

From: Scala, Mary Joy
Sent: Wednesday, February 19, 2014 3:27 PM
To: Grigg, Jimmy P. (jpgrigg@dgarchs.com); Stultz, Jim
Cc: Gathright, Clark (cgathright@dgarchs.com)
Subject: BAR Action 418 17th Street NW

RE: **Certificate of Appropriateness Application (Deferred from Nov 2013)**
BAR 13-10-01
418 17th Street NW
Tax Map 9 Parcel 8
Beta Bridge, LLC, Owner/ Daggett & Grigg Architects, Applicant
Four story, 11 unit apartment addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 18, 2014. The following action was taken:

The BAR approved (8-1 with Miller against) as submitted the roof form and gable end; but not the requested change to vinyl windows (keep aluminum clad windows); and not vinyl railings; and they asked the applicant to continue to consider the entrance structure.

Please submit a redesign of the entrance structure when ready.

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 (August 18, 2015), 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 construction. 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.

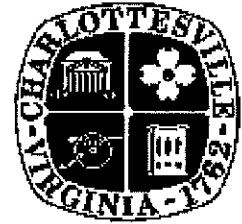
Upon completion of construction, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

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
February 18, 2014**



Certificate of Appropriateness Application

BAR 13-10-01

418 17th Street NW

Tax Map 9 Parcel 8

Beta Bridge, LLC, Owner/ Daggett & Grigg Architects, Applicant

Four story, 11 unit apartment addition

Background

416-418 17th Street NW (1993) is a (3-story + basement level) non-contributing structure in the Rugby Road-University Circle-Venable Neighborhood ADC District. 422 17th Street NW (Ca. 1925) is a 1.5 story contributing structure with an unusual, original two-story front portico.

October 15, 2013 - The BAR accepted (6-0) the applicant's request for deferral. The BAR wants the architect to address their concern that the proposed addition would loom over the contributing building in front. They also suggested contacting the neighbors, specifically the Martha Jefferson House, First Church of Christ, Westminster Presbyterian Church, and Delta Delta Delta Sorority.

November 19, 2013 - **The BAR approved (6-1 with Miller opposed) the scale and massing as submitted, with following details to come back to BAR: Detailing of roof forms and gable ends: and the entry sequence between the house and existing apartment building.**

Application

The applicant proposes a (4-story + ground level) 11-unit addition to be located behind the existing buildings on the site. Parking, bike storage, utilities and one new unit will be located on the ground level, with 4 stories of apartments above.

The applicant proposes to demolish a side porch on the contributing structure (boarding house) to facilitate pedestrian traffic through the site into the new addition. The existing side door onto the porch will be converted into a window. A new entrance pergola has been added.

The new addition will be constructed using the same brick veneer, trim and fiberglass shingles used on the existing apartment building. White vinyl railings are proposed, but the existing railings are white painted wood. The stucco on the fourth floor will match the beige color of the existing building's stair corridor. Windows were previously approved as aluminum clad; now they are proposed to be changed to white vinyl.

Four Willow Oak trees are proposed along the City street frontage.

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;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Guidelines for Rehabilitation

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.*

....

Pertinent Guidelines for New Construction and Additions

e. Multi-lot

Often new commercial, office, or multiuse buildings will be constructed on sites much larger than the traditionally sized lots 25 to 40 feet wide. Many sites for such structures are located on West Main Street and in the 14th and 15th Street area of Venable Neighborhood. These assembled parcels can translate into new structures whose scale and mass may overwhelm neighboring existing structures. Therefore, while this building type may need to respond to the various building conditions of the site, it also should employ design techniques to reduce its visual presence. These could include varying facade wall planes, differing materials, stepped-back upper levels, and irregular massing.

D. MASSING & FOOTPRINT

- 4) *Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of the Venable neighborhood.*
 - a. *The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.*
 - b. *Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.*

E. HEIGHT & WIDTH

1. *Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.*
2. *Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.*
5. *Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.*

F. SCALE

1. *Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.*

G. ROOF

1. Roof Forms and Pitches

- d. *Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.*

2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.

- a. *For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.*
- b. *In some cases, shingles that mimic the appearance of slate may be acceptable.*
- c. *Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.*
- d. *Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.*
- e. *If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.*

3. Rooftop Screening

- a. *If roof-mounted mechanical equipment is used, it should be screened from public view on all*

sides.

