



Packet Guide

This is not the agenda.

Please click each agenda item below to link directly to the corresponding staff report and application.

B. Consent Agenda

1. [Submit for BAR record: Front railing at 430 N. 1st Street \(BAR 18-07-02\)](#)

2. [Certificate of Appropriateness Application](#)
BAR 20-07-01
119 W. Main Street (Bizou)
Tax Parcel: 330260000
Owner: Walters Building, LLC
Applicant: Tim Burgess
Fence at rear of building

3. [Certificate of Appropriateness Application](#)
BAR 20-07-02
105 E. Main Street (101-111 E. Main Street)
Tax Parcel: 330248000
Owner: First and Main Charlottesville LLC
Applicant: Christie Haskin/Woodard Properties
Install door at window opening

4. [Certificate of Appropriateness Application](#)
BAR 20-07-03
120 Oakhurst Circle
Tax Parcel: 110025000
Owner: Tenth and Main, LLC
Applicant: Bill Chapman
New driveway and parking

C. New Items

5. [Certificate of Appropriateness Application](#)
BAR 20-07-05
320 W. Main Street
Tax Parcel: 290018000
Owner: 320 West Main LLC
Applicant: Robert Nichols/Formwork Design
Exterior alterations and signage

6. [Certificate of Appropriateness Application](#)
20-07-04
518 17th Street NW
Tax Parcel: 050066000
Owner: Charlottesville VA House Corp – Alpha Phi
Applicant: George Stone
Replace slate roof
7. [Certificate of Appropriateness Application](#)
20-07-06
411 1st Street N
Tax Parcel: 330107000
Owner: Andrea and Reidar Stiernstrand
Applicant: Julie Kline Dixon/Rosney Co. Architects
New door at window opening
8. [Certificate of Appropriateness Application](#)
20-07-07
422 1st Street N
Tax Parcel: 330100000
Owner: NONCE, LLC
Applicant: Julie Kline Dixon/Rosney Co. Architects
Addition to residence
9. [Certificate of Appropriateness Application](#)
20-07-08
418 E. Jefferson Street (Renaissance School)
Tax Parcel: 530040000
Owner: 18 East Jefferson Street, LLC
Applicant: Bill Adams/Train Architects
Window repairs and replacements
10. [Certificate of Appropriateness Application](#)
20-07-10
506 Park Street
Tax Parcel: 530123000
Owner: Presbyterian Church Ch'ville Trust
Applicant: Karim Habbab/BRW Architects
Addition to Fellowship Hall

Submission for BAR record: Front railing at 430 N. 1st Street (BAR 18-07-02)

On July 17, 2018, the BAR approved the following CoA application.

Certificate of Appropriateness Application

BAR 18-07-02

430 North 1st Street; Tax Parcel 330088100

George and Austine Howard, Owner/ Scott Weiss, Applicant

Addition and Modifications

Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and for Rehabilitations, I move to find that the proposed new additions and modifications to the original house satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted with the following modifications:

- Proposed railing detail must be submitted to staff to be circulated to the BAR for approval.
- Photos showing proposed brick next to existing brick to be submitted to staff to be circulated to the BAR for approval.
- Color choices to be submitted to for administrative approval.
- The BAR does not approve the request to paint the existing exterior brick.

Lohendro seconded. Approved (7-0).





Certificate of Appropriateness Application

BAR 20-07-02

105 E. Main Street (101-111 E. Main Street)

Tax Parcel: 330248000

Owner: First and Main Charlottesville LLC

Applicant: Christie Haskin/Woodard Properties

Install door at window opening

[Contents \(Click to link directly to PDF page\)](#)

- [Staff Report](#)
- [Staff Photos](#)
- [Historic Survey](#)
- [Application](#)

[Link back to Packet Guide.](#)

**City of Charlottesville
Board of Architectural Review
Staff Report
July 21, 2020**



Certificate of Appropriateness

BAR 20-07-02

105 E. Main Street

Tax Parcel: 330248000

Owner: First and Main Charlottesville LLC

Applicant: Christie Haskin/Woodard Properties

Install door at window opening



Background

Year Built: 1916

District: Downtown ADC District

Status: Contributing

101 and 105 East Main Street are two abutting commercial buildings on Charlottesville’s Downtown Mall, both constructed in 1916. The two three-story buildings are clad in pressed brick, and each has two bays of paired sash windows on the upper floors. The east building (105 East Main Street) is crowned with a marble tablet, inscribed “Allegree-Flannagan Building, 1916.”

Prior BAR Review

There have been previous requests to demolish these buildings in 1988 (Jefferson National Bank), 1997 (Wachovia Bank), and 2000 (D&R Development Company).

March 2000 – D&R Development Company submitted an application to demolish four buildings. BAR voted 7-2 to deny application. D&R filed an appeal to City Council but did not pursue it.

June 2000 – The BAR deferred four separate requests for demolition, and requested that the City hire an impartial engineering firm to evaluate the feasibility of using the properties.

August 2000 – The BAR denied the four requests for demolition based on the engineer’s report.

September 18, 2000 – BAR denial appealed to City Council. Council voted to deny the request to demolish except for: (a) 107 E. Main Street; (b) the two-story structure attached to and located

behind 105 E. Main Street; and (c) all of the building at 111 E Main Street except for its E. Main Street façade. This demolition permit has expired.

Application

- Submittal: Woodard Properties summary dated June 26, 2020: Photo illustration at rear window, location map with building photos, and illustration of proposed new door and side lite (three pages).

Request to remove the existing window and metal grate and install into the opening a new entry door with side lite.

Recommendations and Discussion

This opening is at the rear elevation of the building and will accommodate use of the interior space. Staff recommends approval of this CoA with the following conditions:

- Retain and store the existing window and metal grate, should the opening be later restored.
- The existing masonry opening—width, height and arch--is not altered other than below the existing window.
- Provide cut sheets of the proposed door, side lite, frame, and hardware.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window removal and new door installation satisfies the BAR’s criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted with the following conditions:

- Applicant to retain and store the existing window and metal grate, should the opening be later restored.
- The existing masonry opening—width, height and arch--is not altered other than below the existing window.
- Provide to staff for the BAR archives cut sheets on the proposed door, side lite, frame, and hardware.

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed r window removal and new door installation does not satisfy the BAR’s criteria and is compatible with this property and other properties in the Downtown ADC District, and that for the following reasons the BAR denies the application as submitted for the following reasons:...

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Rehabilitations

C. WINDOWS

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.

- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

L. Rear of Buildings

The area behind commercial buildings is often forgotten and neglected. This area may be a utilitarian space for deliveries and storage of discarded goods. However, in some cases the rear of the building may provide the opportunity for a secondary entrance, particularly if oriented to a public alley. The appearance of the back area then becomes important to the commercial district and to the individual business. Customers may be provided with direct access from any parking area behind the building. In these cases, the back entrance becomes a secondary entrance to the store and is the first contact the customer makes with the business.

- 1) Meet all handicapped accessibility requirements.
- 2) Consolidate and screen mechanical and utility equipment in one location when possible.
- 3) Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.
- 4) Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.
- 5) Note building and ADA codes when and if changing dimensions or design of entrance.
- 6) Windows define the character and scale of the original façade and should not be altered.
- 7) If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.
- 8) If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.
- 9) Remove any blocked-in windows and restore windows and frames if missing.
- 10) Security grates should be unobtrusive and compatible with the building.
- 11) Avoid chain-link fencing.
- 12) If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen, and maintain the character of the original window's appearance from the exterior.
- 13) Ensure that the design of the lighting relates to the historic character of the building.
- 14) Consider installing signs and awnings that are appropriate for the scale and style of the building.
- 15) Design and select systems and hardware to minimize impact on the historic fabric of the building.
- 16) Ensure that any fire escapes meet safety regulations and that no site elements inhibit proper egress.
- 17) Ensure that any rear porches are well maintained; and if used as upper floor entrance(s), are well lit and meet building codes while retaining their historic character.

105 East Main Street
Staff Photos



Figure 1: View from East Market Street to lot behind 105 East Main Street.



Figure 2: Oblique view towards rear of 105 East Main Street and window proposed for door conversion.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 105 & 107 West Main Street
 Map and Parcel: 33-256, 33-257
 Census Tract & Block: 1-312
 Present Owner: Pappas Y Makris/Rausch-Stine Real Estate
 Address: 107 W. Market St.
 Present Use: Bar and Retail Store
 Original Owner: Letterman Company
 Original Use: Department Store

BASE DATA

Historic Name: Letterman Building
 Date/Period: 1899, 1911
 Style: Victorian
 Height to Cornice:
 Height in Stories: 3
 Present Zoning: M-1
 Land Area (sq.ft.): 6045
 Assessed Value (land + imp.): 105,100

ARCHITECTURAL DESCRIPTION

The Letterman Company building is of no identifiable style, but rather a good example of late Victorian eclecticism. Above the periodically altered ground-floor display windows of the two businesses in the separate halves, the building presents a four-bay, two-storey facade: two arched central bays are flanked by projecting pavillions. Construction is of grey, pressed brick (painted red on the No. 107 side). Three projecting courses alternating with two inset create the appearance of rusticated banding across the facade. In the flanking pavillions, a single, one-over-one-light sash window with rectangular transom light is located at the second floor, and a square single-pane half-window lights a low third-storey. Both second and third floor windows are covered with large, rusticated brick jack arches above granite lintels. Central bays are formed by a large, shallow bay window which reaches to the third floor and which then continues above the third floor level as a semi-circular thermal window. A brick surround borders the window, inset below an arch of molded brick supported on pilasters. Pilasters are of rusticated brick with a short fluted section capped by a pseudo-classical capital at the top. A heavy, ornate, classical style cornice with shaped modillions crowns the facade on a parapet wall. A shed roof of standing-seam tin drains gently to the First Street side. With the exception of the rebuilt corner section (about 25 feet square) the building extends back along First Street as a two storey structure. Before alterations in 1911, the Letterman building extended a full six bays - four central arches flanked by the corner pavillions.

HISTORICAL DESCRIPTION

When the Letterman Company formed in January 1899, S. Letterman sold to the company the lot he owned on the north-west corner of Main and First Streets (City DB 9-222). Simultaneously, the Letterman Co. deeded the property in trust to John M. White as security for a total of \$25,000 in bonds (DB 9-224, DB 9-232) probably at least partially a construction loan. Tax records of 1900 note a "building added". The building sold in May 1911 at auction for debts due under the above deeds of trust, and Isaac Hutzler was high bidder (DB 22-269). Hutzler made substantial changes, removing two of the four central, arcaded bays and moving the eastern (corner) pavillion over in their place. The corner lot (#101, 27' 10" width) was then sold to the Jefferson National Bank (DB 22-311), who built a new facade but left the rear intact. The remainder of the Letterman Building was divided in two and sold separately in 1913 and 1914 to W. T. Walp (#105, DB 25-367) and to T.C. Conlon (#107, DB 26-432). Walp operated a department store at #105 until 1926, when he rented, and eventually sold in 1945 (DB 122-402) to William Pappas, who opened the "New York Billiard Parlor" now more commonly known as "The Brass Rail". Gus Pappas now owns and operates his father's business at #105, while the most recent tenant of #107 is "Joe The Motorists' Friend".

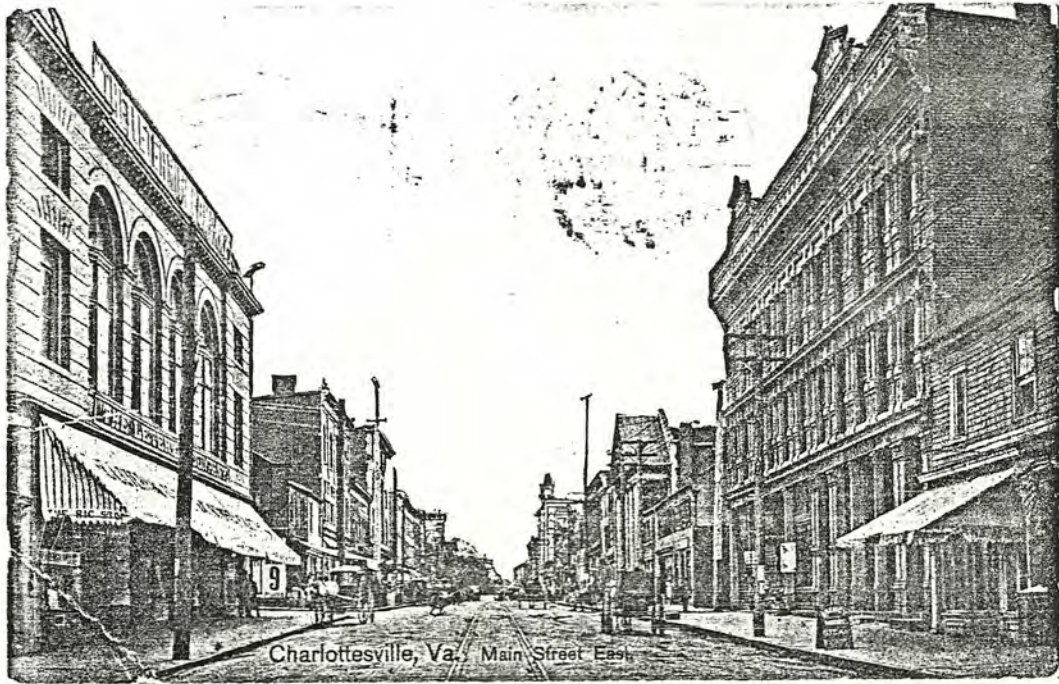
GRAPHICS

CONDITIONS

Fair

SOURCES

City Records



Main Street, Charlottesville Va.

Alderman Library - Manuscripts Room
Photo files:
Charlottesville:
First Folder - Postcards ca. 1900



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name First and Main Charlottesville LLC Applicant Name Christie Haskin, Woodard Properties
Project Name/Description 105 East Main Street; Rear window to egress door Parcel Number 330248000
Project Property Address 105 East Main Street, Charlottesville, VA 22902

Applicant Information

Address: 105 East Main Street, Charlottesville, VA 22902

Email: christie@woodardproperties.com

Phone: (W) N/A (C) 757-647-3303

Property Owner Information (if not applicant)

Address: First and Main Charlottesville LLC
224 14th Street, Charlottesville, VA 22903

Email: anthony@woodardproperties.com

Phone: (W) 434-971-8860 (C) 434-989-6739

Do you intend to apply for Federal or State Tax Credits
for this project? No

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

CHaskin 6/2/2020
Signature Date

Christie Haskin 6/2/2020
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

AKWoodard 6/2/2020
Signature Date

Anthony Woodard 6/2/2020
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
Replacing an existing window in the rear of the building with a door for egress.

List All Attachments (see reverse side for submittal requirements):
Image of the existing conditions and an elevation of the intended door system

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

105 E Main Street

6/26/2020

Our Intent: To install a door into an existing window opening.

Door specification 3rd page



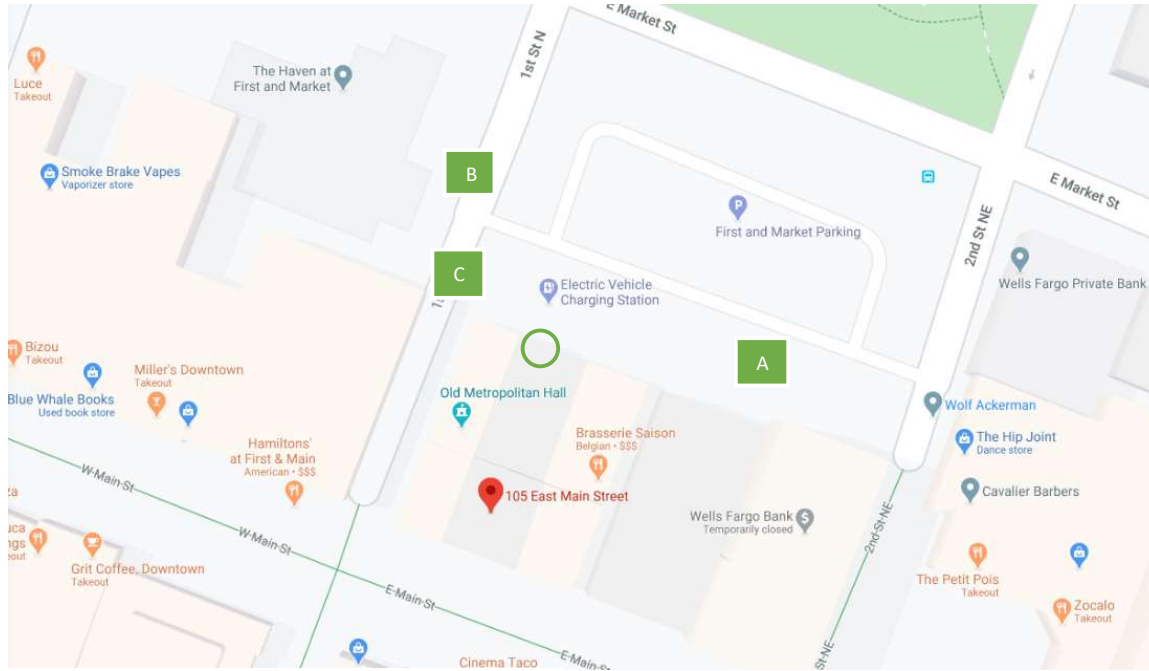
Current



New

For illustration only.
See page 3 for door detail.

105 E Main Street



Project location and views



View A



View B



View C

105 E Main Street



White

Single Panel

Steel Construction

Security Glass

Certificate of Appropriateness Application

BAR 20-07-01

119 W. Main Street (Bizou)

Tax Parcel: 330260000

Owner: Walters Building, LLC

Applicant: Tim Burgess

Fence at rear of building

[Contents \(Click to link directly to PDF page\)](#)

- [Staff Report](#)
- [Staff Photos](#)
- [Historic Survey](#)
- [Application](#)

[Link Back to Packet Guide](#)

City of Charlottesville
Board of Architectural Review
Staff Report
July 21, 2020



Certificate of Appropriateness Application

BAR 20-07-01

119 West Main Street

Tax Parcel 330261000

Walters Building, LLC, Owner; Tim Burgess and Vincent Derquenne, Applicants

Wood fence at rear of building



Background

Year Built: 1898 (117-121 West Main)

District: Downtown ADC

Status: Contributing

The Walters Building accommodated numerous tenants in the early twentieth century, including a furniture store, a hardware store, and a china store. Later in the century, the building housed a Piggly-Wiggly grocery store. The pressed-brick building has storefronts on both its south and west elevations, standing three stories tall at the front and dropping to two stories in the rear. Traces of old signs painted on the south façade are still visible. (Historic survey attached.)

Prior BAR Actions

None.

Application

- Submittal: Plan view and elevation sketches, photographs of proposed fence design and stain color, and gate hardware.

Request for CoA to install sections of wood fencing at the rear of the building.

Discussion

Staff recommends approval as a Consent Agenda item with the condition that the fence height does not exceed 6'-0".

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed fencing satisfies the BAR’s criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted with the following conditions:

- Fence height will not exceed 6’- 0”.
- Fence will be either painted or have an opaque stain—color to be submitted to staff prior to application.

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed fencing does not satisfy the BAR’s criteria and is not compatible with this property and other properties in the Downtown ADC, and that for the following reasons the BAR denies the application as submitted:

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City’s Design Guidelines.

Pertinent Design Review Guidelines for Site Design

C. Walls and Fences

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
- 3) Match old fencing in material, height, and detail.
- 4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
- 5) For new fences, use materials that relate to materials in the neighborhood.
- 6) Take design cues from nearby historic fences and walls.
- 7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.

- 8) Traditional concrete block walls may be appropriate.
- 9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
- 10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
- 11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
- 12) Fences should not exceed six (6) feet in height in the side and rear yards.
- 13) Fence structures should face the inside of the fenced property.
- 14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
- 15) Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.
- 16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

Pertinent Design Review Guidelines for Rehabilitation:

L. Rear of Buildings

- 1) Meet all handicapped accessibility requirements.
- 2) Consolidate and screen mechanical and utility equipment in one location when possible.
- 3) Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.
- 4) Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.
- 5) Note building and ADA codes when and if changing dimensions or design of entrance.
- 6) Windows define the character and scale of the original façade and should not be altered.
- 7) If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.
- 8) If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.
- 9) Remove any blocked-in windows and restore windows and frames if missing.
- 10) Security grates should be unobtrusive and compatible with the building.
- 11) Avoid chain-link fencing.
- 12) If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen, and maintain the character of the original window's appearance from the exterior.
- 13) Ensure that the design of the lighting relates to the historic character of the building.
- 14) Consider installing signs and awnings that are appropriate for the scale and style of the building.
- 15) Design and select systems and hardware to minimize impact on the historic fabric of the building.
- 16) Ensure that any fire escapes meet safety regulations and that no site elements inhibit proper egress.
- 17) Ensure that any rear porches are well maintained; and if used as upper floor entrance(s), are well lit and meet building codes while retaining their historic character.

119 West Main Street
Staff Photos



Figure 1: View of lot behind 119 West Main Street. Area to be fenced-in visible through tent.



Figure 2: View of lot behind 119 West Main Street.



Bibb/Spring 1979

IDENTIFICATION	BASE DATA
Street Address: 117-121 W. Main Street	Historic Name: Walters Building
Map and Parcel: 33-260, 261	Date/Period: 1898
Census Track & Block: 1-312	Style: Victorian
Present Owner: Sophia P. Tripolas	Height to Cornice:
Address: 316 Parkway	Height in Stories: 2 1/2
Present Use: Restaurant(##]7), 2 Retail Stores	Present Zoning: B-4
Original Owner: John L. Walters (#119,121)	Land Area (sq.ft.): 49.2' x 137' (6740 sq. ft.)
Original Use: Furniture (?) Store	Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This imposing building is three bays wide and three stories tall at the front, dropping to two stories in the rear below a shed roof covered with standing-seam tin. Construction is of pressed brick laid in stretcher bond on the facade, and ordinary brick laid in 5-course American bond on the Second Street elevation. The facade has a projecting central bay and slightly recessed side bays with corner piers. Traces of old signs painted on the facade are still legible: "Covington & Peyton" stretching across the entire facade between the second and third stories, and vertically between the second storey windows: "Oil Stoves", "Gas Stoves", "Toys", etc. The signs on the eastern half of the building are less legible and appear to have had other signs painted over them at some time. A brick pilaster with base and pedestal, but no capital, divides the first level of the facade into eastern and western halves. Originally there were probably also pilasters at the ends, all with capitals, supporting an entablature above the storefronts, but they no longer exist. The western storefront has tile-faced walls and a recessed entrance loggia. The eastern half is divided into two small storefronts, one of which is noteworthy for its tile-faced walls and semi-dodecadonal-arched entry recess. Windows at the upper level are double-sash, 1-over-1 light, with bands of white concrete that stretch across the entire facade between the corner piers, serving as sills and lintels. At the second level, there are two windows in each side bay and a pair of narrower ones with a fluted pilaster between them in the center bay. Windows at the third level are shorter. There are groups of three in the side bays and two in the

HISTORICAL DESCRIPTION

center bay, all with single engaged Tuscan columns between them. A projecting parapet cornice with heavy scroll brackets is set directly above the windows of the low-ceilinged third storey. Above that, one section of the original roof balustrade remains over the first bay of the Second Street elevation. On the facade, pedestals with finials remain at the corners and on either side of a pedimented panel above the center bay giving the name of the building (with an incorrect apostrophe) in raised letters. The first bay of the Second Street elevation matches the facade, with single windows at the second and third levels. Of the remaining seven bays, each of the first five has a metal sash casement window at the first level. Above the first level, each of the seven bays is recessed between plain piers. Each has a single window at the second level, 2-over-2 light with white concrete sill and lintel extending the width of the bay. There is a recessed panel in place of a window at the third level. The parapet drops one step lower with each bay, the panel diminishing in height correspondingly.

GRAPHICS

W. R. Duke, as trustee for John L. Walters, purchased this lot in 1893 (City DB 4-126). A two-story duplex brick building with parapet gables, built in the mid-1800's, was torn down and the Walters Building erected in 1898. The first level was used as a single large store in the early years: J. H. Montague & Co. (furniture), then a hardware store, then Covington & Peyton (china) in the 1920's. After the Walters family sold it in 1923 (DB 44-152), Jefferson-Lafayette Theatres, Inc., bought it in 1927 (DB 57-317) and subdivided it into two stores. Nick Tripolas and Arthur G. Costan, who had operated the Monticello Lunch there since the late 1920's, bought the eastern half in 1940 (DB 104-314). In 1944 they bought the western half from Frank J. Edwards, who had owned it since 1927 and operated the Piggly-Wiggly Grocery Store there (DB 57-419, 115-352).

Additional References: City DB 39-64, 383-63, WB 19-196.

CONDITIONS	SOURCES
Good	City Records Mrs. Nick Tripolas (Sophia P. Tripolas) A. G. Costan Alexander, <u>Recollections of Early Charlottesville</u> Sanborn Maps - 1896, 1907, 1920, 1969



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72 A
Negative no(s). 33

SURVEY FORM

Historic name <i>WALTER'S BUILDING</i>	Common name <i>MONTICELLO RESTAURANT</i>
County/Town/City <i>CHARLOTTESVILLE</i>	<i>LOVE WIG</i>
Street address or route number <i>117-121 WEST MAIN ST.</i>	<i>BATTEN'S AUTO PARTS</i>

USGS Quad <i>CHARLOTTESVILLE WEST EAST</i>	Date or period
Original owner	Architect/builder/craftsmen
Original use	Source of name
Present owner	Source of date
Present owner address	Stories
Present use	Foundation and wall const'n
Acreage	Roof type

State condition of structure and environs *FAIR*

State potential threats to structure *UPSTAIRS MAY BE VACANT*
 Note any archaeological interest

Should be investigated for possible register potential? yes ___ no

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

*PRESSED BRICK, (RUNNING BOND). 3 STORIES. LOW PITCHED ROOF. 5 BAY,
~~2nd STORY. 3 BAY 3rd STORY.~~ VICTORIAN COMMERCIAL. CA. 1880.
 2nd STORY 1/1 SASH, DOUBLE HUNG. CONTINUOUS STONE SILL & LINTEL.
 CENTER BAY WITH PAIRED WINDOW PROJECTED.
 3rd STORY 1/1 SASH, DOUBLE HUNG. TRIPLE WINDOWS TO EAST & WEST.
 CONTINUOUS STONE SILL. PAIRED AND TRIPLED WINDOWS SEPERATED
 BY ENGAGED COLUMNS. BRACKETED CORNICE. METAL PEDIMENT
 OVER CENTRAL BAY FRAMES RAISED "WALTER'S BUILDING" SIGN.
 117 W. MAIN (MONTICELLO RESTAURANT). CA. 1935. BAKED GLASS OVER
 BRICK. ENTRANCE TO WEST. METAL CORNICE
 119 W. MAIN (LOVE WIG). CA 1935. BAKED GLASS OVER BRICK. RECESSED
 CENTRAL ENTRANCE. METAL CORNICE.
 121 W MAIN (BATTEN'S AUTO PARTS) CA 1940. SHEET METAL & BAKED GLASS OVER
 BRICK. RECESSED CENTRAL ENTRANCE.*

Interior inspected?

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Timothy Burgess Applicant Name Bizco / Walter Bldg LLC
Project Name/Description Back Fence Parcel Number 330260000
Project Property Address 119 W Main St Charlottesville VA 22902

Applicant Information

Address: 119 W. Main St
Charlottesville VA 22902
Email: timothy.burgess@gmail.com
Phone: (W) _____ (C) _____
434 409 0823

Property Owner Information (if not applicant)

Address: ---
Email: _____
Phone: (W) _____ (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? NO

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] 6-26-20
Signature Date
Timothy Burgess
Print Name Date

Property Owner Permission (if not applicant)

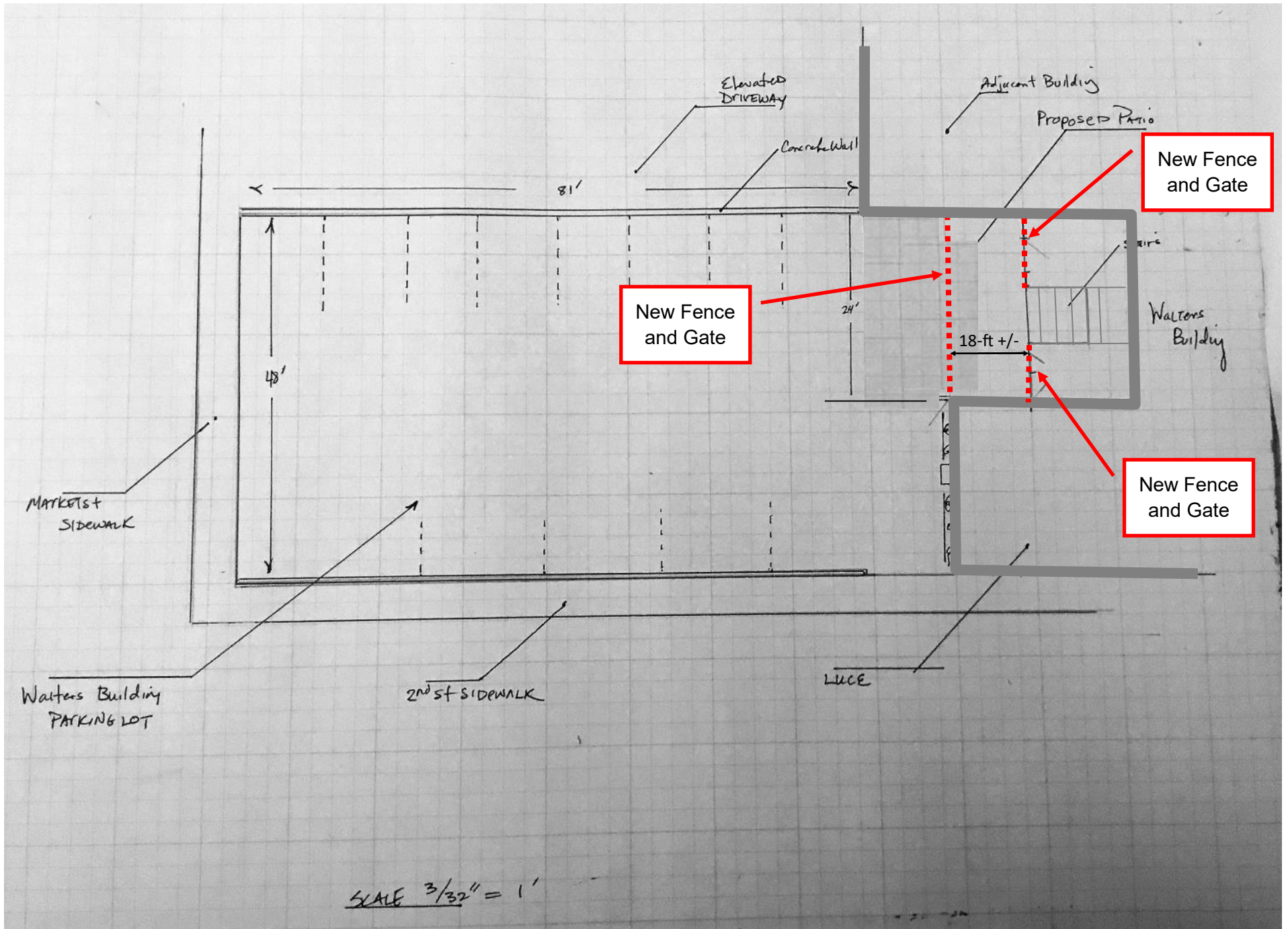
I have read this application and hereby give my consent to its submission.

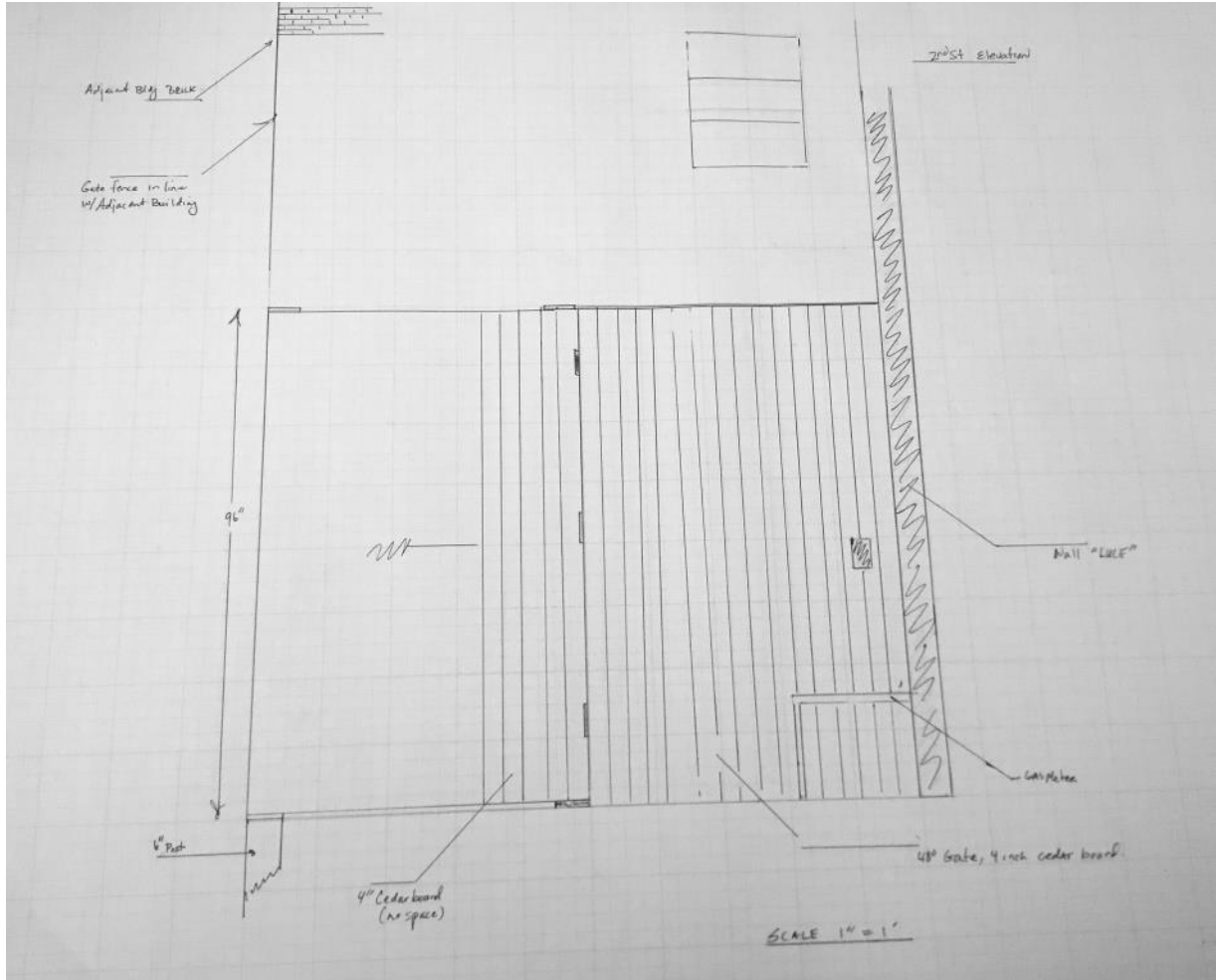
Signature _____ Date _____
Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): Cedar fence to hide AC/ Refrigerator / trash / etc.

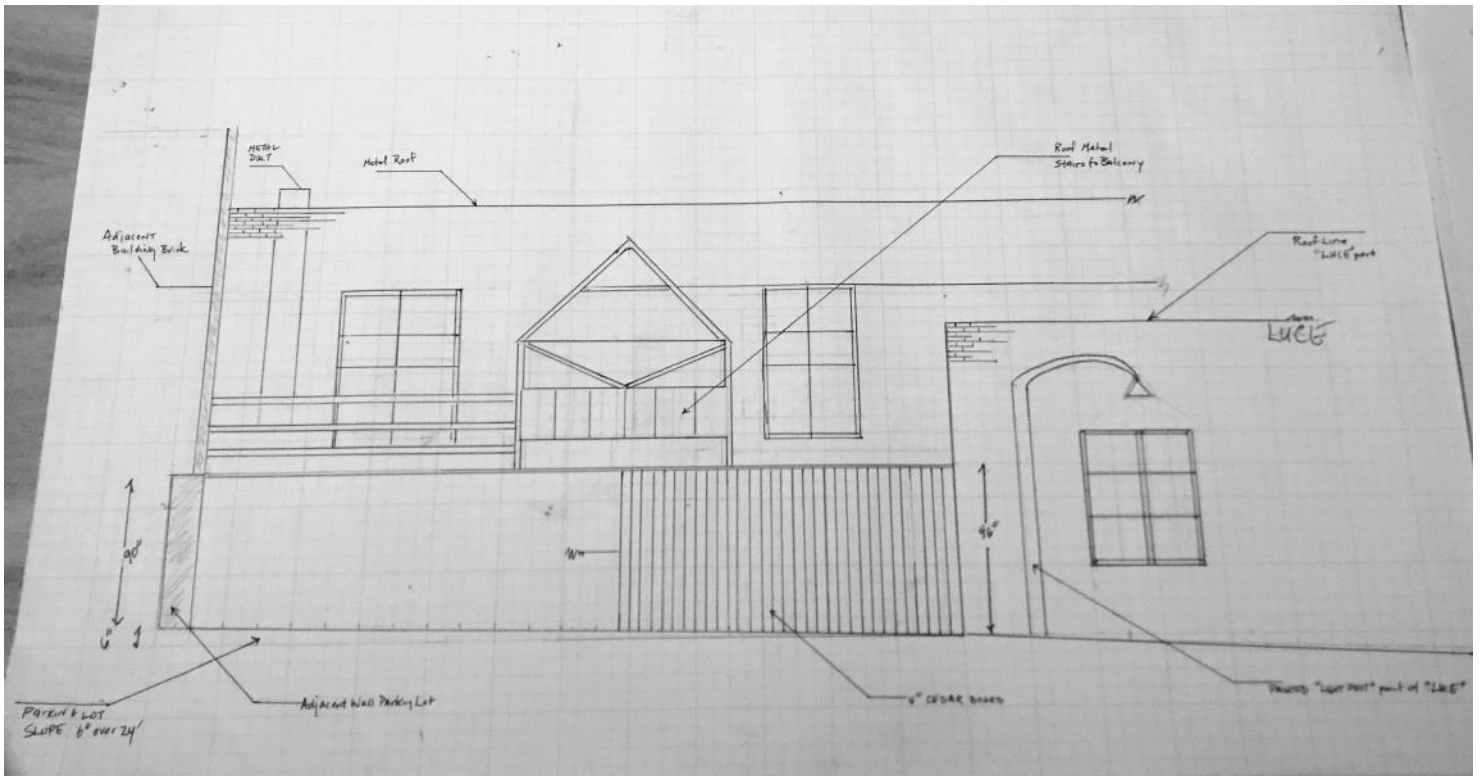
List All Attachments (see reverse side for submittal requirements):

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
Revised 2016	



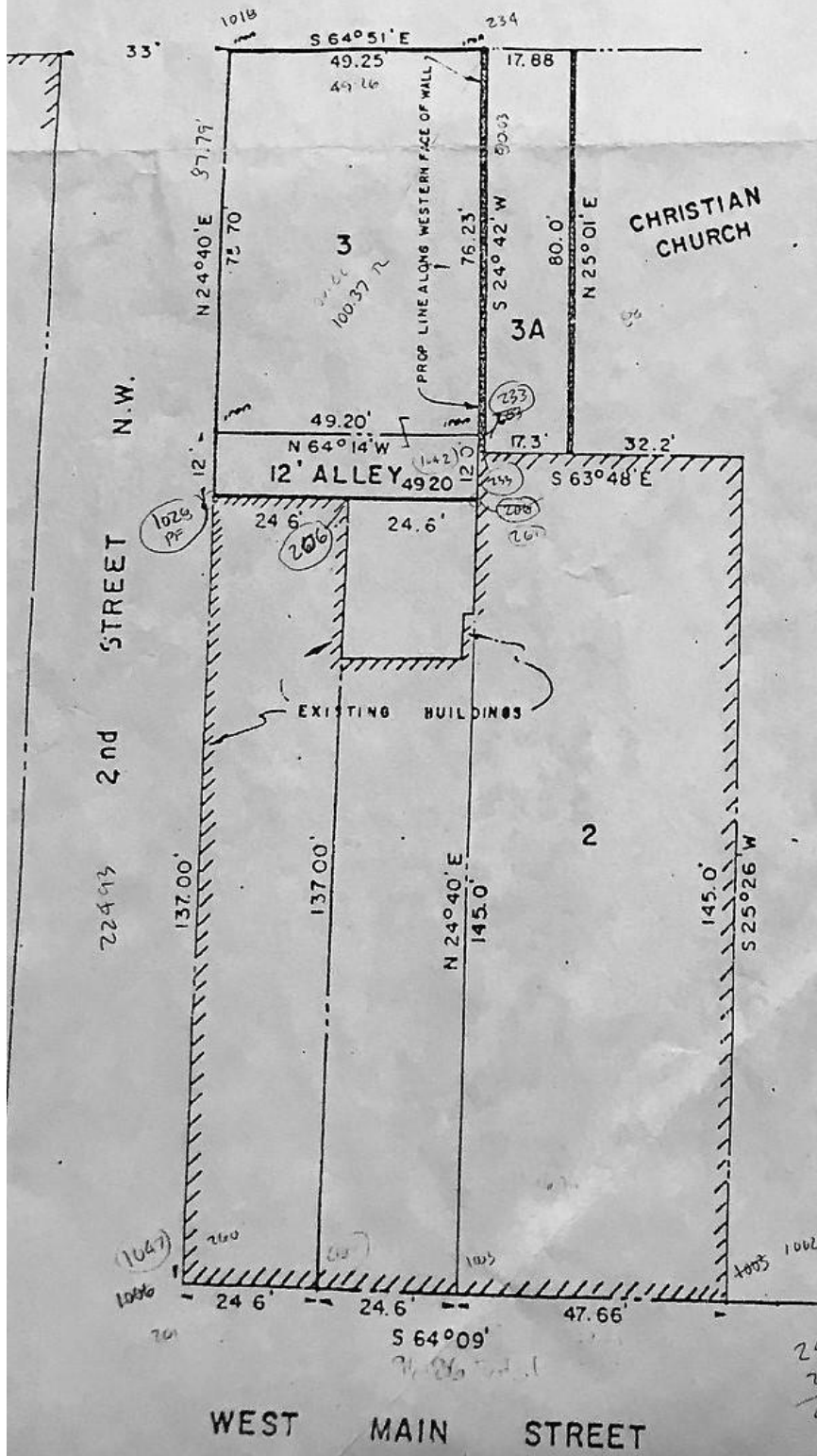


Not to scale



157
12
75.70
224.70
235.10

WEST MARKET STREET
66' WIDE



NOTE: FIELD SURVEY OF LOT 3 WAS MADE THIS DATE. OTHER INFORMATION SHOWN WAS TAKEN FROM PLATS OF RECORD IN
D.B 57 P. 424
D.B 59 P. 263
D.B 88 P. 331

PLAT SHOWING
LOT 3 AND LOT 3A
DIVISION OF LOT 3 AS SHOWN
ON PLAT IN D.B. 88 P. 331

CHARLOTTESVILLE, VIRGINIA
SCALE 1" = 30'
JUNE 1963

B. AUBREY HUFFMAN
ENGINEER
CHARLOTTESVILLE, VIRGINIA.





Certificate of Appropriateness Application

BAR 20-07-03

120 Oakhurst Circle

Tax Parcel: 110025000

Owner: Tenth and Main, LLC

Applicant: Bill Chapman

New driveway and parking

[Contents \(Click to link directly to PDF page\)](#)

- [Staff Report](#)
- [Staff Photos](#)
- [Historic Survey](#)
- [Application](#)

[Link Back to Packet Guide](#)

City of Charlottesville
Board of Architectural Review
Staff Report
July 21, 2020



Certificate of Appropriateness Application

BAR 20-07-03

120 Oakhurst Circle

Tax Parcel 110025000

Tenth and Main LLC, Owner/Bill Chapman, Applicant



Background

Year Built: c1950

District: Oakhurst-Gildersleeve District

Status: Non-contributing (Note: It is a contributing structure to the VLR/NRHP district, but not the local ADC District.)

