

**From:** Scala, Mary Joy  
**Sent:** Tuesday, March 24, 2015 11:28 AM  
**To:** 'Roger Birle'  
**Cc:** 'eoconnell@villageschool.us'  
**Subject:** BAR action - March 17, 2015 - 409 Third St NE

March 24, 2014

Village School  
409 Third St NE  
Charlottesville, VA 22902

**Certificate of Appropriateness Application**

BAR 15-03-03  
409 3<sup>rd</sup> Street NE  
Tax Parcel 330072000  
Village School, Owner/ Roger L. Birle AIA, Applicant  
Demolition of 1980s additions, both the north and south wings

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 17, 2015. The following action was taken:

**The BAR approved (6-0) the demolition of both side additions 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 (September 17, 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](mailto: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](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
March 17, 2015**



**Certificate of Appropriateness Application**

BAR 15-03-03  
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**Background**

409 3<sup>rd</sup> Street NE, the Herring-Turner House, was built as a Colonial-Revival style residential duplex in 1914. It is a contributing structure in the North Downtown ADC district.

June 1979 – Blue Ridge Mental Health Center withdrew their application to enclose one of the side porches.

October 28, 1986 – The BAR approved Region Ten Community Services Board application to install storm windows on three windows.

May 18, 1999 – The BAR approved an application for the Public Defender’s office to replace one side porch with a new addition, and to enclose one side porch to create additional office space.

**Application**

The applicant is requesting approval to demolish both side additions that have Masonite siding and vinyl windows. Any original doors or windows that are left exposed will be restored if found intact, or replaced with wood units to match existing.

On the north the addition was built on the original brick porch foundation, which will remain in place. The intention is to build a new terrace or covered porch.

**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 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*
- 1. The criteria established by the City Code.  
The public necessity of the proposed demolition.*
  - 2. The public purpose or interest in land or buildings to be protected.*
  - 4. The existing character of the setting of the structure or area and its surroundings.*
  - 5. Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*
  - 6. Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic 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.*

### **Discussion and Recommendations**

The south side addition dates to 1999; none of the original porch remains. The appendage on the north side is apparently an original porch with infill added in 1999. It appears the floor and possibly the roof may be intact. Returning the north side to an open porch would be appropriate.

**Suggested Motion:**

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, I move to find that the proposed demolition of both side additions satisfies the BAR's criteria and guidelines 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 modifications...).

# Architectural And Historic Survey



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## Identification

<b>STREET ADDRESS</b>	409 Third Street NE	<b>HISTORIC NAME</b>	Herring-Turner House
<b>MAP &amp; PARCEL</b>	33-72	<b>DATE / PERIOD</b>	1914
<b>CENSUS TRACT AND BLOCK</b>	3-503	<b>STYLE</b>	Colonial Revival
<b>PRESENT ZONING</b>	B-1 and R-3	<b>HEIGHT (to cornice) OR STORIES</b>	2 storeys
<b>ORIGINAL OWNER</b>	Louise J. Herring	<b>DIMENSIONS AND LAND AREA</b>	92' x 51' (4692 sq. ft.)
<b>ORIGINAL USE</b>	Residence	<b>CONDITION</b>	Good
<b>PRESENT USE</b>	Psychiatric Day Hospital	<b>SURVEYOR</b>	Bibb
<b>PRESENT OWNER</b>	Regional X Community Mental Health &	<b>DATE OF SURVEY</b>	Fall 1980
<b>ADDRESS</b>	Retardation Services Board	<b>SOURCES</b>	City Records
	409 Third Street NE		
	Charlottesville, VA		

## ARCHITECTURAL DESCRIPTION

A single central entrance attempts fairly successfully to disguise the fact that this house is a duplex. Set on a low foundation with a partial basement, it is two storeys tall, three bays wide at the first level and four at the second, and double-pile. Wall construction is of brick laid in stretcher bond. The low-pitched hip roof is covered with standing-seam metal and has projecting eaves, boxed cornice, and plain frieze. There are two interior end chimneys. Windows are double-sash, 6-over-6 light, the same height at both levels. Windows at the first level are segmental-arched. There is a pair of windows in each bay of the facade. A one-storey concrete-floored entrance porch covers the central bay of the facade. Two Tuscan columns support a gable roof covered with composition shingles with boxed cornice, plain frieze and architrave, and a semi-elliptical-arched bargeboard. The original entrance door has been replaced with a solid panel one. It has a semi-elliptical fanlight and 4-light sidelights which stop at windowsill level. From the small entrance vestibule, two interior doors give access to the two dwelling units. At each end of the house there is a brick-floored side porch with Tuscan columns supporting a nearly flat metal hip roof.

