

From: Scala, Mary Joy
Sent: Thursday, October 23, 2014 10:56 AM
To: James Garnett (jegarnett52@gmail.com)
Subject: BAR Action 425 2nd St NE Oct 21, 2014

October 23, 2014

James E & Lynn K Garnett
425 2nd Street NE
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application

BAR 14-10-07

425 2nd Street NE

Tax Parcel 330085000

James E. and Lynn K. Garnett, Owner/ James E. Garnett, Applicant

Exterior Changes: gutters, fencing, exterior paint, porch screening, and new garage doors

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 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 14-10-07

425 2nd Street NE

Tax Parcel 330085000

James E. and Lynn K. Garnett, Owner/ James E. Garnett, Applicant

Exterior Changes: gutters, fencing, exterior paint, porch screening, and new garage doors

Background

See attached Landmark Survey.

Application

The applicant proposes to renovate the exterior of the house and garage.

1. Replace garage gutters, the "K" style gutters were removed due to damage and replace with ½ round metal gutters and 4" round downspouts painted black.
2. Add a picket fence enclosure around the exterior hvac compressor units. This fence would match the existing painted wood picket fence that encloses the patio between the main house and the garage.
3. Paint the exterior: main trim (Rolling Hills), front door and porch floor (Ebony King), and porch ceiling (Texas Sage).
4. Screen in back porch; replicating the rear porch renovated by their next door neighbors, Pat and Kay Humes.
5. Add new garage doors; replace the garage overhead doors with "swing out" doors. This design would create four wooden frame and panel doors with a small window at the top. The doors would swing out and "bifold" so as not to encroach beyond the garage apron.

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 Guidelines for Rehabilitation include:

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 "Colonial" decorative elements, such as broken pediments, columns, and pilasters or installing decorative iron supports.*
- 9. Avoid adding a new entrance to the primary elevation.*
- 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. New door openings should not be introduced on facades visible from the street.*
- 14. Original door openings should not be filled in.*
- 15. Reuse hardware and locks that are original or important to the historical evolution of the building.*
- 16. Avoid substituting the original doors with stock size doors that do not fit the opening properly or do not blend with the style of the building.*
- 17. Retain transom windows and sidelights.*

K. PAINT

- 1. Do not remove paint on wood trim or architectural details.**
- 2. Do not paint unpainted masonry.**

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

Pertinent Guidelines for Site design and Elements:

UTILITIES & OTHER SITE APPURTENCES

1. *Screen utilities and other site elements with fences, walls or plantings*

Discussion and Recommendations

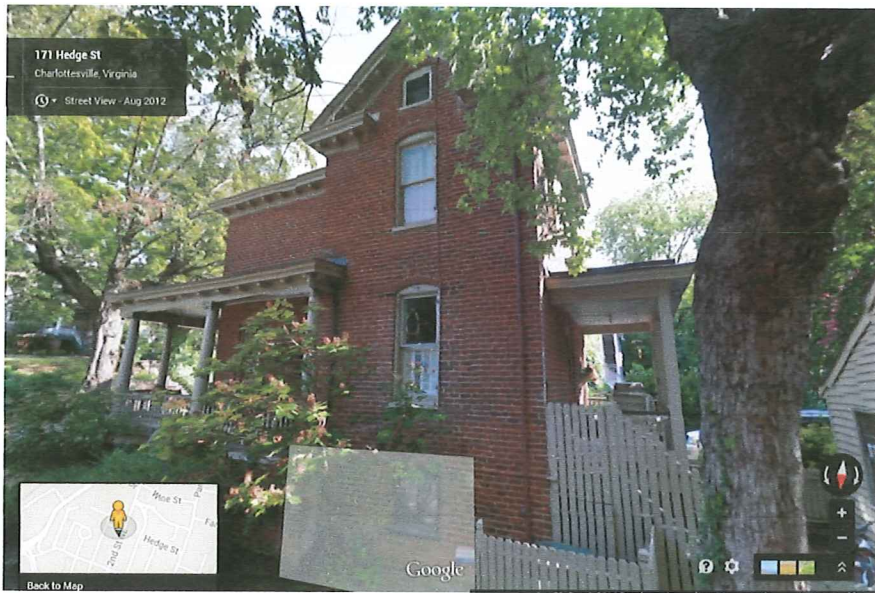
The changes proposed in this application are in accordance with the guidelines.

