

From: Scala, Mary Joy
Sent: Friday, July 19, 2013 11:51 AM
To: kdougald@embarqmail.com
Subject: BAR Action - 41 University Circle

July 19, 2013

Karen Dougald
20 University Circle
Charlottesville, VA 22903

Certificate of Appropriateness Application

BAR 13-07-01
41 University Circle
Tax Map 6 Parcel 86
Karen Dougald, Applicant/ Sally Nelson, etal, Owner
Replace triple sash window with door and transom

Dear Applicant,

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

Approved (6-1 with Osteen opposed) 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 (January 16, 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
July 16, 2013**

Certificate of Appropriateness Application

BAR 13-07-01

41 University Circle

Tax Map 6 Parcel 86

Karen Dougald, Applicant/ Sally Nelson, etal, Owner

Replace triple sash window with door and transom

Background

41 University Circle, ca. 1910, is a contributing structure in the Rugby Road-University Circle-Venable Neighborhood ADC District. The survey is attached.

Application

The applicant is requesting to replace a triple-hung window located on a rear, second floor deck, with a door and transom. The reason is due to deterioration of the window. There is a matching window in the same room that will remain.

The attached photo shows the proposed design, with a transom on the top and on the right side. The window dimensions are 44 -5/16" x 101- 3/16", as shown on the attached drawing. (The drawing of the French doors was rejected by the applicant in favor of the side transom design.)

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;*
 - 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
 - 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
 4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
 5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
 6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
 7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
 8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
 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 Design Review Guidelines for Rehabilitation

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 1) *Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2) *Retain original windows when possible.*
- 3) *Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4) *If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5) *Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6) *Replace historic components of a window that are beyond repair with matching components.*
- 7) *Replace entire windows only when they are missing or beyond repair.*
- 8) *If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9) *Reconstruction should be based on physical evidence or old photographs.*

- 10) *Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 11) *Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12) *Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13) *If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
- 14) *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 15) *Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*
- 16) *Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
- 17) *Storm windows should not damage or obscure the windows and frames.*
- 18) *Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
- 19) *The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.*
- 20) *In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.*
- 21) *The size of the shutters should result in their covering the window opening when closed.*
- 22) *Avoid shutters on composite or bay windows.*
- 23) *If using awnings, ensure that they align with the opening being covered.*
- 24) *Use awning colors that are compatible with the colors of the building.*

Discussion and Recommendations

The proposal to replace the deteriorated window is appropriate. The dimensions of the existing window opening are narrower than the opening in the photo, which will result in a deeper top transom and narrower side transom than the photo shows.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window replacement with a door and transom 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...).

41 University Circle



| | |
|--------------------------------------|---|
| STREET ADDRESS: | 41 University Circle |
| MAP & PARCEL: | 6-86 |
| PRESENT ZONING: | R-1U |
| ORIGINAL OWNER: | |
| ORIGINAL USE: | Residential - Single Family |
| PRESENT USE: | Residential - Apartment |
| PRESENT OWNER: | Nelson, Sally and Bruce Trustees |
| ADDRESS: | c/o Dougald, Donald & Karen 36 University Circle Charlottesville, Va. 22903 |
| DATE/ PERIOD: | Ca. 1910 |
| STYLE: | Georgian Revival/Eclectic |
| HEIGHT IN STORIES: | 2.5 stories |
| DIMENSIONS AND LAND AREA: | 5,920 sq ft/0.337 acres |
| SOURCES: | Charlottesville City Records and 2004 Architectural Survey |
| CONTRIBUTING: | Yes |

ARCHITECTURAL DESCRIPTION

Constructed ca. 1910, this interesting, 2 ½-story, brick Georgian Revival-style dwelling is well preserved. Details include: Flemish-bond brick walls; hipped roof; 2 low hipped dormers, symmetrical 3-bay front; 1-story, 1-bay front porch with Tuscan columns flanking brick piers; overhanging eaves with shaped roof brackets; interior brick chimney; 8/1 windows; and balustraded deck on porch roof. This sophisticated individualistic Georgian-style house may have been erected for long-time resident R.M. Bird, Professor of Chemistry at UVA and contributes to the District.