## HISTORICAL DESCRIPTION

Louise J. Herring bought this lot in 1913 (City DB 25-335) and built the duplex residence the next year. She sold the southern half of the house and lot to Ella H. Turner in 1927 (DB 58-461). Edward A. Coates bought the house in 1962 from the heirs of Mrs. Herring and Mrs. Turner (DB 236-101) and sold it in 1965 to the Jefferson Professional Institute, Inc., (DB 269-437, 294-341), which conducted a business school in this house and the two office buildings next door. The Perry Foundation, Inc., bought the house in 1971 and donated it to the Charlottesville-Albemarle Community Mental Health and Retardation Services Board (DB 328-534, 331-438, 361-138). It is now used as a day care psychiatric hospital.







**Board of Architectural Review (BAR)  
Certificate of Appropriateness**

RECEIVED

FEB 24 2015

NEIGHBORHOOD DEVELOPMENT SERVICES

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 3:30 p.m.

Owner Name Village School Applicant Name Roger L. Birle AIA  
Project Name/Description Demolition of S. Wing and of N. Wing Parcel Number 330072000  
Property Address 409 Third St. NE, Charlottesville, VA 22902

**Applicant Information**

Address: 206 5th St. NE, Charlottesville, VA 22902  
Email: rbirle@dgparchitects.com  
Phone: (W) 434.977.4480 (H) \_\_\_\_\_  
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] 2.24.15  
Signature Date  
Roger L. Birle AIA 2.24.15  
Print Name Date

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

Address: 215 E. High St., Charlottesville, VA 22902  
Email: eoconnell@villageschool.us  
Phone: (W) 434.984.4404 (H) \_\_\_\_\_  
FAX: \_\_\_\_\_

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

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

[Signature] 2/24/15  
Signature Date  
Eliza O'Connell 2/24/15  
Print Name Date

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

**Description of Proposed Work (attach separate narrative if necessary):** Demolition of 1980's north & south wings. Window restoration or replacement behind demolished areas as needed.

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

1. Site Plan/Survey 2. Photographs of existing conditions 3. Proposed garden concept for reference - to be submitted at a later date for separate review.

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



DALGLIESH GILPIN PAXTON ARCHITECTS  
ARCHITECTURE + HISTORIC PRESERVATION + PLANNING + INTERIOR DESIGN

Robert L Paxton AIA  
Eric W Amtmann AIA  
Roger L Birle AIA

Mark T Bittle AIA  
Joseph J Chambers AIA  
Shawn A Mulligan AIA  
John Peterson AIA

R David Craig  
Director Interior Design

24 February 2015

Ms. Mary Joy Scala, AICP  
Preservation & Design Planner  
Board of Architectural Review  
City of Charlottesville  
Department of Neighborhood Development Services  
PO Box 911  
Charlottesville, VA 22902-0911

Re: 409 Third St. NE

Dear Mary Joy:

On behalf of Village School, we ask the Charlottesville Board of Architectural Review for permission to remove the north and south wings of 409 Third St. N.E.

The building is a brick Colonial Revival 2-story structure that was recently purchased by the adjacent Village School, who will be expanding its operations there.

The original 1914 core is presently flanked by two 1980 additions that are Masonite-sided and have vinyl windows. Though there is photographic evidence of original flanking porches in these locations, the present structures do not relate in design, material, or craftsmanship to the historic core. Original windows and doors will be restored if found intact or replaced with wood units to match existing. On the north wing the present addition has been built on the original brick porch foundation which will remain in place, the intention being to build a new terrace or covered porch.

Village School is planning a small garden space in the area between 409 Third St. N.E. and the present school building. We have included concept sketches of this space for reference, though we will be submitting final drawings for BAR review once designs are further developed.