This modest one-story, three-bay frame house was built around 1950 for Susan W. Clark.

Prior BAR Reviews

None

Application

Submittal: Site Plan, undated.

Request for CoA to construct parking area at rear of parcel, to be accessed by existing driveway on neighboring parcel. New parking surface to be Turfstone pavers. (This is in lieu of the pea gravel noted on the drawing.) Access will require removal of two locust trees and slight regrading of the slope. A 6-ft high wood fence approximately 40-ft in length will be constructed on the south parcel line, screening the parking area. (New fence to match the existing at the rear parcel line. See appendix.) To further screen the parking area, three American boxwoods (*Buxus Sempervirens*) will be planted at the south side and a crepe myrtle (*Lagerstroemia Indica*) will be planted at the north side.

Discussion and Recommendations

120 Oakhurst Circle is a non-contributing structure, the proposed alterations are entirely to the rear of the house, well below street level, and the ADC District does not extend beyond the rear parcel line. (The existing house is 6-ft lower than the street. The rear of the house is 16-feet lower.)

(See photos in appendix.) Oakhurst Circle has an abundance of large tree. The two locust to be removed are to the rear of the house and not part of the streetscape, nor are they prominent in the overall tree canopy.

The new fence will replicate the existing at the south parcel line. That fence is unfinished, vertical, 1 x 6 boards—see photo in appendix.

Staff recommends approval, with any proposed conditions regarding the fencing and/or the tree selection.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed parking area, landscaping and site work satisfy the BAR's criteria and are compatible with this property and other properties in the Oakhurst-Gildersleeve ADC District, and that the BAR approves the application as submitted.

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed parking area, landscaping and site work satisfy the BAR's criteria and are not compatible with this property and other properties in the Oakhurst-Gildersleeve ADC District, and that for the following reasons the BAR denies the application as submitted.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;

- (1) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (2) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of
- (3) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;

- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Review Guidelines for Site Design and Elements

B. Plantings

1. Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to an "avenue" effect.
2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
3. Use trees and plants that are indigenous to the area.
4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
5. Replace diseased or dead plants with like or similar species if appropriate.
6. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
7. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
8. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

C. Walls and Fences

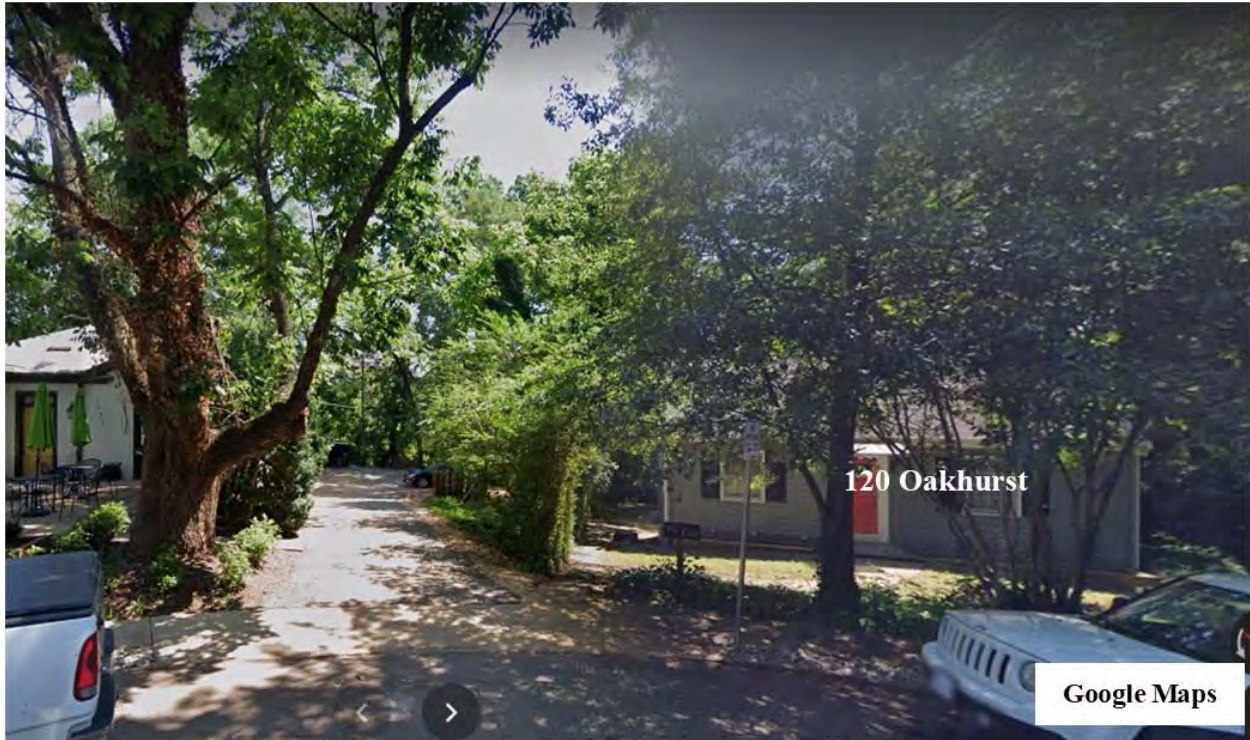
1. Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
2. When a portion of a fence needs replacing, salvage original parts for a prominent location.
3. Match old fencing in material, height, and detail.
4. If it is not possible to match old fencing, use a simplified design of similar materials and height.
5. For new fences, use materials that relate to materials in the neighborhood.
6. Take design clues from nearby historic fences and walls.
7. Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
8. Traditional concrete block walls may be appropriate.
9. Modular block wall systems or modular concrete block retaining walls are strongly discouraged, but may be appropriate in areas not visible from the public right-of-way.
10. If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
11. Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
12. Fences should not exceed six (6) feet in height in the side and rear yards.
13. Fence structure should face the inside of the fenced property.
14. Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use brick or painted wood fence or heavily planted screen as a buffer.
15. Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.

16. Retaining walls should respect the scale, materials and context of the site and adjacent properties.
17. Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

E. Walkways and Driveways

1. Use appropriate traditional paving materials like brick, stone, and scored concrete.
2. Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
3. Gravel or stone dust may be appropriate, but must be contained.
4. Stamped concrete and stamped asphalt are not appropriate paving materials.
5. Limit asphalt use to driveways and parking areas.
6. Place driveways through the front yard only when no rear access to parking is available.
7. Do not demolish historic structures to provide areas for parking.
8. Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

Appendix

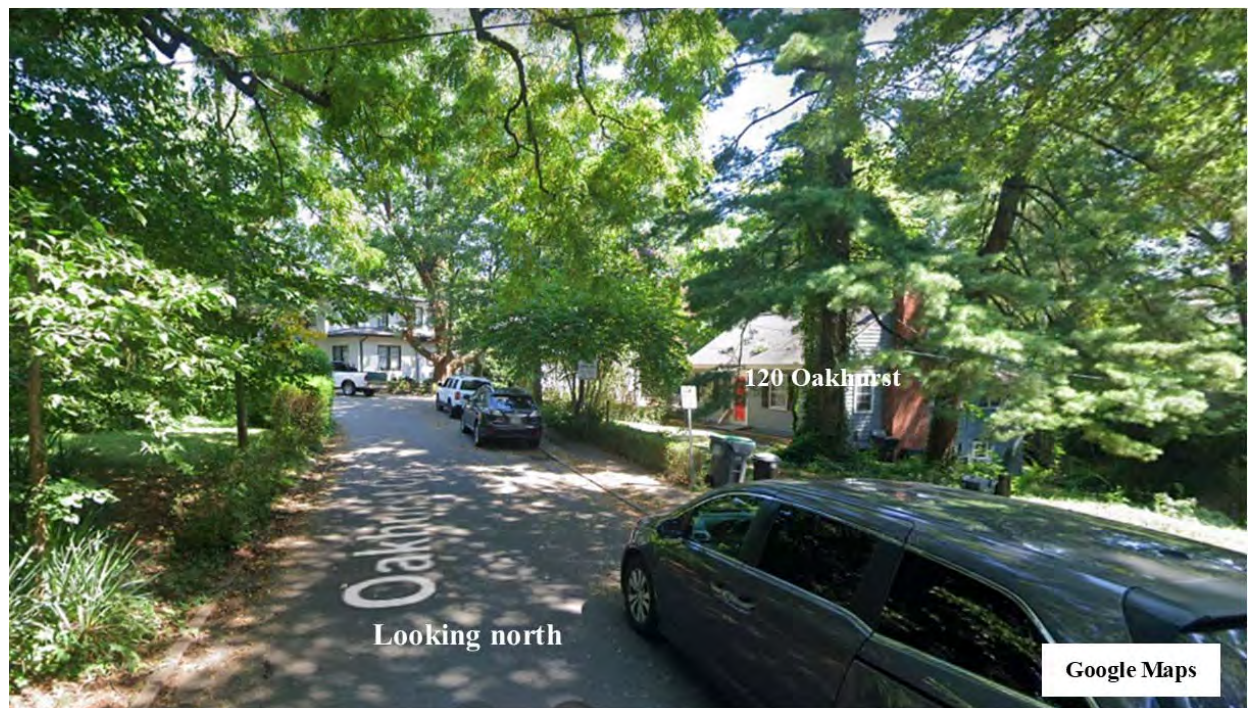
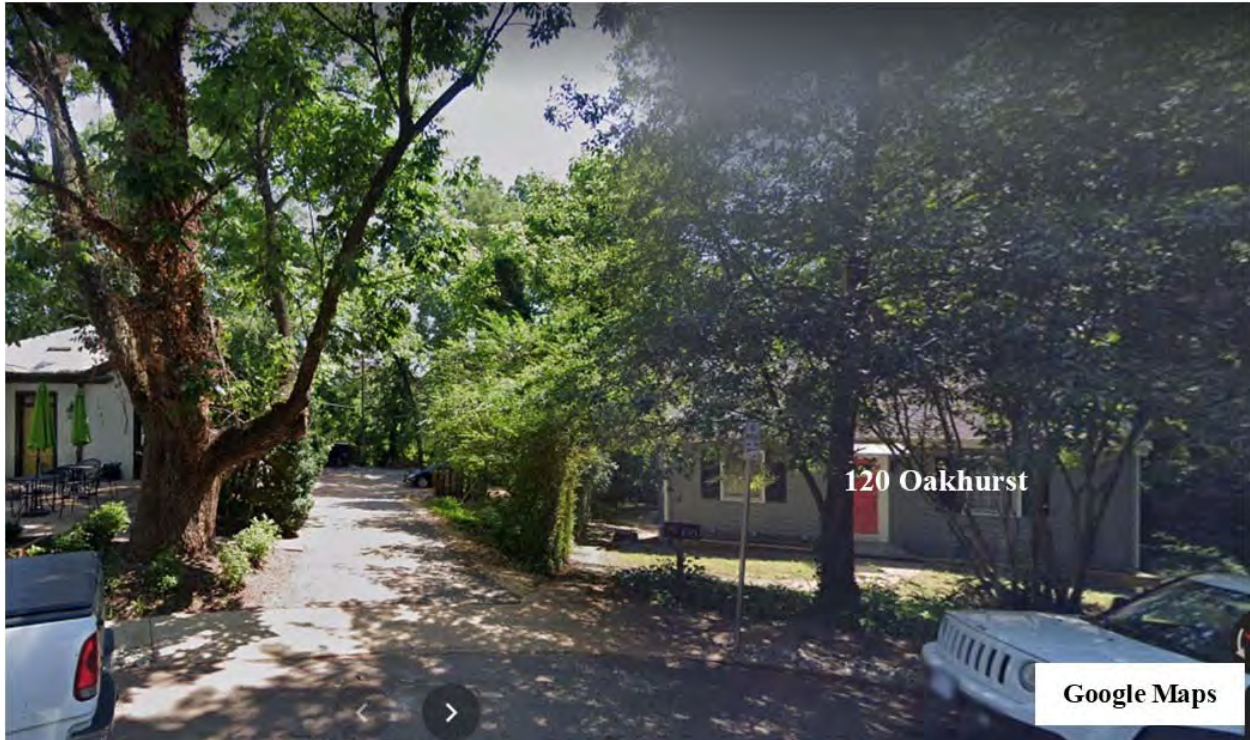




Existing fence



Appendix





Existing fence



120 Oakhurst Circle
Staff Photos



Figure 1: Oblique view of 120 Oakhurst Circle, facing northeast.



Figure 2: West elevation of 120 Oakhurst Circle.



Figure 3: Oblique view of 120 Oakhurst Circle, facing southeast.



Figure 4: View of 120 Oakhurst Circle along with entrance to parking area at neighboring Oakhurst Inn.



Figure 5: View from street to rear yard of 120 Oakhurst Circle, site of proposed parking area. Parking area for Oakhurst Inn at left.



Figure 6: View of 120 Oakhurst Circle, at left, in context of neighboring buildings on street.

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 120 Oakhurst Circle

Property Addresses

Current - 120 Oakhurst Circle

County/Independent City(s):	Charlottesville (Ind. City)
Incorporated Town(s):	<i>No Data</i>
Zip Code(s):	22903
Magisterial District(s):	<i>No Data</i>
Tax Parcel(s):	<i>No Data</i>
USGS Quad(s):	CHARLOTTESVILLE WEST

Property Evaluation Status

Not Evaluated
 This Property is associated with the Oakhurst/Gildersleeve Neighborhood Historic District.

Additional Property Information

Architecture Setting:	Town
Acreage:	<i>No Data</i>

Site Description:

Privacy fence in front; overgrown lot.

Surveyor Assessment:

The original owner of this ca. 1950 1-story frame cottage with Colonial Revival detailing was Susan W. Clark. It is a contributing resource to the potential Oakhurst-Gildersleeve Neighborhood Historic District

Surveyor Recommendation:	<i>No Data</i>
---------------------------------	----------------

Ownership

Ownership Category	Ownership Entity
Private	<i>No Data</i>

Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
NR Resource Type:	Building
Historic District Status:	Contributing
Date of Construction:	Ca 1950
Date Source:	Local Records
Historic Time Period:	The New Dominion (1946 - 1991)
Historic Context(s):	Domestic
Other ID Number:	<i>No Data</i>
Architectural Style:	Colonial Revival
Form:	<i>No Data</i>
Number of Stories:	1.0
Condition:	Good
Threats to Resource:	None Known

Architectural Description:

This 1-story, 3-bay, frame (weatherboard), gable-roofed (asphalt shingle) vernacular dwelling features some Colonial Revival detailing including 8/8-sash windows and an exterior-end brick chimney. Constructed ca. 1950, other details include aluminum awning over the door, batten shutters, and large rear extension.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block

Roof Structural System and Exterior Treatment	Gable Frame	Asphalt Wood	Shingle Weatherboard
Windows	Sash, Double-Hung	Wood	8/8
Chimneys	Exterior End	Brick	Bond, Common

Secondary Resource Information

Historic District Information

Historic District Name: Oakhurst/Gildersleeve Neighborhood Historic District
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: HD104-5092
Investigator: Kalbian, Maral
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 3/1/2004
Dhr Library Report Number: *No Data*

Project Staff/Notes:
Survey conducted for the city of Charlottesville in preparation of Preliminary Information Form

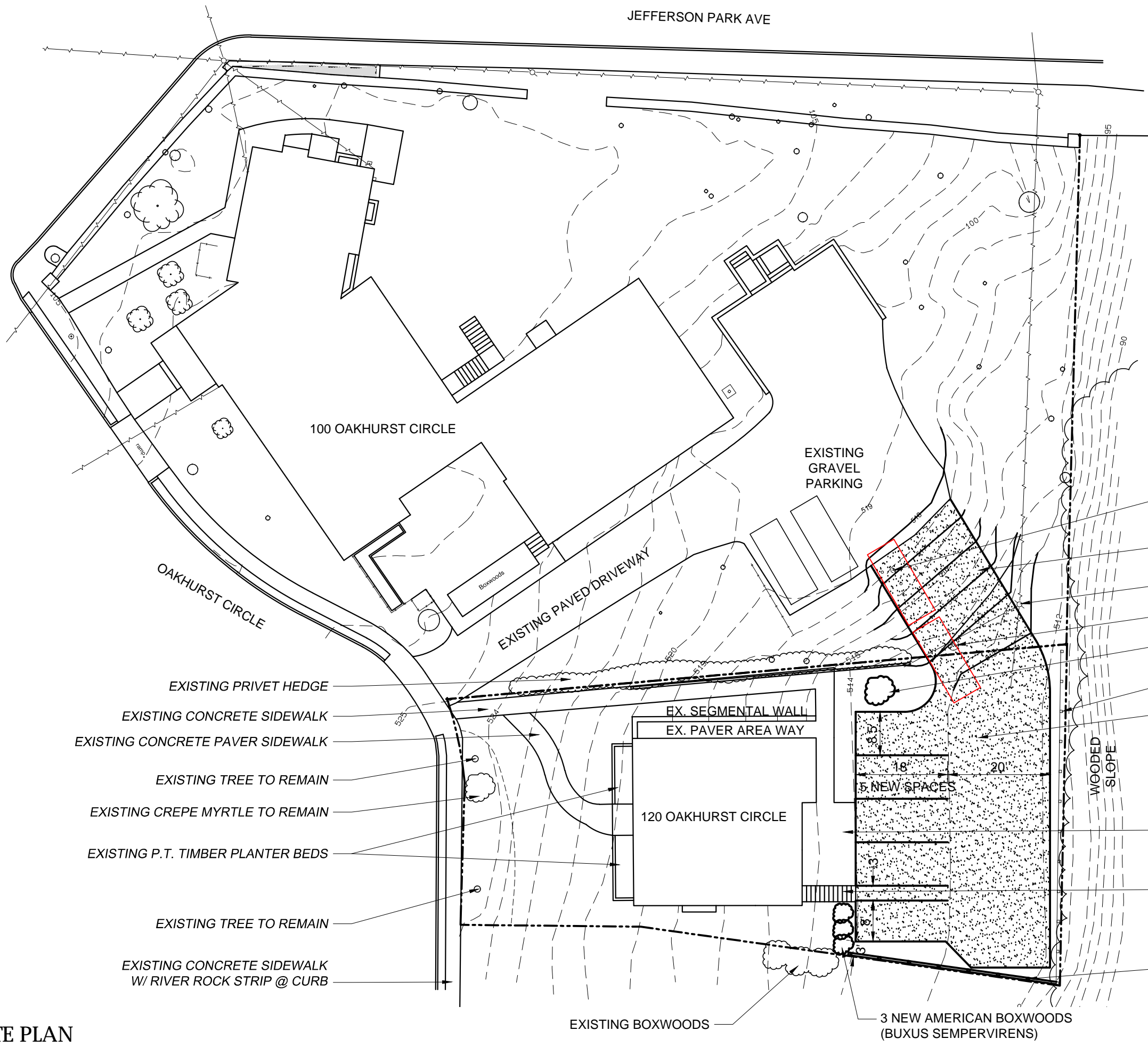
Project Bibliographic Information:
Name: Bibb, Eugenia
Record Type: Personal Papers
Bibliographic Notes: Bibb, Engenia, "Field Notes," April 15, 2004. 1545 Dairy Road, Charlottesville, Va. 22903

Name: Sanborn Fire Insurance Maps
Record Type: Map

Name: Chville Assessors Records
Record Type: Local Records
Bibliographic Notes: Web Site

Bibliographic Information

Bibliography:
No Data
Property Notes:
No Data



JEFFERSON PARK AVE

100 OAKHURST CIRCLE

EXISTING GRAVEL PARKING

OAKHURST CIRCLE

EXISTING PAVED DRIVEWAY

- EXISTING PRIVET HEDGE
- EXISTING CONCRETE SIDEWALK
- EXISTING CONCRETE PAVER SIDEWALK
- EXISTING TREE TO REMAIN
- EXISTING CREPE MYRTLE TO REMAIN
- EXISTING P.T. TIMBER PLANTER BEDS
- EXISTING TREE TO REMAIN
- EXISTING CONCRETE SIDEWALK W/ RIVER ROCK STRIP @ CURB

EX. SEGMENTAL WALL
EX. PAVER AREA WAY

120 OAKHURST CIRCLE

5 NEW SPACES
18'
20'

EXISTING BOXWOODS

3 NEW AMERICAN BOXWOODS
(BUXUS SEMPERVIRENS)

- REMOVE LOCUST TREES
- NEW RAMP AISLE @ 18%
W/ 4" #21A STONE
- EXISTING UTILITY POLE
- RAISE SAN. MANHOLE TO NEW GRADE
- NEW CREPE MYRTLE
(LAGERSTROEMIA INDICA)
- EXISTING 6' WOOD FENCE TO REMAIN
- PROPOSED PARKING W/ PEA GRAVEL SURFACE
ON 4" #21A BASE
- EXISTING CONCRETE PATIO
- EXISTING WOOD STEPS
- NEW 6' FENCE TO MATCH EXISTING, WITH
VERTICAL PICKETS ON BOTH SIDES
LENGTH: 40'

WOODED SLOPE



SITE PLAN
SCALE: 1" = 20'-0"

We propose an off-street parking area behind 120 Oakhurst to be accessed off the existing driveway of 122 Oakhurst. 120 Oakhurst is a two-unit building with one full-time tenant below and transient tenants on the top floor (mainly hospital patients and their families staying 30-90 days).

Proposed area is 16' below street level so is shielded from street view by the house and elevation. At the rear a fence separates the property from UVA's South Lawn. We will extend that fence along the east of the yard to shield from the house at 118 Oakhurst (also owned by UVA) and provide plantings as described on the plan. A cluster of three locusts will be removed.

Surface and access ramp will be Turfstone with grass which will look like grass when viewed from an angle. See enclosure.

Bill Chapman
434-242-7901

TurfStone



This product is designed for a sustainable future

TurfStone provides an alternative solution to the problem of permanently destroying green space when building parking areas or fire and emergency roads. The design, with 40% open area, allows ground cover to grow while providing the necessary structural strength for most traffic.

TurfStone offers excellent erosion control and soil stabilization to slopes, embankments, low flow channels and dikes, or ponds and reservoirs where there is no extreme wave action.

Use TurfStone for:

- Overflow or marginal parking areas
- Shoulders along airfields and highways
- Access roads adjacent to buildings
- Ditch lining
- Driveways
- Crossovers on medians
- Boat ramps
- Emergency fire lanes
- Bridge underpasses
- Embankments

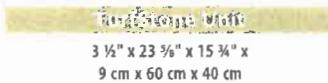


PRODUCT DATA*

Coverage	Pieces per Pallet	Coverage per Pallet	Weight per Unit	Weight per Pallet
2.6 ft ² / pc (.24 pcs / m ²)	35	91 ft ² (8.45 m ²)	65 lb (30 kg)	2,325 lbs (1,055 kg)

All **Weight per Pallet** noted above include a 50 lb pallet weight.

* All metric dimensions are soft converted to Imperial. Dimensions and coverage include 1/8" (1.5 mm) joint.



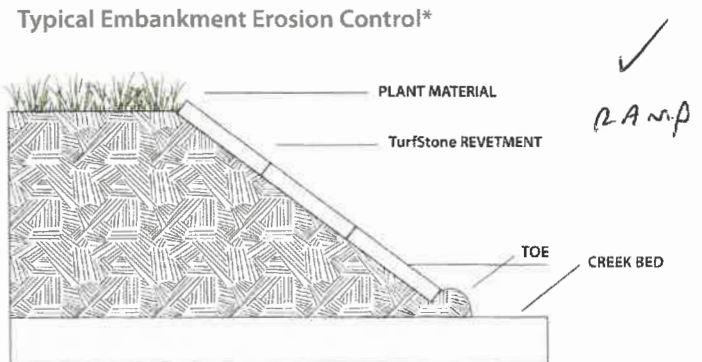
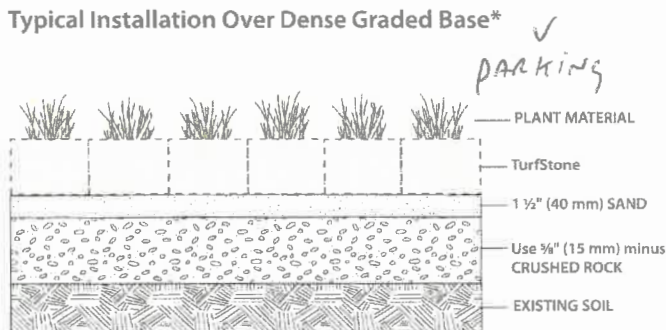
STANDARD SPECIFICATION

TurfStone units are manufactured to industry standard specification ASTM: C 1319-97.

AVAILABLE COLORS

For more information about custom colors, please contact a Mutual Materials sales representative. Custom colors may be restricted by the size of the order or project.

CROSS SECTIONS



* Note: See ICPI Tech Spec #8 for more specific application information and construction details.



FRONT ELEVATION. FRONT OF HOUSE IS
6' BELOW STREET LEVEL AND REAR
ARE IS 16' BELOW STREET LEVEL



more for removal



QCD-8864 YRF-4544 A64-ARZ



EXISTING DEAD FENCE TO BE REMOVED AND REBUILT

Certificate of Appropriateness Application

BAR 20-07-05

320 W. Main Street

Tax Parcel: 290018000

Owner: 320 West Main LLC

Applicant: Robert Nichols/Formwork Design

Exterior alterations and signage

[Contents \(Click to link directly to PDF page\)](#)

- [Staff Report](#)
- [Staff Photos](#)
- [Historic Survey](#)
- [Application](#)

[Link back to Packet Guide.](#)

**City of Charlottesville
Board of Architectural Review
Staff Report
July 21, 2020**



Certificate of Appropriateness Application

BAR 20-07-05

320 W. Main Street

Tax Parcel: 290018000

Owner: 320 West Main LLC

Applicant: Robert Nichols/Formwork Design

Exterior alterations and signage



Background

Year Built: c1890-1900

District: Downtown ADC District

Status: Contributing

Constructed as the Sparks-Garrett House, it has been converted to commercial use. The stuccoed, framed structure is T-shaped with Victorian detailing in its wide frieze, cross-gabled roof with overhanging eaves, and now enclosed porch with turned posts and bracket detailing. (Historic survey attached.)

Prior BAR Review

None

Application

Submittal: Formwork Design, LLC drawings dated 5/15/2020: Cover and sheets 1 through 6.

Enclosed front porch (west side):

- Remove vertical siding, aluminum storefront, and windows at front porch enclosure (non-historic).
- Remove fabric canopy.

- Between the columns install columns install Marvin triple-gang casement windows with transoms
- Install new entry doors with transom aligned with adjacent windows.

Front elevation:

- Remove six double-hung windows (two at the first floor bay, three at second floor) and replace with Marvin double-hung windows with two-over-two lite configuration (per historic photographs).

Building Exterior:

- Paint wood trim: Charcoal grey.
- Paint stucco: Med/dark grey.
- Paint windows and doors
- "Fish-scale" wood shingles at pediments to be retained.

Roofing:

- Existing asphalt shingle roof to remain
- Existing copper half-round gutters to remain

Site Work:

- Remove metal railing at entry and install new.
- At west side of structure, install steel swing-gate with cutout signage at top.
- At the sidewalk, install a monument sign.
- At entry terrace, install 18" x 42" bluestone pavers over concrete slab.

Lighting:

No new indicated

Landscaping:

No new indicated

Discussion and Recommendations

Removing an outdated and inappropriate enclosure of the front porch. Ideally, it would be left open, but the proposed is an improvement and does not remove or conceal historic elements.

Double-hung 2/2 windows to be replaced: The existing windows do not match those visible in the 1980 photo in the submittal.

New signage will require a separate signage permit.

Staff recommends approval within the following conditions:

- New Marvin windows [and doors] to be wood or aluminum clad. Applied muntins are acceptable and must be appropriately dimensioned. If insulated glass, there will internal space bars aligned with the applied muntins.
- Any exterior lighting the lamping will have a Color Temperature not to exceed 3,000K, preferably dimmable, and will comply with the City's "Dark Sky" ordinance.

- Applicant will provide to staff for the BAR archive cut sheets for the doors, windows, and any exterior light fixtures.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Work, Rehabilitations, and Signage, I move to find that the proposed alterations satisfy the BAR’s criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted.

[...as submitted with the following conditions:...]

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Work, Rehabilitations, and Signage, I move to find that the proposed alterations do not satisfy the BAR’s criteria and are not compatible with this property and other properties in the Downtown ADC District, and that for the following reasons the BAR denies the application as submitted:

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City’s Design Guidelines.

Pertinent Guidelines for Site Work

E. Walkways and Driveways

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.

Pertinent Guidelines for Rehabilitations

B. Facades & Storefronts

The following guidelines will help to determine what is worth saving and what should be rebuilt.

- 1) Conduct pictorial research to determine the design of the original building or early changes.
- 2) Conduct exploratory demolition to determine what original fabric remains and its condition.
- 3) Remove any inappropriate materials, signs, or canopies covering the façade.
- 4) Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.
- 5) Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.
- 6) When designing new building elements, base the design on the “Typical elements of a commercial façade and storefront” (see drawing next page).
- 7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.
- 8) Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.
- 9) Depending on the existing building’s age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.
- 10) Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood,
- 11) Avoid introducing inappropriate architectural elements where they never previously existed.

C. Windows

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.

- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

D. Entrances, Porches, and Doors

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
- 5) Do not strip entrances and porches of historic material and details.
- 6) Give more importance to front or side porches than to utilitarian back porches.
- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
- 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
- 11) Provide needed barrier-free access in ways that least alter the features of the building.
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.

- 12) The original size and shape of door openings should be maintained.
- 13) Original door openings should not be filled in.
- 14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
- 15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
- 16) Retain transom windows and sidelights.
- 17) When installing storm or screen doors, ensure that they relate to the character of the existing door.
 - a. They should be a simple design where lock rails and stiles are similar in placement and size.
 - b. Avoid using aluminum colored storm doors.
 - c. If the existing storm door is aluminum, consider painting it to match the existing door.
 - d. Use a zinc chromate primer before painting to ensure adhesion.

K. Paint

- 1) Do not remove paint on wood trim or architectural details.
- 2) Do not paint unpainted masonry.
- 3) Choose colors that blend with and complement the overall color schemes on the street. Do not use bright and obtrusive colors.
- 4) The number of colors should be limited. Doors and shutters can be painted a different color than the walls and trim.
- 5) Use appropriate paint placement to enhance the inherent design of the building.

Pertinent Guidelines for Signs

A. Signs

1) Types of Signs and Typical Locations



2) Placement

- a. Place signs so that they do not obstruct architectural elements and details that define the design of the building.

- b. Projecting signs for commercial buildings are limited to one per storefront. They should be no lower than 7 feet from the sidewalk, and no more than 3 feet from the surface of the building. They should not be placed above the second story sill line. For residential buildings, small projecting signs attached to the wall at the first floor or porch column are appropriate.
 - c. Window signs should be approximately 5.5 feet above the sidewalk at the center point for good pedestrian visibility. Optional locations could include 18 inches from the top or bottom of the display window glass. Window signs are also appropriate on the glazing of doors.
 - d. Flat wall signs for commercial buildings can be located above the storefront, within the frieze of the cornice, on covered transoms, or on the pier that frames the display windows or generally on flat, unadorned surfaces of the façade or in areas clearly designed as sign locations. Flat wall signs for residential buildings can be appropriate if attached to the wall at the first floor or between porch columns.
 - e. Awning and canopy signs should be placed on the valance area only. The minimum spacing between the edge of the letter and the top and bottom of the valance should be 1.5 inches.
 - f. **Freestanding signs, in general, are not an appropriate sign type in commercial areas of Downtown and the West Main Street corridor except for use in the front yard of a residence that has been converted to commercial or office use on a site where the building is set back deeply on the lot. In this case, freestanding signs should be no higher than 12 feet.**
- 3) Respect the signs of adjacent businesses.
- 4) Number of permanent signs
- a. The number of signs used should be limited to encourage compatibility with the building and discourage visual clutter.
 - b. In commercial areas, signs should be limited to two total, which can be different types.
 - c. A buildings should have only one wall sign per street frontage.
 - d. In addition to the existing permitted signs, each business in a building with rear entrances may have one small flat mounted sign not to exceed 6 square feet.
- 5) Size
- a. All the signs on a commercial building should not exceed 50 square feet.
 - b. Average height of letters and symbols should be no more than 12 inches on wall signs, 9 inches on awning and canopy signs, and 6 inches on window signs.
 - c. Projecting signs should be a maximum of 10 square feet per face.
 - d. Window signs should obscure no more than 20 percent of the window glass.
 - e. Flat wall signs should not exceed 18 inches in height and should not extend more than 6 inches from the surface of the building.
- 6) Design
- a. Signs should be designed and executed by sign professionals who are skilled at lettering and surface preparation.
- 7) Shape
- a. Shape of signs for commercial buildings should conform to the area where the sign is to be located.
 - b. Likewise, a sign can take on the shape of the product of service provided, such as a shoe for a shoe store.
- 8) Materials

- a. Use traditional sign materials, such as wood, glass, gold leaf, raised metal or painted wood letters, and painted wood letters on wood, metal, or glass.
 - b. Newer products, such as painted MDO may also be used.
 - c. Do not use shiny plastic products.
 - d. Window signs should be painted or have decal flat letters and should not be three-dimensional.
- 9) Color
- a. Use colors that complement the materials and color of the building, including accent and trim colors.
 - b. A maximum of three colors are recommended, although more colors can be appropriate.
- 10) Illumination
- a. Generally, signs should be indirectly lit with a shielded incandescent light source.
 - b. Internally lit translucent signs are not permitted.
- 11) Buildings with Multiple Tenants
- a. A comprehensive sign plan should be submitted for multi-tenant buildings.
 - b. Upper-floor tenants should be represented at each primary entrance by a flat, wall-mounted directory sign.
- 12) Other Signs
- a. Banners should be temporary and wall murals should be carefully reviewed for compatibility with district character.
- 13) Neon Signs
- a. Neon signs are often associated with early- to mid- twentieth century commercial design and are currently prohibited within the historic districts unless mounted inside windows.
- 14) Halo-lit signs with opaque letters may be appropriate.
- 15) Sign Maintenance
- a. Signs that are not properly maintained should be removed.
 - b. Signs of a business no longer occupying a building or storefront should be removed unless it is historically significant.

320 West Main Street
Staff Photos



Figure 1: Oblique view of 320 West Main Street, facing southwest.



Figure 2: North elevation of 320 West Main Street.



Figure 3: Oblique view of 320 West Main Street, facing southeast.

LANDMARK



SURVEY

Bibb/Winter 1979

IDENTIFICATION		BASE DATA	
Street Address:	320 West Main Street	Historic Name:	Sparks-Garrett House
Map and Parcel:	29-18	Date/Period:	1899
Census Tract & Block:	1-301	Style:	Victorian Vernacular
Present Owner:	Ferdinand and Judith A. Bazin	Height to Cornice:	
Address:	320 W. Main Street	Height in Stories:	2
Present Use:	Restaurant and Residence	Present Zoning:	B-4
Original Owner:	Dr. B. H. Sparks	Land Area (sq.ft.):	44' x 185' ave. (8140 sq. ft.)
Original Use:	Residence and Medical Office	Assessed Value (land + imp.):	

ARCHITECTURAL DESCRIPTION

This 2-storey, 3-bay, stuccoed house set on a low brick foundation is in the T-shape popular in the late 19th century, with projecting side bays front and rear. The T-shaped medium-pitched gable roof is covered with greenish composition shingles. It has a boxed cornice with returns and a wide cornice board. The gable ends are covered with wooden shingles above the cornice, and each contains an attic window. The house is painted white with royal blue trim. A one-storey veranda covers the western two bays of the facade. It has a low-pitched hip roof covered with the same greenish composition shingles and a boxed cornice. It has been enclosed with vertical wooden siding, leaving the spool frieze and turned posts and balustrade undisturbed on the outside. There is now a multi-light stationary-sash window in each porch bay. The original entrance in the central bay of the facade is now an interior door. Windows are double-sash, 2-over-2 light, with architrave trim. There is a one-storey semi-octagonal bay window in the eastern bay of the facade. Its low-pitched hip roof is an extension of the veranda's roof. A door in one plane of the bay window originally gave access to the doctor's office from the veranda. The windows match the others in the house. The one-storey rear wing covering the two western bays is probably original. Its roof and windows match those in the rest of the house. Side and back porches around it have been enclosed. The central chimney has been removed; a smaller one at the rear of the wing remains. A single-flight open staircase with simple turned balustrade rises from the central hall. Doors and windows have symmetrically moulded trim

HISTORICAL DESCRIPTION

with corner blocks. The parlor mantel has Tuscan columns reaching to the top of a mirror over-mantel. To accommodate a child's room in the attic, a section of the floor has been lowered and a stair and two skylights added.

For nearly half of its 80 years, this house has served as a doctor's residence and office. Dr. B. H. Sparks bought the lot in 1899 and built the house the same year (City DB 10-115). George E. Harris bought it from Dr. Sparks in 1908 (DB 19-462) and sold it in 1919 to Susie J. Webb (Mrs. James J. Webb) who owned it until 1945 (DB 34-104, 120-483). Dr. M. T. Garrett purchased it in 1947 (DB 132-35) and for 29 years lived and had his office there. The present owners bought the house from Dr. Garrett's estate in 1977 (DB 388-313). They live on the second level and have remodeled the first level for use as a restaurant.

Additional Deed References: City DB 17-465, 18-85; WB 20-554.

GRAPHICS

CONDITIONS

Good

SOURCES

City Records
Mrs. Ferdinand Bazin
Mrs. M. T. Garrett
Sanborn Maps - 1907, 1920, 1969



Progress Photos by Jim Carpenter

JUDITH AND FERDINAND BAZIN STAND IN FRONT OF LOCATION OF LE SNAIL
The Restaurant Featuring European Cuisine Will Be Located on West Main Street

Something Old, Something New

By CINDY KELLEY
of The Progress Staff

The snail, according to Webster, is a slow-moving, worm-like mollusk with a protective shell.

This definition, however, is not indicative of the service Judith and Ferdinand Bazin plan to offer customers of Le Snail.

Le Snail, a new restaurant planned for Charlottesville, is going to offer a European atmosphere with a Continental menu. The menu will be predominantly French, but will also feature German and Italian dishes, as well as daily specials.

Austrian-born Bazin has been head chef at the Boars Head Sports Club, where his food has already gained quite a reputation, for four-and-a-half years. His contract with the sports club ends in February of 1979, and the opening of Le Snail

by the Bazins has been the changes they have had to make in order to follow the handicapped code. "We had to raise the floor, which created quite a hardship," said Mrs. Bazin.

The Bazins are seeking to accomplish a warm and comfortable atmosphere exemplifying European culture. Parts of the interior of the future restaurant are being built with pieces from the castle on Nydrie Farm in Keene.

There will be three rooms for use by customers — two for dining and a bar.

The back dining room will have a more formal atmosphere than the one planned for the front. The bar will seat 18 people, the total seating capacity will be 70.

Lunch prices will range from \$2.50 to \$5, and dinners will average about \$5 to \$6.

Before setting prices, Bazin

The Bazins consider themselves "pioneers of West Main Street."

There is a city plan in the making for the upgrading of the Starr Hill neighborhood, where Le Snail will be located.

The area has gained quite a disreputable reputation over the years, but the Bazins are quite confident their business won't be affected. In fact they appear quite thrilled by the fact they are indeed "pioneers" of the facelift planned for the neighborhood.

A common question asked of the Bazins concerns parking space, whereby they quickly point out that the City Market parking lot, just across the street, has 180 spaces for autos.

The equipment for the kitchen area is all second-hand. The couple found this a necessary way to go because of the difficulty in obtaining a bank

of Assistant City Attorney Paul C. Garrett.

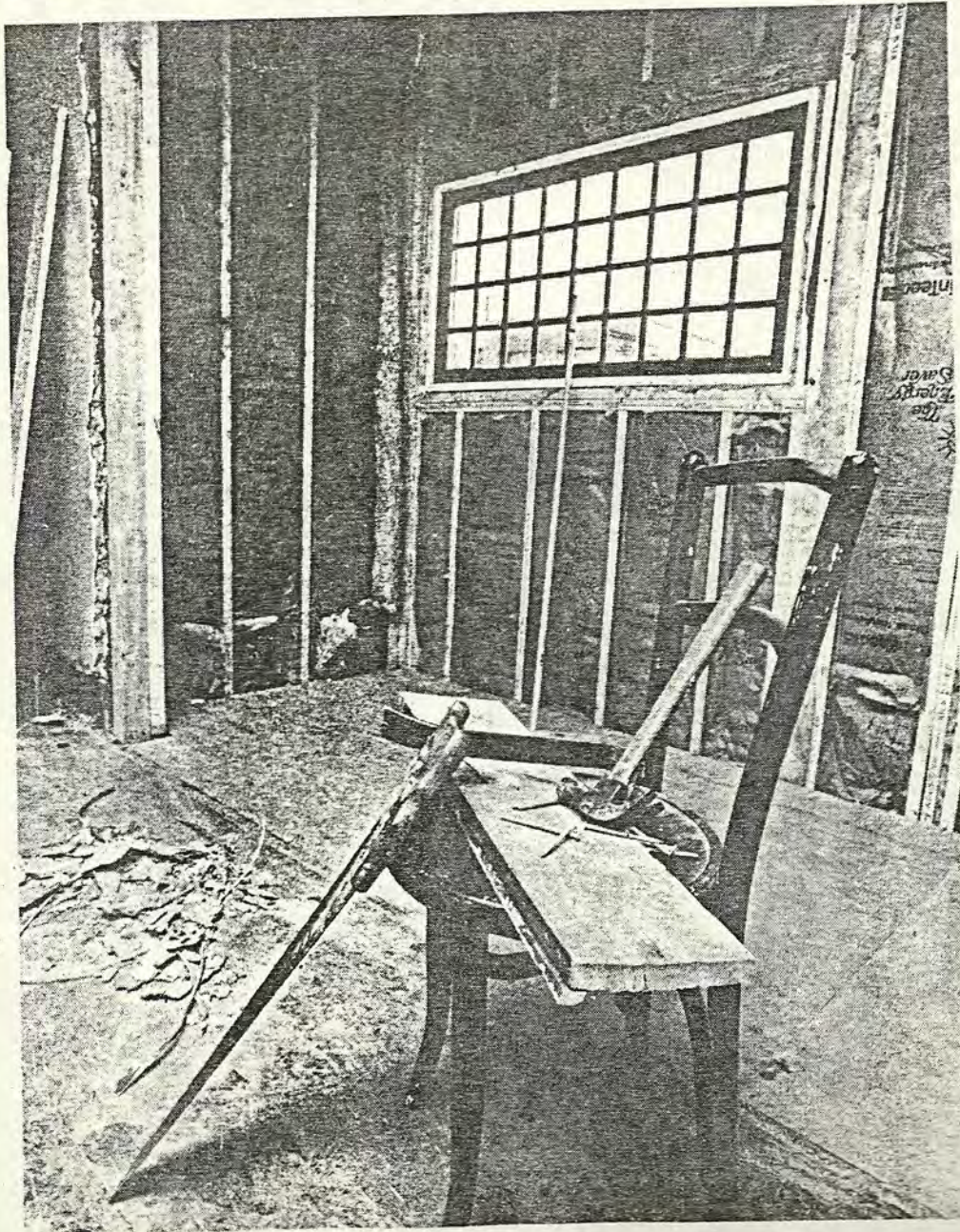
The Bazins moved into the upper floor of the building a little over a year ago. The lower level is in the process of being transformed into Le Snail.

