



## **Packet Guide**

*This is not the agenda.*

*Please click each agenda item below to link directly to the corresponding documents.*

### **Pre-Meeting Discussion**

#### **5:30 Regular Meeting**

- A. Matters from the public not on the agenda (please limit to 3 minutes per speaker)**
- B. Consent Agenda** (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

**1. Certificate of Appropriateness Application**

BAR 21-09-04

301 East Jefferson Street, Tax Parcel 330204000

North Downtown ADC District

Owner: Congregation Beth Israel

Applicant: Karim Habbab, BRW Architects

Project: Install lighting at Sanctuary entry

**C. New Items**

**2. Certificate of Appropriateness**

BAR 21-09-01

209 2<sup>nd</sup> Street, SW, Tax Parcel 280077000

Downtown ADC District

Owner: Same Street LLC

Applicant: Jim Rounsevell

Project: Alterations to existing structure

**3. Certificate of Appropriateness Application**

BAR 21-09-02

106 Oakhurst Circle, Tax Map Parcel 110005000

Oakhurst-Gildersleeve ADC District

Owner: 106 Oakhurst Circle LLC

Applicant: Patrick Farley

Project: Modifications to approved rear addition (CoA: December 15, 2020)

4. **Certificate of Appropriateness Application (HC District)**

BAR 21-09-03

936 Rugby Road, TMP 030144000

Rugby Road Historic Conservation District

Owner: Sharon and Michael Nedzbala

Applicant: Leigh Boyes

Project: Side addition (Note: Covered porch at rear is not subject to review.)

**D. Preliminary Discussion**

745 Park Street - demolition

**E. Other Business**

Staff questions/discussion

Brief discussion ADC District Design Guidelines (Time permitting.)

PLACE update

**F. Adjourn**

## **Certificate of Appropriateness Application**

BAR 21-09-04

301 East Jefferson Street, Tax Parcel 330204000

North Downtown ADC District

Owner: Congregation Beth Israel

Applicant: Karim Habbab, BRW Architects

Project: Install lighting at Sanctuary entry

Application components (please click each link to go directly to PDF page):

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

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
September 21, 2021**



**Certificate of Appropriateness Application**

BAR 21-09-04

301 East Jefferson Street, Tax Parcel 330204000

North Downtown ADC District

Owner: Congregation Beth Israel

Applicant: Karim Habbab, BRW Architects

Project: Install lighting at entry door

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**Background**

**Year Built:** In 1882, the Late Gothic Revival temple was built in the 200 block of East Market Street. In 1904 it was moved and reconstructed at the current site. (The east and north additions are contemporary.)

**District:** North Downtown ADC District

**Status:** Contributing

**Prior BAR Reviews**

- December 2005 - BAR approved CoA for reconstruction of entrance stairs
- January 2009 – BAR approved CoA for replacement windows
- January 2017 – Preliminary discussion re: Temple addition.
- January 2019: BAR approved proposed security upgrades including new fencing and modification to the courtyard and concrete benches.
- July 2019 – BAR approved wood caps for courtyard benches.
- January 2021 – BAR approved modifications to sanctuary entrance, fellowship hall entrance and 3<sup>rd</sup> Street entrance. (Note: On August 11, 2021, staff OK'd modification to the fellowship hall and 3<sup>rd</sup> Street entrance doors, non-historic. The upper door panels were removed, the openings glazed for interior lighting.)

**Application**

- Application Submitted: BRW Architects drawings *Congregation Beth Israel, Door Replacement Sanctuary Entry - Lighting*, dated August 31, 2021: Sheets 1, 2, and 3. BRW Architects drawing *Congregation Beth Israel, Security Upgrades – Doors*, dated September 13, 2021: Sheet 5.6.

Request for a CoA to install LED lighting above the Sanctuary entrance.

**Discussion and Recommendations**

Proposed LED strip lighting will be concealed behind trim. Lamping is dimmable, the Correlated Color Temperature does not exceed 3,000K, and the Color Rendering Index is not less than 90.\*

From applicant’s submittal:

\*From product web page:

[https://beulux.com/wp-content/uploads/beulux\\_files/Beulux\\_Flexbeam-Spec-Sheet-1.pdf](https://beulux.com/wp-content/uploads/beulux_files/Beulux_Flexbeam-Spec-Sheet-1.pdf)

Product Optic	CCT	Output (lm/ft)	LEDs/ft	Consump. (watt/ft)	Efficacy (lm/watt)	CRI	Voltage	Max run length	Cut increment
Asymmetric 110° x 70°	2700K	500	9	5.9	87	>90	24	16'	6.56"
	3000K	500	9	5.9	87	>90	24	16'	6.56"
	3500K	500	9	5.9	87	>90	24	16'	6.56"

Staff recommends approval.

**Suggested Motion**

*Approval:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed Sanctuary entrance lighting at 301 East Jefferson Street satisfies 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 modifications or conditions:]

*Denial:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed Sanctuary entrance lighting at 301 East Jefferson Street does not satisfy the BAR’s criteria and is not compatible with this property and other properties in the North Downtown ADC District, and that for the following reasons 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 Chapter 3 – New Construction and Additions**

#### **D. Lighting**

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a "Dark Sky" ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

- 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.

# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 301 East Jefferson Street  
Map and Parcel: 33- 204  
Census Track & Block: 1-105  
Present Owner: Beth Israel Temple  
Address: 301 East Jefferson Street  
Present Use: Worship  
Original Owner: Beth Israel Temple  
Original Use: Worship

## BASE DATA

Historic Name: Beth Israel Temple  
Date/Period: 1882-1903  
Style: Late Gothic Revival  
Height to Cornice: 43  
Height in Stories: 2  
Present Zoning: B-1  
Land Area (sq.ft.): 101 x 100  
Assessed Value (land + imp.): 21,670 + 21,900 = 45,570

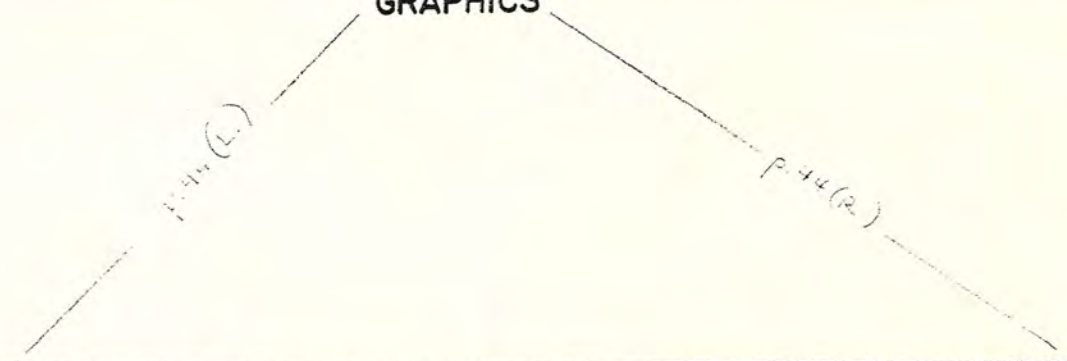
## ARCHITECTURAL DESCRIPTION

The Beth Israel Temple is an example of the late Gothic revival popular for religious buildings in the nineteenth century. The fact that Gothic architecture was seen appropriate only for Christian churches, a founding principle of the whole Gothic Revival movement, had long been forgotten by 1882 and the style was adopted by all faiths. The most prominent architectural feature of the exterior are the five low pinnacles supported by corbels and square piers. The entrance door is set into a splayed reveal under a pointed arch. Within the range of tall lance windows is contained much of the Temple's original art glass.

## HISTORICAL DESCRIPTION

The Beth Israel Temple was built in 1882 on the site now occupied by the Federal Post Office on Market Street. In 1904 it was moved to its present location on Jefferson and rebuilt. The congregation dates from 1863. (City Deed Reference: 14-72).

## GRAPHICS



## CONDITIONS

Good

## SOURCES

City Records

NAME: BETH ISRAEL TEMPLE 301 E. JEFFERSON ST

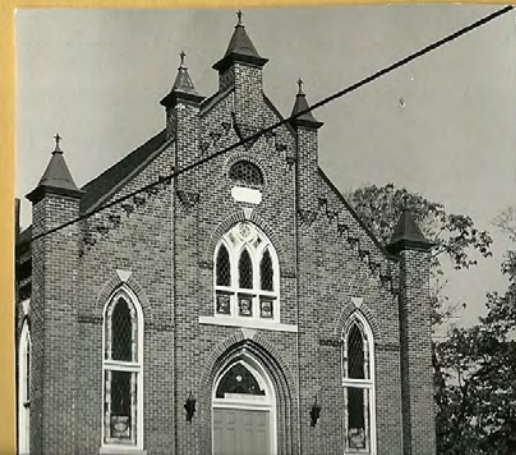
Name ~~HOUSE - 315 E. MAIN ST~~ County/City ~~WINNABETTES/BOYD COUNTY~~

VIRGINIA HISTORIC LANDMARKS COMMISSION

Undated Photo



Razed in the 1990s for the east addition.







**Beth Israel temple**

**301 East Jefferson Street**

(Undated, assume 1970s/1980s)



**Beth Israel temple**

**301 East Jefferson Street**

(Undated, assume 1970s/1980s)



**Beth Israel temple**

**301 East Jefferson Street**

(Undated, assume 1970s/1980s)



## 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 Diane Hillman Applicant Name Karim Habbab  
Project Name/Description CBI - Entry Renovations - lighting Parcel Number 330204000  
Project Property Address 301 EAST JEFFERSON STREET, CHARLOTTESVILLE, VA 22902

### Applicant Information

Address: 112 4TH ST NE, CHARLOTTESVILLE, VA 22902  
Email: KHABBAB@BRW-ARCHITECTS.COM  
Phone: (W) 434-971-7160 (C) \_\_\_\_\_

### Property Owner Information (if not applicant)

Address: 301 EAST JEFFERSON STREET,  
CHARLOTTESVILLE, VA 22902  
Email: DGHILLMAN612@GMAIL.COM  
Phone: (W) 434-295-6382 (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.

Karim Habbab 09/03/2021  
Signature Date

KARIM HABBAB 09/03/2021  
Print Name Date

### Property Owner Permission (if not applicant)

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

Diane J. Hillman 09/03/2021  
Signature Date

DIANE HILLMAN 09/03/2021  
Print Name Date

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

An addition to a previously approved BAR application: Addition of a light fixture hidden by existing trim and transom.  
The light is being added to illuminate the main sanctuary entry for increased visibility and security.

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

3 PAGE 11X17 BOOKLET

### For Office Use Only

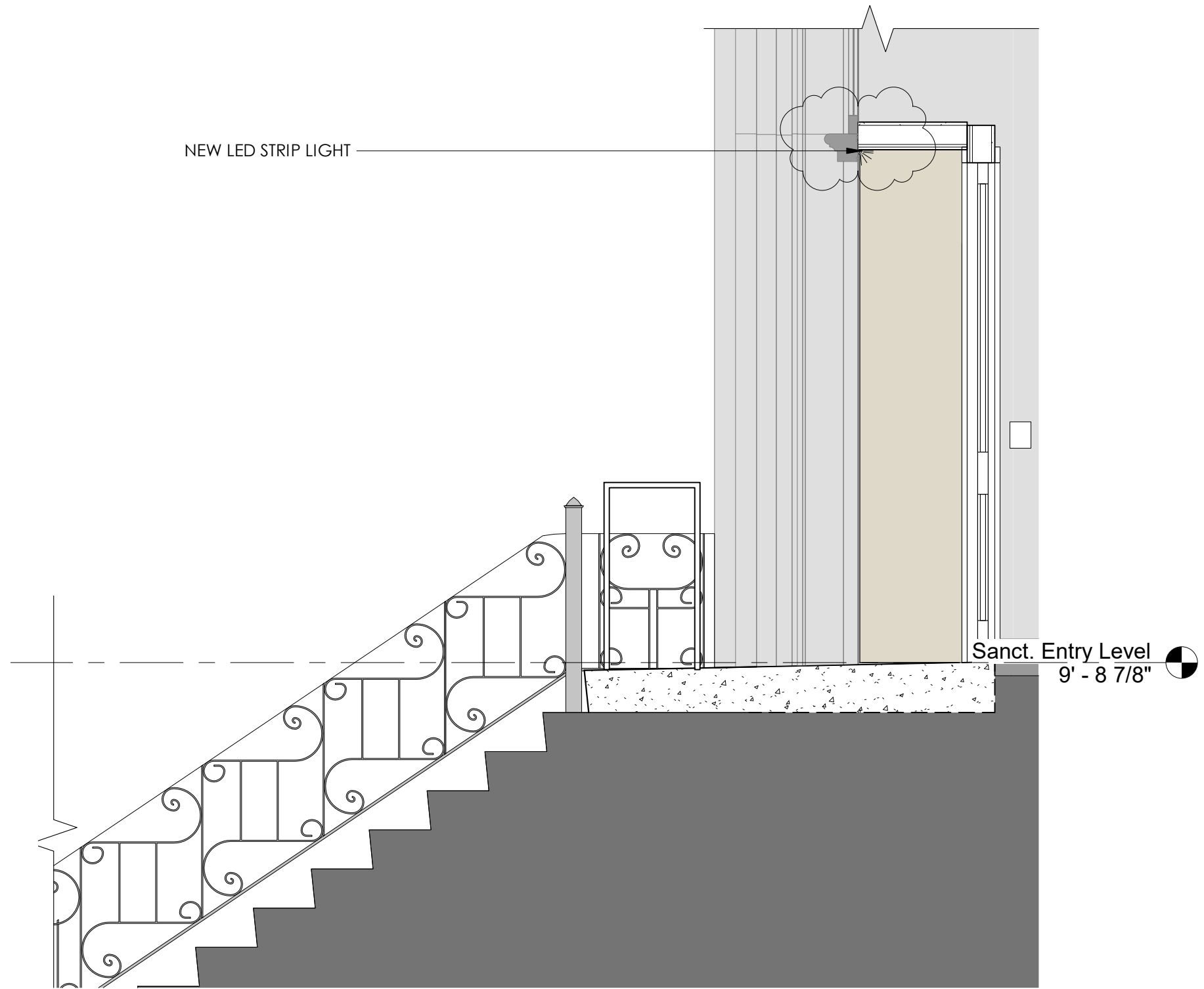
Received by: \_\_\_\_\_  
Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_  
Date Received: \_\_\_\_\_

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

Revised 2016



## SANCTUARY STAIRS SECTION

1/2" = 1'-0"

# FlexBeam Specifications

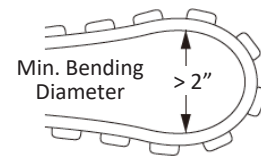


FlexBeam features a variety of miniature precise optics on a high-end flexible board, combining flexibility and beam precision in one product. Being IP67, this product can be used indoors as well as outdoors.

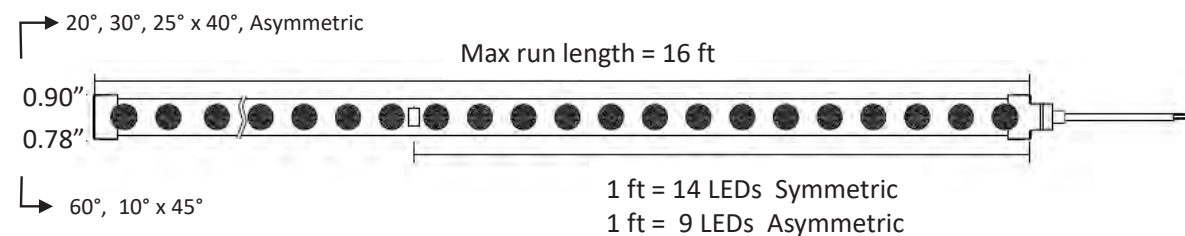
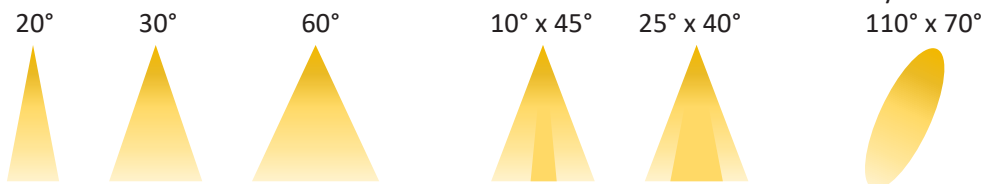


Architectural applications:

- Wall grazing
- Wall washing
- Accent lighting
- Cove lighting
- Pathway lighting
- Handrails



### Optics:



# FlexBeam Specifications



### Technical Information

Product Optic	CCT	Output (lm/ft)	LEDs/ft	Consump. (watt/ft)	Efficacy (lm/watt)	CRI	Voltage	Max run length	Cut increment
20°	2700K	630	14	5.9	103	>90	24	16'	6.56"
	3000K	670	14	5.9	114	>90	24	16'	6.56"
	3500K	690	14	5.9	118	>90	24	16'	6.56"
	4000K	700	14	5.9	120	>90	24	16'	6.56"
30°	2700K	630	14	5.9	103	>90	24	16'	6.56"
	3000K	670	14	5.9	114	>90	24	16'	6.56"
	3500K	690	14	5.9	118	>90	24	16'	6.56"
	4000K	700	14	5.9	120	>90	24	16'	6.56"
60°	2700K	350	14	5.5	64	>90	24	16'	6.56"
	3000K	370	14	5.5	67	>90	24	16'	6.56"
	3500K	400	14	5.5	73	>90	24	16'	6.56"
	4000K	335	14	5.5	61	>90	24	16'	6.56"
10° x 45°	2700K	350	14	5.5	64	>90	24	16'	6.56"
	3000K	370	14	5.5	67	>90	24	16'	6.56"
	3500K	400	14	5.5	73	>90	24	16'	6.56"
	4000K	335	14	5.5	61	>90	24	16'	6.56"
	RGB	N/A	14	2.5	N/A	N/A	24	32'	6.56"
	RGBW	320	14	3.7	N/A	N/A	24	25'	12"
25° x 40°	2700K	630	14	5.9	103	>90	24	16'	6.56"
	3000K	670	14	5.9	114	>90	24	16'	6.56"
	3500K	690	14	5.9	118	>90	24	16'	6.56"
	4000K	700	14	5.9	120	>90	24	16'	6.56"
Asymmetric 110° x 70°	2700K	500	9	5.9	87	>90	24	16'	6.56"
	3000K	500	9	5.9	87	>90	24	16'	6.56"
	3500K	500	9	5.9	87	>90	24	16'	6.56"
	4000K	500	9	5.9	87	>90	24	16'	6.56"



## SANCTUARY ENTRY - LIGHTING SPEC

Congregation Beth Israel - Door Replacement  
Board of Architectural Review Booklet  
August 31, 2021

# FlexBeam Specifications

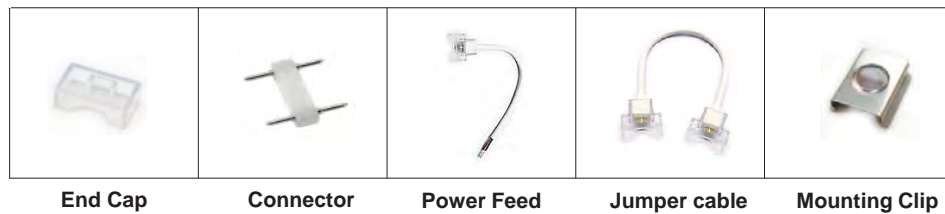


## Ordering Code

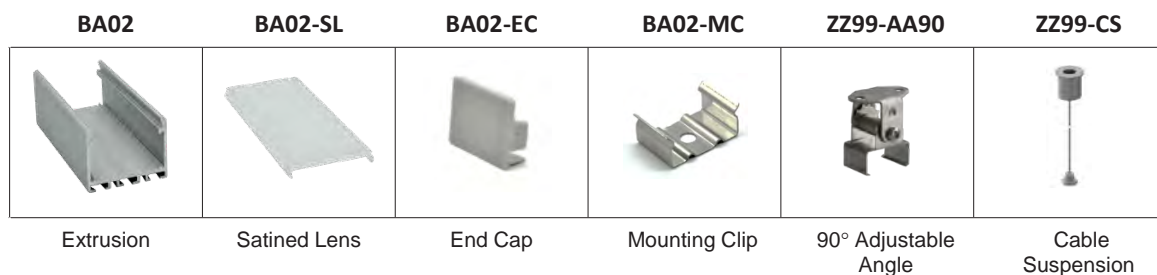
Example: FB-D1045P67CT30-4'  
FlexBeam, 10° x 45° optic, IP67, 3000K, 4ft

FB	-	D11070	+	IP67	+	CT30	-	6'
PRODUCT LINE	+	OPTICS	+	IP RATING	+	CCT	+	RUN LENGTH
FB FlexBeam		D20 20° D30 30° D60 60° D2540 25° x 40° D11070 Asymmetrical		IP67 Outdoor		CT27 2700K CT30 3000K CT35 3500K CT40 4000K RGB RGB RGBW RGBW		Enter run length
		D1045 10° x 45°		IP67 Outdoor		CT27 2700K CT30 3000K CT35 3500K CT40 4000K RGB RGB RGBW RGBW		Enter run length

## FlexBeam Accessories



## Compatible Extrusion & Accessories



# FlexBeam Specifications



## Power Supply Ordering Codes

DTR	+	60	+	IP67	DTR60IP67 - Dimming, 60 Watt, IP67		
MODEL	+	POWER	+	IP RATING	INPUT	OUTPUT	DIMENSION
NTR Non-Dimming		50 50 Watt 75 75 Watt 100 100 Watt 150 150 Watt 200 200 Watt 320 320 Watt		IP00 Indoor	88-264V	24V	3.90 x 3.82 x 1.42 5.08 x 3.82 x 1.50 6.26 x 3.82 x 1.50 7.84 x 3.85 x 1.50 8.46 x 4.53 x 1.18 8.46 x 4.53 x 1.18
		12 12 Watt 16 16 Watt 25 25 Watt 35 35 Watt		IP42 Indoor	90-264V	24V	3.03 x 1.57 x 1.14 3.03 x 1.57 x 1.14 3.31 x 2.24 x 1.16 3.31 x 2.24 x 1.16
		20 20 Watt 35 35 Watt 60 60 Watt 100 100 Watt 150 150 Watt 240 240 Watt		IP67 Outdoor	90-264V	24V	4.65 x 1.38 x 1.02 5.83 x 1.57 x 1.18 6.40 x 1.67 x 1.26 7.48 x 2.05 x 1.46 7.52 x 2.48 x 1.48 9.61 x 2.68 x 1.53
DTR Dimming (0-10V)		16 16 Watt 25 25 Watt 40 40 Watt 60 60 Watt 90 90 Watt 100 100 Watt 120 120 Watt 150 150 Watt 185 185 Watt 240 240 Watt 320 320 Watt 480 480 Watt 600 600 Watt		IP67 Outdoor	90-305V	24V	5.83 x 1.57 x 1.26 5.83 x 1.57 x 1.26 6.40 x 1.70 x 1.26 6.40 x 1.70 x 1.26 6.34 x 2.40 x 1.42 8.66 x 2.68 x 1.53 8.66 x 2.68 x 1.53 8.97 x 2.68 x 1.58 8.97 x 2.68 x 1.58 9.88 x 2.68 x 1.58 9.92 x 3.54 x 1.72 10.32 x 4.92 x 1.72 11.02 x 5.67 x 1.91
FPD Dimming (Forward Phase)		20 20 Watt 40 40 Watt 60 60 Watt 75 75 Watt 96 96 Watt 150 150 Watt		IP67 Outdoor	120V	24V	4.92 x 2.20 x 0.79 4.92 x 2.20 x 0.79 4.92 x 2.20 x 0.79 4.92 x 2.20 x 0.79 4.92 x 2.20 x 0.79 9.24 x 3.00 x 2.74



## SANCTUARY ENTRY - LIGHTING SPEC

Congregation Beth Israel - Door Replacement  
Board of Architectural Review Booklet  
August 31, 2021



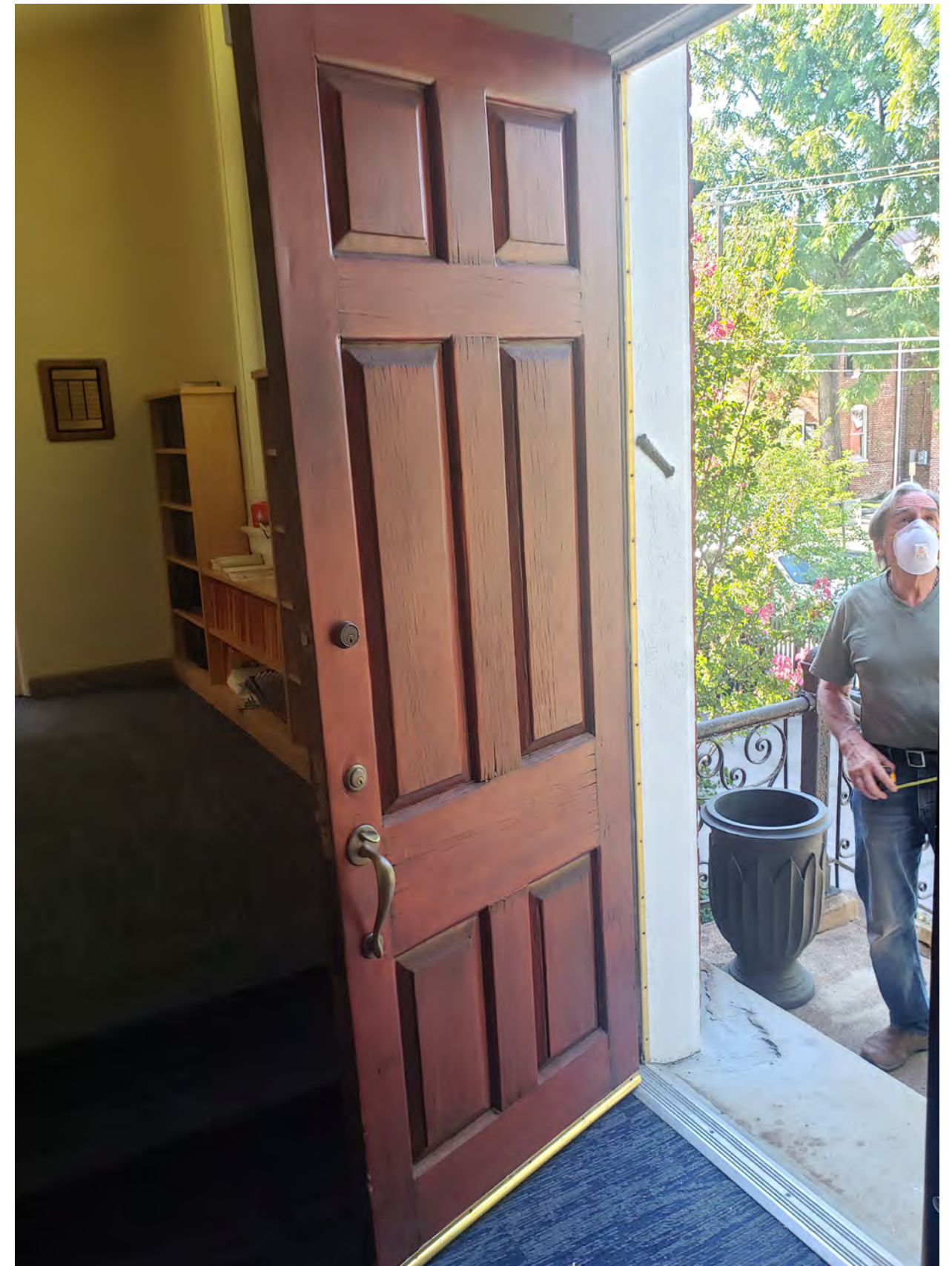
**BOARD OF ARCHITECTURAL REVIEW BOOKLET**

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CONGREGATION BETH ISRAEL - DOOR REPLACEMENT

JANUARY 20 2021





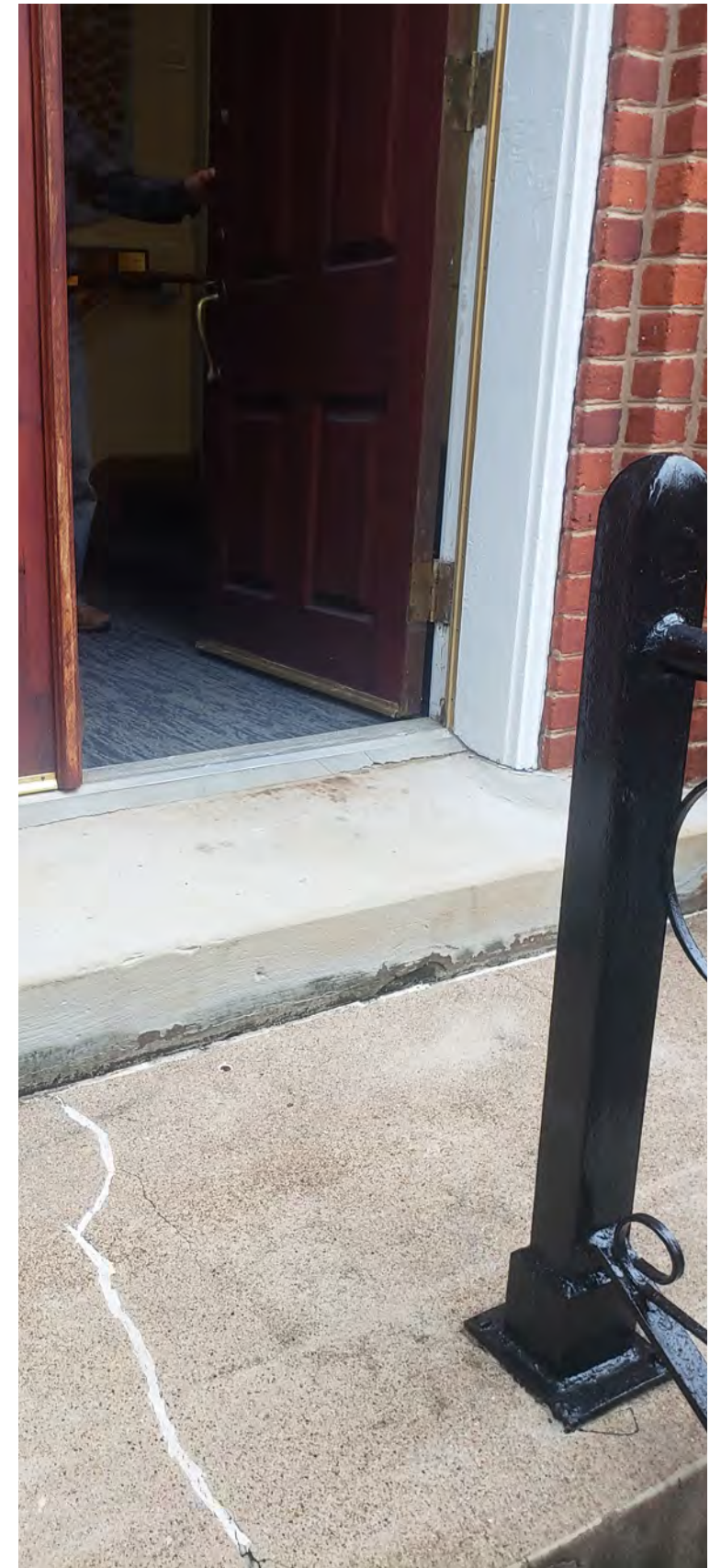
**EXISTING SANCTUARY DOORS - PHOTOGRAPHS**

Congregation Beth Israel - Door Replacement  
Board of Architectural Review Booklet  
January 20, 2021



## EXISTING SANCTUARY DOOR LANDING

Congregation Beth Israel - Door Replacement  
Board of Architectural Review Booklet  
January 20, 2021



**EXISTING SANCTUARY DOORS - PHOTOGRAPHS**

Congregation Beth Israel - Door Replacement  
Board of Architectural Review Booklet  
January 20, 2021



**3RD STREET ENTRY**



**LOBBY ENTRY**

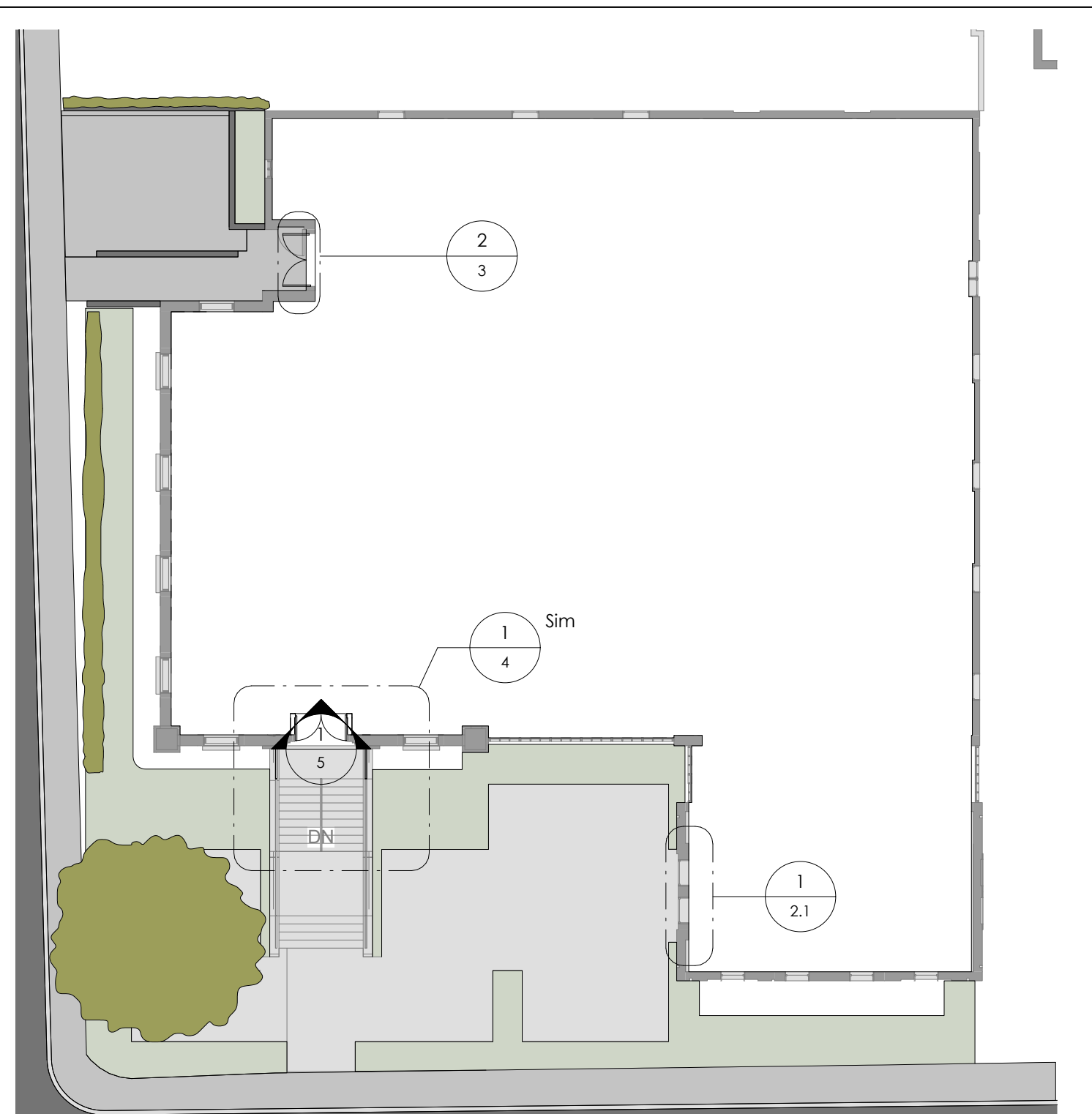
**EXISTING PHOTOGRAPHS**

Congregation Beth Israel - Door Replacement  
Board of Architectural Review Booklet  
January 20, 2021



As a result of a security study conducted, the current operation of the doors has been highlighted as a point of concern. Some of the issues that the existing doors have are: locking issues due to their thermal instability, the sanctuary doors swing inwards into the sanctuary space, potentially impeding the exit during an emergency, the sanctuary doors have been pointed out as a potential weak point for unauthorized entry. The below drawings depict proposed changes to three entry locations at the congregation. At the 3rd street entry, the current doors are to be replaced with new doors. At the lobby entry, the doors are to be replaced with new doors and the glass at the entry to be replaced with new glass. At the sanctuary entry, the doors are to be replaced with new doors that are recessed in and swing outwards, with revisions to the landing and installation of a new railing at the revised landing area. The design of the new sanctuary doors is reflective of the historic design found in a photograph circa 1917.

New glass in doors at the entries shall adhere to BAR guidelines. Glass shall be clear.