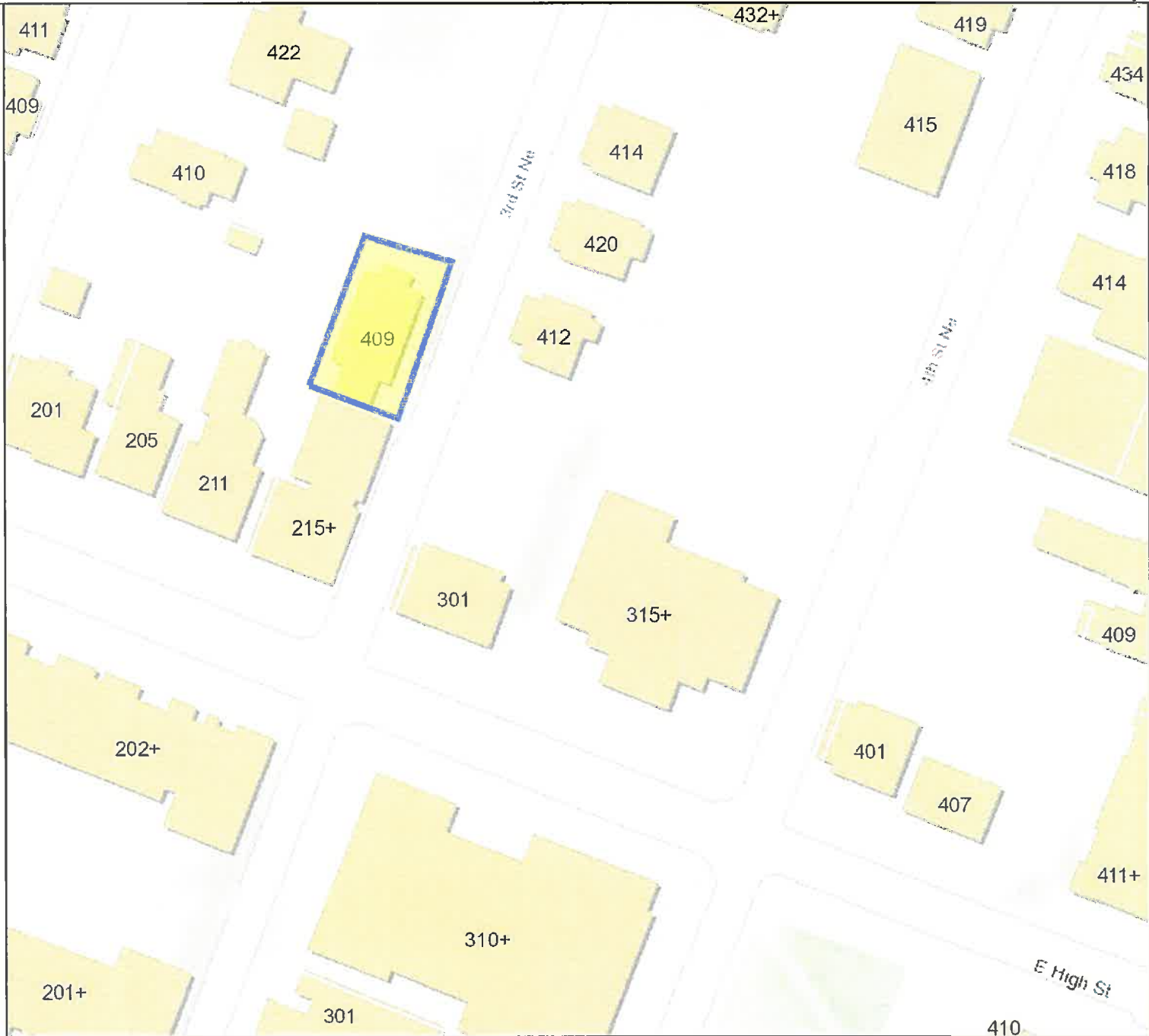
Sincerely,



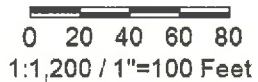
Roger L. Birle AIA  
Principal, DALGLIESH GILPIN PAXTON ARCHITECTS