One of the most difficult and costly alterations encountered

realistic study," said Bazin. He worked with seating capacity to see how many people would have to be fed per day, then took apart the concept to see if it was workable and came up with a "conservative figure of 60 per day" in order to break even.

Mrs. Bazin is a graduate of Barnard College and a former systems analyst for IBM. Bazin began as an apprentice chef at the age of 14 and has been creating his masterpieces since that time.

Le Snail will be located at 320 W. Main St.



THE FRONT DINING ROOM OF LE SNAIL IS NOW UNDER CONSTRUCTION



Board of Architectural Review (BAR) Conservation District - Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.

Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375; Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100. Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Project Name/Description	<u>320 West Main Street</u>	Parcel Number	<u>290018000</u>
Project Address/Location	<u>320 West Main Street Charlottesville VA 22903</u>		
Owner Name	<u>320 West Main LLC</u>	Applicant Name	_____

Applicant Information 320 West Main LLC

c/o Crawford Hindermann
Address: 2503 Brunswick Rd
Charlottesville, VA 22903
Email: terryhindermann@gmail.com
Phone: (W) _____ (H) _____
202 841-5563

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] 4/28/20
Signature Date

Crawford Hindermann 4/28/20
Print Name Date

Property Owner Information (if not applicant)

Address: _____

Email: _____
Phone: (W) _____ (H) _____

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

[Signature] 4/28/20
Signature Date

Crawford Hindermann 4/28/20
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): _____

List All Attachments (see reverse side for submittal requirements): _____

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

Revised April 2017

CONSERVATION DISTRICT ORDINANCE: You can review the *Historic Conservation Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-335 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN GUIDELINES: Please refer to the current *Historic Conservation Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: Per Sec 34-345, the applicant shall submit sufficient information to make a determination whether further review and a certificate of appropriateness is required. If the director determines that review and approval by the BAR is required, then the applicant shall submit a complete application that includes the following information:

- (1) A written description of proposed exterior changes;
- (2) A general sketch plan of the property including: the location of existing structures; property and setback lines; and any proposed new construction, additions or deletions, parking areas, and fences;
- (3) The total gross floor area of the existing building and of any proposed additions;
- (4) Elevation drawings depicting existing conditions and proposed exterior changes;
- (5) Photographs of the subject property in context of the buildings on contiguous properties;
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer. The director may waive the requirement for a structural evaluation and cost estimates in the case of an emergency, or if the building is the primary residence of the applicant.



320 WEST MAIN STREET

CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

SUBMITTED MAY 15, 2020

320 West Main Street is a contributing structure within the West Main Street Historic District, which is listed in the National Register of Historic Places.

The following excerpt is from the nomination of the West Main Street Historic District for listing in the NRHP:

The house at at 320 West Main Street dates from the 1890s and has been converted for commercial use. 320 West Main Street is historically known as the Sparks-Garrett House and was constructed ca. 1900. The stuccoed frame dwelling is T-shaped with Victorian detailing in its wide frieze, cross-gabled roof with overhanging eaves, and now enclosed porch with turned posts and bracket detailing.

The following excerpt is from the nomination of the West Main Street Historic District for listing in the NRHP:

The house at at 320 West Main Street dates from the 1890s and has been converted for commercial use. 320 West Main Street is historically known as the Sparks-Garrett House and was constructed ca. 1900. The stuccoed frame dwelling is T-shaped with Victorian detailing in its wide frieze, cross-gabled roof with overhanging eaves, and now enclosed porch with turned posts and bracket detailing.

310 West Main Street, neighboring the subject property to the east, currently serves as the Greyhound bus station. The two-story building, ca. 1964, is in the "moderne" style.

324 West Main Street, ca. 1925, neighboring the subject property to the west, is a former auto dealership and currently houses infrastructure facilities for Comcast. The building is one of several 20th century, vernacular, auto-related commercial enterprises within the district.



310
BUS STATION

320
SUBJECT BUILDING

324
COMCAST



- 01 VERTICAL CHANNEL WOOD SIDING TO BE DELETED
- 02 EXISTING WINDOWS @ "PORCH" TO BE DELETED
- 03 EXISTING DOUBLE-HUNG WINDOWS TO BE DELETED, REPLACED W/ NEW IN EXISTING OPENINGS
- 04 ALUMINUM STOREFRONT ENTRY TO BE DELETED
- 05 FABRIC CANOPY TO BE DELETED
- 06 "FISH-SCALE" WOOD SHINGLES TO BE MAINTAINED
- 07 EXISTING COPPER HALF-ROUND GUTTERS TO BE MAINTAINED

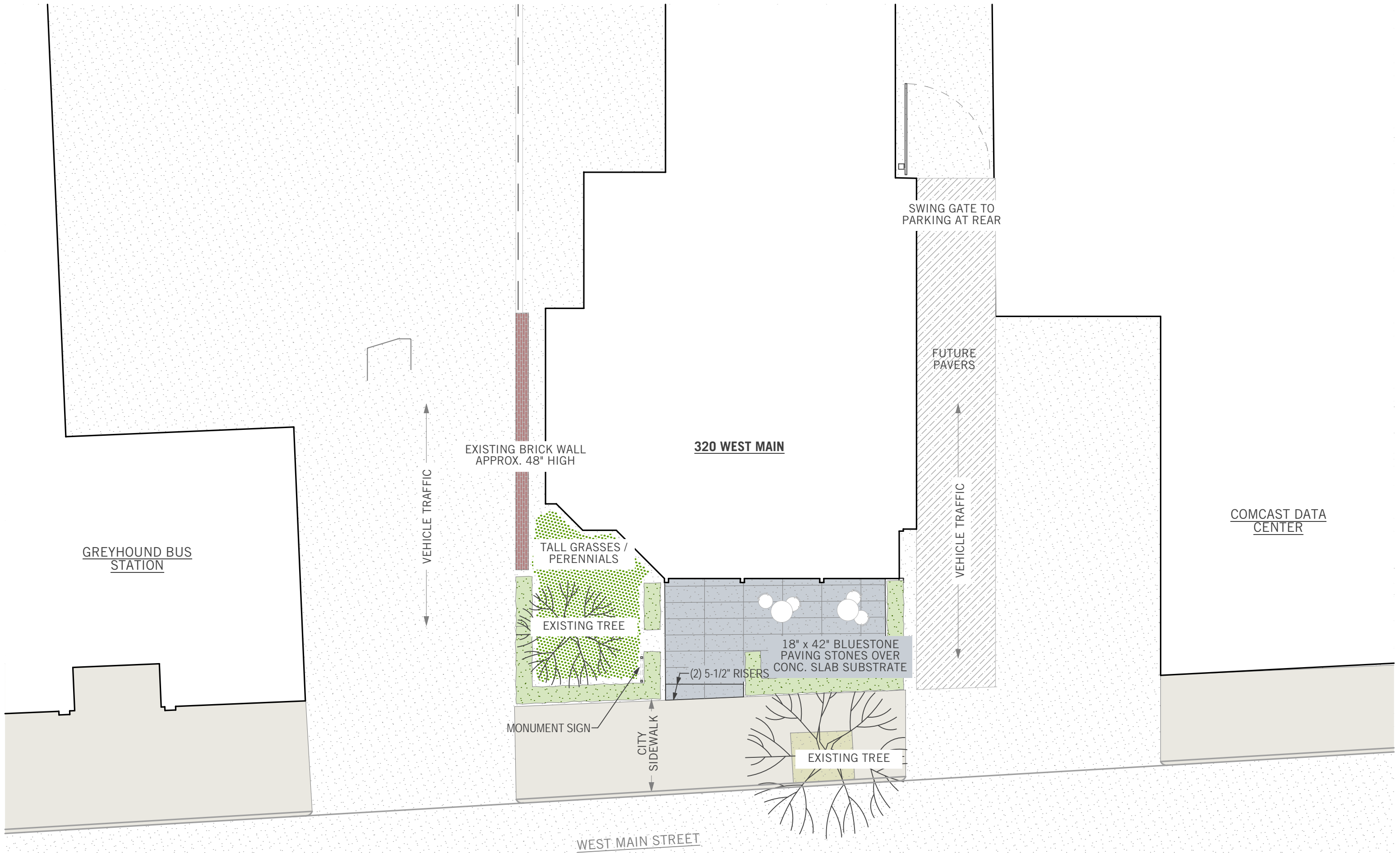


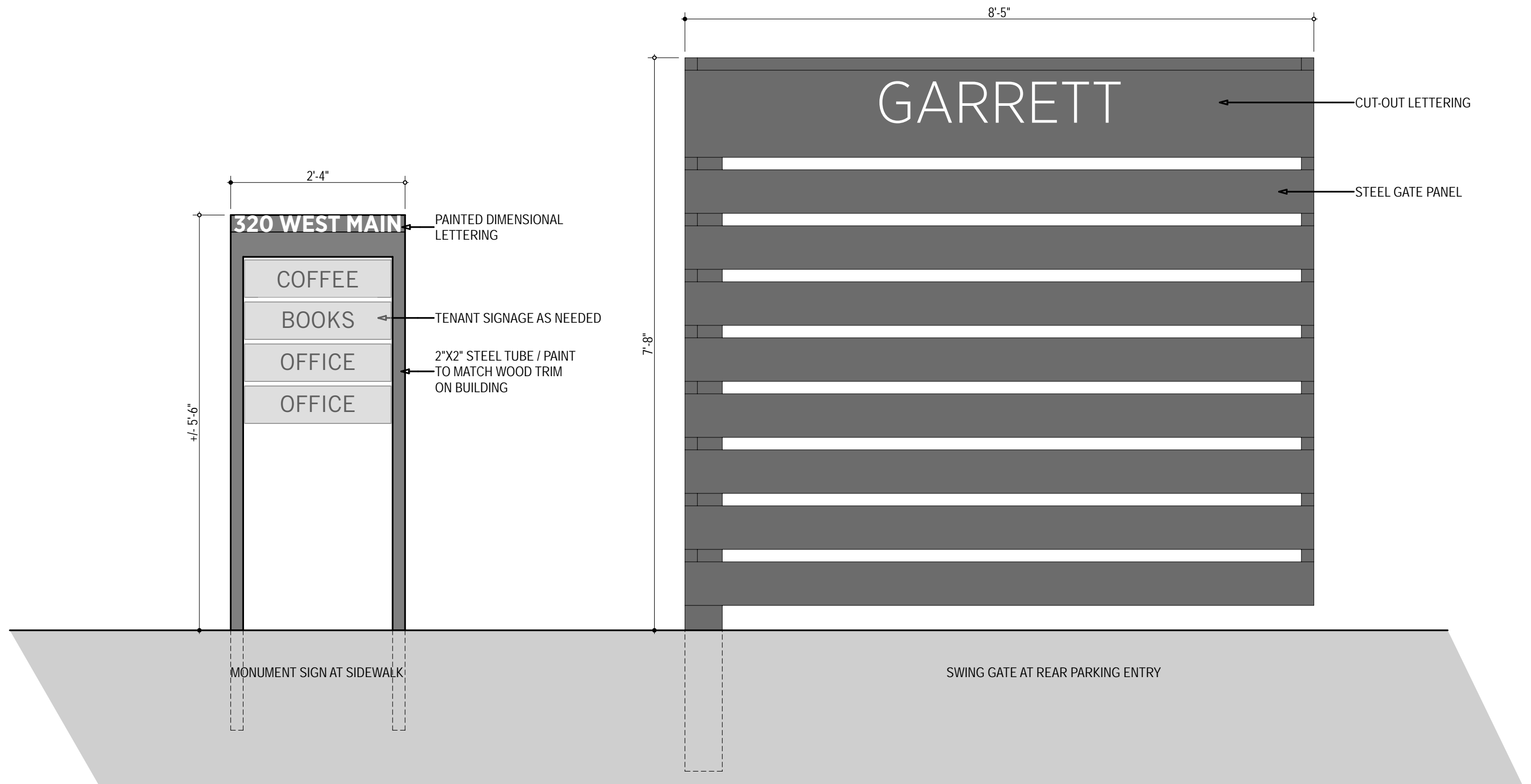


c. 1980

- 01 NEW MARVIN DOUBLE-HUNG WINDOWS @ ALL EXISTING DOUBLE-HUNG LOCATIONS. PHOTOGRAPHIC RECORDS INDICATE THE ORIGINAL SASH CONFIGURATION WAS TWO-OVER-TWO
- 02 EXISTING EXTERIOR WOOD TRIM TO BE PAINTED CHARCOAL GREY
- 03 EXISTING STUCCO EXTERIOR FINISH TO BE PAINTED MED/DARK GREY
- 04 EXISTING BROWN ASPHALT SHINGLE ROOF IS IN CONDITION AND IS SCHEDULED TO REMAIN
- 05 NEW MARVIN TRIPLE-GANG CASEMENT WINDOWS W/ TRANSOM
- 06 "FISH-SCALE" WOOD SHINGLES (NOT SHOWN) TO BE MAINTAINED
- 07 EXISTING COPPER HALF-ROUND GUTTERS (NOT SHOWN) TO BE MAINTAINED
- 08 NEW WOOD ENTRY DOORS WITH TRANSOM TO MATCH ADJACENT WINDOW ASSEMBLIES
- 09 STEEL SWING-GATE WITH CUTOUT SIGNAGE AT TOP.
- 10 NEW MONUMENT SIGN
- 11 PAINTED STEEL HANDRAIL







Certificate of Appropriateness Application

BAR 20-07-04

518 17th Street NW

Tax Parcel: 050066000

Owner: Charlottesville VA House Corp – Alpha Phi

Applicant: George Stone

Replace slate roof

Contents ([Click to link directly to PDF page](#))

- [Staff Report](#)
- [Staff Photos](#)
- [Historic Survey](#)
- [Application](#)

[Link back to Packet Guide.](#)

**City of Charlottesville
Board of Architectural Review
Staff Report
July 21, 2020**



Certificate of Appropriateness Application

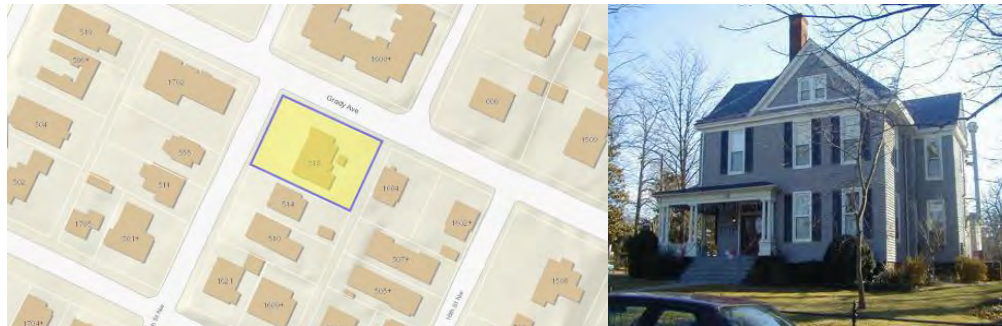
BAR 20-07-04

518 17th Street NW

Tax Parcel 050066000

Zeta Iota Deuteron, HCB, Owner/ George Stone, Applicant

Roof replacement



Background

Year Built: 1900

District: Rugby Road- University Circle-Venable Neighborhood ADC District

Status: Contributing

This rambling Victorian house was constructed for Randolph M. Balthis in 1899 and remained a single-family dwelling until at least the 1970s. The two-story house has weatherboard cladding, a steep hipped roof, and a wraparound verandah. (Historic survey attached.)

Prior BAR Actions:

November 15, 2011 – Preliminary discussion re: proposed addition.

December 20, 2011 – BAR approved two-story frame addition. BAR found that the proposed handicapped ramp does not threaten the historic significance of the building.

June 21, 2016 – BAR approved proposed fence.

November 20, 2018 – CoA request to replace the entry door deferred by applicant.

Application

Application Submittal: Narrative and photographs of the proposed (Eco-slate) imitation slate shingles.

Request CoA for removal of existing slate roof and replacement with imitation slate shingles, matching the shingles used on south addition approved by the BAR in December 2011. Flashing to be copper, with valley exposure to match existing. (Ledge flashing at the gables to remain.) Ridge and hip caps to be bent shingles. Internal gutters will be abandoned, replaced with eave-

mounted, 6” half-round gutters and 4” round downspouts. (Gutters will be attached to the roof sheathing; the existing cornice profile will remain.) New gutters and downspouts to be aluminum, painted white. No work proposed for the porch roof or on southern addition.

Discussion and Recommendations

Shingles: Per the Design Guidelines, artificial slate is an acceptable substitute when replacement is needed. Applicant has expressed that repeated efforts have been made to repair leaks, however problems persist. In lieu of continuing the ineffective spot repairs, the roofer recommended replacement of the entire roof. With replacement, the use of simulated slate is less expensive than new slate.

Gutters and Downspouts: The BAR has approved CoA requests to remove internal gutters and replace with eave-mounted. Applicant proposes painted aluminium (white), matching the current downspouts and reducing the visibility of the new gutters.

Staff recommends approval of the CoA, with the following conditions: (See the attached images.)

- Match the existing dimensions of the exposed valley flashing.
- Ridge and hip cap profile to match or be similar to the existing profiled, metal cap.
- Install new downspouts at same locations as the existing.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed roof replacement satisfies the BAR’s criteria and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted. [...as submitted with the following modifications...]

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed roof replacement does not satisfy the BAR’s criteria and is not compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that for the following reasons the BAR denies the application as submitted:

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec. 34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

Pertinent Standards for Review of Rehabilitation include:

G. Roof

- 1) When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.
- 2) If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
- 3) Original roof pitch and configuration should be maintained.
- 4) The original size and shape of dormers should be maintained.
- 5) Dormers should not be introduced on visible elevations where none existed originally.
- 6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.
- 7) **When replacing a roof, match original materials as closely as possible.**
 - a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.
 - b. Artificial slate is an acceptable substitute when replacement is needed.**
 - c. Do not change the appearance or material of parapet coping.
- 8) Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.
- 9) Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.

518 17th Street NW
Staff Photos



Figure 1: Oblique view of 518 17th Street NW, facing southwest.



Figure 2: Oblique view of 518 17th Street NW, facing southeast.



Figure 3: Oblique view of 518 17th Street NW, facing southeast.



Figure 4: West elevation of 518 17th Street NW.



Figure 5: View of 518 17th Street NW, at right, in context of neighboring buildings on street.



Figure 6: View of 518 17th Street NW, at left, in context of neighboring buildings on street.

Architectural And Historic Survey

Identification

STREET ADDRESS: 518 Seventeenth Street, NW

MAP & PARCEL: 5-66

CENSUS TRACT AND BLOCK:

PRESENT ZONING: R-3

ORIGINAL OWNER: Randolph M. Balthis

ORIGINAL USE: Residence

PRESENT USE: Rental Property (Residence)

PRESENT OWNER: Thomas E. Spicer, Jr., & David S. Spicer

ADDRESS: Cismont, Virginia 22928

HISTORIC NAME: R. M. Balthis House

DATE / PERIOD: 1900

STYLE: Victorian

HEIGHT (to cornice) OR STORIES: 2 storeys

DIMENSIONS AND LAND AREA: 104' x 150' (15,600 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Winter 1982

SOURCES: City/County Records
Thomas E. Spicer, Jr.
Sanborn Map Co. - 1920, 1929

ARCHITECTURAL DESCRIPTION

Although altered in appearance when the original weatherboarding was covered with asbestos shingles, this remains a handsome house nicely adapted to its large corner lot. Set on a high brick foundation, it is 2½ storeys tall, three bays wide, and double pile. Its steep hip roof has pedimented gables over the south half of the facade (west), over the west half of the north elevation, and over a projecting pavillion in the center of the south elevation. The roof is covered with slate and has projecting eaves and verges, boxed cornice, and plain frieze. There are two interior capped brick chimneys, one with inset panels. The tall and narrow windows are double-sash, 2-over-2 light, with architrave trim and black louvered shutters. They are the same height at both levels. There is a pair of small, double-sash, multi-light attic windows in each gable, those in the smallest south gable being the largest. A broad one-storey veranda wraps around the northwest corner of the house, covering half of each elevation and serving to orient the house toward both Seventeenth Street and Grady Avenue. The western section of the veranda is recessed into the facade as well as projecting from it. It has a medium-pitched hip roof with a simple entablature, coupled Tuscan columns set on wooden pedestals with inset panels, and a Colonial Revival balustrade. The wooden floor remains, but the front steps on the west facade have been replaced with cinderblock ones, and those on the north side have been removed and the gaps in the balustrade boarded over. The paired entrance doors in the north bay of the west facade have one large oval light above a decorated panel. There is a 3-light rectangular transom. There is a 2-storey back porch at the rear of the south side of the house, beyond the projecting bay. It has plain square piers, and the turned balustrade remains only at the second level.

HISTORICAL DESCRIPTION

Randolph M. Balthis bought 2 lots in Preston Heights in 1899 (ACDB 114-456) and, according to tax records, built this house the next year. It faces west, toward 17th Street; instead of north, toward Grady Avenue almost opposite Wyndhurst, the Preston House. The walls were covered with asbestos shingles in 1953, while Mrs. Balthis still occupied the house. (Mr. Balthis died in 1925). Thomas E. and Camille S. Spicer bought it in 1963, the year after her death and deeded it to their sons Thomas E. Spicer, Jr. and David S. Spicer in 1975 (City DB 237-26, 370-335). It is used as rental property and has been occupied by Alpha Omega, a religious community, for some time.

Additional References: City WB 9-192

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: R. M. Balthis House ADPI

Address of property: 518 Seventeenth St., NW

City Charlottesville County N/A State VA Zip Code 22903

Name of historic district: Rugby Road-University Corner Historic District

National Register district certified state or local district potential historic district

2. Check nature of request:

- certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
- certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name Paula Williams, Historic Renovation Corp. Title Project Manager

Street P.O. Box 9012 City Charlottesville

State Virginia Zip 22906 Telephone Number (during day): 804/924-0995

4. Owner:

Name Historic Renovation Corporation for Alpha Omicron Pi Renovation Limited Partnership

Street P. O. Box 9012 City Charlottesville

State Virginia Zip 22906 Telephone Number (during day): (804)924-4465

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature Paula Williams for HRC, Asst Treasurer Date April 7, 1986

Social Security Number or Taxpayer Identification Number Applied for

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
- does not appear to qualify as a certified historic structure.

R. M. Balthis House

Property Name

HISTORIC PRESERVATION
CERTIFICATION APPLICATION-
PART 1

Office Use Only

518 17th St., NW, Charlottesville, VA

Property Address

Project Number:

Owner Name/Social Security or Taxpayer ID Number

5. Description of physical appearance:

Although altered in appearance when the original weatherboarding was covered with asbestos shingles, the R.M. Balthis House remains a handsome structure nicely adapted to its large corner lot. Set on a high brick foundation, it is 2 1/2 stories tall, three bays wide and double pile. Its steep hip roof has pedimented gables. The roof is covered with slate and has projecting eaves and verges, boxed cornice, and plain frieze. The tall and narrow windows are double-sash 2-over-2, with architrave trim and black louvered shutters. They are the same height at both levels. A broad one-story veranda wraps around the northwest corner of the house. The paired entrance doors in the north bay of the west facade have one large oval light above a decorated panel. There is a two-story back porch in the rear.

Date of Construction: 1900 Source of Date: City deed records

Date(s) of Alteration(s): 1953 (asbestos shingles)

Has building been moved? yes no. If so, when?

6. Statement of significance:

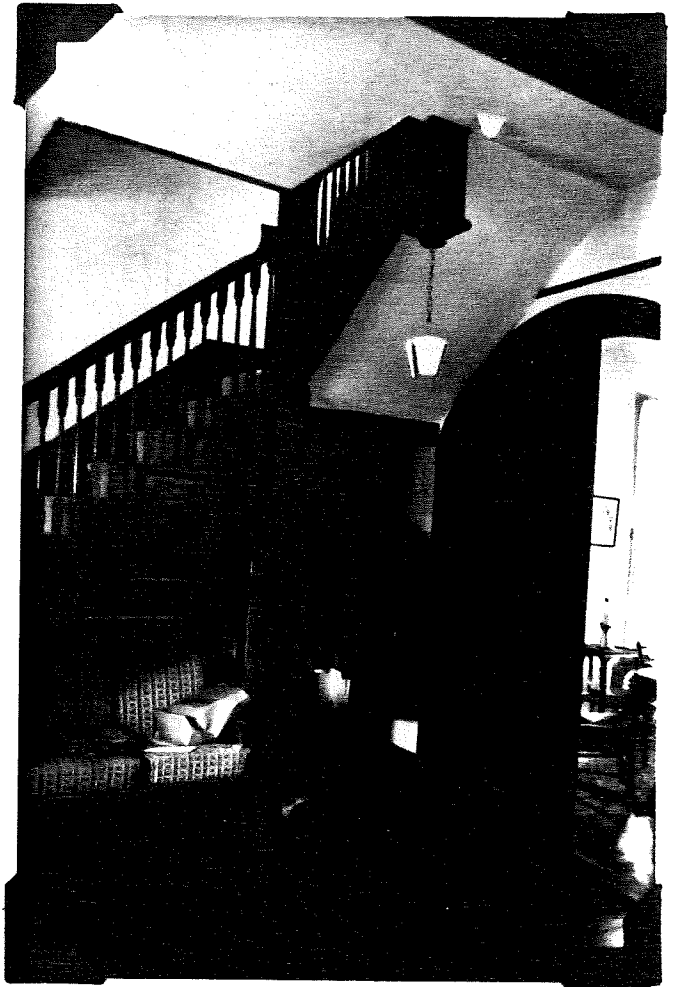
On of the many reasons the Rugby Road-University Corner Historic District is significant is because of its mix of buildings that have associations with university life. The R. M. Balthis house is a good example. One of the first houses built in the Preston Heights subdivision, it was the home of R. M. Balthis. Mr. Balthis was manager of Anderson Brothers Bookstore, one of the oldest businesses still operating in Charlottesville, and a popular source of books for students at the University of Virginia. After his death, his widow lived in the house for many years and rented a number of its rooms to students. Since 1963, it has been used entirely as a rental property, most recently occupied by a religious fraternity, Alpha Omega.

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no







VIRGINIA HISTORIC LANDMARKS COMMISSION

File No. 104-130
Negative no(s). 7215

HISTORIC DISTRICT SURVEY FORM

Page 1 of 2 (see also attached City survey sheet)

Street address 517 17th St.
Town/City Charlottesville

Historic name R.M. Balthis House

Common name

- Material**
- wood frame (siding: weatherboard, shingle, aluminum, bricktex, asbestos shingles)
 brick (bond: Flemish, stretcher, -course American, _____)
 stone (random rubble, random ashlar, coursed ashlar, _____)
 log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 stucco cast iron
 concrete block terra cotta
 enameled steel glass and metal
 other: _____

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 1/2 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input checked="" type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input checked="" type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> 3 <i>asymmetrical</i> <input type="checkbox"/> 6 <input type="checkbox"/> _____

Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Wraparound veranda with paired quasi-Tuscan posts.

Building type			
<input checked="" type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> _____

Style/period Colonial Revival/Queen Anne Date 1960 Architect/builder

Location and description of entrance Plain entry on 17th St.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

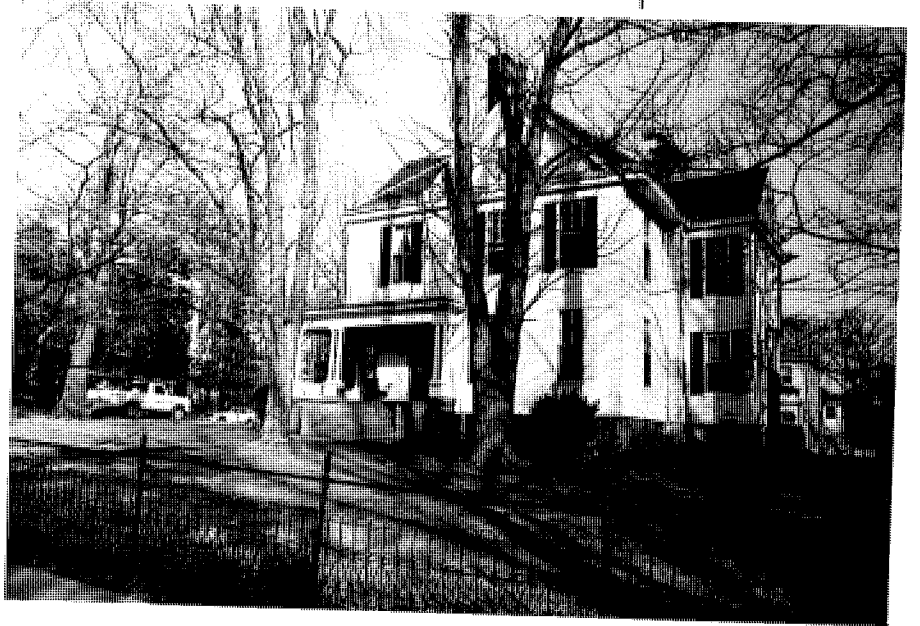
This house achieves visual interest by its complex roofline with multiple gables and its handsome wraparound veranda.

Historical information

See attached City survey sheet, 1982.

Source

Surveyed by Jeff O'Dell, VHLC Date 4-83; 8-83





Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; **Additions and other projects requiring BAR approval \$125**; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name ZETA IOTA DEUTERON H.C.B. Applicant Name GEORGE STONE, PROPERTY MGR.
Project Name/Description REPLACES LATE ROOF & PHILADELPHIA GUTTERS Parcel Number 050066000
Project Property Address 518 17TH ST. N.W., ALPHA PHI SORORITY, CHARLOTTESVILLE VA 22903

Applicant Information

Address: CHARLOTTESVILLE VA HOUSE CORP - ALPHA PHI
23081 RUSHMORE CT., ASHBURN VA 20148
Email: g.p.stone@comcast.net
Phone: (W) 434-989-2121 (C) 434-989-2121

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

George G. Stone 5/21/2020
Signature Date
GEORGE G. STONE 5/21/2020
Print Name Date

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Signature Date

Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? NO

Description of Proposed Work (attach separate narrative if necessary): REPLACE SLATE ROOF WITH ECO-SLATE (SYNTHETIC) TO ELIMINATE LEAKS AND INTERIOR WATER DAMAGE. ALSO REPLACE PHILADELPHIA GUTTERS AND DOWNSPOUTS WITH 6" HALF ROUND GUTTERS AND 4" ROUND DOWNSPOUTS.

List All Attachments (see reverse side for submittal requirements):
(1) PHOTOS (2) CONSIDERATION OF ECO-SLATE VS. GENUINE SLATE

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
Revised 2016	



GPSTONE PROPERTIES LLC
P.O. Box 2764
CHARLOTTESVILLE, VA. 22902-2764

CELL PHONE: 434-989-2121
HOME/OFC PHONE: 434-977-6088
GP.STONE@COMCAST.NET

Consideration of Replacing Slate Roof at Alpha Phi sorority with Eco-slate

- Eco-slate, a synthetic material made from recycled rubber, is about half the weight of genuine slate, resulting in less stress on the existing joists (which are 120 years old)
- Eco-slate is flexible and easy to make precise cuts on, resulting in a tighter fit and less likelihood of leaks
- Eco-slate is less likely to shift under wind load, thus reducing probability of needing repairs after installation
- Eco-slate is virtually indistinguishable from genuine slate, so it maintains the appearance of the original slate roof (see photos)
- Eco-slate is 60% less expensive than natural slate

518 17th Street NW





518 17th Street NW (images from Google Maps, dated July 2019)



Similar profile (on-line image)

518 17th Street NW (images from Google Maps, dated July 2019)



Proposed ridge and hip cap

518 17th Street NW (images from Google Maps, dated July 2019)



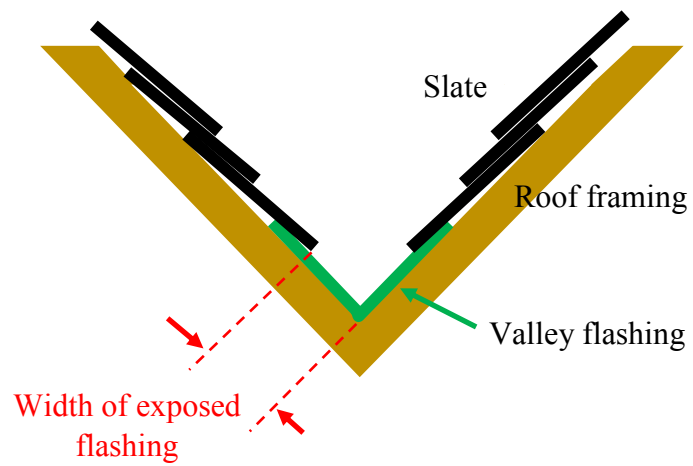
Internal gutters,
painted downspouts



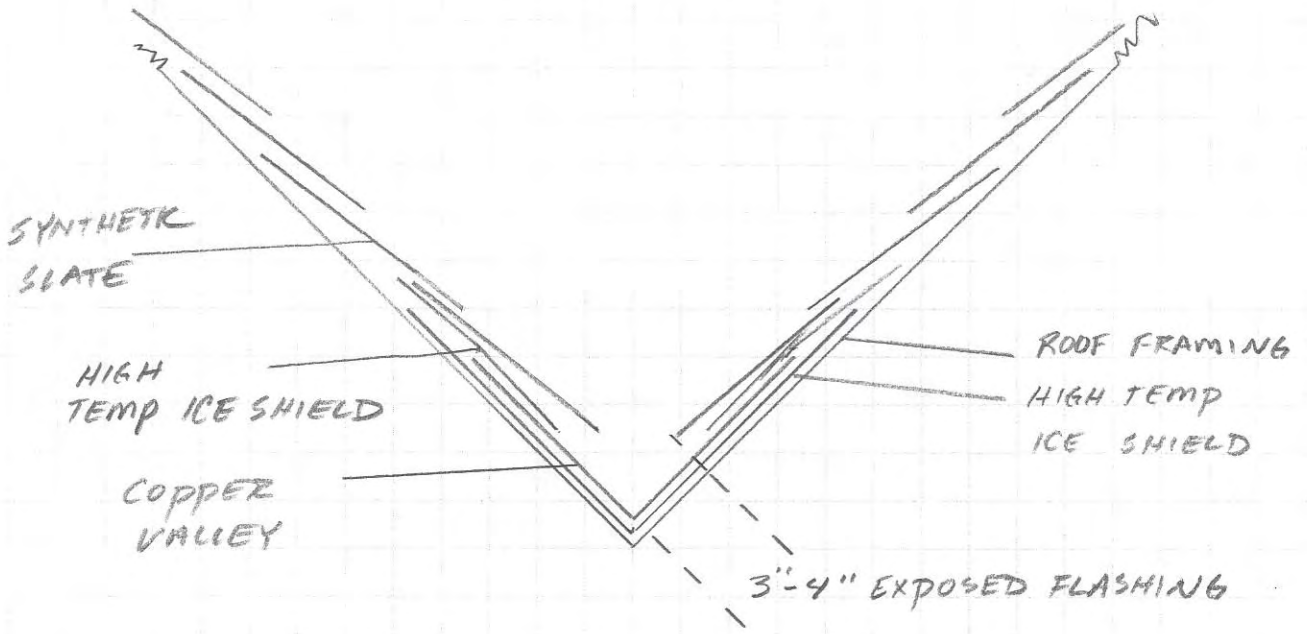
518 17th Street NW (images from Google Maps, dated July 2019)



518 17th Street NW (images from Google Maps, dated July 2019)



VALLEY DETAIL



HALF ROUND HANGERS



GEM CIRCLE W/ SPRING CLIP, NUT & BOLT

MATERIALS:

Aluminum - Painted, Aluminum - Mill Finish, 5", 6"
 Copper, Copper - *FreedomGray®,
 Steel - Galvanized,
 Steel - Painted Galvanized

WIDTHS:

NOTES:

* Accessory item is not formed from FreedomGray® coil or sheet product. It is formed from copper product plated with Tin Zinc coating to provide similar color and properties. FreedomGray® is registered trademark of Revere Copper Products, Inc.



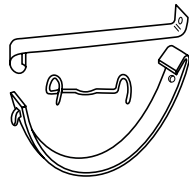
#10 COMBINATION CIRCLE & SHANK W/ SPRING CLIP

MATERIALS:

Aluminum - Painted, Copper,
 Steel - Galvanized, Steel - Painted Galvanized

WIDTHS:

5", 6"



FACE MOUNT HANGER W/ CROSSBAR & SPRING CLIP

MATERIALS:

Aluminum - Painted, Copper,
 Steel - Galvanized, Steel - Painted Galvanized

SIZES:

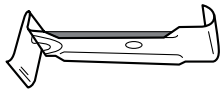
3/16" x 1" Bar
 1/16" x 1" Crossbar

WIDTHS:

7", 8"

NOTES:

Steel - Galvanized and Steel - Painted Galvanized items require a 2 week lead time.



HIDDEN HANGER FOR REVERSE BEAD GUTTER ONLY

MATERIALS:

Aluminum - Painted, Copper,
 Steel - Stainless

WIDTH:

6"



RIVAL STRAP HANGER

MATERIALS:

Aluminum - Painted, Aluminum - Mill Finish,
 Copper, Steel - Galvanized

WIDTH:

5", 6"

SHANKS



#1 SHANK PLATE FOR FASCIA

MATERIALS:

Aluminum - Painted, Aluminum - Mill Finish, Copper, Copper - *FreedomGray®, Steel - Galvanized

NOTES:

**Accessory item is not formed from FreedomGray® coil or sheet product. It is formed from copper product plated with Tin Zinc coating to provide similar color and properties. FreedomGray® is registered trademark of Revere Copper Products, Inc.*



#6 SHANK FOR OGEE OR CROWN MOLDING

MATERIALS:

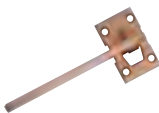
Copper, Steel - Galvanized, Steel - Painted Galvanized



#8 SHANK FOR CORNICE

MATERIALS:

Iron - Malleable



#10 SHANK FOR FASCIA

MATERIALS:

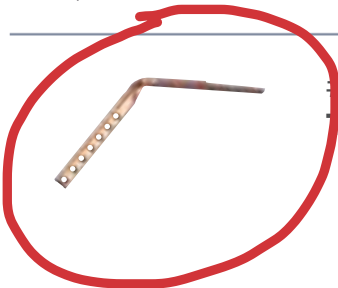
Copper, Steel - Galvanized, Steel - Painted Galvanized



#11 SHANK FOR NAILING TO EXPOSED RAFTER

MATERIALS:

Aluminum - Painted, Copper, Steel - Galvanized



#12 SHANK FOR NAILING TO SHEETING - 1/3 PITCH

MATERIALS:

Aluminum - Painted, Aluminum - Mill Finish, Copper, Copper - *FreedomGray®, Steel - Galvanized, Steel - Painted Galvanized

NOTES:

**Accessory item is not formed from FreedomGray® coil or sheet product. It is formed from copper product plated with Tin Zinc coating to provide similar color and properties. FreedomGray® is registered trademark of Revere Copper Products, Inc.*

#25 SHANK FOR NAILING TO SHEETING - 1/2 PITCH

MATERIALS:

Copper, Steel - Galvanized



Certificate of Appropriateness Application

BAR 20-07-06

411 1st Street N

Tax Parcel: 330107000

Owner: Andrea and Reidar Stiernstrand

Applicant: Julie Kline Dixon/Rosney Co. Architects

New door at window opening

[Contents \(Click to link directly to PDF page\)](#)

- [Staff Report](#)
- [Staff Photos](#)
- [Historic Survey](#)
- [Application](#)

[Link back to Packet Guide.](#)

City of Charlottesville
Board of Architectural Review
Staff Report
July 21, 2020



Certificate of Appropriateness Application

BAR 20-07-06

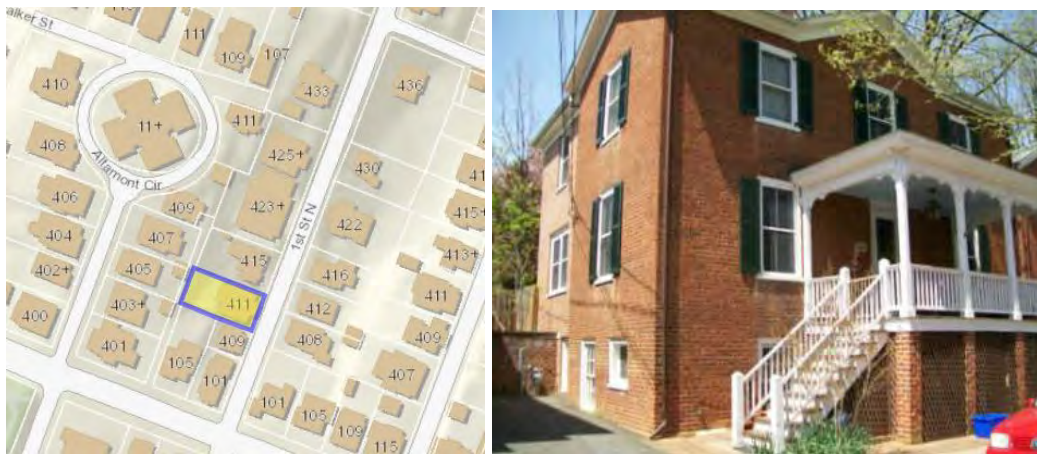
411 1st Street N

Tax Parcel: 330107000

Owner: Andrea and Reidar Stiernstrand

Applicant: Julie Kline Dixon/Rosney Co. Architects

Relocate door to window opening



Background

Year Built: 1882-1889

District: North Downtown ADC District

Status: Contributing

The George-Makris House was likely built as a rental property sometime between 1882 and 1889. Compared with neighboring houses of similar scale on the block, the subject building has fewer architectural embellishments. The two-story, three-bay brick house is situated on a high basement and is fronted by a wood porch with Victorian trim. (Historic survey attached.)

September 18, 2001 – BAR approved CoA to extend an existing addition to the rear.

April 16, 2002 – BAR approved CoA to replace the single windows in the side elevations of the original structure with double windows.

November 17, 2009 – BAR approved CoA to add a frame, 2-story rear addition for a sunroom and loggia on the first floor and a bath and screen porch on the second floor. Wood, double-hung windows, operable shutters, painted dark green/black, at existing rear windows. Copper roof and gutters to match existing; Hardie-siding; azek trim; stucco base; all siding/trim painted white.

Application

- Submittal: Rosney Co. Architects submittal dated 26 May 2020: Narrative (two pages); drawings EC1.0, A1.0, A2.0, A3.0, A3.1 (5/6/2020), and A3.2 (6/29/2020).

Request CoA for removal of existing basement window and installation of entry door.

- Relocate existing window to center door opening. Infill with new brick below.
- Relocate existing door to south window opening.
- From driveway to door, construct stone steps/landing and new stone retaining wall.
- Reconstruct wood porch stairs to accommodate new access to basement entry.
- Install new light fixture.

Note: While the drawings indicate swapping the existing window with the existing door, the applicant would prefer to leave the door in place and install a new door in the window opening.

