

From: Scala, Mary Joy
Sent: Friday, April 19, 2013 12:32 PM
To: Osteen, Michael
Subject: BAR action

April 19, 2013

Gail McIntosh
9 Gildersleeve Wood
Charlottesville, VA 22903

Certificate of Appropriateness Application

BAR 13-04-01
9 Gildersleeve Wood
Tax Map 11 Parcel 16
Gail McIntosh, Applicant and Owner
Deck with sheds addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 16, 2013. The following action was taken:

Approved (6-0-1 with Osteen recused) revised plan as submitted at meeting, including Poplar bark accents.

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 (October 16, 2014), 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.

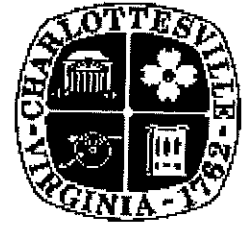
Upon completion of construction, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

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
April 16, 2013**



Certificate of Appropriateness Application

BAR 13-04-01

9 Gildersleeve Wood

Tax Map 11 Parcel 16

Gail McIntosh, Applicant and Owner

Deck with sheds addition

Background

This 1½ story frame cottage dates to 1918 and is thought to be the oldest structure on Gildersleeve Wood. It is a contributing structure in the Oakhurst-Gildersleeve Architectural Design Control District.

May 17, 2005 – The BAR unanimously (8-0) approved the application as submitted for a cantilevered bay addition and relocation of windows.

Application

The original house and 1996 addition frame a concrete patio, which is 2'-8" below the finish floor of the house. The proposal is an ipe wood deck with a built-in seat, potting shed and wood shed at the elevation of the house.

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;*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
- (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

Chapter 2 Site Design and Elements

G. Garages, Sheds, & Other Structures

A number of houses in Charlottesville's historic districts have garages, outbuildings and distinctive site features, particularly properties that contain a large house on a large lot. The most common outbuilding is the garage. Site features may vary considerably and may include fountains, ponds, pools, trellises, pergolas or benches, as well as recreational spaces such as playsets or basketball courts.

- 1) *Retain existing historic garages, outbuildings, and site features in their original locations.*
- 2) *If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter 7 C. Moving Historic Structures.)*
- 3) *Choose designs for new outbuildings that are compatible with the major buildings on the site.*
- 4) *Take clues and scale from older outbuildings in the area.*
- 5) *Use traditional roof slopes and traditional materials.*
- 6) *Place new outbuildings behind the dwelling.*
- 7) *If the design complements the main building however, it can be visible from primary elevations or streets.*
- 8) *The design and location of any new site features should relate to the existing character of the property.*

Chapter 4 Rehabilitations

D. Entrances, Porches, and Doors

6. *Give more importance to front or side porches than to utilitarian back porches.*

Discussion and Recommendations

A revised plan was submitted to show that the deck and outbuildings will meet the 5 ft. minimum setback requirement.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and for Rehabilitations, I move to find that the proposal for a deck and sheds satisfies the BAR's criteria and is compatible with this property and other properties in the Oakhurst Circle-Gildersleeve Wood Neighborhood ADC District, and that the BAR approves the application as submitted.

9 Gildersleeve Wood (DHR # 104-5092-0016)



STREET ADDRESS:	9 Gildersleeve Wood
MAP & PARCEL:	11-6
PRESENT ZONING:	R-1U
ORIGINAL OWNER:	Unknown
ORIGINAL USE:	Residential
PRESENT USE:	Residential
PRESENT OWNER:	J. MichaelOsteen & Gail B. McIntosh
ADDRESS:	J. MichaelOsteen & Gail B. McIntosh 9 Gildersleeve Wood Charlottesville, VA 22903
DATE/ PERIOD:	Ca. 1918
STYLE:	Cottage style
HEIGHT IN STORIES:	1.0 Stories
DIMENSIONS AND LAND AREA:	2000 sq.ft./0.284 Acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 1-story, 3-bay, frame cottage was constructed ca. 1918. It features a clipped gable-end roof covered in asphalt shingle (originally metal), weatherboard siding, 6/6-sash windows (triple on front and double on sides), exposed rafter ends, rear dormers with 6-

light windows, central brick chimney, side 1-story wing, and modern rear wing. A nicely detailed gable-roofed hood supported by brackets shelters the front door.

OUTBUILDINGS

Shed: ca. 1918, frame (weatherboard), gable-roofed (asphalt shingle) shed now used as a chicken coop.

HISTORICAL DESCRIPTION

According to Sanborn Maps, this dwelling was constructed ca. 1918 and appears to be the oldest dwelling on Gildersleeve Wood. It is a fairly typical example of a cottage-style dwelling, a popular form during this time period. It is a contributing element to the potential Oakhurst-Gildersleeve Neighborhood Historic District. Since 1986 it has been owned and occupied by local architect, Michel Osteen.



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
MAR 22 2013
 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 GAIL MCINTOSH Applicant Name GAIL MCINTOSH
 Project Name/Description DECK ADDITION Parcel Number 110016000
 Property Address #9 GILDERSLEEVE WOOD

Applicant Information
 Address: #9 GILDERSLEEVE WOOD
CIVILLE, VA 22903
 Email: michael.osteen@cardnotec.com
 Phone: (W) 434.295.4446 (H) 434.979.2635
 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.)
Gail McIntosh 3/21/2013
 Signature Date

Property Owner Information (if not applicant)
 Address: _____
 Email: _____
 Phone: (W) _____ (H) _____
 FAX: _____