## ENTRANCE LAYOUT SITE PLAN

1/16" = 1'-0"

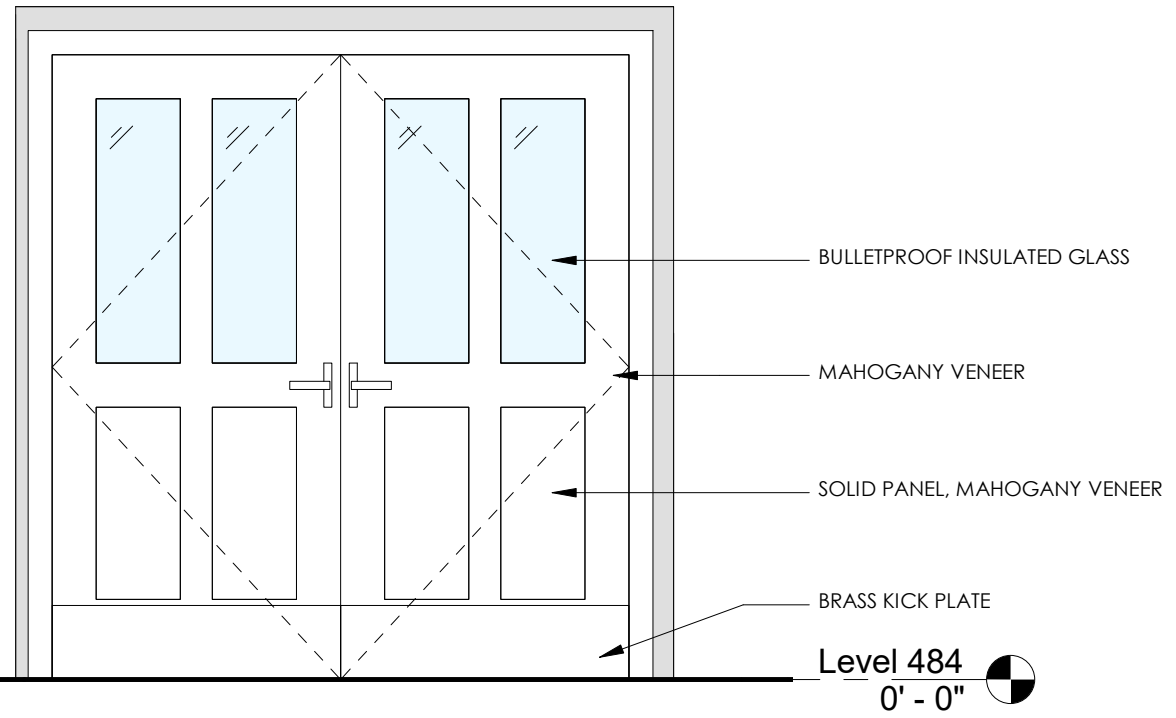
### SANCTUARY DOOR SITE DIAGRAM

Congregation Beth Israel - Door Replacement  
Board of Architectural Review Booklet  
January 20, 2021



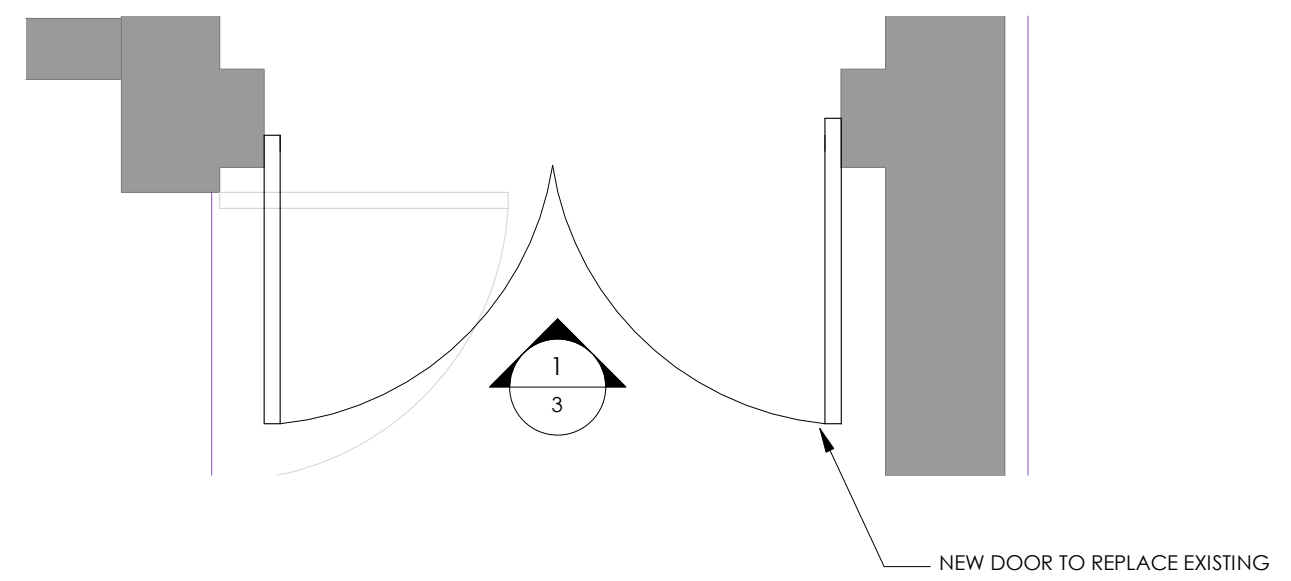
**HISTORIC PHOTOGRAPH OF SANCTUARY**

Congregation Beth Israel - Door Replacement  
Board of Architectural Review Booklet  
January 20, 2021



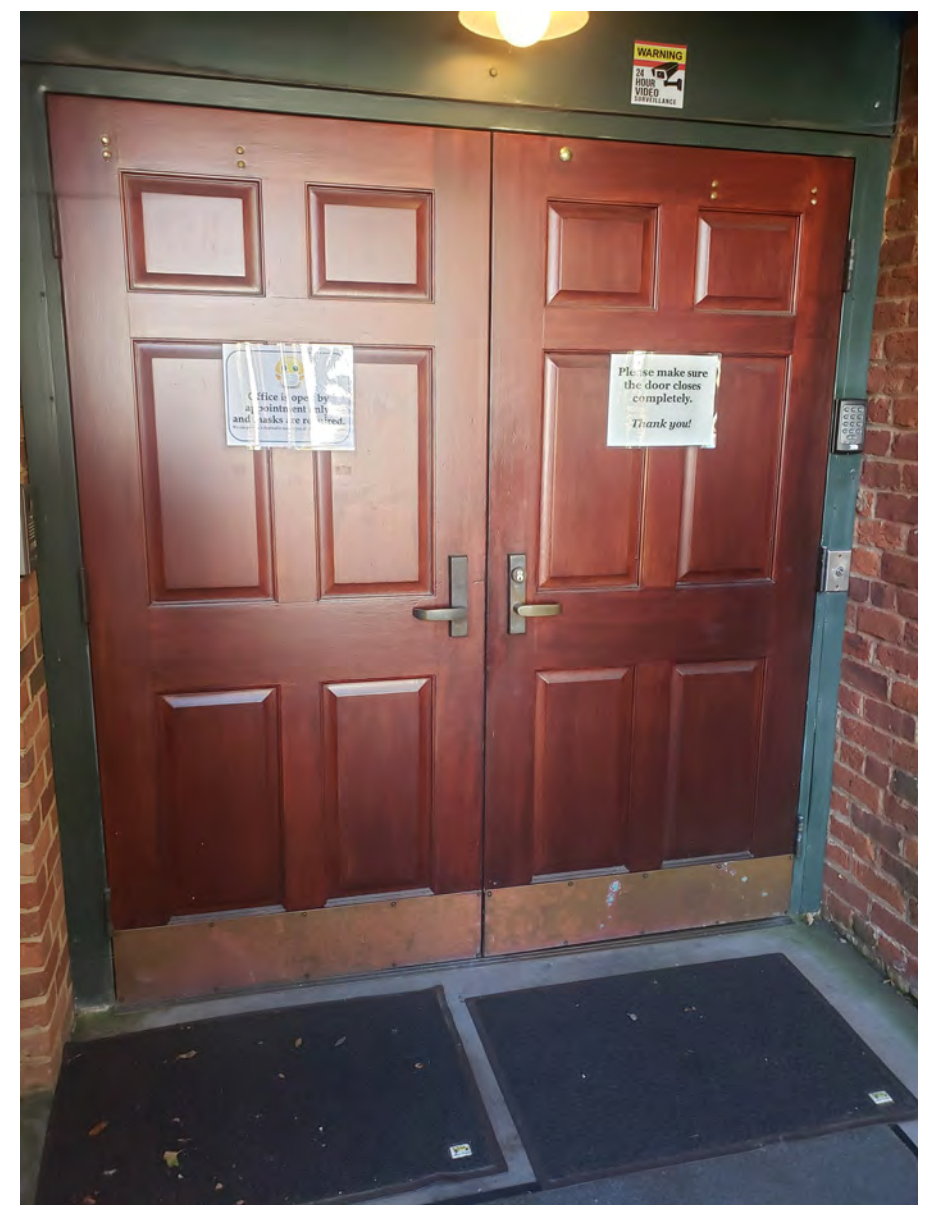
**3RD STREET ENTRANCE - ELEVATION**

1/2" = 1'-0"



**3RD STREET ENTRANCE - PLAN**

1/2" = 1'-0"

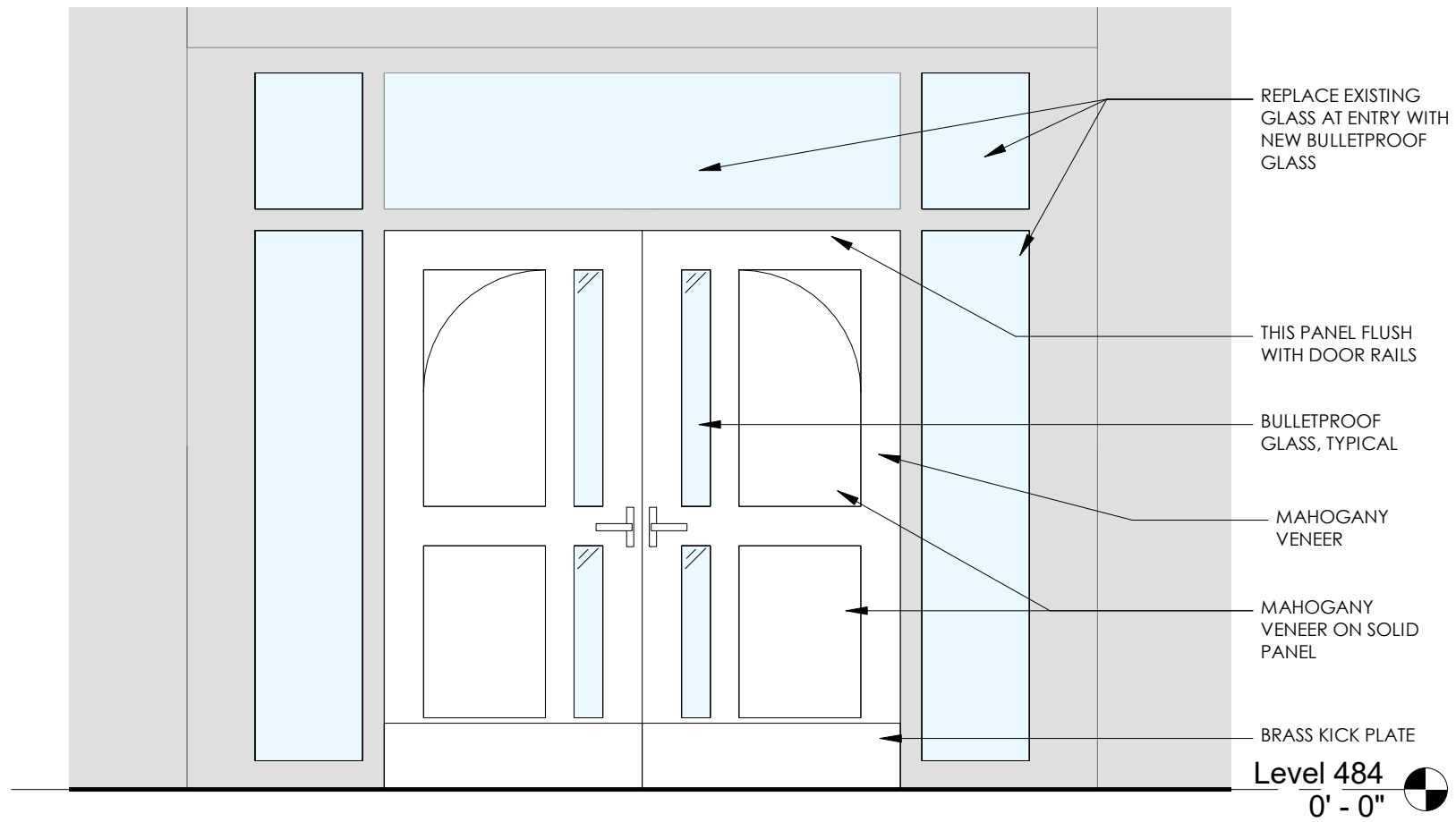


EXISTING DOOR



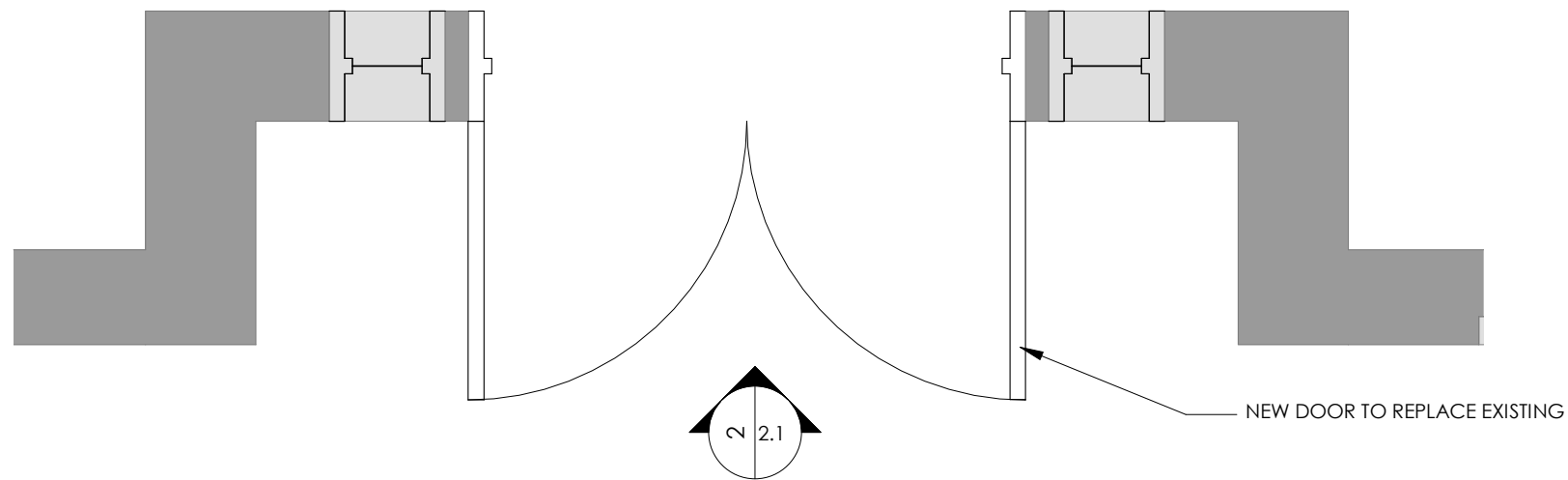
**NEW 3RD STREET ENTRY**

Congregation Beth Israel - Door Replacement  
Board of Architectural Review Booklet  
January 20, 2021



**LOBBY JEFFERSON ST ENTRANCE - ELEVATION**

1/2" = 1'-0"



**LOBBY JEFFERSON ST ENTRANCE - PLAN**

1/2" = 1'-0"



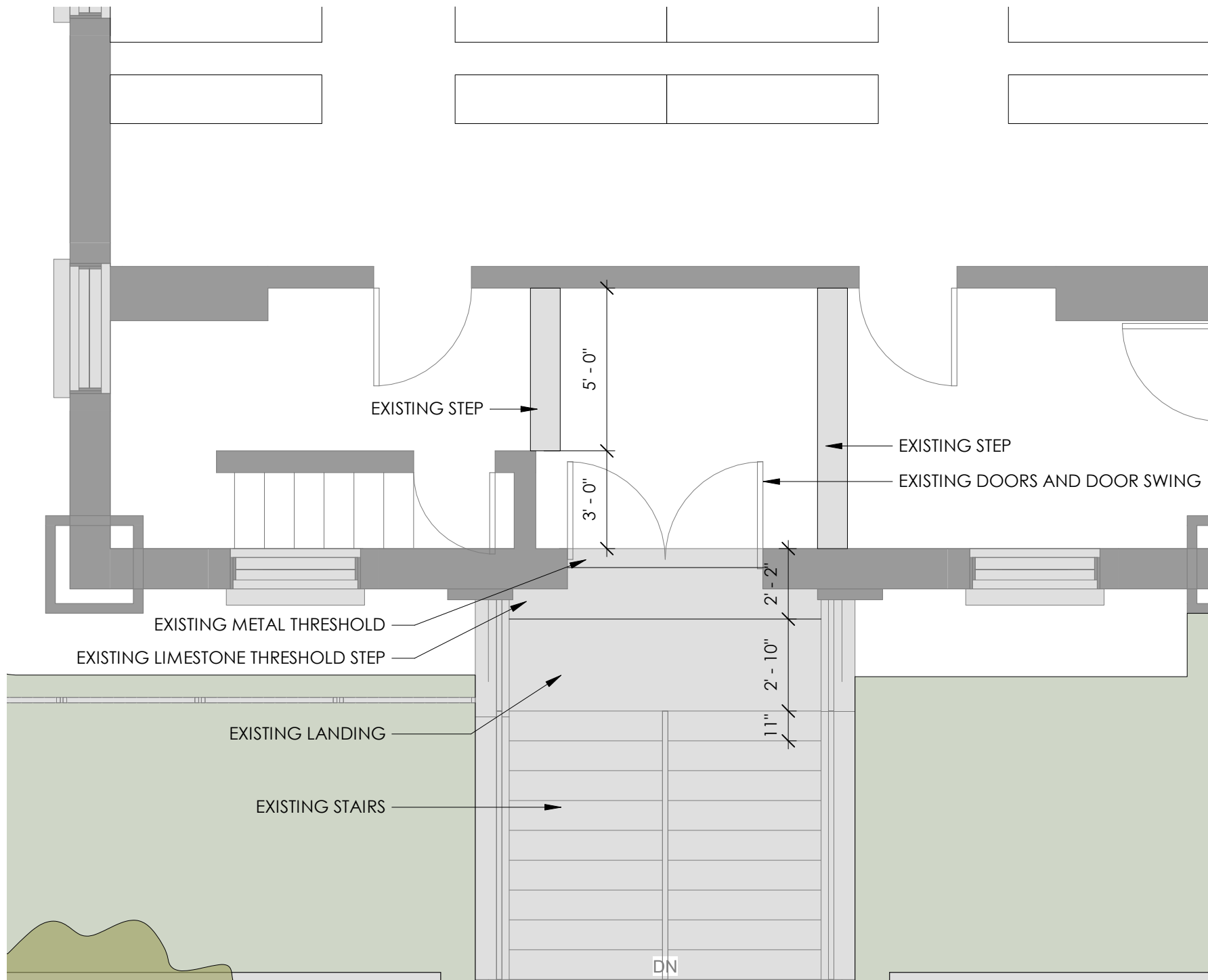
EXISTING DOOR

**NEW LOBBY ENTRY**

Congregation Beth Israel - Door Replacement  
Board of Architectural Review Booklet  
January 20, 2021







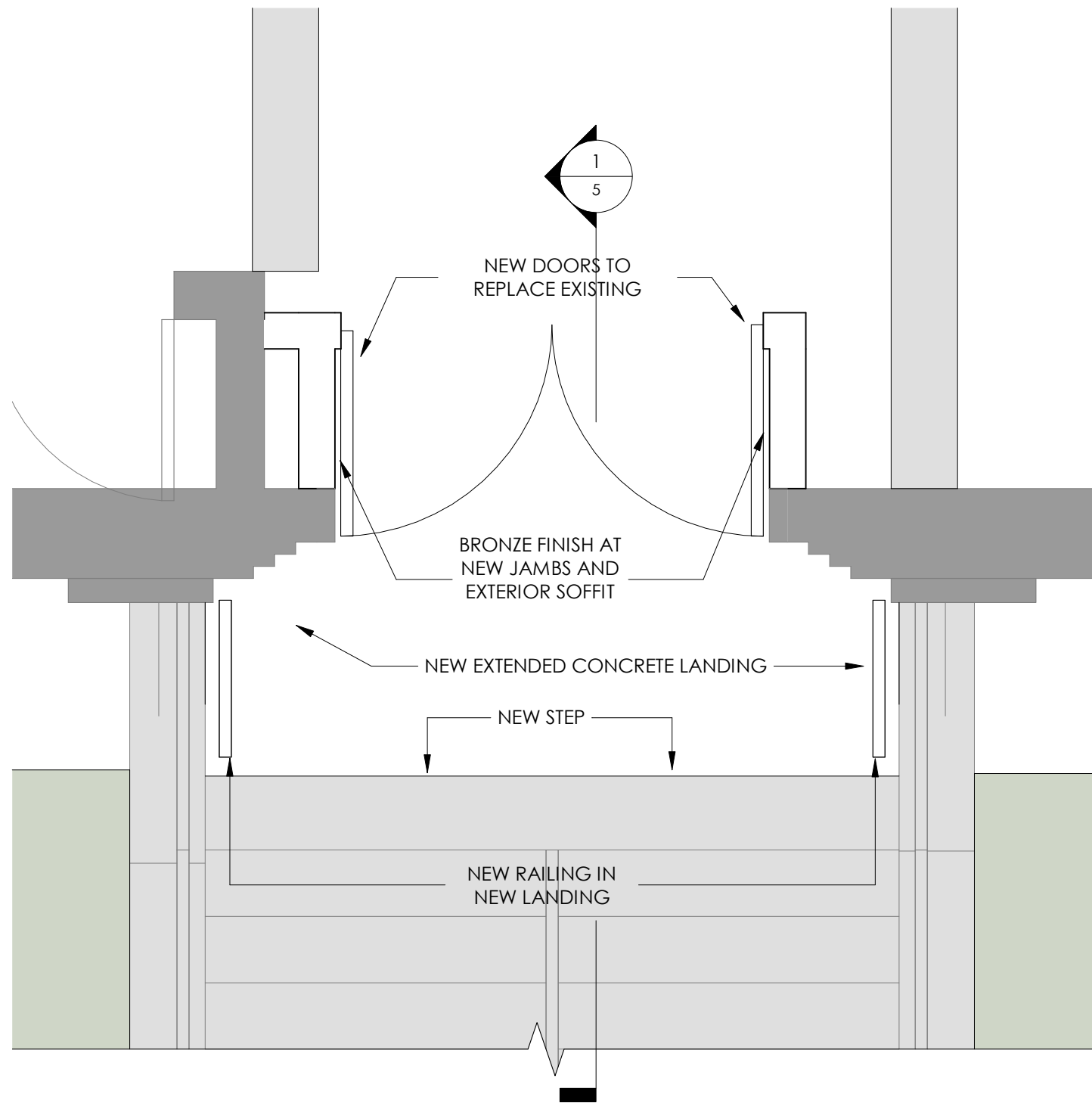
Dimensions on plan need to be verified in field.

**EXISTING SANCTUARY DOORS PLAN - 1/4" = 1'-0"**



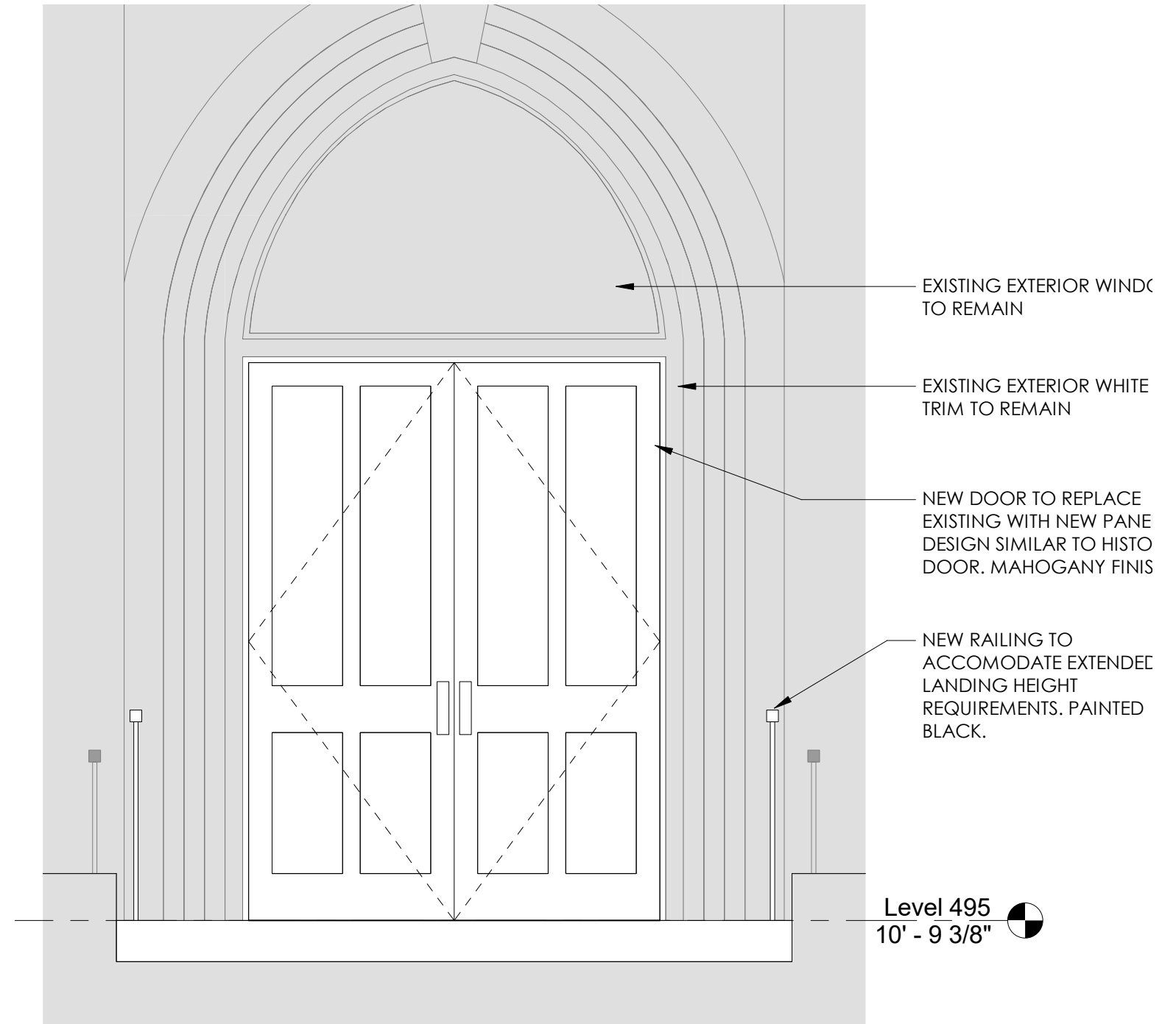
**EXISTING SANCTUARY ENTRY**

Congregation Beth Israel - Door Replacement  
 Board of Architectural Review Booklet  
 January 20, 2021



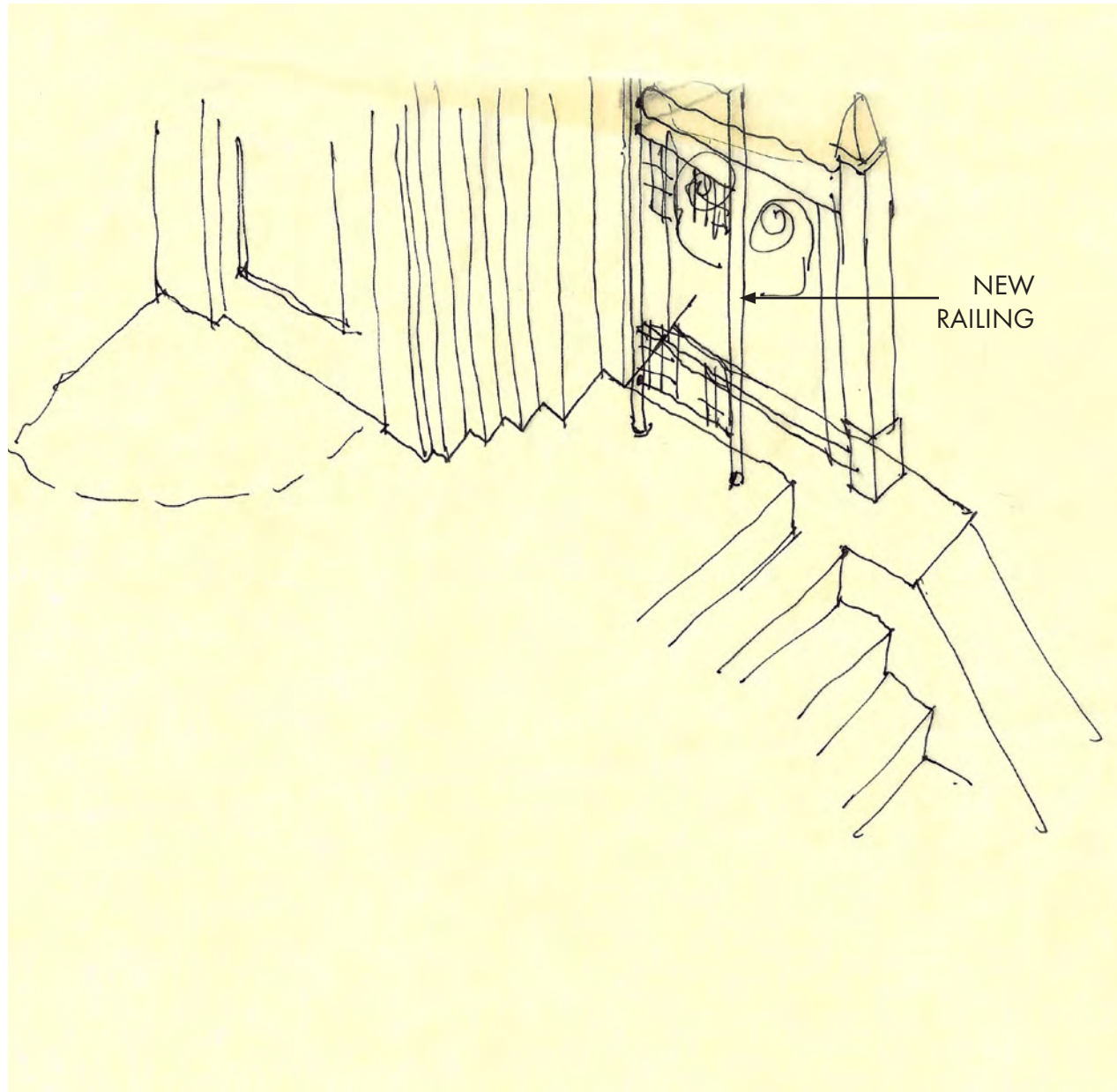
SANCTUARY ENTRANCE - PLAN

1/2" = 1'-0"

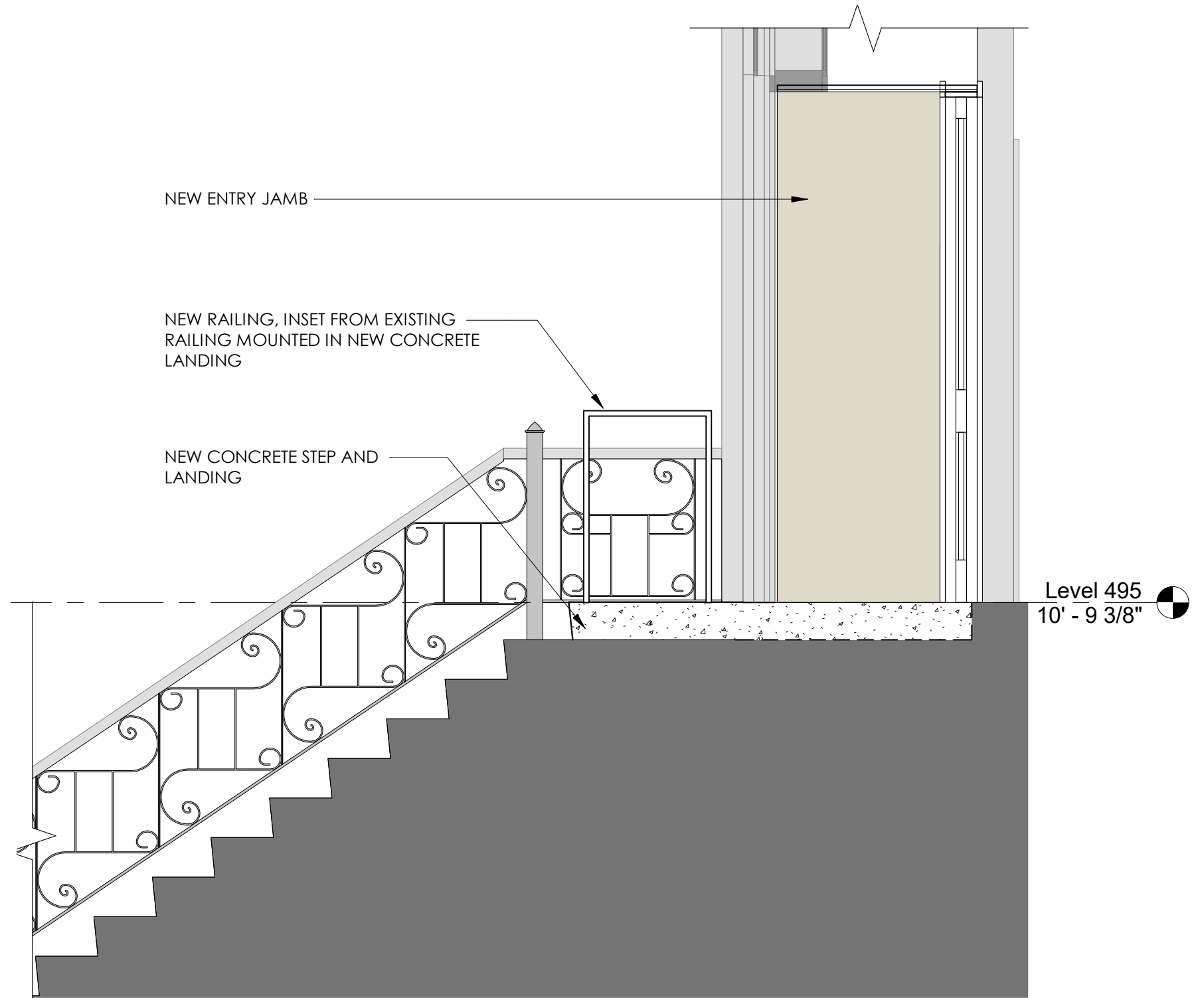


SANCTUARY ENTRANCE - ELEVATION

1/2" = 1'-0"



CONCEPTUAL SKETCH OF NEW RAILING



SANCTUARY STAIRS SECTION

1/2" = 1'-0"

NEW SANCTUARY ENTRY

Congregation Beth Israel - Door Replacement  
Board of Architectural Review Booklet  
January 20, 2021



**MATERIALITY PRECEDENT PHOTOGRAPHS**

Congregation Beth Israel - Door Replacement  
Board of Architectural Review Booklet  
January 20, 2021



**RENDERING - SANCTUARY ENTRY**

Congregation Beth Israel - Door Replacement  
Board of Architectural Review Booklet  
January 20, 2021



**RENDERING - SANCTUARY ENTRY**

Congregation Beth Israel - Door Replacement  
Board of Architectural Review Booklet  
January 20, 2021



**DARK WOOD FINISH (MAHOGANY)**



**BRONZE (OVER TIME)**



**BRASS**

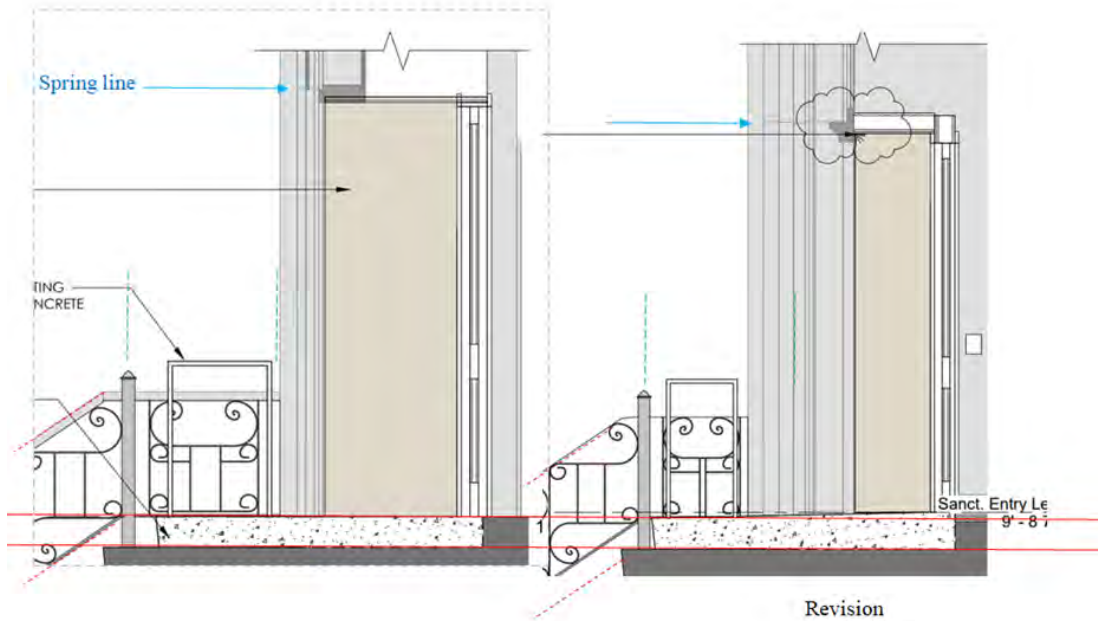
**MATERIALS**

Congregation Beth Israel - Door Replacement  
Board of Architectural Review Booklet  
January 20, 2021

301 East Jefferson Street  
Clarifications.  
September 2, 2021

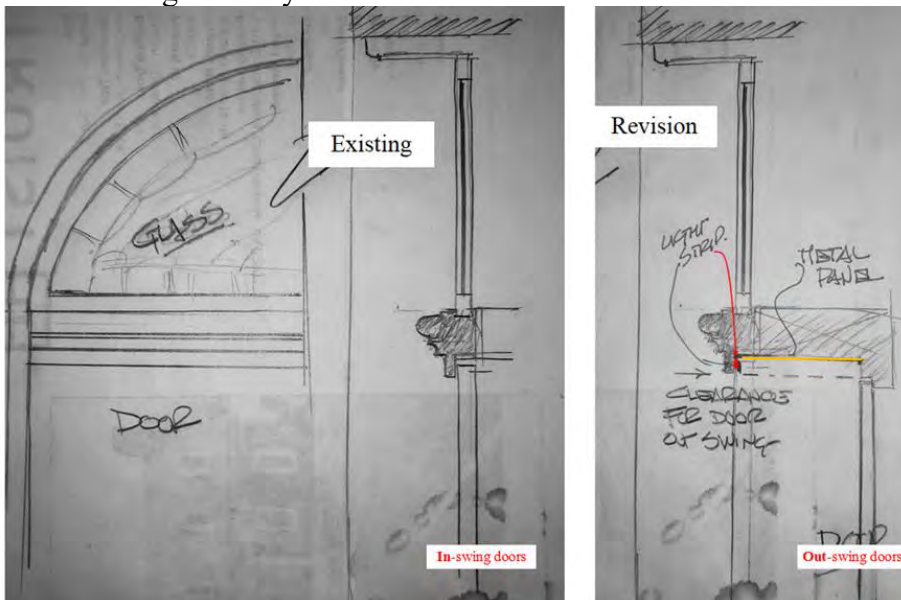
Staff: Something is off between the old and new wall section.

Applicant: New sketch is modeled more accurately on field measurements and is more reflective of existing conditions.

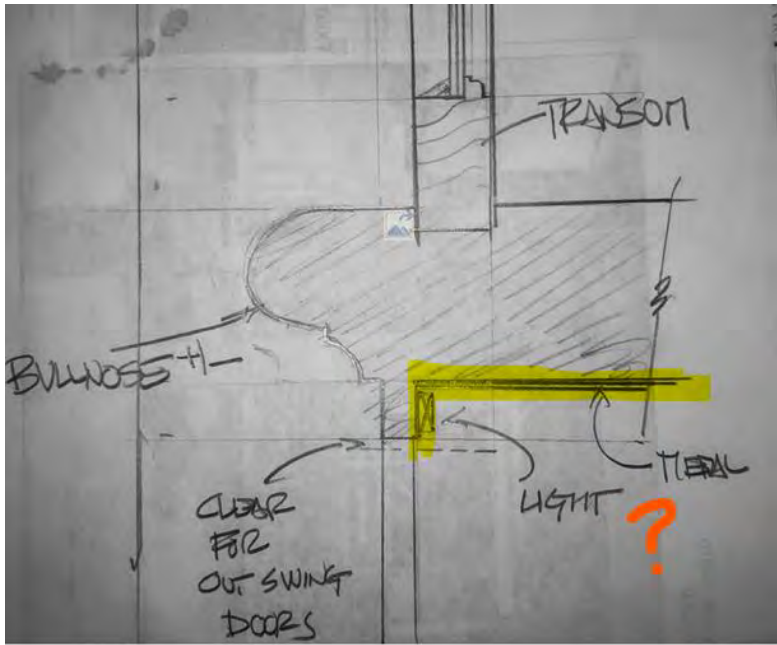


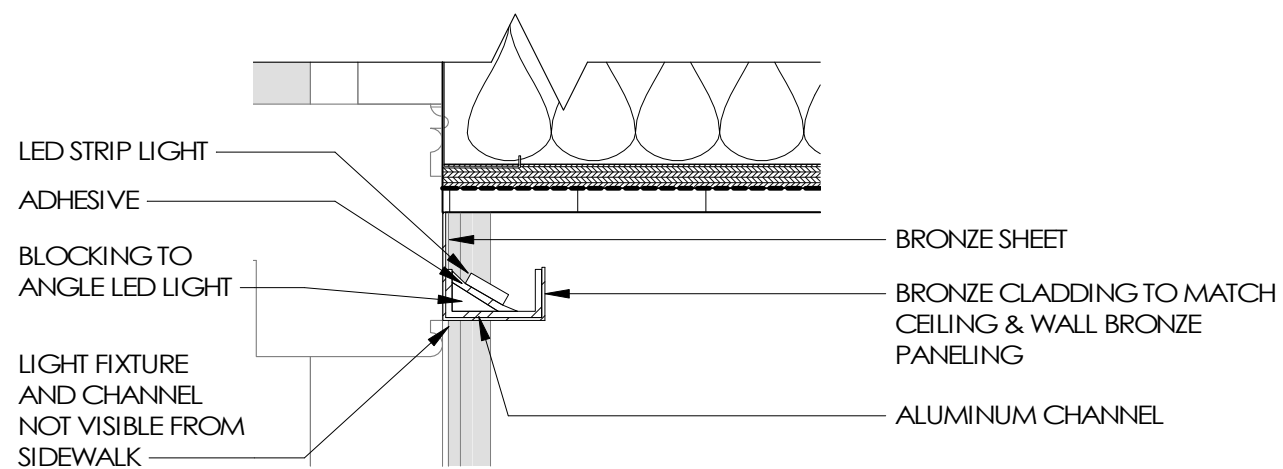
Staff: Forgive my rough sketches below. As I interpret your drawing plan, the head trim (the bullnose, exterior door stop, etc.) will remain in place, with the light strip fitting onto that door stop, more or less. Is that correct?

Applicant: Sketch is spot on. The light fixture is intended to be hidden from view from the street/front yard. The new door will be a bit shorter to make sure it can clear the existing jamb when it swings out as you have noted as well in the bottom sketch.