Discussion and Recommendations

This opening is at the primary and is being modified to accommodate accessibility for an elderly relative. If the applicant preference is approved, staff recommends the following conditions:

- [Staff concurs with the applicant's preference.] Remove only the proposed window and install a new door in the opening. Leave in place the existing door at the center, below the front porch.
- Retain and store the existing window, should the opening be later restored.
- The existing masonry opening is not altered other than below the existing window.
- For the exterior light fixture, the lamping will have a Color Temperature not to exceed 3,000K, preferably dimmable, and will comply with the City's "Dark Sky" ordinance.
- Applicant will provide to staff for the BAR archive cut sheets for the doors, windows, and any exterior light fixtures.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed alterations satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

[...as submitted with the following conditions: ...]

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed alterations do not satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR denies the application as submitted for the following reasons:

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec. 34-288(6); and

- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Review Guidelines for Rehabilitations

Pertinent Guidelines for Rehabilitations

C. Windows

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building.

Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.

- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

D. Entrances, Porches, and Doors

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
- 5) Do not strip entrances and porches of historic material and details.
- 6) Give more importance to front or side porches than to utilitarian back porches.
- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
- 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
- 11) Provide needed barrier-free access in ways that least alter the features of the building.
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
- 12) The original size and shape of door openings should be maintained.
- 13) Original door openings should not be filled in.
- 14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.

- 15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
- 16) Retain transom windows and sidelights.
- 17) When installing storm or screen doors, ensure that they relate to the character of the existing door.
 - a. They should be a simple design where lock rails and stiles are similar in placement and size.
 - b. Avoid using aluminum colored storm doors.
 - c. If the existing storm door is aluminum, consider painting it to match the existing door.
 - d. Use a zinc chromate primer before painting to ensure adhesion.

H. Masonry

- 1) Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.
- 2) When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.
- 3) When repointing masonry, duplicate mortar strength, composition, color, and texture.
 - a. Do not repoint with mortar that is stronger than the original mortar and the brick itself.
 - b. Do not repoint with a synthetic caulking compound.
- 4) Repoint to match original joints and retain the original joint width.
- 5) Do not paint unpainted masonry.

411 North 1st Street
Staff Photos



Figure 1: Oblique view of 411 North 1st Street, facing southwest.



Figure 2: East elevation of 411 North 1st Street.



Figure 3: Oblique view of 411 North 1st Street, facing northwest.



Figure 4: Focus view of entry porch and location of proposed exterior door.



Figure 5: Focus view of entry porch and location of proposed exterior door.



Figure 6: Focus view of entry porch and existing door below porch.



Figure 7: View south on North First Street, with 411 North 1st Street at right.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 411 North First Street
 Map and Parcel: 33-107
 Census Tract & Block: 3-506
 Present Owner: R. S. Oakey
 Address: 1926 Ivy Road, City
 Present Use: Rental Property
 Original Owner: H. H. George
 Original Use: Rental Property

BASE DATA

Historic Name: George-Makris House
 Date/Period: 1882-1889
 Style: Vernacular
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: R-3
 Land Area (sq.ft.): 55 x 98
 Assessed Value (land + imp.): 1800 + 10,530 = 12,330

ARCHITECTURAL DESCRIPTION

A very plain two story, three bay brick, single pile house on a high basement. Since it was probably built for a rental property, adornments are minimal with only a central gable and pedestrian Victorian porch relieving the regularness of the facade. While similar in style and plan to the Roads-Bosserman and Pendleton Houses on First Street, it shares none of their refinements in detail, proportion, or material.

HISTORICAL DESCRIPTION

This house may well have been built as a rental property by H. H. George. He purchased the lot on the northwest corner of High and North First Streets from Polly L. Gilmer in 1882 (ACDB 79 P 473). Landbook records indicate that a structure was standing on the George property on the west side of Green Street in 1889 valued at \$1200. In 1919 the heirs of H. H. George sold the property to H. H. Robinson for \$3000 (DB 34-34). The deed specifically mentions a six room brick residence on the property. Robinson quickly sold Grafton Payne in 1920 who in turn sold it to Alice Leachman in 1921 (DB 37 P 15). The house remained in the Leachman family until 1943 when George Makris purchased it (DB 115 P 223). It was recently purchased from Makris' widow by Mr. R. S. Oakey.

GRAPHICS

CONDITIONS

Average

SOURCES

City/County Records.



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

five (5)

Please submit ~~ten (10)~~ **five (5)** hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; **Additions and other projects requiring BAR approval \$125; Administrative approval \$100.**
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name	<u>Andra & Reidar Stiemstrand</u>	Applicant Name	<u>Julie Kline Dixon</u>
Project Name/Description	<u>Exterior alterations</u>	Parcel Number	<u>330107000</u>
Project Property Address	<u>411 North 1st Street</u>		

Applicant Information

Address: 1009 EAST MARKET ST
CHARLOTTESVILLE VA 22901
Email: juliedixon@n.com
Phone: (W) _____ (C) 434 391 4947

Property Owner Information (if not applicant)

Address: 411 N. 1ST ST
Email: metandrea@gmail.com
Phone: (W) _____ (C) 917.838.3085

Do you intend to apply for Federal or State Tax Credits for this project? NO

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] _____ 5.26.20
Signature Date

JULIE DIXON _____ 5.26.20
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

[Signature] _____ 5/26/20
Signature Date

Andra Stiemstrand _____ 5/26/20
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): _____

List All Attachments (see reverse side for submittal requirements):

DRAWING SET

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

{ ROSNEY CO }

ARCHITECTS

Date: 26 May 2020
To: City of Charlottesville
From: The Rosney Co Architects
Re: 411 North 1st Street

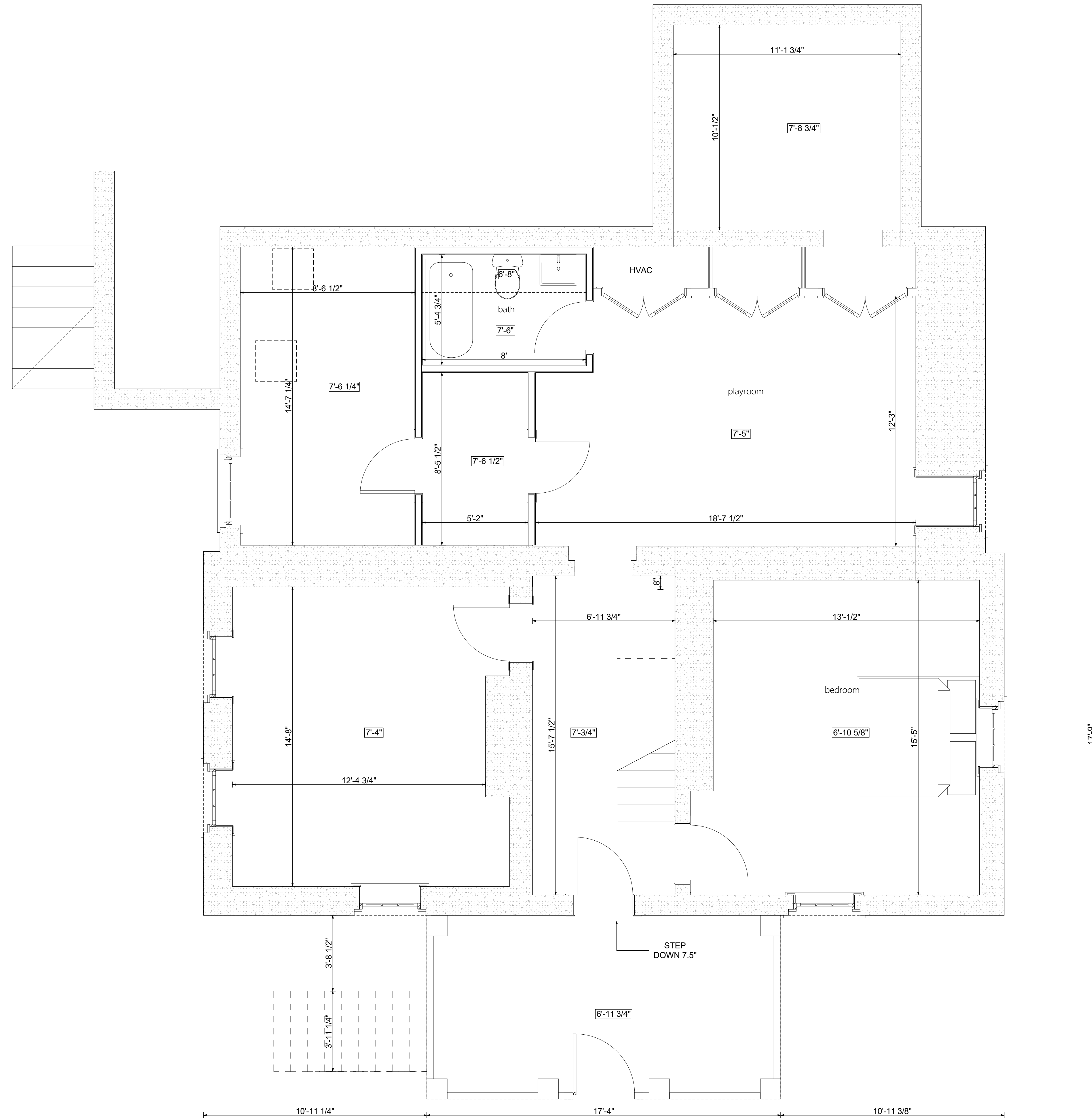


Re: Narrative Description of Proposed Alteration to 411 North 1st Street:

The Stiernstrands need to create a more gentle entry into their basement to accommodate an aging in place relative who will be staying with them indefinitely. Currently, the door to the basement enters below the front porch. It is cramped by the porch overhead, has a steep drop from the earth level below the porch into the house,

and is cramped by the bottom of the stair directly inside. There are two masonry openings for windows on the left and right of the door, not covered by the porch, and of the exact same width as the door itself. Given that the existing masonry opening on the south side of the east façade is much simpler to access, we propose re-purposing that existing masonry opening which currently holds the window into a door. This allows adequate head height, and easy transition from the proposed new landing to the interior and ample space inside for maneuvering. If it's preferable, we would happily reuse the existing door from below the porch in the new opening, although our instinct is to leave that door in place and to label and store the existing window and brick that must be removed on site.

Julie Dixon
The Rosney Co Architects



Stiernstrand Residence
 411 1st Street NW,
 Charlottesville, Virginia 22911



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



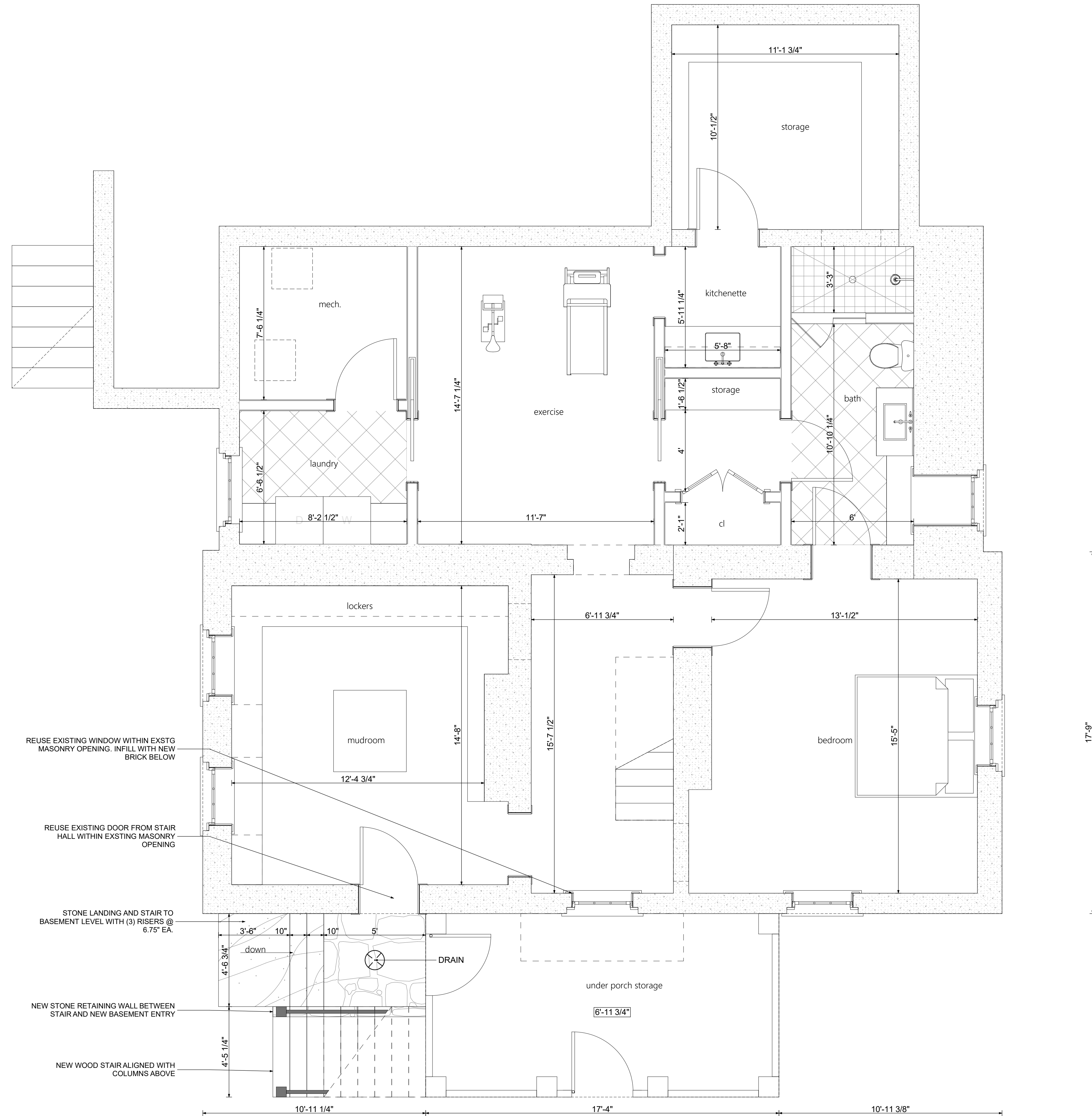
Rear Elevation
SCALE: 3/16" = 1'-0" 2



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



Side Elevation
SCALE: 3/16" = 1'-0" 4



REUSE EXISTING WINDOW WITH EXSTG MASONRY OPENING. INFILL WITH NEW BRICK BELOW

REUSE EXISTING DOOR FROM STAIR HALL WITH EXSTG MASONRY OPENING

STONE LANDING AND STAIR TO BASEMENT LEVEL WITH (3) RISERS @ 6.75" EA

NEW STONE RETAINING WALL BETWEEN STAIR AND NEW BASEMENT ENTRY

NEW WOOD STAIR ALIGNED WITH COLUMNS ABOVE

17'-9"

Basement
SCALE: 3/8" = 1'-0"

1

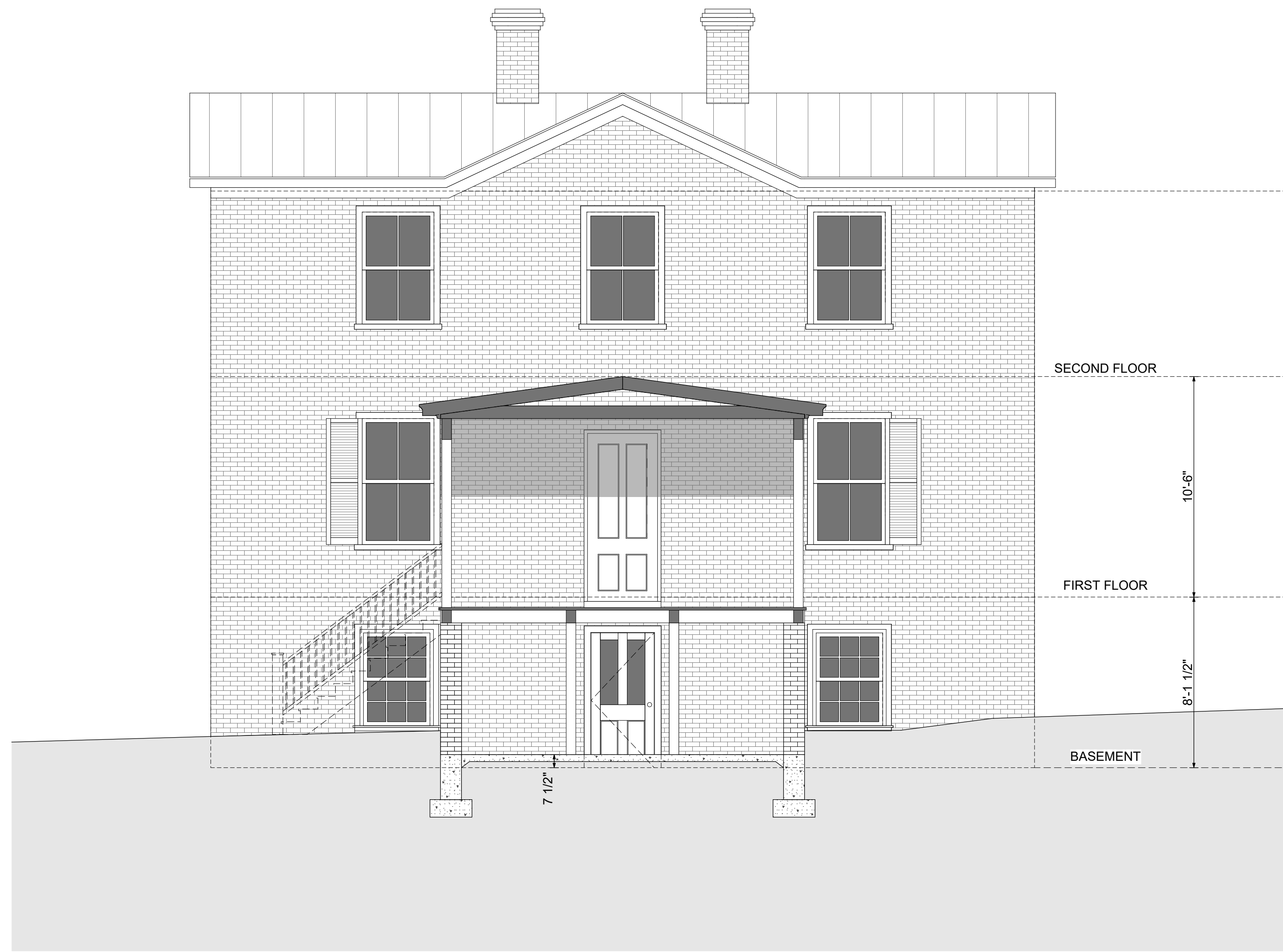
Stiernstrand Residence
411 1st Street NW,
Charlottesville, Virginia 22911

EDITIONS/REVS
5/6/2020

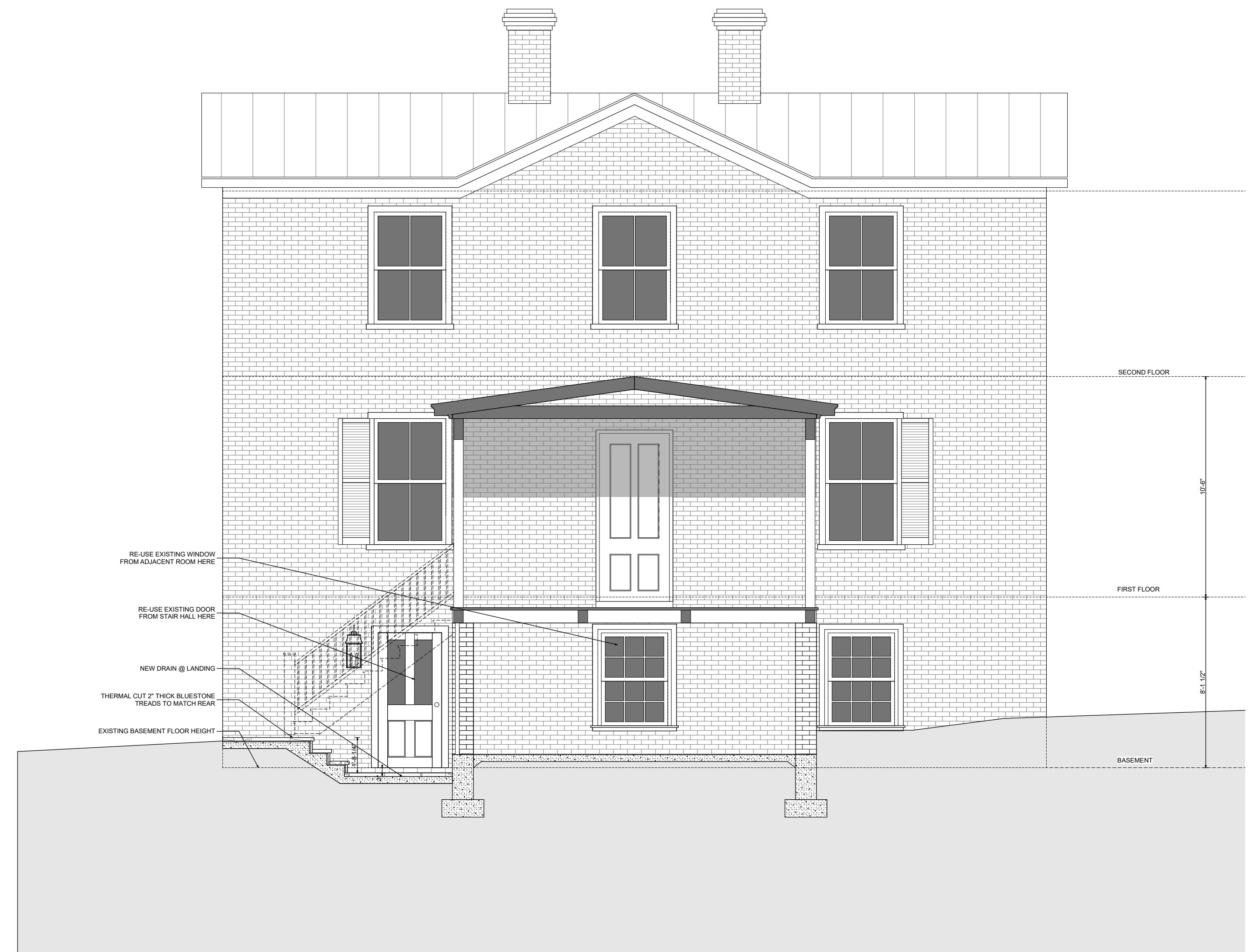
Basement
Option 1
5/6/2020

A1.0

Stiernstrand Residence
 411 1st Street NW,
 Charlottesville, Virginia 22911



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



Proposed Porch Section
 SCALE: 1/4" = 1'-0" 1
 A3.0

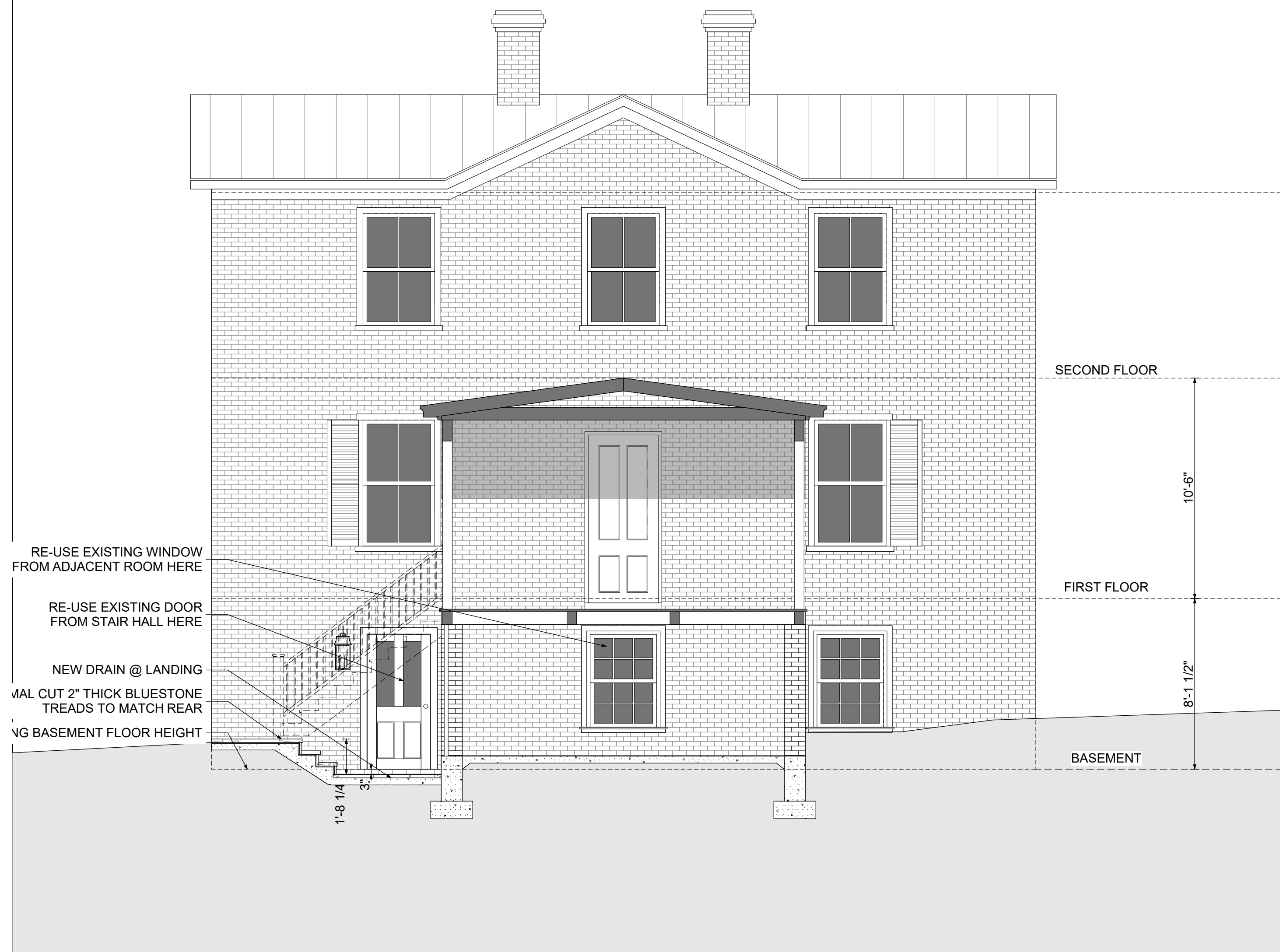
EDITIONS/REVS

5/6/2020

Front Porch
 Section

5/6/2020

A3.0



Stiernstrand Residence
 411 1st Street NW,
 Charlottesville, Virginia 22911

EDITIONS/REVS

5/6/2020

Front Porch
 Section

5/6/2020

A3.1

Stienstrand Residence

411 1st Street NW,
 Charlottesville, Virginia 22911

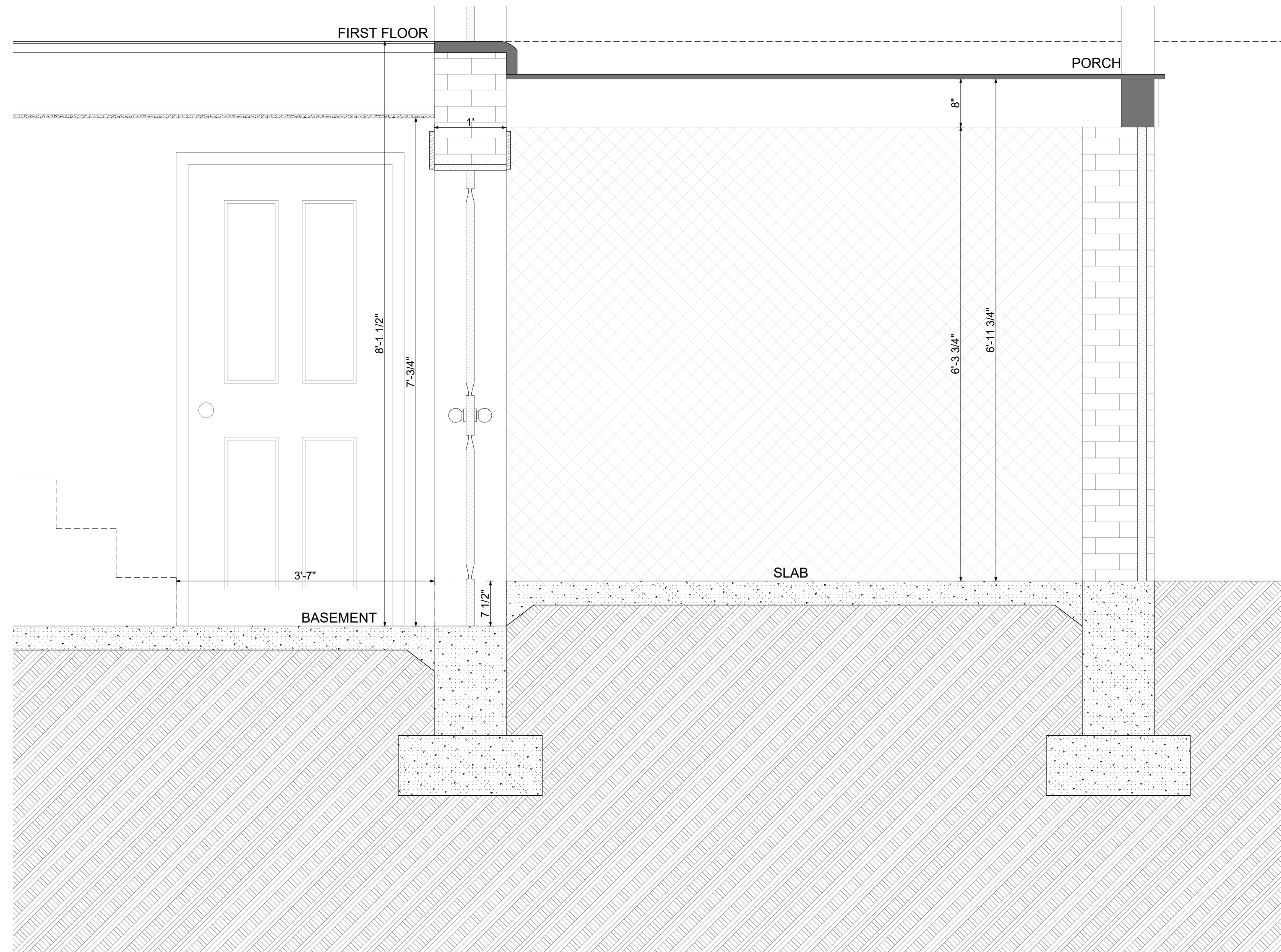
EDITIONS/REVS

6/29/2020

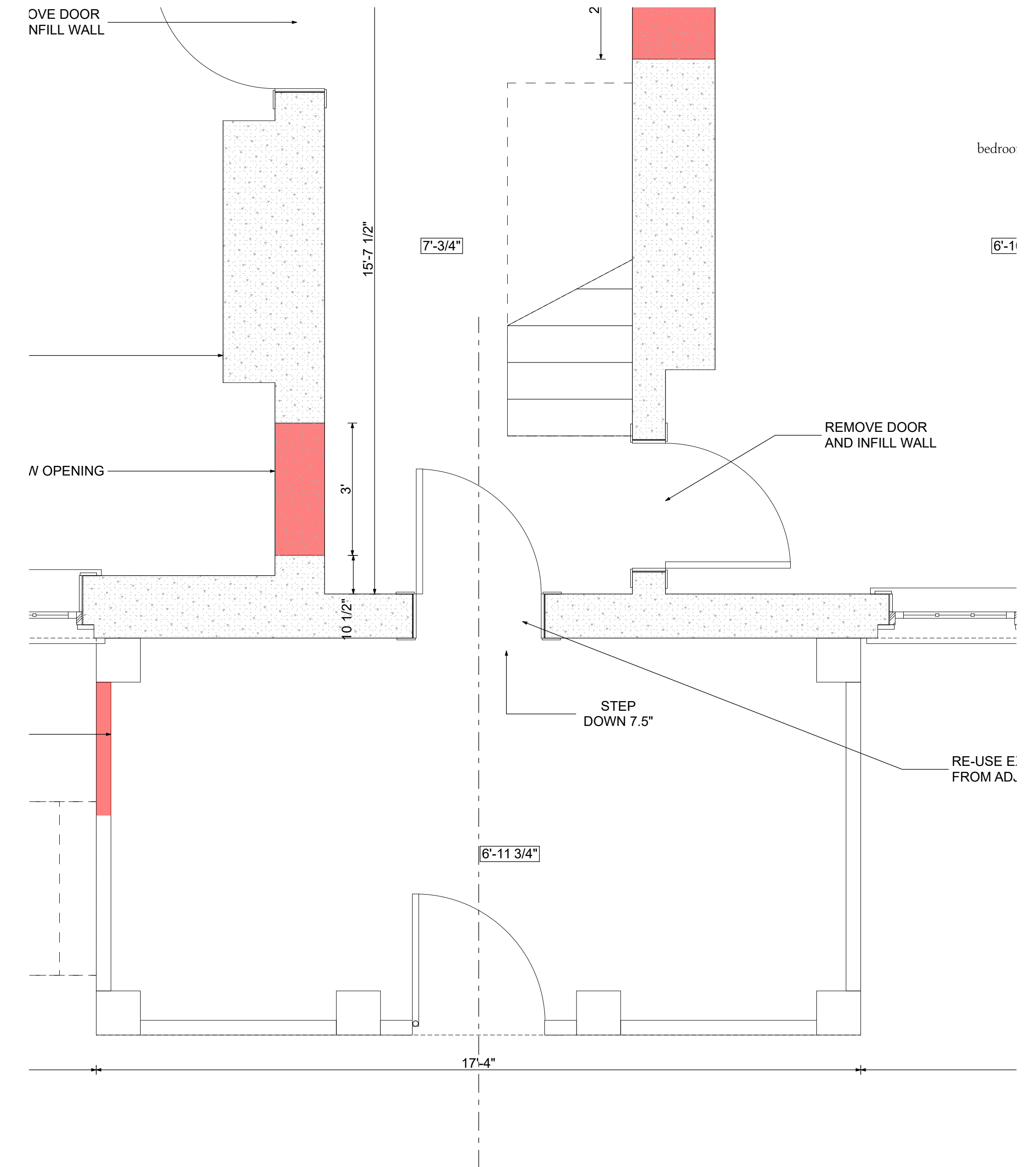
Front Porch
 Section

6/29/2020

A3.2



Front Porch Section
 SCALE: 1" = 1'-0" 1



Basement Plan
 SCALE: 1/2" = 1'-0" 2

Certificate of Appropriateness Application

BAR 20-07-07

422 1st Street N

Tax Parcel: 330100000

Owner: NONCE, LLC

Applicant: Julie Kline Dixon/Rosney Co. Architects

Addition to residence

[Contents \(Click to link directly to PDF page\)](#)

- [Staff Report](#)
- [Staff Photos](#)
- [Historic Survey](#)
- [Application](#)

[Link back to Packet Guide.](#)

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**
July 21, 2020



Certificate of Appropriateness Application

BAR 20-07-07

422 1st Street N

Tax Parcel: 330100000

Owner: NONCE, LLC

Applicant: Julie Kline Dixon/Rosney Co. Architects

Addition to residence



Background

Year Built: c1870 - 1885

District: North Downtown ADC District

Status: Contributing

The Watson-Bosserman House is a three-bay, two-story frame house built in 1870. It's representative of similar vernacular houses built in Charlottesville in the decades following the Civil War. (Historic survey attached.)

Prior BAR Reviews

None

Application

- Submittal: Rosney Co. Architects narrative, photos, drawings sheets, dated 25 June 2020: Sheets EC1.0, EC1.1, EC2.0, EC2.1, A1.0, A2.0, A3.0 and Perspective.

Request CoA for alterations to the rear of the house.

1st Floor, South Elevation:

- Remove the wood deck, metal rail and spiral stair to the lower garden.
- Remove the east and south facing sunroom façade and roof.
- Reconstruct the sunroom walls to accommodate new windows and new roof.
- Below the sunroom, construct brick piers and install two new windows. Existing door to remain.

1st Floor, East Elevation:

- Remove the wood deck.
- Construct a rear porch on painted brick piers. Decking to be ipe,
- Sunroom roof to extend over the new porch and wrap the rear addition. Roof will be supported 10" square posts. Trim details to match the house.
- Remove south window on the rear wing and install entry door.
- On the north side of the porch, install an entry door into the house and construct stairs from the yard. Steps to be ipe.
- Porch and stair rails: Railing 3-1/4" rounded, pickets 1" x 3/4" square edge.

Second Story Addition:

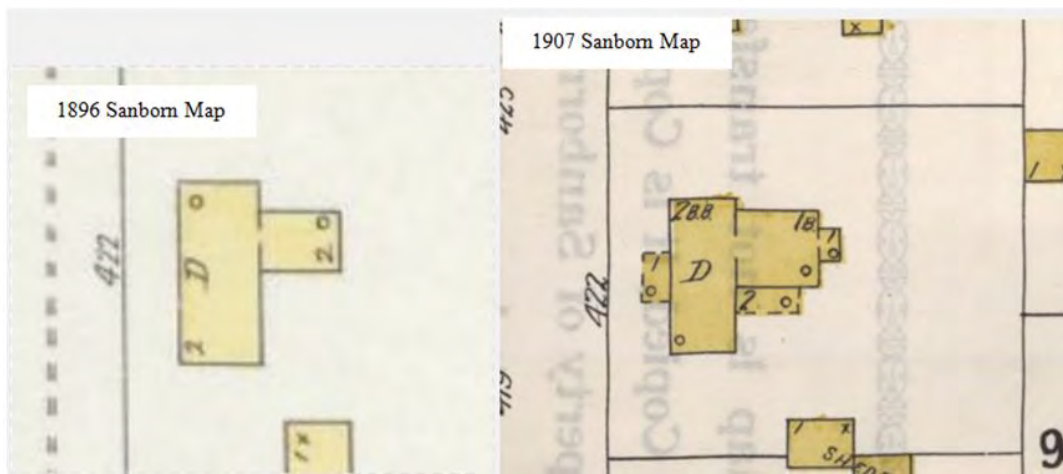
- Construct a second story above the existing rear wing of the house.
- Roofline and eave will be below that on the front section of the house.
- Trim and details to match front section of the house.
- Existing chimney to be extended and shifted to accommodate new window.

General:

- Trim details to match the existing on the house.
- Siding repairs/new to match existing.
- Windows to be Marvin or similar, solid wood, double-hung sash. Selections have not been made, but applicant will accept a condition that lite configuration will conform with that shown on the elevations and for insulated glass that applied muntins are acceptable provided there is an internal spacer bar.
- Roof to be standing-seam metal.
- Lighting fixtures have not been selected, but applicant will accept a condition that the lamping be dimmable and have a Color Temperature that does not exceed 3,000K.

Discussion and Recommendations

Staff is unable to determine if the rear addition is that seen in the 1896 and 1920 Sanborn Maps, or some part of it. Applicants stated that the sunroom is not. (Note: Sanborn Maps are unreliable for building dimensions.)



BAR should discuss the relocated chimney. No details are provided on the materiality.

Should the BAR move to approve, staff recommends the following conditions:

- New windows and doors to be wood or aluminum clad. Applied muntins are acceptable and must be appropriately dimensioned. If insulated glass, there will internal space bars aligned with the applied muntins.
- Any exterior lighting the lamping will have a Color Temperature not to exceed 3,000K, preferably dimmable, and will comply with the City’s “Dark Sky” ordinance.
- Applicant will provide to staff for the BAR archive cut sheets for the doors, widows, and any exterior light fixtures.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and for Rehabilitations, I move to find that the proposed alterations and addition satisfy the BAR’s criteria and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted..

[.. as submitted with the following modifications...]

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and for Rehabilitations, I move to find that the alterations and addition do not satisfy the BAR’s criteria and are not compatible with this property and other properties in the North Downtown ADC district, and that for the following reasons the BAR denies the application as submitted..

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- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City’s Design Guidelines.

Pertinent Guidelines for New Construction and Additions

P. Additions

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

- 1) Function and Size
 - a. Attempt to accommodate needed functions within the existing structure without building an addition.
 - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
 - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
 - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
 - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
 - a. New additions should not destroy historic materials that characterize the property.
 - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style
 - a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
 - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
 - a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
 - a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
 - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Pertinent Guidelines for Rehabilitations

C. Windows

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.

- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
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- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

D. Entrances, Porches, and Doors

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.

- 2) Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
- 5) Do not strip entrances and porches of historic material and details.
- 6) Give more importance to front or side porches than to utilitarian back porches.
- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
- 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
- 11) Provide needed barrier-free access in ways that least alter the features of the building.
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
- 12) The original size and shape of door openings should be maintained.
- 13) Original door openings should not be filled in.
- 14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
- 15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
- 16) Retain transom windows and sidelights.
- 17) When installing storm or screen doors, ensure that they relate to the character of the existing door.
 - a. They should be a simple design where lock rails and stiles are similar in placement and size.
 - b. Avoid using aluminum colored storm doors.
 - c. If the existing storm door is aluminum, consider painting it to match the existing door.
 - d. Use a zinc chromate primer before painting to ensure adhesion.

E. Cornice

- 1) Keep the cornice well sealed and anchored, and maintain the gutter system and flashing.
- 2) Repair rather than replace the cornice.
- 3) Do not remove elements of the original composition, such as brackets or blocks, without replacing them with new ones of a like design.
- 4) Match materials, decorative details, and profiles of the existing original cornice design when making repairs.
- 5) Do not replace an original cornice with a new one that conveys a different period, style, or theme from that of the building.
- 6) If the cornice is missing, the replacement should be based on physical or documented evidence, or barring that, be compatible with the original building.
- 7) Do not wrap or cover a cornice with vinyl or aluminum; these substitute materials may cover up original details and also may hide underlying moisture problems.

422 North 1st Street
Staff Photos



Figure 1: Oblique view of 422 North 1st Street, facing northeast.



Figure 2: West elevation of 422 North 1st Street.



Figure 3: Oblique view of 422 North 1st Street, facing southeast.



Figure 4: View north on North First Street, with 422 North 1st Street at right.

L

LANDMARK



SURVEY

<p style="text-align: center;">IDENTIFICATION</p> <p>Street Address: 422 North First Street Map and Parcel: 33-100 Census Tract & Block: 3-504 Present Owner: J. Norwood Bosserman Address: 422 North First Street Present Use: Residence Original Owner: William Roads Original Use: Residence</p>	<p style="text-align: center;">BASE DATA</p> <p>Historic Name: The Watson-Bosserman House Date/Period: 1870 Style: Victorian Vernacular Height to Cornice: Height in Stories: 2 Present Zoning: R-3 Land Area (sq.ft.): 92 x 105 Assessed Value (land + imp.): 3600 + 10,170 = 13,770</p>
<p>ARCHITECTURAL DESCRIPTION</p> <p>This building is a typical example of the simple, three bay, two story frame residences which were built in the city in the period following the Civil War. Also of the style are the interior chimneys, the low central gable, and the single story entrance porch with chamfered posts. The interior is based on the traditional single pile plan with a rear wing. Much of the original appointments on the interior remain intact including the mantels, coal grates, floors and stair woodwork.</p>	
<p>HISTORICAL DESCRIPTION</p> <p>The lot was sold to William Roads by W. T. Early in November, 1870, ACDB 65 P 596. In the deed it is mentioned that the lot contained a house recently built by Roads, thus establishing a date for this structure. Since the Roads ownership, which only lasted four years, the house has been sold a total of eleven times. Deed references: ACDB 65 P 596, 68-439, 72-33, 82-412, City DB 37 P 413, 37-426, 81-124, 93-317, 96-21, 189-371, 229-464.</p>	
<p>GRAPHICS</p>	
<p style="text-align: center;">CONDITIONS</p> <p style="text-align: center;">Very Good</p>	<p style="text-align: center;">SOURCES</p> <p style="text-align: center;">City/County Records</p>



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name	Nonce, LLC	Applicant Name	Julie Dixon The Rosney Co Architects
Project Name/Description	Addition / Renovation to existing residence _____ Parcel Number _____		
Project Property Address	422 1st Street North Charlottesville, VA 22901		

Applicant Information

Address: 609 East Market Street Suite 206
Charlottesville VA 22902 Email: juliekdixon@hotmail.com

Phone: (C) 4343914947

Property Owner Information (if not applicant)

Address: 422 1st Street North Charlottesville VA
22902 Email: _____

Phone: (W) _____ (C) 434.390.4616

Do you intend to apply for Federal or State Tax Credits
for this project? ___no___

Signature of Applicant

I hereby attest that the information I have provided is, to the
best of my knowledge, correct.