GAIL MCINTOSH 3/21/2013
 Print Name Date

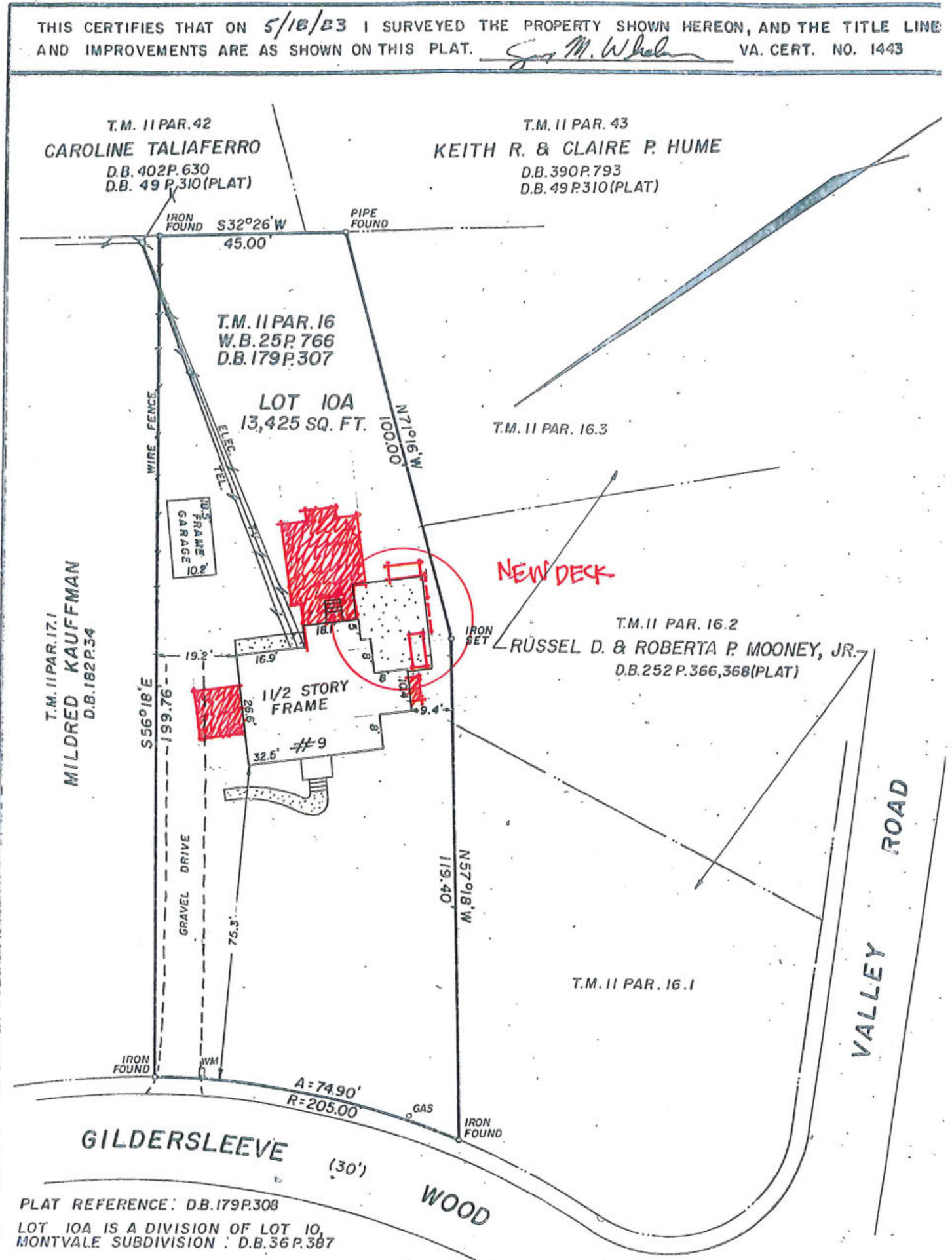
Property Owner Permission (if not applicant)
 I have read this application and hereby give my consent to its submission.
 Signature _____ Date _____
 Print Name _____ Date _____

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

Description of Proposed Work (attach separate narrative if necessary): THE ORIGINAL HOUSE + 1996 ADDITION FRAME A CONCRETE PATIO WHICH IS 2'-8" BELOW THE FINISH FLOOR OF THE HOUSE. PROJECT PROVIDES IPE DECK W/ BUILT IN SEAT + POTTING SHED @ ELEVATION OF THE HOUSE.

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

For Office Use Only
 Received by: L. Barmore Approved/Disapproved by: _____
 Fee paid: 12500 Cash/Ck. # 5093 Date: _____
 Date Received: 3/22/13 Conditions of approval: _____