P13-0108



Board of Architectural Review (BAR) Certificate of Appropriateness

RECEIVED

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

JUN 24 2013

JUN 24 2013

NEIGHBORHOOD DEVELOPMENT SERVICES

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 Karen Dougald Applicant Name Karen Dougald Project Name/Description Parcel Number Property Address 41 University Circle Apt 1 Charlottesville 22903

Applicant Information

Address: 20 University Circle Charlottesville, VA 22903 Email: kdougald@comcast.net Phone: (W) (H) 6295-0518 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 Karen M. Dougald Date 6-24-13

Property Owner Information (if not applicant)

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

Print Name Karen M. Dougald Date 6-24-13

Property Owner Permission (if not applicant)

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

Signature Karen M. Dougald Date 6-24-13

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

Print Name Date

Description of Proposed Work (attach separate narrative if necessary): replace triple sash window with door and transom (right side) 1st floor rental property

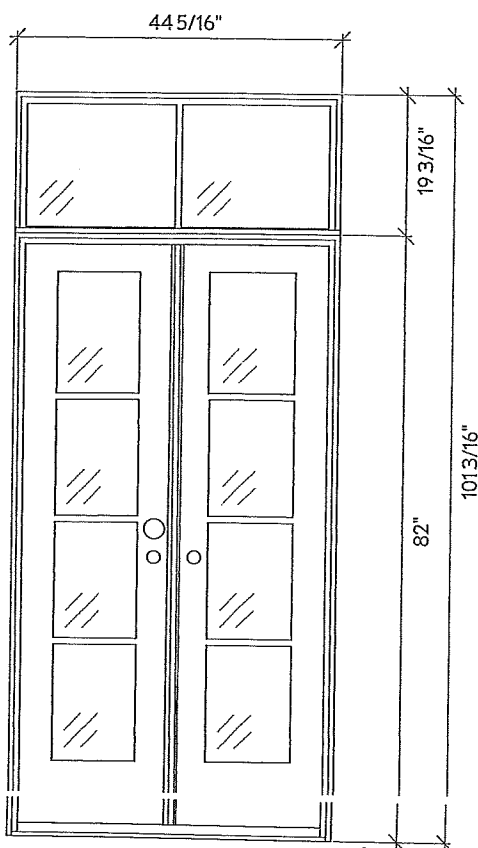
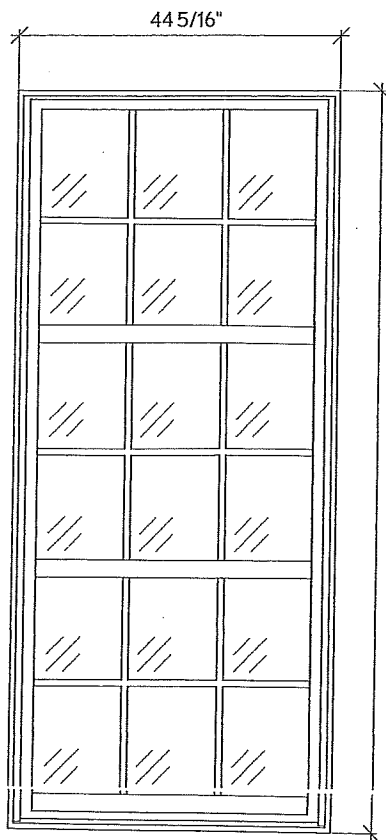
List All Attachments (see reverse side for submittal requirements):

For Office Use Only

Received by: P. Curington Fee paid: \$125.00 Cash/Chk. # 11666 Date Received: 6-24-13

Approved/Disapproved by: Date: Conditions of approval:





| REVISIONS | |
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WONGERS
WONGERS BROS. CO. (2022)

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Integrity
INTEGRITY
INTEGRITY

R.S. Monger & Sons
265 Chesapeake Drive
Harrisonburg, VA 22801

Ben Yelker
Direct: 940-746-9599

Drawn by: BV

To: Board of Architectural Review
Charlottesville, Virginia

Sally Cole Nelson, Karen Dougald and Donald Dougald, owners of the property at 41 University Circle, have designated Karen Dougald to be the applicant for a change to the rear façade of the building. The change involves removing one triple-hung window and replacing it with a transom, side light and door as shown in the Gaston & Wyatt drawing submitted to the Board.