Suggested Motion

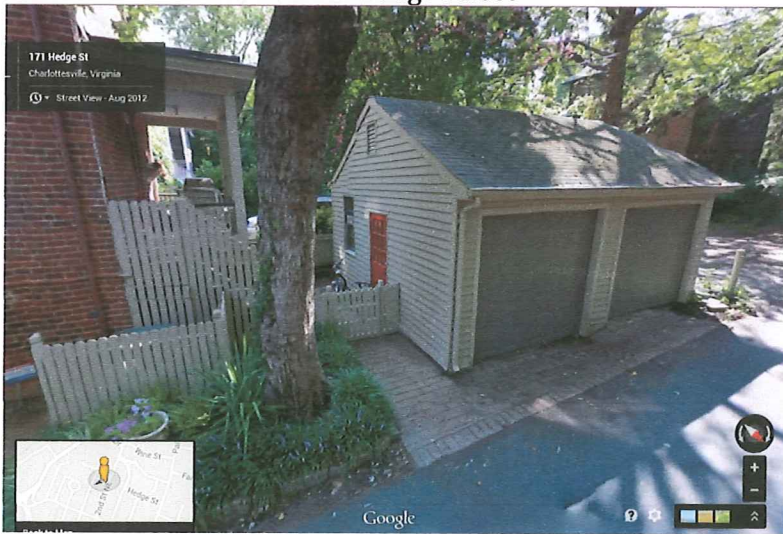
Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and for Site Design, I move to find that the proposal to replace gutters, add fencing around hvac unit, screen the back porch, and add new garage doors satisfies the BAR's criteria and 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...).



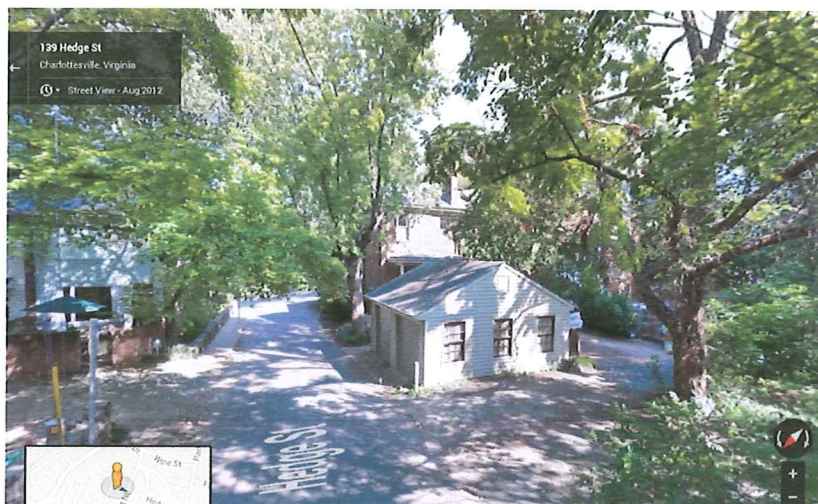
House from 2nd Street NE



House and Rear Porch from Hedge Street



Garage from Hedge Street



Garage from Hedge Street



IDENTIFICATION	BASE DATA
Street Address: 425 Second Street, N. E.	Historic Name: R. Merritte Robinson House
Map and Parcel: 33-85	Date/Period: 1911
Census Track & Block:	Style: Victorian
Present Owner: Nellie Herrmon Robinson	Height to Cornice:
Address: 425 Second Street, N.E.	Height in Stories: 2
Present Use: Residence	Present Zoning: R-3
Original Owner: R. Merritte Robinson	Land Area (sq.ft.): 45.9' x 90' (4095 sp. ft.)
Original Use: Residence	Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This handsome 2-storey house with its curved veranda is beautifully adapted to its corner lot. It is two bays wide and double pile, built of brick laid in 5-course American-with-Flemish bond, and set on a high foundation. It has a medium-pitched slate hip roof with planes of the roof continuing into gables over projecting bays on the facade and both sides of the house. Each gable has a small segmental-arched casement window at the attic level. There is a hip-roofed extension over a shall projection at the rear. The roof has projecting eaves and verges, and a boxed cornice with returns, with modillions and a plain frieze. A T-shaped capped interior chimney is centered on the rear wall. Windows are double-sash, 1-over-1 light, with wooden sills, moulded surrounds, and louvered shutters. Those at the first level and at the second level under the gables are segmental-arched; others at the second level are flat-arched. The projecting bay on the facade is semi-octagonal with a pair of windows in the center and single ones at the sides. There are 2-light, segmental-arched casement windows at the basement level. A one-storey veranda extends across the facade and curves gracefully around each side to a side entrance in the projecting bay. It has a nearly flat hip roof covered with standing-seam tin with matching cornice and plain frieze, supported by eight Ionic columns with Colonial Revival balustrade. The double entrance doors in the northern bay have one light over a low panel, with one-light sidelights and rectangular transom under a segmental arch. All have beveled glass. A 2-flight open stair with square newels and turned balusters rises from the

entrance hall in the NE corner of the house. The back porch with spool balustrade has been enclosed.