#9 GILDEPSLEENE WOOD



SOUTH SIDE PATIO



1996 ADDITION TO THE RIGHT



PATIO & ORIGINAL HOUSE

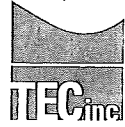




VIEW FROM PATIO

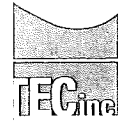


NOODSTOVE BUMP OUT



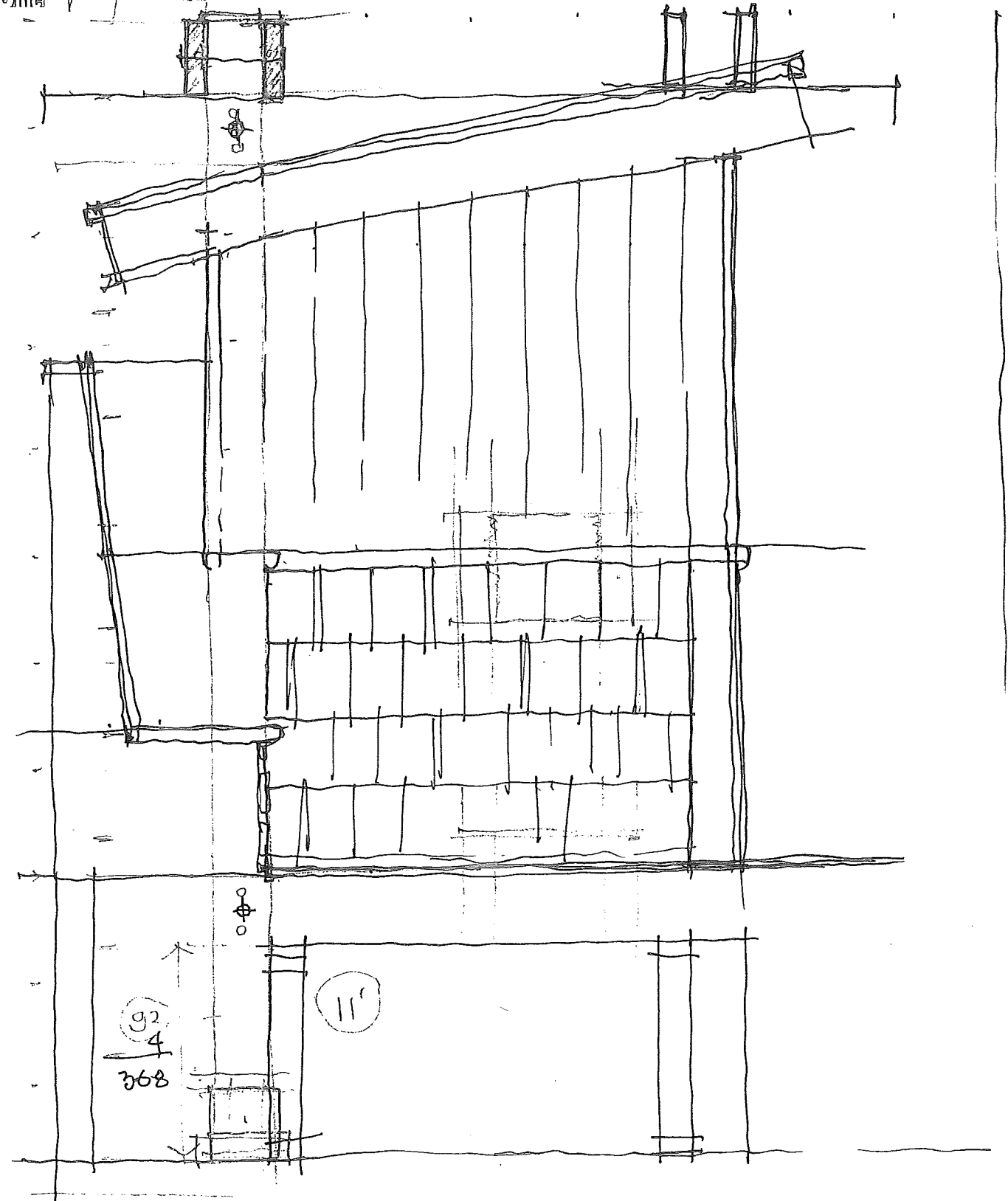
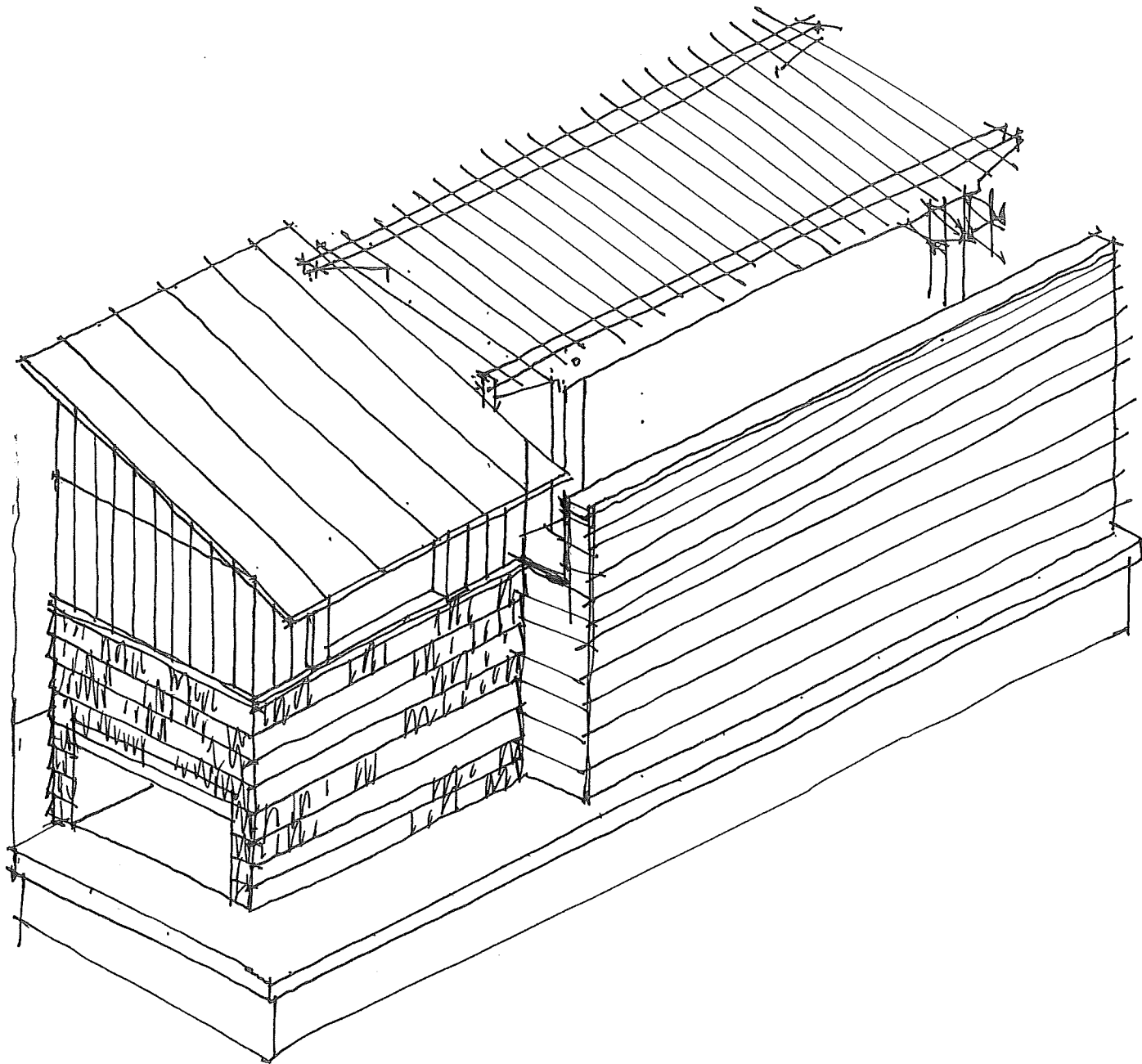
SUBJECT _____