- b. *The screening material and design should be consistent with the design, textures, materials, and colors of the building.*
- c. *The screening should not appear as an afterthought or addition to the building.*

I. WINDOWS & DOORS

1. *The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.*
 - a. *The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.*
 - b. *In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.*
2. *The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.*
 - a. *The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.*
 - b. *Glass storefronts would generally have more horizontal proportions than upper floor openings.*
3. *Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.*
4. *Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.*
5. *Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.*
6. *If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.*
7. *Avoid designing false windows in new construction.*
8. *Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.*
9. *Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.*

L. FOUNDATION and CORNICE

1. *Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.*
2. *Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.*
3. *If used, cornices should be in proportion to the rest of the building.*
4. *Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.*

M. MATERIALS & TEXTURES

1. *The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.*
2. *In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.*
3. *In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.*

4. Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
5. Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
6. Cementitious siding, such as HardiPlank boards and panels, are appropriate.
7. Concrete or metal panels may be appropriate.
8. Metal storefronts in clear or bronze are appropriate.
9. The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
10. The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
11. All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

P. ADDITIONS

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

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

Discussion and Recommendations

The BAR should consider/modify the final details:

- Roof forms and gable ends (3-piece painted wood cornice and rake detail).
- Entry sequence between the house and existing apartment building; the pergola material should be specified.
- Change in window material from aluminum clad wood to vinyl; the material and brand of the 1/1 windows in the new addition should be specifically approved.
- The railings should preferably be aluminum or painted wood; not vinyl.

The only outdoor lighting will be in the garage ceiling under the building.

A drawing submitted in November showed the new window in the contributing structure as a new double-hung wood window to match existing 6/6 windows.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed addition satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted (or with the following modifications...).

422 17th Street, NW



STREET ADDRESS:	422 17th Street, NW
MAP & PARCEL:	9-8
PRESENT ZONING:	UMD
ORIGINAL OWNER:	
ORIGINAL USE:	Residence
PRESENT USE:	Residence
PRESENT OWNER:	Beta Bridge LLC
ADDRESS:	CBS Rentals P.O. Box 3344 Charlottesville, Va. 22903
DATE/ PERIOD:	Ca. 1925
STYLE:	Vernacular Colonial Revival
HEIGHT IN STORIES:	1.5 stories
DIMENSIONS AND LAND AREA:	sq ft/0.507 acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This ca. 1925, 1 ½-story, vernacular Colonial Revival-style, stuccoed dwelling features: a gable roof; 3-bay front; 2-story, 1-bay porch with pediment roof and square Doric posts; small south side porch; paired 6/6-sash windows; 4-light transom; and gable-end returns. This 1½-story house features an unusual full 2-story pediment portico that appears original. It is a contributing resource in the District.

SEVENTEENTH STREET, NW

416-418 17th Street, NW



STREET ADDRESS:	416-418 17th Street, NW
MAP & PARCEL:	9-8
PRESENT ZONING:	UMD
ORIGINAL OWNER:	
ORIGINAL USE:	Residential - Apartment
PRESENT USE:	Residential - Apartment
PRESENT OWNER:	Beta Bridge LLC
ADDRESS:	CBS Rentals P.O. Box 3344 Charlottesville, Va. 22903
DATE/ PERIOD:	1993
STYLE:	Vernacular
HEIGHT IN STORIES:	4.0 stories
DIMENSIONS AND LAND AREA:	3,0536 sq ft/0.507 acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	No

ARCHITECTURAL DESCRIPTION

This modern, 4-story, brick veneered apartment building features a recessed entry and recessed porches. Some parking is located beneath building on south side. Constructed in 1993, this building is out of scale with the historic buildings surrounding it and does not contribute to the District because of its age.



**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
SEP 24 2013
NEIGHBORHOOD DEVELOPMENT SERVICES

P13-0160

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 Beta Bridge LLC Applicant Name Clark Gathright
Project Name/Description Beta Apartments Parcel Number TM 9 Parcel 8
Property Address 418 17th St. N.W.

Applicant Information

Address: Daggett & Grigg Architects
100 10th St. NE Suite 200 Charlottesville, VA 22902
Email: cgathright@dgarchs.com
Phone: (W) 971-8848 (H) _____
FAX: 297-3090

Property Owner Information (if not applicant)

Address: P.O. Box 1417
Charlottesville, VA 22902
Email: jim@chsrentals.com
Phone: (W) 971-9922 (H) _____
FAX: _____

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 also denotes commitment to pay invoice for required mail notices.)