HISTORICAL DESCRIPTION

R. Merritte Robinson purchased this lot in 1910 (City DB 21-164) and built the house the next year. It was designed and built by Via. Mr. Robinson still lives in the house which has been her home for 68 years. Additional Reference: City WB 12-58.

GRAPHICS

CONDITIONS

Good

SOURCES

City Records
Mrs. R. Merritte Robinson (Nellie Herrmon Robinson)



425 NE 2nd St

Scala, Mary Joy

From: James Garnett <jegarnett52@gmail.com>
Sent: Friday, October 17, 2014 10:08 AM
To: Scala, Mary Joy
Subject: Garnett/425 2nd St N.E.
Attachments: photo 1.JPG; ATT00001.txt; photo 2.JPG; ATT00002.txt

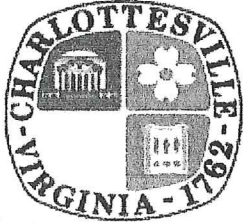
1) Proposed garage doors would be constructed of wood, each with a small glass window as illustrated in the drawing. Four doors per bay.

The doors would be painted the black color included in the application, to match the doors on the main house.

2) Rear porch as exists, with proposed look of neighbor's rear porch in the background .







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

RECEIVED
OCT 01 2014
NEIGHBORHOOD DEVELOPMENT SERVICES

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	<u>JAMES E. GARNETT } Lynn K. GARNETT }</u>	Applicant Name	<u>James E. Garnett</u>
Project Name/Description	<u>GARNETT HOUSE</u>	Parcel Number	_____
Property Address	<u>425 2ND ST. N.E., CHARLOTTESVILLE, VA. 22901</u>		

Applicant Information

Address: 425 2ND ST. N.E.
CHARLOTTESVILLE VA. 22901

Email: jegarnett52@gmail.com

Phone: (W) _____ (H) 434-981-5972

FAX: _____

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.)

[Signature] 9/30/14
Signature Date

JAMES E. GARNETT 9/30/14
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.

Signature _____ Date _____

Print Name _____ Date _____

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

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

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

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

425 2nd St. N.E.
Garnett property

Description of proposed work:

1) **Garage gutters:**

The "K" style gutters on the garage have been removed due to damage. They need to be replaced. We would like to replace them with "half round" metal gutters and 4" round downspouts, that would be painted the black trim color we have proposed below.

2) **Fencing:**

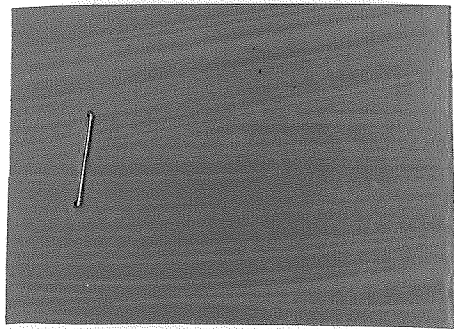
We would like to construct a picket fence enclosure around the exterior hvac compressor units. The fence would match the existing picket fence that encloses the patio between the main house and the garage.

Note: Please refer to the photographs of the hvac units (set at side rear of house), and the existing fence.

3) **Exterior paint colors:**

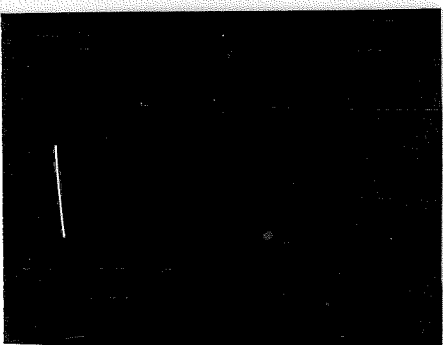
(A) **Main trim:**

(Benjamin Moore Color: #1497 Rolling Hills)

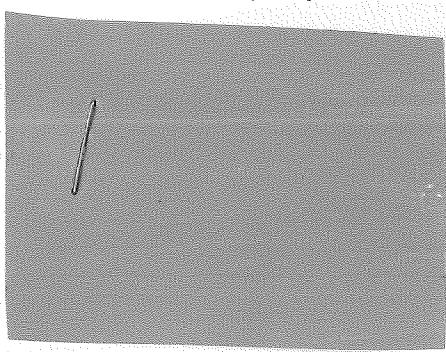


(B) **Door color/ porch floor color:**

(Benjamin Moore Color: #2132-20 Ebony King)



(C) **Porch Ceiling Color:**
(Benjamin Moore Color: 1503 Texas Sage)



Note: Please see photograph of rear porch door and surround to get an idea of how these colors would appear in place. This small area was painted to test the colors.