SHEET NO. _____ OF _____
 JOB NO. _____
 BY _____ DATE _____
 CK _____ DATE _____



SUBJECT _____

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 JOB NO. _____
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 CK _____ DATE _____



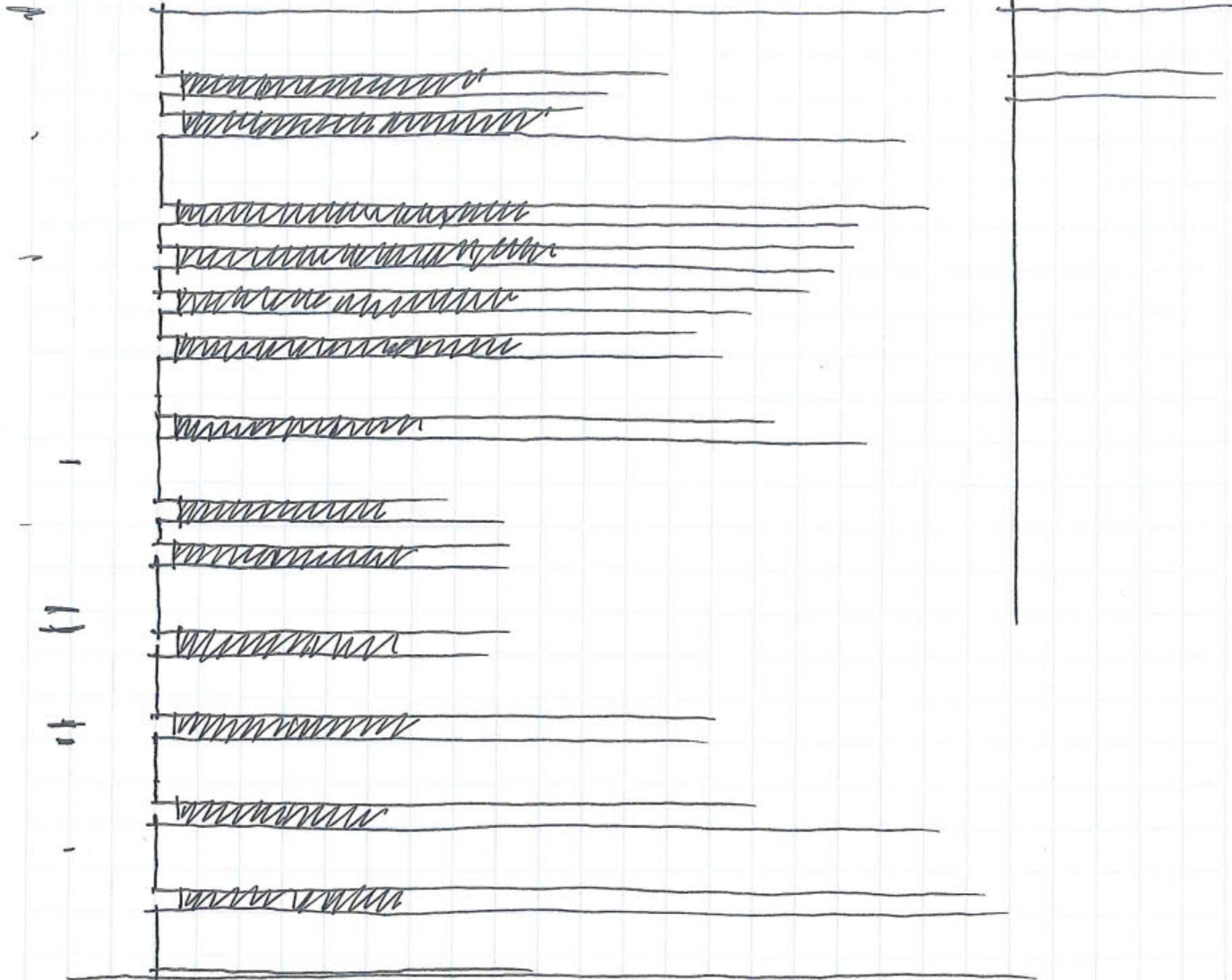
Submitted at meeting
 4-16-2013

Submitted at meeting
 4-16-2013

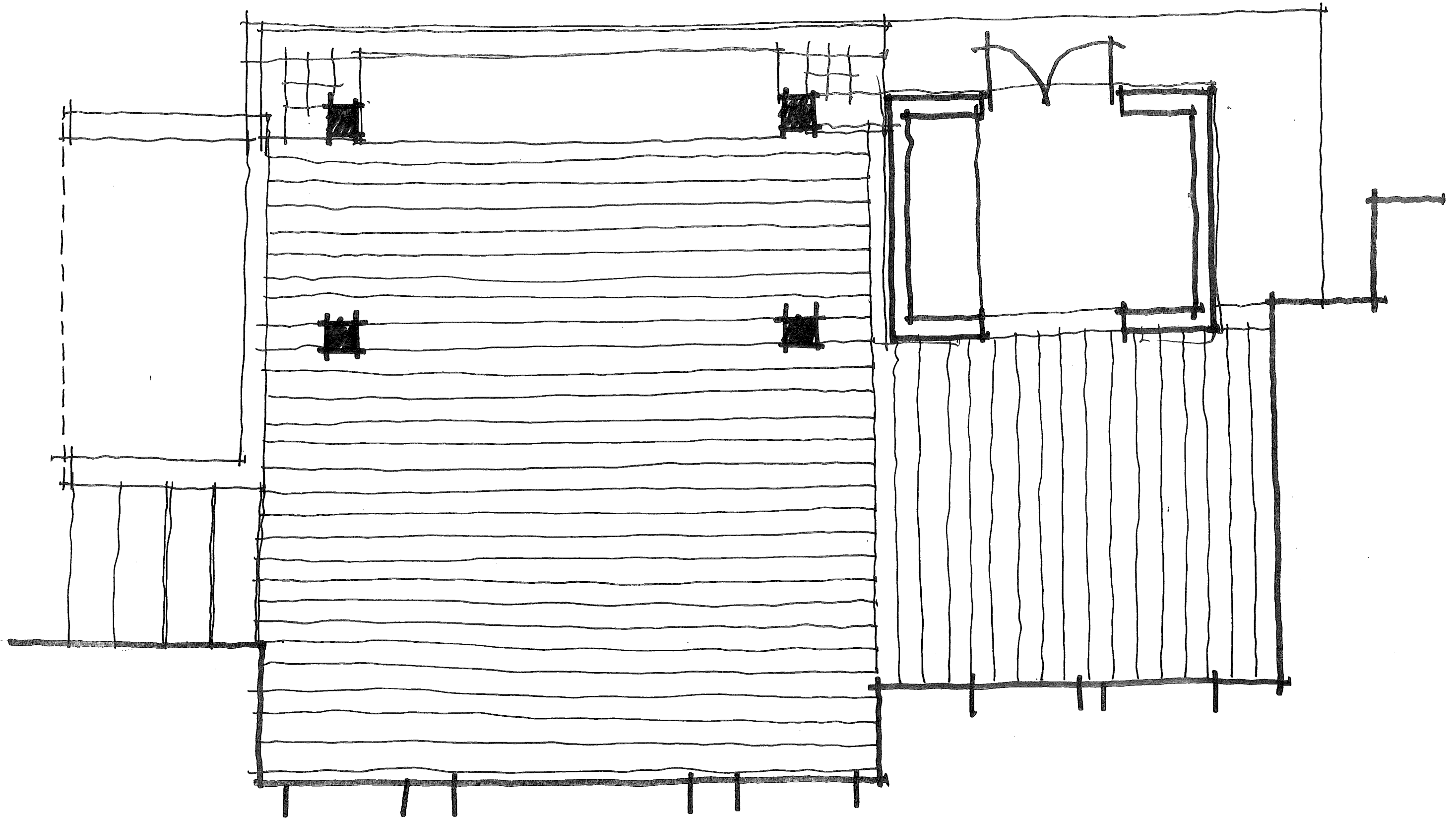


