides of a building, and replicate the missing material.
2. For new fencing, the material, style, and height should be in keeping with the character of the associated building's architectural style, as well as the surrounding district. All fencing and freestanding walls should meet the provisions of the Town of Cape Charles Fencing Ordinance, Article VI, Section 4.2.G, Fences and Walls. The guidelines below offer further direction for the Historic District Overlay.

- a. For interior lots, fence height maximums are as follows:
 - i. Rear yard: Not to exceed 6 feet.
 - ii. Side yard: Not to exceed 4 feet.
 - iii. Front yard: Not to exceed 4 feet.
- b. For corner lots, fence height maximums are as follows:
 - i. Rear yard: Not to exceed 6 feet.
 - ii. Side yard: Not to exceed 4 feet.
 - iii. Corner Side Yard: Not to exceed 4 feet.

Figure 8.2 - The above diagram shows the locations for maximum fence heights in a corner lot, left and right interior lot, and right interior lot. It also shows the locations for maximum fence heights in a corner lot, left and right interior lot, and right interior lot.

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8. Site Features & Appurtenances (Board Review)

27

MAXIMUM FENCE HEIGHTS

— NOT TO EXCEED 4 FEET

— NOT TO EXCEED 6 FEET

Content Preview –

8. Site Features & Appurtenances (Board Review)

28

17

Defensible Decision Making

Managing Change

Clarity & Education

Supporting All User Groups

Examples of Treatments— 8. Site Features & Appurtenances (Board Review)

29

Defensible Decision Making

Managing Change

Clarity & Education

Supporting All User Groups

9

ALTERNATIVE MATERIALS

BOARD REVIEW

9.1 ALTERNATIVE MATERIALS

Improper maintenance of historic materials on contributing buildings is not an appropriate reason to consider replacement. See Chapter 4 for maintenance schedules and expectations. If proper maintenance or repair of historic materials is no longer possible, alternative materials proposed for use on historic buildings in the Cape Charles Historic District Overlay will be evaluated by the HODB on a case-by-case basis. In general, alternative materials may be used to replace historic materials when the following circumstances are present:

- The historic material is no longer available; or
- Skilled craftsmen capable of working with or installing the historic material are no longer available; or
- The historic material is inherently flawed; or
- The code requires alterations that result in the removal of historic materials; or
- An unusual circumstance with compelling reason, that ensures all features of the alternate material have the same size, shape, and texture of the original material, and is visually indistinguishable from the original material from any public right of way.

Figure 9.1 – Vesp ridge is not impervious to water infiltration. Above shows where lines of mold have stained the historic siding underneath the vesp ridge. Cutting the historic siding has also changed the window and door profile to appear flat. Alternative materials should be carefully reviewed and considered to avoid detrimental effects such as these.

By: Cape Charles Historic District Overlay Design Guidelines, Chapter 9

EVALUATING ALTERNATIVE MATERIALS FOR USE ON CONTRIBUTING BUILDINGS

IMPACT TO HISTORIC INTEGRITY & SIGNIFICANCE
When historic materials are replaced, the integrity of the property is diminished over time. If enough contributing properties lose their historic materials, the integrity of the overall district is threatened. Therefore, retaining and restoring historic materials is always the best practice to maintain the character of the district. However, when that is not possible for a particular feature on a property, the visual and physical consequences of replacement should be evaluated.

DURABILITY
In general, new materials have a shorter life span than their historic counterparts; once historic materials have been replaced, the property owner enters a shorter cycle of replacement. The durability and performance of a material should be evaluated to ensure that it will not require replacement again in short order. Some new materials have not been sufficiently evaluated for their durability and performance over time. Additionally, despite marketing claims, all materials require maintenance and all materials will eventually deteriorate over time.

APPEARANCE
The color, surface texture, reflectivity, and finish of a material comprise its appearance. Changes to the appearance of a material can impact the historic character of a property.