Sally Cole Nelson Sally C Nelson 7-7-13
date

Karen Dougald Karen Dougald 7-7-13
date

Donald Dougald Donald Dougald 7/7/2013
date

Scala, Mary Joy

From: William Adams <wadams@trainarchitects.com>
Sent: Thursday, July 18, 2013 11:59 AM
To: Scala, Mary Joy; BAR
Subject: RE: BAR Actions July 16, 2013

Mary Joy-

As 144 Chancellor Street looks like it will be an appeal to Council, please keep us posted. Note: I am out of Town for the first Council meeting in August.

Also, I'd like to suggest to the owners of 41 University Circle that when the triple sash window and frame are removed, that they be removed carefully, labelled and stored somewhere on the premises in an attic or other protected location (that is, if the parts are not completely rotten and falling apart). Because you never know... should there be a restoration or change of ownership in the future (however unlikely this may seem now), the parts could be useful. While I don't know the plan of the house, the triple sash windows are a distinctive feature, most likely very important to the interior.

Thanks,

Bill

From: Scala, Mary Joy
Sent: Wednesday, July 17, 2013 9:29 AM
To: BAR
Subject: BAR Actions July 16, 2013

FYI – BAR Actions and revised Work Session agenda.

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



IMG_0011_9

GASTON & WYATT
— FINE WOODWORKING —

Don Dougald
20 University Circle
Charlottesville, VA 22903

Project: Apartment 41

Exterior door unit to match triple hung window next to it

Pending the approval of the design presented to the BAR, Gaston & Wyatt LLC proposes to detail, fabricate, prime, hand, install hardware and deliver the door unit that matches the triple

hung window in detail for \$7,491.80, exclusive of Virginia sales tax.

Included in this price is the primed unit consisting of a profile match using SDL muntin bars over insulated glass, hung door unit using paint grade ball bearing hinges and an allowance of \$550 for Baldwin mortise lock & lever hardware. Also included are the transom and sidelight fixed units that is integral to the unit as a whole. The exterior and interior casing/backband is to be sent out loose for a clean fit in the opening after installation by others. The Pemko threshold will also be sent loose to allow for a field fit to the finished floor by others.

Excluded is paint, installation of the unit and installation of the mull caps, casing and brickmould, and any sill.

The only problem I see with aligning the muntin bars is the bottom rail alignment with is going to have to start much higher on the door unit than were it is on the window.

The millwork priced is typical of the highest level of quality expected in construction and service from Gaston & Wyatt LLC.