SUBJECT _____

SHEET NO. _____ OF _____
JOB NO. _____
BY _____ DATE _____
CK _____ DATE _____

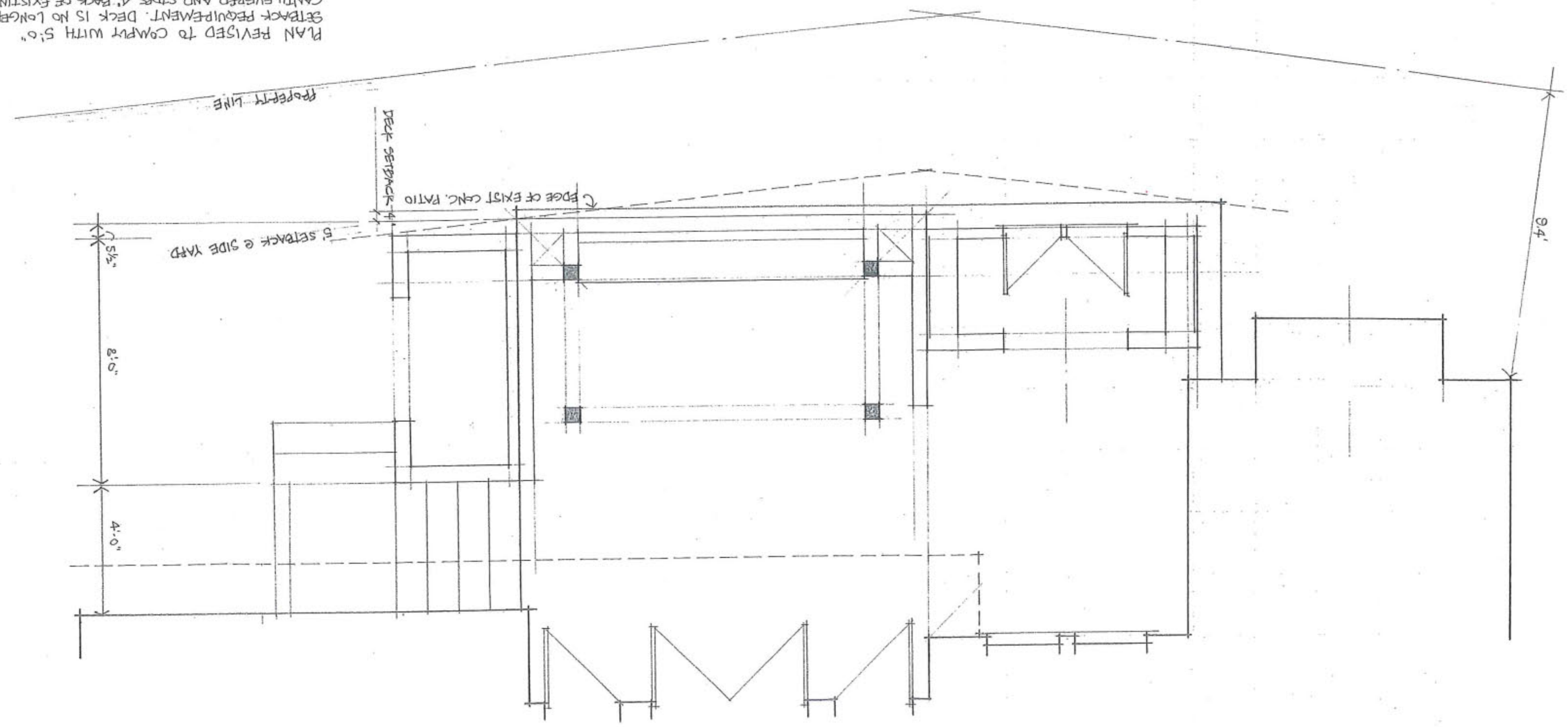


Submitted at meeting
4-16-2013

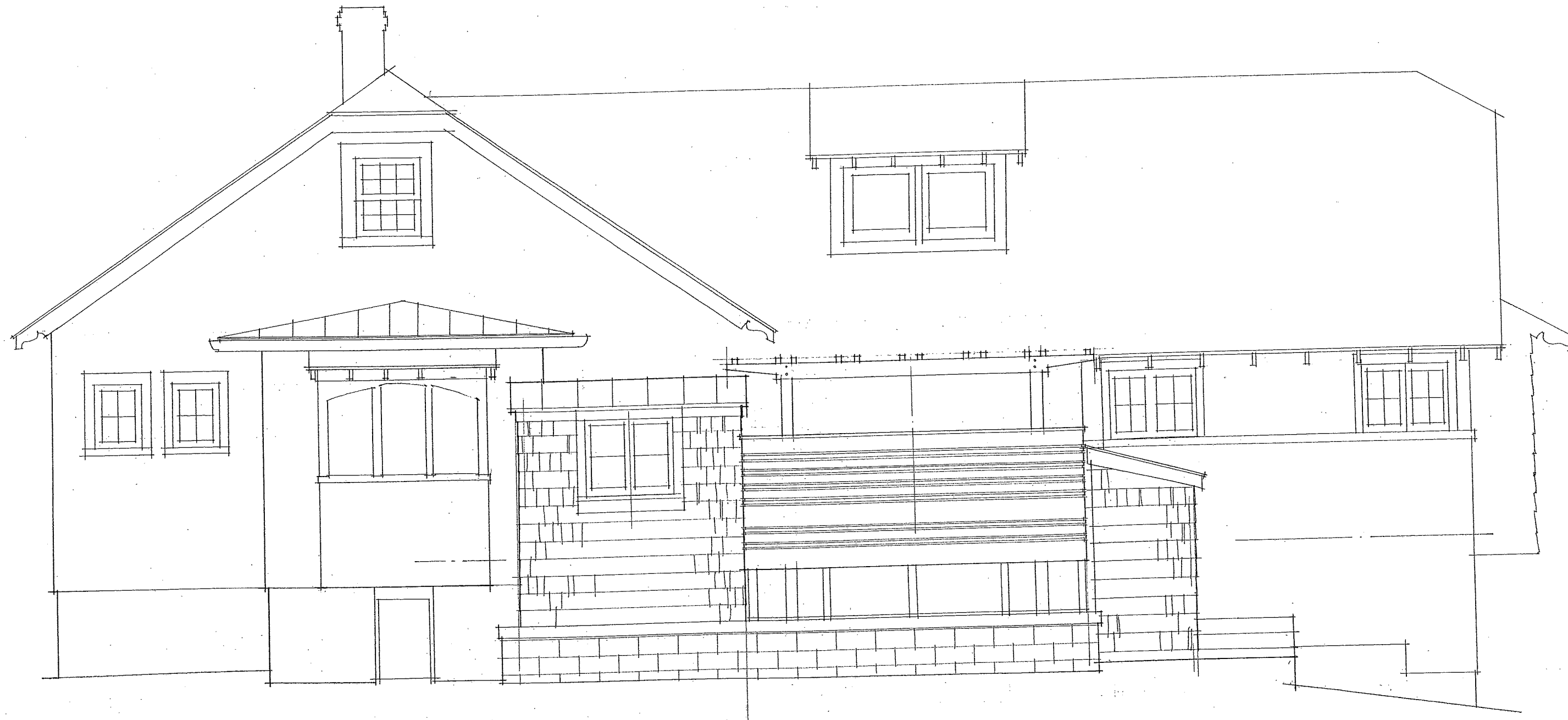


submitted at meeting
4-16-2013

PLAN REVISED TO COMPY WITH 5'-0"
SETBACK REQUIREMENT. DECK IS NO LONGER
CANTILEVERED AND STOPS 4' BACK OF EXISTING
CONCRETE PATIO EDGE.