**Legend**

- Parcels
- Addresses
-  City Limits



Feet

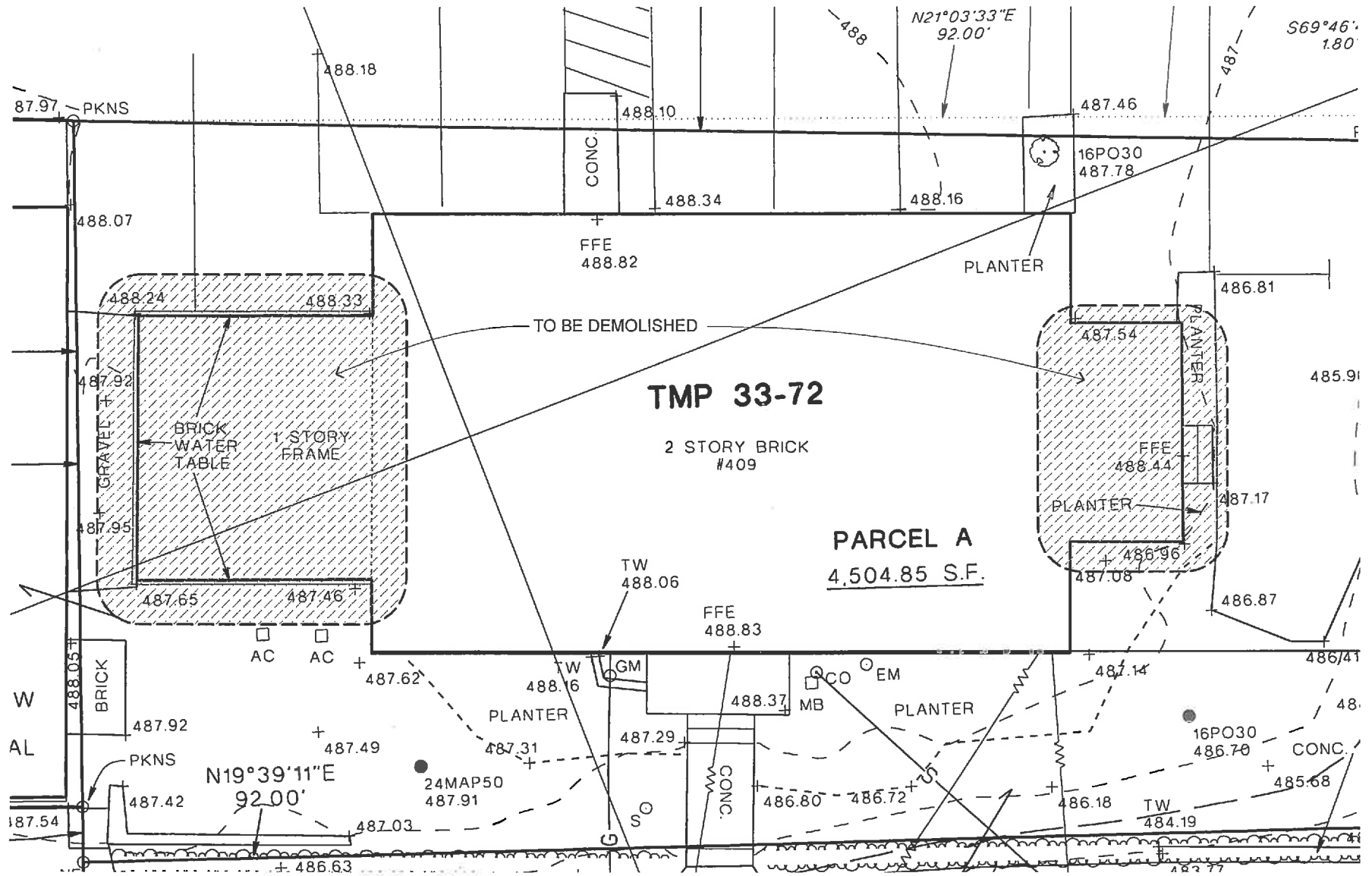


**Title:**

**Date: 2/24/2015**

*DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Charlottesville is not responsible for its accuracy or how current it may be.*





Village School  
Site Survey with Removals

1" = 10'