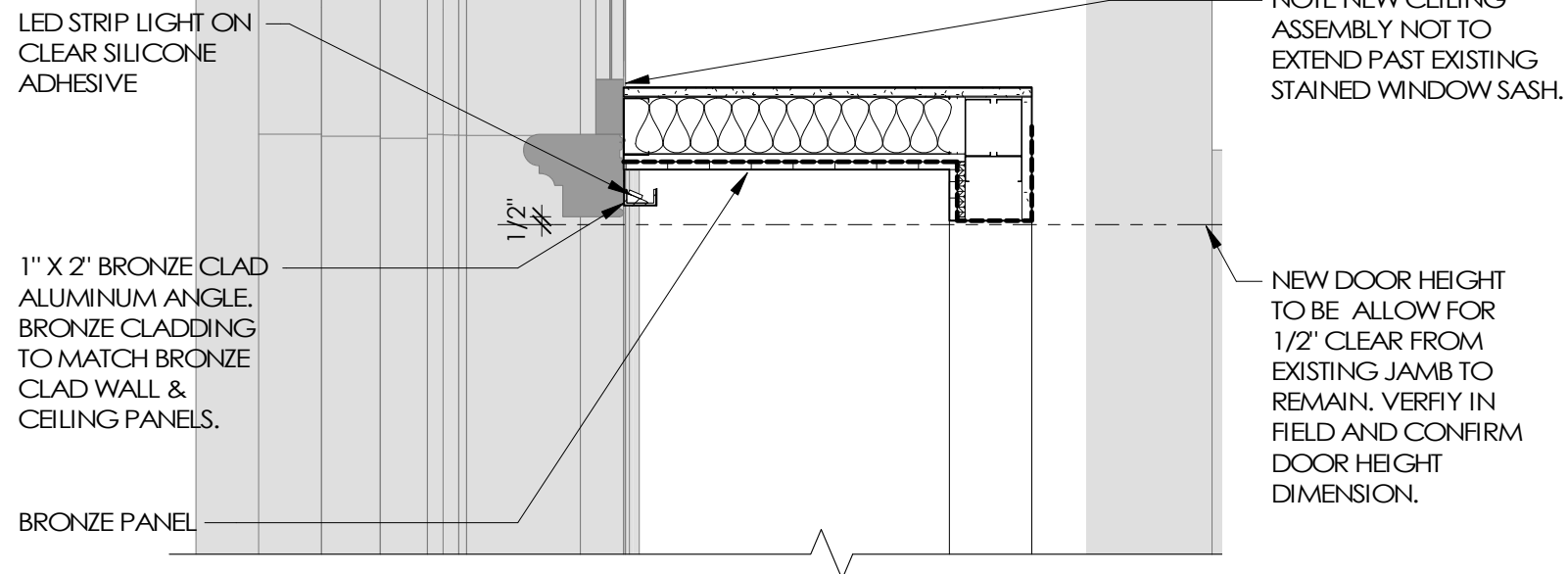






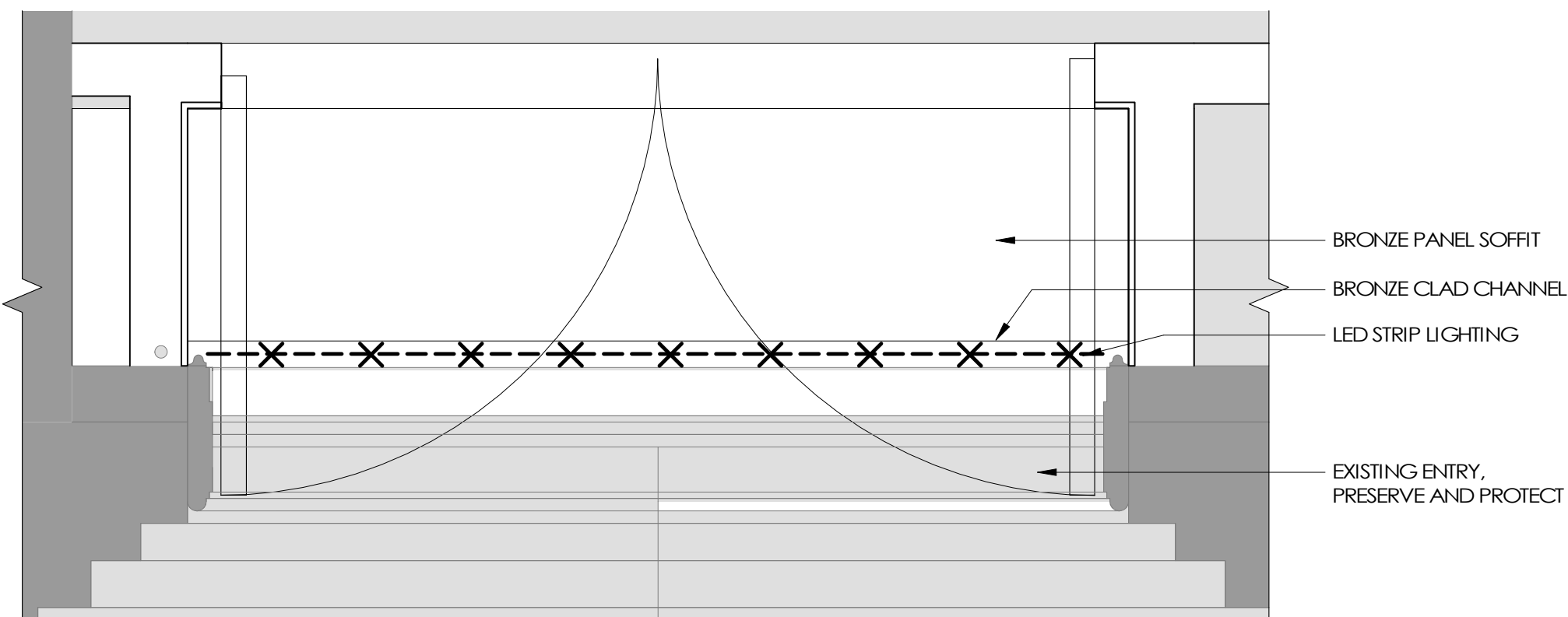
**DETAIL AT LIGHTING**

3" = 1'-0"



**SECTION AT SANCTUARY ENTRY HEAD**

1" = 1'-0"



**REFLECTED CEILING PLAN AT SANCTUARY ENTRY**

1" = 1'-0"

	title: <b>LIGHTING DETAILS</b>	job number: 20026
	project: <b>CONGREGATION BETH ISRAEL - SECURITY</b>	date 09/13/21
	<b>UPGRADES - DOORS</b>	sketch number <b>5.6</b>
	scale: As indicated	

## **Certificate of Appropriateness**

BAR 21-09-01

209 2<sup>nd</sup> Street, SW, Tax Parcel 280077000

Downtown ADC District

Owner: Same Street LLC

Applicant: Jim Rounsevell

Project: Alterations to existing structure

Application components (please click each link to go directly to PDF page):

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

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 21, 2021**



**Certificate of Appropriateness Application**

BAR 21-09-01

209 2<sup>nd</sup> Street, SW, Tax Parcel 280077000

Downtown ADC District

Owner: Same Street LLC

Applicant: Jim Rounsevell

Project: Alterations to existing structure



**Background**

Constructed c1880, the Watson House is a two-story vernacular house within the Downtown ADC District. This house--and the adjacent, matching house—feature three-bays, single pile, with a front-facing central gable and a medium-pitched gable roof. Sitting on a low foundation, the front porch is topped by a low-pitched hip roof supported by four Tuscan columns. The roofs standing-seam metal with Philadelphia gutters. The historic survey is attached.

**Prior BAR Actions**

- December 2018 - BAR approved chimney removal, roof replacement, Philadelphia gutters to be restored.
- August 2019 – BAR approved rehabilitation and renovation of the exterior of the existing historic house and the existing rear addition.  
[http://weblink.charlottesville.org/public/0/edoc/791512/BAR\\_209%202nd%20Street%20SW\\_August2019.pdf](http://weblink.charlottesville.org/public/0/edoc/791512/BAR_209%202nd%20Street%20SW_August2019.pdf)

**Application**

- Applicant Submittal: Jim Rounsevell Architect drawings for *Rosejean B+B BAR Submission*, dated August 30, 2021 (top left corner): Sheets A0.1, A0.2, A0.3, A1.2, A1.3, and A1.5. (Note: Sheet A5.1 sheet is included in the submittal, but will not be reviewed for this CoA request. Porch repairs shown on sheet A5.1 were approved administratively Aug. 30, 2021 and subject to the conditions of that CoA.)

Request for a CoA to rehabilitate and renovate the exterior of the existing historic house and the existing rear addition. (The proposed work will modify what the BAR approved Aug. 2019. Staff has attached a comparison.)

The modifications reflect changing the use from a restaurant to a bed-and-breakfast (by right), with the floor plan reconfigured to create five guest rooms. Improvements to the existing rear patio are also proposed.

### Scope of Work

#### East Elevation:

- Install new entry door. Existing in-swing door is a hazard, swinging into an interior stair landing.

#### South Elevation:

- At the rear addition, remove previously approved doors and windows.
- Install twin, windows.
- Install two skylights. Velux. Fixed. CFP 6060. (Bathrooms #2 and 3.)

#### West Elevation:

- Remove window at main house, first floor. Install entry door. Steps and landing to be painted wood, identical to front steps—3-1/2” tongue and groove.
- Remove the single-sash casement windows at addition, second floor and install new, similar to existing.

#### North Elevation:

- Remove existing, first floor windows (one on main house, two on rear addition). Note: Per applicant’s photos, the main house window has already been removed and the opening bricked up.
- Install at the addition an entry door with steps and landing. Steps and landing to be bluestone.
- Install roof skylight. Velux. Fixed. FCM 2222. (Bathroom #1.)

#### Existing - General:

- Windows: Repair/renovate existing double hung windows. Existing windows do not function--do not meet Code for egress. Paint white to match existing.
- Brick: Repair mortar, match existing with Lehigh flamingo color mortar. Mortar type N.
- New doors and windows to be Andersen E-series, per Better Living quote #1217826, dated 8/27/2021.
- Velux Skylights (FCM and CFP) per cut sheets provided by the applicant.
- Paint:
  - All windows, doors, exterior trim, fascias, risers, porch columns, ceiling, beams etc: Ben. Moore OC-152, *Super white*, semi-gloss, to match existing white on existing windows, fascia, freeze boards, etc.
  - Existing board and batten siding (rear): Ben. Moore HC-168, *Chelsea Gray*.
  - Porch flooring, treads: Ben. Moore AC-27 *Galveston gray*, semi-gloss, with non-slip additive.
  - Porch railings: black. Ben. Moore 2132-10, *Black*, gloss.
  - Brick will not be painted.

Patio Area and Plantings: (Not indicated. Notes From the applicant.)

- The patio area is yet to be determined and currently not in the scope of work (future). It has not really been designed but a concept was included as a courtesy.
- Existing paving and pea gravel to be removed.
- Existing white wall in back gets Virginia creeper which turns red in the fall. A small water feature to counteract heat island effect TBD.
- Front: Existing dogwoods to remain with new dark green ground cover below, poss. Woodland phlox or sim.
- Garden is honey dust (crushed brown stone a-la- bocce court).
- Patio is bluestone pavers on stone dust. Like next door, new bluestone treads on over decaying concrete for front steps (safety issue-see existing images). Overgrown north side is replaced with bluestone stepping stones to access Bedroom #3.
- A low hedge (<3' high) shields the base of the adjacent building along the Northside.

Lighting: (Not indicated. Notes From the applicant.)

- Exterior lighting for the patio is TBD. All exterior lighting to be 2700K, CRI of 95 or better. All low voltage, low key, landscape lighting. (No exterior flood lights.)
- No wall mounted fixtures other than two full cut-off fixtures at both entries (see cut sheet attached).
- Porch has ceiling cut outs for three 3-1/2" recessed dimmable MR16 fixtures that will light the porch volume. (Contrasted lighting, white trim). All lighting done in consultation with Mark Schulyer Lighting Design.

### **Discussion**

The house was constructed c1880 and, per the Sanborn Maps (see appendix), the single-story, rear addition was in place by 1896. As such, repairs to the existing masonry must be done carefully and use an appropriate lime mortar, relative to the amount, if any, of Portland cement used. Reference NPS Preservation Brief #2: *Repointing Mortar Joints in Historic Masonry Buildings*. <https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

The two, single sash casements at the second floor, rear addition are likely sash salvaged from an original, enclosed window; however, the board-and-batten addition appears to be post-1960s.

The existing, first floor window at Bedroom #1 has already been removed and the opening bricked closed, without BAR review and approval. Note: While a historic window, it is possible this is not original to the building. Per the Sanborn Maps (see appendix), the window may have added between 1907 and 1920. (There is not a matching window on the south wall.) Options available for the BAR:

- Accept the change and completed brick work.
- If extant, the original window could be reinstalled; however, due to the proposed use, the public safety code requires this be a fire-rated wall, including the window. As such, any replacement will require a new, fire-rated window.
- Allow the bricked opening, but require it be installed as inset panel, not flush with the exterior wall, thus expressing the change from the original.

### **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 exterior alterations at 209 2<sup>nd</sup> Street SW 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 [as submitted].

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

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed exterior alterations at 209 2<sup>nd</sup> Street SW 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 ADC District Design Guidelines**

Chapter II – *Site Design and Elements*

(Link: [III: 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) [...]  
[...].
- 6) Consider motion-activated lighting for security.

#### 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.  
[...]

### Chapter 4 – *Rehabilitation*

(Link: [V: 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.
- [...]

#### 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.

#### 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.

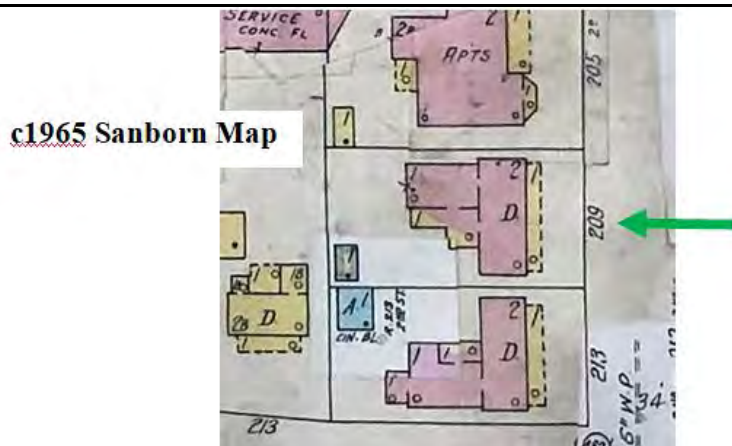
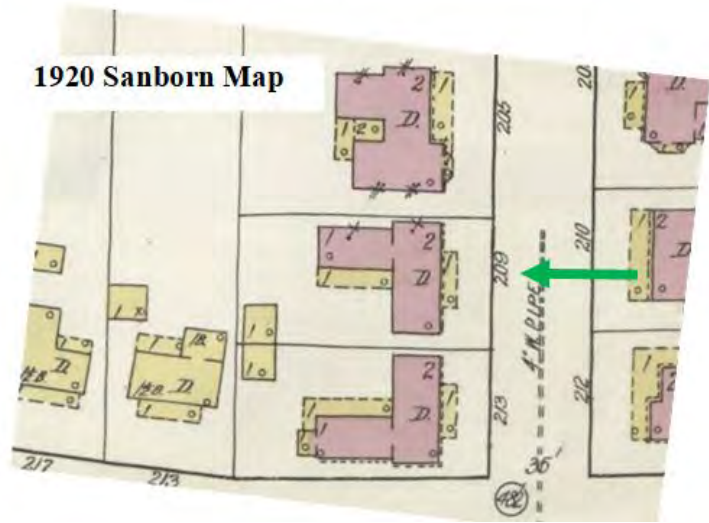
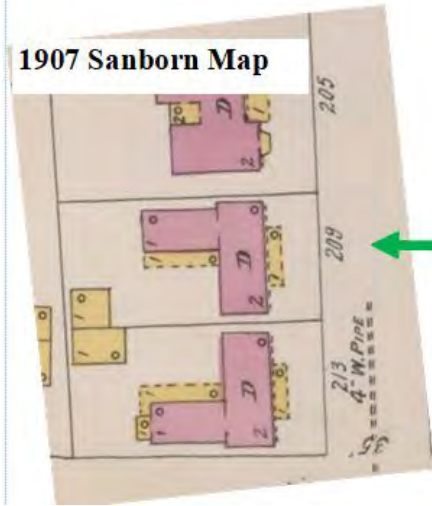
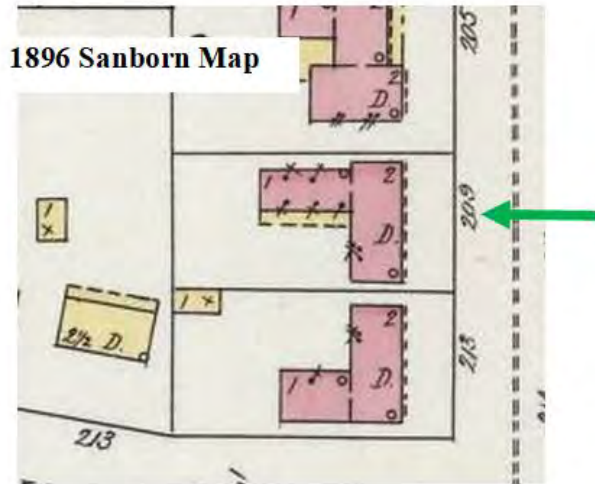
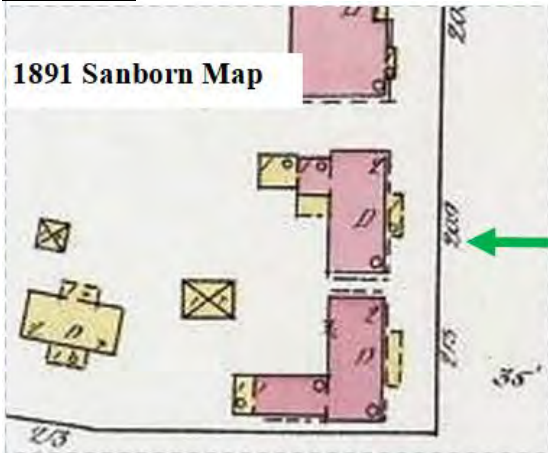
#### K. Paint

- 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.

#### 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.

**Appendix**



**Existing**  
(from Aug 2019 submittal)



4 FRONT ELEVATION

1/8"=1'-0"

Approved August 2019

- PAINT EXIST. WOOD WINDOWS BM 2130-20
- PAINT EXIST. BRICK BM OC-122
- PAINT EXIST. SIDING BM OC-122
- PAINTED 5'X12' WALK-IN IV' SHED ROOF ABOVE
- MARRA FORNI PIZZA OVEN



4 FRONT ELEVATION

1/8"=1'-0"

Proposed September 2021

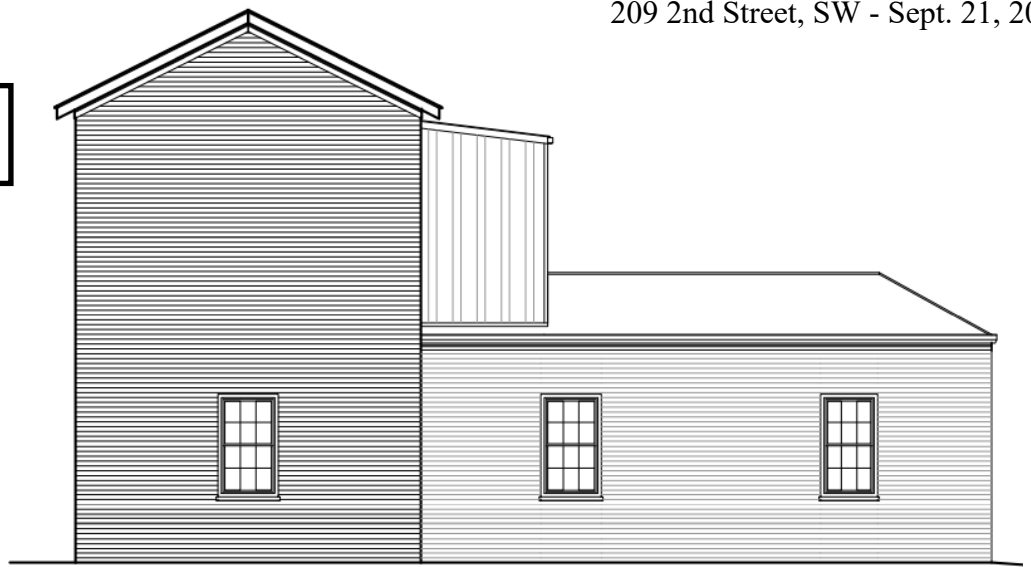
- existing new standing seam roof (typ)
- innovate all existing windows to meet egress, reglaze, repaint, repair weights, replace hardware as required.
- new egress door

Porch repair administrative approval 08.20.21. Roof and ceiling remain as-is.



1 FRONT ELEVATION  
A1.5 3/16" = 1'-0"

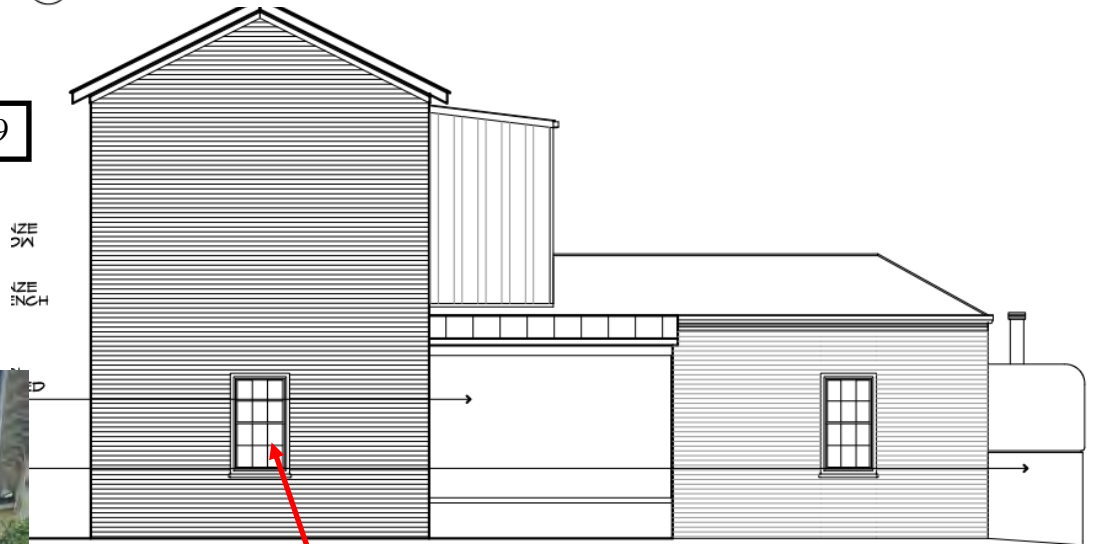
**Existing**  
(from Aug 2019 submittal)



2 EXISTING RIGHT SIDE ELEVATION

1/8" = 1'-0"

Approved August 2019



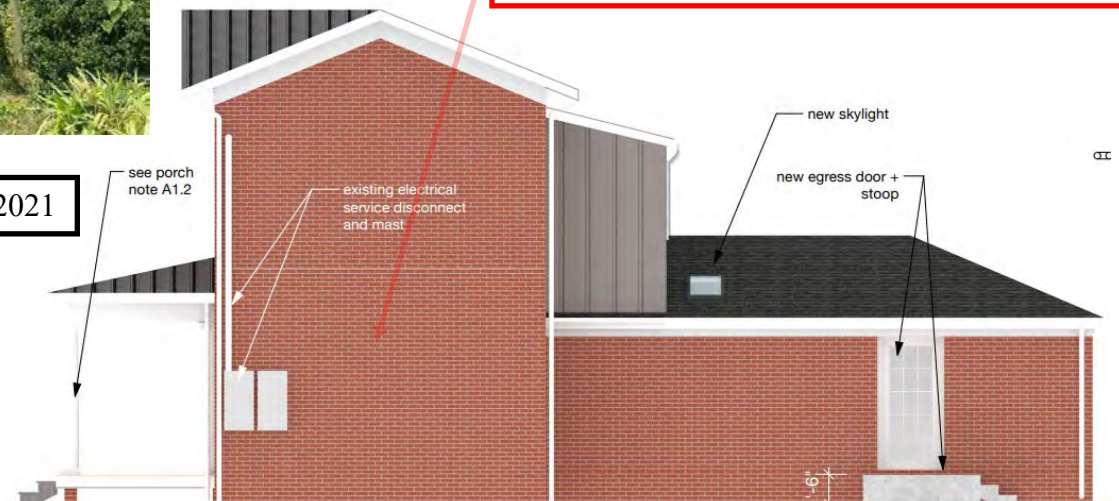
2 RIGHT SIDE ELEVATION

1/8" = 1'-0"



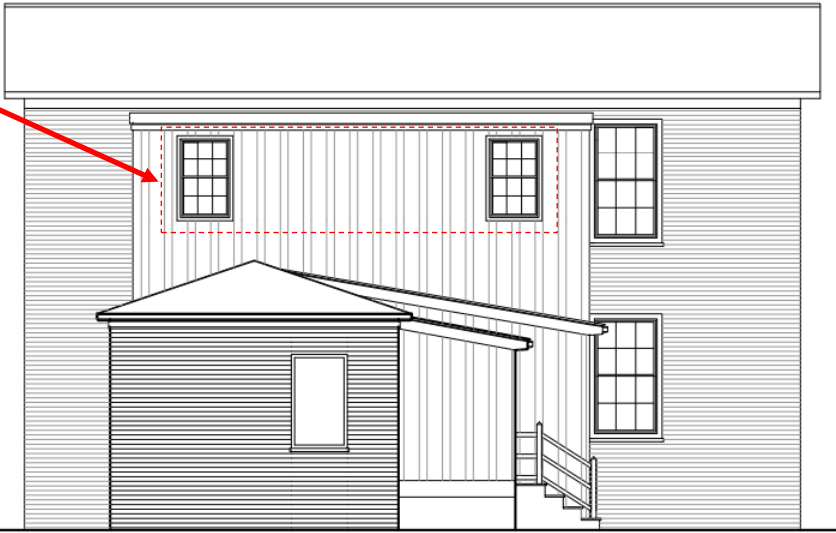
Staff note (9/2021): This window has already been removed. See staff report for discussion.

Proposed September 2021



**Existing**  
(from Aug 2019 submittal)

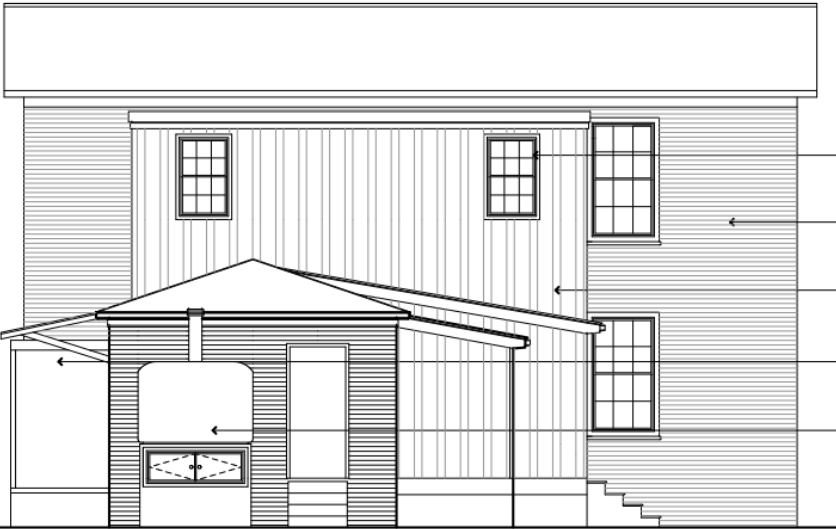
Staff note (9/2021): Windows shown incorrectly. Existing are single sash. (see below.)



EXISTING REAR ELEVATION

1/8" = 1'-0"

Approved August 2019

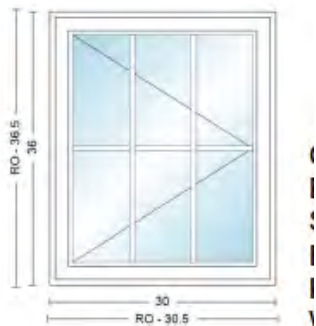


3 REAR ELEVATION

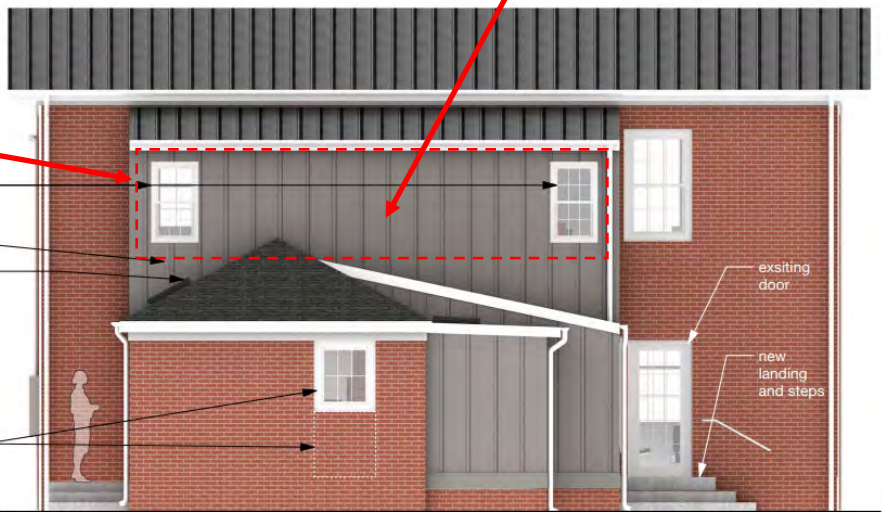
Siding is existing board and batten.

Proposed September 2021

See window note above. New windows to be 6-lite casement.



- replace rotted windows with new to match previous submission
- paint existing siding
- new skylight
- new window replaces previous approved door opening. match existing brick and mortar below



4 REAR ELEVATION  
A1.5 3/16" = 1'-0"

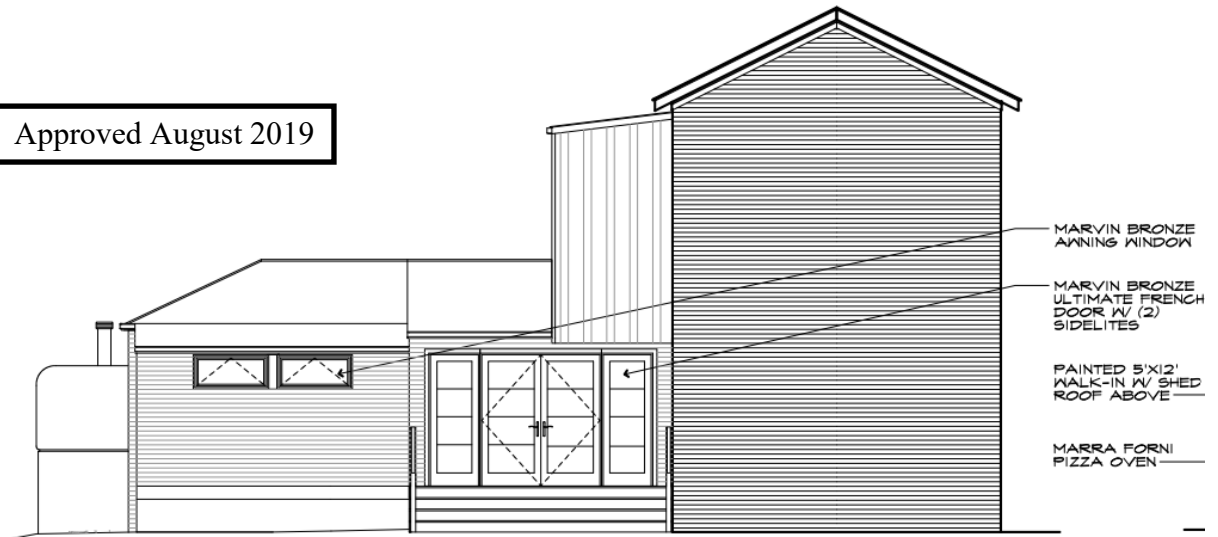
**Existing**  
(from Aug 2019 submittal)



① EXISTING LEFT SIDE ELEVATION

1/8"=1'-0"

**Approved August 2019**



① LEFT SIDE ELEVATION

1/8"=1'-0"

**Proposed September 2021**

Siding is existing board and batten.



5 LEFT ELEV (FACING 213)  
A1.3 3/16" = 1'-0"



# Architectural And Historic Survey



## Identification

<b>STREET ADDRESS:</b> 209 Second Street SW	<b>HISTORIC NAME:</b> Watson House
<b>MAP &amp; PARCEL:</b> 28-77	<b>DATE / PERIOD:</b> 1880-81
<b>CENSUS TRACT AND BLOCK:</b> 1-223	<b>STYLE:</b> Vernacular
<b>PRESENT ZONING:</b> B-4	<b>HEIGHT (to cornice) OR STORIES:</b> 2 storeys
<b>ORIGINAL OWNER:</b> John D. Watson	<b>DIMENSIONS AND LAND AREA:</b> 44.83' x 91.5' (4338 sq. ft.)
<b>ORIGINAL USE:</b> Rental Property (Residence)	<b>CONDITION:</b> Good
<b>PRESENT USE:</b> Rental Property (2 apartments)	<b>SURVEYOR:</b> Bibb
<b>PRESENT OWNER:</b> Albemarle Bank & Trust Company	<b>DATE OF SURVEY:</b> Spring 1981
<b>ADDRESS:</b> Trustee for Caravati Land Trust #1 1425 Seminole Trail Charlottesville, VA 22901	<b>SOURCES:</b> City/County Records Sanborn Map Co. - 1891

## ARCHITECTURAL DESCRIPTION

This simple vernacular two-storey brick house is nearly identical to the one next door. It is three bays wide and single pile, set on a low foundation without a basement. Brick is laid in 7-course American-with-Flemish bond on the facade and 7-course American bond elsewhere. The medium-pitched gable roof has an additional central gable on the facade. It is covered with standing-seam metal and has Philadelphia gutters, projecting eaves and verges, boxed cornice, and plain frieze. There are two interior capped chimneys, one on each side of the central hall. Windows are double-sash, 6-over-6 light, with architrave trim, slightly shorter at the second level. A one-storey veranda covers the facade. It has a low-pitched hip roof covered with standing-seam metal with boxed cornice and plain frieze, supported by four Tuscan columns. There is no balustrade. The entrance door, below a 2-light rectangular transom in the center bay of the facade, has two small lights above four panels. A long one-storey wing, half of which is probably original, covers the north bay of the rear elevation. It has a medium-pitched hip roof covered with composition shingles with boxed cornice and plain frieze. Brick is laid in 7-course American bond, and the 6-over-6 light windows have plain trim. There is no chimney in the wing. A complex of shed-roofed porches along the south side of the wing has recently been enclosed with vertical wooden siding, matching a wide and shallow shed-roofed addition covering the center bay at the second level.

## HISTORICAL DESCRIPTION

John D. Watson purchased this lot and the adjoining one in 1880 (ACDB 79-151). Tax records show that he built the two identical houses in 1880 and 1881. Both were used as rental property. Watson died in 1916, and his son George N. Watson received these houses in the division of his estate (City WB 2-30, City DB 29-405). J. P. Verlander bought this one house in 1921 (DB 38-25) and sold it two years later to Mary C. Payne, wife of Charlottesville Fire Chief L. R. Payne (DB 44-288). They lived there for several years and then deeded it to Miss Edith B. Payne, who used it as rental property (DB 58-288). She sold it in 1936 to Susie H. Dickerson and Lucy H. Irving (90-276), who sold it to Clyde and Viola Woodson in 1948 (DB 137-303). C. T. O'Neil purchased it from them in 1956 (DB 193-43) and sold it to the present owners in 1980 (DB 416-764). The house has been used as residential rental property for half a century and is now being converted into offices. Additional References: City DB204-308, 313-444, 316-240.



**VIRGINIA  
HISTORIC LANDMARKS COMMISSION**

File no.  
Negative no(s). 13:5067

**SURVEY FORM**

Historic name	Common name
County/Town/City <b>ALBEMARLE / CHARLOTTESVILLE</b>	
Street address or route number <b>207 SECOND STREET SW</b>	
USGS Quad <b>CHARLOTTESVILLE EAST, VA.</b>	Date or period
Original owner	Architect/builder/craftsmen
Original use	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use	Foundation and wall const'n
Acreage	
	Roof type

State condition of structure and environs **AVERAGE**

State potential threats to structure

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.)

**BRICK (7 COURSE); 2 STORIES;  
GABLE ROOF WITH FALSE GABLE FACING  
SECOND STREET; 3 BAYS; ONE STORY, 3-BAY  
PORCH SUPPORTED BY DORIC COLUMNS.  
VERNACULAR. C. 1890. ENTRANCE IN CENTER  
BAY: 3-LIGHT TRANSOM. 6/6 SASH WINDOWS  
W/ SIMPLE WOODEN SURROUNDS. PLAIN  
BOARD ~~W/~~ CORNICE BENEATH PROJECTING  
EAVES.  
SIMILAR TO 213 SECOND STREET (NEXT DOOR)**

Interior inspected? **No**

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

28-77 ✓

(card out  
after copied -  
re-check)

44.83 x 91.5 = 4228

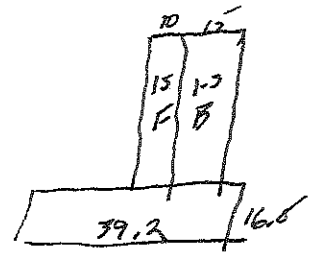
B-4

209 2nd SW

- 416-764 alb Bank & Tr, Tr for  
Caravati Land Tract #1 1980 \$33,000 plat 416-767
- 316-240 NB & Tr Co, CT O'Neill Jr, et al 1970
- 313-444 " " Trust (O'Neill) 1969
- 204-308 O'Neill Realty & Mortgage 1958
- 193-431 CT " 1956
- 137-202 Clyde & Viola Woodson

2-story, brick front wall, metal gable  
1-1/2 bath, 7 rooms, 0 fireplace  
old

1970:



~~John~~ Watson house

1880-81

maps: 1877-1891

1980 City Dir: 2 apt

1924 City Dir } ~~Payroll not there~~  
1927 " } L.R. (city fire chief) - 209 2nd SW  
1931, 36, 40 " } rented

1953 City Dir - rental  
1962 " - Mrs. Emil Edwards - boarding house  
1970 " - vacant

209 2nd SW

137-202 Susie H. Dickerson, wid, & Lucy H. Dwing, wid → Clyde M &  
3/30/1948 Viola L. Woodson \$17,700  
lot on 2nd SW (wide) adj Meth E pier. Parsonage,  
41'8"  
same as 90-276

90-276 Miss Edith B. Payne → Susie H. Dickerson or Lucy H. Dwing \$2,500  
8/17/1936 (same description)  
same as 58-228

58-228 Mary C & L R Payne → Miss Edith B. Payne  
8/8/1927 209 2nd St SW  
same as 44-288

44-288 J P & A S Verlander → Mary C. Payne \$6050  
7/31/1923 209 2nd SW (same description)  
same as 38-25, 5/17/1921, Geo N & Mary D Watson → Verlander  
part of 29-405, 12/14/1916, Lewis R. Watson et al → Geo Morris Watson  
" ACDB 77-151

29-405 John D. Watson dec. 1916 (WB 2-30)  
12/14/1916 3 chn: Lewis Randolph Watson, Geo ~~N~~<sup>Boris</sup> Watson, non Geo E Walker  
division:  
to Geo: property near Meth Ch:  
ACDB \_\_\_\_\_, 10/20/1880, commr → John D. Watson - lot corner south & hill st  
9 1/2' x ~~9~~ 9 1/2'

ACDB 77-151

Tax (209 + 213 2nd)

1889

John D. Watson 253, Hill St

+ 2725 = 3000

~~Sketch of house~~

209 2nd SW

apparently twin of 213

2.5, 3-bay, single-pile  
low found

7-c am-wf. 1-lem facade, 7-c am rear

<sup>msd</sup>  
~~low~~ gable roof w/ add'l cent gable, 55m, ~~gutter?~~,  
proj eaves & verges, boxed cornice, pl frieze  
trim painted <sup>dk</sup> choc brown  
2 <sup>int</sup> ~~ext~~ capped chim, one each side cent hall

windows 6/6 w/ wooden sills & arch trim, sl shorter 2nd

1-5 veranda covers facade: low 55m hipe roof, boxed cornice,



# 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	Same Street LLC	Applicant Name	jim rounsevell architect
Project Name/Description	Rosejean B+B conversion	Parcel Number	280077000
Project Property Address	209 second street SW		

### Applicant Information

Address: jim rounsevell architect  
1113 Monticello Road, Cville 22902  
Email: j1r@jnrstudio.com  
Phone: (W) 434.226.0468 (C) 434.882.4992

### Property Owner Information (if not applicant)

Address: Same street LLC  
213 2nd street SW, Cville 22902  
Email: tjohnburgess@gmail.com  
Phone: (W) \_\_\_\_\_ (C) 434.409.0823

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]  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
jim rounsevell 08.16.2021  
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 \_\_\_\_\_  
Tim Burgess 08.16.2021  
Print Name Date

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

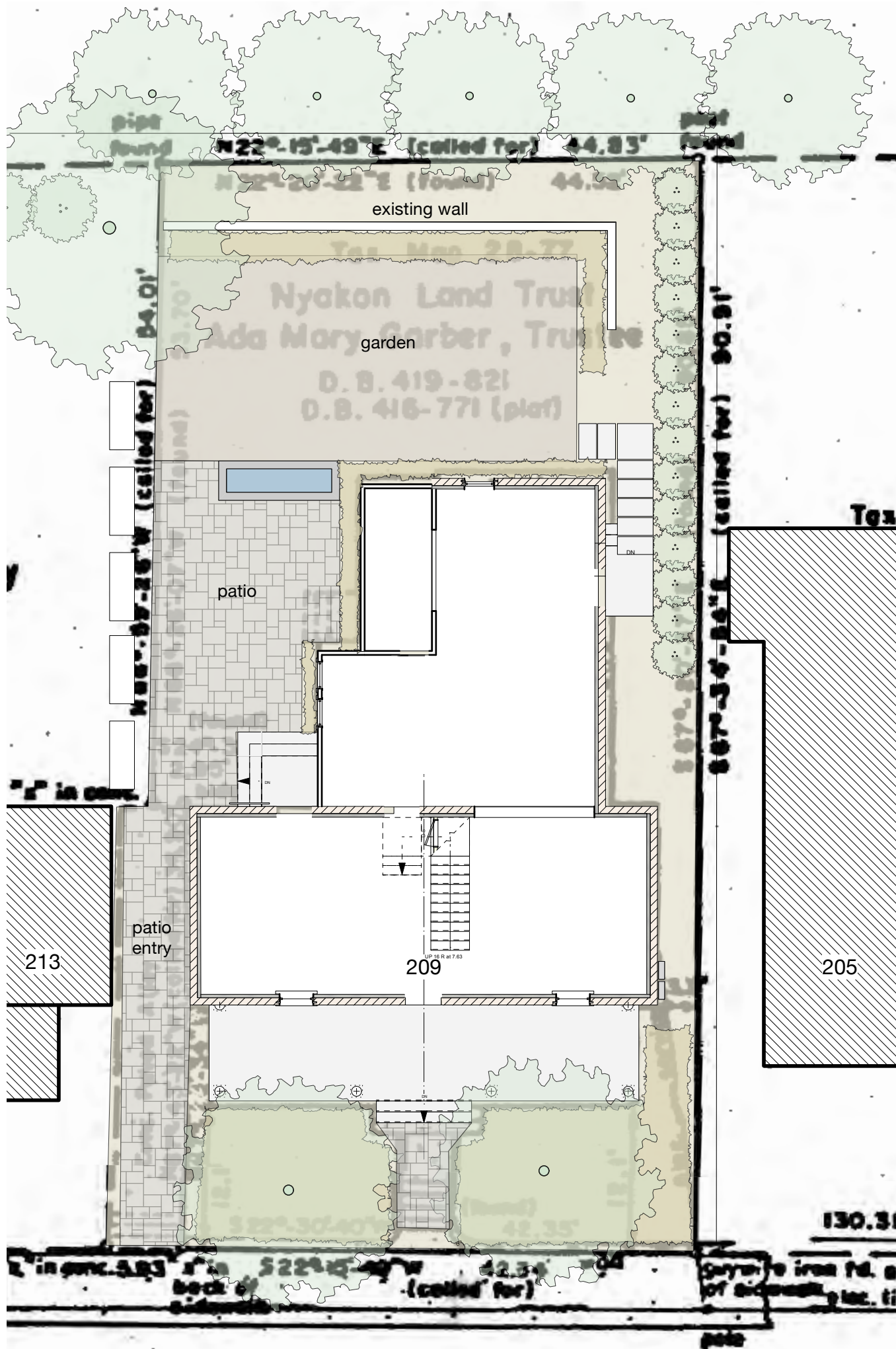
This is an update to a previous submission, approved 08.20.19, the project was to convert the structure to restaurant use. This new submission is change of use by-right to a B+B. Modest reconfiguration of the floor plan nets five dwelling units. There are no major revisions to the building's structure.