Julie Dixon

25 June 2020

Signature

Date

Julie Dixon _____ 25 June 2020

Print Name

Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to
its submission.

Harlan L. Horton

25 June 2020

Signature

Date

Harlan L. Horton

Print Name *RA for Nonce, LLC*

25 June 2020

Date

Description of Proposed Work (attach separate narrative if necessary):
_____ see attached _____

List All Attachments (see reverse side for submittal requirements): Drawings and
Description _____

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per Sec. 34-282 (d) in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per Sec. 34-286. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

Harlan L. Hester
EA for Nonce, LLC
hlhesg@Kinex.net

{ ROSNEY CO }

ARCHITECTS

Date: 25 June 2020
To: City of Charlottesville
From: The Rosney Co Architects
Re: 422 North 1st Street



Re: Narrative Description of Proposed Additions and Alterations to 422 North 1st Street:

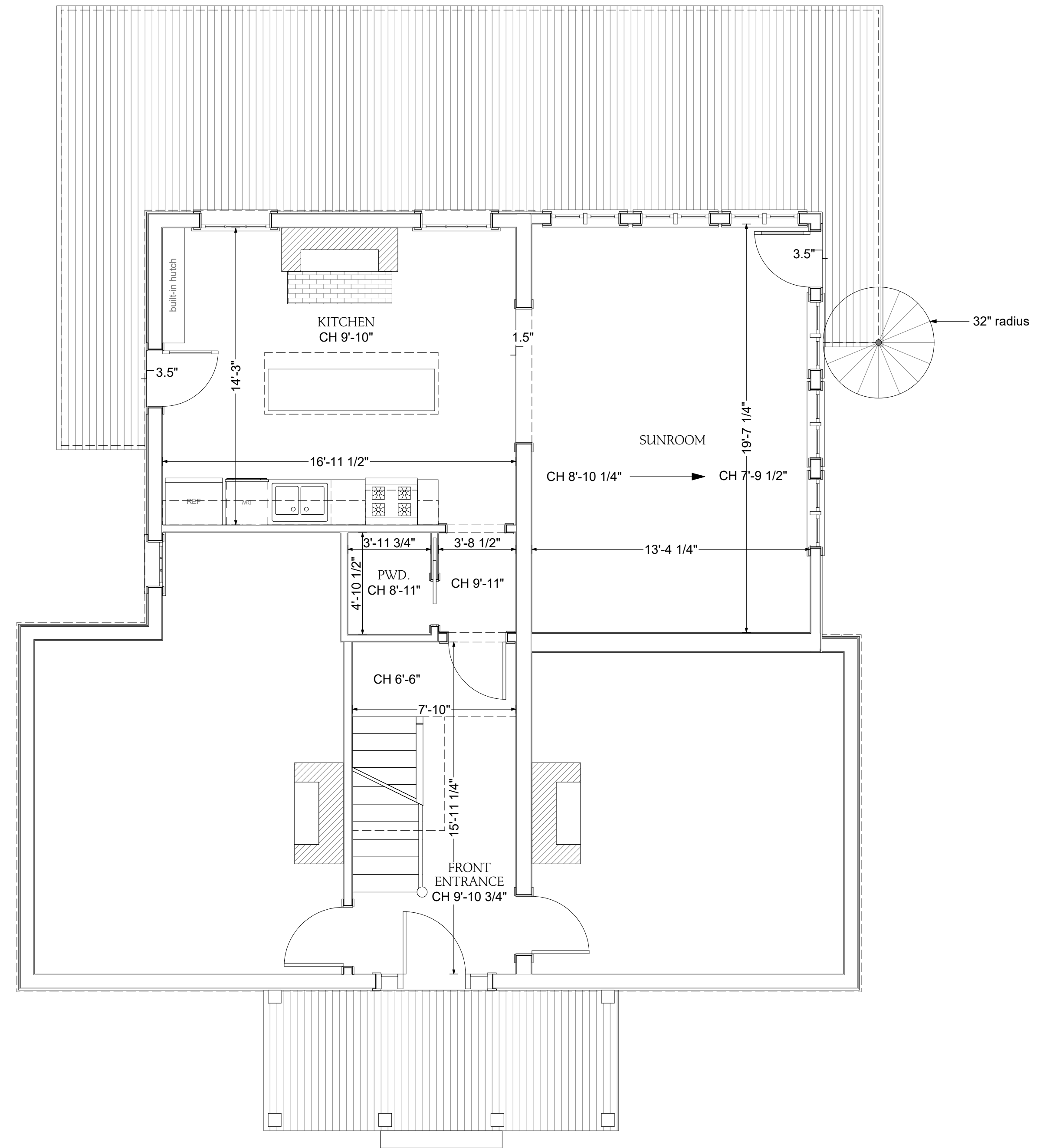
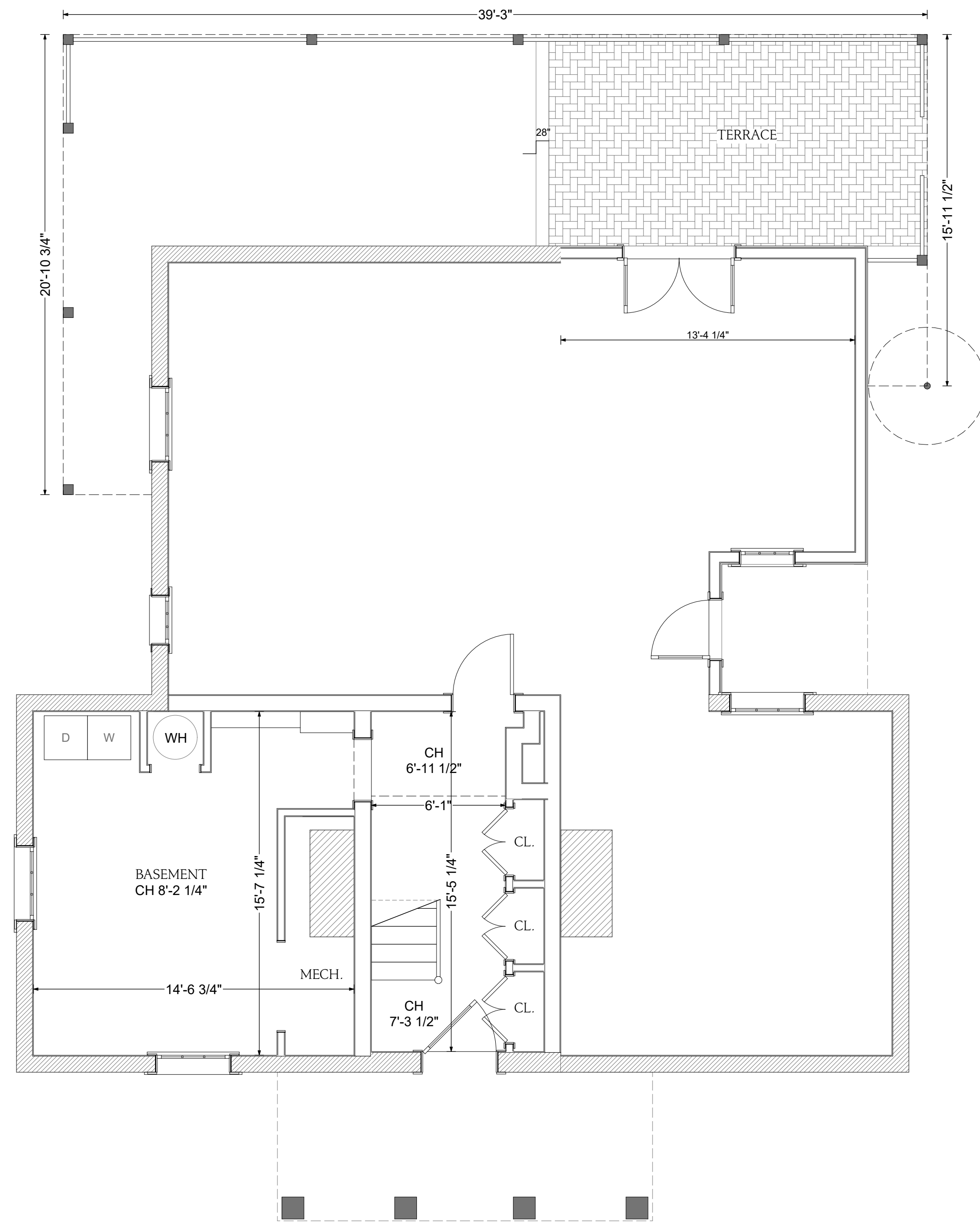
The owners of 422 North 1st Street propose a multi-part project that will improve the overall aesthetics and create much needed additional living space. First, we propose removal of the existing rear wood deck, metal rail and spiral stair to the lower garden. They are deteriorated visually and not in keeping with the house aesthetically. We also propose removal of the existing east and south facing sunroom façade and roof (structure and material) which we'd like to replace with new double hung windows and architectural detailing that gives the space the look of an enclosed sunroom. The windows will be solid wood by Marvin or similar and the roof a standing seam metal. On the rear of the house, we propose the addition of a covered porch with painted brick piers instead of the existing wood, ipe decking, solid wood wrapped 10" posts, traditional trim details matching those elsewhere in the house, solid wood siding to match existing, a standing seam metal roof, and a new stair on the north side. The proposed new roof structure will wrap both the sunroom and porch under one wrap-around hip structure. We would also like to add brick piers on the basement level below the new sunroom façade to create a more pleasing architectural rhythm. Last, we propose the addition of a new second story above the existing rear wing of the house. Pending structural approval, we propose the addition of a bedroom and closet over the existing rear wing. We hold the roof and eave below the existing and use windows and details that are consistent with the front bay of the house.

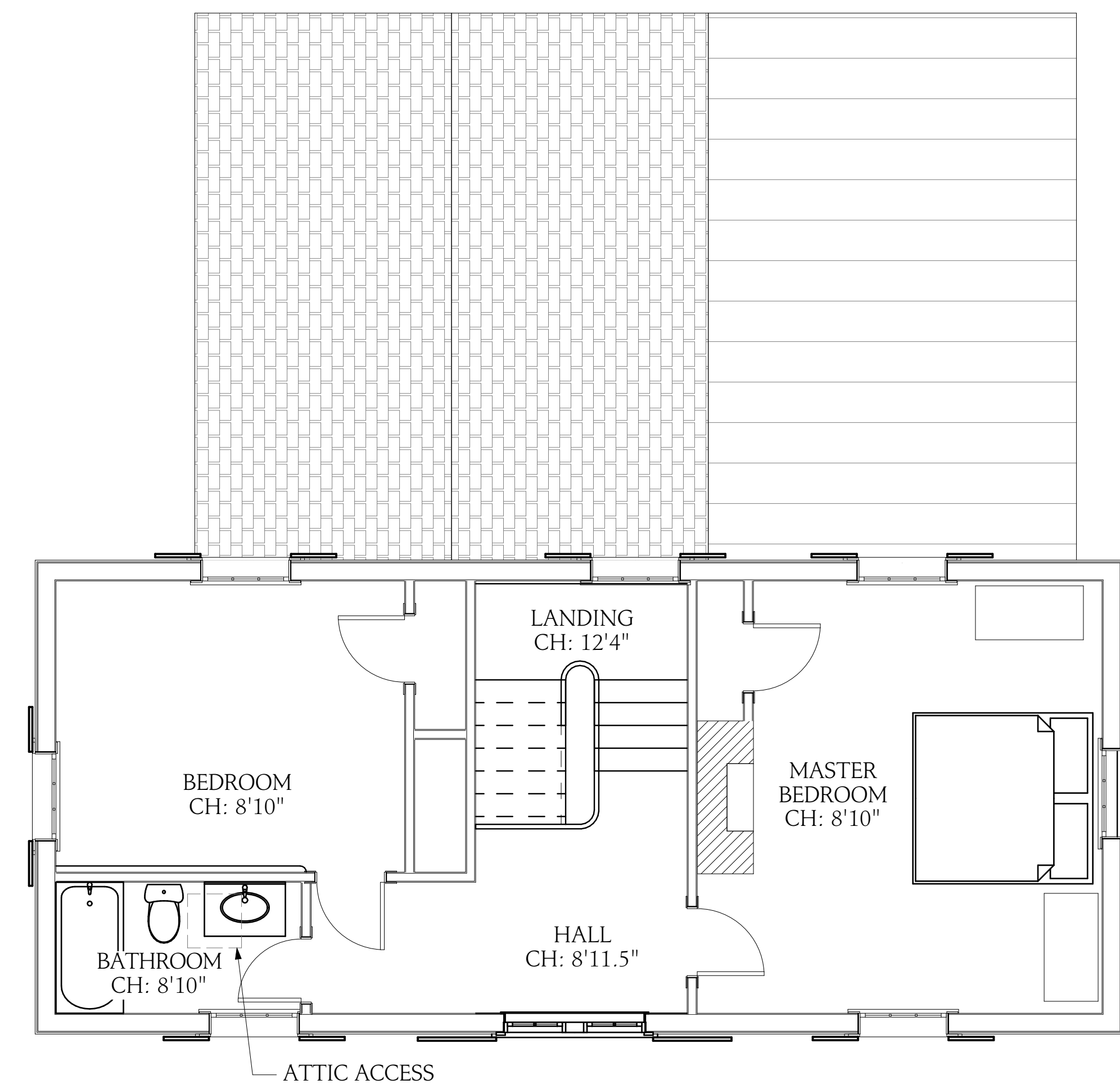
Julie Dixon
The Rosney Co Architects

609 East Market Street, Suite 206
Charlottesville, Virginia 22902



609 East Market Street, Suite 206
Charlottesville, Virginia 22902







{ ROSNEY CO }
 ARCHITECTS
 108 5th Street SE, Suite 308
 Charlotte, NC 28202
 T: 843.232.1978
 F: 843.301.0466

CONSULTANTS:
 CIVIL ENGINEER:
 STRUCTURAL ENGINEER:
 MEP:
 GEOTECHNICAL ENGINEER:

First Street Residence
 Charlottesville, Virginia

EDITIONS/REVS

EXTERIOR ELEVATIONS
 6/25/2020

EC2.0



{ ROSNEY CO }
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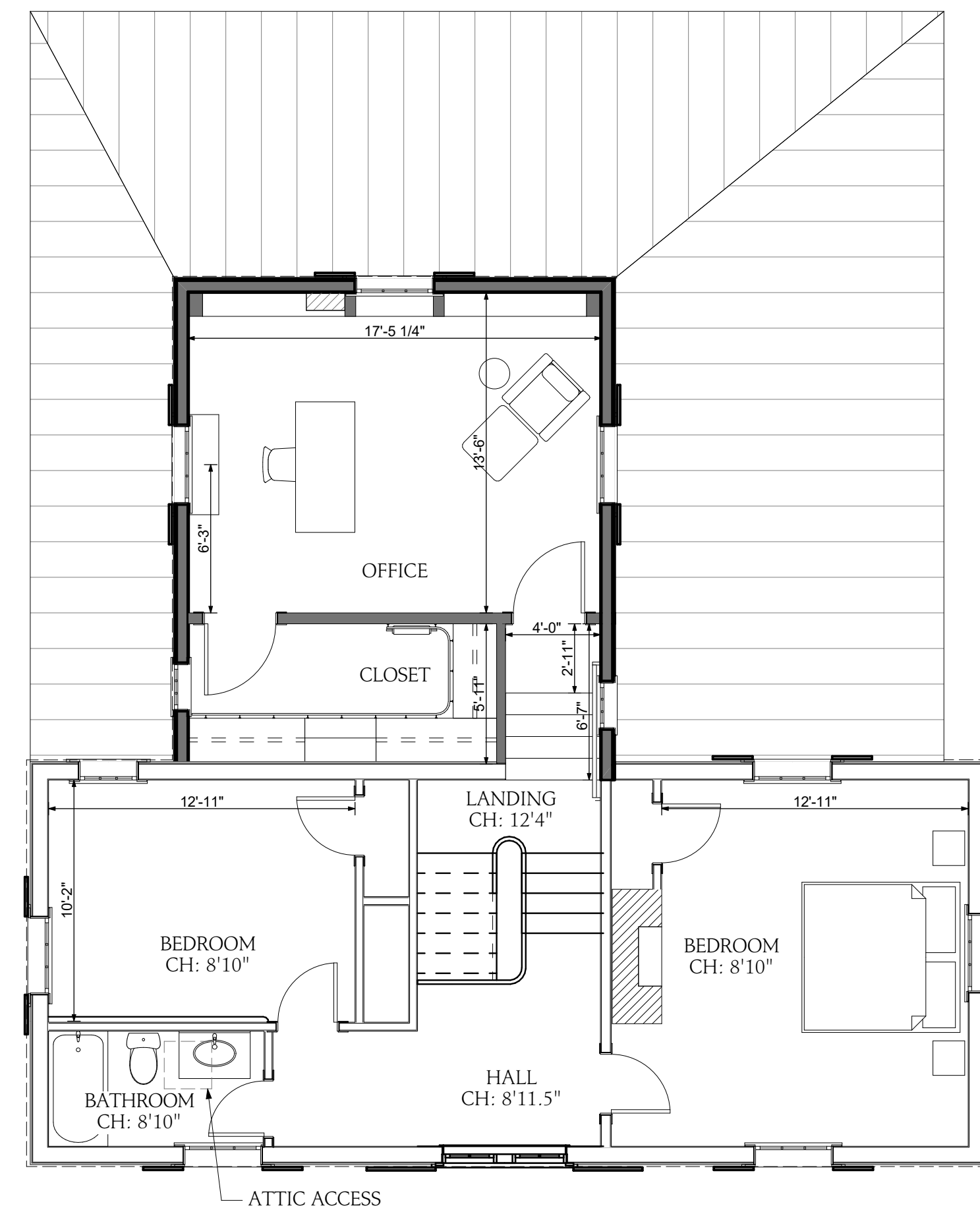
CONSULTANTS:
 CIVIL ENGINEER:
 STRUCTURAL ENGINEER:
 MEP:
 GEOTECHNICAL ENGINEER:

First Street Residence
 Charlottesville, Virginia

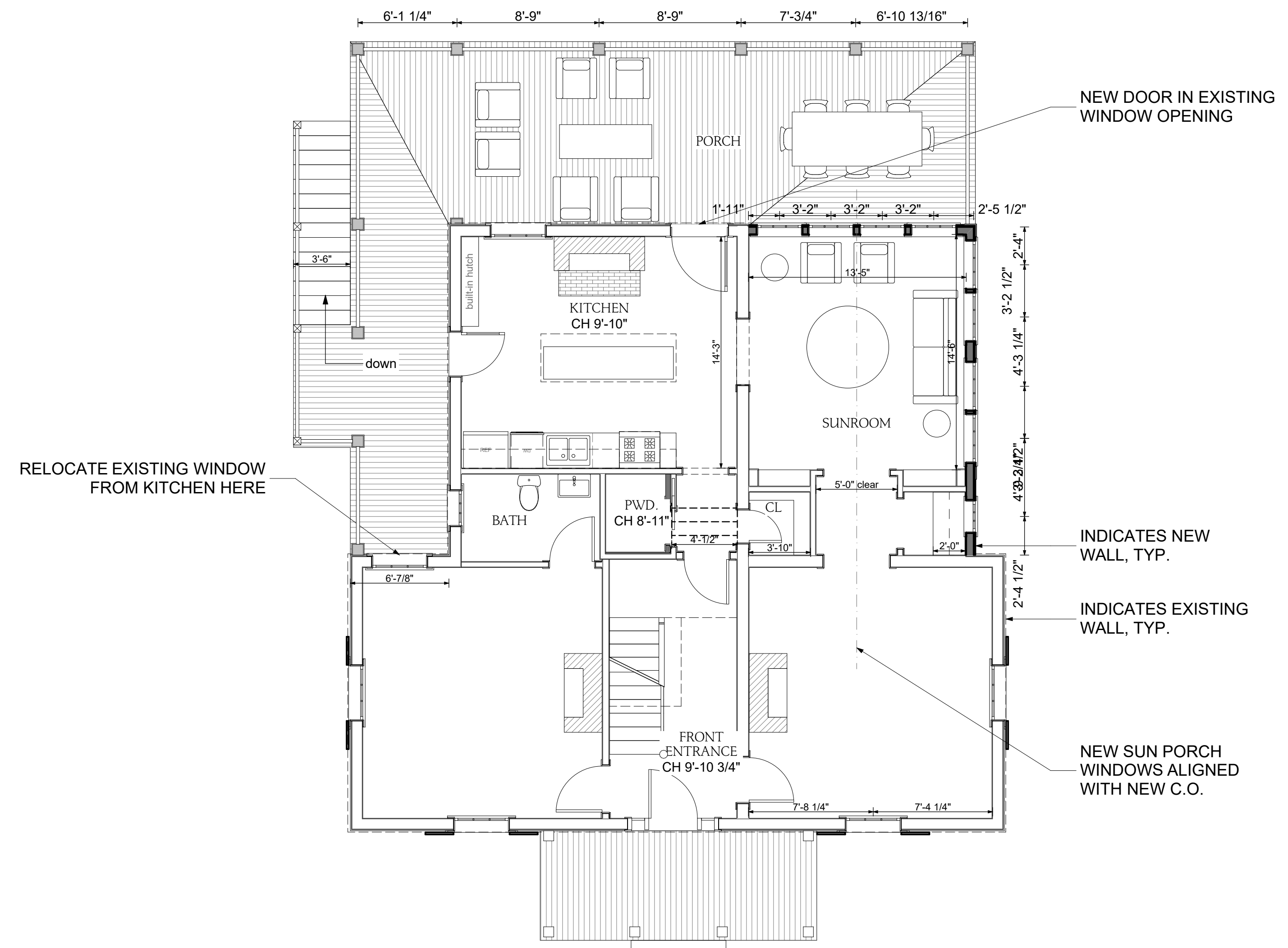
EDITIONS/REVS

EXTERIOR ELEVATIONS
 6/25/2020

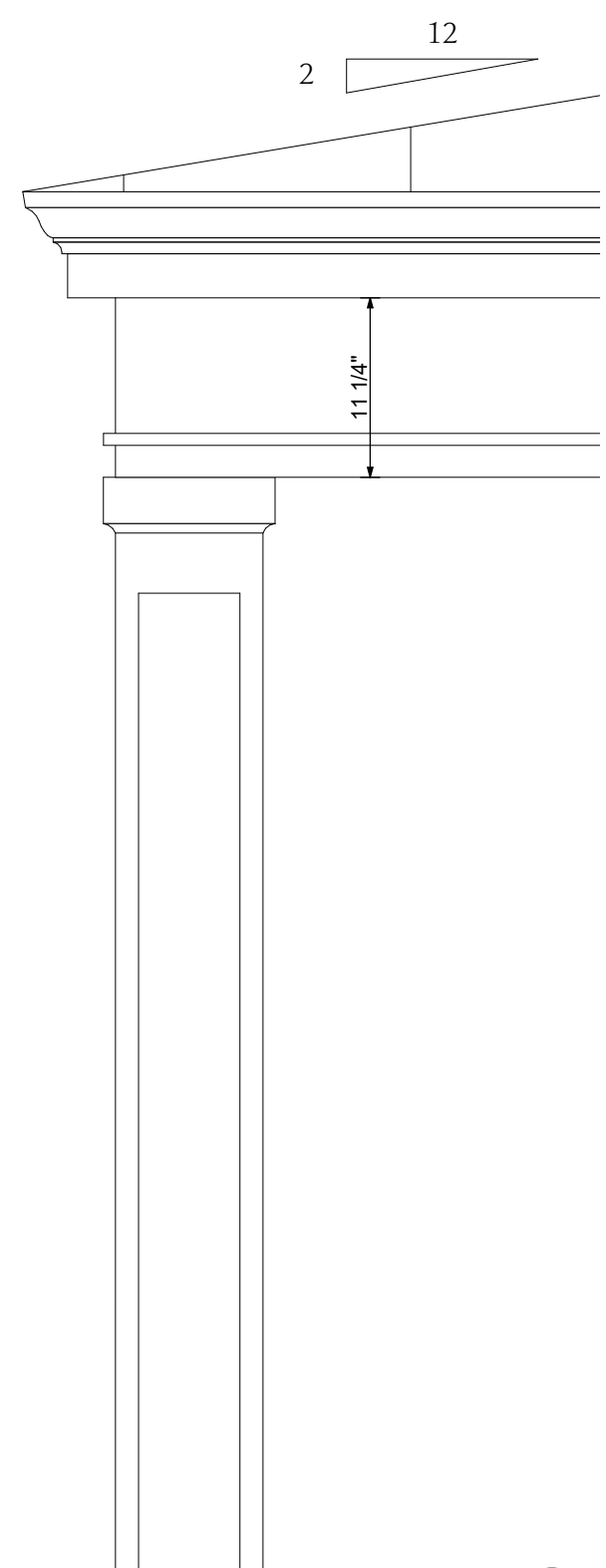
EC2.1



Second Floor Plan
SCALE: 3/16" = 1'-0"



Ground Floor Plan
SCALE: 3/16" = 1'-0"



Eave Detail
SCALE: 1" = 1'-0"



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



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



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



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

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CONSULTANTS:
CIVIL ENGINEER:
STRUCTURAL ENGINEER:
MEP:
GEOTECHNICAL ENGINEER:

First Street Residence
Charlotteville, Virginia

EDITIONS/REVS

Exteriors

6/25/2020

A2.0



Sunroom and Office Section Facing West
SCALE: 1/2" = 1'-0"

1

{ ROSNEY CO }
ARCHITECTS
108 5th Street SE, Suite 308
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CONSULTANTS:
CIVIL ENGINEER:
STRUCTURAL ENGINEER:
MEP:
GEOTECHNICAL ENGINEER:

First Street Residence
Charlotteville, Virginia

EDITIONS/REVS

Building Section

6/25/2020

A3.0



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CONSULTANTS:
CIVIL ENGINEER:
STRUCTURAL ENGINEER:
MEP:
GEOTECHNICAL ENGINEER:

First Street Residence
Charlotteville, Virginia

EDITIONS/REVS

Perspective
6/25/2020

Certificate of Appropriateness Application

BAR 20-07-08

418 E. Jefferson Street (Renaissance School)

Tax Parcel: 530040000

Owner: 18 East Jefferson Street, LLC

Applicant: Bill Adams/Train Architects

Window repairs and replacements

Contents ([Click to link directly to PDF page](#))

- [Staff Report](#)
- [Staff Photos](#)
- [Historic Survey](#)
- [Application](#)
- [Additional information from applicant](#)

[Link back to Packet Guide.](#)

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**
July 21, 2020



Certificate of Appropriateness Application

BAR 20-07-08

418 East Jefferson Street

Tax Map 530040000

418 E Jefferson Street, LLC, Owner/ Bill Adams, Applicant

Repair/replace windows



Background

Year Built: 1826 (Remodeled 1921)
District: North Downtown ADC District
Status: Contributing

The building is Colonial Revival, brick (Flemish bond), two stories with a gable roof, five bays with a one bay addition. Entrance in center bay within a two-story projecting, pedimented pavilion with wooden facing and a quasi-Palladian window at the second story. Segmental broken pediment over entrance. Mousetooth cornice. Brick gable ends extend above roof line. Two, tall exterior end chimneys forms curtain above roof line. The building was extensively remodeled in 1921. The interior was gutted and converted into a central hall, double pile office complex. The eastern wall (located along 5th Street NE) with its chimneys and curtain and the second floor double sash windows are about all that remain from the original storerooms.

Prior BAR Reviews

February 16, 1999 – BAR approved construction of a rooftop addition to a portion of the structure.

July 17, 2007 – BAR approved removal of the entry door from the frame at the 5th Street NE entrance and installation of copper coping and copper downspout. (See details in appendix.)

July 19, 2011 – BAR approved replacement of 15 windows. (See details in appendix.)

Application

Submittal: Train Architects drawings, dated June 23, 2020, sheets 1 through 13; photos of replacement sash kit and color sample.

Request CoA for the replacement and/or repair of select windows. Applicant requests approval of either one or some combination of three options. Work includes removal of an entry door (on 5th Street), infilling the masonry, and installing a new window.

Windows to be replaced and/or repaired. All are double hung windows.

- **North elevation:** eight individual 6/6, two sets of twin 6/6, one set of triple windows, 2/2 + 6/6 + 2/2.
- **East elevation:** All are individual windows.
 - Original, brick section: four 6/6, two 8/8, two 1/1.
 - Painted brick addition: four 6/6, two 1/1.
- **West elevation:** two individual 6/6, two individual 8/8, four individual 1/1, two sets of twin 1/1, one set of triple 1/1.

Proposed options:

- **Option 1:** (Preferred) Replace all windows noted with Marvin Ultimate Double Hung (clad) insert G-2 windows. The exterior trim will be retained and painted to match the Marvin window color.
- **Option 2:** Replace windows noted on the east and west elevations only with Marvin Ultimate Double Hung insert G-2 windows. Rehabilitate and/or replace sash, cords, etc. on the north (Court Square) elevation, which is the primary elevation. (The west elevation faces the alley. The east elevation faces 5th Street NE.)
- **Option 3.** Combination of selective rehabilitation, including sash repair and replacement.

Discussion and Recommendations

Last fall, staff visited the site with the contractor and inspected the windows. Staff concurs that there is substantial and significant deterioration at many of the existing window, particularly those in the original portion of the. Of the few existing sash [at other elevations] that might match those in the primary elevation, they also warrant significant repair, if not replacement.

Submittal summarizes the proposed work at each window and provides details showing how the replacements will fit into the existing frames and compare dimensionally to the existing sash.

The BAR should determine if the windows warrant replacement or repair/rehabilitation. If replacement is approved, the BAR should review and approve the color, lite configuration and muntins widths, stile and rail dimensions, and installation details relative to retaining and/or replicating the existing sills and trim.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window repairs and replacements satisfy the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

[...as submitted with the following conditions:]

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window repairs and replacements do not satisfy the BAR's criteria and are not compatible with this property and other properties in the North Downtown ADC District, and that for the following reasons the BAR denies the application as submitted:

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- 1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec. 34-288(6); and
- 2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- 1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- 2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- 3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 4) The effect of the proposed change on the historic district neighborhood;
- 5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- 7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Rehabilitations

C. Windows

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.

- 7) Replace entire windows only when they are missing or beyond repair.
 - 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
 - 9) Reconstruction should be based on physical evidence or old photographs.
 - 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
 - 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
 - 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
 - 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
 - 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
 - 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- [...]

Appendix:

July 2007 request: Remove the entry door from the frame at the 5th Street NE entrance of the Renaissance School with the condition that the interior entry door aligns with the existing exterior door opening with staff approval needed for the vestibule flooring material. BAR approved copper coping and copper downspout with the condition that the applicant verify with the planning department that the new rooftop unit does not require additional screening.

July 2011 request: Replace 15 windows with Pella Architect Series double-hung, white 1/1 aluminum clad wood replacement windows. The window openings will stay the same size.

- Eight windows are located on the west elevation facing a parking lot (6 metal; 2 -1/1);
- Three metal windows face north toward the access driveway from Jefferson Street;
- Four paired 1/1 windows face south toward a light well.

Some of the windows being replaced are newer, 1/1 windows and some are older, metal casement windows, possibly from the 1921 remodeling. New windows to be installed in front of the metal frames.

June 2018 - Staff administratively approved replacement of the front door with a new, matching door. New door was slightly thicker to accommodate security glass. Existing door was not historic.

Undated photo taken prior to the 1920s renovations.



418 East Jefferson Street
Staff Photos



Figure 1: Oblique view of 418 East Jefferson Street, facing southeast



Figure 2: North elevation of 418 East Jefferson Street.



Figure 3: Oblique view of 418 East Jefferson Street with neighboring buildings beyond, facing southwest.



Figure 4: Oblique view of 418 East Jefferson Street, facing southwest.



Figure 5: Oblique view of Renaissance School annex buildings along 5th Street NE, facing southwest.



Figure 6: Oblique view of Renaissance School annex buildings along 5th Street NE, facing northwest.



LANDMARK

SURVEY

IDENTIFICATION

Street Address: 418 East Jefferson Street
 Map and Parcel: 53-40
 Census Tract & Block: 1-111
 Present Owner: Court Square Building, Incorporated
 Address: c/o William Perkins, Jr.
 Court Square Building, City
 Present Use: Offices
 Original Owner: John Kelly
 Original Use: Storehouse

BASE DATA

Historic Name: Kelly-Bragg Storehouse
 Date/Period: 1826
 Style: Colonial Revival
 Height to Cornice: 26.62
 Height in Stories: 2
 Present Zoning: B-3
 Land Area (sq.ft.): 51 x 100
 Assessed Value (land + imp.): 12,430 + 38,490 = 50,920

ARCHITECTURAL DESCRIPTION

Once a simple but handsome merchantile duplex, the building was extensively remodeled in 1921 when Court Square Building, Incorporated secured the property. The interior was completely gutted and converted into a central hall double pile office complex. The elaborate entrance with its broken segmental pediment, tripartite window, and central gable is in the Colonial Revival tradition. The eastern wall with its chimneys and curtain and the second floor double sash windows are about all that remain from the original storerooms.

HISTORICAL DESCRIPTION

According to James Alexander, "these stores were erected in 1826 by John Kelly, and their first occupant was Colonel Watson (J. Richard)." Mr. Watson's building on the corner of Court Fifth and East High Streets was in the Kelly family for over fifty years. When John Kelly died in 1830, the property passed to his wife and then his daughter Eliza Bragg whose first husband was John C. Ragland. In 1881 the deed passed from Mrs. Bragg's estate to W. R. Burnley (ACDB 79-1). The Court Square Building Incorporated purchased the property in 1921 (DB 38-21) and converted it into offices. The building served as a dry goods store, and in more recent memory, a confectioners, a grocery, and a liquor store.

GRAPHICS

CONDITIONS

Average

SOURCES

Mr. George Gilmer
 County/City Records
 Alexander, Recollections, p. 35.



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name	418 East Jefferson Street, LLC c/o Renaissance School	Applicant Name	Bill Adams, Train Architects, Sara Johnson, Head of School, RS
Project Name/Description	Renaissance School Window Improvements	Parcel Number	530040000
Project Property Address	418 East Jefferson Street, Charlottesville, VA 22902		

Applicant Information

Address: Bill Adams, Train Architects
612 East Jefferson Street, Charlottesville, VA 22902
Email: wadams@trainarchitects.com
Phone: (W) 434.293.2965 (C) 434.981.4640

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

William Adams 23 June 2020
Signature Date

or the Renaissance School, Sara Johnson, Head of School

Property Owner Information (if not applicant)

Address: 418 East Jefferson Street
Charlottesville, VA 22902
Email: sjohnson@renaissanceschool.org
Phone: (W) 434.984-1952 (C) _____

William Adams 23 June 2020
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Signature Date
23 June 2020

Do you intend to apply for Federal or State Tax Credits for this project? Don't know.

Sara Johnson 23 June 2020
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):

Improvements to windows; see attached presentation including narrative

List All Attachments (see reverse side for submittal requirements):

See attached presentation including narrative, drawings and photographs, 13 pages total.

For Office Use Only

Received by: O Ebank
Fee paid: 12500 Cash/Ck. # 10110
Date Received: 6/29/2020

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

Revised 2016

P20-0058
0058

Renaissance School Window Improvements

Renaissance School
418 E Jefferson St
Charlottesville, VA 22902

BAR Submission
23 June 2020

T r a i n A r c h i t e c t s
612 East Jefferson Street
Charlottesville, Virginia 22902
ph 434.293.2965 fax 295.5122



418 East Jefferson Street

History

Description from Charlottesville and Albemarle County Courthouse Historic District, Charlottesville, Va. Pg. 16 (per Charlottesville City web site).

418 (East Jefferson): brick (Flemish bond); 2 stories; gable roof ; 5 bays, 1 bay addition. Colonial Revival 1826. Remodeled 1921. Entrance in center bay: 2-1tory projecting, pedimented pavilion with wooden facing painted white, quasi-Palladian window on 2nd story. Segmental broken pediment over entrance. 6/6 sash except 1/1 in three west bays 1st story. Mousetooth cornice. Brick gable ends extend above roof line. Brickwork between 2 tall, exterior end chimneys forms curtain above roof line. N. R.

217 (Fifth Street Northeast): brick (stretcher bond); 2 and 3 stories; flat roof; 7 bays. Commercial Vernacular. 1931+. Entrance in 5th bay from left. 4 bays original, (2 stories), 3 bays added (3 stories). 1/1 sash with flat arches.

The building was remodeled in 2007 with an addition on the rear upper floor and extensive interior renovations. There appear to have been other renovations over time and selective replacement of windows and sashes.

Narrative

The Renaissance School, a coeducational private high school dedicated to the Arts, seeks to improve the windows at the School's building at 418 East Jefferson Street. Existing windows are in need of repair and replacement and/or rehabilitation; there are air and water infiltration issues; sashes are no longer operable, sash cords are missing, sashes and other window parts have rot; many sashes are no longer original. Windows appear to have been sealed in the 2007 renovation, contributing to many of the rot and performance issues. Plexiglass has been applied to windows on the West elevation to help with water and air infiltration. Interior storm windows have been applied to many of the North facing (Court Square) windows.

Enhanced thermal properties, operability and better glass quality would allow the existing the mechanical system to function better- newer insert units would take advantage of advances in window technology, offering far superior U values, low E glazing and very low air infiltration/exfiltration. One issue is that the mechanical system in the front part of the building does not have a dedicated fresh air intake system. Operable windows

would go a long way toward rectifying this defect, without the expense and architectural consequences of a separate dedicated fresh air system. The window units on the West elevation get a lot of sun, and decent low E glass would greatly help with the cooling loads and energy efficiency. Likewise, the windows on the North leak a lot of air, so that those spaces are not comfortable in the winter.

Windows to be replaced are noted in the photos.

Description of Proposed Work

There are 3 approaches to consider.

1. Replace all windows noted to be replaced with Marvin Ultimate Double Hung (clad) insert G-2 windows. Trim would be repainted in a color to match the standard Marvin window color that is very close to the existing windows (see sample). This is the approach preferred by the Renaissance School as they consider appearance, function, energy and air quality issues for their school; they are also comfortable with the appearance, as the site lines maintained by the new windows compare very favorably with the existing window site lines, and the existing interior and exterior trim would be maintained. Also note that complete rehabilitation of the windows to include new sash, removal of trim to allow re-installation of sash cords and sash weights is more expensive than the installation of the Marvin windows.
2. Replace windows noted to be replaced on the East and West Elevations with Marvin Ultimate Double Hung insert G-2 windows. Rehabilitate and/or replace sash, cords, etc. on the North (Court Square) Elevation. The West Elevation is not primary. The East Elevation is not as important as the Formal elevation to the North.
3. Pursue a combination of selective rehabilitation, replacement, re-painting and repair as a lower cost option.

General Design Guidelines

Sustainability.

Replacement windows will be far more energy efficient and provide enhanced comfort and better air quality to the occupants than selective replacement/rehabilitation. Replacement sashes are likely to be as leaky as original sashes in a few years and do not offer the same thermal properties.

Maintain elements and features original to the building.

Existing casings and interior trims would be maintained. New window profiles compare favorably with historic profiles. Proportions and site lines would be minimally affected.

Remove inappropriate materials.

Plexiglass on the exterior of the windows will be removed. Interior storm windows that create a 'double mirror' effect will be removed. Heavy silicone sealant around the sashes will be removed. All of these window treatments have served to trap moisture and hasten decay in the sashes and sills.

Restore as many of the original elements as possible.

Exterior casings and interior casings will be preserved and restored. The main entry will be cleaned up and restored (no change in side lites/transom/door in the lower area).

Design new elements that respect the character, material and design of the building, yet are distinguishable from the original.

New Windows will retain the proportions of the existing and have general appearance of the existing, but be made of modern, lower maintenance materials.



NORTH (E JEFFERSON ST) - SHEET 05



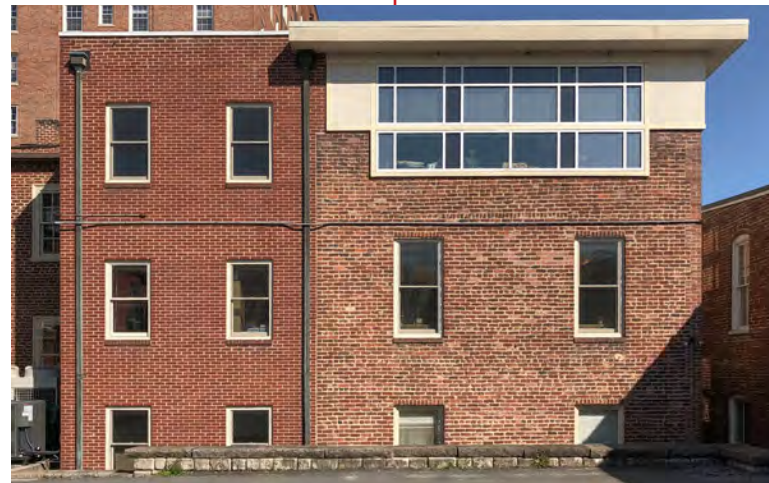
LOCATION



WEST (ALLEY) - SHEET 13



WEST (NOTCH) - SHEET 13



WEST (REAR) - SHEET 13



EAST (5TH ST NE) - SHEET 08





EXISTING CONDITION NOTES

- OAWD** WOOD WINDOWS FROM 1920'S
- OBWD** WOOD WINDOWS FROM 1930'S
- OBHM** HOLLOW METAL WINDOWS FROM 1930'S (DETAIL SIM. TO OBWD)

- 01. SASH WARPED AND LOOSE IN FRAME
- 02. ROTTING SASH (WOOD ROT)
- 03. PLEXIGLASS OVER EXISTING WINDOW DUE TO WATER AND AIR INFILTRATION ISSUES
- 04. INTERIOR STORM WINDOW
- 05. DOES NOT APPEAR TO BE ORIGINAL SASH - MISSING MUNTINS
- 06. DAMAGE FROM PREVIOUS APPLICATION OF SEALANTS
- 07. DAMAGED EXTERIOR TRIM OR SILL
- 08. CRACKED GLASS

NEW WORK NOTES

WINDOW "A" - EITHER (SEE NARRATIVE)
 A-R EXISTING TO BE REHABILITATED OR REPLACED - SEE DETAIL 01, SHEET 07.
 A-M NEW MARVIN ULTIMATE DOUBLE HUNG INSERT G-2 - SEE DETAIL 02, SHEET 07.
 REPAIR & REPAINT EXISTING TRIM

WINDOW "B" - EITHER (SEE NARRATIVE)
 B-R EXISTING TO BE REHABILITATED OR REPLACED - SEE DETAIL 01, SHEET 10.
 B-M NEW MARVIN ULTIMATE DOUBLE HUNG INSERT G-2 - SEE DETAIL 02, SHEET 10.
 REPAIR & REPAINT EXISTING TRIM
 NEW WINDOW "B" AT EXISTING DOOR

REMOVE EXISTING DOOR AND FRAME, FILL IN MASONRY AROUND NEW WINDOW TO MATCH EXISTING OPENING HEIGHT AND WIDTH.