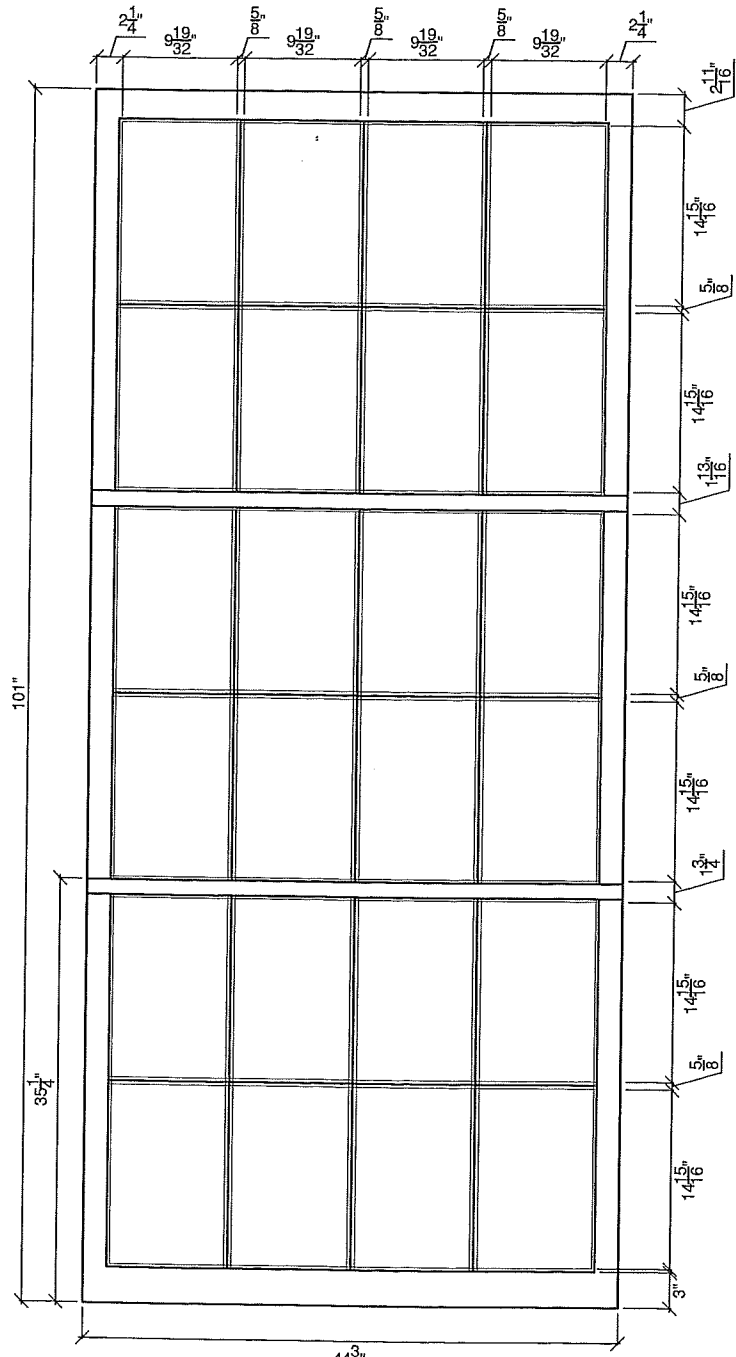
Please call or email with any questions.