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

Rosejean B+B BAR submission set. (7 pp)

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

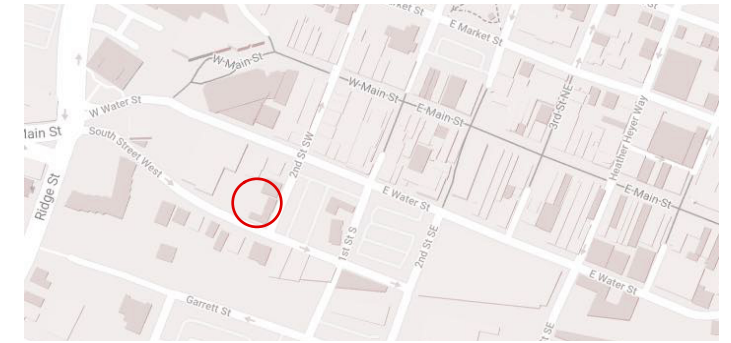




1 SITE PLAN  
A0.1 3/32" = 1'-0"

**OWNER** RoseJean LLC  
213 Second Street SW  
Charlottesville VA 22902

**ARCHITECT** Jim Rounsevell Architect  
1113 Monticello Road  
Charlottesville, VA 22902  
434. 226.0468



**NARRATIVE**

This is an update to a previous submission to convert the structure to restaurant use, approved 08.20.19. Structural, plumbing, electrical, and HVAC modifications and upgrades had been completed and inspected.

This new submission is change of use (by-right) to a B+B. Modest reconfiguration of the floor plan nets five dwelling units (Residential use R-3).

There are no major revisions to the building's structure.

Along with renovation of the interior and repair of the front porch, upgrades to the existing outdoor patio in back are planned for guest use.

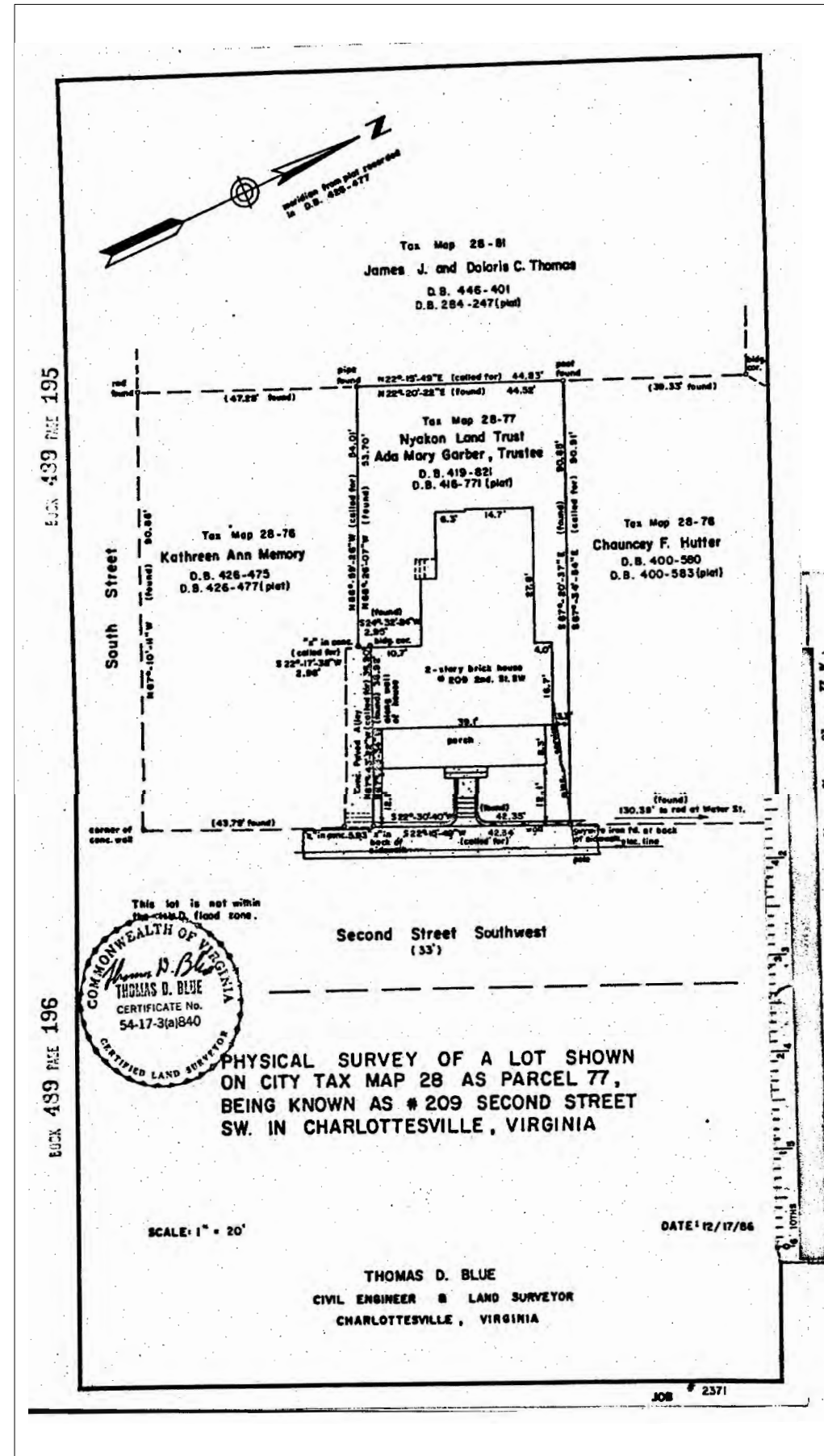
**SCOPE**

**MAIN HOUSE:**

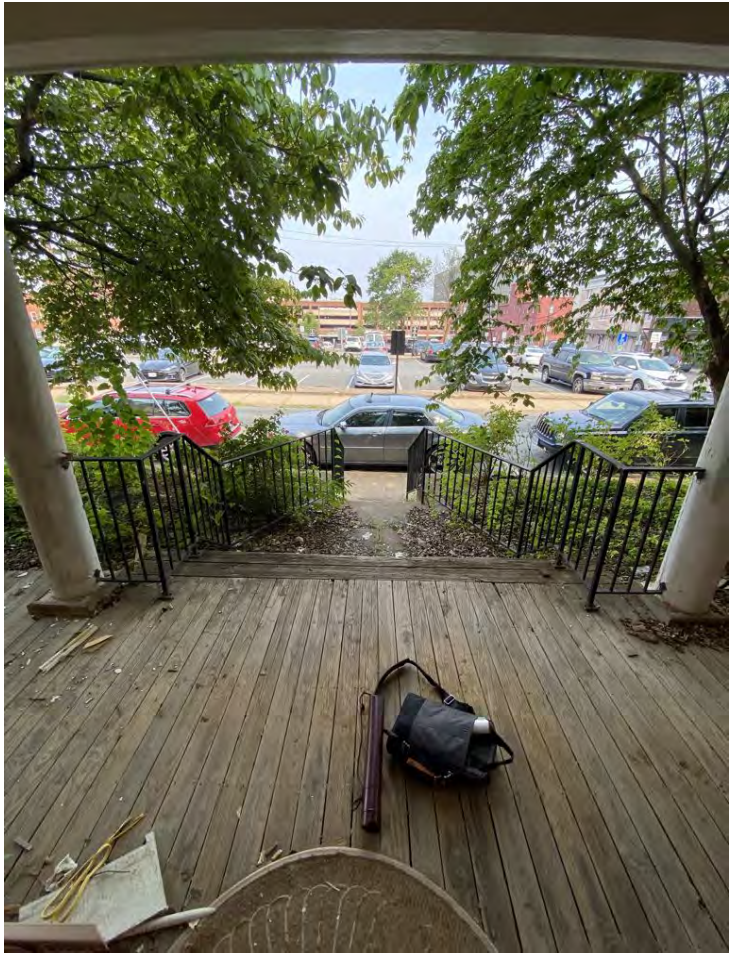
1. Repair/renovate existing double hung windows. Existing windows do not function (do not meet Code for egress) Paint white to match existing.
2. Repair failing mortar as required. match existing with Lehigh flamingo color mortar.
3. Replace front porch columns with identical, stabilize roof structure. Replace porch flooring with traditional T+G porch flooring. Rebuild existing piers. Replace steps with code compliant treads/risers. See A 5.1
4. Replace front door. Existing in-swing door will be a hazard to transient occupants, swinging into a stair landing. (The existing stair and door swing was also dangerous). A new outswing door requires it be clear for safety.

**REAR ADDITIONS:**

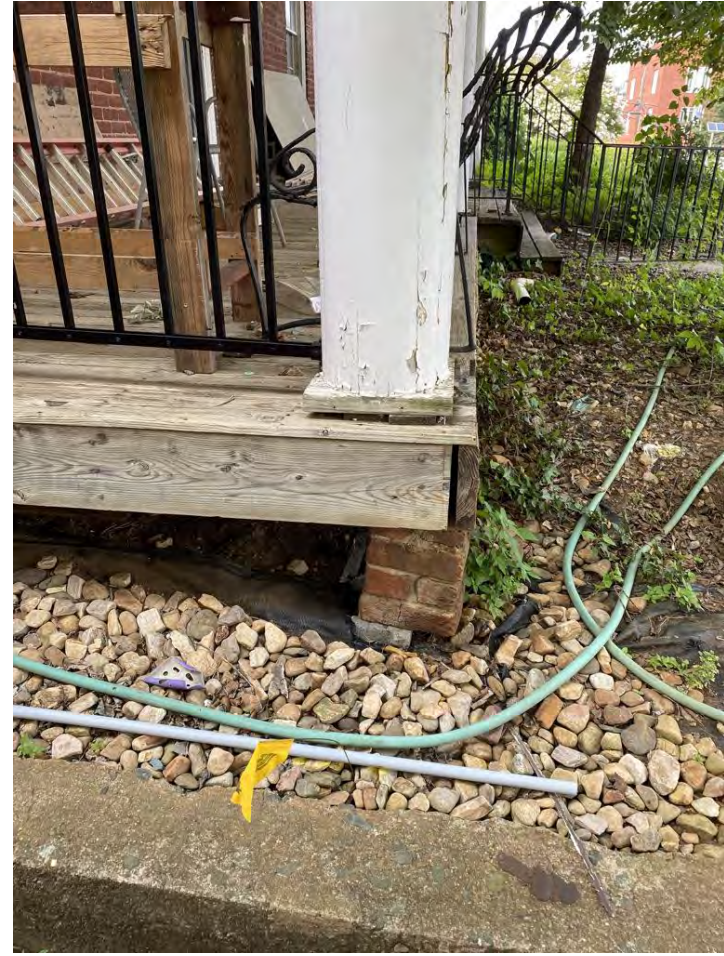
1. Paint existing board and batten siding Benjamin Moore Historical Color Amherst Gray HC-167.
2. Omit previously approved egress door and replace with new matching window. (window sill higher to not interfere with bed headboard). tooth in below with salvaged brick to match existing.
3. Omit previously approved windows and doors. Replace ganged window unit with two casement windows to meet egress requirements for bedroom #2. Omit two awning windows for bathroom privacy. Previously approved door on west side is filled back in for privacy.
4. Add new door, landing, and steps along north side for egress for bedroom # 3.
5. Add a new skylights on north and south roofs for bathrooms for daylighting (+ privacy).
6. Add a new landing and steps to courtyard in front of existing Lounge door. Replace door with outswing french door.
7. Replace two disintgrating upper level bath room windows with new windows to match previously approved windows.



2 PLAT  
A0.1 not to scale



EXTERIOR-FRONT PORCH



EXTERIOR-FRONT PORCH DETAIL



EXTERIOR-FRONT CENTER



EXTERIOR-FRONT RIGHT



EXTERIOR-REAR OF COURTYARD



EXTERIOR-REAR LEFT SIDE



EXTERIOR-REAR RIGHT SIDE



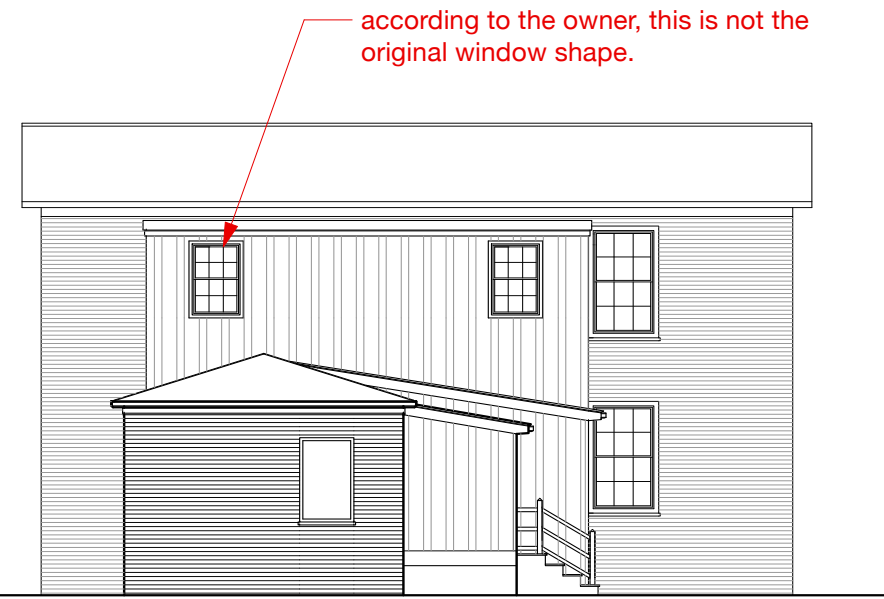
EXTERIOR-REAR LEFT SIDE



1 EXISTING LEFT SIDE ELEVATION 1/8"=1'-0"



2 EXISTING RIGHT SIDE ELEVATION 1/8"=1'-0"



3 EXISTING REAR ELEVATION 1/8"=1'-0"

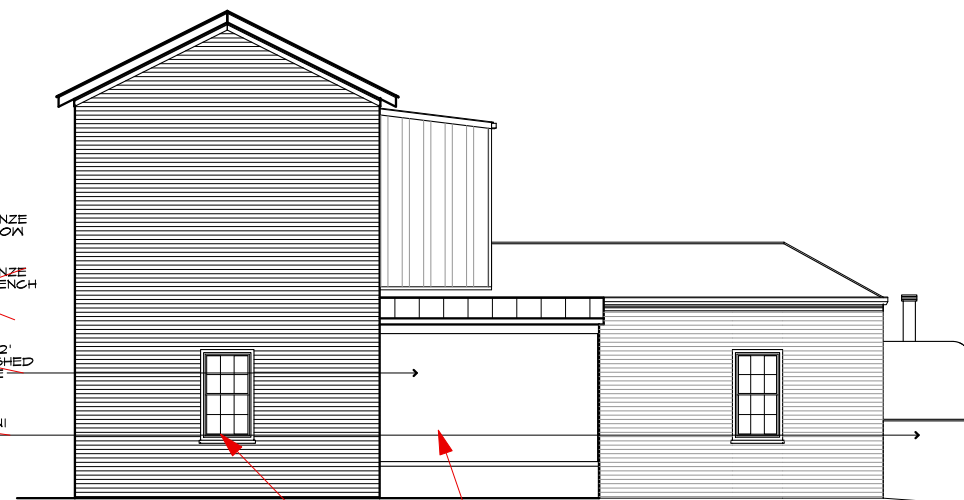
ORIGINAL

2019 APPROVED

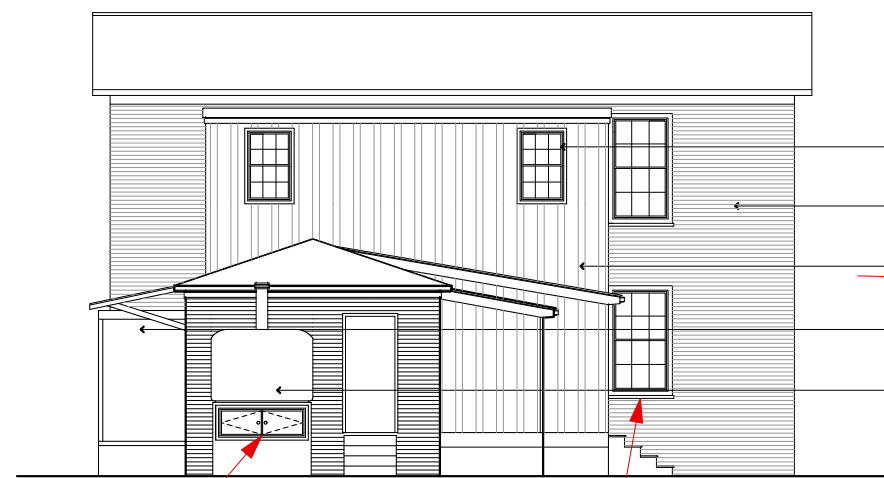
(Front Elevation not shown-(unchanged))



1 LEFT SIDE ELEVATION 1/8"=1'-0"



2 RIGHT SIDE ELEVATION 1/8"=1'-0"



3 REAR ELEVATION 1/8"=1'-0"

doors and steps were not installed: header was too short to fit doors.

walk-in cooler not installed

window omitted

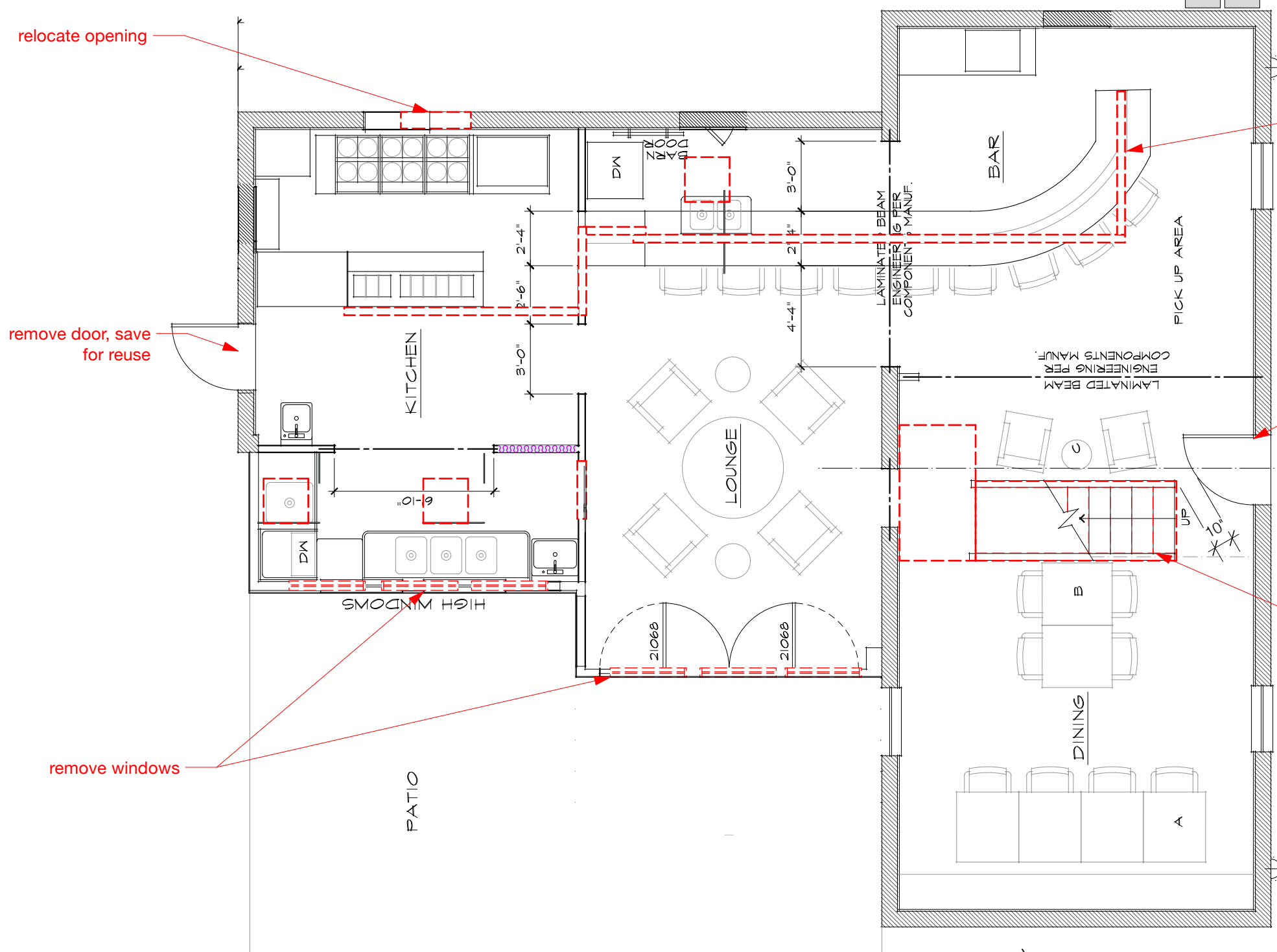
brick fired oven omitted

with adjacent doors unable to be installed, this opening was converted to a door for egress for the restaurant.

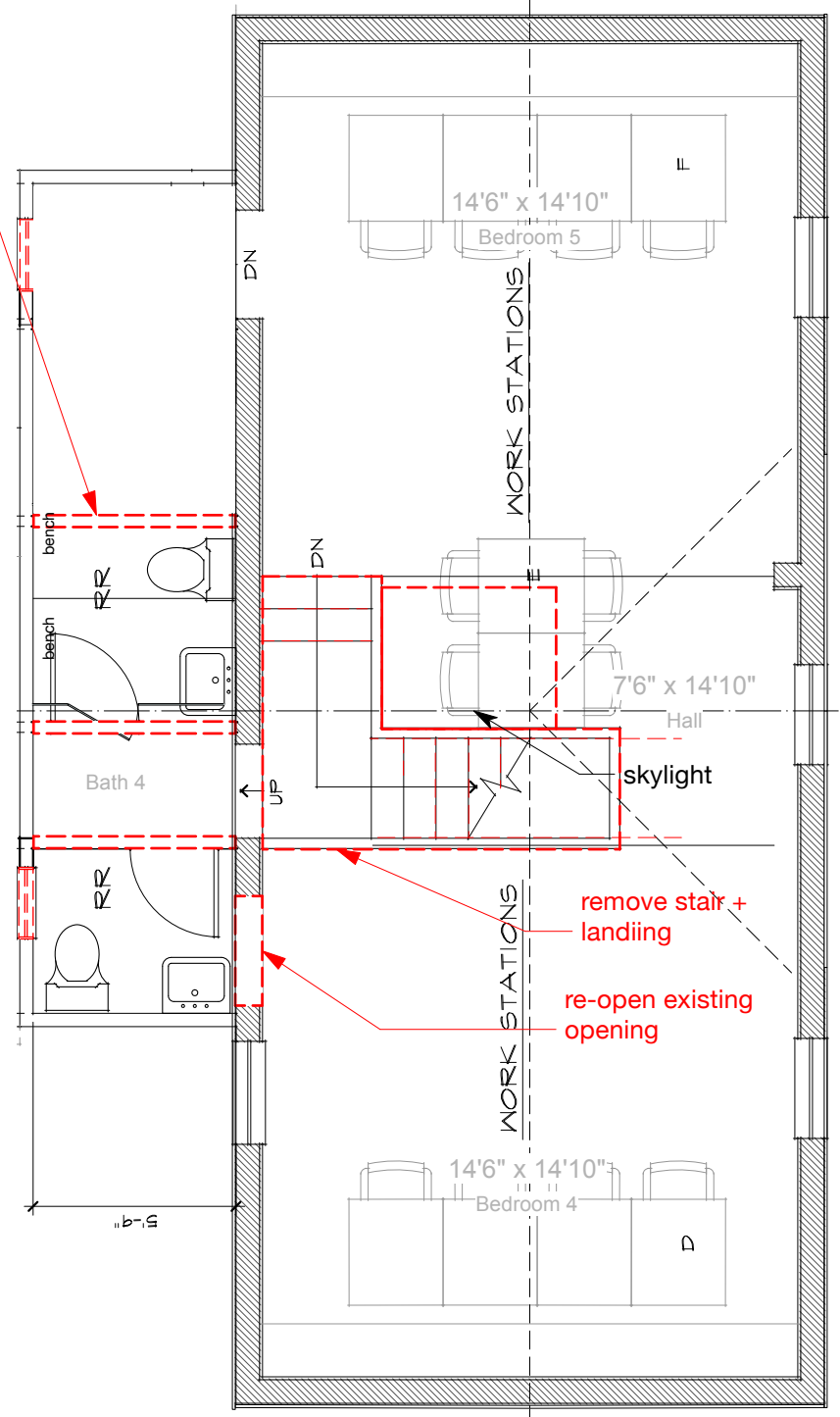
MARVIN BRONZE AWNING WINDOW  
MARVIN BRONZE ULTIMATE FRENCH DOOR w/ (2) SIDELITES  
PAINTED 5'X12' WALK-IN W/ SHED ROOF ABOVE  
MARRA FORNI PIZZA OVEN

PAINT EXIST. WOOD WINDOWS BM-2130-20  
PAINT EXIST. BRICK BM-06-122  
PAINT EXIST. SIDING BM-06-122  
PAINTED 5'X12' WALK-IN W/ SHED ROOF ABOVE  
MARRA FORNI PIZZA OVEN

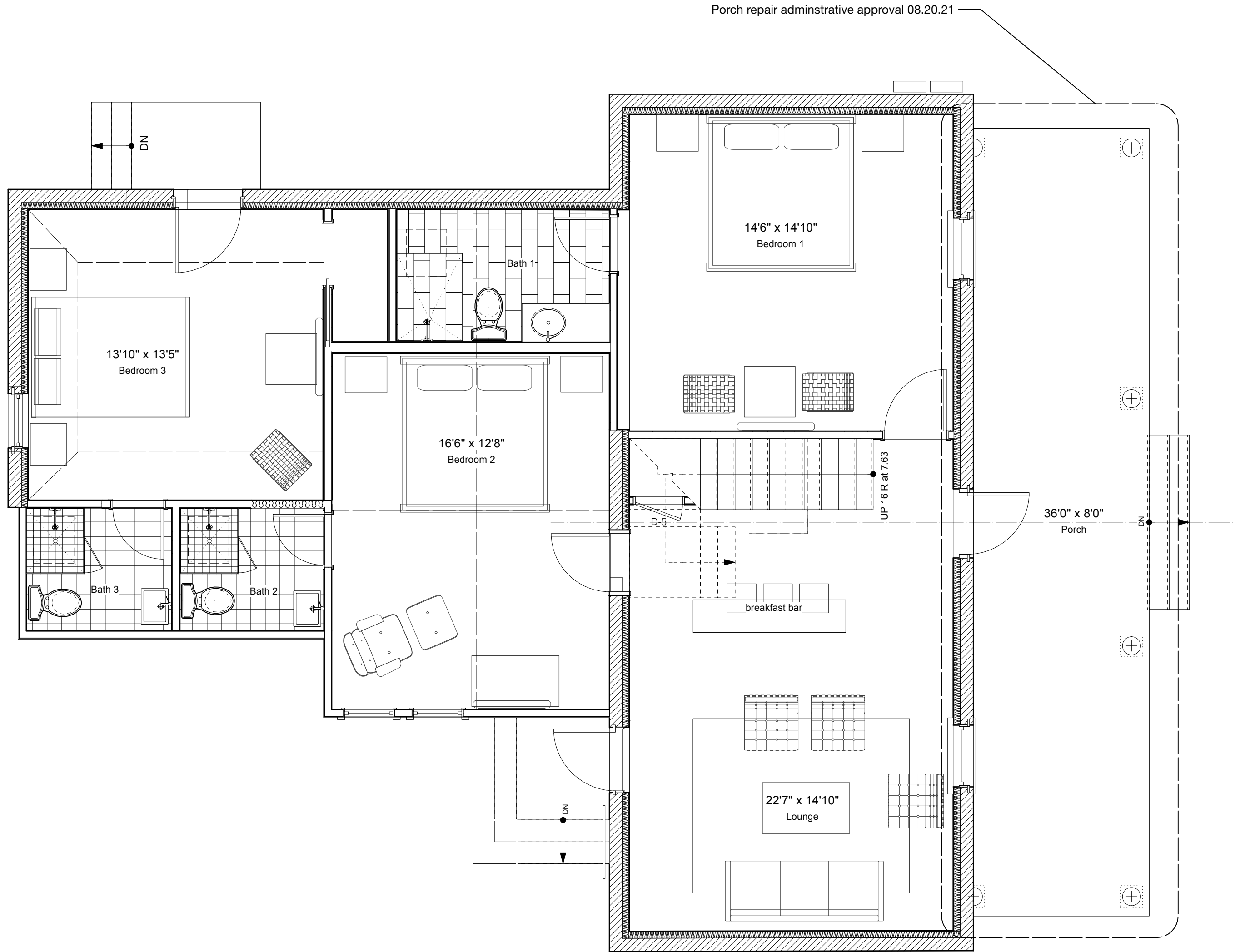
NOT TO SCALE



2 DEMOLITION- MAIN LEVEL  
 A0.3 3/16" = 1'-0"



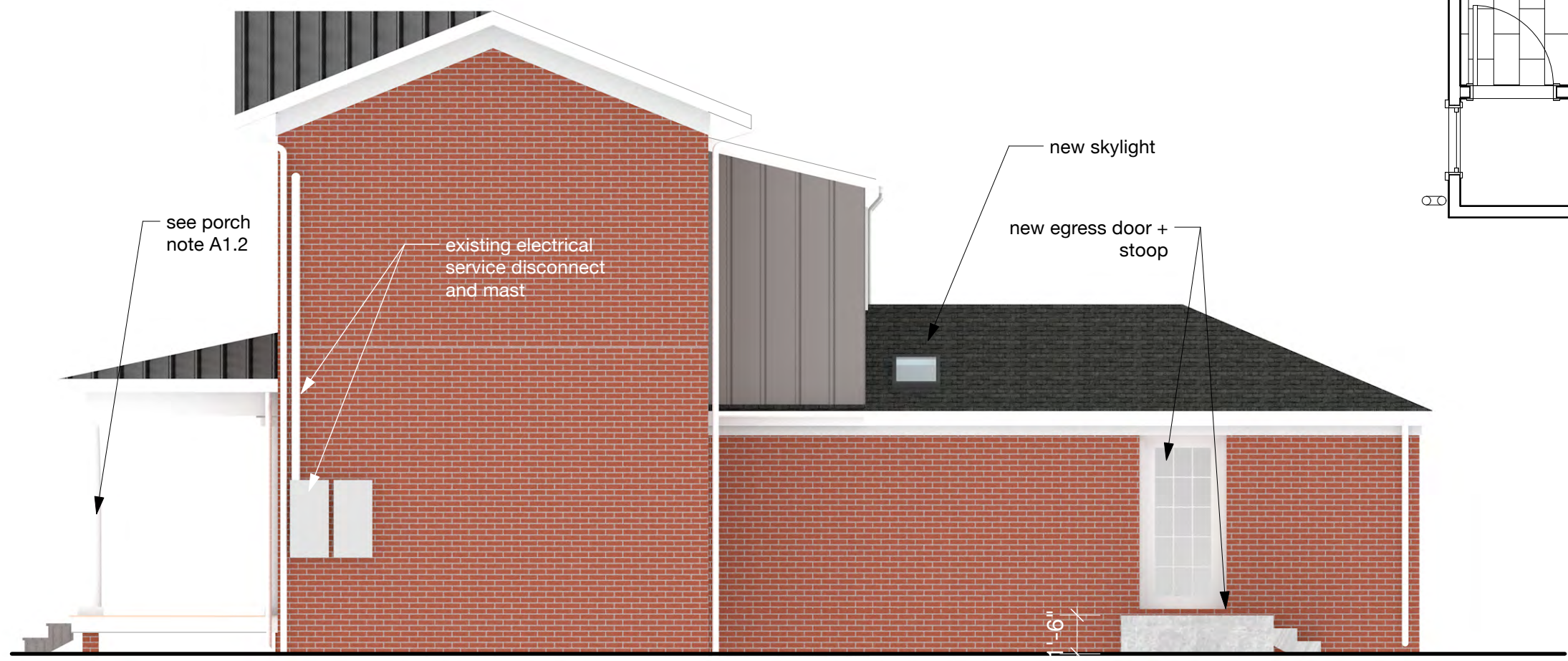
1 DEMOLITION-UPPER LEVEL  
 A0.3 3/16" = 1'-0"



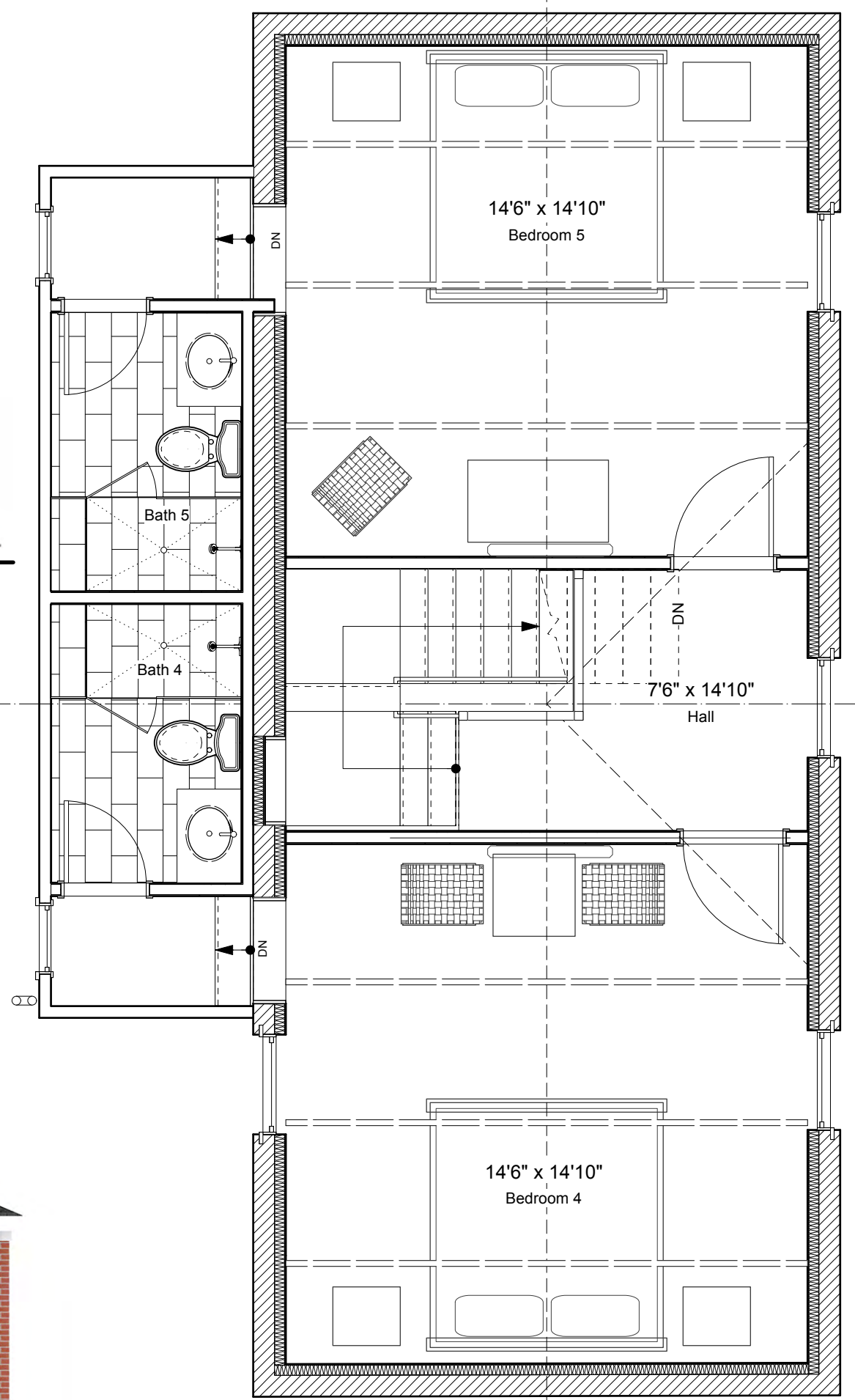
1 MAIN LEVEL  
 A1.2 1/4" = 1'-0"



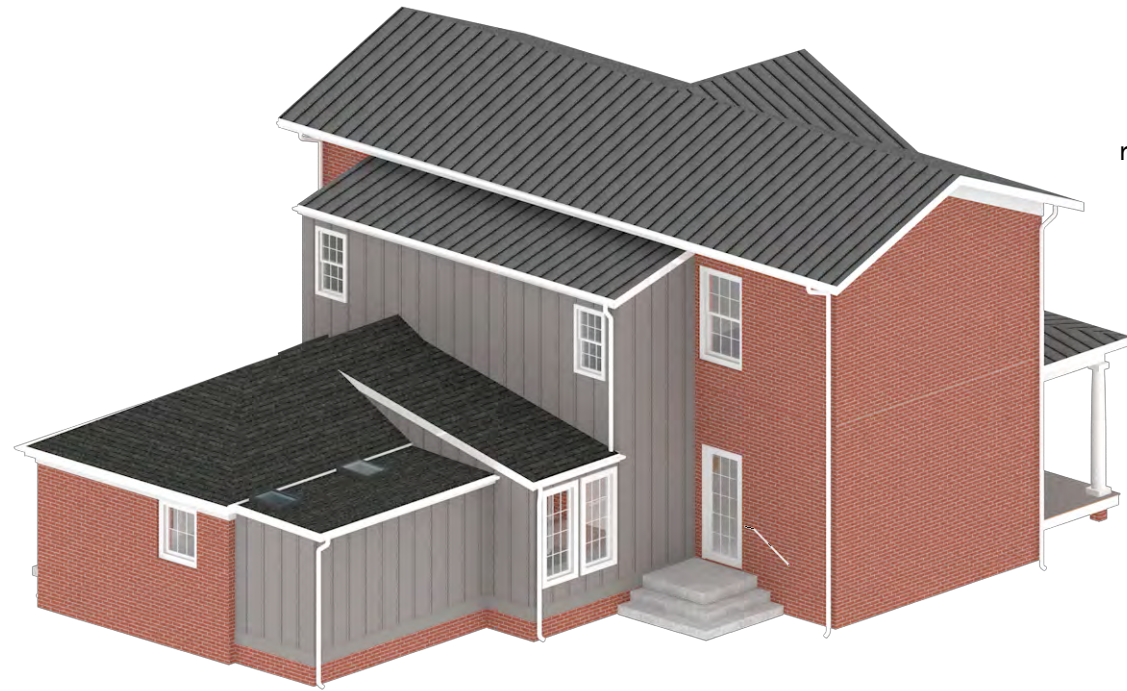
5 LEFT ELEV (FACING 213)  
A1.3 3/16" = 1'-0"



6 RIGHT ELEV (FACING 205)  
A1.3 3/16" = 1'-0"



2 Upper Level  
A1.3 1/4" = 1'-0"



2 LEFT REAR ISOMETRIC  
A1.5 3/32" = 1'-0"

existing new standing seam roof (typ)

renovate all existing windows to meet egress. reglaze, repaint, repair weights, replace hardware as required.