[Signature] _____ 9/29/13
Signature Date

Clark Gathright _____ 9/29/13
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature], agent _____ 9/29/13
Signature Date

Clark Gathright _____ 9/29/13
Print Name Date

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

4-story, 10-unit apartment addition

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

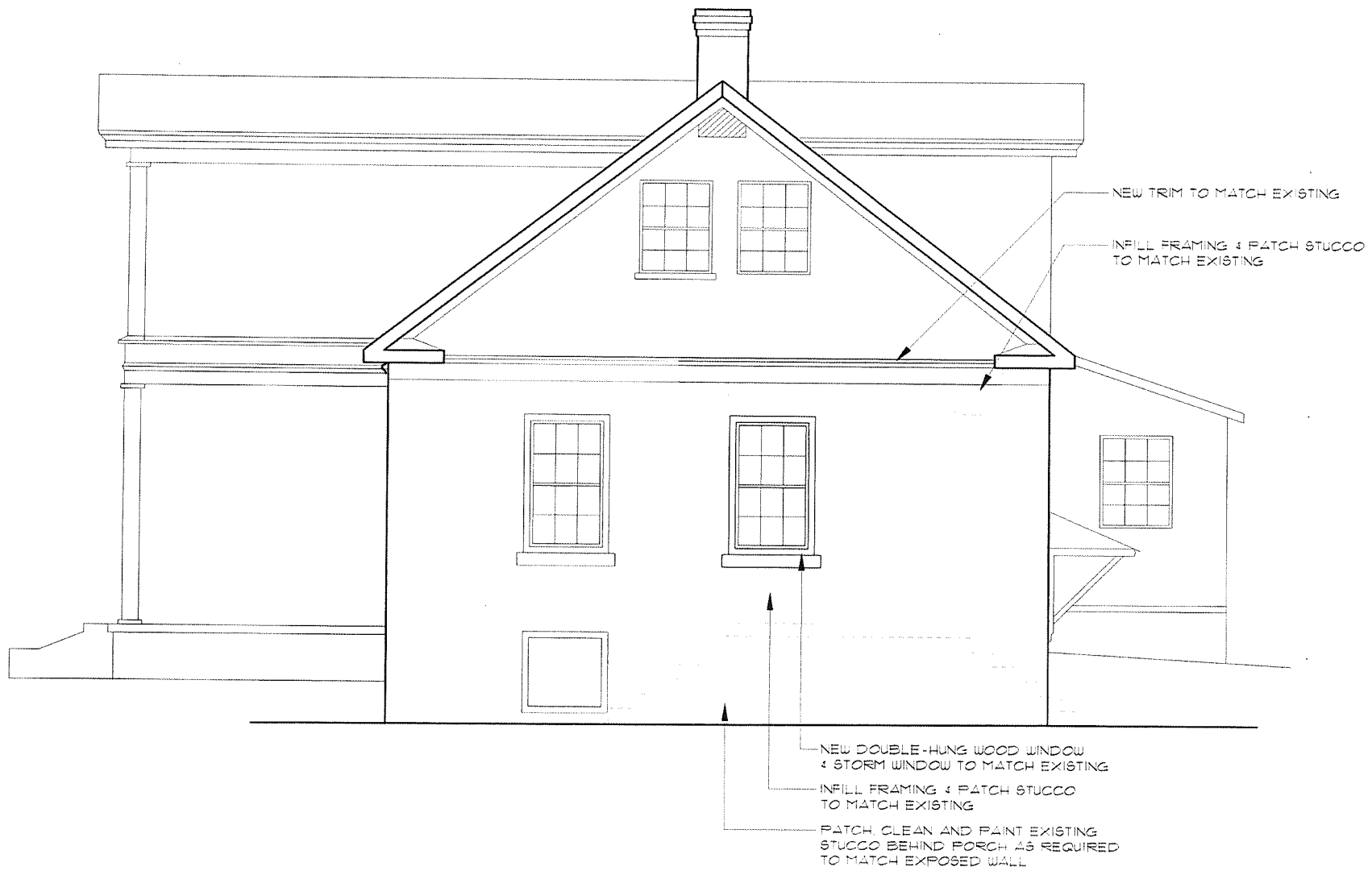
Booklet with plans, elevations and pictures