Best wishes,

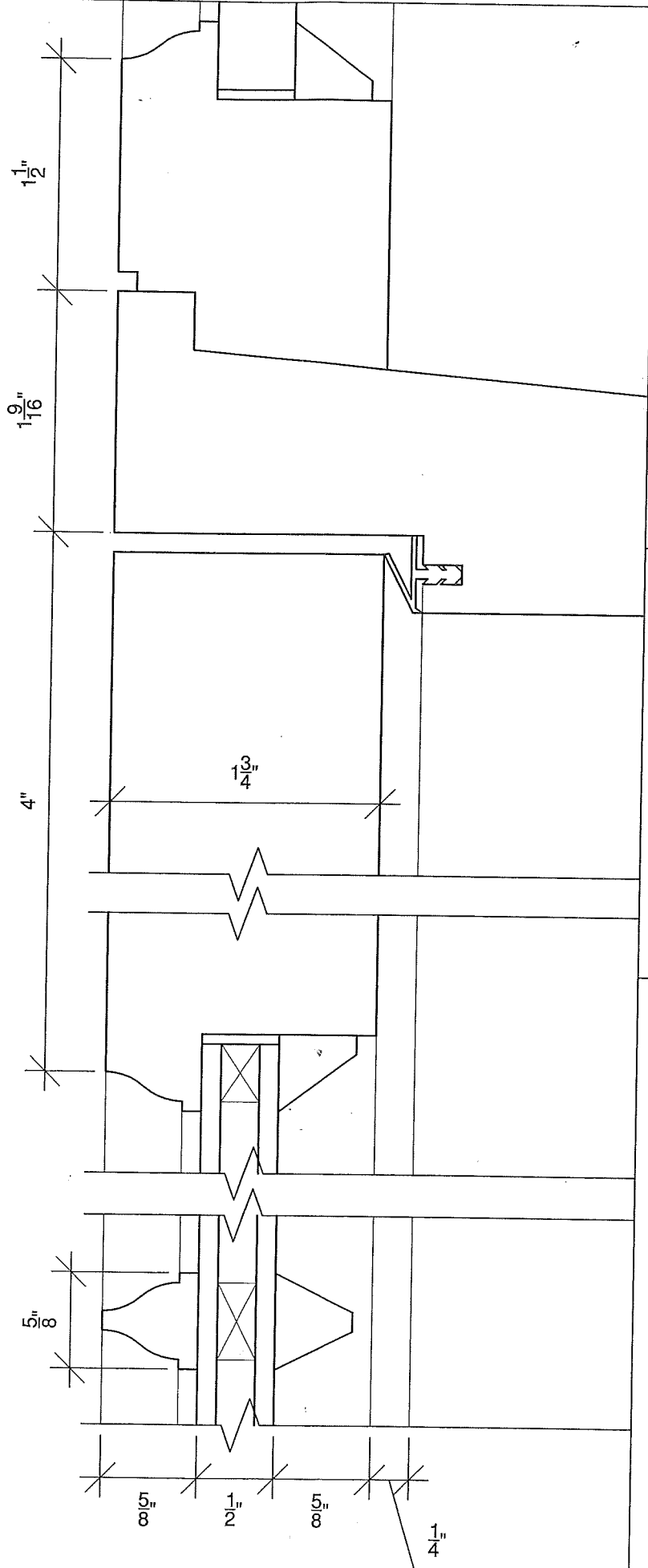
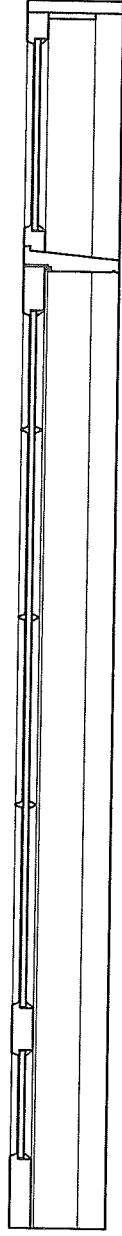
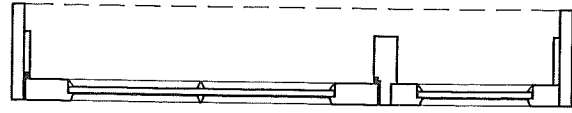
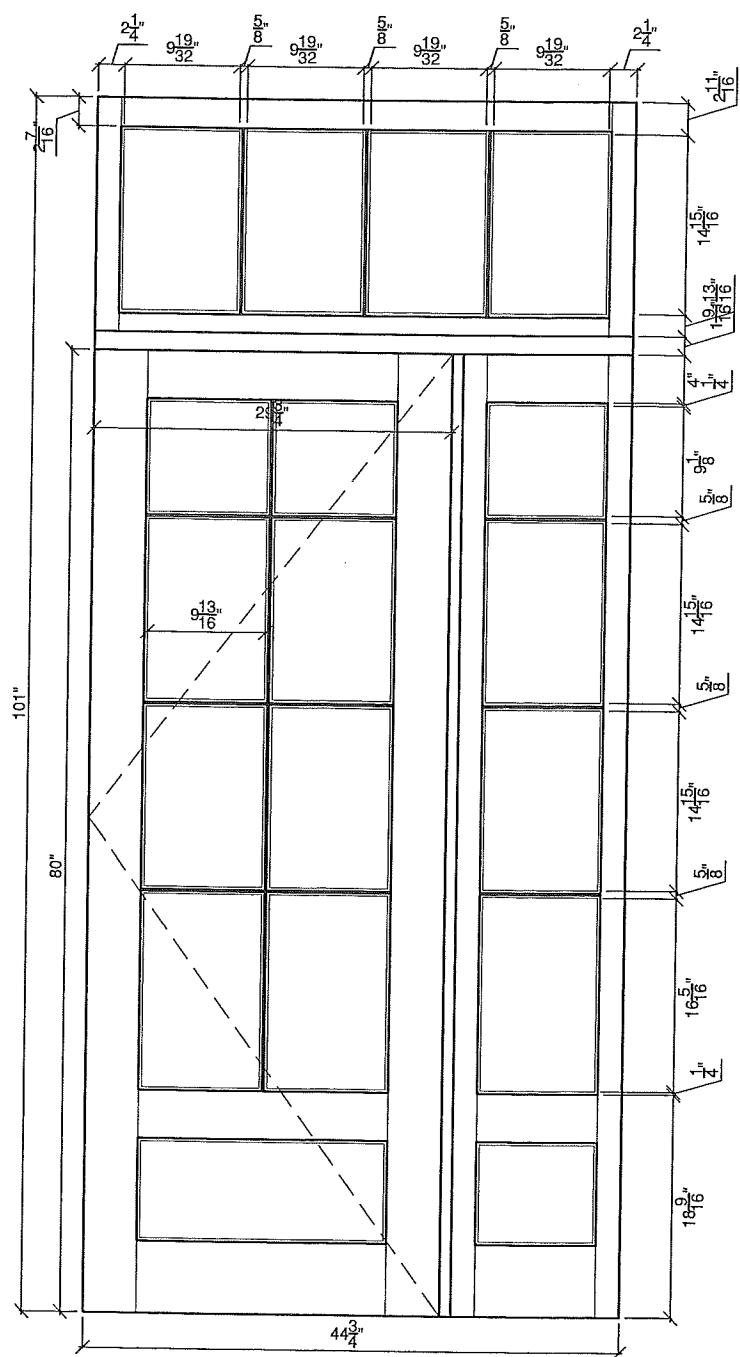
Scott Viemeister