new egress door



1 FRONT ELEVATION  
A1.5 3/16" = 1'-0"



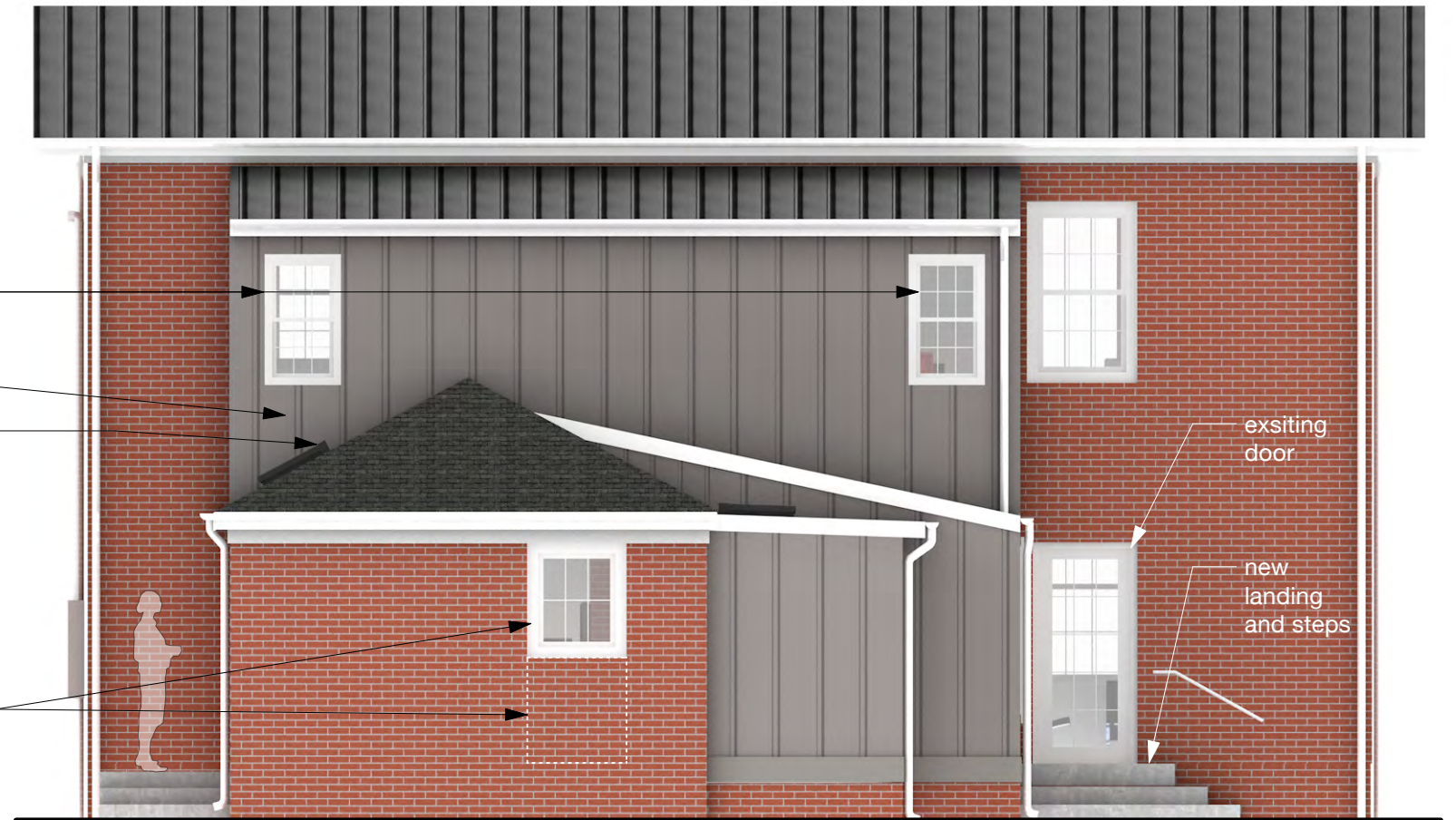
3 RIGHT REAR ISOMETRIC  
A1.5 3/32" = 1'-0"

replace rotted windows with new to match previous submission

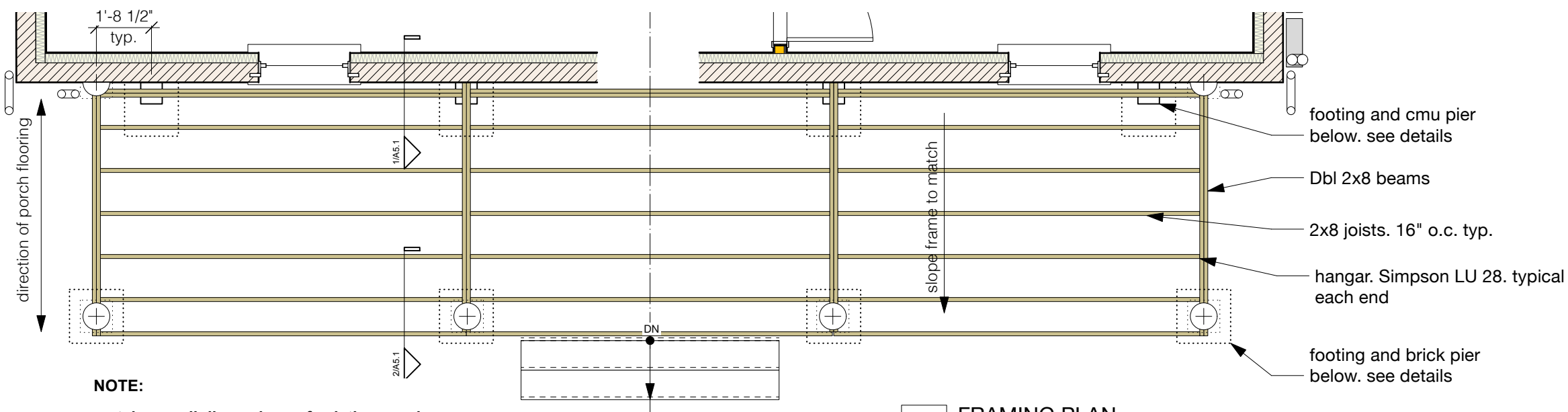
paint existing siding

new skylight

new window replaces previous approved door opening. match existing brick and mortar below

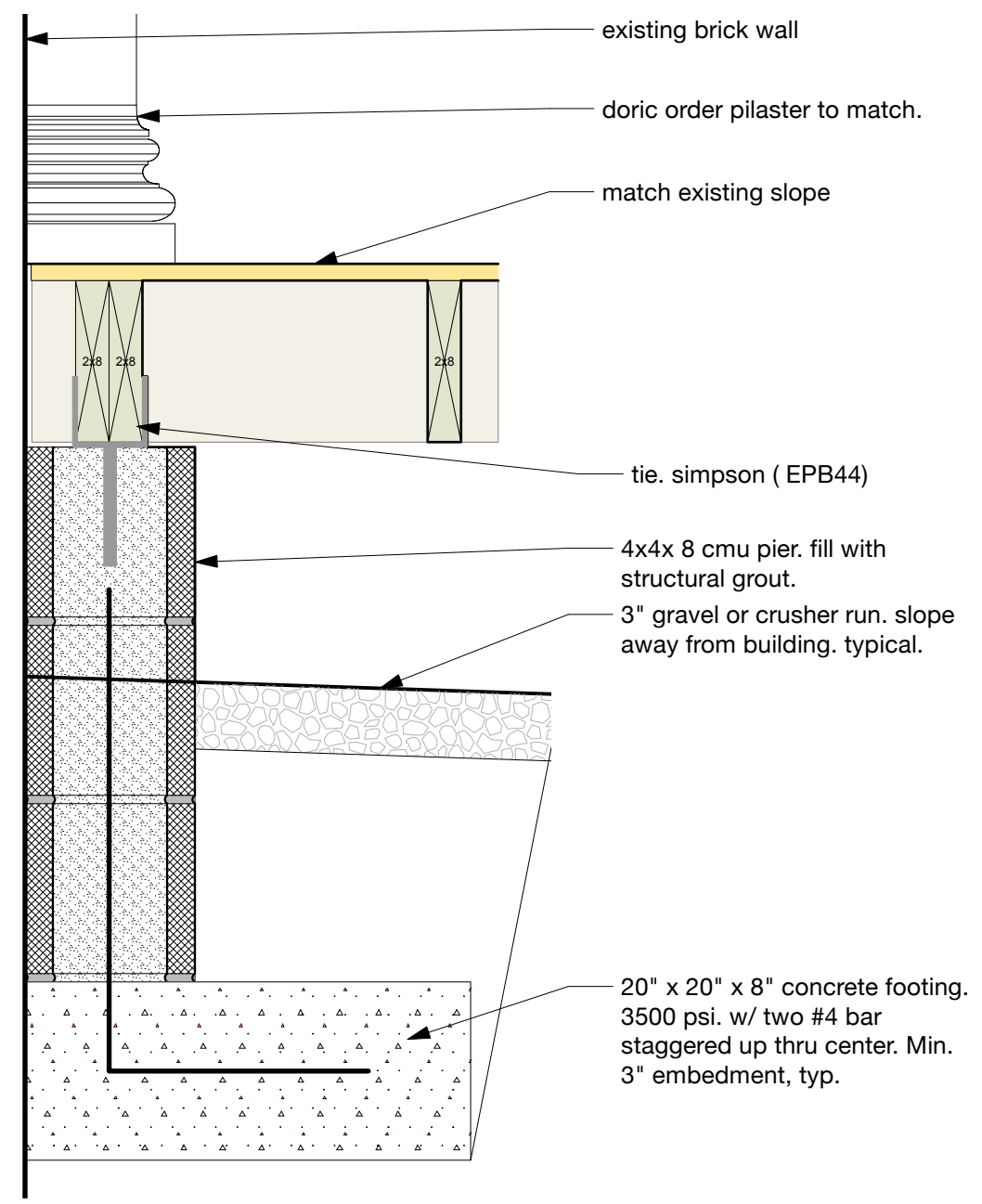


4 REAR ELEVATION  
A1.5 3/16" = 1'-0"

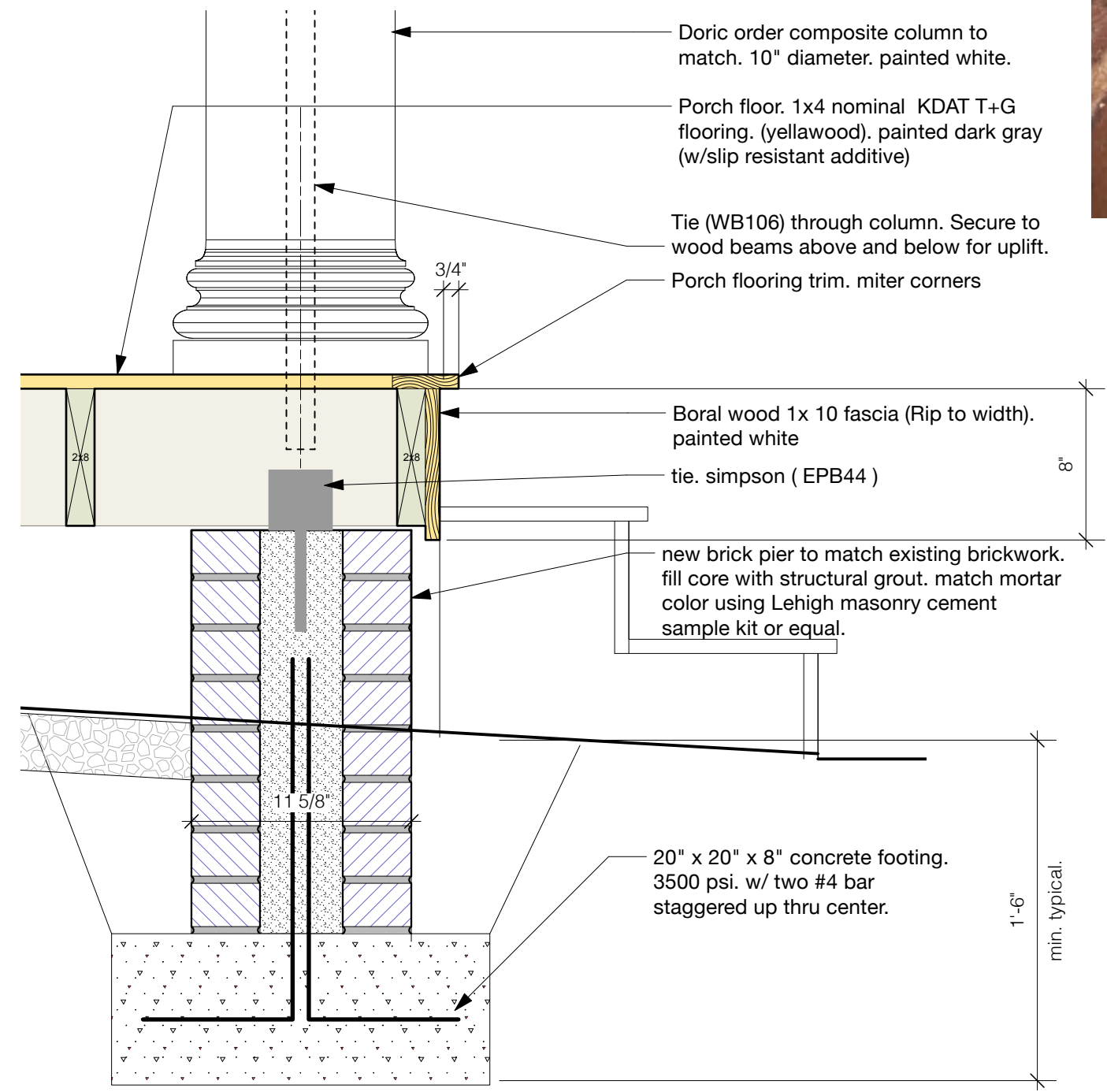


**NOTE:**  
 match overall dimensions of existing porch. record dimensions prior to demolition.  
 inspect and verify roof framing attachment to existing building. Secure framing as required to meet existing code. (make sure pilasters are cosmetic and non-load-bearing)

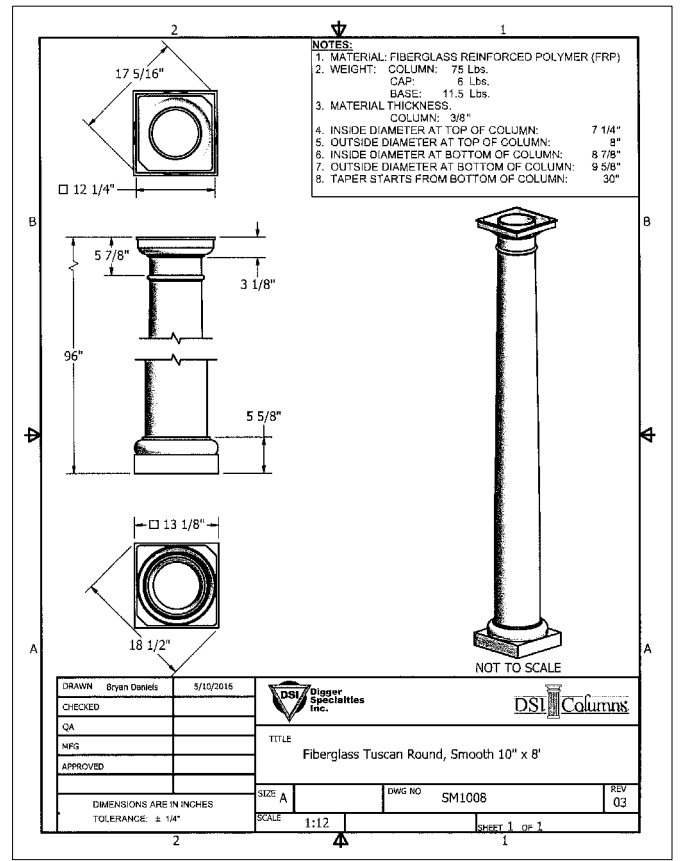
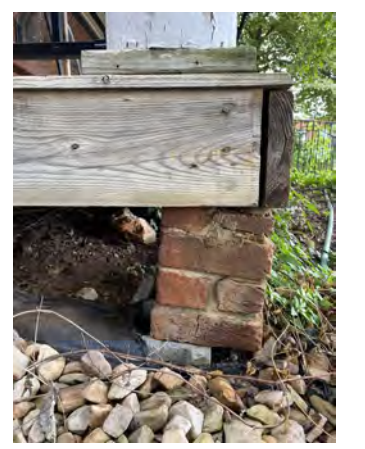
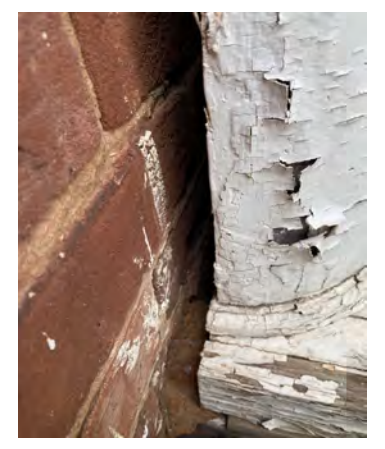
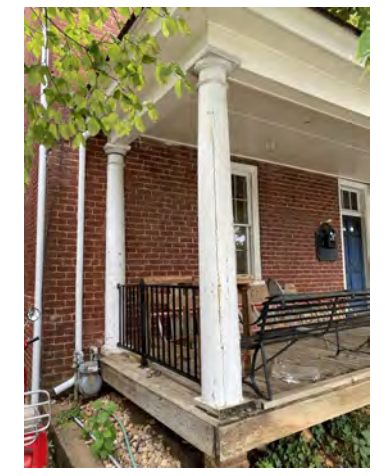
**3 FRAMING PLAN**  
 A5.1 1/4" = 1'-0"



**1 PILASTER DETAIL**  
 A5.1 1 1/2" = 1'-0"



**2 COLUMN DETAIL**  
 A5.1 1 1/2" = 1'-0"



Administrative approval 08.20.2021



209 2<sup>nd</sup> Street SW  
Clarifications.  
Sept 9, 2021

Staff: Entry door replacement.

- Assume existing frame, transom and trim will be retained.
- If the new door is insulated glass with applied grill, confirm the glass will have internal spacer bars.
- Confirm the door lites will align with the transom lites.
- Provide a cut sheet for the proposed door.

Applicant:

Yes. Frame, trim, and transom remain. New door is IG (I hate not having spacer bars). Attached is a quote for windows and doors. Be advised that supply chains are completely fubar right now. Marvin is 22 weeks out (not doing that). Anderson quote attached (12 weeks). All have 5/8" putty munitins to match existing. Not sure what you mean by door and transom lites aligning. Lites in the existing door don't align. Door lites will never align with transom lites because any glass door has a wider stile than the transom sash. (The existing heavy horizontal intermediate head breaks this visual alignment). Doors come standard 15 lite unless you all prefer a 10 lite which they can do. Basically, the new door replaces the blue door. Everything else remains.



Staff: 2<sup>nd</sup> Floor rear windows.

- 2019 approval: Existing windows to remain.
- 2021 request: Replace windows to *match existing*; however, the photos indicate the originals have been removed. What's the plan?
- Additionally, to approve window replacements, applicant must provide information on the existing conditions and why replacement, vs repair, is necessary.
- Provide cut sheets on the proposed windows.

Applicant: This one is a bit muddy. My understanding is the 2019 approval only correctly depicted the right window. The left one is still in place and my understanding is they never matched. The left one is a simple in-swing hinge and a rotting thermal disaster that leaks (no weather seal, no flashing, water damage on framing etc) For the right side, I don't have the history on what is there now, but it needs to come out. Matching the drawings of the 2019 approval seemed to make the most sense, especially given failure of the left side, and non-

matching unit on the right. See attached window quote for cut sheets.

Exterior:



Interior (note water damage + original framing)



Staff: First floor, north window.

Request to remove window and brick the opening. Photos indicate this has already been done. The BAR may not approve this and require the window be reinstalled. Was the window retained?

Applicant: The bricked-in condition was existing when I came on board, so I did not include a request to modify it in this submission (left it alone). Wasn't sure how to handle it. If the BAR does request that a window be re-installed, best we can do is replace it with a new one that matches as closely as possible and be fire-rated. But appears this still might not meet

the building code. (The other end of the building does not have an opening). This north end of the building is approximately 3' from the property line (hard to tell). The building code (VRC R302.1) does not allow openings 3' or less from a property line. Additionally, any penetration/opening less than 5' is required to be fire rated, which an existing window clearly would not have met and would have been required to be replaced regardless to meet VEBC (2018) (601.1), which stipulates that alterations shall comply with the current VCC. Let me know how you all want to address this.



Staff: Mortar repairs. House dates to c1880. Confirm that an appropriate mortar must be used.

Applicant: Lehigh Flamingo masonry cement, type N  
<https://www.lehighhanson.com/products/cement/colored-masonry-Cement>  
 Match existing color. pacific beach C105 or equal. Determine in the field.



Staff: Skylights. Provide cut sheets.

Applicant: Velux. Fixed. FCM 2222 over bath 1, Fixed CFP 6060 for baths 2+3.

Staff: New steps and landings (rear). Will these be wood or masonry?

Applicant: Wood at door to lounge. Steps detailed identical to front steps. Need to maintain access to a crawl below, so the landing has to be wood. The landing same 3 1/2" T + G wood used on the porch. (Front porch steps will be wood to match the porch as is customary for southern porches). Steps and landing to bed rm #3, bluestone.

Staff: Patio Area. Provide a plan showing the existing.

Applicant: The patio area is yet to be determined and currently not in the scope of work (future). It has not really been designed but a concept was included as a courtesy. Existing paving and pea gravel to be removed.

Staff: Indicate and identify any new plantings.

Applicant: Existing white wall in back gets virginia creeper which turns red in the fall. Don't know what is around the building base yet-TBD (monkey grass?). A small water feature to counteract heat island effect TBD. Out front, trees are existing dogwoods to remain with new dark green ground cover below, maybe Woodland phlox?

Staff: What is the proposed paving?

Applicant: Garden is honeydust (crushed brown stone a-la- bocce court). Patio is bluestone pavers on stonedust. Like next door, new bluestone treads on over decaying concrete for front steps (safety issue-see existing images). Overgrown north side is replaced with bluestone stepping stones to access bed room #3. A low hedge (<3' high) shields the base of the adjacent building along the Northside.

Staff: Lighting.

No exterior lighting is indicated, but the BAR will ask. If there is lighting, cut sheets would be helpful. The BAR has adopted a standard that all lamping must be dimmable, have a Color Temp not exceeding 3,000K (preferably not exceeding 2,700K), and have a Color Rendering Index not less than 80 (preferably not less than 90).

Applicant: Exterior lighting for the patio is yet to be determined. All exterior lighting to be 2700K, CRI of 95 or better. All low voltage, low key, landscape lighting. No exterior flood lights, no bright lighting (bad for business). No wall mounted fixtures other than two full cut off fixtures at both entries (see cut sheet attached). Porch has ceiling cut outs for three 3 1/2" recessed dimmable MR16 fixtures that will light the porch volume. (Contraste lighting, white trim). All lighting done in consultation with Mark Schulyer Lighting Design.

Staff: Painting.

2019 approval: Windows Ben. Moore 2130-20 *Deep Caviar*. Rear addition Ben. Moore OC-122 *Cotton Balls*. (Painting the brick was not approved.) Have these changed? It would be helpful to note the color palette for all components.

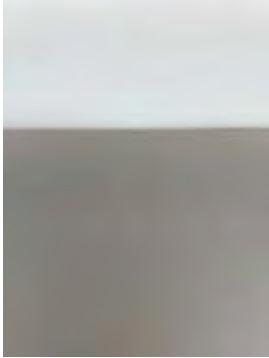
Applicant:

- No brick is to be painted. Colors have changed. Tried to be accurate with the rendered elevations.
- All windows, doors, exterior trim, fascias, risers, porch columns, ceiling, beams etc: Ben Moore Super white semi-gloss (OC-152) to match existing white on existing windows fascias, freeze boards, etc.

- Wood siding (rear): gray, Ben Moore HC-168 *Chelsea Gray*. Flat.
- Porch flooring, treads: gray, BM AC-27 *Galveston gray*, semi gloss, with non-slip additive.
- Existing handrails: black. BM *Black* 2132-10, gloss.
- Photos of color samples below.
- Porch columns, fascia, handrails, flooring:



- White windows + wood siding.



**SOLD BY:**

Better Living, Inc. Troy  
 PO Box 7627  
 Charlottesville, VA 22906-7627  
 Fax: 434-973-9276

**SOLD TO:**

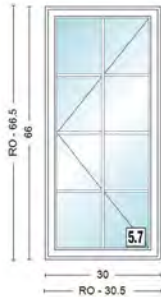
QUOTE DATE

8/27/2021

**Abbreviated Quote Report - Customer Pricing**

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
jim rounsevell	209 second street	1217826		

ORDER NOTES:	DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Left	W-04L	\$1,264.81	\$1,264.81

RO Size = 30 1/2" x 66 1/2"

Unit Size = 30" x 66"

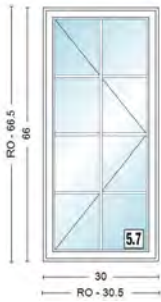
CAX2656, Unit, E-Series Casement, 2 7/8" Frame Depth, Exterior Trim Installation Flange, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Left, Standard Hinge, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 4 High, Specified Equal Light Pattern, White, 2604, Pine w/Primed, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Handle w/Cover, White, Standard, High Performance Keeper, White, Full, Fiberglass

Wrapping: 2" Brickmould 3-Sided White 2604 1 1/2" Deep Sill Nose Factory Applied Exterior Trim, 4 9/16" Interior Extension Jamb Pine / Primed Standard Complete Unit Extension Jambs, Factory Applied

WHT LH HARDWARE KIT CSMT BAG W6204PKLKW7 PN:9078351

Insect Screen 1: E-Series Casement, CAX2656 Full Fiberglass White

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.26	A1	21.8125	61.3125	9.28740	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	1	Right	W-04R	\$1,264.81	\$1,264.81

RO Size = 30 1/2" x 66 1/2"

Unit Size = 30" x 66"

CAX2656, Unit, E-Series Casement, 2 7/8" Frame Depth, Exterior Trim Installation Flange, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Right, Standard Hinge, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 4 High, Specified Equal Light Pattern, White, 2604, Pine w/Primed, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Handle w/Cover, White, Standard, High Performance Keeper, White, Full, Fiberglass

Wrapping: 2" Brickmould 3-Sided White 2604 1 1/2" Deep Sill Nose Factory Applied Exterior Trim, 4 9/16" Interior Extension Jamb Pine / Primed Standard Complete Unit Extension Jambs, Factory Applied

WHT RH HARDWARE KIT CSMT BAG W6204PKRKW7 PN:9078352

Insect Screen 1: E-Series Casement, CAX2656 Full Fiberglass White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.31	0.26	A1	21.8125	61.3125	9.28740	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	1	Left	W-06	\$991.41	\$991.41

RO Size = 24 1/2" x 44 1/2"

Unit Size = 24" x 44"

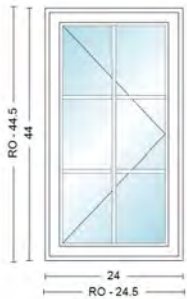
CAX 2'X3' 8", Unit, E-Series Casement, 2 7/8" Frame Depth, Exterior Trim Installation Flange, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Left, Standard Hinge, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 3 High, Specified Equal Light Pattern, White, 2604, Pine w/Primed, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Handle w/Cover, White, Standard, High Performance Keeper, White, Full, Fiberglass

Wrapping: 2" Brickmould 3-Sided White 2604 1 1/2" Deep Sill Nose Factory Applied Exterior Trim, 4 9/16" Interior Extension Jamb Pine / Primed Standard Complete Unit Extension Jambs, Factory Applied

WHT LH HARDWARE KIT CSMT BAG W6204PKLKW7 PN:9078351

Insect Screen 1: E-Series Casement, CAX 24 x 44 Full Fiberglass White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.31	0.26	A1	15.8125	39.3125	4.31690	



Item	Qty	Operation	Location	Unit Price	Ext. Price
400	1	Right	W-06	\$991.41	\$991.41

RO Size = 24 1/2" x 44 1/2"

Unit Size = 24" x 44"

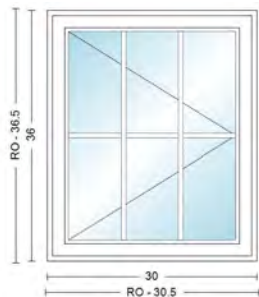
CAX 2'X3' 8", Unit, E-Series Casement, 2 7/8" Frame Depth, Exterior Trim Installation Flange, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Right, Standard Hinge, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 3 High, Specified Equal Light Pattern, White, 2604, Pine w/Primed, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Handle w/Cover, White, Standard, High Performance Keeper, White, Full, Fiberglass

Wrapping: 2" Brickmould 3-Sided White 2604 1 1/2" Deep Sill Nose Factory Applied Exterior Trim, 4 9/16" Interior Extension Jamb Pine / Primed Standard Complete Unit Extension Jambs, Factory Applied

WHT RH HARDWARE KIT CSMT BAG W6204PKRKW7 PN:9078352

Insect Screen 1: E-Series Casement, CAX 24 x 44 Full Fiberglass White

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.26	A1	15.8125	39.3125	4.31690	



Item	Qty	Operation	Location	Unit Price	Ext. Price
500	1	Right	W-05	\$918.58	\$918.58

RO Size = 30 1/2" x 36 1/2"

Unit Size = 30" x 36"

CAX2630, Unit, E-Series Casement, 2 7/8" Frame Depth, Exterior Trim Installation Flange, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Right, Standard Hinge, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, 2604, Pine w/Primed, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Handle w/Cover, White, Standard, High Performance Keeper, White, Full, Fiberglass

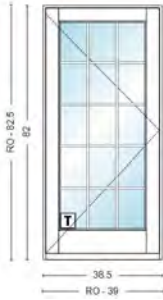
Wrapping: 2" Brickmould 3-Sided White 2604 1 1/2" Deep Sill Nose Factory Applied Exterior Trim, 4 9/16" Interior Extension Jamb Pine / Primed Standard Complete Unit Extension Jambs, Factory Applied

WHT RH HARDWARE KIT CSMT BAG W6204PKRKW7 PN:9078352

Insect Screen 1: E-Series Casement, CAX2630 Full Fiberglass White

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.26	A1	21.8125	31.3125	4.74310	





<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
600	1	Right	D4	\$2,784.66	\$2,784.66

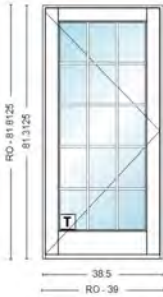
RO Size = 39" x 82 1/2"

Unit Size = 38 1/2" x 82"

AFDI32610, Unit, E-Series Inswing Door-1 Panel-French, Standard Panel, 4 9/16" Frame Depth, Factory Assembled, Rigid Vinyl w/Integral Vinyl Drip Cap, Dark Bronze Anodized On-Floor Drainage Sill, 4 11/16" Stile Width, 4 11/16" Top Rail Height, 8" Bottom Rail Height, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Right, Dual Pane Low-E4 Tempered Argon Fill Full Divided Light (FDL) 3 Wide, 5 High, Specified Equal Light Pattern, White, 2604, Pine w/Primed, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Hardware Preparation, FSB 1035, Black, Black

Trim Set 1: AFDI Right FSB 1035 Black PN:9184744

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.31	0.21	A1	34.0000	78.3750	18.5052	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
700	1	Right	3L	\$3,306.20	\$3,306.20

RO Size = 39" x 81 13/16"

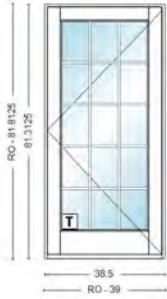
Unit Size = 38 1/2" x 81 5/16"

AFDO32610, Unit, E-Series Outswing Door-1 Panel-French, Standard Panel, 4 9/16" Frame Depth, Factory Assembled, Rigid Vinyl w/Integral Vinyl Drip Cap, Dark Bronze Anodized On-Floor Sill, 4 11/16" Stile Width, 4 11/16" Top Rail Height, 8" Bottom Rail Height, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Right, Dual Pane Low-E4 Tempered Argon Fill Full Divided Light (FDL) 3 Wide, 5 High, Specified Equal Light Pattern, White, 2604, Pine w/Primed, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Hardware Preparation, FSB 1035, Black, Black, Exterior Keyed Lock, Lock Cylinder Keyed Alike

Trim Set 1: AFDO Right FSB 1035 Black PN:9184747

Exterior Keyed Lock - Keyed Alike 1: AFDO RH FSB 1035 Black PN:9056134

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.34	0.22	A1	34.1250	77.9375	18.4696	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
800	1	Left	3R	\$3,306.20	\$3,306.20

RO Size = 39" x 81 13/16"

Unit Size = 38 1/2" x 81 5/16"

AFDO32610, Unit, E-Series Outswing Door-1 Panel-French, Standard Panel, 4 9/16" Frame Depth, Factory Assembled, Rigid Vinyl w/Integral Vinyl Drip Cap, Dark Bronze Anodized On-Floor Sill, 4 11/16" Stile Width, 4 11/16" Top Rail Height, 8" Bottom Rail Height, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Left, Dual Pane Low-E4 Tempered Argon Fill Full Divided Light (FDL) 3 Wide, 5 High, Specified Equal Light Pattern, White, 2604, Pine w/Primed, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Hardware Preparation, FSB 1035, Black, Black, Exterior Keyed Lock, Lock Cylinder Keyed Alike

Trim Set 1: AFDO Left FSB 1035 Black PN:9184747

Exterior Keyed Lock - Keyed Alike 1: AFDO LH FSB 1035 Black PN:9056134

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.34	0.22	A1	34.1250	77.9375	18.4696	

SUB-TOTAL:	\$14,828.08
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$785.89
TOTAL:	\$15,613.97

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

\* All graphics as viewed from the exterior. \*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors



## Fixed Skylight FCM Model

VELUX Fixed Skylights are perfect for visually expanding and transforming areas, such as hallways, stairwells, and other closed-in, dark spaces with bright light and sky views. As an economical choice, fixed skylights create a spacious home full of natural light.

- Provides twice as much light as vertical windows.
- The lower profile of the fixed skylight gives your roof a clean, streamlined appearance.



**Free installation**  
of in-stock blinds available

**GO  
SOLAR**

Add a pre-installed, solar blind to your fixed skylight and be eligible to receive a Federal Solar Tax Credit on products and installation.

Includes:
















Pre-Installed,  
Solar Blind

+



VELUX ACTIVE with  
NETATMO Gateway + App  
One VELUX ACTIVE Gateway per order

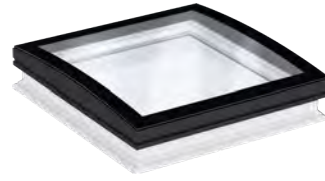
Model	 0° - 60° 0:12 - 20:12												
		1430	1446	2222	2230	2234	2246	2270	3030	3046	3434	3446	4646
Outside curb	(W-in. x H-in.)	17 ½ x 33 ½	17 ½ x 49 ½	25 ½ x 25 ½	25 ½ x 33 ½	25 ½ x 37 ½	25 ½ x 49 ½	25 ½ x 73 ½	33 ½ x 33 ½	33 ½ x 49 ½	37 ½ x 37 ½	37 ½ x 49 ½	49 ½ x 49 ½

\*For more information visit: [veluxusa.com/go-solar](http://veluxusa.com/go-solar)

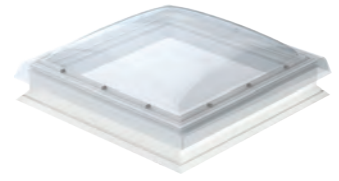


## CFP – Fixed Flat Roof Skylight

- Brings in a tremendous amount of light on flat roofs.
- PVC insulated curb included.
- Available as large as 5' x 5'.



CurveTech Protective Cover



Polycarbonate Protective Cover



Size Code	6060	6090	8080	90120	120120	150150
Rough Opening (WxH) inches	23 5/8 x 23 5/8	23 5/8 x 35 7/16	31 1/2 x 31 1/2	35 7/16 x 47 1/4	47 1/4 x 47 1/4	59 x 59
Exterior Frame (WxH) inches	30 11/16 x 30 11/16	30 11/16 x 42 1/2	38 9/16 x 38 9/16	42 1/2 x 54 5/16	54 5/16 x 54 5/16	66 1/8 x 66 1/8

## CXP – Flat Roof Exit Skylight

- Provides roof access to flat roofs.
- Sleek internal appearance with a 60° opening angle.
- Insect screen not available.
- Available as large as 4' x 4'.
- Manually operated.



Polycarbonate Protective Cover



Size Code	90120	100100	120120
Rough Opening (WxH) inches	35 7/16 x 47 1/4	39 3/8 x 39 3/8	47 1/4 x 47 1/4
Exterior Frame (WxH) inches	42 1/2 x 54 5/16	46 7/16 x 46 7/16	54 5/16 x 54 5/16

## FCM – Fixed Skylight

- Versatile in shape, allowing for a greater flexibility and positioning options for your room.
- Equipped with high-quality, Low-E3 glass that is coated to keep the skylight surface virtually spotless.
- Able to fit any VELUX blind to give you ultimate control over the light levels in your space.



Fixed Curb-Mount Skylight



Size Code	1430	1446	2222	2230	2234	2246	2270	3030	3046	3434	3446	4646
Inside Curb (WxH) inches	14 1/2 x 30 1/2	14 1/2 x 46 1/2	22 1/2 x 22 1/2	22 1/2 x 30 1/2	22 1/2 x 34 1/2	22 1/2 x 46 1/2	22 1/2 x 70 1/2	30 1/2 x 30 1/2	30 1/2 x 46 1/2	34 1/2 x 34 1/2	34 1/2 x 46 1/2	46 1/2 x 46 1/2
Outside Curb (WxH) inches	17 1/2 x 33 1/2	17 1/2 x 49 1/2	25 1/2 x 25 1/2	25 1/2 x 33 1/2	25 1/2 x 37 1/2	25 1/2 x 49 1/2	25 1/2 x 73 1/2	33 1/2 x 33 1/2	33 1/2 x 49 1/2	37 1/2 x 37 1/2	37 1/2 x 49 1/2	49 1/2 x 49 1/2



**BRAND**

Hinkley Lighting

**DESCRIPTION**

The Silo Dark Sky Outdoor Wall Sconce is the perfect addition to exteriors from coastal to modern. The compact design blends seamlessly into your space. Dark Sky Ordinance was developed as outdoor lighting standards that reduce glare, light trespass, and sky glow. Coated with anti-fading finishes, for maximum durability in harsh climates. Finished in Architectural Bronze, Black, and Satin White with an Etched Glass diffuser. Dark Sky and JA8 compliant. Wet location rated. UL and CSA listed.



*Shown in: Black / Etched Glass*

<b>SHADE COLOR</b>	Etched Glass
<b>BODY FINISH</b>	Black
<b>WATTAGE</b>	6.5W
<b>DIMMER</b>	Standard 120V
<b>DIMENSIONS</b>	4.5"W x 8"H x 5.75"D
<b>LAMP</b>	1 x MR16/GU10/6.5W/120V LED

*Technical Information*

<b>LUMINOUS FLUX</b>	500 lumens
<b>LUMENS/WATT</b>	76.92
<b>LAMP COLOR</b>	2700 K
<b>COLOR RENDERING</b>	80 CRI

<b>ITEM NUMBER</b>	HIN990361
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COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE

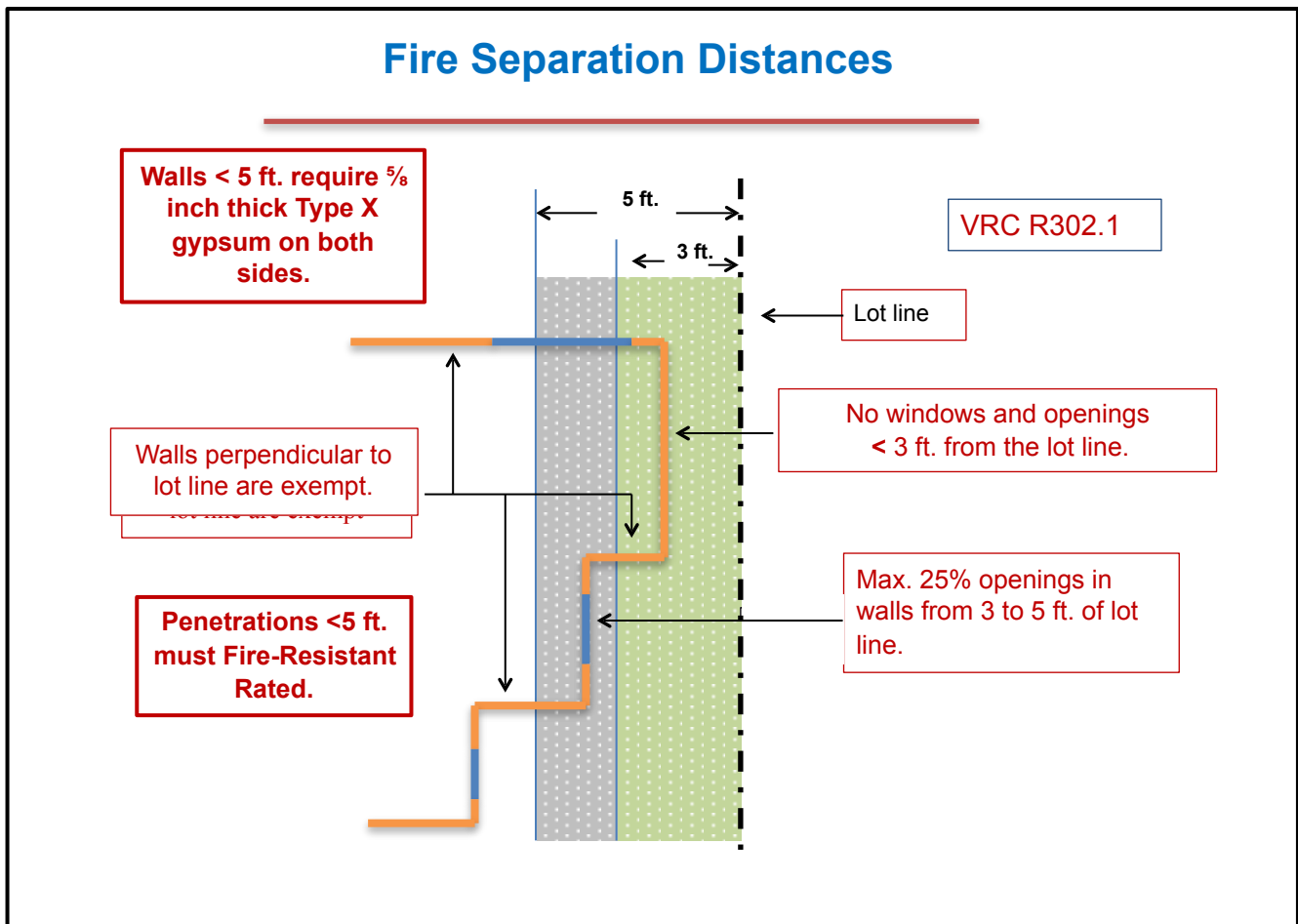


## CITY OF CHARLOTTESVILLE

### Exterior Wall Fire Separation Distance Requirements

Regarding the exterior wall protection, the *Virginia Residential Code* (IRC amended) assumes that an owner has no control over an adjoining property. Thus, the exterior walls of homes and garages relative to the property line require regulation.