4) Back Porch Screening:

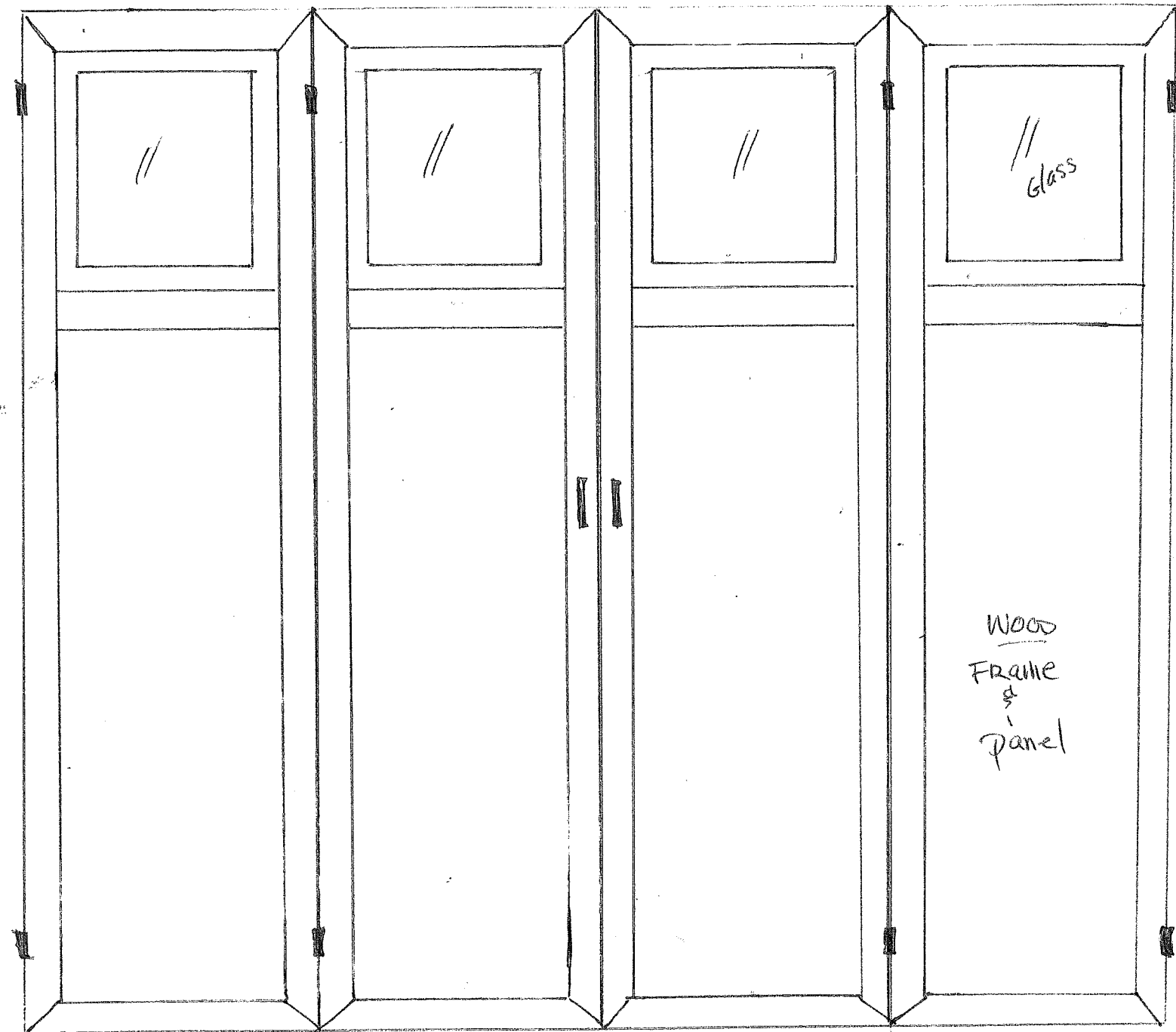
We would like to screen in our back porch. I have included a photo of the rear porch as renovated by our next door neighbors, Pat and Kay Hume. We propose replicating their design. See photo.

5) New Garage doors:

We would like to replace the garage overhead doors with "swing out" doors. The design would create four wooden frame and panel doors with a small window at the top. The doors would swing out and "bifold" so as not to encroach beyond the garage apron.

GARAGE DOOR DESIGN (4 DOORS PER BAY)

UP



— Apex 7' —

WOOD
FRAME
&
panel



← APPROX 2' →

GARNETT PROPOSAL