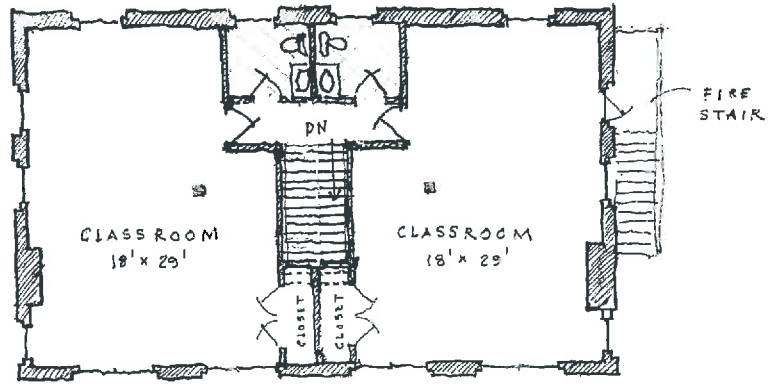




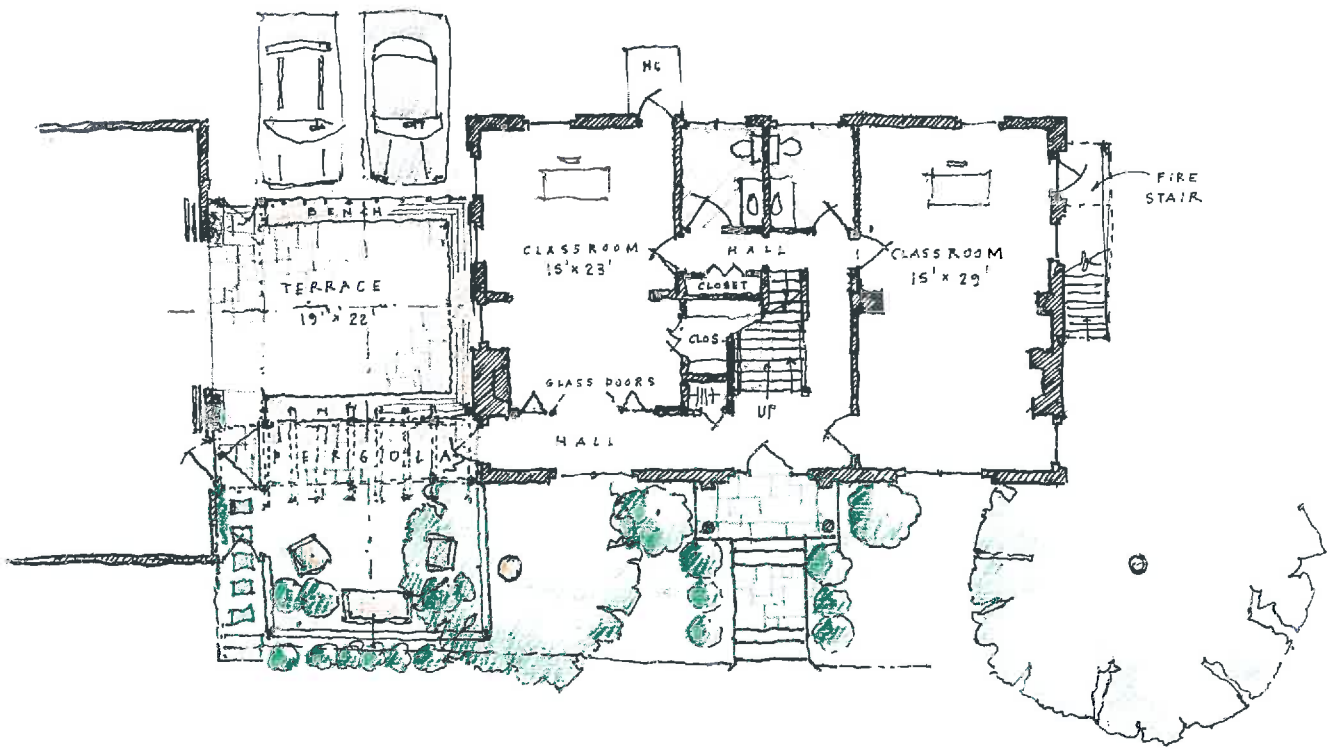








SECOND FLOOR PLAN  
3/16" = 1'-0"

