

# **UPDATE ON DERELICT STRUCTURES IN CAPE CHARLES**

**September 1, 2025**

**Prepared by  
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Planning and Zoning Administrator Katie Nunez***



- Since 2022, the Building Official and Planning & Zoning Administrator have joined efforts in addressing derelict structures in the Historic District and have worked with several property owners in getting them to willingly address renovations to the exterior of the house without having to initiate enforcement action.
- We have also issued Notices of Violation for Demolition by Neglect when the property owner has not been receptive to our initial outreach efforts to remedy properties in severe neglect.
- This presentation is to provide a status report on the outstanding or in-progress violation cases as well as the recent outreach initiated or Early Intervention on properties that are heading toward a classification of “Demolition by Neglect” unless steps are taken now to stop the deterioration.
- The time involved and the lack of response from the property owner has certainly contributed to many of these cases still being open and unresolved. To date, our approach has been focused on having the property owner remedy the situation. However, the Town may be compelled to advance the funds needed to remedy these properties and recoup these funds through a tax lien on the property. If so, then we will be making a separate presentation in the fall to the Town Council if a budget appropriation should be established to handle these Demolition by Neglect cases.

# COMPLETED DEMOLITION BY NEGLECT CASE

**FINISHED**

426/428 RANDOLPH AVENUE



On left, original look of the duplex structure.

In middle, some initial exterior work has been completed but still needs more TLC. Working with property owner now and work will be commencing May 2023.

On right, exterior work is finished.

# COMPLETED NOTICE OF VIOLATION CASE

**Finalized**

542 Jefferson  
Street

## 10/15/2021- Unauthorized Demolition of the House



House Pre-Demolition 2020



Lot Immediately after  
Demolition - 10/13/2021



House in mid-construction  
as of July 1, 2024



Completed July 2025

# VIOLATIONS IN PROGRESS of Rehab/Renovation FROM 2023/early 2024

**Substantially  
Completed**

1 Fig Street

Demolition and Remediation Work Completed; Project Stopped – Enforcement Action imposed in July 2024 to restore the building envelope and get it fully enclosed to the elements.



Building Permit completed to install roof, windows, doors.

Certificate of Appropriateness for said work almost completed – grill work on second story windows must be restored/returned. Rear windows have been boarded up instead of being replaced to allow the property owner a limited opportunity to reach a sales agreement that a new owner may seek to have an addition on the rear of this building.

# IN PROGRESS – DEMOLITION BY NEGLECT 619 Mason Avenue

## Property Information:

- Property was purchased by Ware Neck Properties (Kerry Shackelford) on 9.19.2023, who has historic renovation experience
- Cleaned out the interior of 619 Mason Avenue
- No Notice of Violation has been issued on this property; rather, Town has been working cooperatively with the owner to remedy this property.
- Building Permit issued on 8/21/2024 for full renovations of the structure. Exterior and Interior Work still ongoing.



# EARLY INTERVENTION CASES

**IN SUMMER 2024, THESE PROPERTIES WERE CONTACTED ABOUT POSSIBLE VIOLATIONS OF DEMOLITION BY NEGLECT**

- **115 Fig Street**
- **122 Pine Street**
- **400 Jefferson Avenue**
- **636 Madison Avenue**
- **649 Monroe Avenue**



## **RESPONSE AND ACTION TO DATE**



TOWN STAFF IS WORKING WITH ALL OF THE PROPERTY OWNERS ON PLANS OF ACTION TO CORRECT THE DEFICIENCIES. THE OUTREACH AND PROPERTY OWNER RESPONSE HAS BEEN LESS THAN POSITIVE AND WE ARE STILL DEALING WITH SEVERAL OF THESE PROPERTIES TO BRING THEM INTO COMPLIANCE WITH THE BUILDING CODE AND THE TOWN ZONING ORDINANCE AND HISTORIC DISTRICT GUIDELINES AND ARE NOT SEEN AS A BLIGHT ON THE NEIGHBORHOOD.

