

FIG STREET

ARCHITECTURAL DESIGN GUIDELINES

COMMUNITY & CHARACTERISTICS

Although the eastern lots on Fig Street form part of the Bay Creek community, Fig St. acts as a transition, taking lead from the various architectural characteristics found throughout Historic Cape Charles. Appropriate styles can include Georgian and Federal, Vernacular Gothic Revival Cottage, Italianate Vernacular, Vernacular Victorian, front or side-gable houses, Simple Queen Anne, Vernacular Queen Anne, Colonial Revival, Bungalow, and American Four square. For more detailed explanations, see pages 9-14 of the Cape Charles Historic District Guidelines. Additional architectural styles may include Modern Coastal, Classic Tidewater Coastal, Stick Victorian, and Greek Revival. See pages 53-54 of Bay Creek Pattern Book and Design Guidelines.

- Styles referenced from “Historic Cape Charles and the Historic District Guidelines” can be found at <https://www.capecharles.org/files/documents/HistoricDistrict/Guidelines1701021349101817PM.pdf>.
- The Bay Creek Pattern Book and Design Guidelines pages 47-48, 53-58 can be found at https://baycreeklife.com/wp-content/uploads/2021/10/Bay-Creek_HI-RES_WEBSITE_10.06.2021-2.pdf.

KEY AND IDENTIFIED CHARACTERISTICS:

- Gabled, hipped, pyramid, and shed (sloping) roofs are typical.
- Roof materials are architectural shingles, metal, slate, or cedar shakes with slopes ranging from 8:12 – 16:12.
- Lower story roofs may have boxed eaves with exposed rafters
- Decorated cornices, brackets, dentils, egg and dart molded friezes are typical.
- Wood and brick
- Walls may have saddle back, semi-circular, bullnose, or brick-on-edge with brick coping.
- Fences may be painted wooden pickets or painted wrought iron / aluminum.
- Traditional water tables to brick walls and stucco finishes.
- Brick bonds may include Flemish, American bonds with headers every fourth course, or running (stretcher) bonds.
- Siding material is wood or cementitious Hardie plank. Vinyl is not allowed.
- Siding shapes can be scalloped, fish scale, or diamond shingles; lapped; beaded; or German and dropped boards.
- Windows are predominantly double hung. Georgian and Federal are 9 over 9. Victorian and Queen Anne are 2 over 2. Colonial Revival are 6 or 9 over 6. Casements are permitted but designed to enhance architectural style and proportions.
- Federal and Colonial styled homes must have porticos.
- Victorian and Queen Anne styled homes generally have one story, full-width, wraparound porches.

Minimum Square Footage: Fig Street shall have a minimum heated living area of 2,200 square feet (not including any room over the garage)

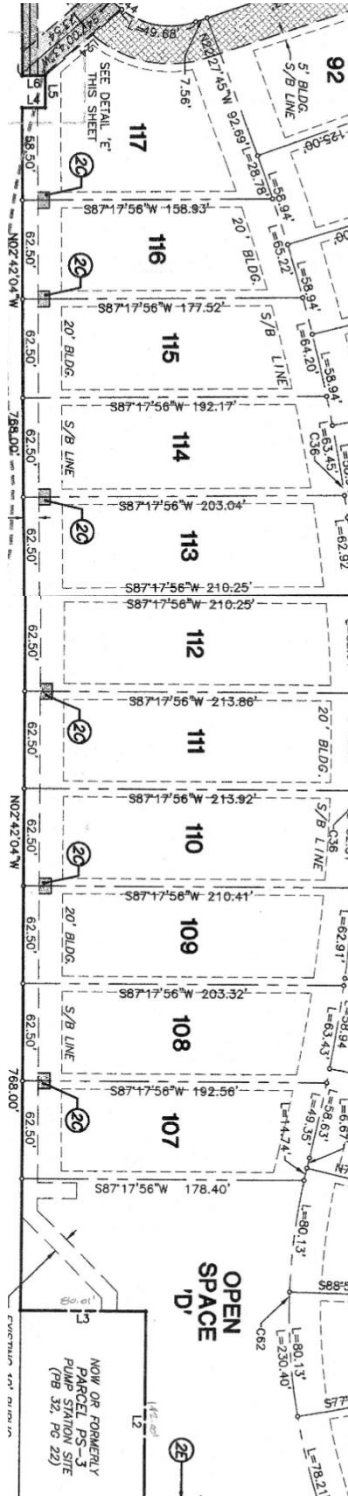
Sidewalks: A street sidewalk exists and will remain in place. New driveways will meet the existing elevation of the sidewalk. Driveway and sidewalk materials shall comply with Section 9 of the Bay Creek Design Guidelines.

Floor Elevations: All homes shall be built with a crawl space or raised slab to a minimum of 24” above finished grade at elevation, except garage floors which may be 4 inches above adjacent grade.

Height Restrictions: Maximum height for two story buildings is 35’. Two and a half or three story maximum height is 40’.

Garage Doors : Lots have a minimum of two car parking spaces, covered or uncovered. Garage doors are preferred to be single door designs and must have glazing. Side loaded or rear entry are preferred. Door designs shall be appropriate for the house design and architectural pattern.

FIG STREET LOT DIAGRAM



**60-100' WIDE X 150-200' DEEP
(FRONT LOADED)**

MIN. LOT DEPTH: 125'
MIN. LOT WIDTH: 60'
MIN LOT SIZE: 7,500 SF

FRONT SETBACK: 25'
-(10' UTILITY EASEMENT)
REAR SETBACK: 20'
SIDE SETBACK: 5'

MAX BUILDING HEIGHT: 35' OR 40'
MIN. DISTANCE
BETWEEN STRUCTURES: 10'

SERVICE YARD SETBACK: MIN. 3'

APPROPRIATE HISTORIC & CLASSIC ARCHITECTURAL PATTERNS



Georgian
1730-1780



Federal
1730-1780



Vernacular Gothic Revival
1840-1880



Italianate Vernacular
1840-1885



Queen Anne
1880-1910



Colonial Revival
1880 - 1955



Bungalow
1905 - 1930



American Foursquare
1880 - 1955



Stick Victorian
1860 - 1890



Greek Revival
1825 - 1860



Classic Tidewater
1700 - 1850



Modern Coastal
1870 - Today

This document shall be read in conjunction with the Bay Creek Pattern Book and Design Guidelines, drawing first from the Marina Village East guidelines when not addressed here.

<https://baycreeklife.com/arc/>