For Office Use Only

Received by: BSW
Fee paid: 125.00 Cash 34486 Ck. #
Date Received: 9/29/2013

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

P13-0160



NEW TRIM TO MATCH EXISTING

INFILL FRAMING & PATCH STUCCO TO MATCH EXISTING

NEW DOUBLE-HUNG WOOD WINDOW & STORM WINDOW TO MATCH EXISTING

INFILL FRAMING & PATCH STUCCO TO MATCH EXISTING

PATCH, CLEAN AND PAINT EXISTING STUCCO BEHIND PORCH AS REQUIRED TO MATCH EXPOSED WALL

Beta Apartments Addition

RECEIVED
JAN 27 2014
NEIGHBORHOOD DEVELOPMENT SERVICES



Description:

The Beta Apartment project proposes to add a four-story, eleven-unit addition to the existing four-story apartment building and rooming house. The new addition will be located behind the existing buildings on the site. Parking, bike storage and utilities will be located on the ground level, with four-stories of apartments above.

The proposed addition will use the same brick veneer, deck rails, trim and shingles used on the existing apartment building. Stucco will be introduced at the fourth floor, and will match in color to the beige color used at the stair corridor of the existing building.



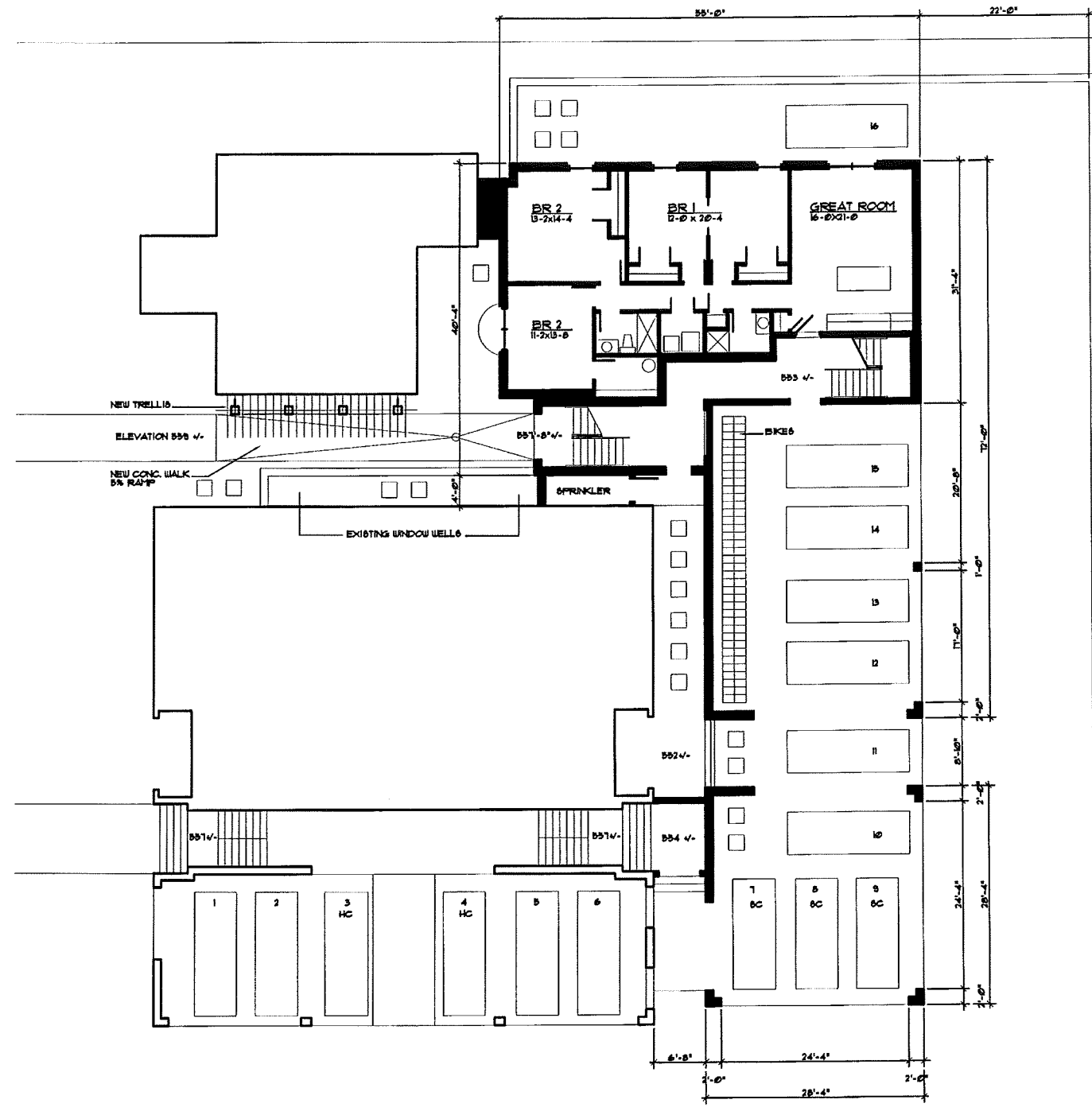
Proposed West Elevation



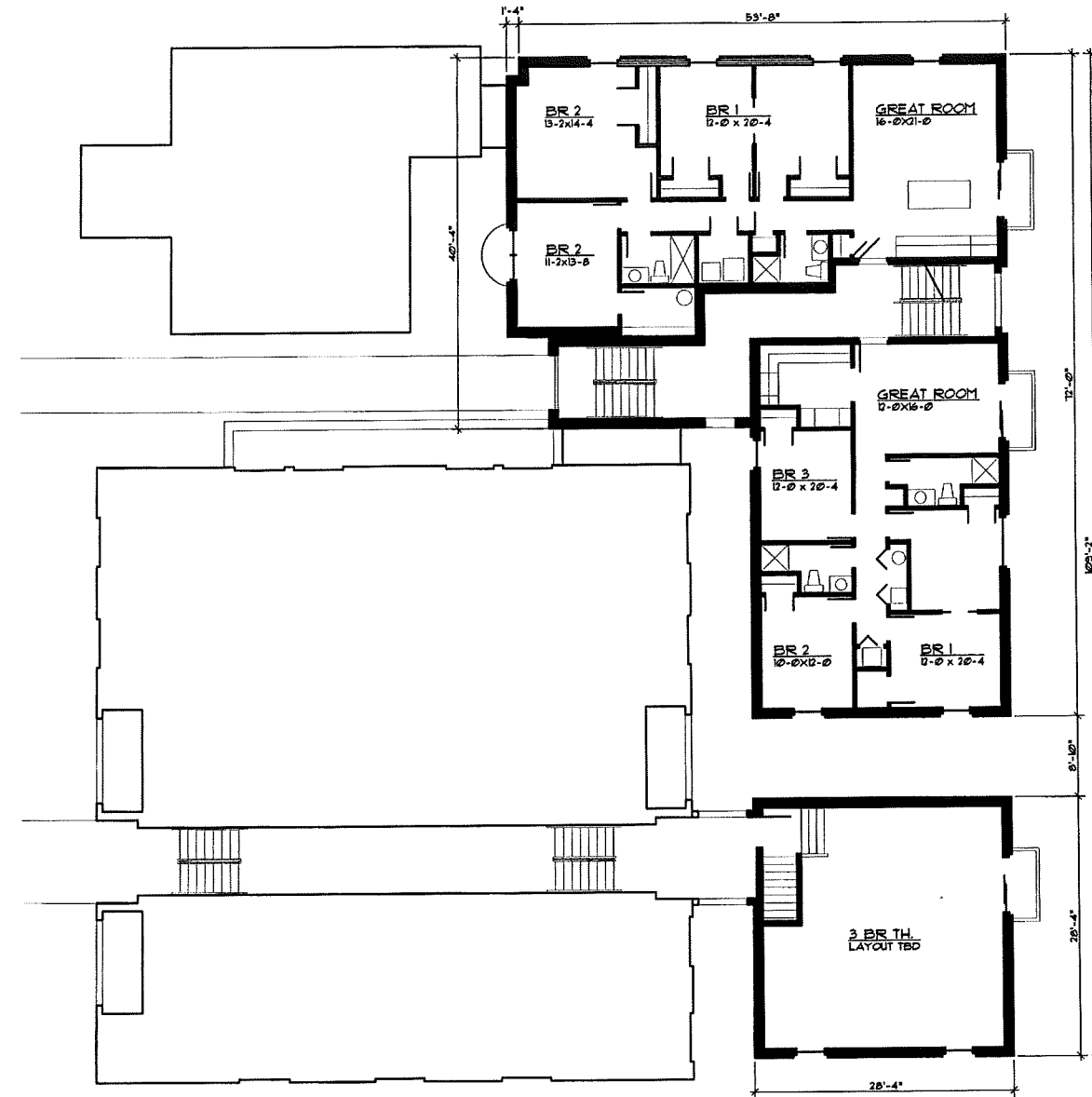
North Elevation



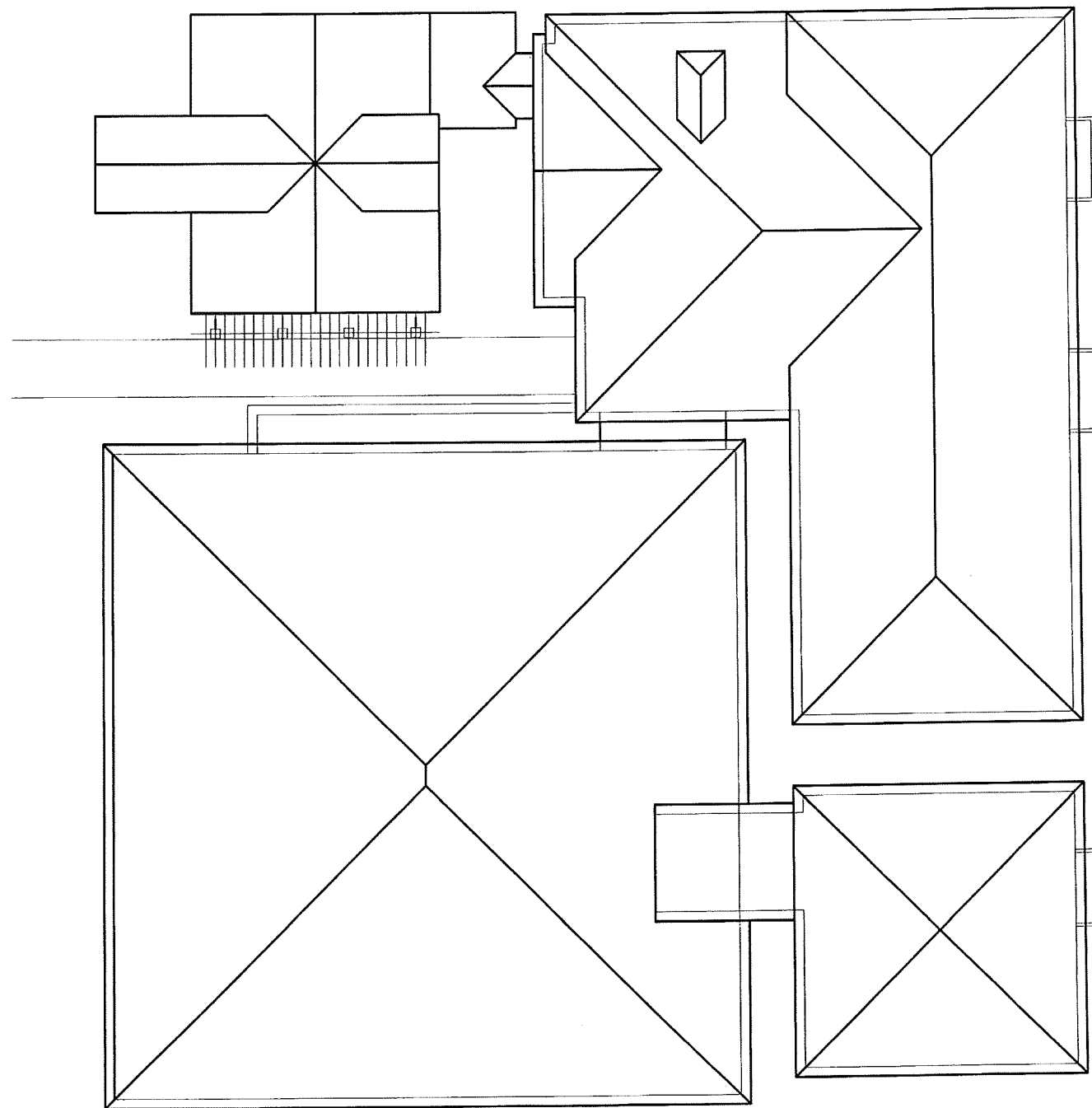
East Elevation



Ground Level Plan



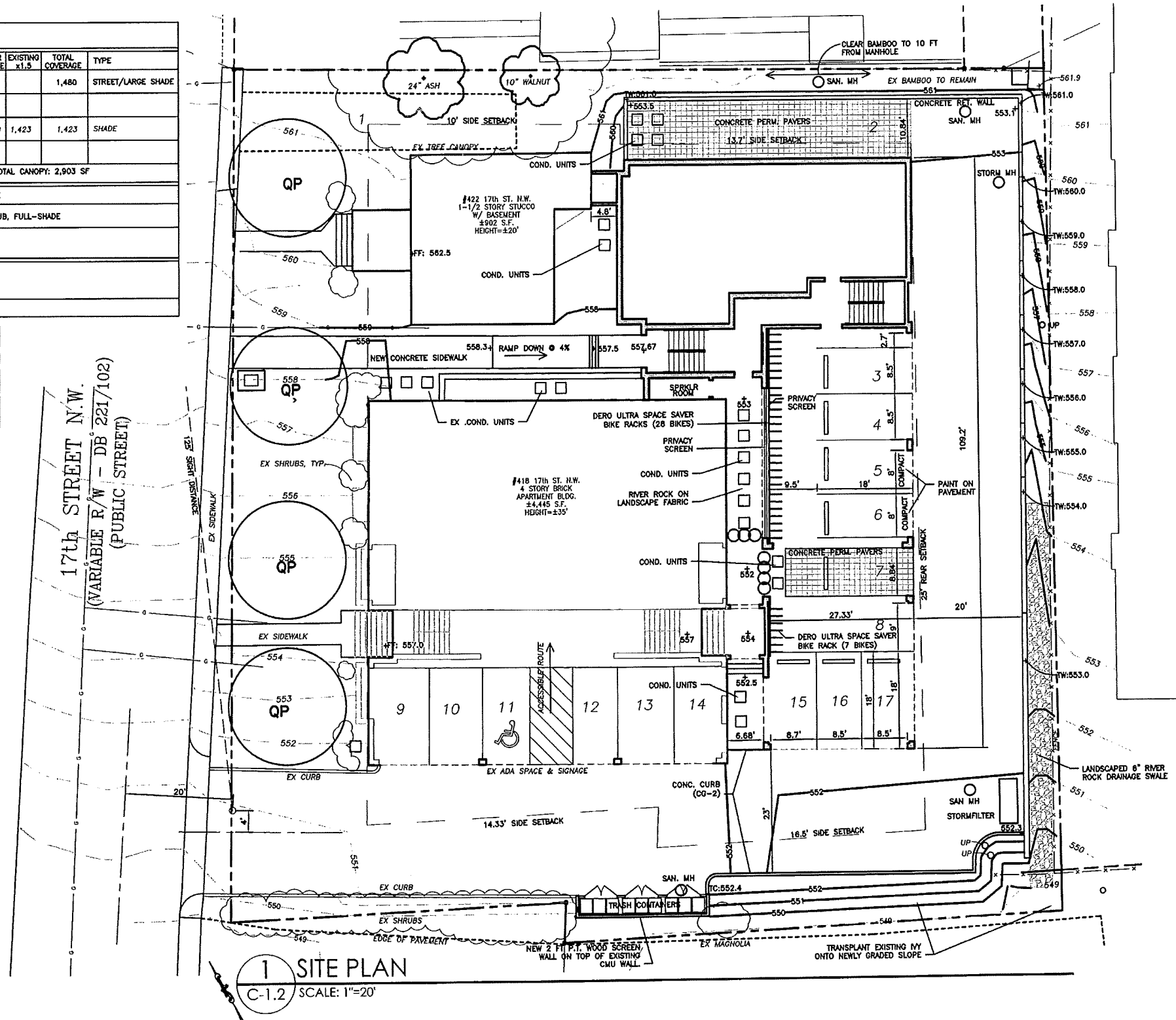
Typical Floor Plan



Roof Plan

LANDSCAPING SCHEDULE							
TREES	SYMBOL	PLANTING SIZE	QUANTITY	10 YEAR COVERAGE	EXISTING COVERAGE x1.5	TOTAL COVERAGE	TYPE
WILLOW OAK QUERCUS PHELLOS	QP	4" C	4	370		1,480	STREET/LARGE SHADE
14" CATALPA Catalpa speciosa			1				
10" WALNUT Juglans Nigra			1	949	1,423	1,423	SHADE
24" ASH Fraxinus pennsylvanica			1				
TOTAL CANOPY: 2,903 SF							
SHRUBS	SYMBOL	PLANTING SIZE	QUANTITY	TYPE			
AUCUBA AUCUBA JAPONICA	AJ	#3, 18-24"	7	SHRUB, FULL-SHADE			
GROUNDCOVER	SYMBOL	PLANTING SIZE	QUANTITY	TYPE			
LIRIOPIS LIRIOPIS MUSCARI "BIG BLUE"	LM	#1 @ 18" O.C.					