Please refer to the illustration below for general exterior wall, penetrations and opening requirements in respect to the property line.



#### CAUTION:

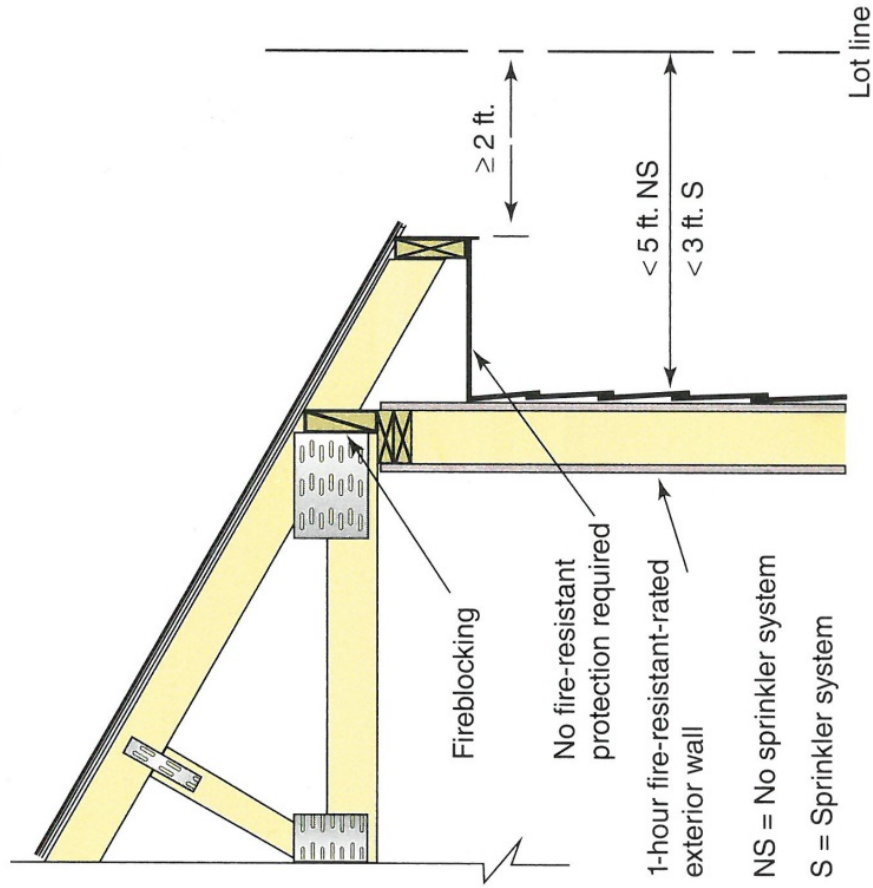
Projections (roof overhangs, bay windows, etc.) less than 5 ft. from the property line require  $\frac{5}{8}$ <sup>th</sup> Type X gypsum on the underside and are prohibited less than 2 ft. from the property line. See reverse side for additional details. Exception: decks and open porches are exempt from this requirement.

**ATTENTION:** a "Fire Wall" inspection must be requested in addition to the rough-in inspection. This inspection is to be done before concealment of the exterior sheathing and painting of the rated walls.

Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fireblocking is provided from the wall top plate to the underside of the roof sheathing.

The following materials are approved for fireblocking above the exterior wall to the underside of the roof deck (Ref. R302.11).

1. Two-inch nominal lumber.
2. Two thicknesses of 1-inch nominal lumber with broken lap joints.
3. One thickness of 23/32-inch (3/8) wood structural panels with joints backed by 23/32-inch wood structural panels.
4. One thickness of 3/4-inch particleboard with joints backed by 3/4-inch particleboard.
5. One-half-inch gypsum board.
6. One-quarter-inch cement-based millboard.



Fire resistance rating is not required for roof eave projections when fireblocking is installed.

## **Certificate of Appropriateness Application**

BAR 21-09-02

106 Oakhurst Circle, Tax Map Parcel 110005000

Oakhurst-Gildersleeve ADC District

Owner: 106 Oakhurst Circle LLC

Applicant: Patrick Farley

Project: Modifications to approved rear addition (CoA: December 15, 2020)

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
  
- [Application Submittal](#)





### Certificate of Appropriateness Application

BAR 21-09-02

106 Oakhurst Circle, Tax Map Parcel 110005000

Oakhurst-Gildersleeve ADC District

Owner: 106 Oakhurst Circle LLC

Applicant: Patrick Farley

Project: Modifications to approved rear addition



### Background

*Year Built:* 1922

*District:* Oakhurst-Gildersleeve ADC District

*Status:* Contributing

Designed as a combination of Colonial Revival and Craftsman styles, this two-story dwelling has a gabled roof, stucco siding, overhanging eaves with exposed rafter ends, a pent roof between the first and second floor, an interior stuccoed chimney, a concrete stoop, and a central door sheltered by a gabled hood supported by brackets. Triple eight-by-eight casement windows are found on the first floor, while eight-over-eight-sash double-hung windows are used on the second floor and flank a central triple eight-by-eight casement bay window. French doors on the east side lead out to a patio. The house also includes a rear deck and a projecting rectangular one-story bay window supported by wooden brackets on the west end. (Oakhurst-Gildersleeve Neighborhood Historic District.)

### Prior BAR Reviews

- September 15, 2020 – BAR held a Primary Discussion on the materials submitted. Due to difficulty connecting on-line, the applicant was unable to participate.
- October 20, 2020 - BAR held a Primary Discussion
- December 15, 2020 – BAR approved alterations to existing house and a rear addition.  
[http://weblink.charlottesville.org/public/0/edoc/798363/2020-12\\_106%20Oakhurst%20Circle\\_BAR.pdf](http://weblink.charlottesville.org/public/0/edoc/798363/2020-12_106%20Oakhurst%20Circle_BAR.pdf)

### Application

- Submittal: Patrick Farley Architect *Final BAR Submission*, dated August 31, 2021: Sheets A, B, C, and D.

CoA request for proposed alterations to existing house and a rear addition. Site work to include a new driveway, which will require removal of the south porch and replacement with a shallower version.

Note: The proposed addition is significantly scaled-back from what the BAR approved in December 2020. Attached is a comparison of the two. For existing conditions, see information submitted for the October 2020 preliminary discussion.

[http://weblink.charlottesville.org/public/0/edoc/798333/2020-09\\_106%20Oakhurst%20Circle\\_Preliminary%20Discussion.pdf](http://weblink.charlottesville.org/public/0/edoc/798333/2020-09_106%20Oakhurst%20Circle_Preliminary%20Discussion.pdf)

#### Roofing:

- Addition and existing house to be interlocking metal shingles. Simple design, flat, not ornamented. Color to be dark gray/slate. (Replace existing asphalt shingles on house).

#### Materials

- Stucco: Smooth finish, “StoPowerwall” stucco system. ([www.stocorp.com](http://www.stocorp.com))\*
- Trim: Fiber cement, painted.\*
- Doors and Windows (casement): Anderson, aluminum clad wood. White with black exterior trim.\*  
<https://aw930cdnprcd.azureedge.net/-/media/aw/files/brochures/2020-to-current-literature/e-series-brochure.pdf?modified=20210712191053>  
Note: The lite patterns will be as shown on the renderings. For insulated glass with applied grills, the BAE should require internal spacer bars.
- Ceiling at covered parking: Tongue and grooved trim, stained.\*
- Low wall: Board-formed concrete wall with stone cap.\*

#### Balconies, Deck and Stairs

- Railing: Wood rail (natural finish) on panels with flat metal bars (painted).\*
- Decking/Treads: Composition material. Trim and exposed framing below to be painted.\*

#### Landscaping

- Remove: 6” Crepe Myrtle (front), 6” Dogwood (front), 4” Holly (rear), 40” Oak (rear).\*
- New: See Plant Schedule on Sheet A. (*Rain Garden, Ferns, Oak Garden, Living Fence/Green Screen, Pollinator Garden.*)\*
- Hardwood mulch within planting areas.\*

#### Paving

- Walking Path (front): Cut slate/flagstone in aggregate with steel edging\*
- Driveway (front): Concrete, permeable pavers\*
- Driveway (rear and existing): Crushed Buckingham slate with steel edging\*

#### Exterior Lighting:

- Pathway lights: AQ Lighting, 3 Tier Pagoda Pathway Light, LED, CCT 2,700K or 5,000K\*
- Soffit lighting: Recessed can lights, TBD\*

\* No change from December 2020.

#### **Discussion**

Staff recommends approval, with the suggested conditions related to the applied grills on insulated glass windows.

Driveway: Previously, the existing driveway (along the north parcel line) was eliminated and a new constructed (along the north parcel line). The project will now retain the existing and use the new to create a loop for access to and egress from the parking area behind the house. City Code Section 34-

972(a)(5) allows for the BAR to make recommendations [to the city traffic engineer] regarding modifications in the required driveway entrance widths. Conditions may require some flexibility—for example, as necessary to minimize the removal of the existing stone curbing. Staff is consulting with zoning and will address this more specifically during the September 21 meeting.

### **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including City’s ADC District Design Guidelines, , I move to find that the proposed alterations and new construction at 106 Oakhurst Circle 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].

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

*Denial:* Having considered the standards set forth within the City Code, including City’s ADC District Design Guidelines, I move to find that the proposed alterations and new construction at 106 Oakhurst Circle do not 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:**

- (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 ADC District Design Guidelines**

Chapter II – *Site Design and Elements*

(Link: [III: Site Design and Elements](#))

- Plantings
- Walls and Fences
- Lighting
- Walkways and Driveways

- Parking Areas and Lots
- Utilities and Other Site Appurtenances

### Chapter III – *New Construction and Additions*

(Link: [IV: New Construction and Additions](#))

#### Checklist from section 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.

### Chapter 4 – *Rehabilitation*

(Link: [V: Rehabilitation](#))

#### 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.

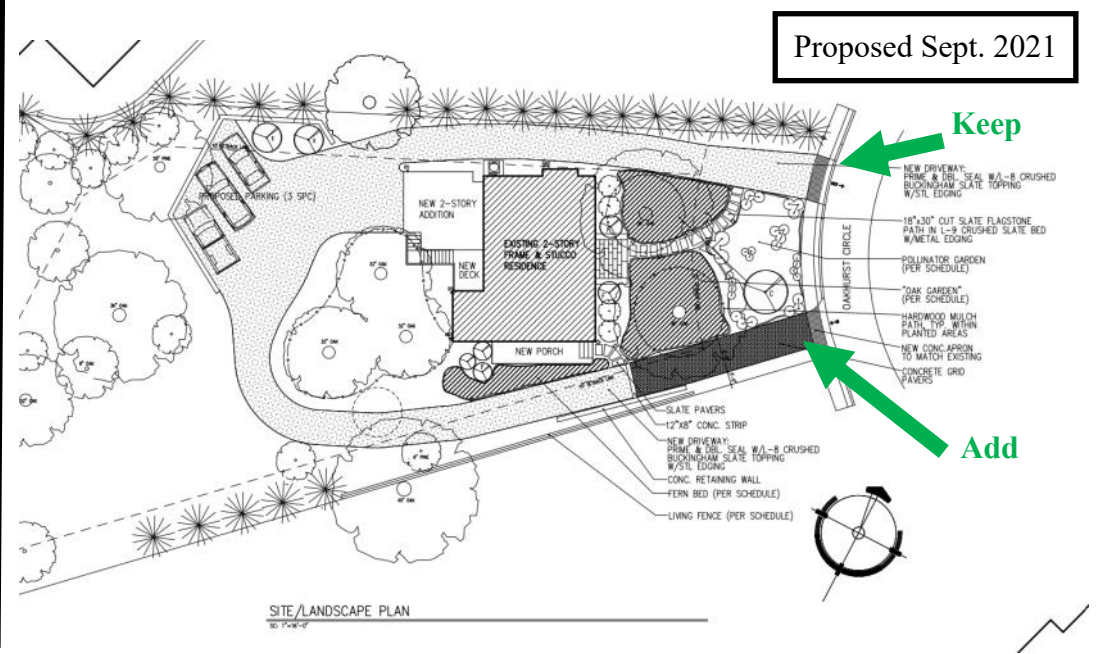
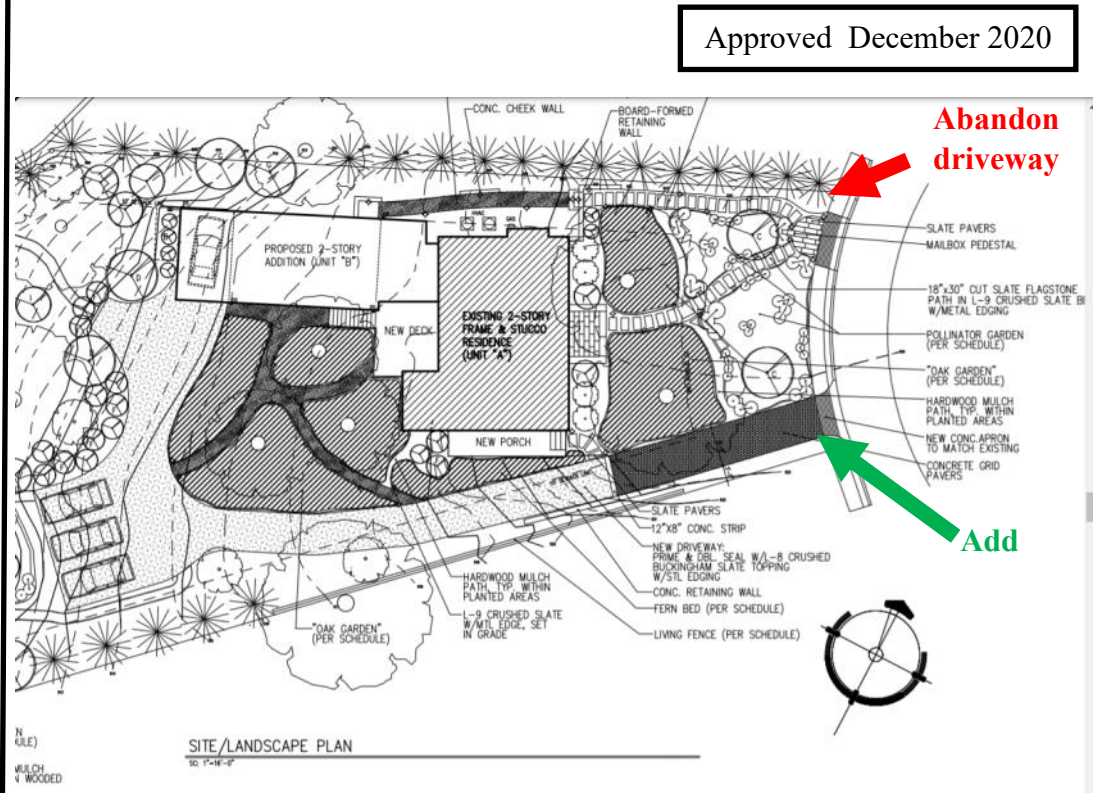
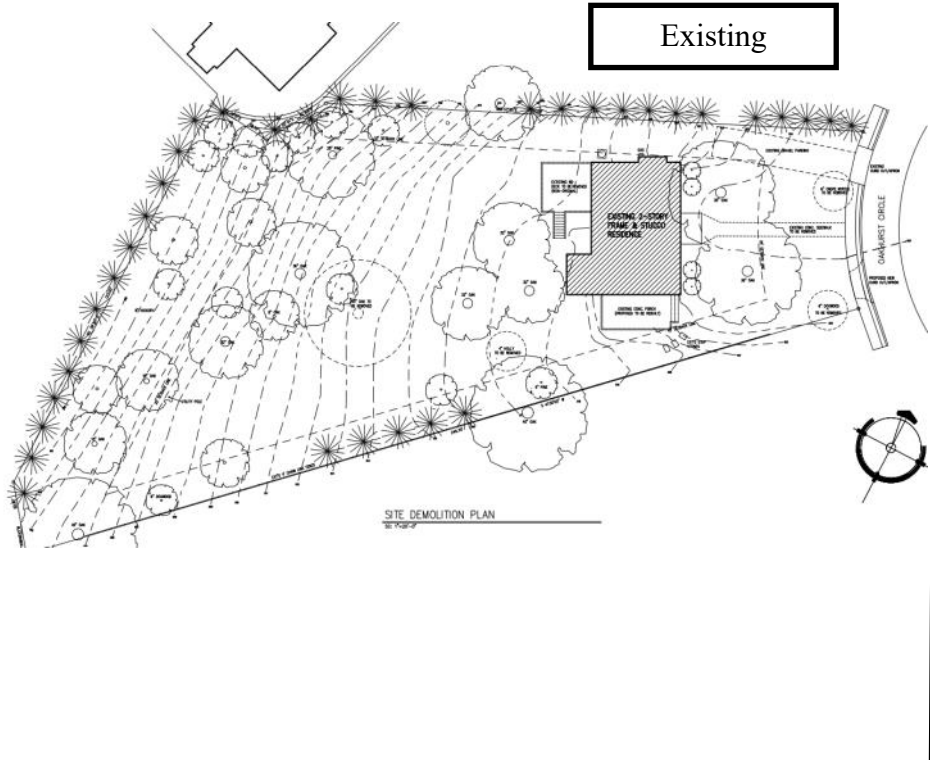
- 4) The original size and shape of dormers should be maintained.
- 5) Dormers should not be introduced on visible elevations where none existed originally.
- 6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.
- 7) When replacing 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.

**Appendix:**

**City Code Section 34-972. - Location, yard areas, and driveways.**

- (a) For lots containing a single-family detached dwelling or a two-family dwelling, parking may be located within any yard. Driveways and off-street parking spaces, regardless of zoning district, shall be subject to the following location and dimensional requirements, with such requirements applying to the portion of the driveway and off-street parking spaces located between the right-of-way and the building line.
  - (1) No driveway entrance or exit shall intersect with a street at a location closer than fifteen (15) feet to any street intersection;
  - (2) No driveway within a residential district, or used for residential purposes, shall be located within three (3) feet from the line of an adjacent property;
  - (3) For driveways and off-street parking spaces, except those off-street parking spaces provided in a garage or carport, the portion of the driveway and off-street parking area located between the right-of-way and the building setback line shall not exceed a maximum of twenty-five (25) percent of the lot area between the right-of-way and building line. This does not prohibit a lot from having one (1) one-way driveway entrance of a maximum width of twenty (20) feet;
  - (4) The above language notwithstanding, all driveway entrances shall meet a minimum width requirement of twenty (20) feet and shall not exceed a maximum width of thirty (30) feet, except as allowed by subsection (5) of this section.
  - (5) For off-street parking areas in Architectural Design Control Districts and Historic Conservation Districts, as defined in Article II of this chapter, the city traffic engineer may approve a modification in the required driveway entrance width on properties zoned for multi-family residential, commercial, industrial or mixed-use development following a recommendation from the Board of Architectural Review for such modification. Specific factors to be considered by the city traffic engineer include, but are not limited to, expected traffic volumes, internal site circulation, volume of truck traffic, speed limit of the adjacent roadway, and the presence of turn lanes.
- (b) Driveways and common parking areas, except for single-family detached or two-family dwellings, shall also be subject to the following location and dimensional requirements, with such requirements applying to the portion of the driveway located between the right-of-way and the building line:
  - (1) No driveway entrance or exit shall intersect with a public street at a location closer than fifteen (15) feet to any street intersection, or less than five (5) feet from the end of a curb radius;
  - (2) The total width of driveway entrances (curb cuts) shall not exceed thirty-three (33) percent of the lot frontage. This does not prohibit a lot from having one (1) two-way driveway entrance of a maximum width of thirty (30) feet;

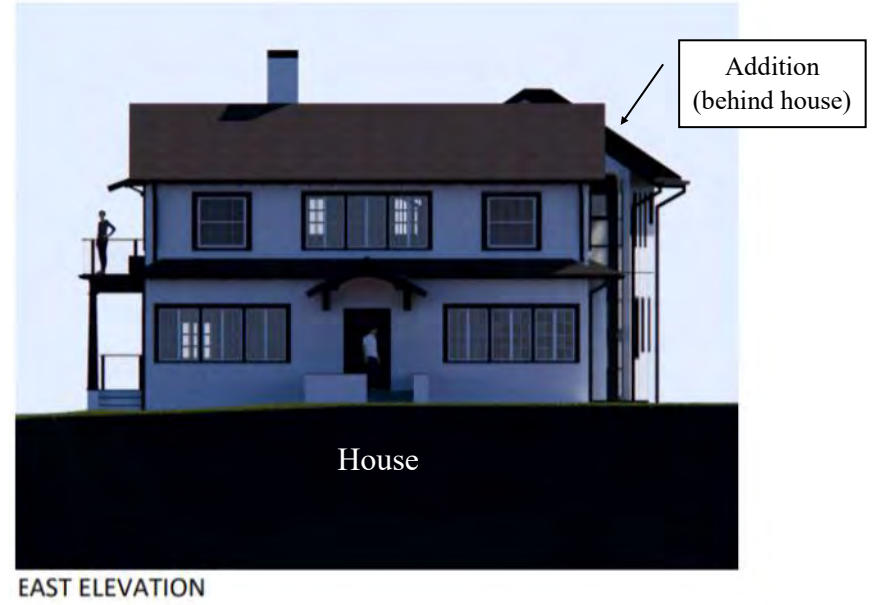
- (3) Parking shall be located in side or rear yards, except that: (i) Parking may not be located within any yard that faces a public street; and (ii) Parking may be located within any yard in the following districts: Urban Corridor, Highway Corridor, and Industrial Corridor. If a lot faces more than one (1) public street, parking shall be prohibited in the yard that fronts on the public street with the highest functional classification rating. If all roads abutting the yard have the same functional classification, parking shall be prohibited in the yard serving as front yard for the parcel.
- (4) [...]
- (5) [...]
- (6) No off-street parking area shall be located closer than three (3) feet to any side or rear property line. No driveway within a residential district, or used for residential purposes, shall be located within three (3) feet from the line of an adjacent property.
- (7) Any parking established in yards that face any public street(s) shall be subject to the street buffer provisions of [section 34-873](#)(b), and, in addition must include a masonry or similar type wall between the parking area and the public street(s). The wall shall be no less than thirty-two (32) inches in height.
- (c) For lots containing a single-family attached dwelling, parking may be located within any yard. Driveways and off-street parking spaces, except those off-street parking spaces provided in a garage or carport, shall not exceed a maximum of twenty-five (25) percent of the lot area between the right-of-way and building setback line. This does not prohibit a lot from having one (1) one-way driveway entrance of a maximum width of twenty (20) feet.
- (d) When more than one (1) driveway is provided along a frontage in a single ownership, there shall be a separation of at least twenty (20) feet at the curb line between each driveway, and a six-inch raised protective curb parallel to the street extending not less than two-thirds ( 2/3 ) the length of the island shall be placed inside the property line between the driveways.
- (e) Parking spaces must be designed and used in such a manner as to prevent cars parked in a driveway from encroaching into the public right-of-way.
- (f) For zoning purposes, driveways begin at the boundary separating a property from the right-of-way. Driveways may only be constructed using materials permitted by [section 34-982](#). Entrances must conform to designs listed in the most recent version of the City of Charlottesville Standards and Design Manual.
- (g) The location and design of entrance and exit driveways shall be approved by the director of neighborhood development services to ensure a safe and convenient means of ingress and egress, using current access management principles.



Existing



Approved December 2020



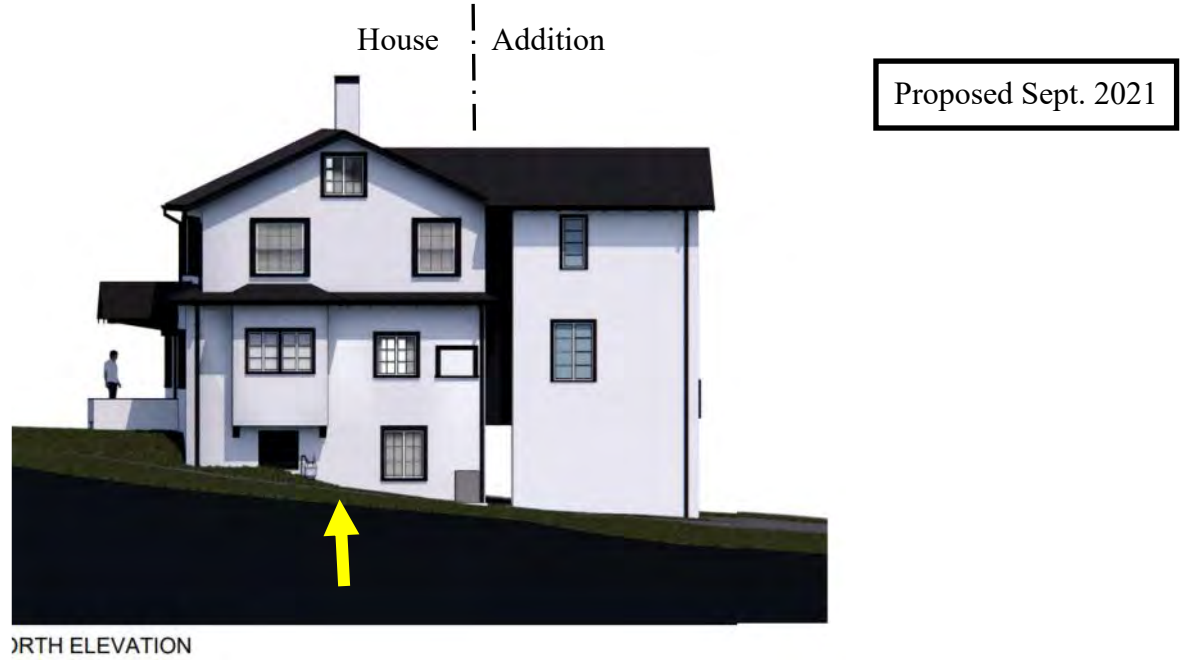
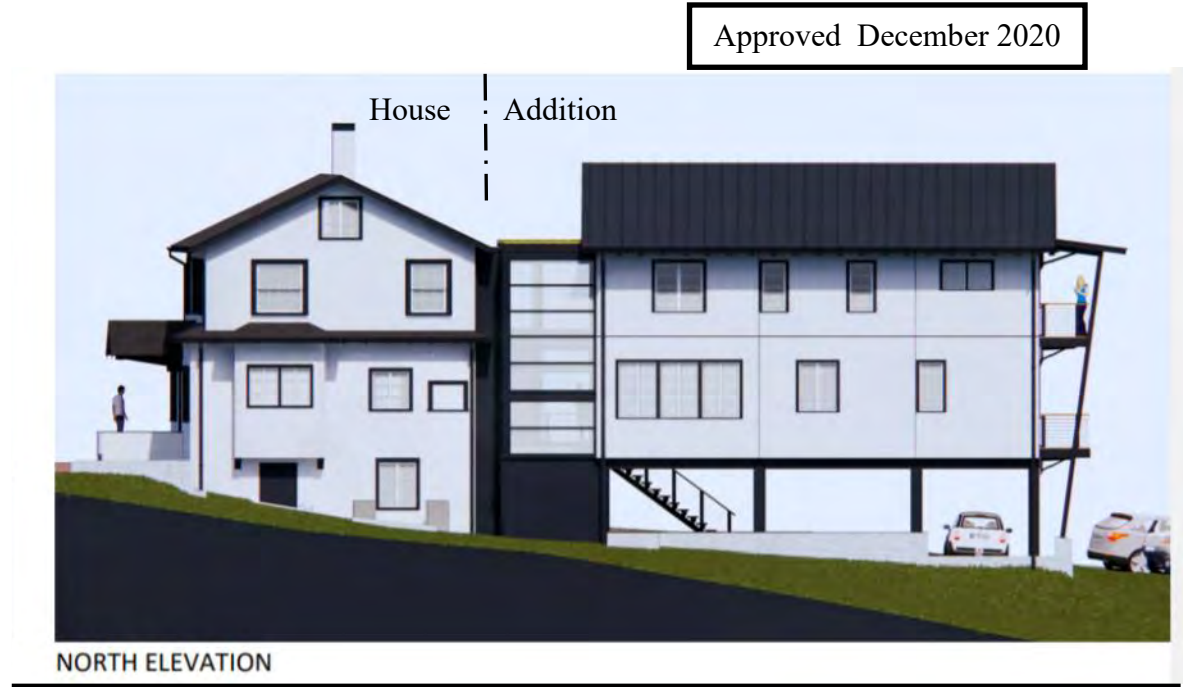
Proposed Sept. 2021







Existing



Existing

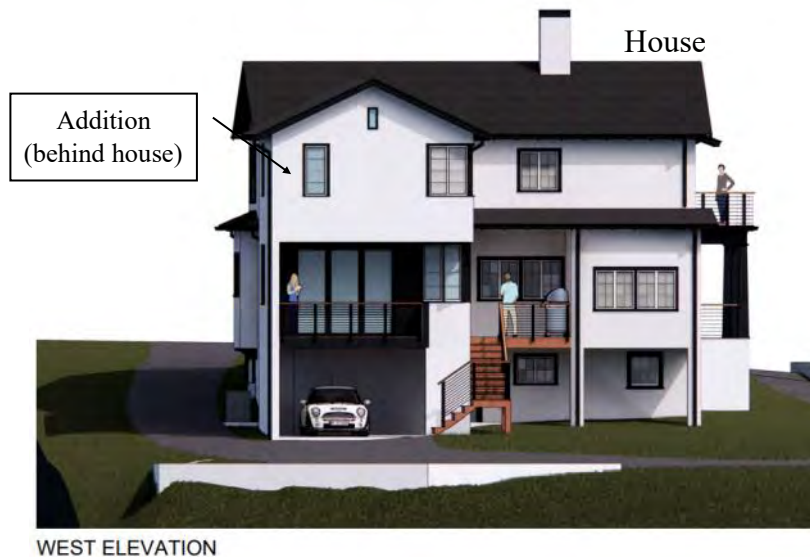


Approved December 2020



WEST ELEVATION

Proposed Sept. 2021



WEST ELEVATION



Existing



Approved December 2020



SOUTH ELEVATION

Proposed Sept. 2021



SOUTH ELEVATION



# 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 106 Oakhurst Circle LLC c/o C. diPierro Applicant Name Patrick Farley Architect, PLLC  
Project Name/Description 106 Oakhurst Circ/Renovations & Additions Parcel Number 110005000  
Project Property Address 106 Oakhurst Circle, Charlottesville, Va. 22903

### Applicant Information

Address: 5836 Taylor Creek Rd.  
Afton, Va. 22920  
Email: patrick@patrickfarley.net  
Phone: (W) 434-205-0225 (C) 804-306-4927

### Property Owner Information (if not applicant)

Address: 106 Oakhurst Circle LLC c/o C. diPierro  
65 W Meadow Rd., Setauket, NY 11733  
Email: oakhurstcircle@icloud.com  
Phone: (W) \_\_\_\_\_ (C) 434-882-4426

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.

J.P. Farley  
Signature Date  
J. Patrick Farley 08/31/21  
Print Name Date

### Property Owner Permission (if not applicant)

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

Charles G diPierro 08/31/2021  
Signature Date  
Charles G diPierro for 106 Oakhurst Circle LLC 08/31/2021  
Print Name Date

**Description of Proposed Work (attach separate narrative if necessary):** Small addition to rear & new off-street parking spaces (4) with attendant "loop" driveway + new landscaping at front yard.

\*\*Special Note: This submission comprises a scaled-down approach to previously approved design.

### List all attachments:

Site/Landscape Plan, Existing Site/Demo Plan, Floor Plans, Elevations, Wall Section/Railing Detail, 3D renderings

### **For Office Use Only**

Received by: \_\_\_\_\_  
Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_  
Date Received: \_\_\_\_\_

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](http://www.charlottesville.org) or at [Municode.com](http://Municode.com) for the City of Charlottesville.

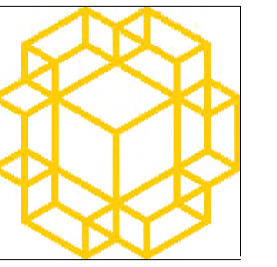
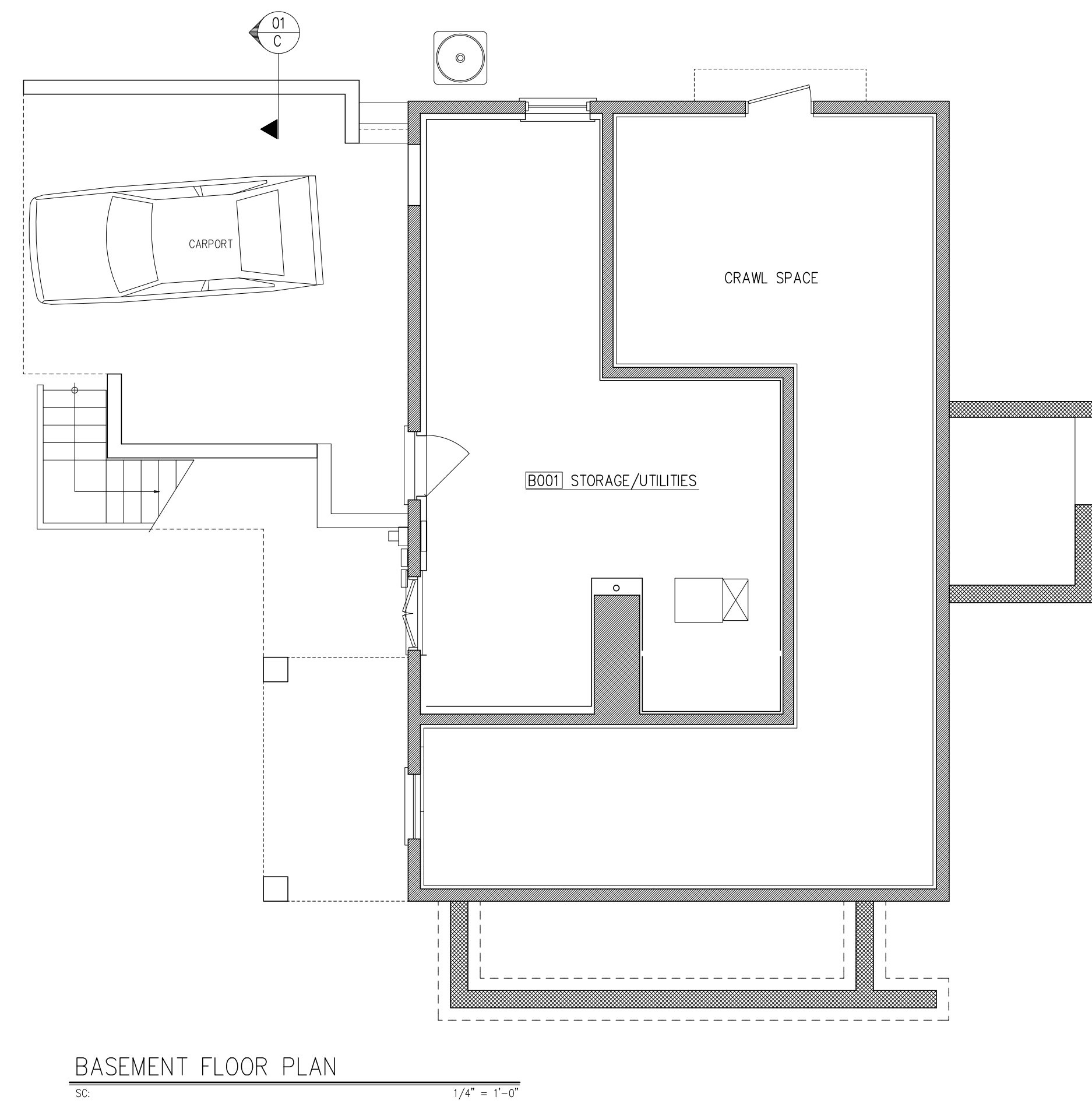
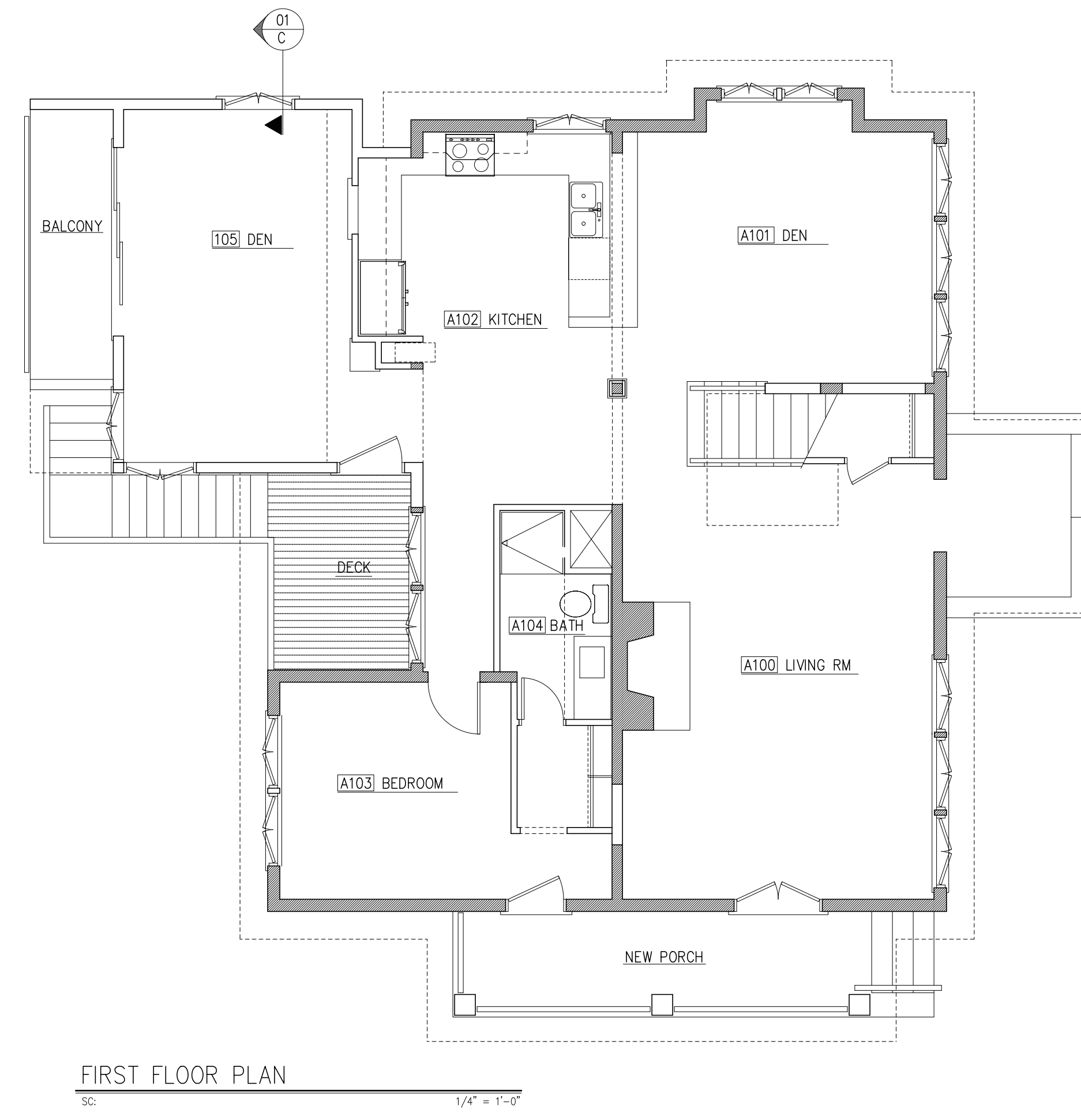
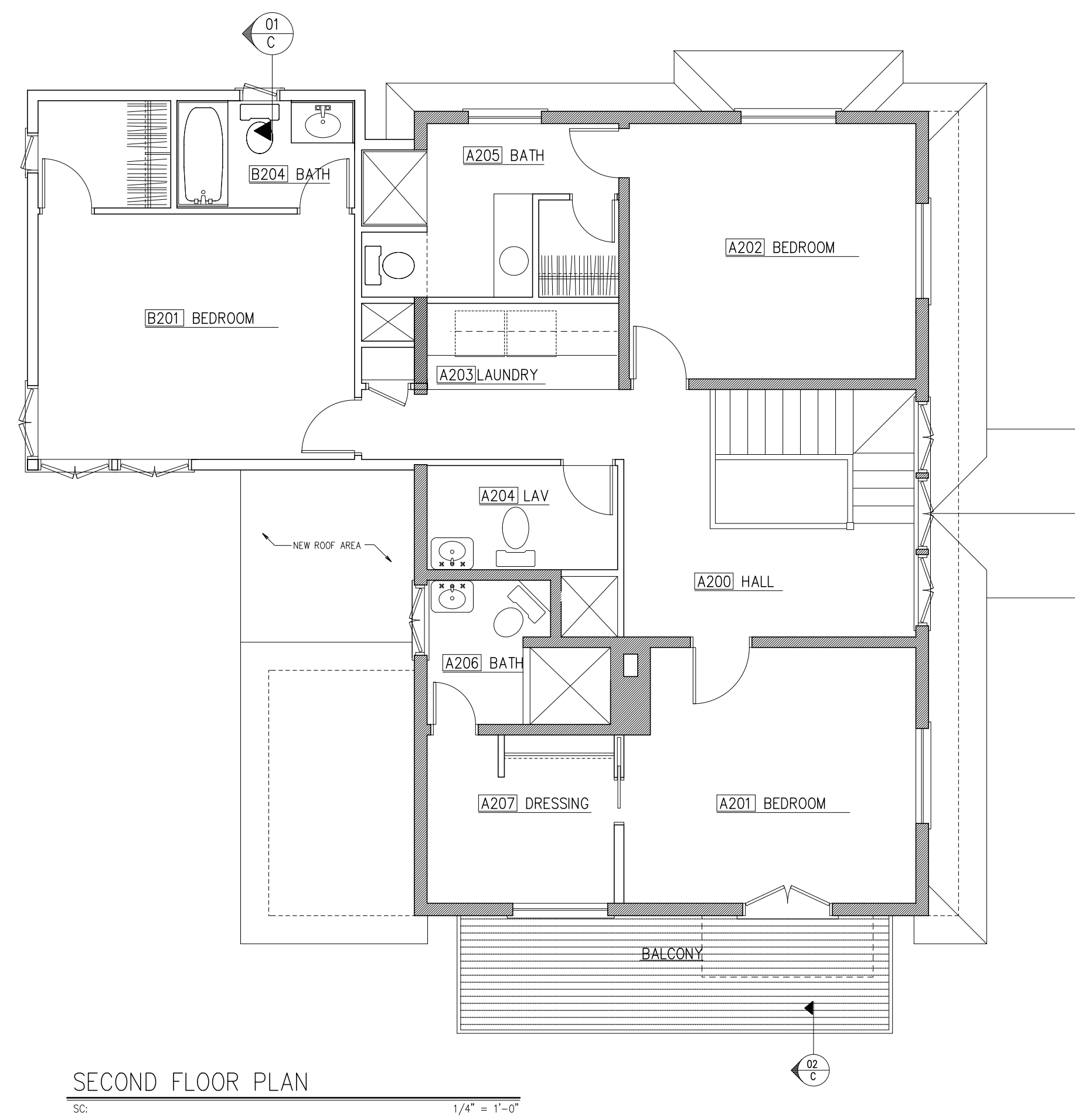
**DESIGN REVIEW GUIDELINES:** Please refer to the current *ADC Districts Design Guidelines* online at [www.charlottesville.org](http://www.charlottesville.org).