RECEIVED
APR 04 2013
NEIGHBORHOOD DEVELOPMENT SERVICES

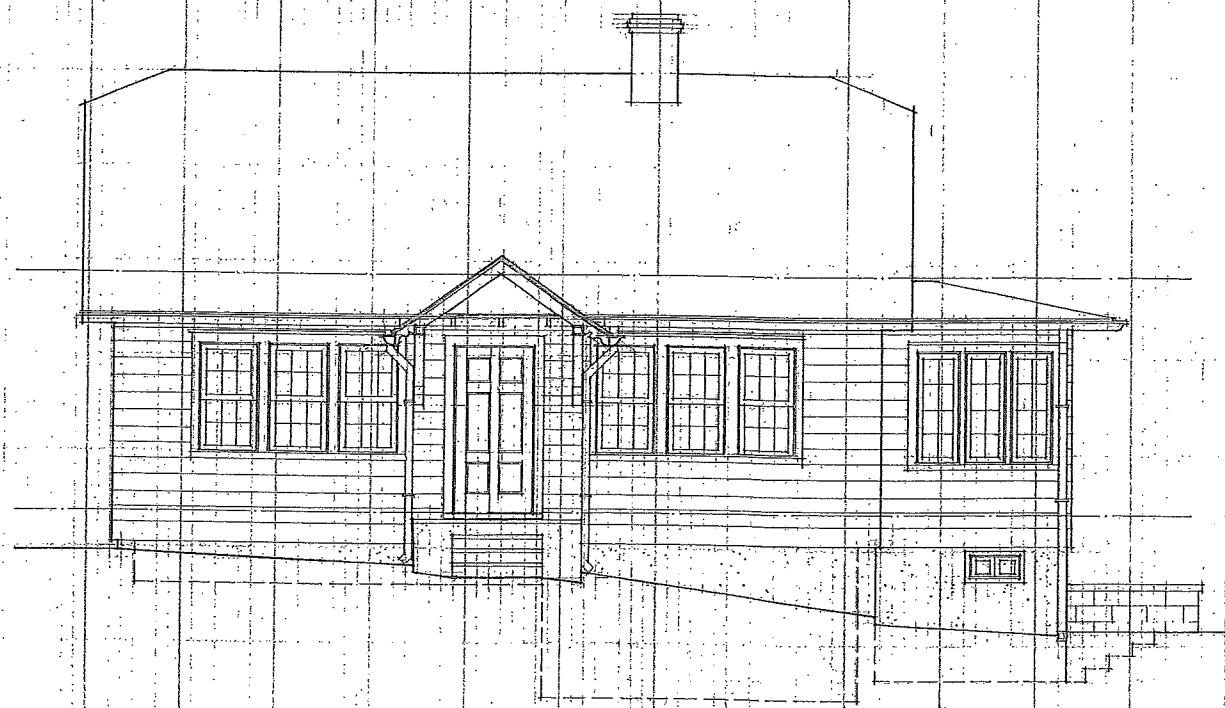


SOUTH ELEVATION

1/2" = 1'-0"