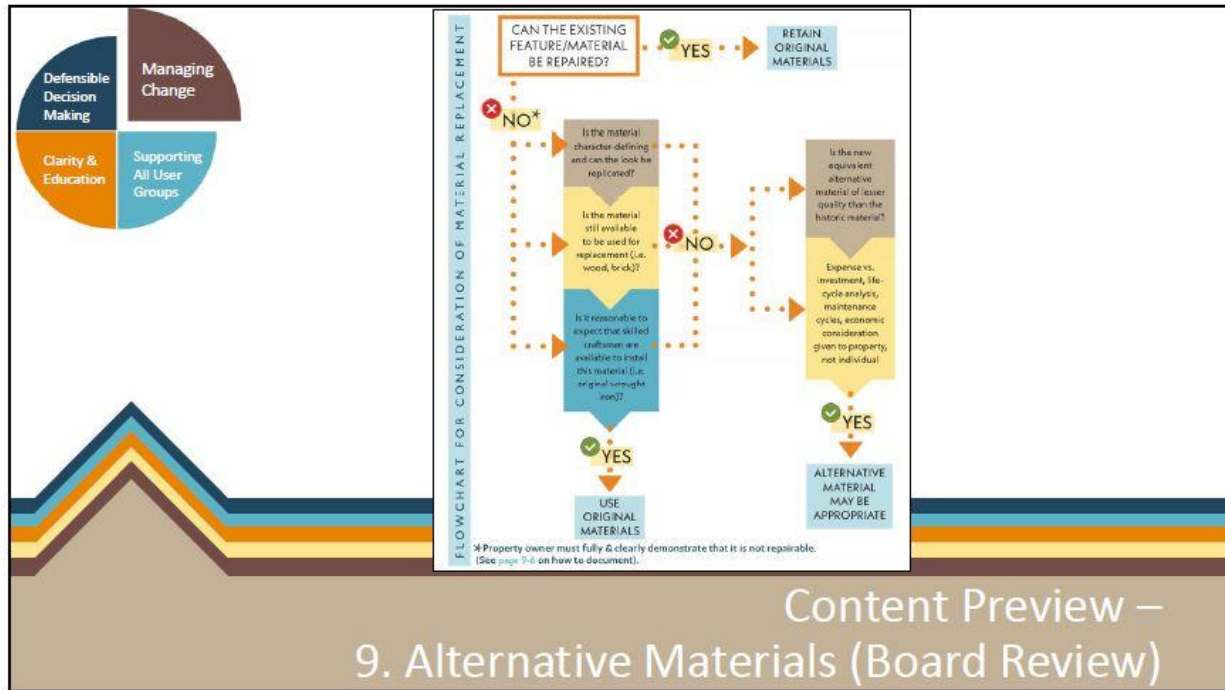
LOCATION/VISIBILITY
The location of the material proposed for replacement can impact whether or not it is appropriate to consider. If the material is highly visible or it will diminish the character of the building or district, it would not be acceptable to replace it; if, however, the location is secondary or minimally visible and would not impact the overall integrity of the resource or district, it may be appropriate.

SUSTAINABILITY
Historic buildings are inherently sustainable, because reuse retains the embodied energy in the existing building stock and the materials used in their construction are of a higher quality than their modern counterparts. It is important to consider the environmental consequences of replacement materials not only does the historic material end up in a landfill – thus losing the embodied energy – but many new materials require significant energy and resources to manufacture, transport, and install.

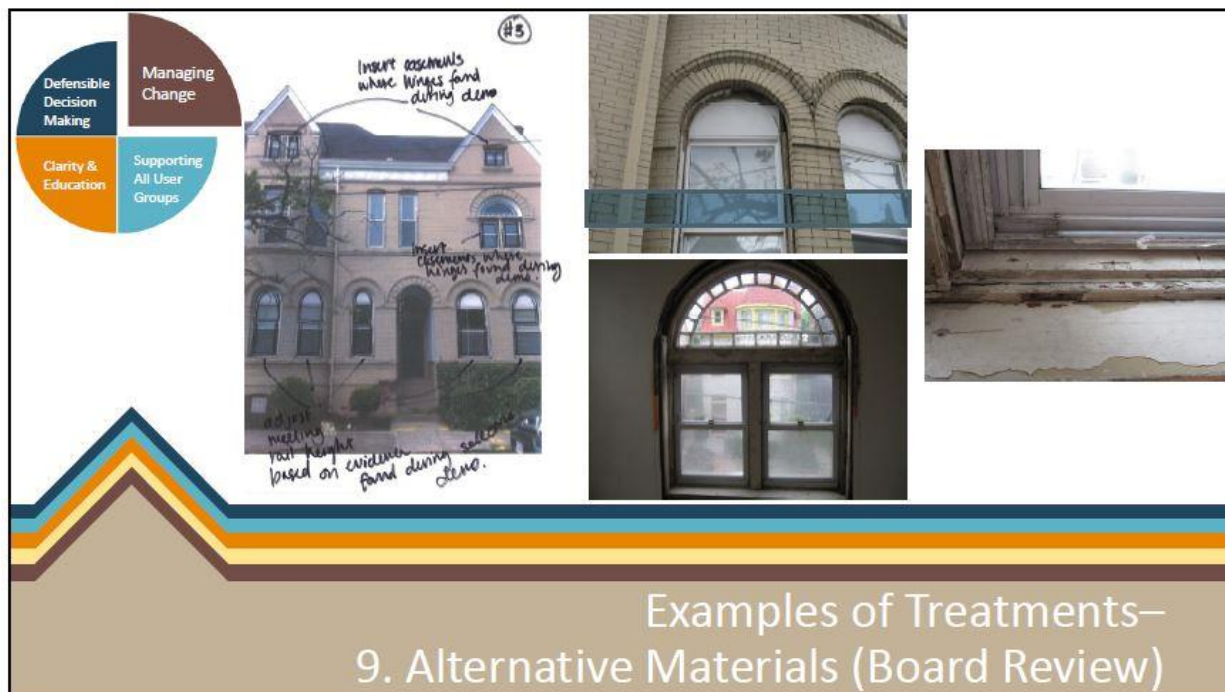
By: Cape Charles Historic District Overlay Design Guidelines, Chapter 9