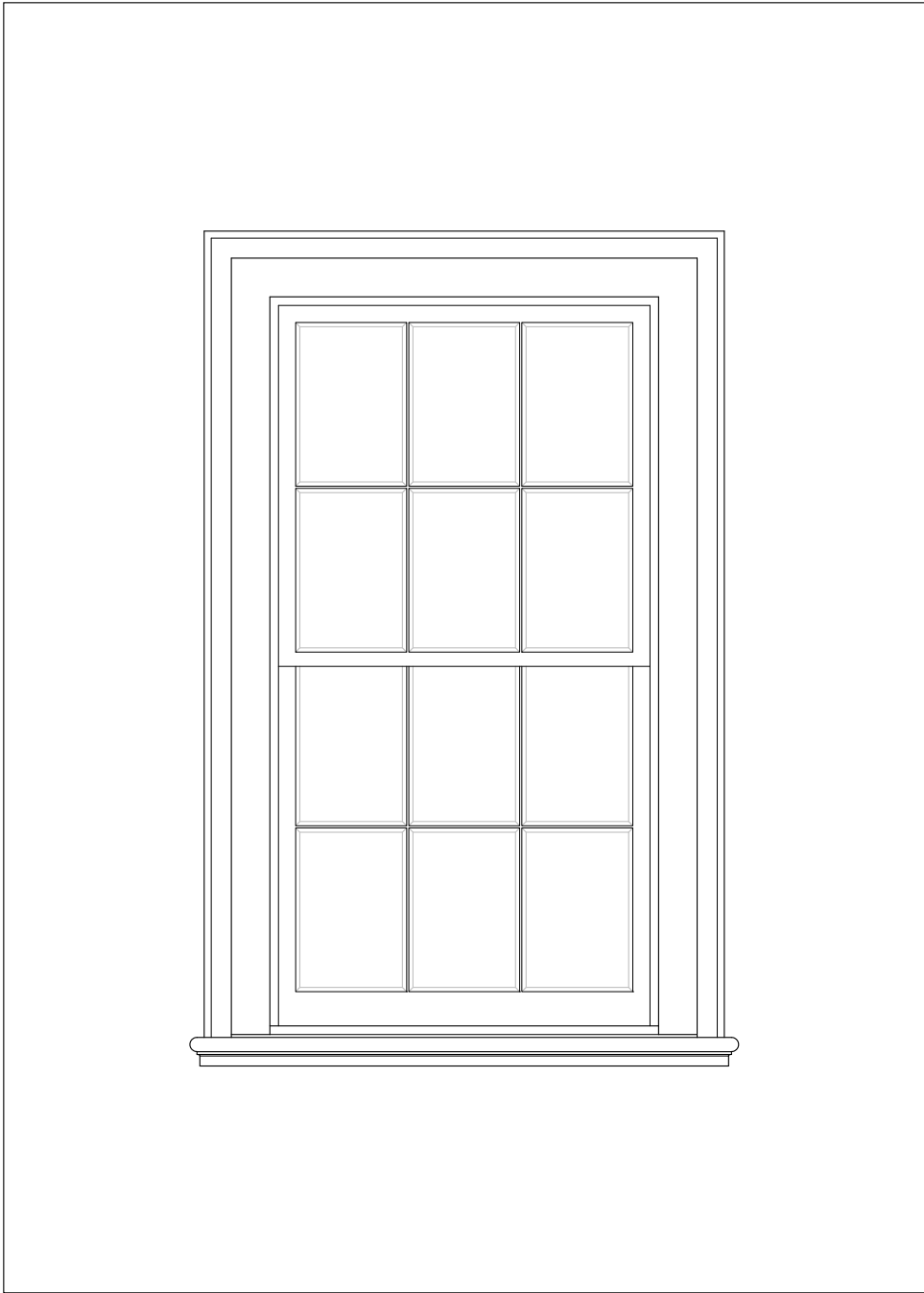
LEGEND

WINDOWS TO BE REPLACED / RESTORED

OAWD WOOD WINDOWS FROM 1920'S
 A-R EXISTING TO BE REHABILITATED OR REPLACED
 A-M NEW MARVIN ULTIMATE DOUBLE HUNG INSERT G-2

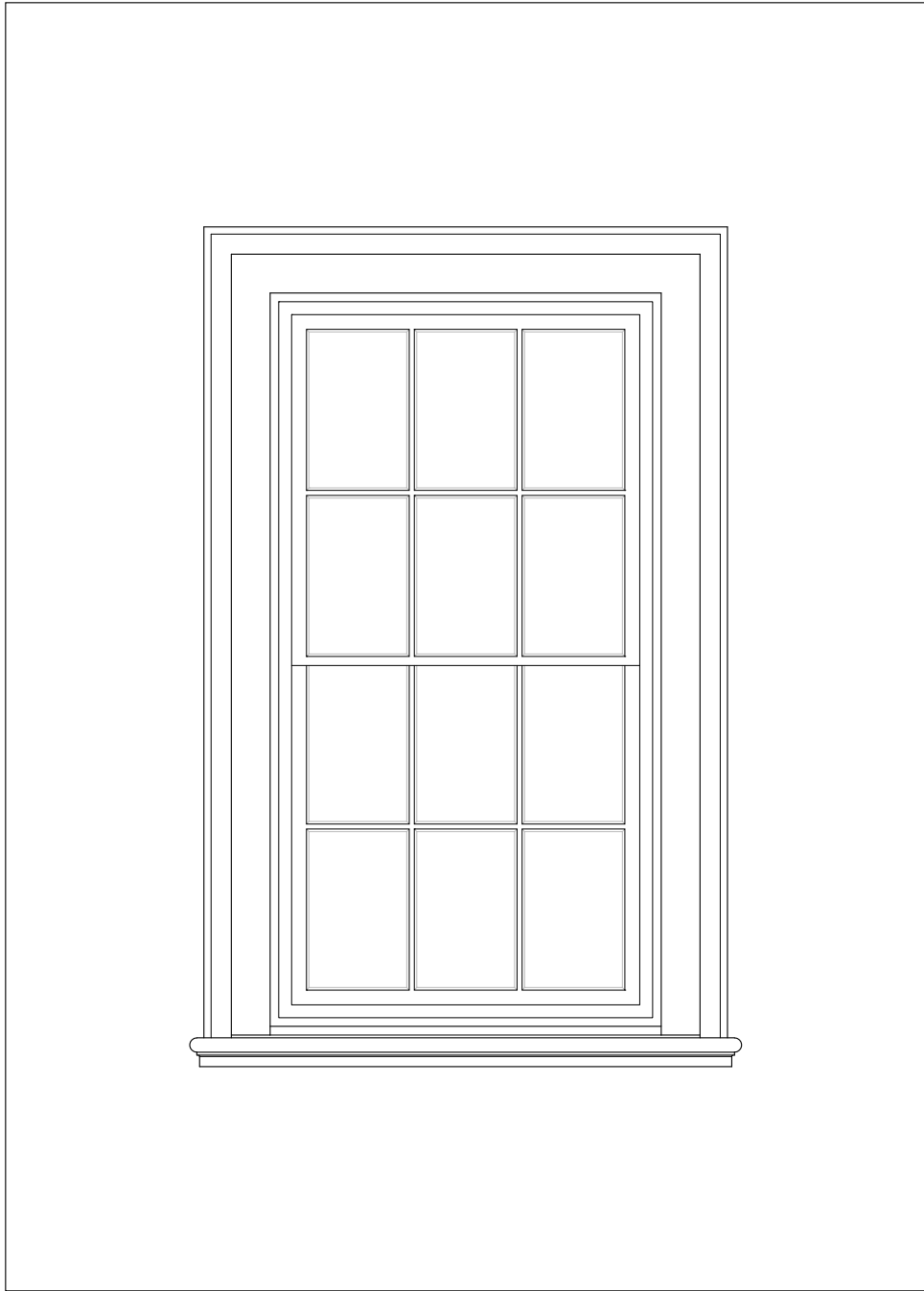


OAWD



01. A-R ELEVATION

3/4" = 1'-0"



02. A-M ELEVATION

3/4" = 1'-0"

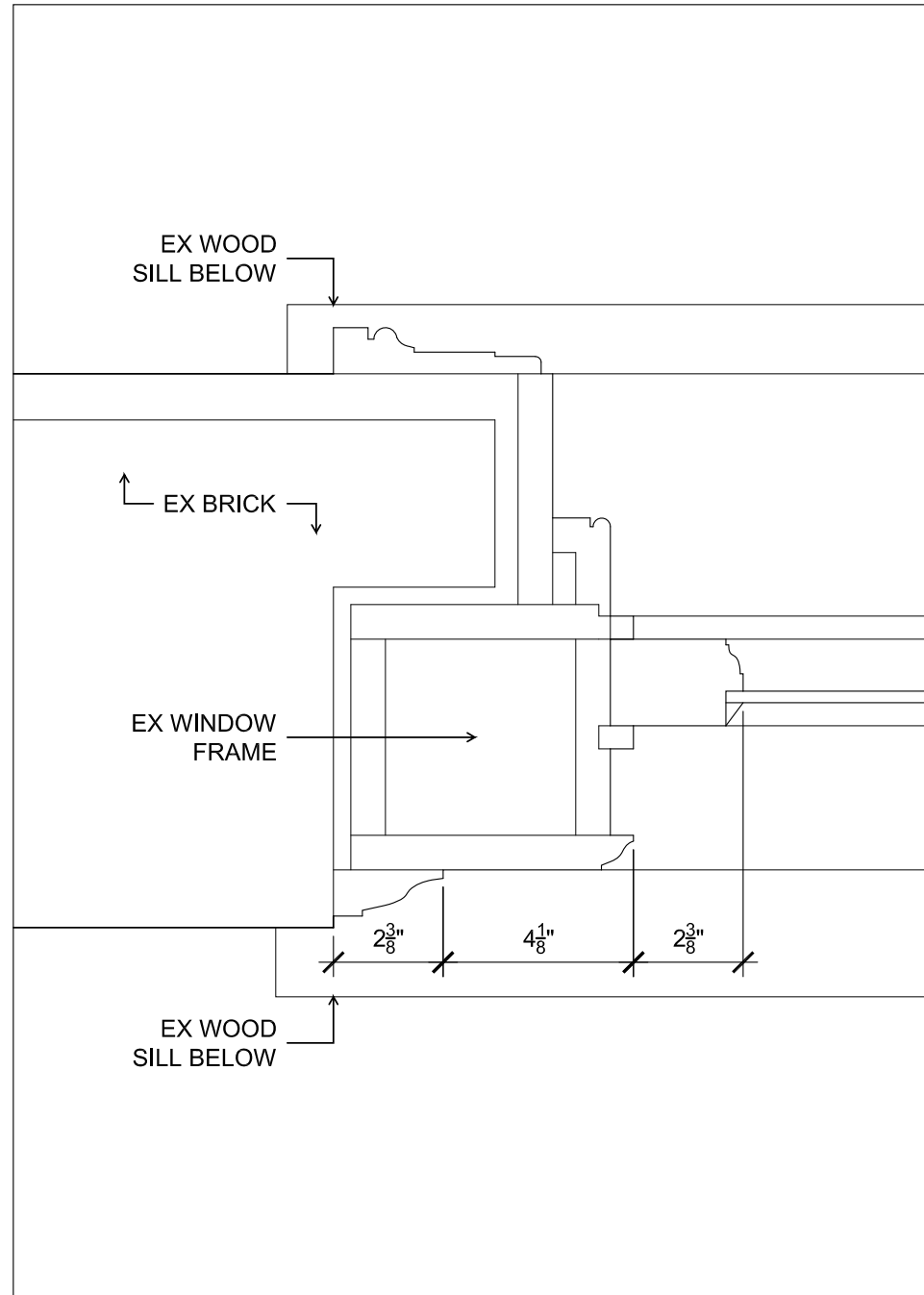
Renaissance School Window Improvements

418 E Jefferson St, Charlottesville, VA 22902

OAWD WOOD WINDOWS FROM 1920'S
 A-R EXISTING TO BE REHABILITATED OR REPLACED
 A-M NEW MARVIN ULTIMATE DOUBLE HUNG INSERT G-2

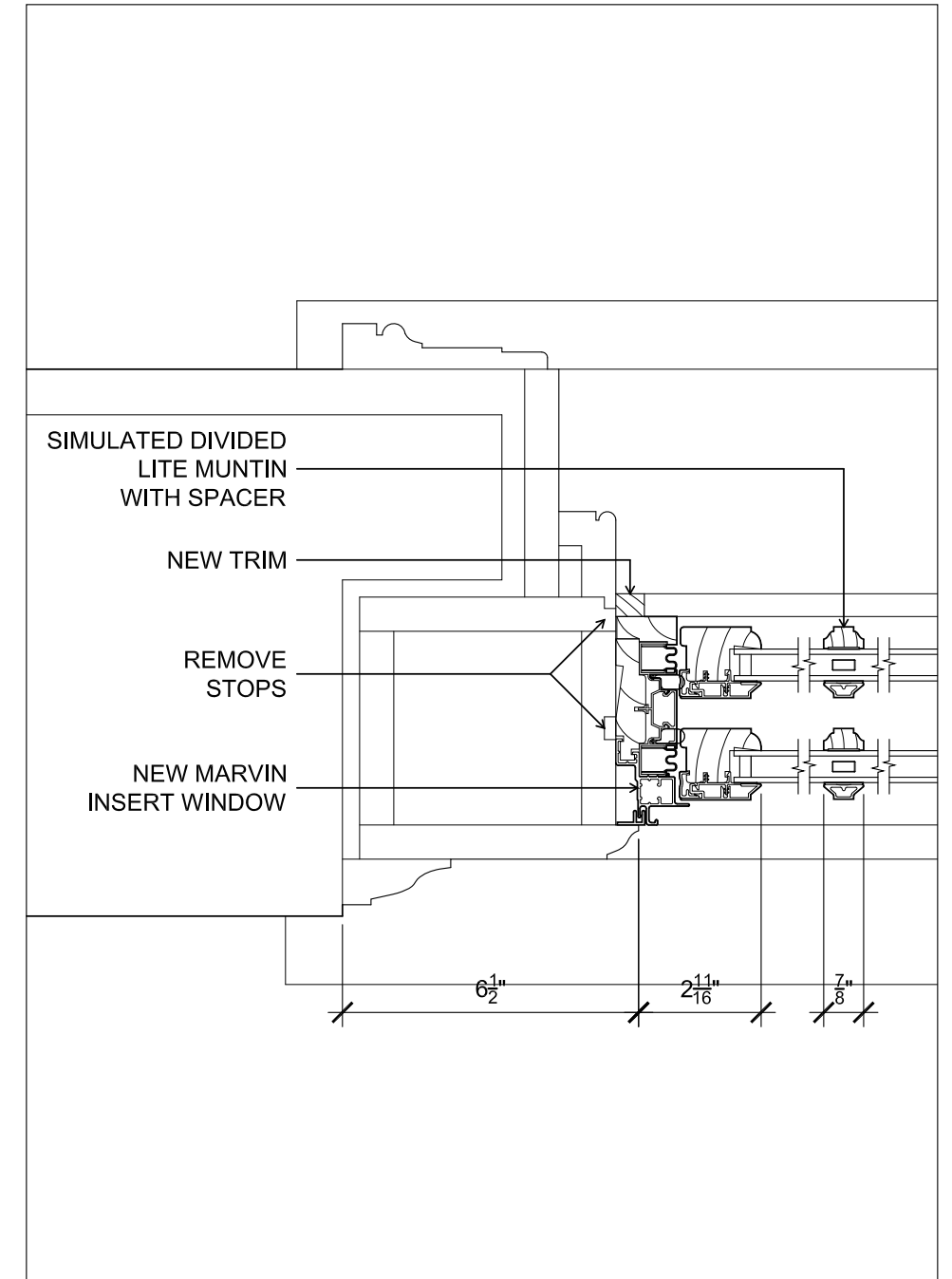


OAWD



01. A-R DETAIL

3" = 1'-0"



02. A-M DETAIL

3" = 1'-0"

Renaissance School Window Improvements

418 E Jefferson St, Charlottesville, VA 22902



EXISTING CONDITION NOTES

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NEW WORK NOTES

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 A-M NEW MARVIN ULTIMATE DOUBLE HUNG INSERT G-2 - SEE DETAIL 02, SHEET 07.
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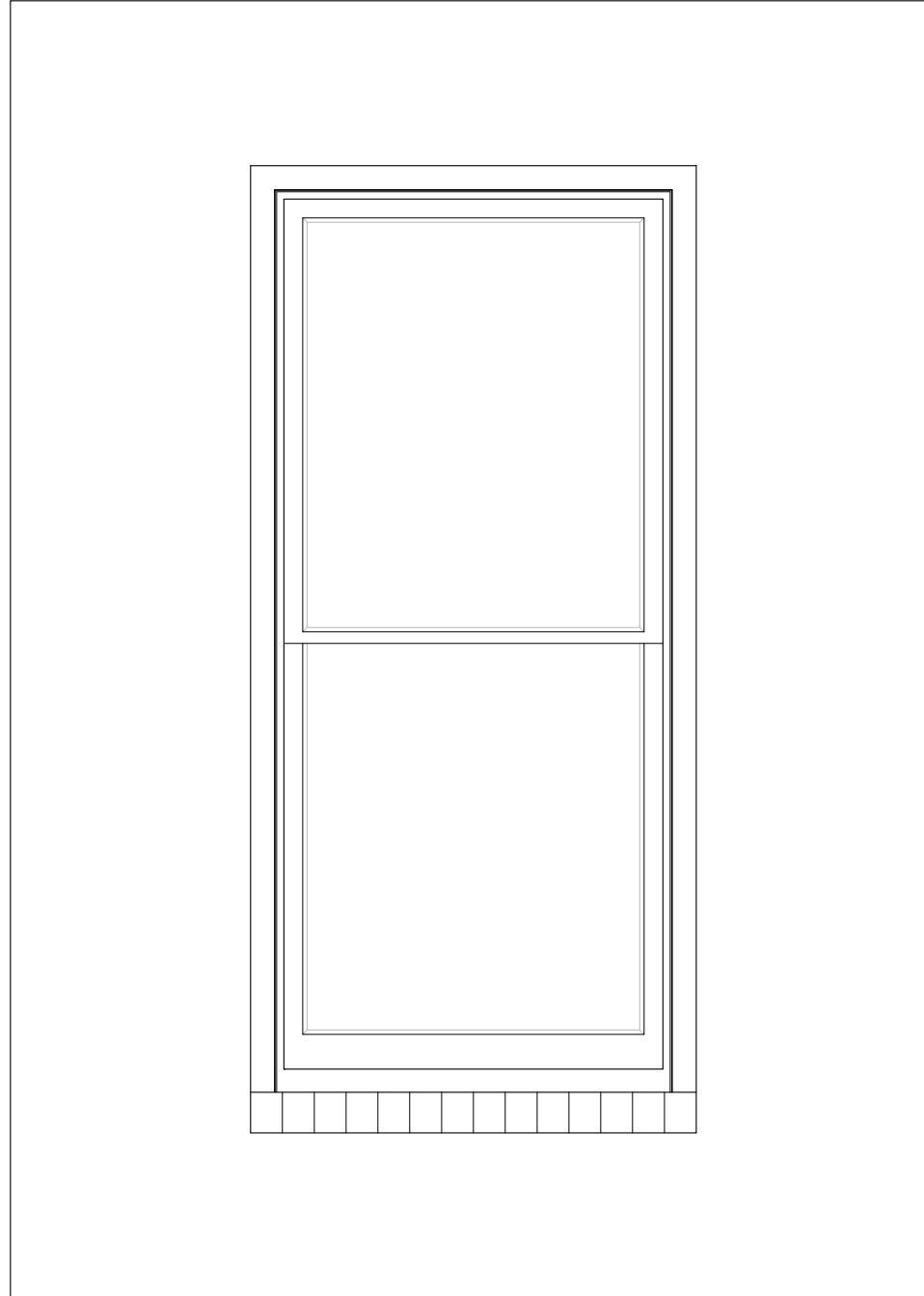
LEGEND

WINDOWS TO BE REPLACED / RESTORED

OBWD WOOD WINDOWS FROM 1930'S
 B-R EXISTING TO BE REHABILITATED OR REPLACED
 B-M NEW MARVIN ULTIMATE DOUBLE HUNG INSERT G-2

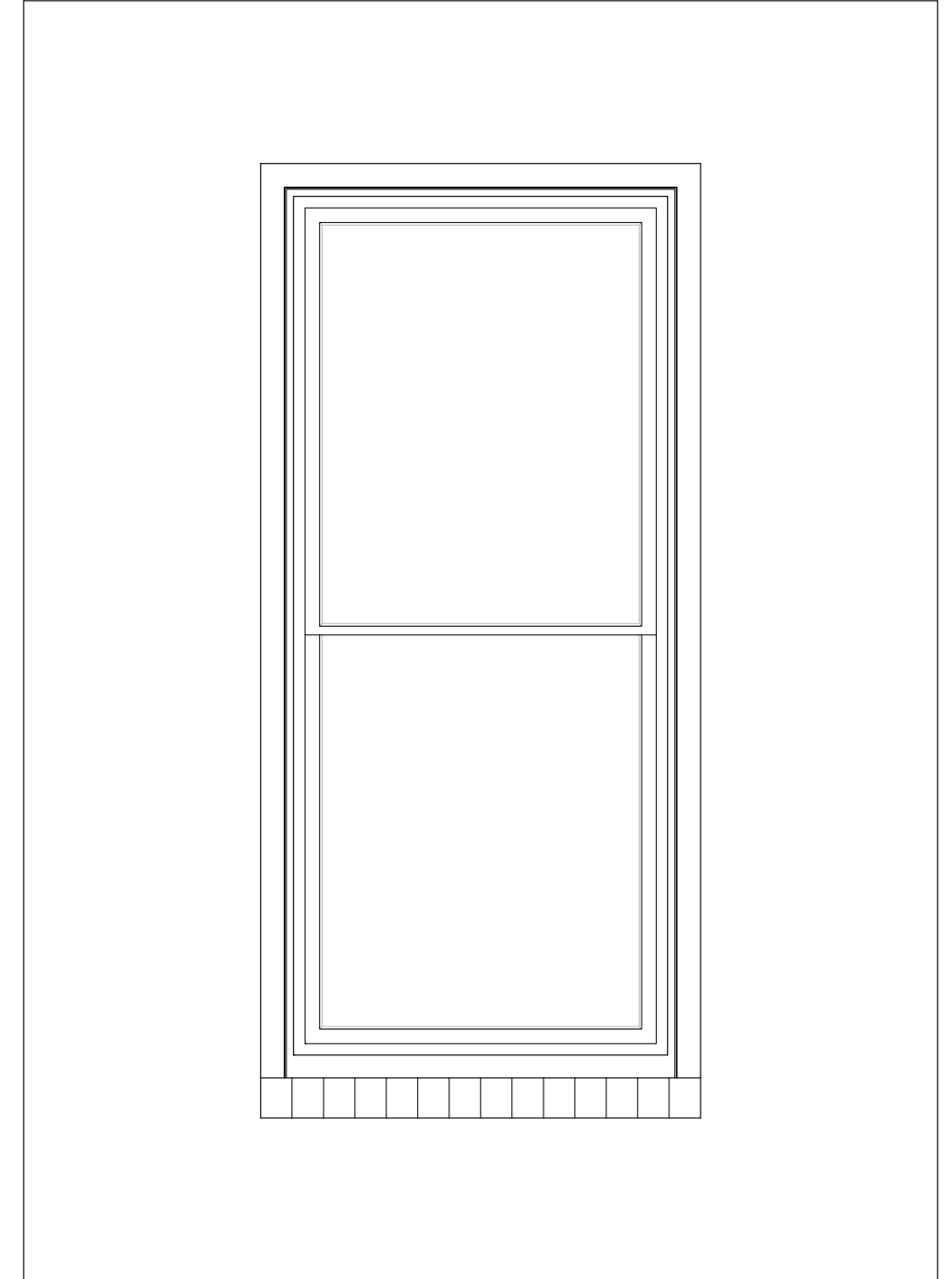


OBWD



01. B-R ELEVATION

3/4" = 1'-0"



02. B-M ELEVATION

3/4" = 1'-0"

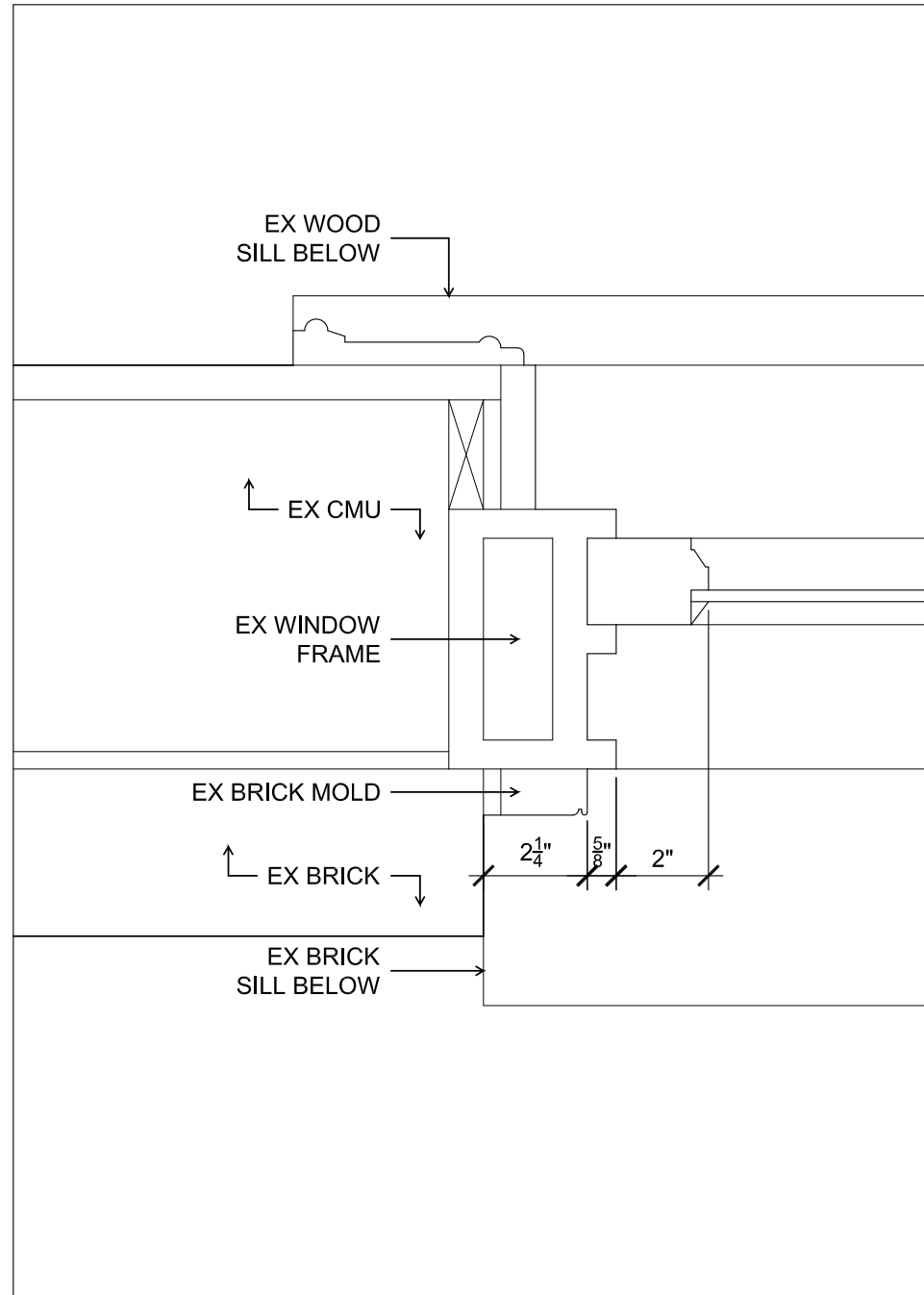
Renaissance School Window Improvements

418 E Jefferson St, Charlottesville, VA 22902

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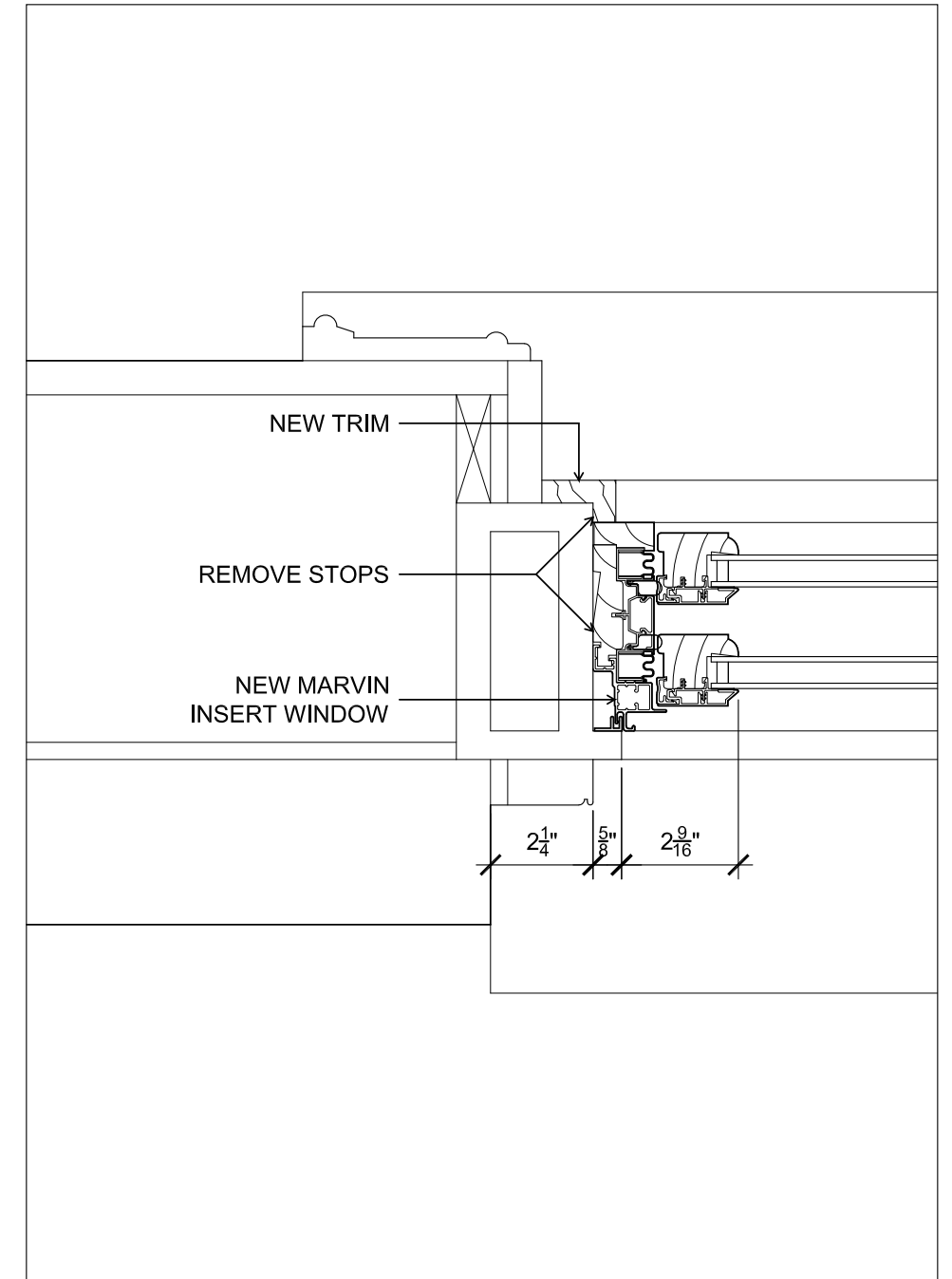


OBWD



01. B-R DETAIL

3" = 1'-0"



02. B-M DETAIL

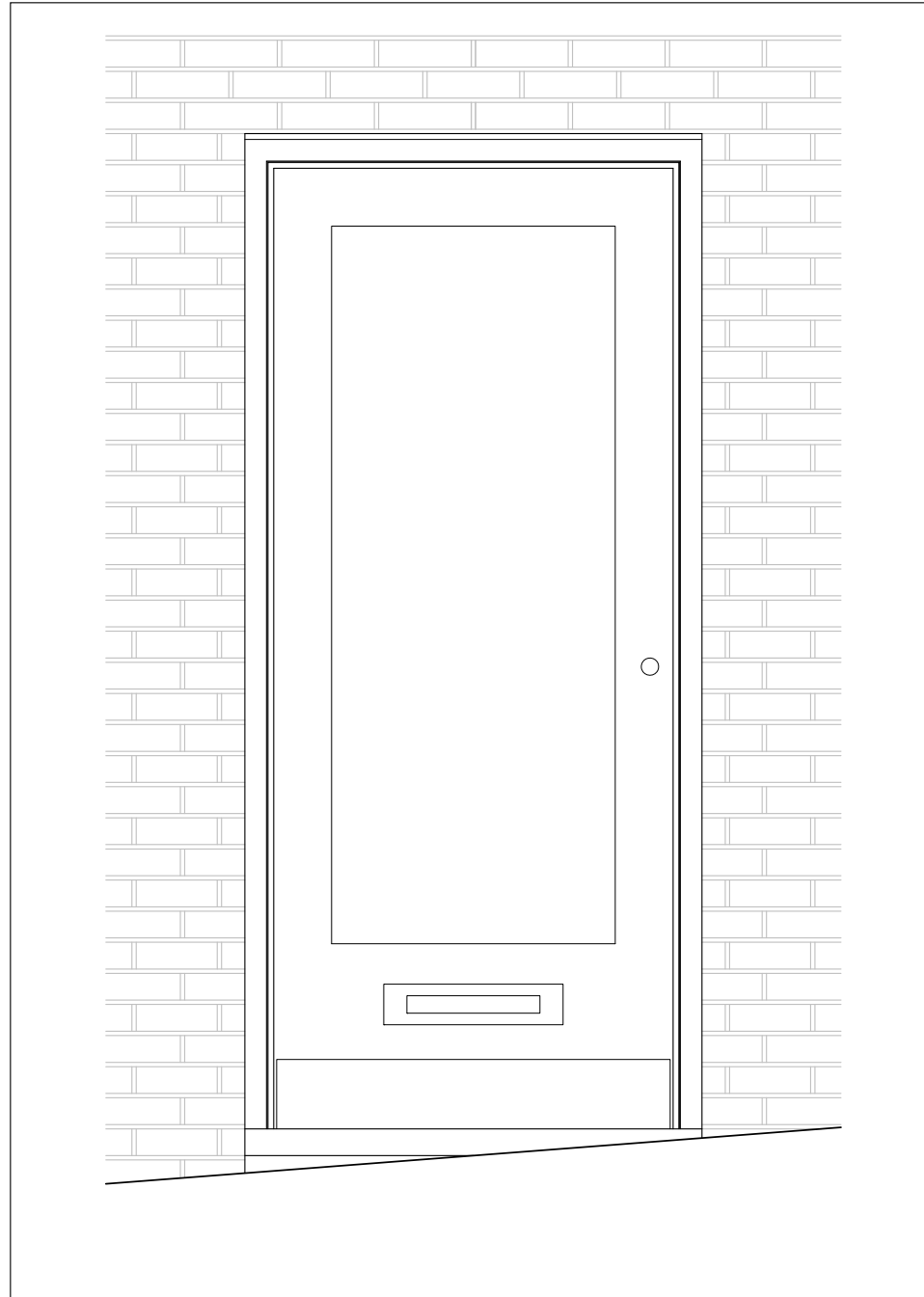
3" = 1'-0"

Renaissance School Window Improvements

418 E Jefferson St, Charlottesville, VA 22902

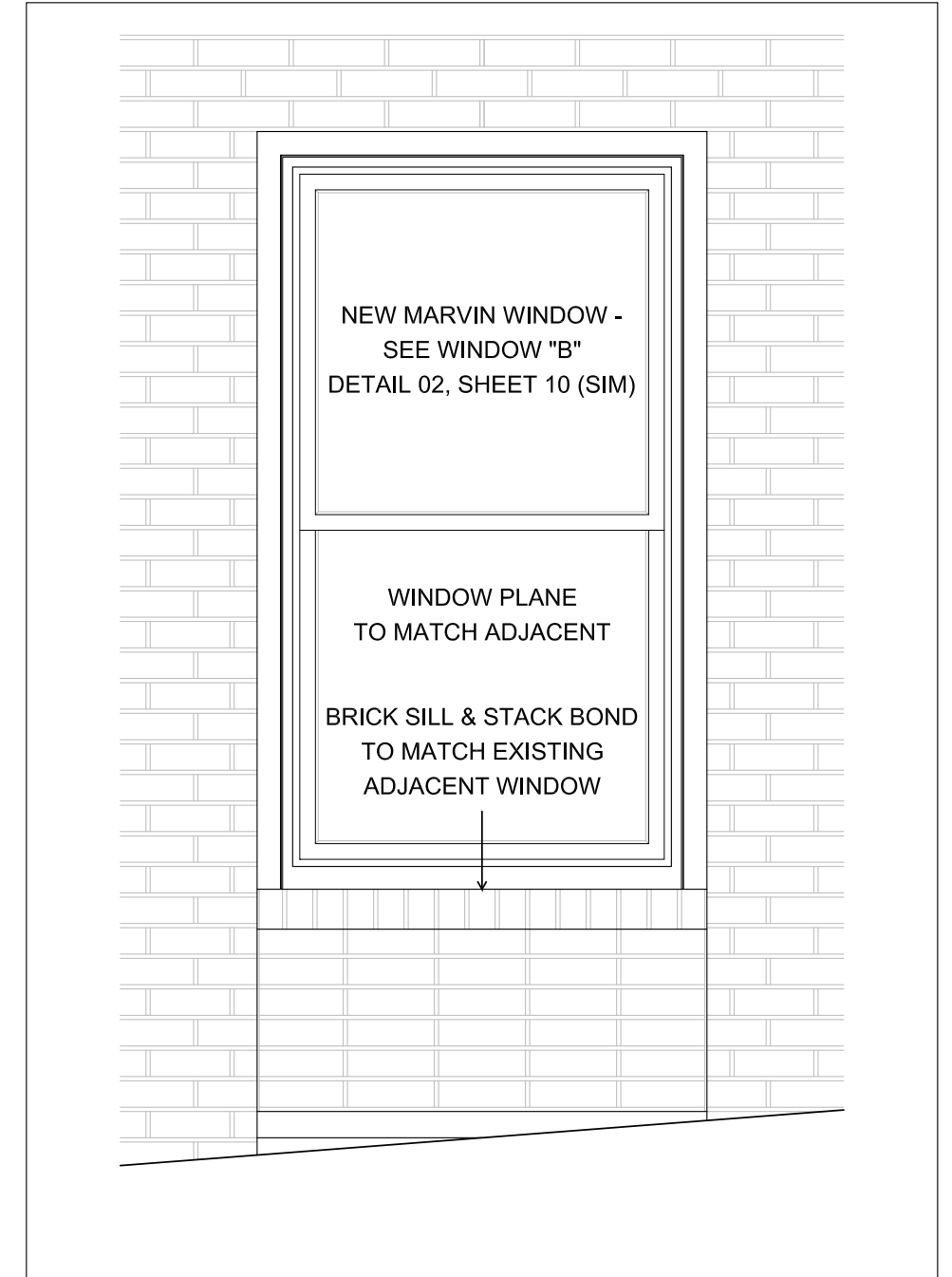


EXISTING DOOR



01. EXISTING DOOR ELEVATION

3/4" = 1'-0"



02. PROPOSED WINDOW "B" & BRICKWORK

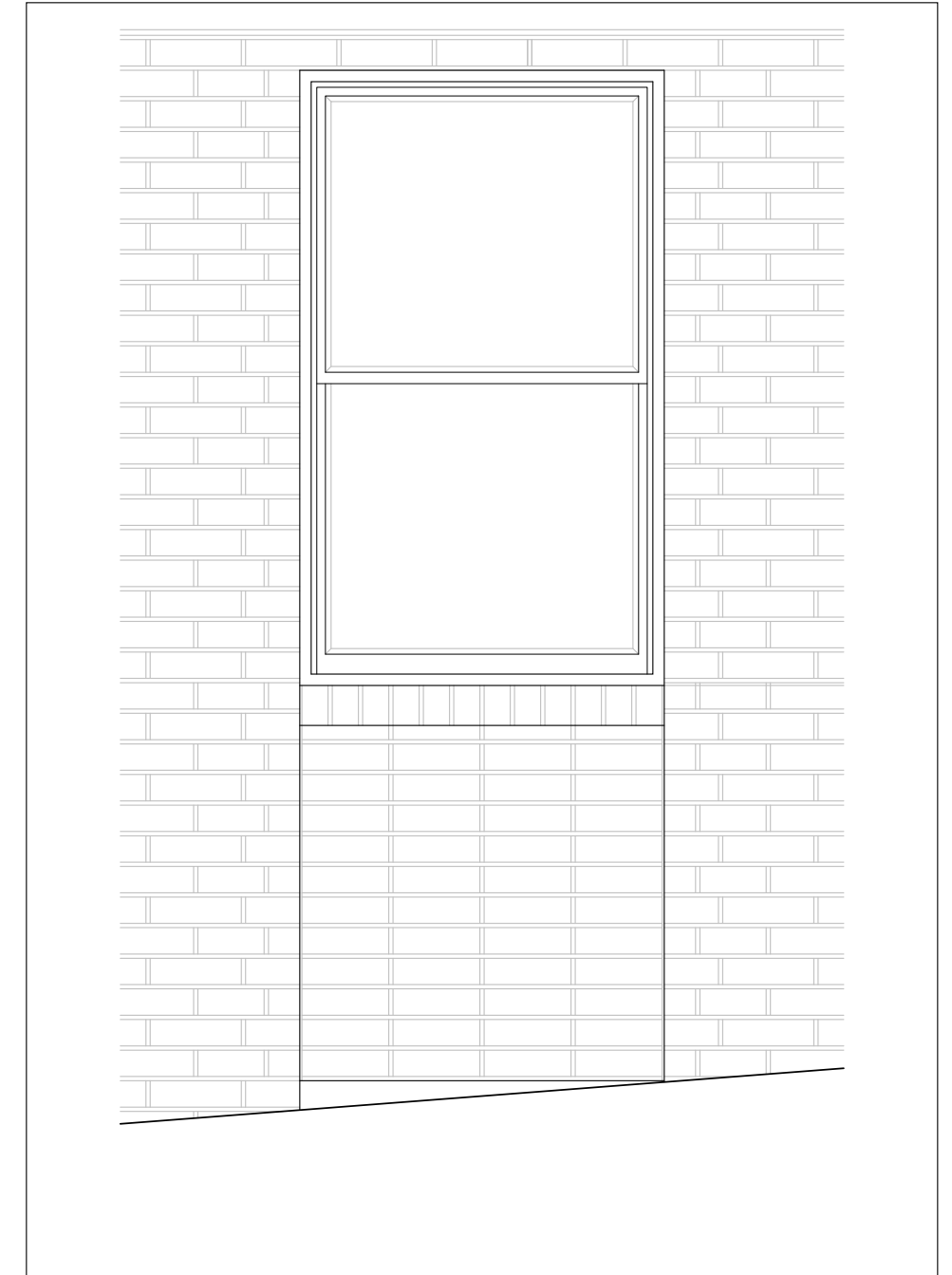
3/4" = 1'-0"

Renaissance School Window Improvements

418 E Jefferson St, Charlottesville, VA 22902

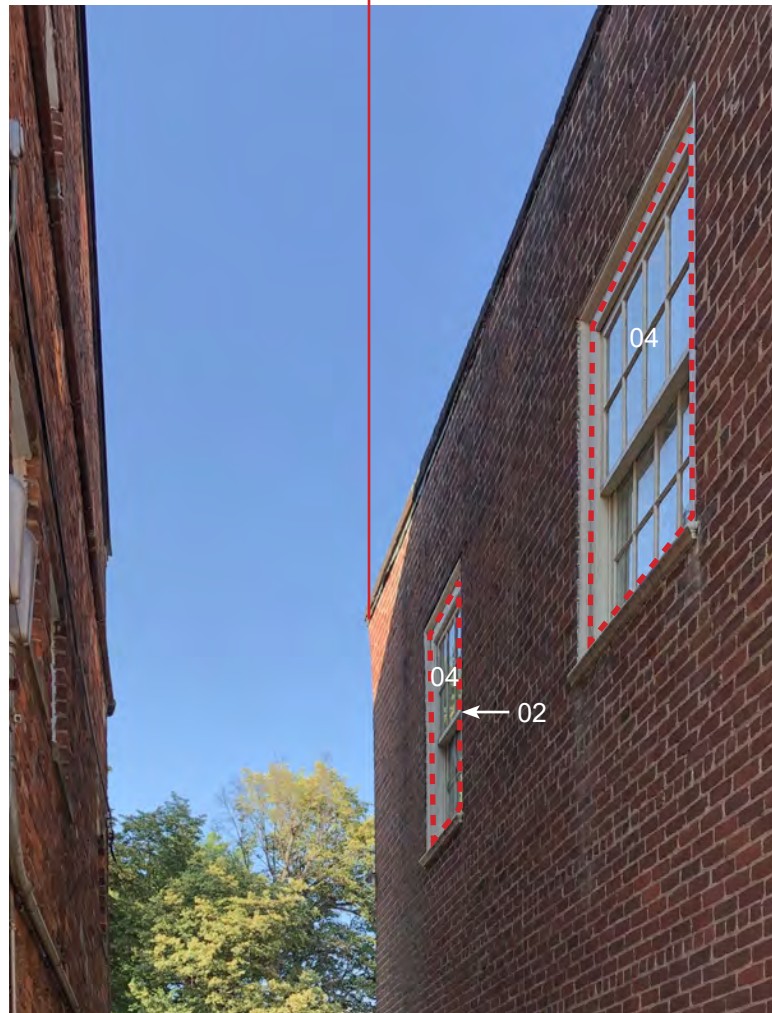


EXISTING DOOR & OBHM



01. OBHM ELEVATION

3/4" = 1'-0"



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NEW WORK NOTES

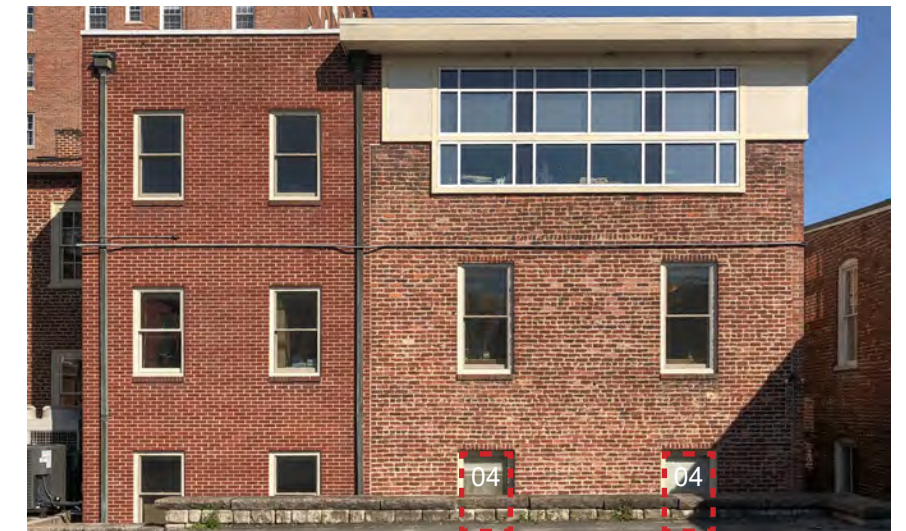
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LEGEND

WINDOWS TO BE REPLACED / RESTORED



↑ **OBWD** ↑

Renaissance School Window Improvements

418 E Jefferson St, Charlottesville, VA 22902

418 East Jefferson Street—BAR 20-07-08

Sash replacement sample



418 East Jefferson Street—BAR 20-07-08

Paint sample



July 16, 2020
418 East Jefferson Street
Additional information from applicant

Re: exterior trim or sills, in general, anything that is rotten will be replaced, preferably with whole pieces (of the same species as the existing) and not 'dutchman' or other similar repairs that leave horizontal joints.