LANDSCAPING REQUIREMENTS	
REQUIRED	PROVIDED
1 TREE PER 40' OF 17TH ST. FRONTAGE 150' / 40' = 4 TREES	4 NEW TREES
CANOPY 10% OF 23,943 SF = 2,394 SF	3,014 SF



1 SITE PLAN
C-1.2 SCALE: 1"=20'

Site Plan



Proposed apartment building will match existing brick veneer and exterior finishes



422 17th St N.W. - Stucco rooming house to remain



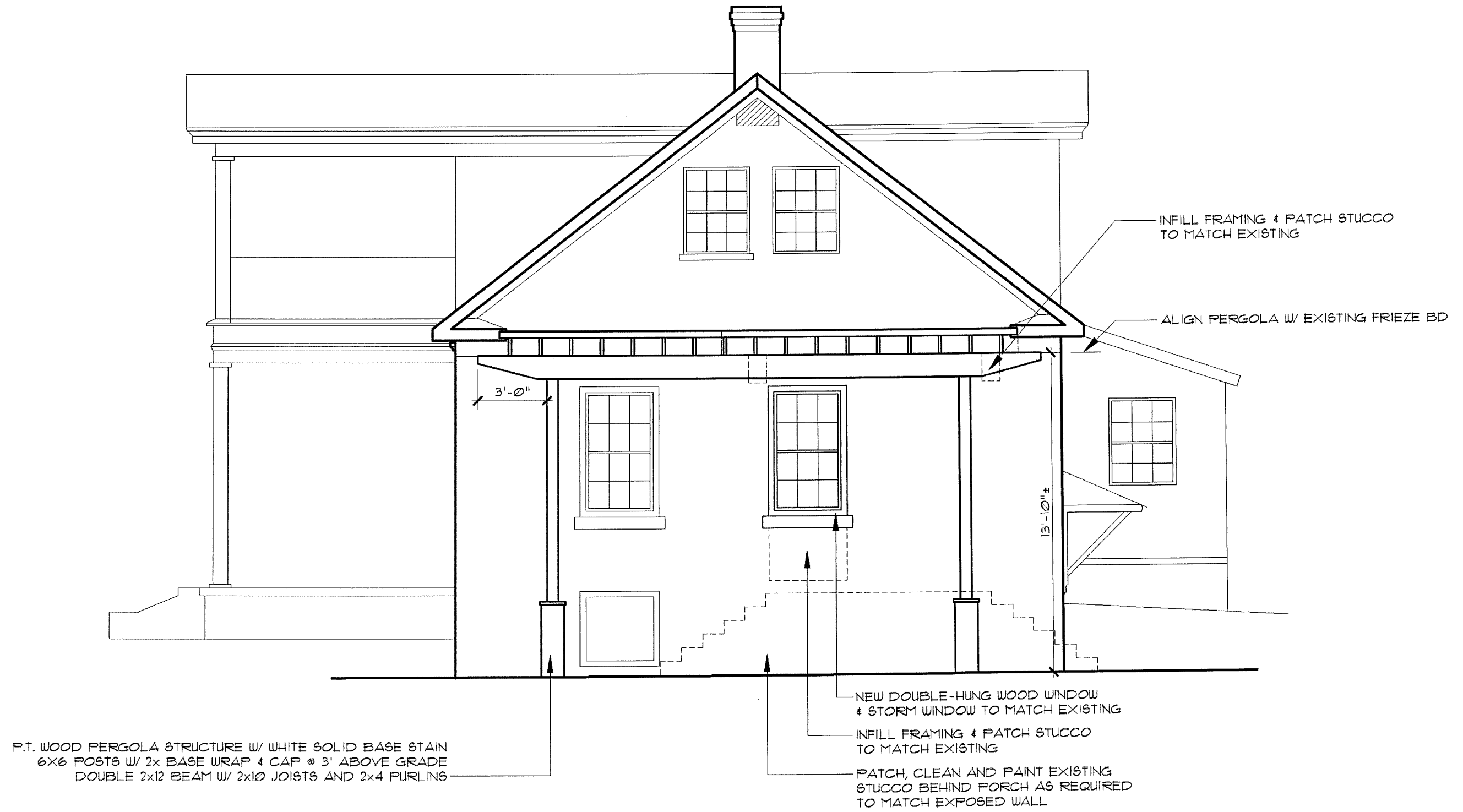
418 17th St. N.W. - 3-story apartment building to remain



Adjacent apartment building to the north



Adjacent sorority houses to the south



Proposed Improvements to Existing House - South Elevation