**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.





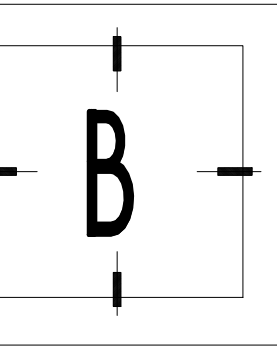
**PATRICK FARLEY ARCHITECT**  
 5836 TAYLOR CREEK ROAD  
 AFTON, VA. 22902  
 434.205.0225  
 www.patrickfarley.net



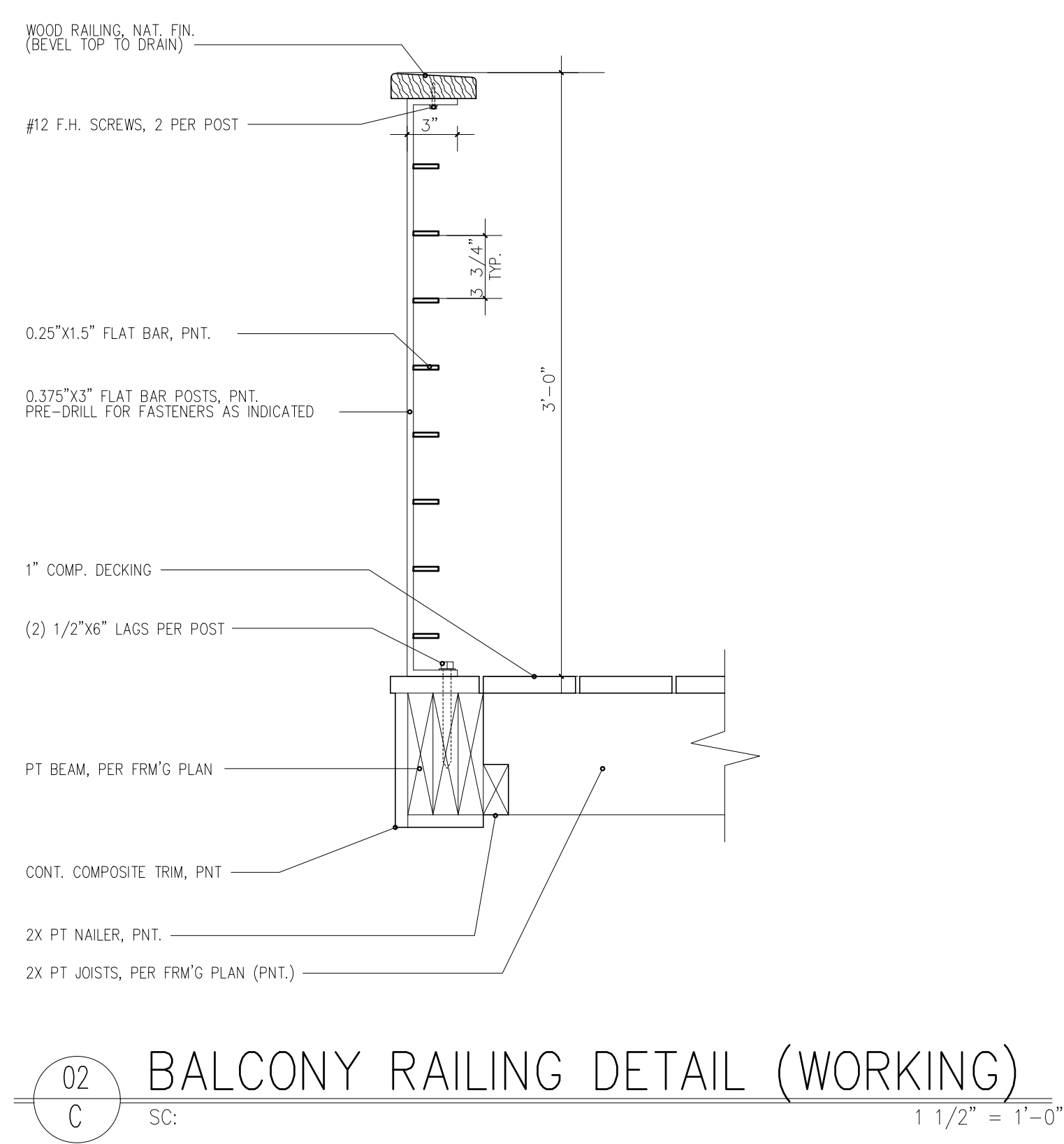
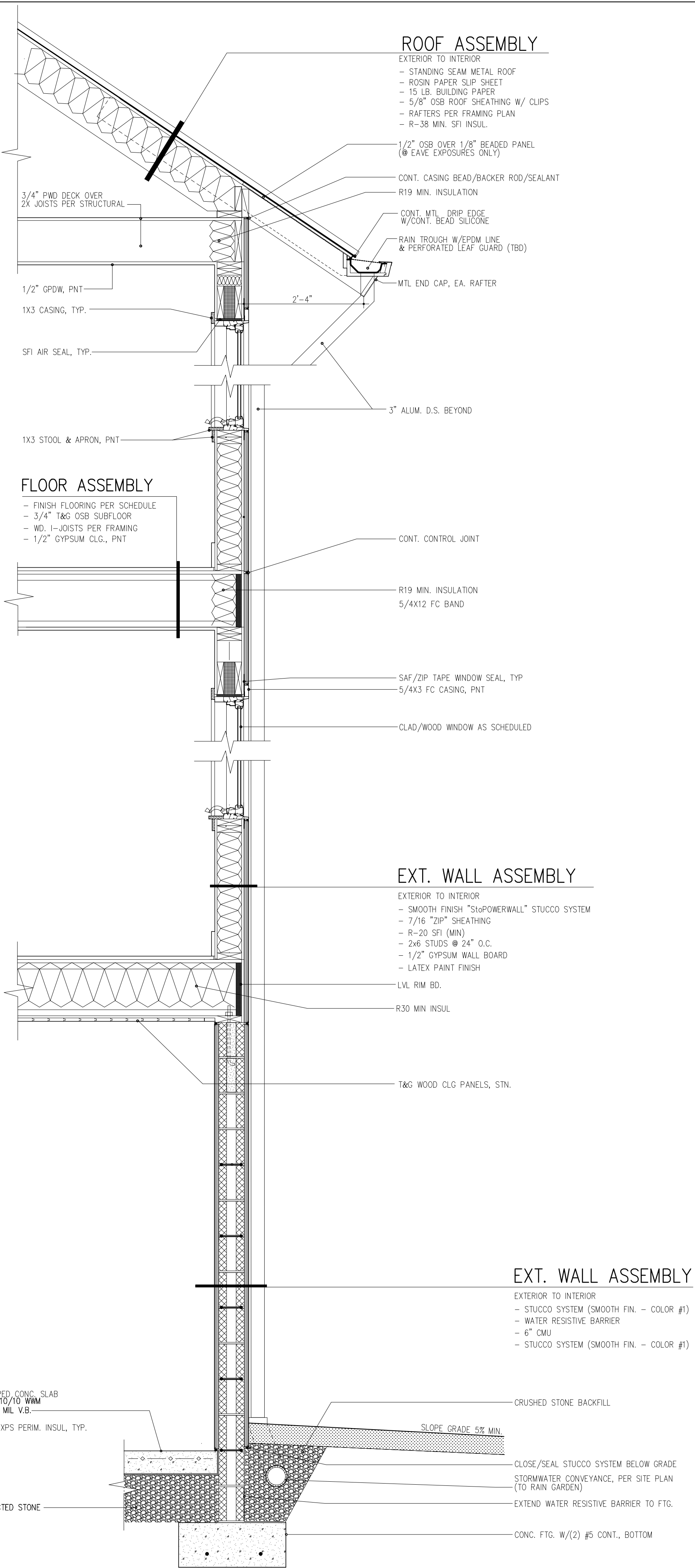
PROPOSED RENOVATIONS & ADDITIONS

**106 OAKHURST CIRCLE**

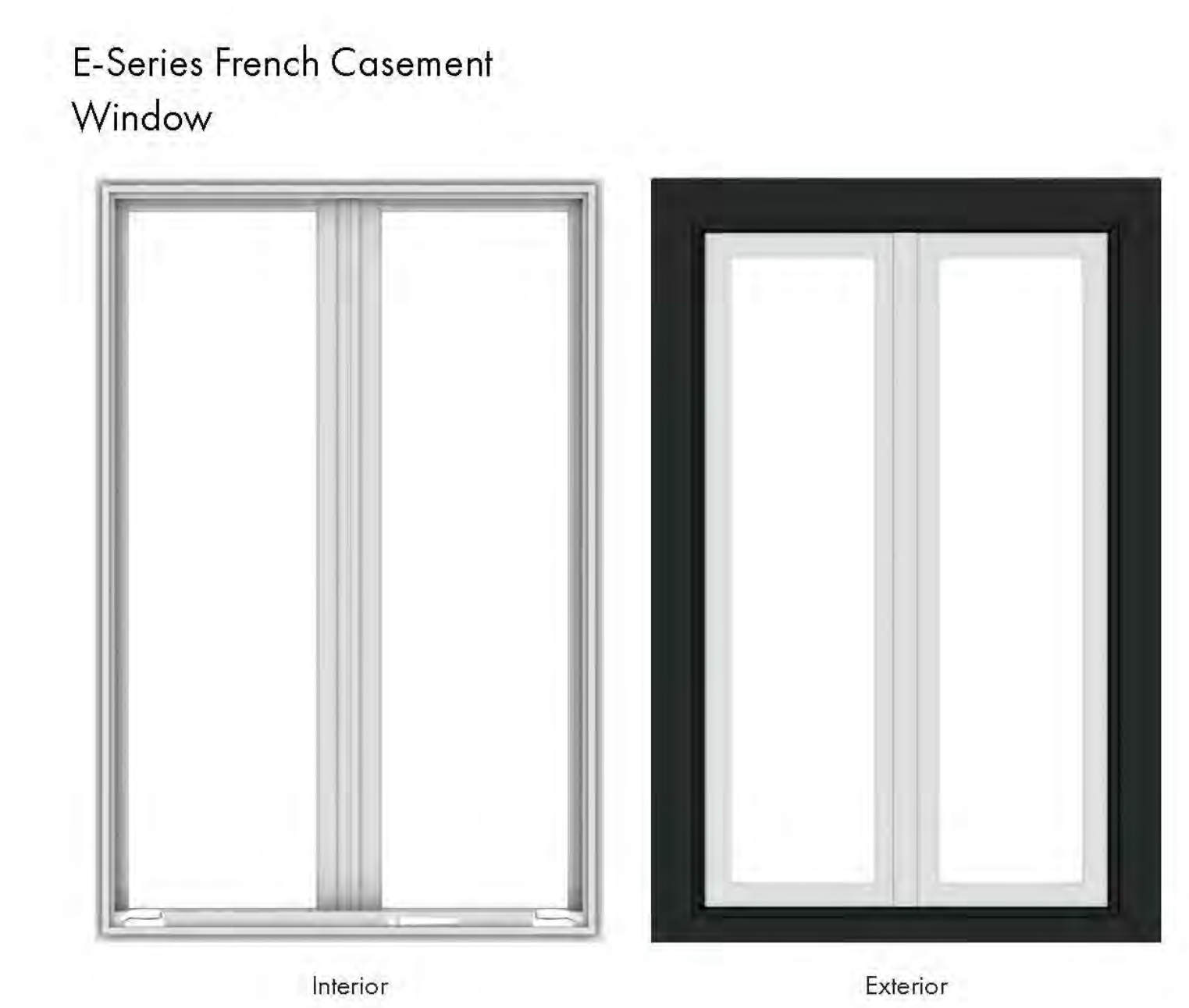
31 AUGUST 2021



FINAL B. A. R. SUBMISSION



11/23/2020 Window & Door Design Tool | E-Series French Casement Window



**SUMMARY**  
 To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	E-Series French Casement Window
Product ID#	FCMT3450
Unit Width	40"

<https://www.andersenwindows.com/ideas-and-inspiration/design-tool/e-series-french-casement-window/?width=40&height=60&frameColor=Interior%3B...> 1/2

11/23/2020 Window & Door Design Tool | E-Series French Casement Window

Unit Height	60"
Interior Color	White
Glass	Low-E4® Glass with HeatLock® Coating
Hardware	Crank Handle and Operator Cover, White
Grille Pattern	Custom
Exterior Frame Color	Black
Exterior Sash Color	White
Exterior Trim Profile	3.5" Flat Casing w/ Sill Nose
Exterior Trim Color	Black

\* Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics similar to American mahoganies.  
 \* Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.

**01 WALL SECTION (WORKING)**  
 SC: 3/4" = 1'-0"

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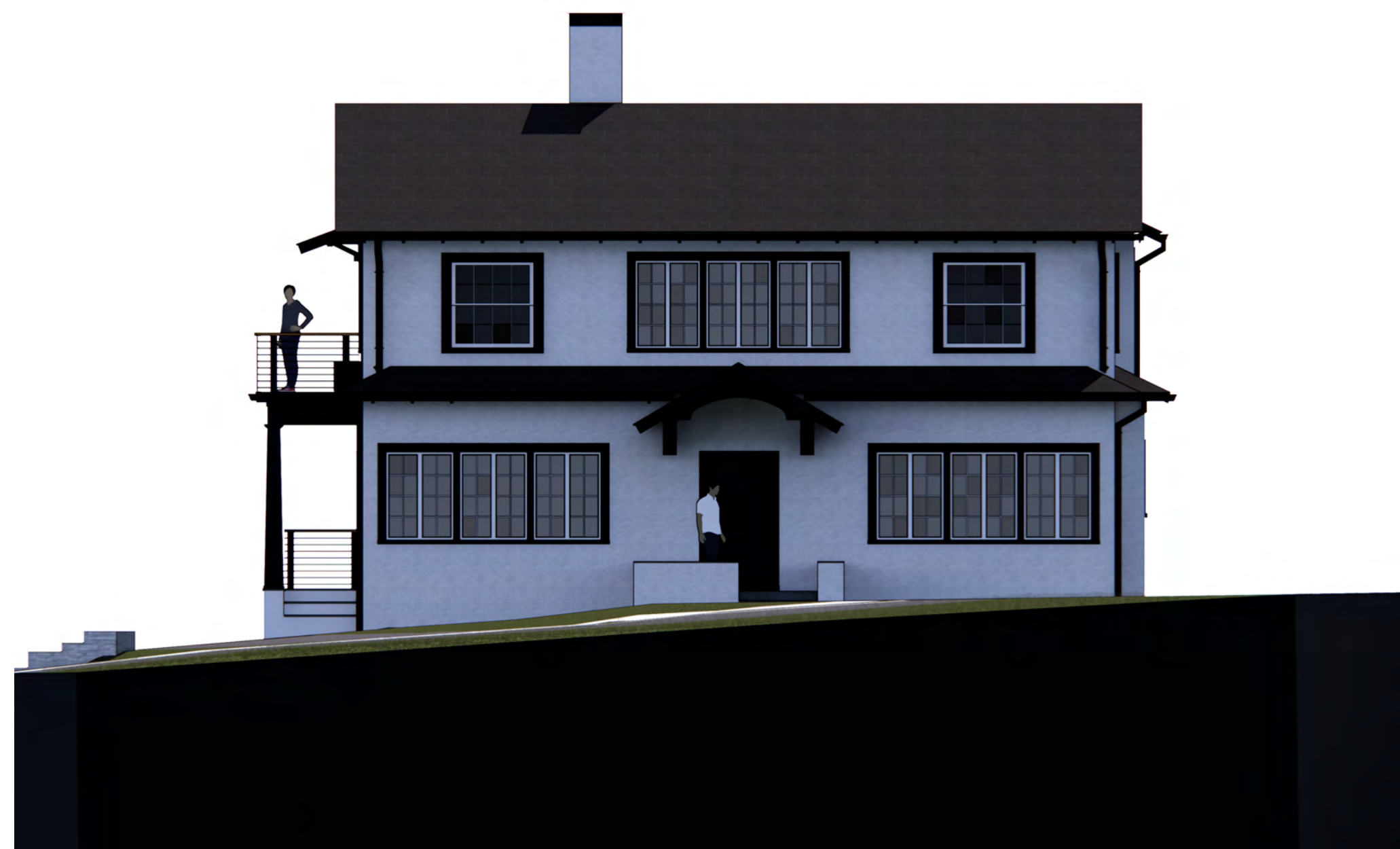
PROPOSED RENOVATIONS & ADDITIONS

**106 OAKHURST CIRCLE**

31 AUGUST 2021

FINAL B.A.R. SUBMISSION





EAST ELEVATION



NORTH ELEVATION



NEW PORCH



WEST ELEVATION



SOUTH ELEVATION



VIEW FROM SOUTHWEST



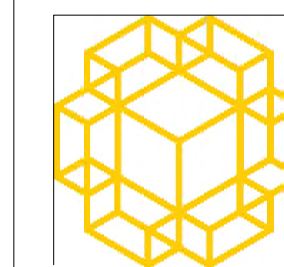
VIEW AT NEW DRIVE ENTRY



VIEW AT NEW DRIVE EXIT



VIEW FROM NORTHWEST

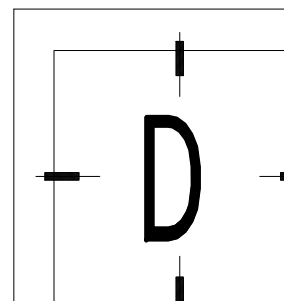


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434.205.0225 www.patrickfarley.net

PROPOSED RENOVATIONS & ADDITIONS

106 OAKHURST CIRCLE

31 AUGUST 2021



FINAL B. A. R. SUBMISSION

**Certificate of Appropriateness Application (HC District)**

BAR 21-09-03

936 Rugby Road, TMP 030144000

Rugby Road Historic Conservation District

Owner: Sharon and Michael Nedzbala

Applicant: Leigh Boyes

Project: Side addition (Note: Covered porch at rear is not subject to review.)

Application components (please click each link to go directly to PDF page):

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

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
September 21, 2021**



**Certificate of Appropriateness Application (HC District)**

BAR 21-09-03

936 Rugby Road, TMP 030144000

Rugby Road Historic Conservation District

Owner: Sharon and Michael Nedzbala

Applicant: Leigh Boyes

Project: Addition and covered porch



**Background**

Year Built: c1911

District: Rugby Road Historic Conservation District

Status: Contributing

Stucco, vernacular dwelling designed by Eugene Bradbury.

**Prior BAR Review**

N/A

**Application**

- Submittal: Sage Designs drawings *Nedzbala Residence – Addition*, dated August 31, 2021: Narrative; Historic Survey; Sheets T1.1, S1.1, A1.1, A1.2, A2.1, A2.2, and A2.3.

Request CoA for construction of an addition onto the west south side and a covered porch at the rear. (**NOTE:** The rear, covered porch will not be visible from Rugby Road or Preston Avenue, due to the elevation and grade. Staff concluded this component does not require a CoA.)

**Addition**

- Roof: Match existing (asphalt dimension shingles) or standing-seam copper.
- Gutter and downspout: Match existing.
- Cornice and trim: Match existing.
- Exterior wall: Match existing. Stucco.
- Chimney: Match existing detail. Stucco.
- Windows: Painted, wood, casement windows. Color: TBD
- Light Fixtures: None indicated.

## **Discussion and Recommendations**

Note: The regulations and guidelines for projects within a Historic Conservation District (HCD) are, by design, less rigid than those for an ADC District or an IPP. The HCD designations are intended to preserve the character-defining elements of the neighborhoods and to assure that new construction is not inappropriate to that character, while minimally imposing on current residents who may want to upgrade their homes. Within the existing HCDs are buildings and/or areas that might easily qualify for an ADC District or as an IPP; however, in evaluating proposals within HCDs, the BAR may apply only the HCD requirements and guidelines.

The BAR should discuss the use of an exterior chimney, which represents a new architectural element—the four existing chimneys are interior. Otherwise, staff recommends approval. (See specific comments below under *Pertinent Design Review Guidelines*.)

## **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including City Design Guidelines for Historic Conservation Districts, I move to find that the proposed addition at 936 Rugby Road satisfy the BAR’s criteria and are compatible with this property and other properties in the Rugby Road Historic Conservation 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 Historic Conservation Districts, I move to find that the proposed addition at 936 Rugby Road do not satisfy the BAR’s criteria and are not compatible with this property and other properties in the Rugby Road Historic Conservation District, and that for the following reasons the BAR denies the application as submitted:

## **Criteria, Standards, and Guidelines**

### **Review Criteria Generally**

Sec. 34-341 of the City Code. Criteria for approval

- a. 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 conservation district design guidelines; and
  2. The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.
- b. The BAR's review of the proposed new construction or addition to a building or structure shall be limited to factors specified in section 34-342. The BAR's review of the proposed demolition, razing or moving of any contributing structure shall be limited to the factors specified in section 34-343.
- c. The BAR, or city council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition would be compatible with the scale and character of the historic conservation district. Prior to attaching conditions to an approval, due consideration shall be given to the cost of compliance with the proposed conditions.

Sec. 34-342 of the City Code. Standards for review of new construction and additions.

The following features and factors shall be considered in determining the appropriateness of proposed new construction and additions to buildings or structures:

- 1) Whether the form, height, scale, mass and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;
- 2) The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;
- 3) The impact of the proposed change on the essential architectural form and integrity of the existing building;
- 4) The effect, with respect to architectural considerations, of the proposed change on the conservation district neighborhood;
- 5) Any applicable provisions of the city's conservation district design guidelines.

### **Pertinent Design Review Guidelines for New Construction and Additions**

#### Building Location – setback and spacing

1. Align a new building close to the average building setback line on the same street, if established, or consistent with the surrounding area.
2. Maintain average spacing between buildings on the same street.

**Staff Comment:** The addition does conflict with the existing spacing within the district.

#### Building Scale – height and massing

1. Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.
2. Keep the height and width of new buildings within the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.
3. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.
4. An accessory building should appear secondary to the main building in scale and design.
5. Larger buildings (commercial or multi-family) otherwise permitted by zoning should be designed and articulated to be compatible with the scale of the majority of adjacent buildings on the same street or block.

**Staff Comment:** The addition is generally consistent with the scale and design of the existing house. The *exterior* chimney is a new element compared to the four existing, *interior* chimneys; however, the material, scale and design are consistent with the existing.

#### Building Form – roofs and porches

1. Roof forms should reference contributing buildings on the same street or surrounding area. Other roof forms may be approved by the BAR when contextually appropriate.
2. If many of the contributing buildings on the same street have porches, then it is strongly recommended that the design of a new residence includes a porch or similar form of similar width and depth.

**Staff Comment:** The addition roof is consistent with the existing house.

### Building Openings – orientation, doors and windows

1. A single entrance door (or main entrance of a multifamily dwelling) facing the street is recommended.
2. Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.
3. Windows should be simple shapes compatible with those on contributing buildings, which are generally vertically oriented in residential areas.

**Staff Comment:** The scale, design, and locations of the addition windows are consistent with the existing house.

### Building Materials and Textures

1. The selection of materials and textures for a new building should relate architecturally to the district, and should be compatible with and complementary to neighboring buildings.
2. Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.

**Staff Comment:** The stucco will match the existing. The windows will be wood. The glass VLT is not specified; however, for a residential project, the 70% VLT is less of a concern than it would be for a commercial storefront or street level location. Staff recommends that the manufacturer's glass is acceptable, provided it is not opaque.

### Building Paint

1. Painting unpainted brick or other masonry is discouraged because it is irreversible and may cause moisture problems.

**Staff Comment:** The existing masonry is painted.

### Site

1. Fences or walls that abut a City street (or fences located in a side yard between a street and the front of the principal structure on a lot) should not exceed three and one-half feet in height.

**Staff Comment:** The proposed low, stone-veneer wall is to the side of the house.

Rugby Road Historic Conservation District adopted September 2, 2014:

### Architectural character-defining features:

- 1.5, 2.0, or 2.5 story dwellings with stucco, red brick or painted brick, or wood siding,
- Front porticos or porches
- Slate shingle roofs, gable or hipped roof forms, roof dormers,
- Contributing outbuildings, and deep-set, planted front yards mostly unpaved with no visible garages.

**936 Rugby Road**



**Date: ca. 1911 (on 1920 Sanborn Map)**

**District Status: Contributing**

**Resources: 1 Single Dwelling "Randolph House/Shadow Brae"**

**Style: Vernacular**

**Architect: Eugene Bradbury**

**Architectural Description:** Clad in stucco, the two-story dwelling, which is built into a slope, features a hipped asphalt-shingle roof with two projecting front gables that extend low to create inset porches on the first story. The dwelling features overhanging eaves, exposed rafters, and several interior stucco chimneys. Although irregular in footprint, the primary elevation is symmetrical, with a projecting shed roof central bay holding the entrance. Inset beneath an arched opening with vertical sidelight openings, the entrance features a single-leaf paneled-with-lights wood door. The flanking front gables are each pierced on the first and second stories with a central 8/8 window with squared-edged surrounds, operable louvered shutters and stuccoed sills. Thin, vertical louvered vents pierce the gable peaks. The NE elevation features an open inset porch with arched openings sheltering two sets of French doors, while the SW elevation's inset porch is enclosed with banks of paired 8-light casement window with arched multi-light transoms and 4-light sidelights. A similar double-leaf entry pierces the central side elevation bay. Both side elevations are also capped by a weatherboard-clad shed dormers. The NE dormer features paired 4/4 windows (made to look like casements), while the SW dormer features a window configuration similar to the sun porch featuring a multi-light arched transom and casement windows with sidelights. A two-story hipped-roof ell projects at an angle from the rear, or South, corner of the dwelling. Due to construction into a slope, the 2 x3-bay ell features an exposed basement level. Other detailing includes stucco cladding, wide overhanging eaves, exposed rafters, 6/6 wood windows, and a projecting, boxed-bay window on bracket supports. Additionally, there is a rear elevation hipped porch with exterior stair that shelters a secondary entrance. The rear of the main block features 6/6, 8-light casement and 8/8 windows.

**Secondary Resources: Garage: circa 2000 ca.**

The one-story, front-gabled, single-bay garage sits on a poured concrete foundation and is capped by a standing-seam metal roof. Featuring vertical-board cladding, the garage is accessed by a central arched,

## Proposed Rugby Road Historic District

roll-up vehicular bay, also made of vertical board. The garage also features overhanging eaves, exposed rafters, a flush fascia, and brick veneer corner posts. The side elevations feature 1/1 wood windows, while a decorative plaque sits in the gable peak.

**Site Description:** Located on a 2.4-acre lot at the corner of Rugby Road and Preston Avenue, the property is obscured from the road by a wood fence, brick walls, and mature trees and shrubs. Accessed from Rugby Road via a circular pea gravel driveway with straight spur to a garage, the sloping property features several landscaped gardens with sculptures, a fountain, and a front and rear grassy lawn. A thickly wooded perimeter features larger trees and ivy ground cover. Concrete driveway posts mark the entrance. The brick-walled formal garden on the NE side was constructed in 1916.







**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 NEDZBALA RESIDENCE Parcel Number 030144000  
Project Address/Location 936 RUGBY RD. CHARLOTTESVILLE, VA. 22903  
Owner Name MIKE & SHERRY NEDZBALA Applicant Name LEIGH BOYES

**Applicant Information**

Address: 3033 ALBERENE CHURCH LN.  
ESMONT, VA. 22937  
Email: Lbherndon@gmail.com  
Phone: (W) 434 296 7381 (H) 434 825 4500

**Signature of Applicant**

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

[Signature] 08/26/2021  
Signature Date  
LEIGH BOYES 08/26/2021  
Print Name Date

**Property Owner Information (if not applicant)**

Address: 936 RUGBY RD  
CHARLOTTESVILLE, VA. 22903  
Email: sherry.nedzbala@gmail.com  
Phone: (W) 704 661 4287 (H) 704 661 4287

**Property Owner Permission (if not applicant)**

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

[Signature] 8/30/21  
Signature Date  
Sharon Nedzbala 8/30/21  
Print Name Date

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

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

DESCRIPTION OF PROPOSED WORK, ARCHITECTURAL AND HISTORIC SURVEY, DRAWINGS - SHEETS: T1.1, S1.1, A1.1, A1.2, A2.1, A2.2 & A2.3

<b>For Office Use Only</b>	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
Revised April 2017	



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

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**Applicant Information**

Address: 3033 ALBERENE CHURCH LN. ESMONT, VA. 22937  
Email: lberndon@gmail.com  
Phone: (W) 434 296 7381 (H) 434 825 4500

**Signature of Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct.  
[Signature] 08/26/2021  
Signature Date  
LEIGH BOYES 08/26/2021  
Print Name Date

**Property Owner Information (if not applicant)**

Address: 936 RUGBY RD CHARLOTTESVILLE, VA. 22903  
Email: sherry.nedzbalala@gmail.com  
Phone: (W) 704 661 4287 (H) 704 661 4287

**Property Owner Permission (if not applicant)**

I have read this application and hereby give my consent to its submission.  
[Signature] 8/30/21  
Signature Date  
Sharon Nedzbalala 8/30/21  
Print Name Date

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

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

DESCRIPTION OF PROPOSED WORK, ARCHITECTURAL AND HISTORIC SURVEY, DRAWINGS - SHEETS: T.1.1, S.1.1, A.1.1, A.1.2, A.2.1, A.2.2 & A.2.3

<b>For Office Use Only</b>	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
Revised April 2017	



## Description of Proposed Work

Sage Designs

August 31, 2021

Project: Nedzbala Residence

936 Rugby Road, Charlottesville, Va. 22903

We are proposing to add a 20' x 14'-4" volume off of the right rear of the existing home to serve as a new dining room. A new 20' x 16'-8" covered porch will be added perpendicular to the new dining room addition, off of the rear of the existing home.

The dining room addition will be constructed with roof pitches, eave details, gutters, windows and exterior stucco material to match the existing home. The new chimney shall also match chimney details and stucco material of the existing home. A porte cochere designed into the lower level of the dining room structure has an arched opening mimicking the arches at either end and at the center of the existing home. The existing mechanical room will be converted to a finished mudroom and a new exterior door will provide access from the porte cochere to the mudroom.

The new covered porch will be constructed with solid stained fir rafters and columns, T&G cumaru flooring and a natural field stone pier/arched foundation with painted horizontal board lattice inside the arched openings. The roof material will be either dimensional shingles, to match the existing home or copper standing seam, or a dark bronze painted standing seam metal. Gutters shall be half-round, to match existing and the rafter tails will be exposed.

Existing plantings and woods provide a visual buffer from the home on all sides. A dense bamboo forest blocks any view of the home from the neighbor sharing the rear property line. The dining room addition will become visible as one enters the driveway and continues toward the circle drive at the front of the house. The rear porch addition will not be visible from any neighbors.

**Leigh B. Boyes**

3033 Alberene Church Lane ■ Esmont, VA 22937  
434.296.7381 office ■ lbherndon@gmail.com

# Architectural And Historic Survey

## Identification

<p>STREET ADDRESS: 936 Rugby Road                  MAP &amp; PARCEL: 3-144                  CENSUS TRACT AND BLOCK:                  PRESENT ZONING: R-1                  ORIGINAL OWNER: R. Hunter Dulaney                  ORIGINAL USE: Residence                  PRESENT USE: Residence                  PRESENT OWNER: Richard H. &amp; Edith L. Dale                  ADDRESS: 936 Rugby Road                  Charlottesville, VA 22903</p>	<p>HISTORIC NAME: Shadow Brae                  DATE / PERIOD: c. 1911-14                  STYLE:                  HEIGHT (to cornice) OR STORIES: 2 storeys                  DIMENSIONS AND LAND AREA: 400' x 300' (2 3/4 acres)                  CONDITION: Good                  SURVEYOR: Bibb                  DATE OF SURVEY: Winter 1982                  SOURCES: City/County Records                  Mr. &amp; Mrs. Richard H. Dale                  Mrs. Collett M. Thach (Edith Compton Thach)</p>
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## ARCHITECTURAL DESCRIPTION

This 2-storey house is three bays wide and double pile, set on a low foundation. The walls are stuccoed. It has a high-pitched hip roof with the side planes continuing into two steep gables on the symmetrical facade. These are interrupted by the medium-pitched shed roof over the slightly projecting center bay. At each end of the house, the roof extends down to shelter a one-storey piazza. The roof is covered with asphalt shingles and has projecting eaves and verges, a plain bargeboard, and exposed rafter ends and purlins. The long sweep of the roof at each end of the house is broken by a wide shed-roofed second storey dormer with shingled walls. The north dormer has 2 groups of 2 pairs of narrow 4-light casement windows. The south dormer has 2 pairs of French doors with sidelights and transom, set under a single wide segmental arch, giving access to a balcony set into the roof. Four stuccoed interior chimneys with small caps serve seven fireplaces. A 2-storey hip-roofed wing housing the kitchen and servants quarters projects diagonally from the SE corner. Windows are of three forms, paired 8-light casement, double sash, 8-over-8 light with wide center muntins to give the appearance of paired casement windows, and plain double-sash 6-over-6 light windows. They have concrete sills, no surrounds, and louvered shutters. Second storey windows are slightly shorter. There are single narrow 3-light attic casement windows in the peaks of the gables on the facade. There is a band of 3 pairs of narrow 4-light casement windows at the first level of the center bay of the rear elevation. There is a recessed 1-storey entrance loggia in the center bay of the facade. The large segmental arched opening is flanked by narrow segmental arched openings the size of a single casement window. The loggia has a brick floor. The entrance door has 6 lights over 2 tall panels and is flanked by 6-over-6 light windows. The arched piazas have stuccoed segmental-arched frieze and piers and wooden floor. The south piazza has been enclosed with 2 pairs of 8-light casement windows, 4-light sidelights, and multi-light transom in each bay. There is a pair of 5-light French doors in the center bay on the south elevation. The north piazza remains open. Access from the parlor is by 2 pairs of 12-light French doors with louvered shutters. It has stationary wooden benches instead of a balustrade. A flight of brick steps leads from the piazza into a brick-walled garden north of the house. The floor plan is traditional and regular with an entrance hall with 2-flight open stair in the center front.

## HISTORICAL DESCRIPTION

Tradition says that this house was built for Dr. Archibald C. Randolph early in this century. Tax records, however, indicate that it was built soon after R. Hunter Dulaney bought two blocks of lots in Preston Heights in 1911 (ACDB 146-344). It is possible that the house was build for Dr. Randolph, because the 1914-15 City Directory shows him living on Rugby Road, and in 1911 he was deeded half of the land reserved for a proposed street adjoining this lot (ACDB 148-181). Dulaney sold the house in 1916 to Boardman F. Smith (City DB 29-290) who built the brick-walled formal garden north and east of the house. Dr. Robert F. Compton bought the house in 1921 (DB 38-97), and it was the home of his family for over half a century (WB 3-102, 8-124; DB 206-311). His daughter Edith Compton Thach bought it from her parents' estate in 1959 (DB 216-273) and sold it in 1975 to Richard H. and Edith L. Dale (DB 362-193).