Vice President
Gaston & Wyatt
1226 Harris St.
Charlottesville, VA 22903
(434)293-7357





CURRENT WINDOW



GASTON & WYATT
— ARCHITECTURAL MILLWORK —

41 UNIVERSITY CIRCLE
PROPOSED DOOR UNIT

SCALE: 3/4" = 1'-0"

7-12-13

SD-1.0

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
BAR Meeting July 16, 2013

To File: 41 University Circle (BAR 13-07-01)

I, Deronda Eubank hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses attached to this affidavit, no later than by Tuesday June 25, 2013 (14 days prior to the BAR meeting).

Signed:

Deronda Eubank

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



June 28, 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 13-07-01

41 University Circle

Tax Map 6 Parcel 86

Karen Dougald, Applicant/ Sally Nelson, etal, Owner

Replace triple sash window with door and transom

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, July 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,

Mary Joy Scala, AICP
Preservation and Design Planner

BREEDEN, JAMES O & ROSA LEE
D
1 KING STREET #207
CHARLESTON SC 29401

D'ODORICO, PAOLO
39 UNIVERSITY CIRCLE #5
CHARLOTTESVILLE VA 22903

MACKOVAK, BENJAMIN
4706 WOOD ST
WILLOUGHBY OH 44094

OPERE, FERNANDO & CARRIE B
DOUGLASS
25 UNIVERSITY CIRCLE
CHARLOTTESVILLE VA 22903

SAYERS, RICHARD R &
ELIZABETH G
429 CANTERBURY LANE
ROANOKE VA 24014

UNIVERSITY OF VIRGINIA
FOUNDATION
P O BOX 400218
CHARLOTTESVILLE VA 22904

CARR, SEAN D & LADISLAVA
39 UNIVERSITY CIR #3
CHARLOTTESVILLE VA 22903

FRY, DONALD K & JOAN B
35 UNIVERSITY CIRCLE
CHARLOTTESVILLE VA 22903

MOORE, JAMES S
977 SEMINOLE TRAIL
BOX 236
CHARLOTTESVILLE VA 22901

POLLARD, WILLIAM B III & JUDY
P
2194 ARROWHEAD VALLEY RD
CHARLOTTESVILLE VA 22903

TRAPPER OF PALM BEACH, LLC
SERIES E
240 MIRAFLORES DRIVE
PALM BEACH FL 33480

UNIVERSITY OF VIRGINIA
FOUNDATION
P O BOX 400218
CHARLOTTESVILLE VA 22904

CARRIER, ACHSAH H, TRUSTEE
1215 INGLECTRESS DRIVE
CHARLOTTESVILLE VA 22901

GECKER, DANIEL & ELIZABETH
GIBBS
8137 WHITTINGTON DR
RICHMOND VA 23235

NICOL, MARILYN T
39 UNIVERSITY CIRCLE #6
CHARLOTTESVILLE VA 22903

RANDOLPH, ALTHEA H, ETAL TR-
CIRCLE LD TR
7802 FAIRVIEW FARM
SCOTTSVILLE VA 24590

TWO FLORIDA SISTERS, LLC
39 UNIVERSITY CIRCLE #2
CHARLOTTESVILLE VA 22903

VELIKY LC
201 1A 15TH STREET NW
CHARLOTTESVILLE VA 22903

41 UNIV CIR