

From: Scala, Mary Joy
Sent: Thursday, October 23, 2014 1:46 PM
To: Devereux, Helena
Subject: BAR Action 532 N 1st Street Oct 21, 2014

October 23, 2014

Helena Devereux
532 N 1st Street
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application
BAR 14-10-05
532 1st Street N
Tax Parcel 330011000
Helena Devereux, Owner/ Helena Devereux, Applicant
Exterior Changes: replace gutter

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 21, 2014. The following action was taken:

The BAR approved (7-0) the application to remove the Philadelphia gutters on both the porch and main house, if necessary, as submitted.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (April 21, 2016), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 21, 2014**



Certificate of Appropriateness Application

BAR 14-10-05
532 1st Street N
Tax Parcel 330011000
Helena Devereux, Owner/ Helena Devereux, Applicant
Exterior Changes: replace gutter

Background

This Victorian Vernacular style residence, built c. 1906, is a contributing structure in the North Downtown ADC District.

Application

The applicant proposes to remove the Philadelphia gutter on the porch roof only and to replace it with a ½ round gutter.

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) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and*
- (8) Any applicable provisions of the city's Design Guidelines (see Sec. 34-288(6)).*

Pertinent Standards for Review of Considering Demolitions include:

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;

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

(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;

(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;

(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; and

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

(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.

(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;

(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

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

Pertinent Guidelines for Rehabilitation include:

D. Entrances, Porches, and Doors

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

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

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

E. Cornice

The cornice occurs at the junction between the roof and the wall and is sometimes decorated with brackets and moldings. On commercial buildings, it may be a decorated classical projection or a flat decorative band within the wall material.

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

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

Discussion and Recommendations

The BAR must determine if the Philadelphia gutter contributes to the style and character of the building. The BAR has permitted similar replacements in North Downtown.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition and Rehabilitation, I move to find that the proposal to remove the Philadelphia gutter from the porch roof only 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 (or with the following conditions...).

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 532 North First Street
 Map and Parcel: 33-11
 Census Track & Block: 3-506
 Present Owner: Eugene Markowski
 Address: 532 First Street
 Present Use: Residence
 Original Owner: Louise Watson
 Original Use: Residence

BASE DATA

Historic Name: The Watson House
 Date/Period: 1906
 Style: Victorian Vernacular
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: R-3
 Land Area (sq.ft.): 80 x 103
 Assessed Value (land + imp.): 2400 + 6390 = 8790

ARCHITECTURAL DESCRIPTION

This structure is a two story residence, two bays wide with a broad veranda on the street facade. The original clapboard siding has been replaced with modern aluminum siding. As with the other houses on the east side of North First Street, the slope of the land allows the rear facade to be three stories high. The interior has been recently restored and remodeled.

HISTORICAL DESCRIPTION

This lot was originally part of A. P. Abell's holdings on First Street. In June of 1836, the lot was sold to H. H. George to help pay Abell's debts. George's estate sold the property in 1905 to James E. Irvin and R. A. Watson who in turn sold it to Louise Watson for \$812.50. In 1906, Louise Watson began to construct a dwelling which was appraised for \$1,000 that same year. She sold this house to her son Fred L. Watson who was mayor of Charlottesville for three terms.

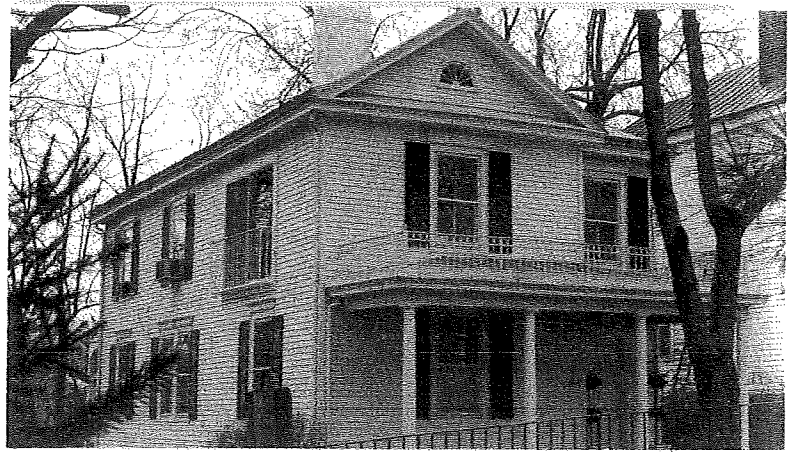
GRAPHICS

CONDITIONS

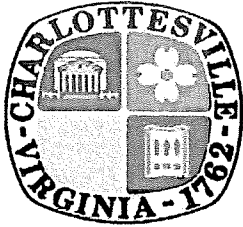
Good

SOURCES

City Records



532N 7th St



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 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Owner Name Helena Devereux Applicant Name same
Project Name/Description residence Parcel Number 330011000
Property Address 532 North 1st Street, Charlottesville, 22902

Applicant Information

Address: 532 N. 1st Street
Charlottesville
Email: hdevereux@embarqmail.com
Phone: (W) _____ (H) 434-295-7047
FAX: 434-295-7047

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Helena Devereux 9/30/14
Signature Date
Helena Devereux
Print Name Date

Property Owner Information (if not applicant)

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

Property Owner Permission (if not applicant)

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

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

Signature Date

Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Remove Philadelphia gutters on the front porch and replace with 1/2 round gutters.

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

2 pictures of subject property
1 picture of neighboring house

For Office Use Only

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

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____







Scala, Mary Joy

From: Helena Devereux <hdevereux@embarqmail.com>
Sent: Tuesday, October 21, 2014 9:36 AM
To: Scala, Mary Joy
Subject: Re: BAR Application

Mary Joy,

I'd like to make an additional request and ask for approval tonight to remove the Philadelphia gutters on the main roof of the house, too. (Right now the request is for the front porch only.) I'd prefer to keep the Phily gutters on the main roof, but there might be hidden damage under the tin roof. One roofer suggests replacing the Phily gutters on the main roof, too. It'd be nice to have approval to do that ... in case it turns out to be necessary.

Can I make this addition to the request?

Helena

From: "Mary Joy Scala" <scala@charlottesville.org>
To: "Helena Devereux" <hdevereux@embarqmail.com>
Sent: Friday, October 17, 2014 11:49:47 AM
Subject: BAR Application

See you Tuesday

Mary Joy Scala, AICP

Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

Scala, Mary Joy

From: Genevieve Keller <genevieve.keller@gmail.com>
Sent: Monday, October 20, 2014 11:07 AM
To: Scala, Mary Joy
Cc: Devereux, Helena
Subject: BAR 14 -10-05; 532 1st St N

Dear Mary Joy,

I am writing as a resident of the 500 block of 1st N and as a preservation professional to support Helena Devereux's application to replace the gutters on 532 1st St. N. I am aware that the current gutters have reached the end of their useful life and that the most feasible option at the current time is to replace them as proposed. Most of the houses on the street have gutters similar to those proposed as replacements and the change is one that can be documented and reversed if desired at a later date.

I am in full support of this application and urge the board to vote in favor of the request.

Sincerely,
Gennie

Genevieve P. Keller
Architectural Historian and Preservation Planner
504 N. 1st St
Charlottesville, VA