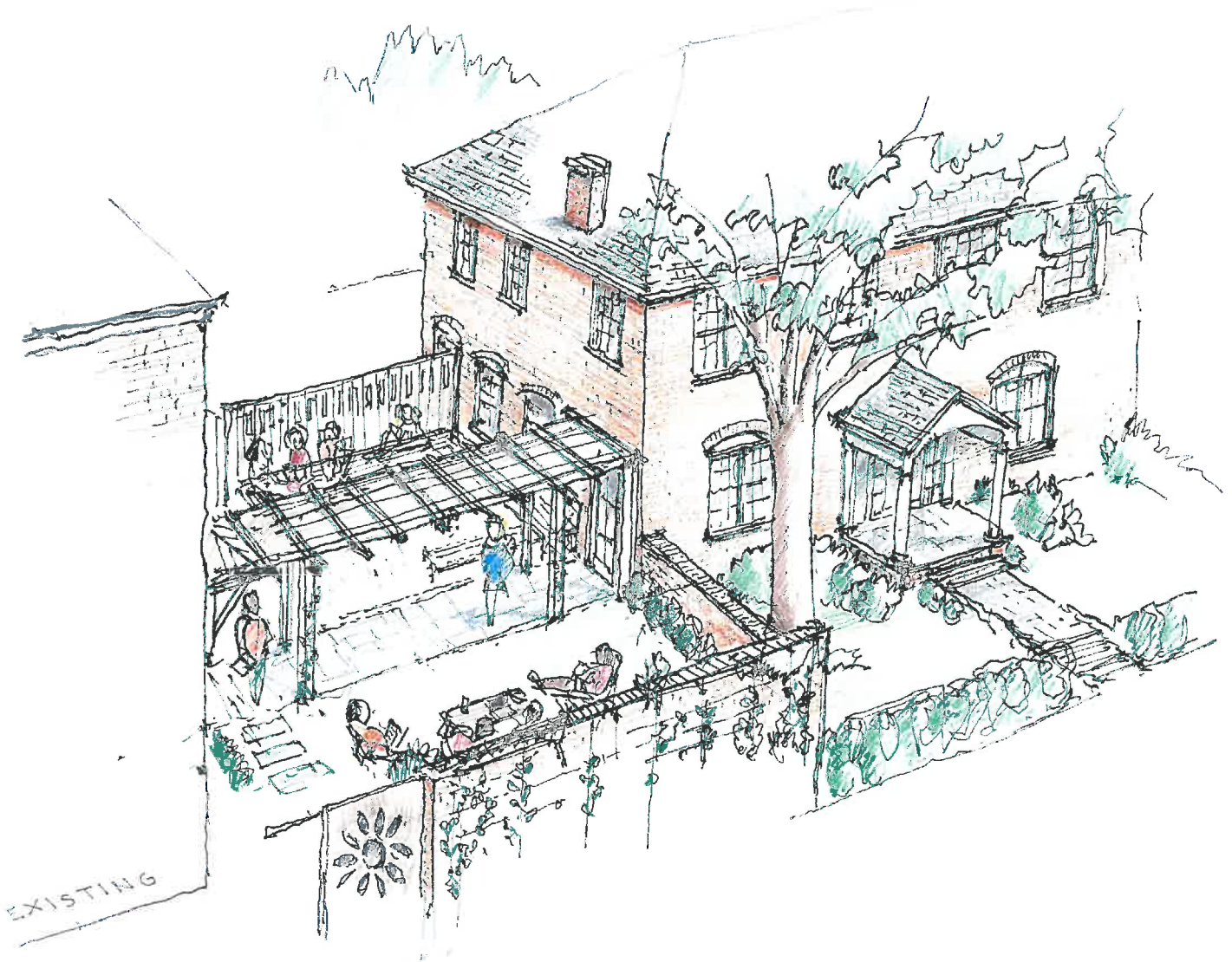


GROUND FLOOR PLAN  
2/10" = 1'-0" - OCTOBER 23, 2014



VILLAGE SCHOOL  
Middle School for Girls

DALGLIESH GILPIN PAXTON ARCHITECTS  
ARCHITECTURE | HISTORIC PRESERVATION | PLANNING | INTERIOR DESIGN



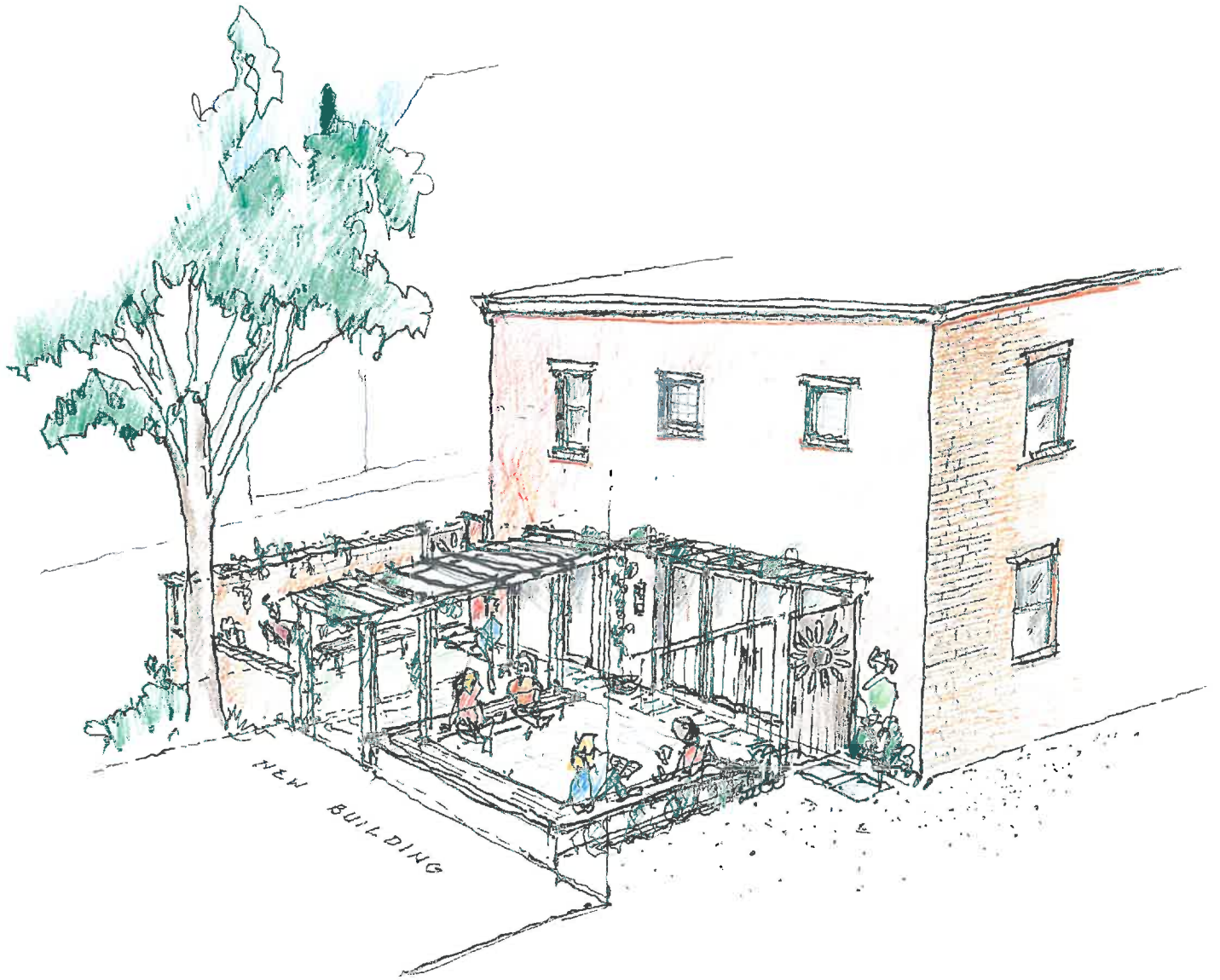
VIEW TOWARDS NEW BUILDING  
OCTOBER 21, 2014



# VILLAGE SCHOOL

Middle School for Girls

DALGLIESH GILPIN PAXTON ARCHITECTS  
ARCHITECTURE + HISTORIC PRESERVATION | PLANNING + INTERIOR DESIGN



VIEW TOWARDS EXISTING BUILDING  
OCTOBER 22, 2014



VILLAGE SCHOOL  
Middle School for Girls

DALGLIESH GILPIN PAXTON ARCHITECTS  
ARCHITECTURE + HISTORIC PRESERVATION + PLANNING + INTERIOR DESIGN