There are just a few of these vertical grain pieces that are candidates for replacement, but most are sound and can be reconditioned in place with good paint preparation.

It's preferable, where possible, to leave the older trim material in place. The older material is decent stuff.

I just went over and tried to stick a knife in the areas you have highlighted on the first floor NE window. That material is still solid. The horizontal rail of the sash in the photo is rotten and the knife went right in.

On the N. elevation, there are a couple of spots on the 2nd floor at the base of the vertical trim that look questionable. These are hard to get to right now (interior storm window, window fixed, need a ladder), these will have to be examined more carefully when the job gets underway (Alexander Nicholson is the contractor).

In most areas, it is the sashes that are either rotten, warped, dried-out or falling apart. The existing frames (including the boxes for sash weights), sills and exterior trim are mostly in OK shape. Again, if material is rotten, or split/broken, it will be replaced.

Where the option is to replace an existing sash with a new facsimile, then more parts have to come apart in order to install, including sash weights, etc. The downsides to this approach are:

1. It's the unravelling sweater--the more you take apart, the more gets damaged, etc. and has to be replaced (and then there are more issues about how it goes back together).
2. Our experience with these kind of exact sash replacements is that the new wood will shrink/move, even if very carefully milled of top grade material and installed with great care. The net result is loose windows and a return of the air infiltration problems that the replacement was supposed to solve.
3. Expense. It's very labor intensive, and good material is expensive.

Certificate of Appropriateness Application

BAR 20-07-10

506 Park Street

Tax Parcel: 530123000

Owner: Presbyterian Church Ch'ville Trust,

Applicant: Karim Habbab/BRW Architects

Addition to Fellowship Hall

[Contents \(Click to link directly to PDF page\)](#)

- [Staff Report](#)
- [Staff Photos](#)
- [Historic Survey](#)
- [Application](#)

[Link back to Packet Guide.](#)

**City of Charlottesville
Board of Architectural Review
STAFF REPORT
July 21, 2020**



Certificate of Appropriateness Application

BAR 20-07-10

506 Park Street

Tax Parcel 530123000

Presbyterian Church Ch'ville Trust, Owner/Isaac Miller, Applicant
Addition



Background

Year Built: 1954 (Fellowship Hall 8th Street constructed in 1986)

District: North Downtown ADC District

Status: Contributing

First Presbyterian Church is designed in the Colonial Revival style and based on James Gibbs' 1722 Saint Martin-in-the-Fields in London. (Historic Survey attached.)

Prior BAR Actions

March 19, 2019 – BAR approved new entrance and ADA ramp at the east elevation (7th Street NE) of the Fellowship Hall.

June 2019 – BAR approved modifications to ADA entrance at 7th Street.

Application

Submittal: BRW Architects drawings *First Presbyterian Church Renovation and Addition*, dated July 21, 2020, pages 1 through 41.

Request for CoA for alteration and new construction at the First Presbyterian Church. Construction of a three-story addition to the Fellowship Hall, including a new exterior terrace and modifications to the existing driveway. Renovations at the west elevation of the Gathering Hall: Remove four arched windows to accommodate French doors; alterations and new landscaping at the front terrace. Alterations to the Gathering Hall courtyard terrace.

Materials

- Brick to be Keuka Type 2 Mudbox smooth from Watsonstown Brick. (New brick and mortar to match existing. Sample provided.)
- Doors and windows to match proportion, color and lite configuration of existing. Glass shall be clear. Windows to be aluminum clad wood. (Sample provided.)
- Trim to match existing and painted to match.
- Hipped roof to be slate, with snow guards, similar to existing.
- Internal gutters with scuppers and downspouts to match existing.
- Wall sconces (at new French doors) to match existing
- New metal railings, painted black.
- Lighting: (See page 39 of submittal)
 - Lamping will be dimmable and not exceed a Color temperature of 3,000k.
 - Uplights will be at a maximum of less than 3000 lumens.
 - Fixtures that emit 3000 lumens or more shall be full cut off.

Landscaping

- Entry Terrace at Addition
 - Concrete terrace with brick accent band
 - Sod area enclosed by brick pavers
 - (Near sanctuary) Concrete steps with brick cheek walls with wall-mounted lights.
 - (Near 7th Street) Concrete sidewalk and stairs with wall and stair-mounted lights.
 - Stake-mounted path lights
- Gathering Terrace at Gathering Hall
 - Bluestone pavers
 - Stake-mounted path lights
 - Up-lighting beneath trees.
- Courtyard Terrace at Gathering Hall
 - Artificial turf area enclosed by concrete sidewalk
- Trees and Shrubs
 - Lomndon Planetree, *Platanus x acerifolia* 'Blood Good'
 - Red Maple, *Acer rubrum* 'Red Sunset'
 - Dogwood, *Cornus florida*
 - Serviceberry, *Amelanchier x grandiflora* 'Autumn Brilliance'
 - Magnolia, *Magnolia virginiana*
 - Eastern redbud, *Cercis canadensis*
 - Holly, *Ilex verticillata*
 - Hydrangea, *Hydrangea quercifolia*
 - Virginia sweetspire, *Itea virginica* 'Henry's Garnet'
 - Boxwood, *Buxus* 'Green Gem'
- Low plantings
 - Autumn fern, *Dryopteris erythrosora polystichum acrostichoides*
 - Geranium, *Geranium macrorrhizum*
 - Coral bells, *Heuchera villosa* 'Autumn Bride'
 - Liriope, *Liriope spicata galanthus nivalis*,
 - Liriope, *Liriope spicata Scilla Siberica*
 - Liriope, *Liriope spicata*
 - Liriope, *Liriope muscari* 'Big Blue'

- Viburnum, *Viburnum carlesii*

Discussion

Addition

- Function, Size, Location: Addition is necessary to accommodate an expansion of church activities and space needs. It is located to the rear of the property and behind the 1950s sanctuary and Gathering Hall. In size and scale it is subordinate to the sanctuary and does not overwhelm the adjacent halls.
- Design, Replication of Style, Materials and Features: The addition is intended to respect, but not mimic the design and materiality of the sanctuary and halls. Design elements distinguish the old from the new.
- Attachment to Existing Building: The addition is linked to the sanctuary and Fellowship Hall by hyphens that will distinguish the old from the new.

Gathering Hall Terrace and Doors

- BAR should discuss the removal of existing windows to accommodate the new doors.
- Removal of the 24” diameter tree. (See photos on sheet 6 of the submittal.) This is a significant, mature tree. BAR should discuss its removal and, if approved, require that it be replaced with a suitable large canopy tree (per the City’s Tree List) and at a location within the SW corner of the site.

Courtyard Terrace at Gathering Hall

- The use of artificial turf is unprecedented within an ADC District, however this courtyard is enclosed by surrounding structures and will not be visible from any public right of way.

Lighting

- Conform with design guidelines and BAR standards.

Landscaping

- Proposed trees and shrubs are consistent with the City’s Master Tree List.
- Paving materials conform with design guidelines.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, Site Design and Elements, and I move to find that the proposed addition, alterations, and landscaping satisfy the BAR’s criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

[...as submitted with following conditions:...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and Site Design and Elements, I move to find that the proposed addition, alterations, and do not satisfy the BAR’s criteria and are not compatible with this property and other properties in the North Downtown ADC District, and that the BAR denies the application as submitted.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Site Design and Elements

B. Plantings

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
- 3) Use trees and plants that are indigenous to the area.
- 4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
- 5) Replace diseased or dead plants with like or similar species if appropriate.
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

D. Lighting

- 1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
- 2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.

- 3) In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.
- 4) Do not use numerous “crime” lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.
- 5) In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.
- 6) Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.
- 7) Consider motion-activated lighting for security.

E. Walkways & Driveways

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
- 3) Gravel or stone dust may be appropriate, but must be contained.
- 4) Stamped concrete and stamped asphalt are not appropriate paving materials.
- 5) Limit asphalt use to driveways and parking areas.
- 6) Place driveways through the front yard only when no rear access to parking is available.
- 7) Do not demolish historic structures to provide areas for parking.
- 8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

Pertinent Guidelines on New Construction and Additions

P. Additions

- 1) Function and Size
 - a. Attempt to accommodate needed functions within the existing structure without building an addition.
 - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
 - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
 - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
 - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
 - a. New additions should not destroy historic materials that characterize the property.
 - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style
 - a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.

- b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
 - a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
 - 6) Attachment to Existing Building
 - a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
 - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Pertinent Guidelines on Rehabilitation

C. Windows

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.

- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

D. Entrances, Porches, and Doors

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
- 5) Do not strip entrances and porches of historic material and details.
- 6) Give more importance to front or side porches than to utilitarian back porches.
- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
- 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
- 11) Provide needed barrier-free access in ways that least alter the features of the building.
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
- 12) The original size and shape of door openings should be maintained.
- 13) Original door openings should not be filled in.
- 14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
- 15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
- 16) Retain transom windows and sidelights.
- 17) When installing storm or screen doors, ensure that they relate to the character of the existing door.

- a. They should be a simple design where lock rails and stiles are similar in placement and size.
- b. Avoid using aluminum colored storm doors.
- c. If the existing storm door is aluminum, consider painting it to match the existing door.
- d. Use a zinc chromate primer before painting to ensure adhesion.

506 Park Street
Staff Photos



Figure 1: West elevation of 506 Park Street.



Figure 2: Oblique view of 506 Park Street, facing southeast



Figure 3: North elevation of 506 Park Street.



Figure 4: Oblique view of 506 Park Street, facing northeast.



Figure 5: Oblique view of 506 Park Street and fellowship hall wing, facing northeast.



Figure 6: View of subject property looking north up Park Street.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 500 Park Street
 Map and Parcel: 53-123
 Census Tract & Block: 3-416
 Present Owner: Presbyterian Church of Ch'ville.
 Address: 500 Park Street
 Present Use: House of Worship
 Original Owner: First Presbyterian Church
 Original Use: House of Worship

BASE DATA

Historic Name: First Presbyterian Church
 Date/Period: 1955
 Style: Colonial Revival
 Height to Cornice:
 Height in Stories: 1
 Present Zoning: B-1
 Land Area (sq.ft.): 170 x 270
 Assessed Value (land + imp.): 28,000 + 255,960 = 283,960

ARCHITECTURAL DESCRIPTION

The First Presbyterian Church is a 1955 Neo-Georgian church based on James Gibbs' 1722 masterpiece St. Martin-in-the-Fields in London. Unlike Wren's churches with the adjunct steeple, Gibbs unified the plan and placed the spire at the west end of the church between the portico and the nave. The plan remains a classic to this day. Large, circular headed windows link the sanctuary with the educational wing to the south. The brickwork is very fine and the structure is nicely integrated with its site.

HISTORICAL DESCRIPTION

In 1819 the Presbyterians of Charlottesville and the neighboring district joined together to form the South Plains Presbyterian Church. The church lacked regular ministerial services until 1824 when the Rev. Francis Bowman, a graduate of Princeton Theological Seminary, became the pastor. He resided at 416 Park St. Their first Meeting House was built on the southeast corner of Market and 2nd St. N.E. in 1827. In 1856 this structure was replaced with a Gothic Revival building. In 1898 the congregation moved to a new building on the southwest corner of Market and 2nd St., N.E. In 1951 the church secured the John Kelly and Drury Wood property on Park St. with construction commencing in 1955. The decision to locate on Park St. resulted in the destruction of 3 architecturally and historically significant 19th century structures and an interruption of the residential scale and rhythm of the neighborhood. The local architectural firm of Stainback & Scribner designed the Neo-Georgian Church

GRAPHICS

CONDITIONS

Good

SOURCES

City Records
 First Presbyterian Church Annul Report, 1973





Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Presbyterian Church Charlottesville Trust Applicant Name Isaac Miller
Project Name/Description First Presbyterian Church Addition & Renovation Parcel Number 530123000
Project Property Address 506 Park Street, Charlottesville, VA 22902

Applicant Information

Address: 112 4th St. NE, Charlottesville, VA 22902
Email: imiller@brw-architects.com
Phone: (W) 434-971-7160 (C) _____

Property Owner Information (if not applicant)

Address: 506 Park St. Charlottesville, VA, 22902
Email: forbes@vmdo.com
Phone: (W) 434-296-7131 (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? No

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] 6/30/2020
Signature Date
Isaac Miller 6/30/2020
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

[Signature]
Signature Date
Terry Scott Forbes 6/30/2020
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
New Addition and sitework to existing church at Northeast corner. Minor adjustment to facade facing park street at administration wing, with sitework.

List All Attachments (see reverse side for submittal requirements):
40 page booklet containing required drawings and images
Proposed brick sample and window corner sample (window sample finish does not match specified finish, refer to booklet)

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised 2016</i>	

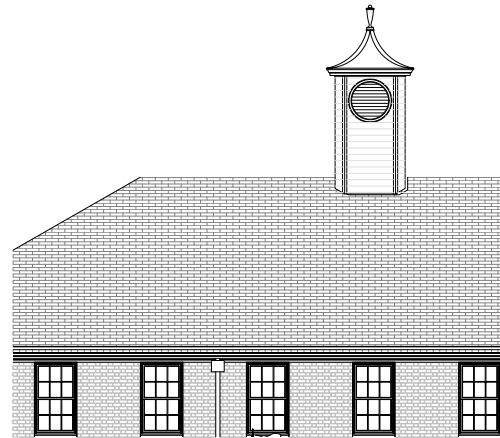
HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.



BOARD OF ARCHITECTURAL REVIEW

FIRST PRESBYTERIAN CHURCH
RENOVATION + ADDITION
JULY 21 2020



First Presbyterian Church - 506 Park St, Charlottesville, VA 22902

PROJECT DESCRIPTION

The new work will consist of:

1. A new three story addition at the North Eastern corner of the complex
2. A new exterior terrace next to that addition as well as adjustments to the driveway in that area.
3. Renovation facing Park Street consisting of:
 - Changing the existing windows to operable french doors.
 - Site and landscape work to create a new terrace adjacent to the french doors.

MATERIALS

- The railing will be metal painted black.
- The new brick will be Keuka Type 2 Mudbox smooth from Watsontown Brick. New brick and mortar to match existing.
- New glass in doors and windows at the entry shall adhere to BAR guidelines. Glass shall be clear and will match existing windows in proportion, color, and number of lites. Windows will be aluminum clad wood, to match look of existing windows. Color of cladding to be similar to existing windows.
- New trim work shall be painted off-white, similar to existing trim.
- Refer to Landscape plan for sitework materials.
- New hipped roof to be slate with snowguards, similar to existing.
- Copper downspouts to match existing.



ADC GUIDELINES NEW CONSTRUCTION & ADDITIONS:

A. INTRODUCTION

Sustainability: the new construction will meet or exceed all sustainability requirements. The facade will be brick, a durable material, that fits within the context of the original structure. The original structure will be predominately preserved in the construction of the new addition, a recessed hyphen on either side of the new proposed addition will differentiate the new addition from the existing original church structure that was construction in 1954 as well as the more recent addition constructed in 1986. In addition to the hyphen, the roof form, and window layout will distinguish the new addition from the existing structure while maintaining the character of the existing historic structure as well as being compatible with it. New structure elements will be at the interface between the new construction and the existing structure to maintain the integrity of the historic structure.

B. SETBACK

The new addition is placed at the corner of the existing church complex and will, with exception of the hyphen, maintain the setbacks of the existing structures to reinforce the character of the church and the compatibility between the new addition and the existing structure.

C. SPACING

The spacing of the new addition utilizes the existing rhythm established by the existing structure.

D. MASSING & FOOTPRINT

The massing and footprint of the new addition sets itself as secondary to the existing historic chapel and sanctuary structure. The addition achieves this through various methods including a hipped roof, in contrast to the existing historic gable roof, to minimize the prominence of its facade in relation to the historic chapel and sanctuary, as well as a 'flat' roof at the hyphens to clearly distinguish the existing footprint from the new addition. The use of hyphens as well as step-backs at the hyphens reduce the implied footprint of the addition in relation to the adjacent historic church structure. Topographical changes on the site also help reduce the scale of the addition in relation to the existing sanctuary.

E. HEIGHT & WIDTH

The height and width of the proposed addition fits in the existing context of the church's height and width. The addition, being at the corner of the existing complex, lends itself to a cornerstone proportion that is more square in nature, with the hyphens on either side of the brick used to bridge the gap to the existing structures. The use of trim work and various design elements break down the scale of the building to a reinforce a human experience while maintaining the monumental scale of the existing church experience.

F. SCALE

Use of a brick water-table, covered entries with canopies, cornice that relate to the existing church, trim work, and facade design elements help connect the proposed addition to the existing church, distinguishing the addition while maintaining the same language of the existing in regard to the monumental scale of the church. This is also accomplished by a new entry terrace that sits in the foreground of the addition facing North. The entry terrace helps define the monumental scale of the proposed addition without overshadowing the existing historic church.



PROJECT DESCRIPTION

First Presbyterian Church
Board of Architectural Review
July 21, 2020

G. ROOF

The proposed addition utilizes a slate hipped roof at the corner structure befitting the existing church design and its location within the existing church. They hyphens utilize a low slope roof, not visible from the ground, to break up the mass of the design and distinguish the new addition from the existing church. The addition roof also contains a metal paneling bump-out that matches the color of the slate roof at the rear towards the inner church courtyard that houses the elevator shaft, this bump-out is designed to not be visible from the ground.

H. ORIENTATION

As an addition to an existing structure, the new facade carries the same language across from the adjacent facades.

I. WINDOWS & DOORS

The ratio of solid (wall) to void (windows and doors) in the new addition relate to the adjacent existing historic structure except at the recessed hyphen where the opening are recessed and form a break in the language of the facade as a tool to distinguish the new addition from the existing church. The size and proportion of width to height of the windows and doors are compatible with the surrounding existing structure. The use of jack arches and a stone sill in the new addition relates to the existing window design elements. The new proposed octagonal windows at the third story of the addition relate to the same materiality as the existing church while distinguishing the design from the existing architecture. The new entries at the hyphens feature side-lites and transoms and trim work to frame the openings. New windows shall be aluminum clad wood, with simulated divided lights and clear glass that adheres to B.A.R guidelines.

J. PORCHES

Canopies at both proposed entrances at the addition demarcate the entryways, establishing them as distinct zones on the building facade to guide the visitors into the space. The size of each canopy is also reflective of the size of each entry and its relationship to the rest of the existing structure.

K. STREET-LEVEL DESIGN

Through a series of trim work, detailing and design elements such as recesses and setbacks, various 'bays' in the new design are articulated, providing a dynamic facade with visual interest to the pedestrians and users.

L. FOUNDATION & CORNICE

A brick water-table, with a bull nose brick course, that steps out from the plane of the wall above, sets up the relationship between the foundation and the rest of the building. Using the same language that exists in the adjacent existing structure, and through the use of trim work, cornice lines, and a brick band, the

proposed design fits into its context and respects the height and texture of the adjacent structure. The use of those elements sets up the three-part composition of foundation, middle and cornice, while navigating its relationship within the existing structures.

M. MATERIALS & TEXTURES

The primary materials used in the proposed addition are brick and hardie panel and trim siding, in accordance with the B.A.R guidelines and the context of the existing structure.

N. PAINT

Where design features are painted, such as trim work, paint will be selected to be similar to the existing off-white precedent.

O. DETAILS & DECORATION

Details on the facade are implemented in relation to the existing standards of the historic church, to break down mass of the structure. New design elements are also used to distinguish the new addition from the existing structure.

P. ADDITIONS

1. FUNCTION & SIZE

- The addition offers a much needed expansion to the existing facilities at the church as well as incorporates an elevator to establish accessibility to all floors of the church.
- The new addition was designed in congruence with the existing historic building while maintaining the hierarchy of the existing building.

2. LOCATION

- The addition is located at the rear corner of the complex, at a point farthest away from Park St., Maple St., and 7th St. at the end of 7th St. on a dead end road.
- The addition is set away from the Sanctuary facade facing Park St.
- The B.A.R new construction guidelines have been utilized in the design of the proposed addition.

3. DESIGN

- The new addition is sensitive to the existing historic church and its character and works.
- The new addition uses the design language presented in the existing structure and builds upon it to differentiate the old from the new while maintaining the overall historic integrity of the property and its environment.

4. REPLICATION OF STYLE

- The new addition is designed to be compatible with the existing church without being a mimicry of the existing design.
- Through distinct design features and new hyphens that bookend the addition, there is a clear distinction of the boundaries of the new addition.

5. MATERIALS AND FEATURES

- The materials, bricks, windows, details, and roof are designed to be compatible with the existing structure by using materials that are established in the existing church structure.

6. ATTACHMENT TO EXISTING BUILDING

- The new structure is designed to minimally impact the existing historic church and maintain the essential form and integrity of the original design.
- Through setbacks at the new hyphens and the brick corner piece, the wall plane and the roof form of the new addition vary from the existing church.

ADC GUIDELINES SITE DESIGN & ELEMENTS:

The architectural improvements proposed for the addition to First Presbyterian will be supported with two major landscape improvements. The addition of the exterior terrace to the west lawn of the church facing Park Street will allow for a direct connection between a new internal gathering hall and the exterior landscape. The series of double hung windows below the arched windows will be replaced by French doors. The terrace and new landscape planting is intended to provide the congregation an informal gathering place before and after services and special events. The new bluestone terrace add a significant amenity to this side of the building and enliven the Park Street landscape by opening up the life and activities of the church to the main civic streetscape.

The second major landscape improvement will be the new entrance terrace at the north east corner of the building at the point that seventh street terminates into the church parking lot. This new entry terrace will provide accessible access to the building, a landscaped forecourt, and a limited vehicular connection between the upper and lower parking areas. The limited vehicular access will be controlled by bollards prohibiting the connection when the church needs to control the vehicular traffic on the site. The landscape terrace, steps, accessible ramp, and planting will provide both a safe connection between the building and the parking as well as an informal garden like gathering area. Landscape planting will be guided by native species and lighting will be provided with discreet low bollards, wall and step lighting.

PROJECT DESCRIPTION

First Presbyterian Church
Board of Architectural Review
July 21, 2020





SITE CONTEXT

First Presbyterian Church
 Board of Architectural Review
 July 21, 2020



EXISTING



PROPOSED

SCOPE OF WORK

First Presbyterian Church
 Board of Architectural Review
 July 21, 2020



PARK STREET



EXISTING PHOTOS - PARK STREET

First Presbyterian Church
Board of Architectural Review
July 21, 2020





7TH STREET



EXISTING PHOTOS - 7TH STREET

First Presbyterian Church
Board of Architectural Review
July 21, 2020



7TH STREET

EXISTING PHOTOS - 7TH STREET

First Presbyterian Church
Board of Architectural Review
July 21, 2020



EXISTING PHOTOS - 7TH STREET

First Presbyterian Church
Board of Architectural Review
July 21, 2020



EXISTING PHOTOS - 7TH STREET

First Presbyterian Church
Board of Architectural Review
July 21, 2020



RENDERED LANDSCAPE IS REPRESENTATIONAL. REFER TO PLANTING PLAN FOR ACCURATE DEPICTION OF LANDSCAPE AND SPECIES

3D PERSPECTIVE

First Presbyterian Church
Board of Architectural Review
July 21, 2020



RENDERED LANDSCAPE IS REPRESENTATIONAL. REFER TO PLANTING PLAN FOR ACCURATE DEPICTION OF LANDSCAPE AND SPECIES



3D PERSPECTIVE - 7TH STREET - ADDITION

First Presbyterian Church
Board of Architectural Review
July 21, 2020



3D PERSPECTIVE - 7TH STREET - ADDITION

First Presbyterian Church
Board of Architectural Review
July 21, 2020



3D PERSPECTIVE - ADDITION

First Presbyterian Church
Board of Architectural Review
July 21, 2020



RENDERED LANDSCAPE IS REPRESENTATIONAL. REFER TO PLANTING PLAN FOR ACCURATE DEPICTION OF LANDSCAPE AND SPECIES

3D PERSPECTIVE - ADDITION

First Presbyterian Church
Board of Architectural Review
July 21, 2020



RENDERED LANDSCAPE IS REPRESENTATIONAL. REFER TO PLANTING PLAN FOR ACCURATE DEPICTION OF LANDSCAPE AND SPECIES

3D PERSPECTIVE - ADDITION

First Presbyterian Church
Board of Architectural Review
July 21, 2020



RENDERED LANDSCAPE IS REPRESENTATIONAL. REFER TO PLANTING PLAN FOR ACCURATE DEPICTION OF LANDSCAPE AND SPECIES

3D PERSPECTIVE - ADDITION

First Presbyterian Church
Board of Architectural Review
July 21, 2020



RENDERED LANDSCAPE IS REPRESENTATIONAL. REFER TO PLANTING PLAN FOR ACCURATE DEPICTION OF LANDSCAPE AND SPECIES

3D PERSPECTIVE - ADDITION

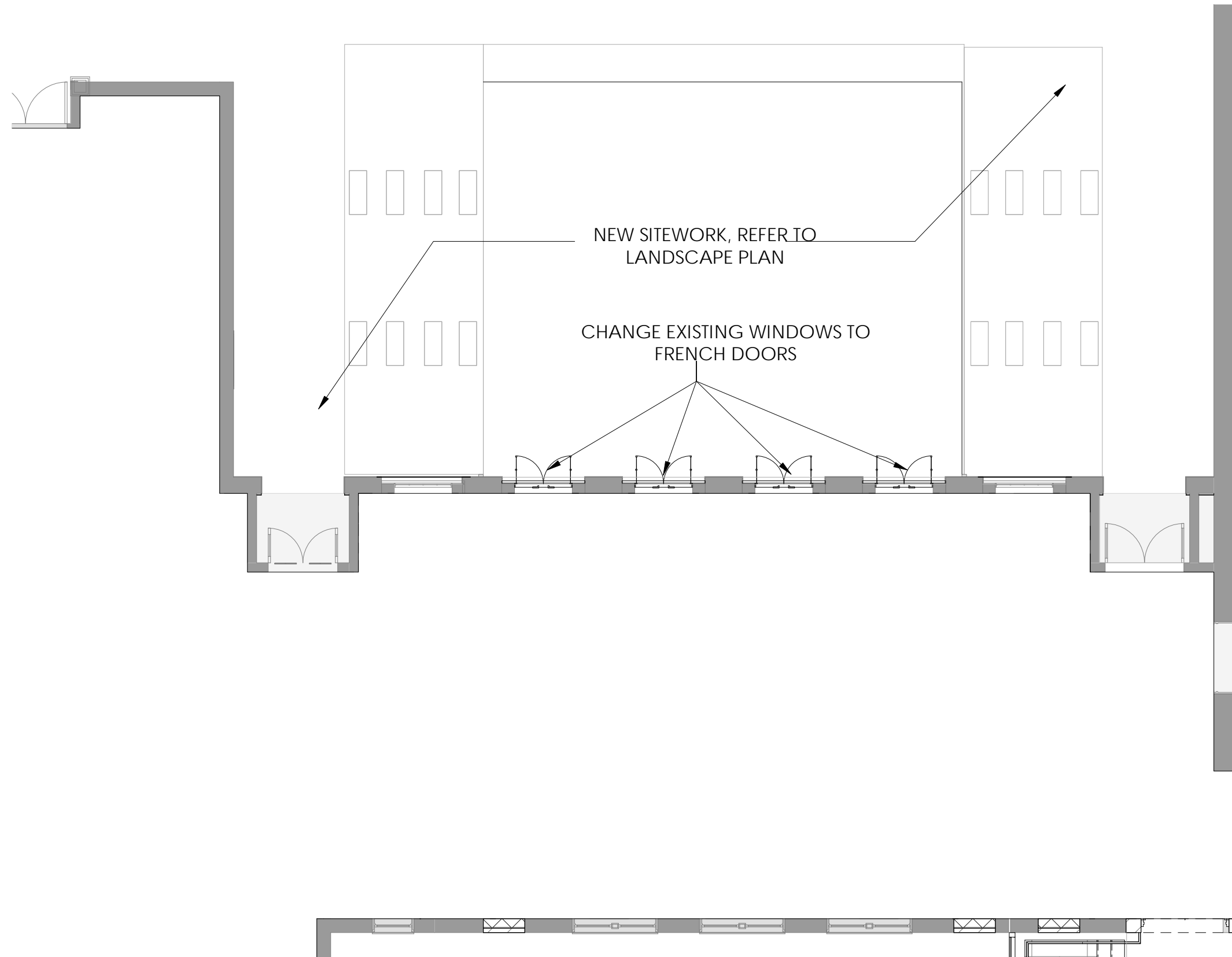
First Presbyterian Church
Board of Architectural Review
July 21, 2020



RENDERED LANDSCAPE IS REPRESENTATIONAL. REFER TO PLANTING PLAN FOR ACCURATE DEPICTION OF LANDSCAPE AND SPECIES

3D PERSPECTIVE - ADDITION

First Presbyterian Church
Board of Architectural Review
July 21, 2020

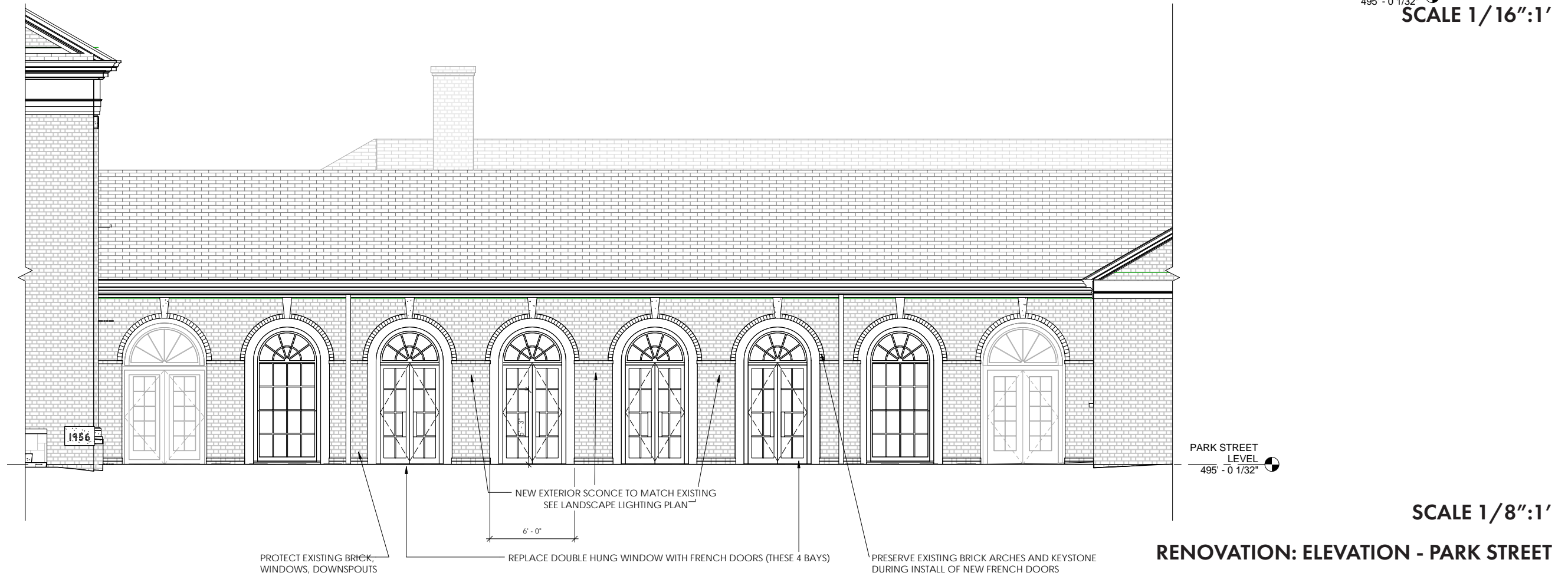
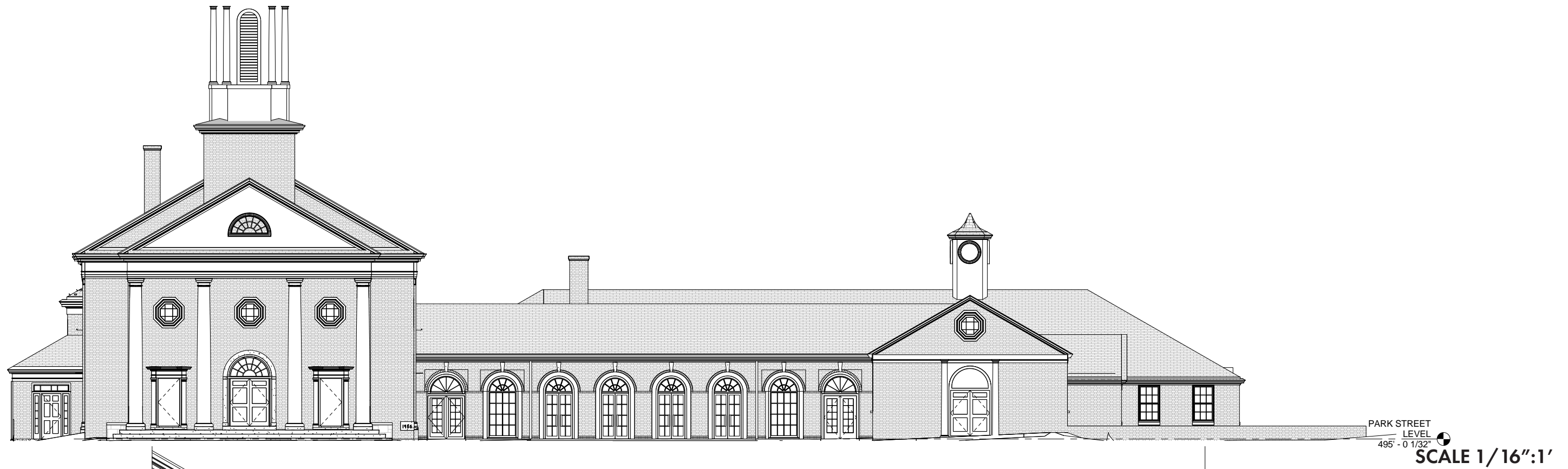


SCALE 1/8":1'

RENOVATION: ENLARGED PLAN - GATHERING HALL (PARK STREET)

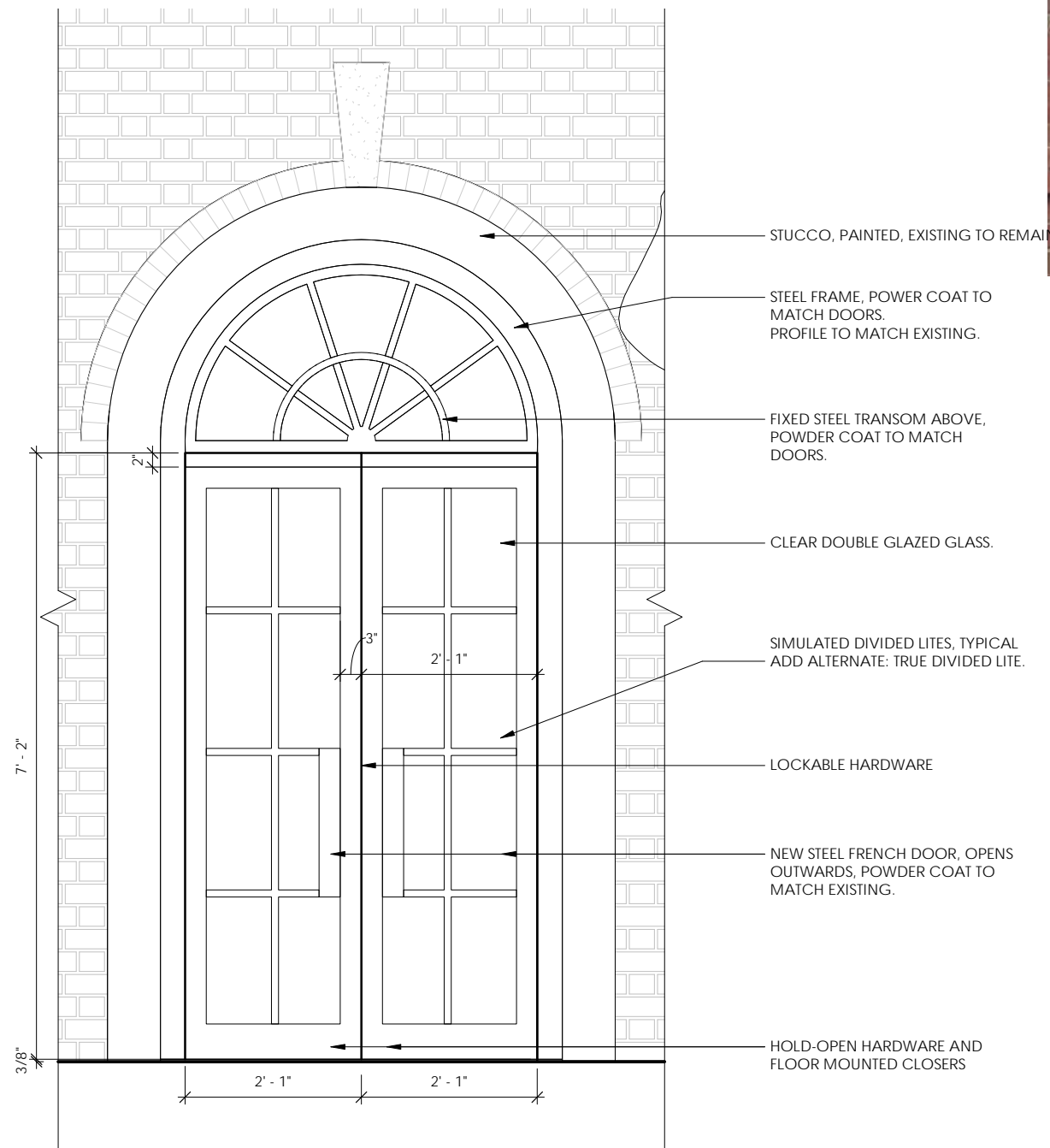
First Presbyterian Church
Board of Architectural Review
July 21, 2020





RENOVATION: ELEVATION - PARK STREET

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 Board of Architectural Review
 July 21, 2020