# 115 FIG STREET – RESOLVED



## 115 Fig Street

Notice of Violation Letter  
issued on 6/12/2024

Property owner  
responded 7/12/2024 &  
will complete the  
following work:

- (1) replace all missing and broken weather boarding;
- (2) replace porch flooring;
- (3) cover opening in attic window;
- (4) paint weather boarding and plywood covering window openings; and
- (5) cut down & remove all tree branches and bushes.

**JUNE 2025**



**MAY 2024**



## **122 PINE STREET ONGOING CASE**

**AUGUST 2025**



### **122 Pine Street**

**Notice of Violation issued on 6/24/2024 to address the brick, remove the vines and bushes growing on and adjacent to the house and the general appearance (windows and doors – need to be secured and replaced)**

**Property owner responded on 7/30/2024 – will remove the vines/bush immediately. Need until end of year to finish brick work, etc.**

**THIS PROPERTY HAS NOT PROGRESSED AT ALL.**

# 400 JEFFERSON AVENUE ONGOING CASE

## 400 Jefferson Avenue

Notice of Violation issued on 6/12/2024 – need to address (1) general condition of the building, including the absence of a front door (boarded up with a sheet of plywood for many years), trim damage and deterioration around the roof and windows; encroaching landscape/trees/bushes alongside the house; (3) peeling and deteriorated siding on the structure; and (4) cessation of feeding of feral cats on the property and boarding up of all openings into the structures.

Property owner responded on 8/19/2024 with Plan of Action as follows:

1. Clean out of both buildings by September 30, 2024
2. Repair trim and damage of roofs by September 30, 2024
3. Replace 5 x 12 wood siding by October 15 (permit required)
4. Repair and replace windows by October 30 (permit required)
5. Repair front of 402 Jefferson Avenue (Plywood T-11 Siding panel) by November 15 (permit required)
6. Repair and replace building doors at 402 Jefferson Avenue by November 30, 2024 (permit required)
7. Paint entrances and other necessary work by December 15.

**Nominal work has progressed on this property.**

**MAY 2024**



**AUGUST 2025**



# 636 MADISON AVENUE ONGOING CASE

## 636 Madison Avenue

Notice of Violation issued on 6/12/2024 – roof damaged  
The property owner responded and provided the structural engineer's report – building is sound; roof needs to be replaced.  
Certificate of Approval – Administrative: issued on 8/14/2024

No building permit for reroofing has been applied for or issued as of October 10, 2024.

The owner has completed reroofing without obtaining the necessary building permits. The Code Official has contacted the owner to come into compliance and receive a Building Permit.



Old Pictures

New Picture as of 9/10/2025

# 649 MONROE AVENUE ONGOING CASE

Notice of Violation issued on 6/12/2024 re: deteriorating paneling/siding and need to provide full report on structural condition of the house.

Property owner responded on 7/11/2024 indicating that they plan on gutting and renovating the whole house - looking to retain architect/contractor by October 2024 timeframe (contingent upon sale of their other two properties at 22389 Seaside Road & 525 Monroe Avenue.

Staff has been in communication with the property and their architect and has provided preliminary comments on a proposed renovation plan; however, communication has ceased since May 2025 and no application has been filed with the Historic District Review Board





**Both the 4 open and active Violation Cases and the “Early Intervention” cases take a significant amount of staff time and effort to communicating with the property owner, reaching approval of the plan and obtaining all necessary permits, and then monitoring and ensuring the projects stay on track to the anticipated calendar.**

**Therefore, the departments will not be taking on any additional properties until we can bring to completion the list of properties outlined in this presentation. The only exception would be for an unforeseen emergency or act of God from a weather event.**

**If someone has a particular property that they are concerned with the condition of the structure, please e-mail or contact the Building and Planning Departments and provide that information to us and we will conduct an inspection of the property and would most likely classify for a future enforcement effort as soon as the list is whittled down from the current case load.**

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# POSSIBLE PROPERTIES FOR NEXT ROUND

*as of 8/15/2025*

**537 Tazewell Avenue – Larry Veber**

**616 Monroe Avenue – Paul Franklin Russell, Jr. (*Freshwater Frank*)**

**623 Jefferson Avenue – Lisa Watts**