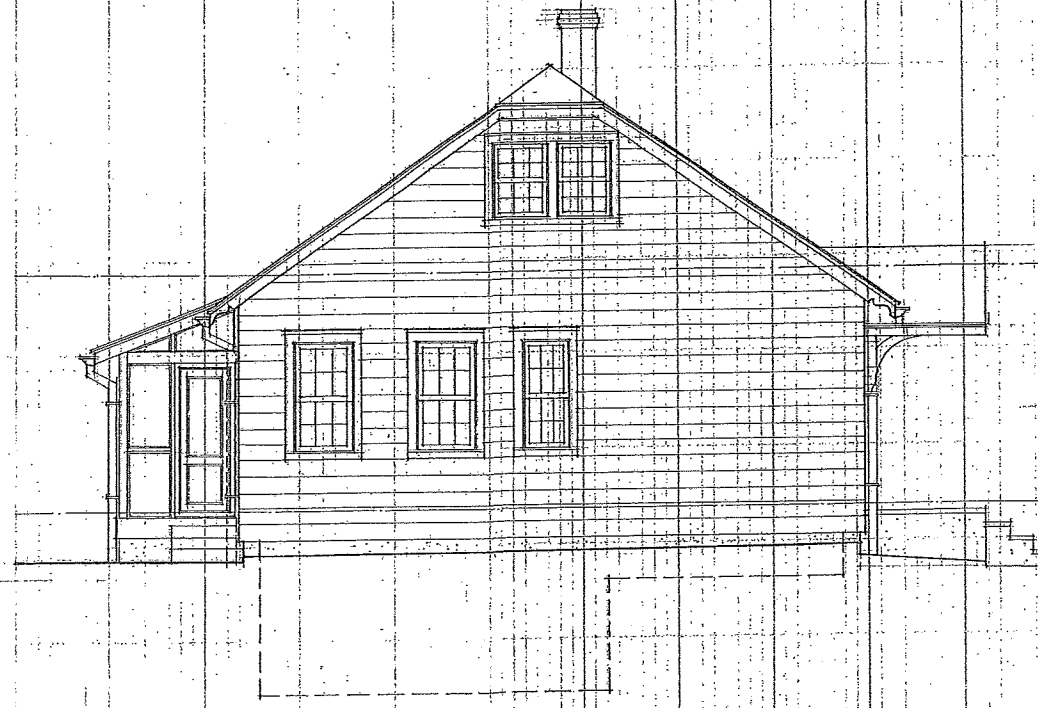
J. Michael Osteen
Architects

100 Second Street N.W.
Charlottesville, VA 22901
804-296-3072



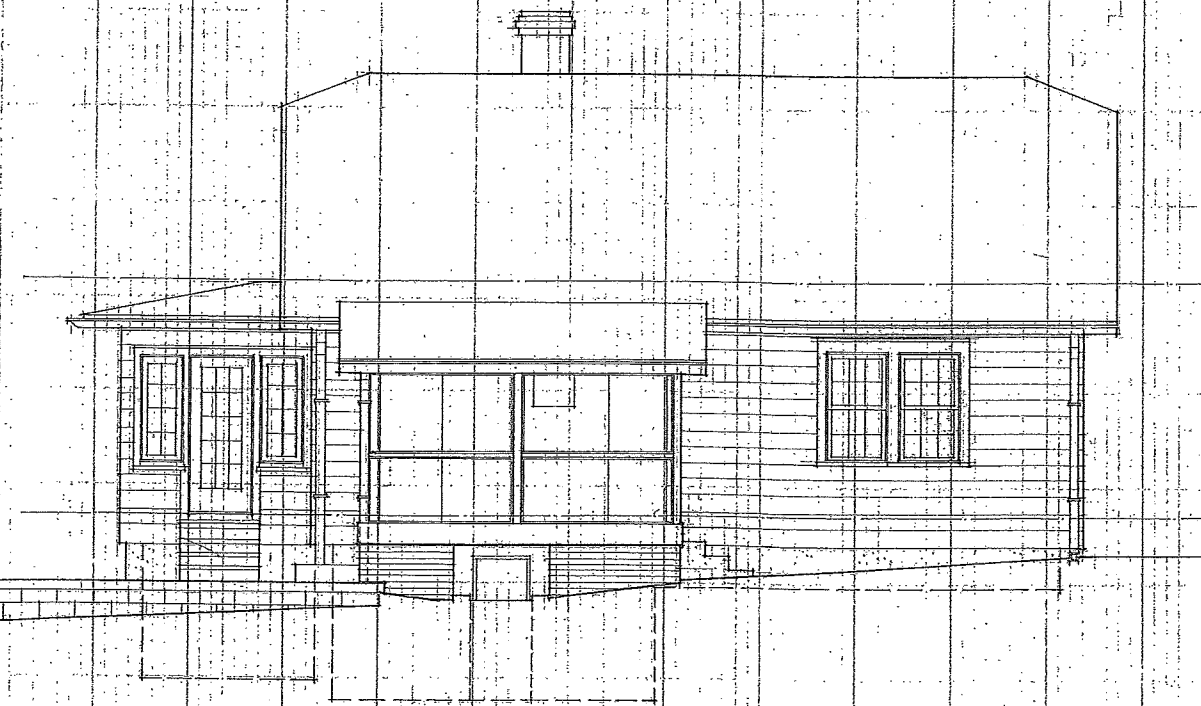
WEST ELEVATION

1/4" = 1'-0"



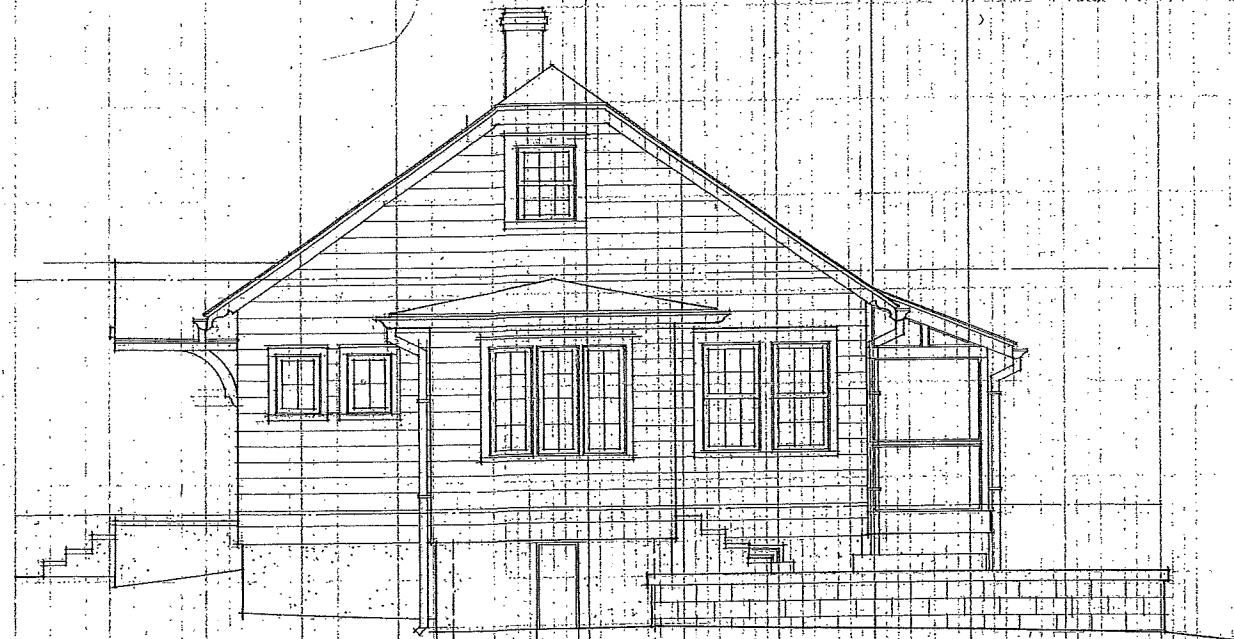
NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

Date
Revisions

Sheet

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



AFFIDAVIT OF MAILING

To File: 9 Gildersleeve Wood (BAR 13-04-01)

I, Kristin Rourke, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on April 1, 2013.

Signed:



Kristin Rourke

ADDRESSES

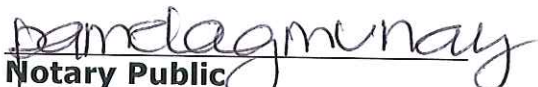
See Attachments

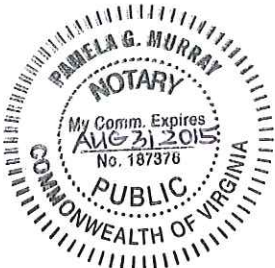
STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 4th day of April 2013, by Kristin Rourke.

My Commission Expires: AUGUST 31 2015


Notary Public



CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



April 1, 2013

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 13-04-01
9 Gildersleeve Wood
Tax Map 11 Parcel 16
Gail McIntosh, Applicant and Owner