1 DOOR TYPE J
A5.3



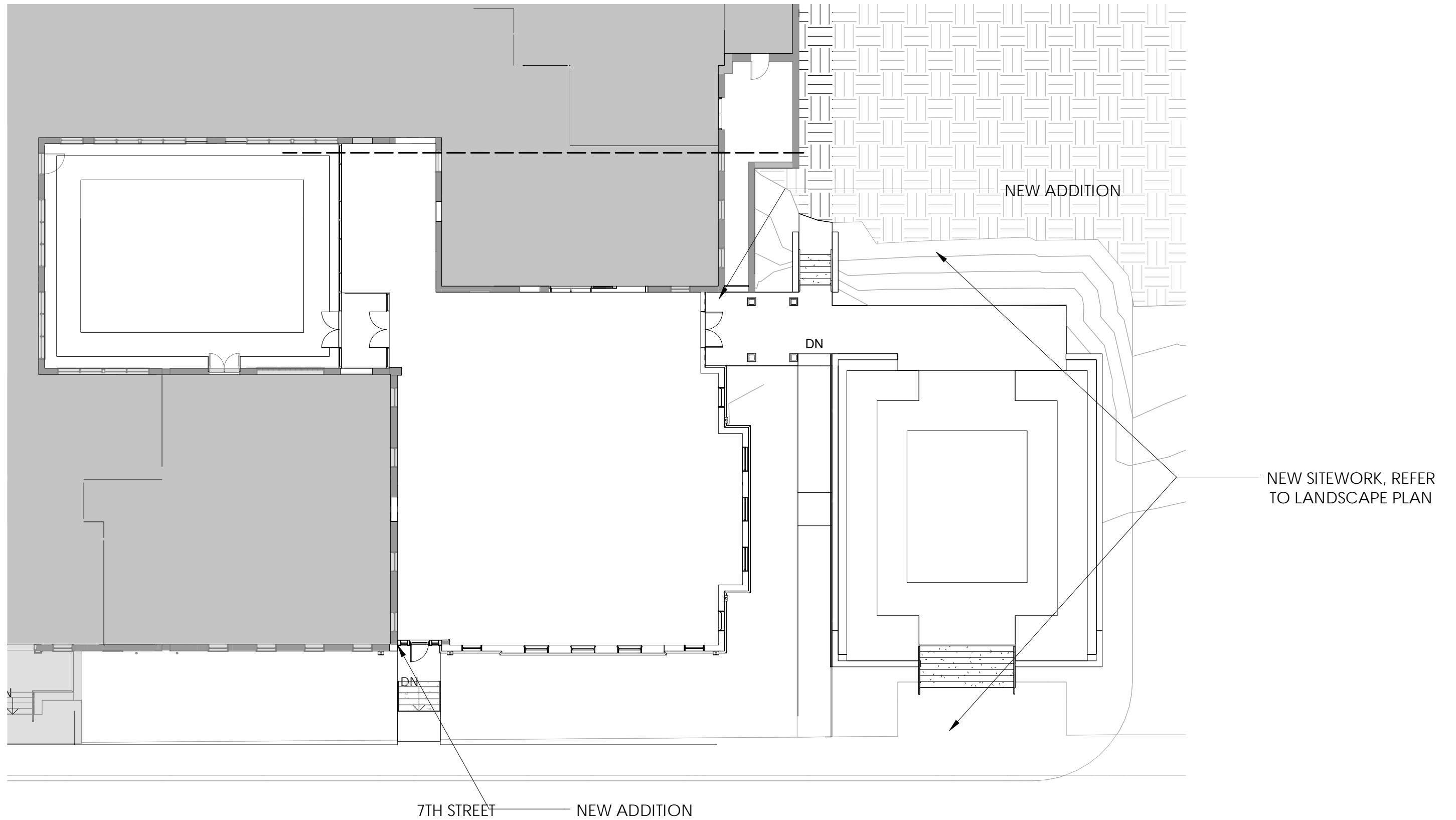
EXISTING WINDOW PHOTOS OF PROFILE FOR REFERENCE



EXISTING WINDOW PHOTOS FOR REFERENCE

RENOVATION: ELEVATION - FRENCH DOORS

First Presbyterian Church
Board of Architectural Review
July 21, 2020

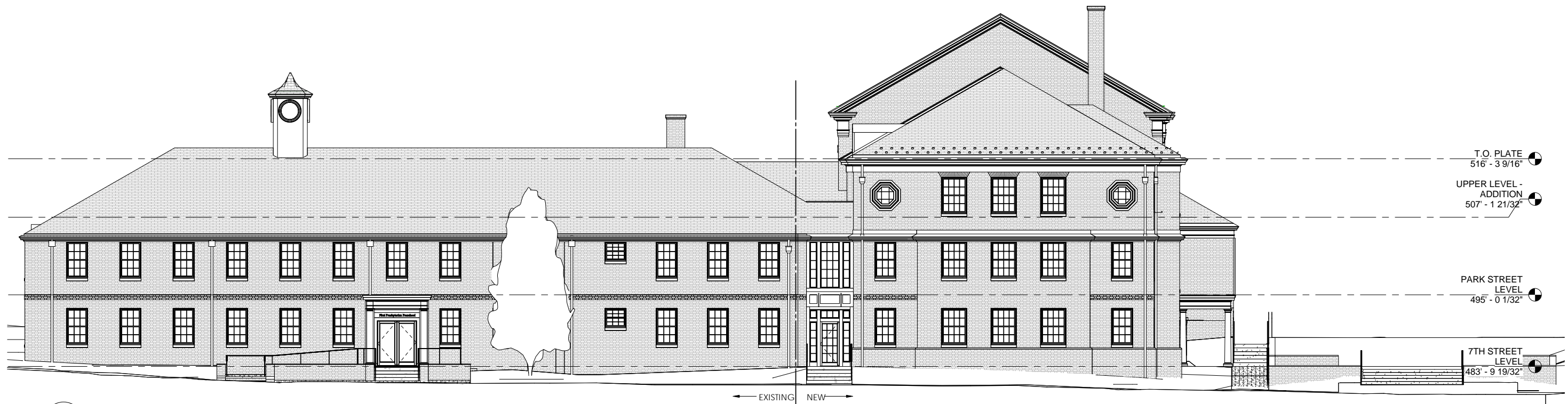


SCALE 1/16":1'

ENLARGED PLAN - ADDITION (7TH STREET)

First Presbyterian Church
 Board of Architectural Review
 July 21, 2020





T.O. PLATE
516' - 3 9/16"

UPPER LEVEL -
ADDITION
507' - 1 21/32"

PARK STREET
LEVEL
495' - 0 1/32"

7TH STREET
LEVEL
483' - 9 19/32"

← EXISTING | NEW →

SCALE 1/16":1'

ELEVATION - 7TH STREET

First Presbyterian Church
Board of Architectural Review
July 21, 2020



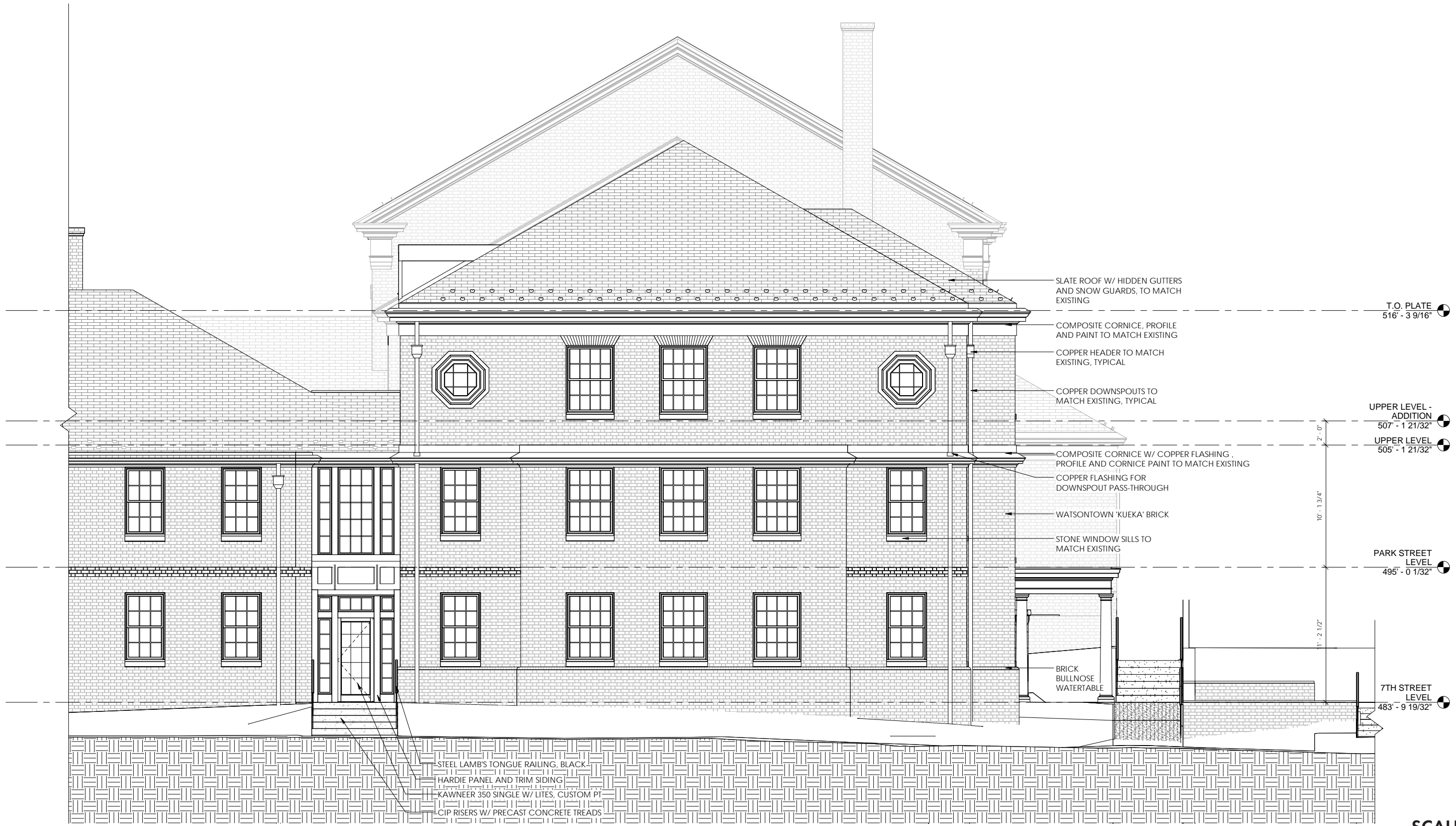


SCALE 1/16":1'

ELEVATION - NORTH

First Presbyterian Church
Board of Architectural Review
July 21, 2020





SCALE 1/8":1'
ENLARGED ELEVATION - ADDITION (7TH STREET)

First Presbyterian Church
 Board of Architectural Review
 July 21, 2020

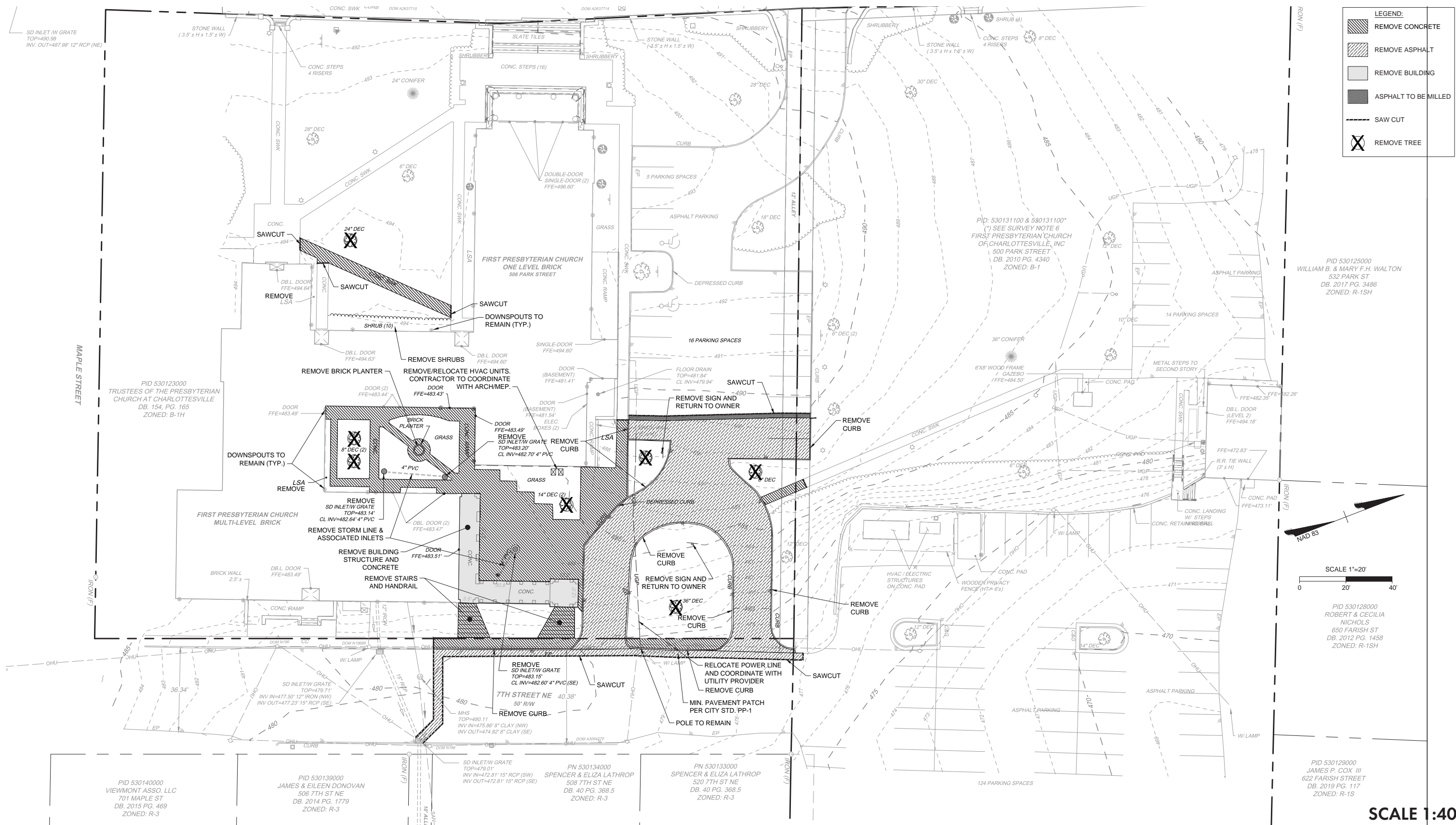


SCALE 1/8":1'

ENLARGED ELEVATION - ADDITION (NORTH)

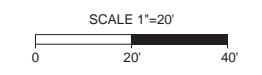
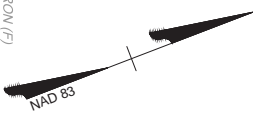
First Presbyterian Church
 Board of Architectural Review
 July 21, 2020





LEGEND:

- REMOVE CONCRETE
- REMOVE ASPHALT
- REMOVE BUILDING
- ASPHALT TO BE MILLED
- SAW CUT
- REMOVE TREE



PID 530128000
ROBERT & CECILIA NICHOLS
650 FARISH ST
DB. 2012 PG. 1458
ZONED: R-1SH

PID 530129000
JAMES P. COX III
622 FARISH STREET
DB. 2019 PG. 117
ZONED: R-1S

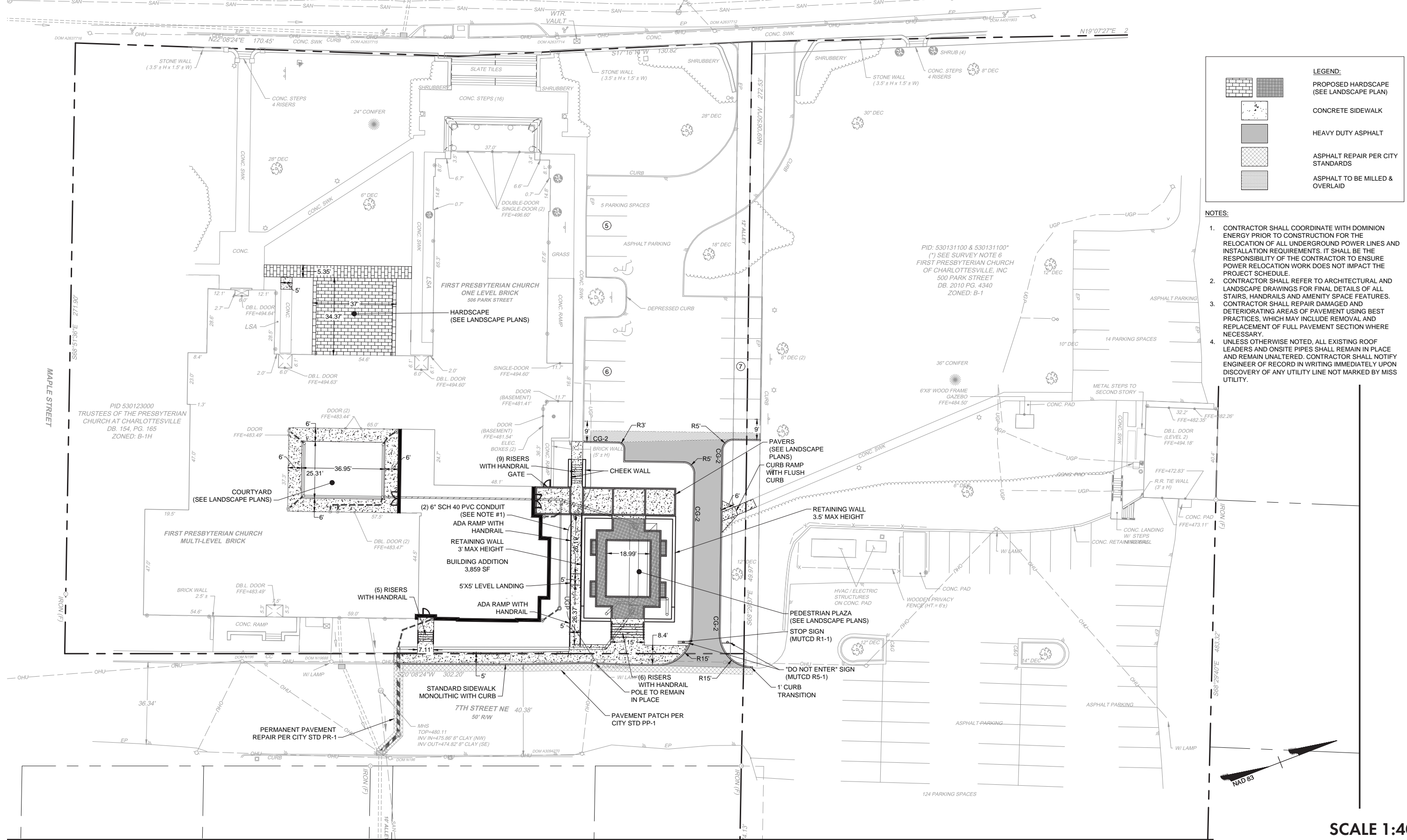
SCALE 1:40

EXISTING SITE - DEMO

First Presbyterian Church
Board of Architectural Review
July 21, 2020



TIMMONS GROUP



LEGEND:

- PROPOSED HARDSCAPE (SEE LANDSCAPE PLAN)
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- ASPHALT REPAIR PER CITY STANDARDS
- ASPHALT TO BE MILLED & OVERLAID

- NOTES:**
- CONTRACTOR SHALL COORDINATE WITH DOMINION ENERGY PRIOR TO CONSTRUCTION FOR THE RELOCATION OF ALL UNDERGROUND POWER LINES AND INSTALLATION REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE POWER RELOCATION WORK DOES NOT IMPACT THE PROJECT SCHEDULE.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR FINAL DETAILS OF ALL STAIRS, HANDRAILS AND AMENITY SPACE FEATURES.
 - CONTRACTOR SHALL REPAIR DAMAGED AND DETERIORATING AREAS OF PAVEMENT USING BEST PRACTICES, WHICH MAY INCLUDE REMOVAL AND REPLACEMENT OF FULL PAVEMENT SECTION WHERE NECESSARY.
 - UNLESS OTHERWISE NOTED, ALL EXISTING ROOF LEADERS AND ONSITE PIPES SHALL REMAIN IN PLACE AND REMAIN UNALTERED. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IN WRITING IMMEDIATELY UPON DISCOVERY OF ANY UTILITY LINE NOT MARKED BY MISS UTILITY.

SCALE 1:40

PROPOSED SITE LAYOUT

First Presbyterian Church
Board of Architectural Review
July 21, 2020



TIMMONS GROUP



BRICK NOTES:
THE PROPOSED BRICK, KEUKA TYPE 2 MUDBOX SMOOTH FROM WATSONTOWN BRICK, WAS CHOSEN DUE TO ITS SIMILARITY TO THE EXISTING OBSOLETE BRICK AND THE METHOD IT IS PRODUCED. MORTAR TO MATCH EXISTING AS WELL.

← EXISTING HISTORIC OBSOLETE BRICK.

→ KEUKA TYPE 2 MUDBOX SMOOTH FROM WATSONTOWN BRICK.



WINDOW NOTES:

THE PROPOSED WINDOW, ARCHITECT RESERVE FROM PELLA, WAS CHOSEN DUE TO ITS DESIGN FEATURES SUCH AS THROUGH-STILE CONSTRUCTION AND PUTTY PROFILE AS WELL AS SIMILARITY TO THE WINDOWS ON THE EXISTING STRUCTURE. THE WINDOW WILL BE ALUMINUM CLAD WOOD WITH A FINISH TO MATCH THE EXISTING OFF-WHITE COLOR. THE WINDOW WILL CONTAIN SIMULATED DIVIDED LIGHTS IN THE DESIGN PATTERN DEPICTED ON THE ELEVATION DRAWINGS, REFLECTIVE OF THE ORIGINAL WINDOWS ON THE HISTORIC CHURCH.

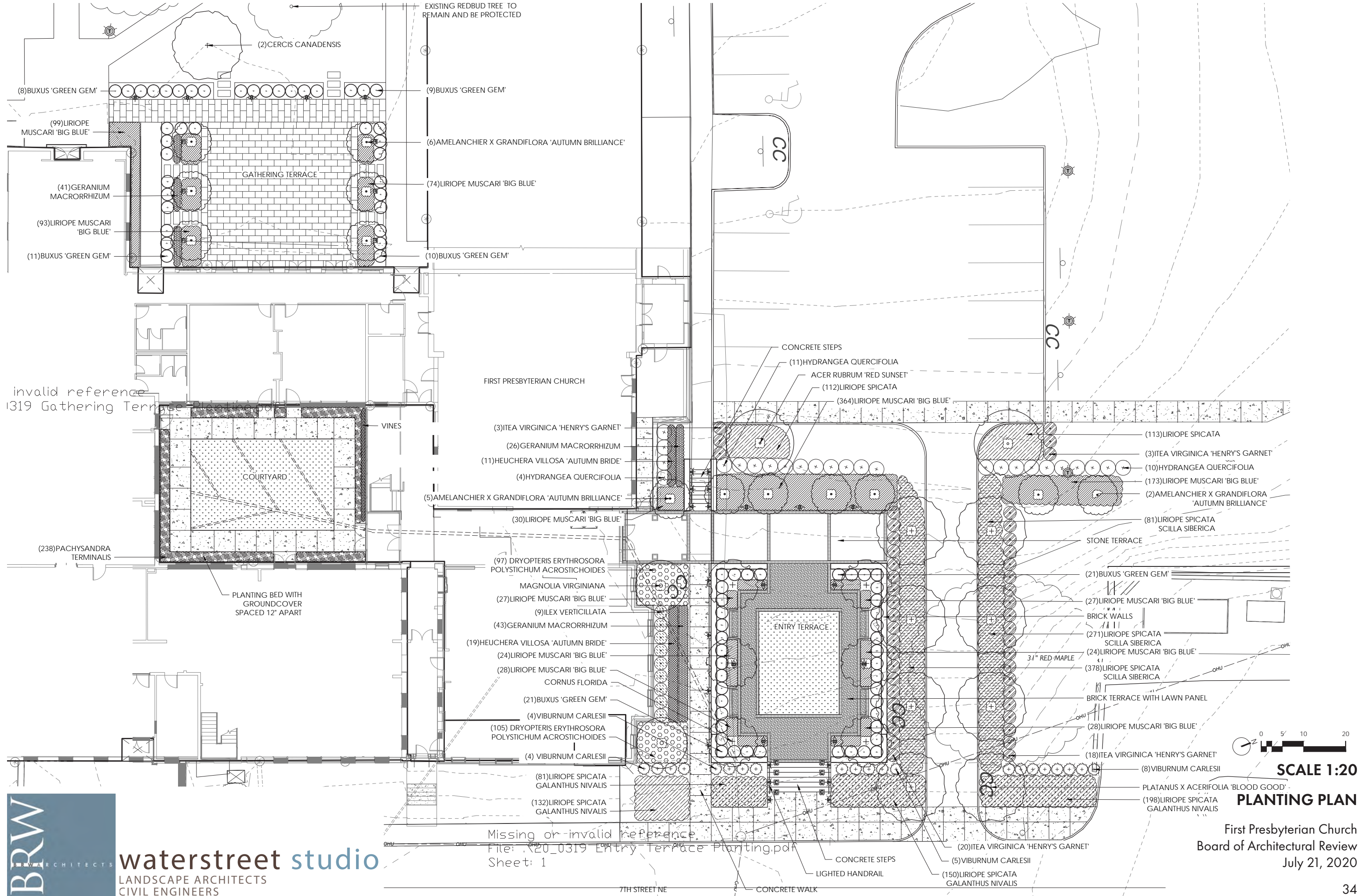
WINDOW CORNER SAMPLE PROVIDED. SPECIFIC DESIGN AND FINISH NOT DEPICTED. DESIGN DEPICTED IN ELEVATIONS AND FINISH TO BE OFF-WHITE SIMILAR TO EXISTING CHURCH.

EXISTING WINDOW



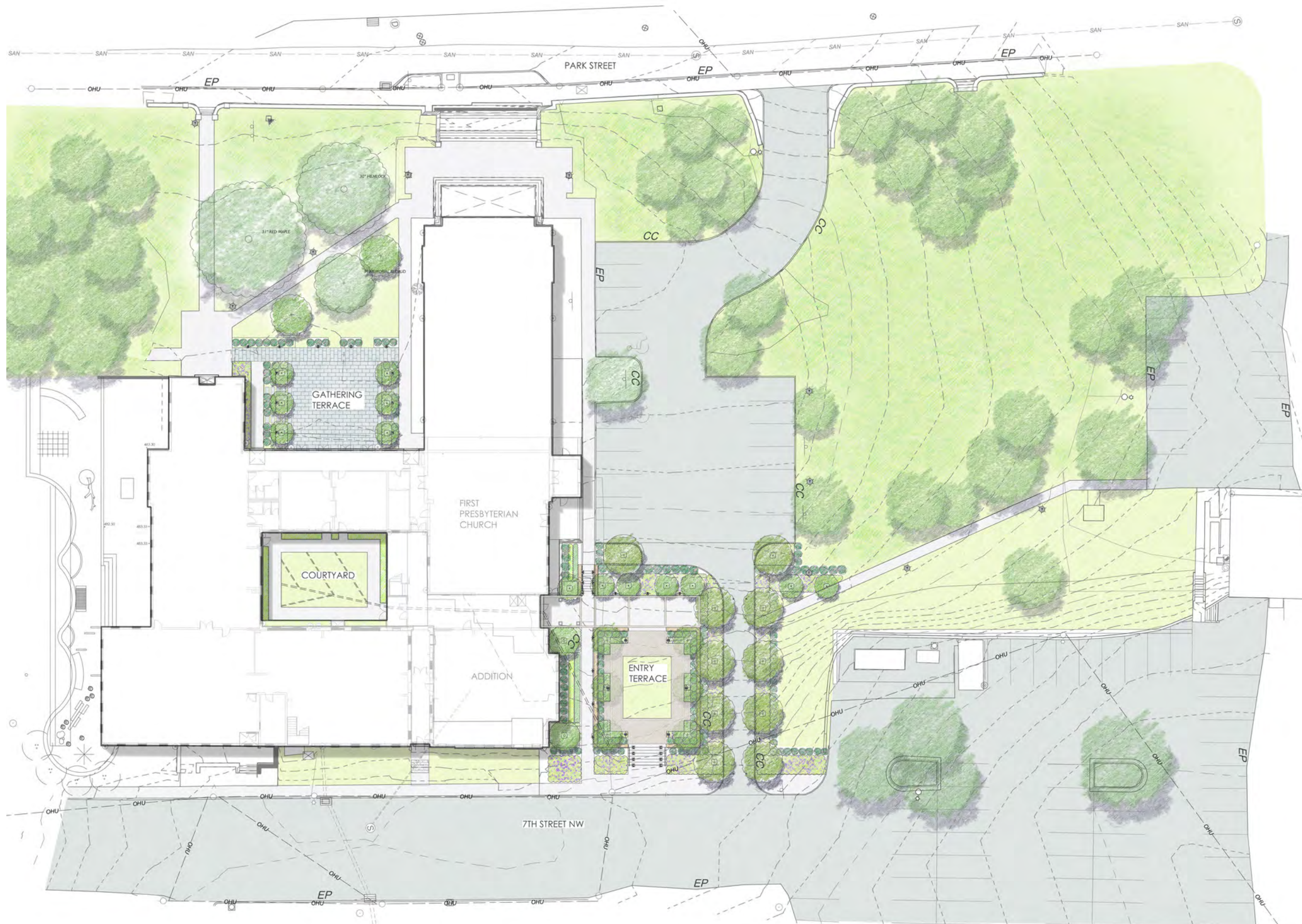
MATERIAL SAMPLE - WINDOW

First Presbyterian Church
Board of Architectural Review
July 21, 2020

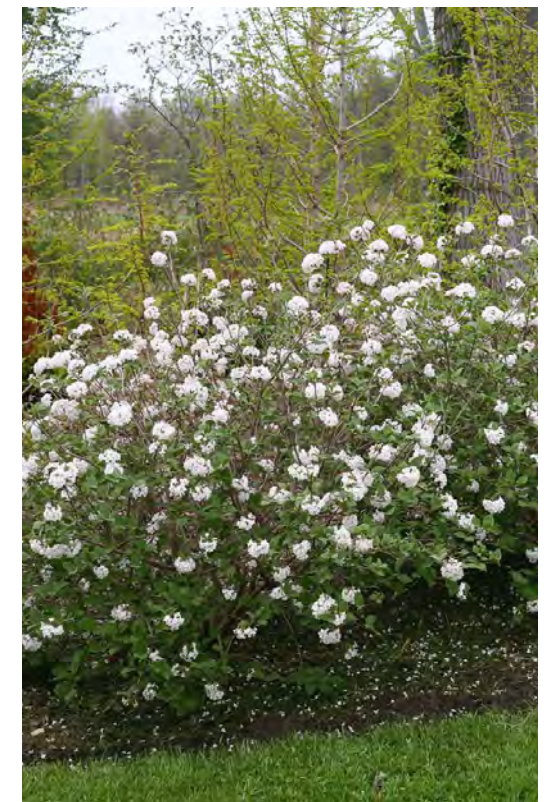


invalid reference
1319 Gathering Terrace

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File: R20_0319 Entry Terrace Planting.pdf
Sheet: 1



PLATANUS X ACERIFOLIA 'BLOOD GOOD'



VIBURNUM CARLESII



ACER RUBRUM 'RED SUNSET'



AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'



BUXUS 'GREEN GEM'



CERCIS CANADENSIS



CORNUS FLORIDA



DRYOPTERIS ERYTHROSORA POLYSTICHUM ACROSTICHOIDES



GERANIUM MACRORRHIZUM



HEUCHERA VILLOSA 'AUTUMN BRIDE'

PROPOSED PLANTS

First Presbyterian Church
Board of Architectural Review
July 21, 2020



HYDRANGEA QUERCIFOLIA



ILEX VERTICILLATA



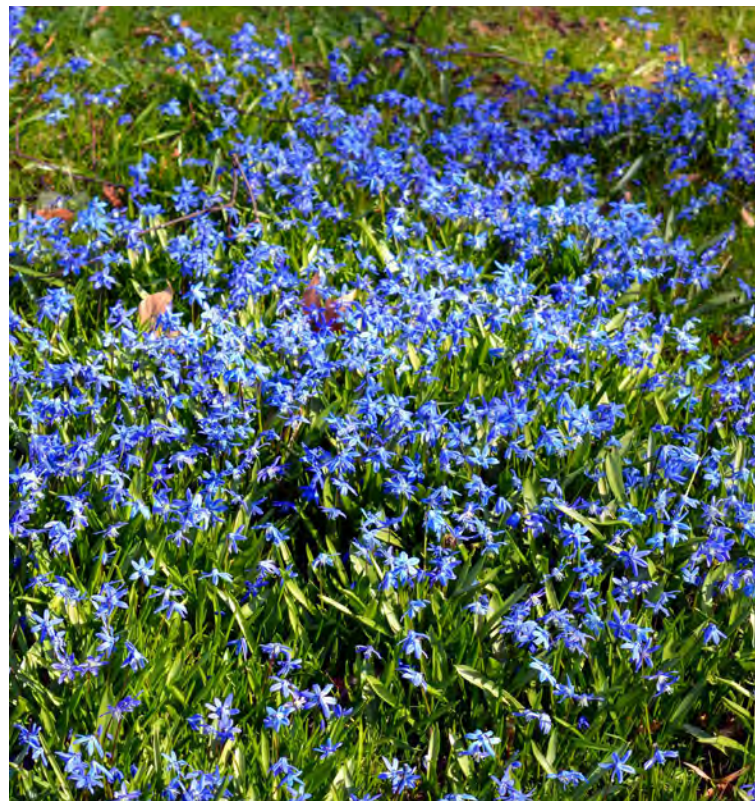
ITEA VIRGINICA 'HENRY'S GARNET'



LIRIOPE MUSCARI 'BIG BLUE'



LIRIOPE SPICATA GALANTHUS NIVALIS



LIRIOPE SPICATA SCILLA SIBERICA



LIRIOPE SPICATA

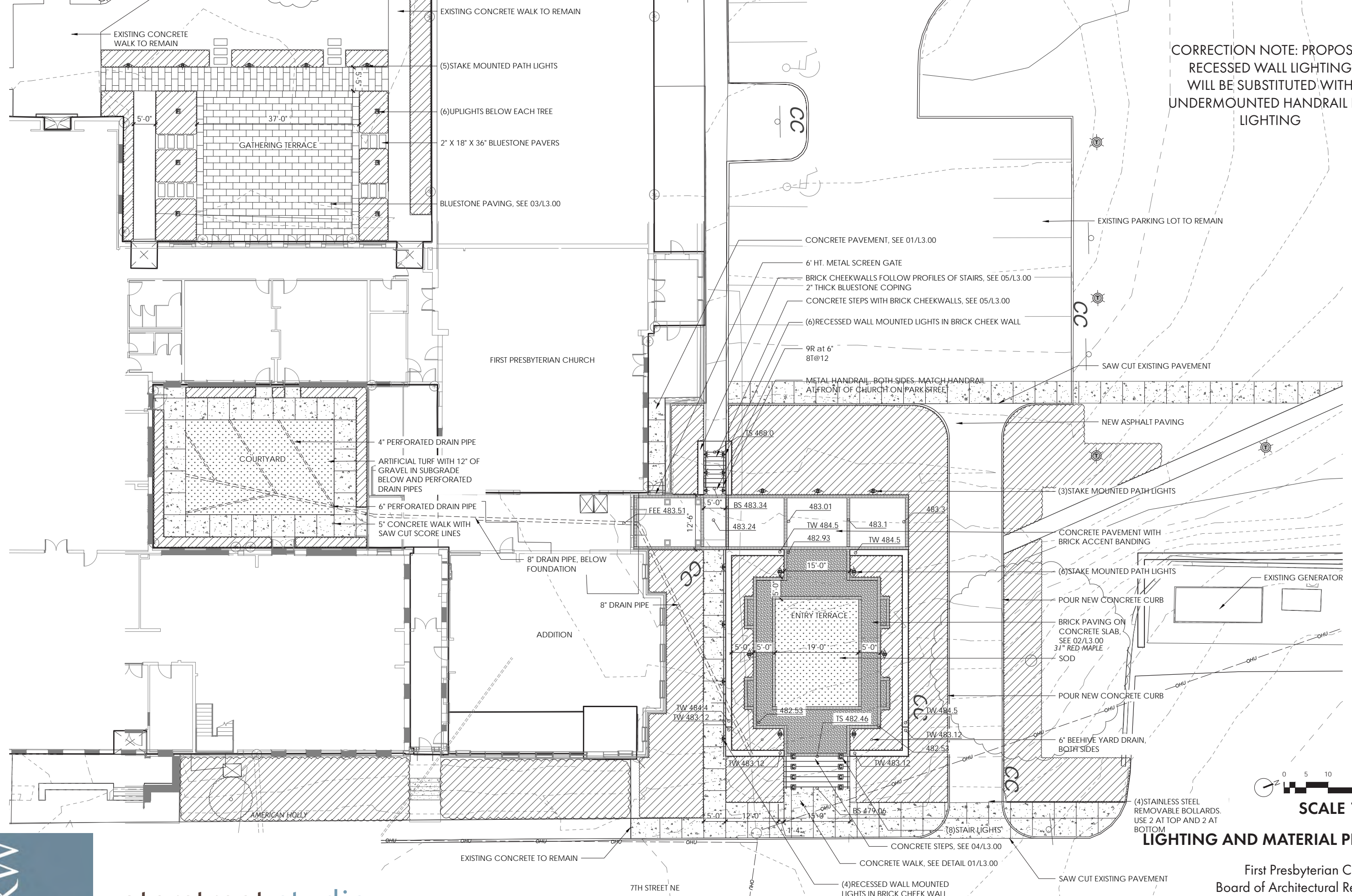


MAGNOLIA VIRGINIANA

PROPOSED PLANTS

First Presbyterian Church
Board of Architectural Review
July 21, 2020

CORRECTION NOTE: PROPOSED RECESSED WALL LIGHTING WILL BE SUBSTITUTED WITH UNDERMOUNTED HANDRAIL LED LIGHTING



SCALE 1:20

LIGHTING AND MATERIAL PLAN

First Presbyterian Church
Board of Architectural Review
July 21, 2020



UPLIGHTING: SPJ18-811
CONTEMPORARY PATH LIGHT, DARK
BRONZE FINISH; 2W, 8-12 V; WIDE
ANGLE FLOOD, 2700K

COPPERMOON
CM.720/20CG PATH LIGHT,
DARK BRONZE FINISH; 18" METAL
GROUND STAKE; 2 WATT BI-PIN LED
MR16, 60 DEG, 2700K

*FINISH NOT DEPICTED IN IMAGE



POLE LIGHTING TO REPLACE EXISTING
CORDIA PEDESTRIAN LIGHTING - FORMS+SURFACES
ALUMINUM, POWDER COAT FINISH DARK BRONZE
METALLIC TEXTURE, 138" HEIGHT, 50W LED, 0-10V
DIMMING CAPABILITIES, 3000K

*FINISH NOT DEPICTED IN IMAGE

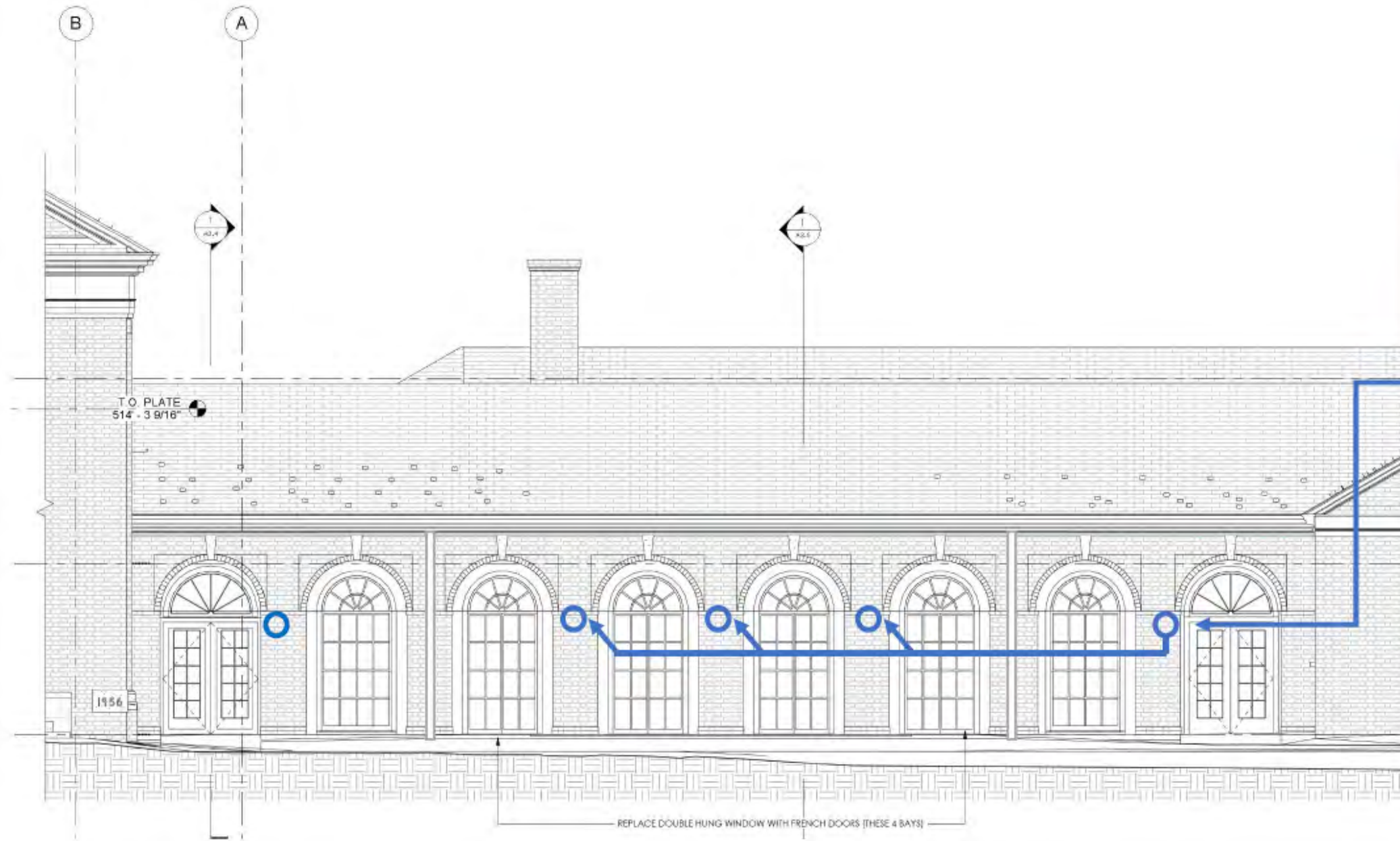
NEW EXTERIOR STAIRS WILL HAVE UNDER HANDRAIL LED STRIP LIGHTING THAT ADHERES TO THE B.A.R AND CITY GUIDELINES. RAILINGS TO BE PAINTED BLACK. PRECEDENT IMAGES BELOW:



- ALL NEW LIGHTING TO ADHERE TO BAR AND CITY GUIDELINES:
1. THE LAMPING WILL BE DIMMABLE AS REQUIRED AND NOT EXCEED A COLOR TEMPERATURE OF 3,000K
 2. UPLIGHTS WILL BE AT A MAXIMUM OF LESS THAN 3000 LUMENS
 3. FIXTURES THAT EMIT 3000 LUMENS OR MORE SHALL BE FULL CUTOFF.

PROPOSED EXTERIOR SITE LIGHTING FIXTURES

First Presbyterian Church
Board of Architectural Review
July 21, 2020



New sconces to match existing



PROPOSED EXTERIOR WALL LIGHTING FIXTURES AT GATHERING TERRACE

First Presbyterian Church
 Board of Architectural Review
 July 21, 2020

-END-