# NEDZBALA RESIDENCE - ADDITION

## APPLICABLE CODES

BUILDING AND STRUCTURAL 2012 INTERNATIONAL RESIDENTIAL CODE  
 PLUMBING 2012 INTERNATIONAL PLUMBING CODE  
 MECHANICAL 2012 INTERNATIONAL MECHANICAL CODE  
 ELECTRICAL 2011 NATIONAL ELECTRICAL CODE

## OCCUPANCY CLASSIFICATION

USE GROUP R-1

## BUILDING HEIGHT AND AREA

BUILDING MAX HEIGHT: 35'

EXISTING FIRST FLOOR, HEATED & COOLED: 2300 SQFT  
 EXISTING SECOND FLOOR, HEATED & COOLED: 2300 SQFT  
 EXISTING BASEMENT, HEATED & COOLED: 820 SQFT  
 EXISTING PORCHES: APPROX. 473 SQFT  
 NEW ADDITION, HEATED & COOLED: 294 SQFT  
 NEW COVERED PORCH: 338 SQFT

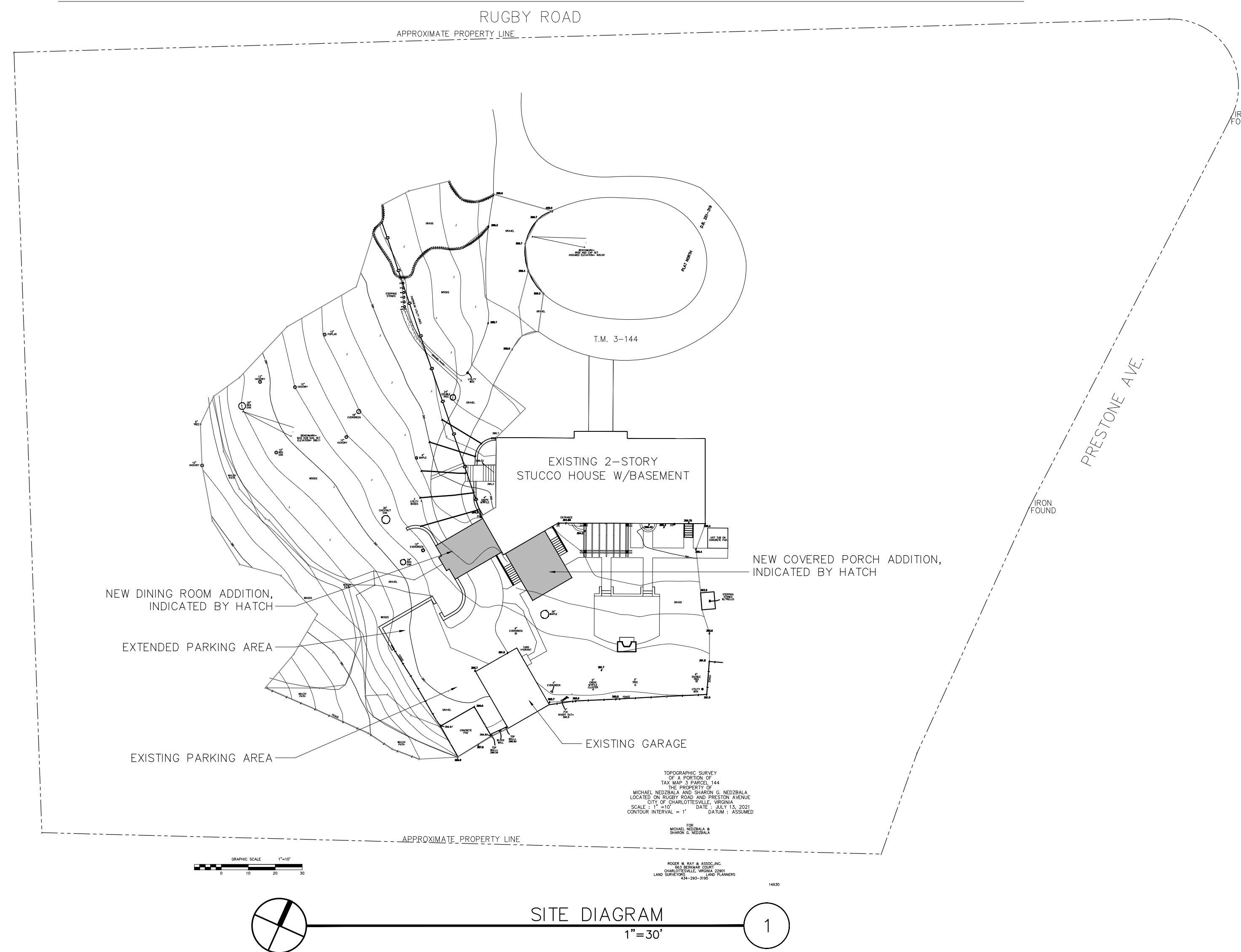
TOTAL BUILDING AREA, HEATED & COOLED: 5714 SQFT  
 TOTAL BUILDING AREA, INCLUDING PORCHES: 6525 SQFT

## TYPE OF CONSTRUCTION

TYPE VB

## GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH GOVERNING LAWS, CODES AND ORDINANCES.
2. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CIVIL WORK WITH THE STRUCTURE AS SHOWN IN THE DRAWINGS.
3. VERIFY ALL DIMENSIONS IN FIELD.
4. ALL EXTERIOR DIMENSIONS TO FACE OF SHEATHING, U.N.O.
5. ALL INTERIOR DIMENSIONS TO FACE OF STUD, U.N.O.



## SHEET INDEX

- T1.1 TITLESHEET/SITE DIAGRAM
- S1.1 EXISTING CONDITIONS - SITE PLAN/ CONTEXT PHOTOS
- A1.1 BASEMENT LEVEL FLOOR PLAN
- A1.2 FIRST FLOOR PLAN
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS
- A2.3 PERSPECTIVES

**SAGE DESIGNS**

3033 ALBERENE CHURCH LN.  
 ESOMONT, VA. 22937  
 434-296-7381

NOTES:

**NEDZBALA RESIDENCE**

936 RUGBY ROAD

TITLE SHEET

**T1.1**

08/31/21



VIEW FROM 936 RUGBY ROAD ENTRY GATE

1"=10'

1



VIEW TOWARD HOUSE FROM RUGBY ROAD



VIEW TOWARD HOUSE FROM INSIDE GATE



VIEW AWAY FROM HOUSE FROM INSIDE GATE

VIEWS FROM DRIVEWAY ENTRY GATE

1"=10'

2



VIEW OF 936 RUGBY ROAD FROM 933 RUGBY ROAD

1"=10'

3



T.M. 3-144  
MICHAEL NEDZBALA &  
SHARON G. NEDZBALA  
INSTR. 2017-00001705  
D.B. 251-319 PLAT

EXIST'G CONDITIONS - SITE PLAN  
1"=10'

4

SAGE DESIGNS

3033 ALBERENE CHURCH LN.  
ESMONT, VA. 22937  
434-296-7381

NOTES:

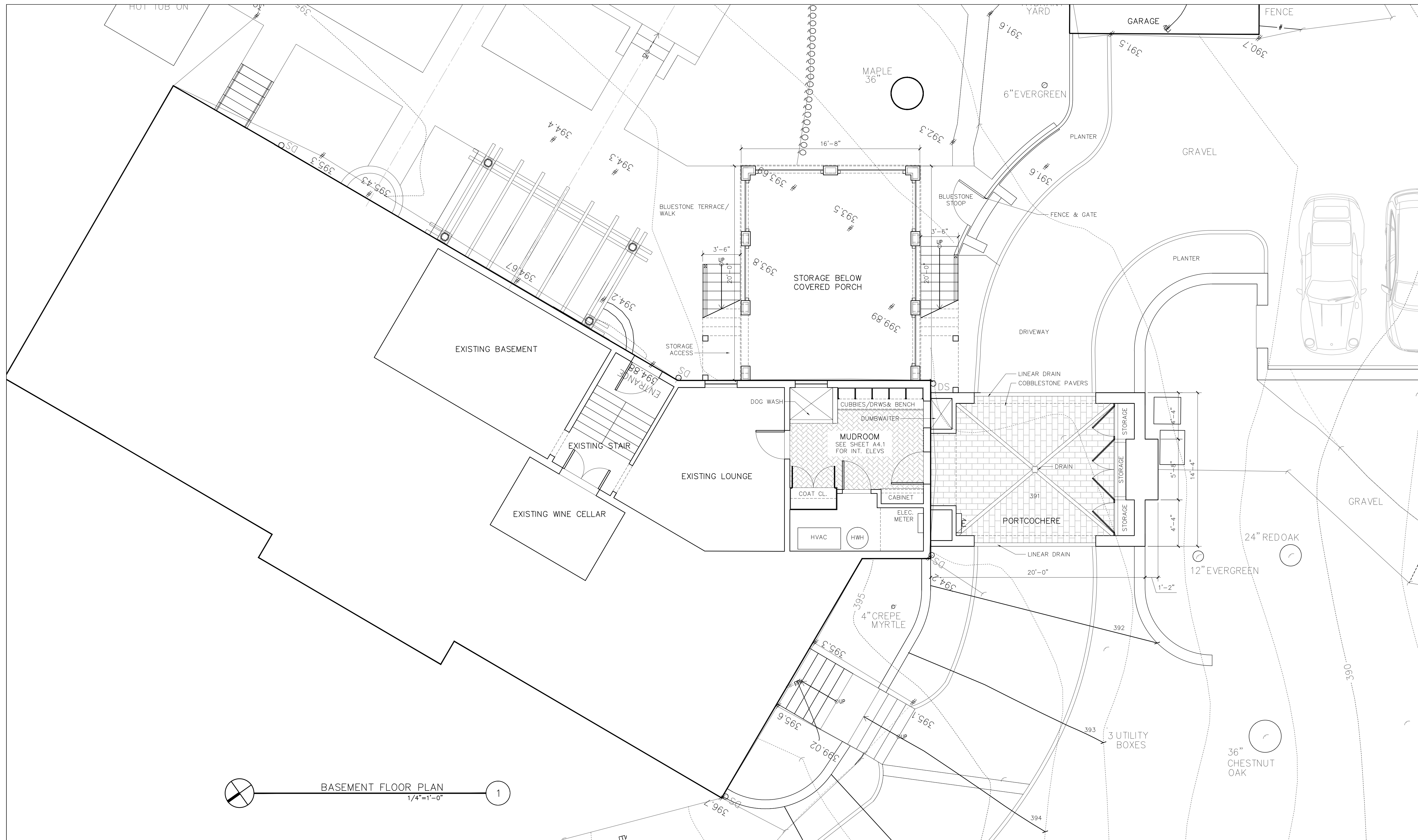
NEDZBALA RESIDENCE

936 RUGBY ROAD

PARTIAL SITE PLAN - EXISTING CONDITIONS 1" = 10'-0" & CONTEXT PHOTOS

S1.1

08/31/21



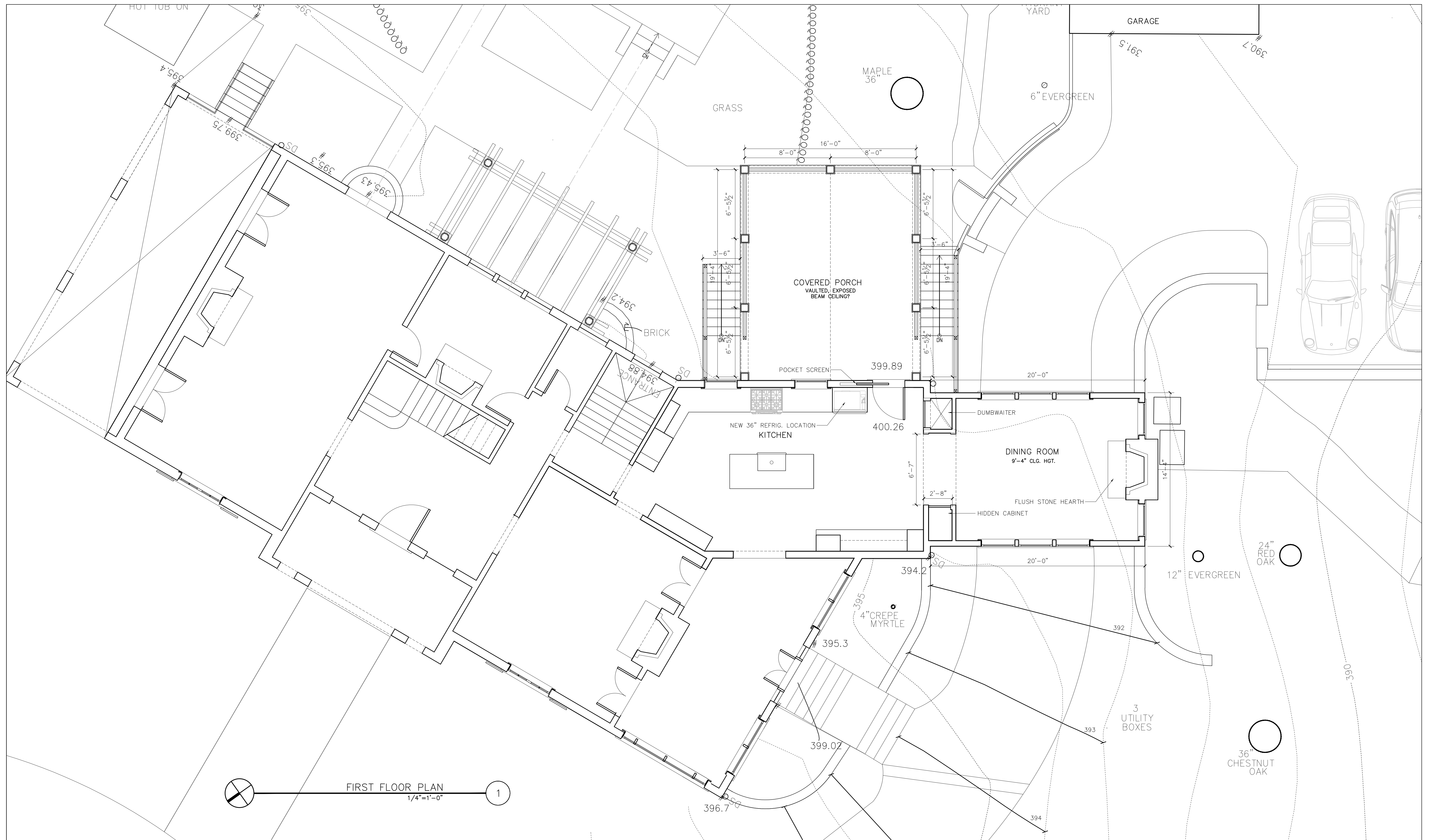
BASEMENT FLOOR PLAN  
 1/4" = 1'-0" 1

**SAGE DESIGNS**  
 3033 ALBERENE CHURCH LN.  
 ES, MOUNT, VA. 22937  
 434-296-7381

NOTES:

**NEDZCALA RESIDENCE**  
 936 RUGBY ROAD  
 BASEMENT FLOOR PLAN 1/4" = 1'-0"

**A1.1**  
 08/31/21



FIRST FLOOR PLAN  
 1/4" = 1'-0" 1

**SAGE DESIGNS**  
 3033 ALBERENE CHURCH LN.  
 ESOMONT, VA. 22937  
 434-296-7381

NOTES:

**NEDZCALA RESIDENCE**  
 936 RUGBY ROAD  
 FIRST FLOOR PLAN 1/4" = 1'-0"

**A1.2**  
 08/31/21





**SAGE DESIGNS**

3033 ALBERENE CHURCH LN.  
 ESOMONT, VA. 22937  
 434-296-7381

NOTES:

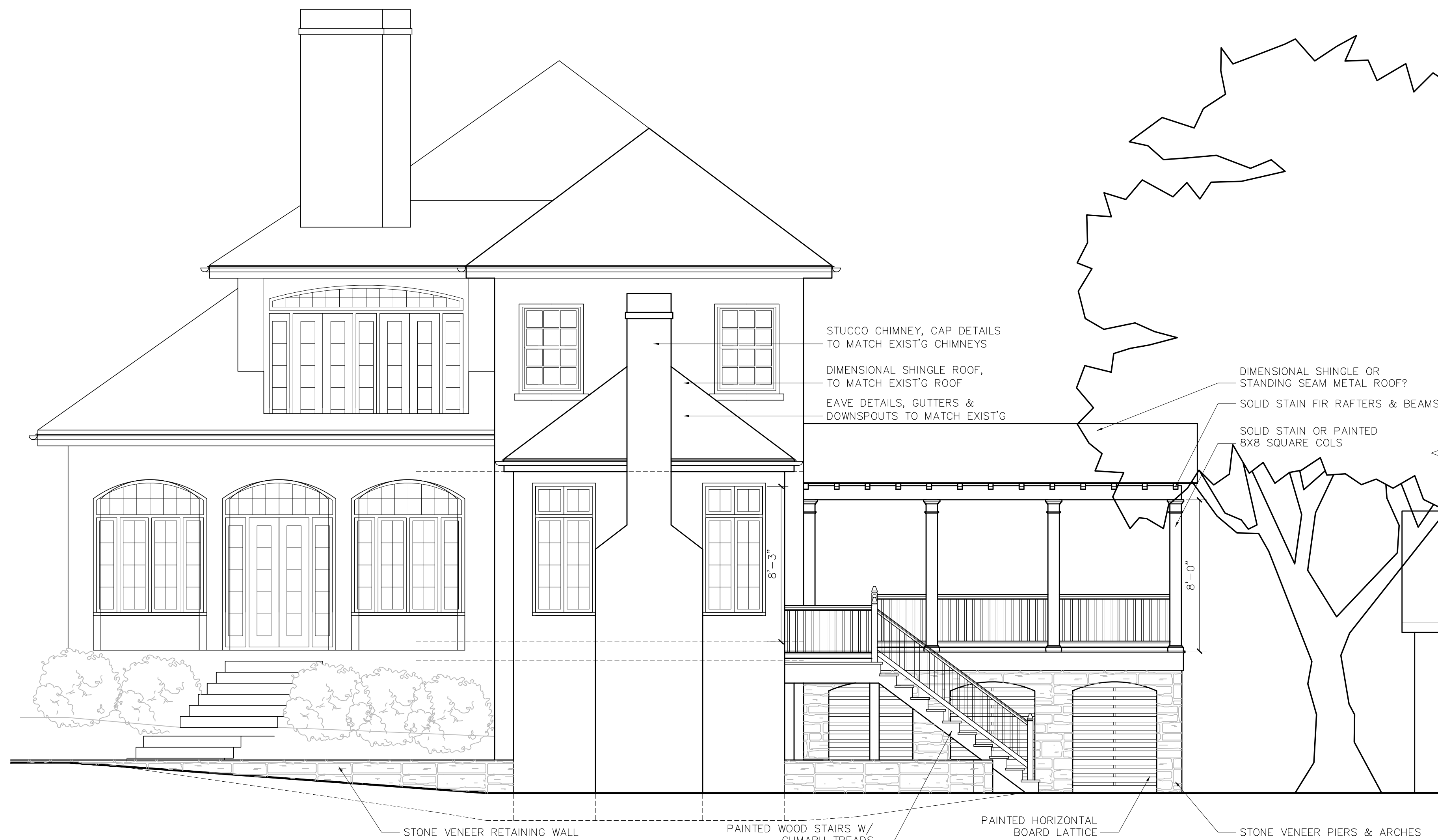
**NEDZBALA RESIDENCE**

936 RUGBY ROAD

ELEVATIONS 1/4" = 1'-0"

**A2.1**

08/31/21



SOUTHWEST ELEVATION  
1/4"=1'-0"

1



SOUTHEAST ELEVATION  
1/4"=1'-0"

2

SAGE DESIGNS

3033 ALBERENE CHURCH LN.  
ESMONT, VA. 22937  
434-296-7381

NOTES:

NEDZBALA RESIDENCE

936 RUGBY ROAD

ELEVATIONS 1/4" = 1'-0"

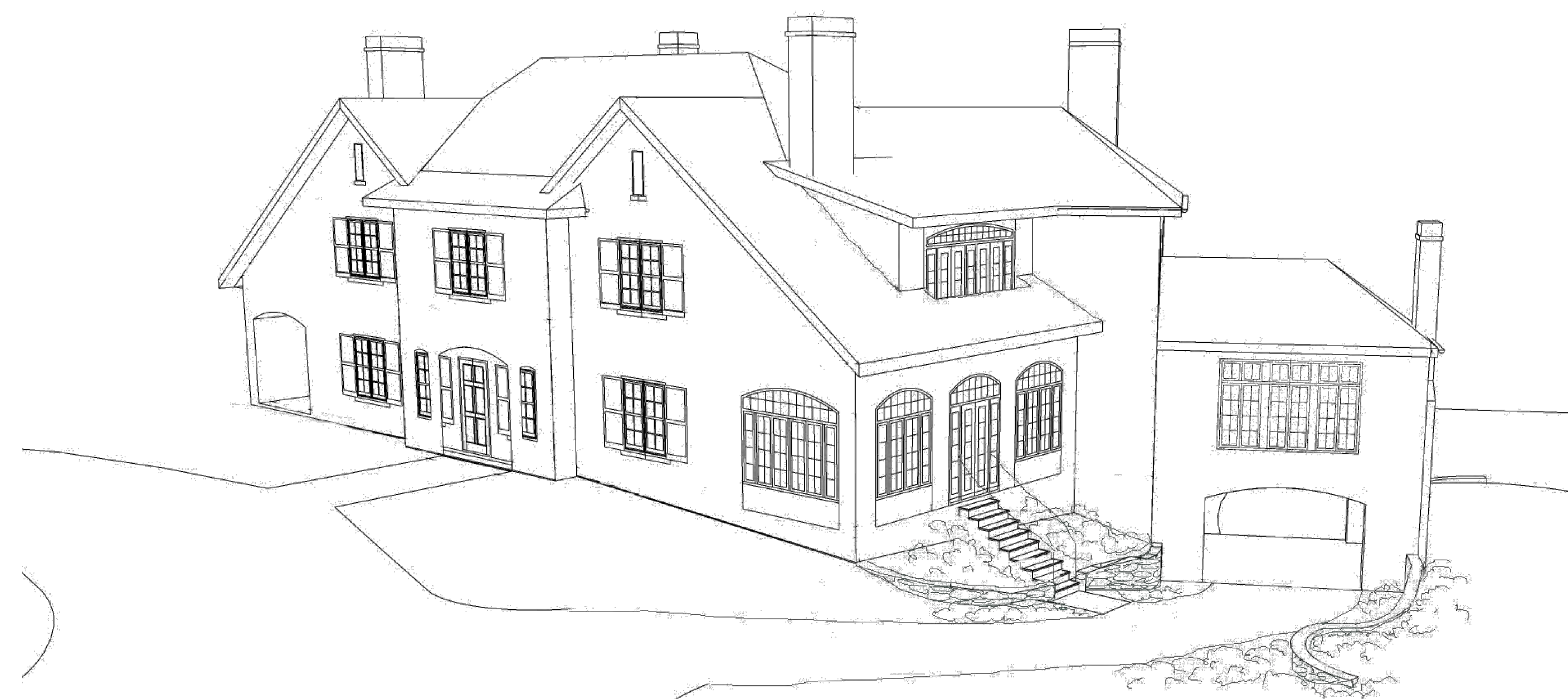
A2.2

08/31/21



PERSPECTIVE @ SOUTHEAST CORNER  
N.T.S.

1



PERSPECTIVE @ SOUTHWEST CORNER  
N.T.S.

2

**SAGE DESIGNS**

3033 ALBERENE CHURCH LN.  
ESMONT, VA. 22937  
434-296-7381

NOTES:

**NEDZBALA RESIDENCE**

936 RUGBY ROAD

PERSPECTIVES

**A2.3**

08/31/21

## **Preliminary Discussion**

745 Park Street – Demolition

Discussion components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Submittal for discussion](#)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 21, 2021**



**Preliminary Discussion**

745 Park Street, Tax Parcel 520051100  
Owners/Applicants: Karen Vadja and Kevin Riddle  
**Demolition of existing dwelling**

---



**Background**

*Year Built:* 1957  
*District:* North Downtown ADC District  
*Status:* Contributing

Brick, stretcher bond; 1-1/2 stories; gable roof (composition); 3 bays. Detached house, 1950s-60s. Entrance in center bay. Exterior end chimney on north, single ramp. (NRHP listing for the Charlottesville and Albemarle County Courthouse Historic District. VDHR #104-0072.)

**Prior BAR Actions**

n/a

**Presentation**

- *745 Park Street Demolition, Informal Discussion, dated 08/24/202*

Preliminary discussion on request to demolish the existing, approx. 35-f x 30-ft, single story, brick dwelling. Owners planning significant and extensive improvements to home. Renovations to existing impractical; razing is preferred.

Note: A CoA is required to raze a contributing structure. Also, a CoA is also required for subsequent construction on or alteration to the site.

**Discussion and Recommendations**

The BAR should discuss if the proposed demolition is compatible with the ADC District Design Guidelines for Demolitions. As is standard for demolition requests, should the BAR consider approval, pending a formal submittal and request, staff will recommend condition of approval

that prior to demolition the applicant will provide sketch plan and photographs of the existing dwelling and site.

While a contributing structure, it must be noted that when the ADC District was established, all but approximately 15 primary structures were similarly designated. This district, including 745 Prk Street) was established in 1991. (It was expanded in 2005 to include the area north of downtown, between McIntire Road and 1<sup>st</sup> Street North.) Prior to 1996, when establishing an ADC district, it was the City's practice to designate all structures as *contributing*.

Additionally, while this dwelling was constructed 64 years ago and is thus eligible to be considered for possible designation, it is unique only because it is dissimilar in age and style from the houses that characterize this district.

Between Lyons Court and the Bypass, within the ADC District on the west side of Park Street, there are four houses north and four houses south of 745 Park Street. They date from 1840 to 1936; the median year built is 1910. On the east side of Park, not in the district, there are 15 homes, dating from 1946 to 1967; the median year built is 1951.

Prior demolitions in the North Downtown ADC District, which might be helpful.

- 705 Park Street, demo 1920s garage and construct new, CoA approved April 17, 2012.  
[http://weblink.charlottesville.org/public/0/edoc/622122/BAR\\_705%20Park%20Street\\_March2012.pdf](http://weblink.charlottesville.org/public/0/edoc/622122/BAR_705%20Park%20Street_March2012.pdf)  
[http://weblink.charlottesville.org/public/0/edoc/622121/BAR\\_705%20Park%20Street\\_July2012.pdf](http://weblink.charlottesville.org/public/0/edoc/622121/BAR_705%20Park%20Street_July2012.pdf)
- 713 Park Street, demo c1920 garage, CoA approved April 21, 2009.  
[http://weblink.charlottesville.org/public/0/edoc/790894/BAR\\_713%20Park%20Street\\_April2019.pdf](http://weblink.charlottesville.org/public/0/edoc/790894/BAR_713%20Park%20Street_April2019.pdf)

Note: Comments above and in the review below are based on the information provided and are intended for discussion only. Comments and recommendation may change when a formal request is submitted.

### **Suggested Motions**

This is a preliminary discussion; no formal action will be taken.

### **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.

#### **City Code Sec. 34-278. Standards for considering demolitions.**

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

- a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:
- 1) The age of the structure or property;

**Owner comment:** The house was built in 1957. This makes it unusually young to be included in the Park Street ADC. It's not even older than the majority of houses on the east side of the 700 block--none of them included within the ADC District.

- 2) Whether it has been designated a National Historic Landmark (NRHP), listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register (VLR);

**Staff:** The North Downtown ADC District is part of the Charlottesville and Albemarle County Courthouse Historic District. (104-0072),<sup>1</sup> which is listed on the VLR (1980, 1995) and the NRHP (1982, 2008). 745 Park Street is recorded in the district inventory; however, the inventory does not indicate *contributing* or *non-contributing* resources—see pdf page 50 of the NRHP nomination.

From the NRHP nomination, 1995 amendment: (*Emphasis added. Refer to map in the Appendix*)

As viewed on a map, the northernmost section of the district is seen as a projecting arm terminating at Lyons Court and at the 250 Bypass. Middle-and upper-middle-class residences extend along both sides of Park Street to Lyons Court. Similar houses are found interspersed on the northwestern side of Park Street between Lyons Court and the Route 250 Bypass; however, this area has been weakened by the recent construction of a large church unsympathetic in scale and quality to its neighbors. Houses on the northeastern side of Park Street, north of Lyons Court, are uniformly of *post-1930 construction and not suitable for inclusion in the historic district at this time.*

[...]

An irregular route is followed by the northern boundary between McIntire Road and Park Street. Such a course roughly follows the pattern of development of the low-lying area between the higher elevations of Park Street and North First Street. *The houses that are excluded are, for the most part, post-1930 builder houses.*

- 3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;

**Owner comment:** No associations are known.

- 4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

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<sup>1</sup> [https://www.dhr.virginia.gov/VLR\\_to\\_transfer/PDFNoms/104-0072\\_CharlottesvilleAndAlbemarleCountyCourthouse\\_HD\\_1980-1995\\_Amendment\\_Final\\_Nomination.pdf](https://www.dhr.virginia.gov/VLR_to_transfer/PDFNoms/104-0072_CharlottesvilleAndAlbemarleCountyCourthouse_HD_1980-1995_Amendment_Final_Nomination.pdf)

**Owner comment:** This house is not rare or singular. There are many dozens of houses in the city-- none of them protected within an ADC-- built in the same era and style of this house. They can be found in almost every corner of the city. Some are older. Some are younger. In some cases, entire streets are made up of variations of this house. (Photographs of examples are included in the presentation.)

- 5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty

**Owner comment:** No

- 6) The degree to which distinguishing characteristics, qualities, features or materials remain;

**Owner comment:** The brick exterior, windows and doors appear to be original.

- b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

**Owner comment:** No.

- c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

**Owner comment:** [Structure is sound,] to the best of our knowledge.

- d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and

**Owner comment:** Dwelling will be razed. The most distinctive and memorable aspects of this property-- the only ones through which it truly adds to the fabric of the west side of Park Street-- are landscape elements: the stone wall at the sidewalk and the huge arborvitae screening the yard. We will keep those.

- e) Any applicable provisions of the city's Design Guidelines.

**Staff:** See ADC Guidelines for Demolition of Historic Structures.

### **Pertinent ADC District Design Guidelines**

Chapter VII: Demolition and Moving. B Demolition of Historic Structures  
Review Criteria for Demolition

- 1) The standards established by the City Code, Section 34-278



**Staff:** See above: Code Requirement for Considering Demolitions.

- 2) The public necessity of the proposed demolition.

**Staff:** There is no public necessity.

- 3) The public purpose or interest in land or buildings to be protected.

**Staff:** The requested demolition is necessary for the construction of a new dwelling, for which construction will require BAR review and approval.

- 4) The existing character of the setting of the structure or area and its surroundings.

**Staff:** See owner's comments and presentation.

- 5) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.

**Staff:** This is not a unique structure. Relocation would not be a preferable alternative.

- 6) Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.

**Staff:** Demolition will not adversely or positively affect the other historic buildings or the character of the district.

- 7) Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

**Staff:** A structural report has not been received. Owner acknowledges there are no known structural issues.

#### Guidelines for Demolition

- 1) Demolish a historic structure only after all preferable alternatives have been exhausted.
- 2) Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources. **(See staff recommendation.)**
- 3) If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.

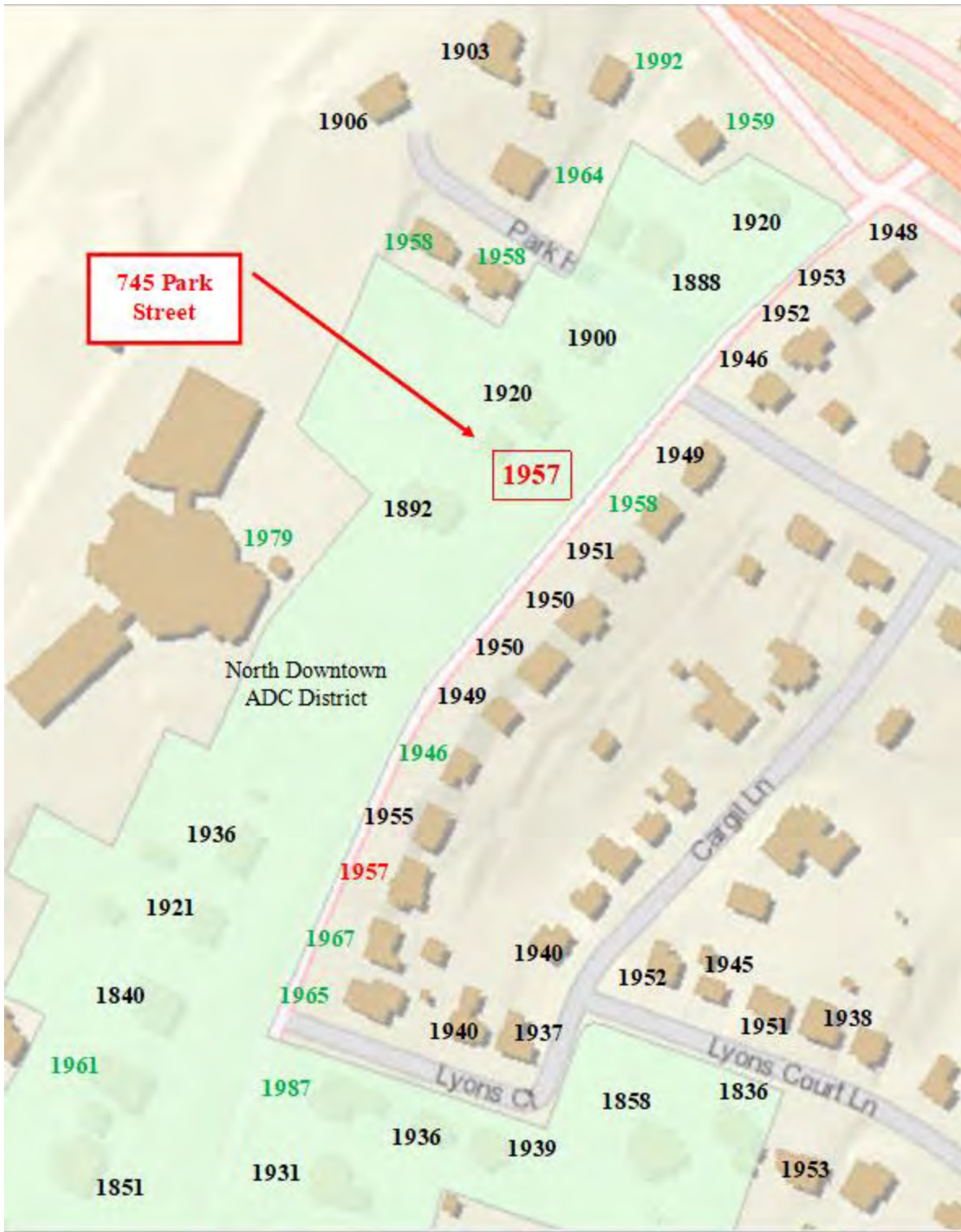
**Appendix**

Construction dates for nearby structures

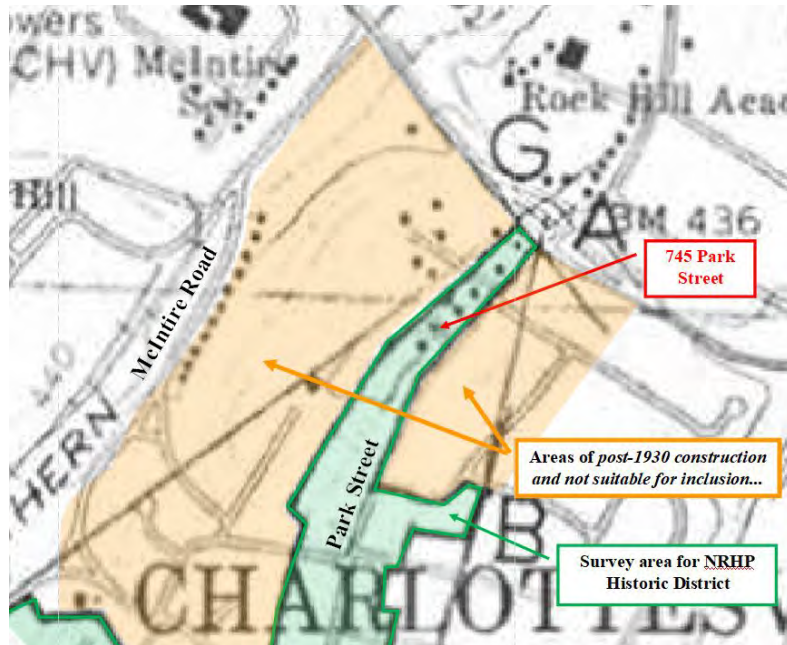
**Year:** Prior to 1957

**Year:** 1957

**Year:** After 1957



Survey area from 1995 amendment to the Charlottesville and Albemarle County Courthouse Historic District



City map indicating dates of construction



745 PARK STREET

**demolition**

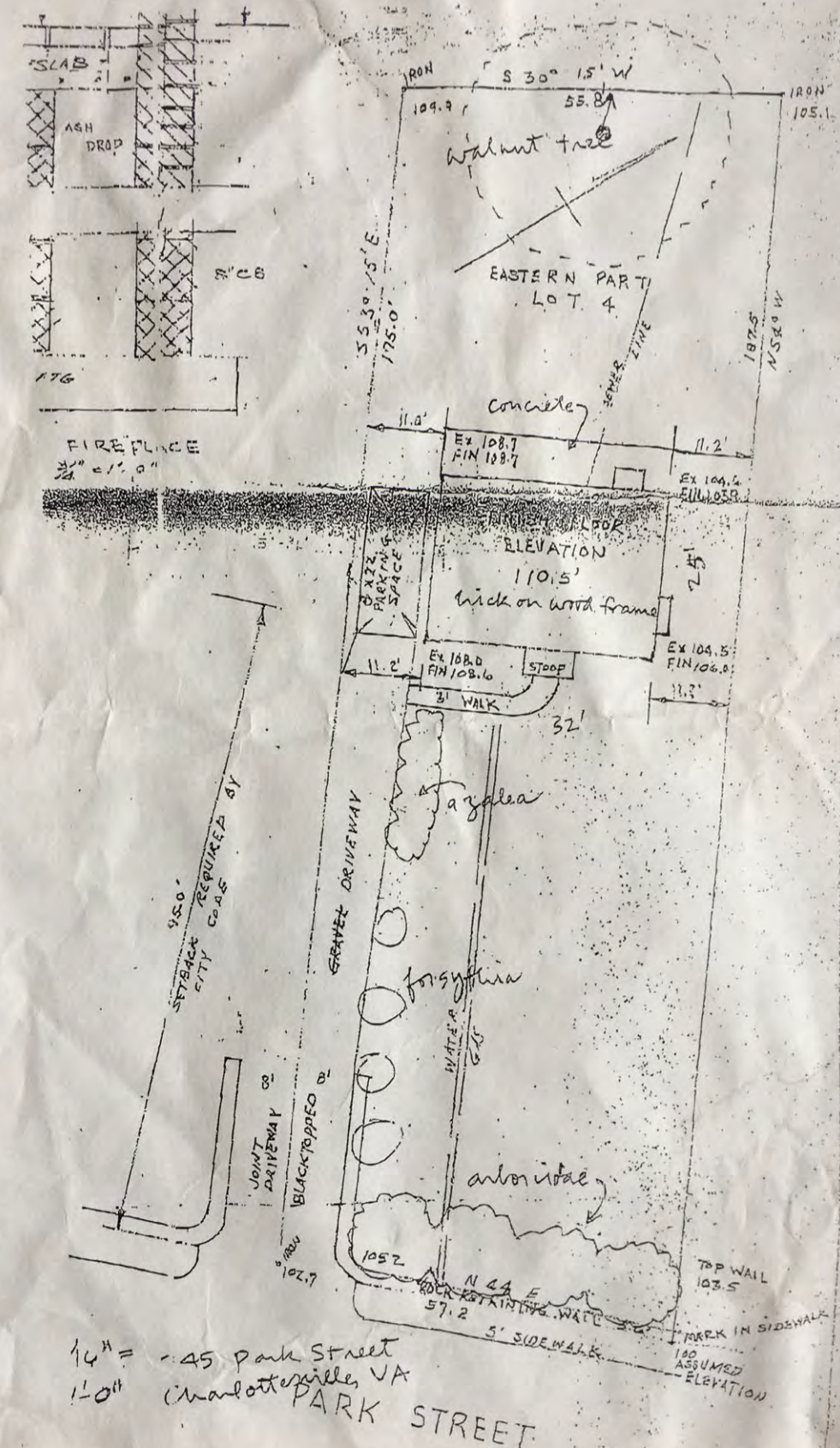
*informal discussion*



location

745 PARK STREET

08/24/2021



14<sup>th</sup> = 45 Park Street  
 10<sup>th</sup> = Charlottesville, VA  
 PARK STREET

\* We plan to have the property properly surveyed if we return with a formal application to demolish the house.

plat

745 PARK STREET

08/24/2021



existing conditions

745 PARK STREET

08/24/2021



existing conditions

745 PARK STREET

08/24/2021



Reason for demolition	<p>We are planning significant home improvements. The renovation process will involve so much removal and modification of the existing house that trying to retain some fraction of ground floor structure and exterior walls will make the project more cumbersome and expensive than simply tearing down to the foundations and starting over.</p> <p>We question the contributing role of the existing house. It has almost none of the attributes that form the historic fabric on this side of Park Street. In age and materials and style, it has far more in common with the houses on the opposite side of Park Street. Yet at the 700 and 800 blocks of Park Street, the properties on the east side are excluded from the North Downtown ADC. If the city had intended for a house like this to be protected, the east side of the street would have been included in the ADC.</p> <p>Architecturally, this house does not contribute to what makes the west side of Park Street exceptional. The only way in which it is compatible with neighboring houses is its deep siting, almost 100 feet from Park Street. Otherwise, it shares almost none of the characteristics that make most houses on this side of the street distinctive. Its size and proportions are not compatible with the older houses. It lacks a spacious front porch. It lacks a pedestrian walk to the front door. The brick veneer is perfectly fine for its time, but it's nothing special: a standard running bond in an extremely common factory brick. It possesses none of the finer variations typical of older masonry. From the street, the asphalt shingles of the gable roof are prominent in a way that is unusual on this side of the block and not compatible with it.</p>
Age of the house	The house was built in 1957. This makes it unusually young to be included in the Park Street ADC. It's not even older than the majority of houses on the east side of the 700 block-- none of them included within the ADC.
Is it listed on any national or Virginia historic registers?	No.
Is the house associated with an historic person, architect or tradesman? Is it associated with an historic event?	No, to the best of our knowledge.
Does the house or any of its features represent an infrequent or the first or last remaining example of its kind within the city?	No. This house is not rare or singular. There are many dozens of houses in the city-- none of them protected within an ADC-- built in the same era and style of this house. They can be found in almost every corner of the city. Some are older. Some are younger. In some cases, entire streets are made up of variations of this house. Photographs of examples are included in later pages of this document.
Is the house of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty?	No.
To what extent do distinguishing characteristics, qualities, features or materials remain?	The brick exterior, windows and doors appear to be original.
Is this house linked-- historically or aesthetically-- to other buildings or structures within the ADC?	No.
Is it one of a group of properties within the district whose concentrations or continuity possess greater significance than many of its component buildings?	No.
Is it in good structural condition?	Yes, to the best of our knowledge.
To what extent does the applicant propose to preserve features or materials significant to the property's historic, architectural or cultural value?	The most distinctive and memorable aspects of this property-- the only ones through which it truly adds to the fabric of the west side of Park Street-- are landscape elements: the stone wall at the sidewalk and the huge arborvitae screening the yard. We will keep those.



examples of house type elsewhere north avenue

745 PARK STREET

08/24/2021





examples of house type elsewhere forest hills avenue

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700 block of park street, east

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