Content Preview – 9. Alternative Materials (Board Review)

30



31



32

"The few remaining historic wood windows will be retained in place and restored; the are located on secondary elevations and are standard two-over-two double hung sash. All of the existing vinyl windows are located on primary elevations and appear to have historically been decorative and a combination of fixed, single and double hung, as well as casement style wood windows. None of the historic windows that remain provide an appropriate match for the size and style of the now missing historic windows."

CLEAR OPENING DETAILS

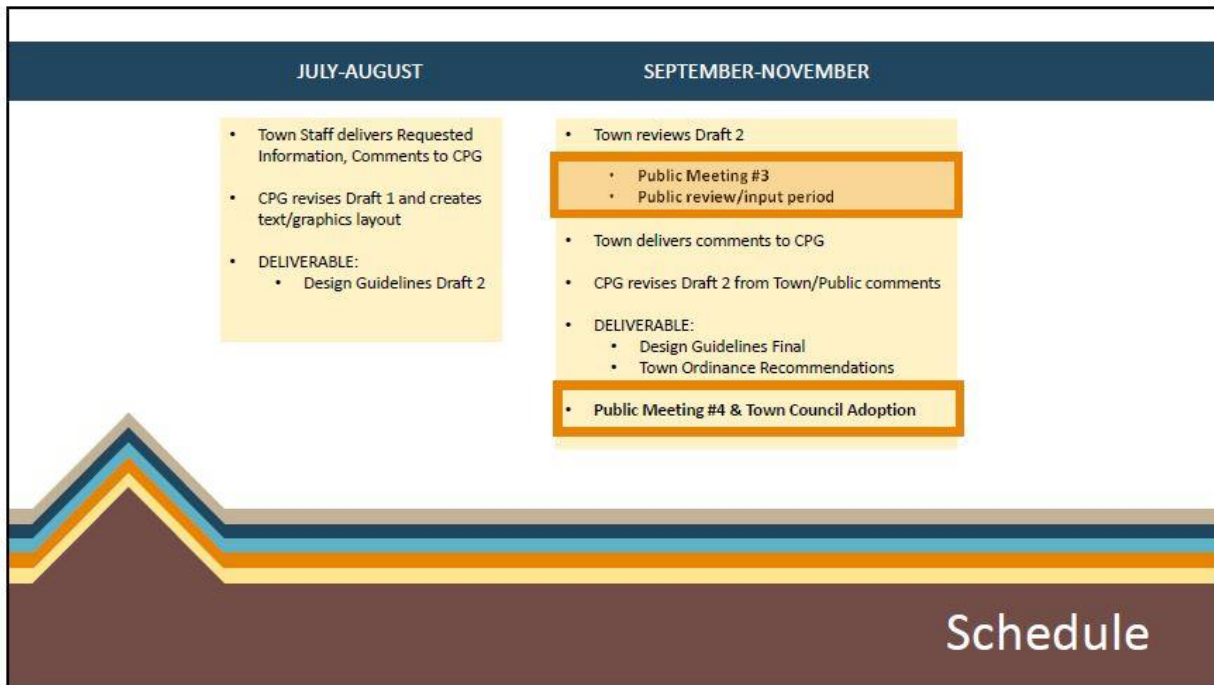
OPERATION POSITIONS

Examples of Treatments— 9. Alternative Materials (Board Review)

33



34



35

**CAPE CHARLES HISTORIC DISTRICT
DESIGN GUIDELINES**

Questions & Discussion

36