Deck with sheds addition

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, April 16, 2013, starting at 5:30 pm in City Council Chambers, City Hall.** Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org> If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

A handwritten signature in blue ink that reads 'Mary Joy Scala'.

Mary Joy Scala, AICP
Preservation and Design Planner

BARNES, DENNIS W & NINA S
12 GILDERSLEEVE WOOD
CHARLOTTESVILLE, VA 22903

VALLEY ROAD, LLC
3050 SEMINOLE TRAIL
CHARLOTTESVILLE, VA 22911

PRIOR, MICHAEL S & MARY ELIZABETH
7 GILDERSLEEVE WOOD
CHARLOTTESVILLE, VA 22903

LYONS, PAUL D & DEREN E BADER
5 GILDERSLEEVE WOOD
CHARLOTTESVILLE, VA 22903

WHITLOCK, WILLIAM C
335 ST MARYS RD
HILLSBOROUGH, NC 27278

KEYSER, ARTHUR B & HELEN S
1 GILDERSLEEVE WOOD
CHARLOTTESVILLE, VA 22903

HAYNES, NANCY J, TRUSTEE
114 OAKHURST CIR
CHARLOTTESVILLE, VA 22903

BIGGS, JANETTE
523 VALLEY ROAD
CHARLOTTESVILLE, VA 22903

BRODRICK, MALCOLM C & SHERILL M
525 VALLEY ROAD
CHARLOTTESVILLE, VA 22903