

From: Scala, Mary Joy
Sent: Friday, July 19, 2013 11:11 AM
To: jtytus@comcast.net
Subject: BAR Action 1817 University Circle

July 19, 2013

John Butler Tytus IV
1817 University Circle
Charlottesville, VA 22903

Certificate of Appropriateness Application

BAR 13-07-02
1817 University Circle
Tax Map 5 Parcel 38.1
John Butler Tytus, IV, Trustee, Owner and Applicant
Detached carport

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 (7-0) with condition that shed must be painted either a dark or neutral color.

Please submit a paint color chip to staff for approval.

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 13-07-02

1817 University Circle

Tax Map 5 Parcel 38.1

John Butler Tytus, IV, Trustee, Owner and Applicant

Detached carport

Background

1817 University Circle (1980) is a non-contributing structure (because of its age) in the Rugby Road-University Circle-Venable Neighborhood ADC District.

Application

The applicant is requesting approval for a one-car carport located in the rear yard. The shed roof dimensions are 13 ft. wide and 19 ft. deep. Construction materials are 6x6 pressure-treated posts; Micro-Lam beams; Azak fascia boards; and roof panels of 29 gauge, 5V crimp, aluminum.

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 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.*

Discussion and Recommendations

The photos show the proposed located adjacent to a neighboring carport of similar construction. The traditional shed design is appropriate. Accessory structures must be setback five feet from property lines.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposal for a shed 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.

1817 University Circle



| | |
|----------------------------------|---|
| STREET ADDRESS: | 1817 University Circle |
| MAP & PARCEL: | 5-38.1 |
| PRESENT ZONING: | R-1 |
| ORIGINAL OWNER: | |
| ORIGINAL USE: | Single Family |
| PRESENT USE: | Single Family |
| PRESENT OWNER: | Tytus, John Butler IV |
| ADDRESS: | Tytus, John Butler IV 1817 University Circle Charlottesville, Va. 22903 |
| DATE/ PERIOD: | 1980 |
| STYLE: | Neo-Colonial |
| HEIGHT IN STORIES: | 1.5 stories |
| DIMENSIONS AND LAND AREA: | 1,930 sq ft/0.261 acres |
| SOURCES: | Charlottesville City Records and 2004 Architectural Survey |
| CONTRIBUTING: | No |

ARCHITECTURAL DESCRIPTION

Constructed in 1980, this 1 ½-story, Neo-Colonial-style dwelling is frame with weatherboard siding and features a gable roof, 2 front dormers, a symmetrical 5-bay front, 6/6-sash windows, and no porches. Although it is well designed and landscaped, this modern house is smaller than earlier dwellings in the neighborhood and is a non-contributing resource in the District because of its age.



Board of Architectural Review (BAR) Certificate of Appropriateness

RECEIVED

JUN 25 2013

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

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>JOHN BUTLER TYTUS, IV, REVOCABLE TRUST</u> | Applicant Name | <u>JOHN B. TYTUS</u> |
| Project Name/Description | <u>CARPORIT JOB</u> | Parcel Number | <u>050039100</u> |
| Property Address | <u>1817 UNIVERSITY CIRCLE / CHARLOTTESVILLE VA 22903</u> | | |

Applicant Information

Address: 1817 UNIVERSITY CIRCLE
CHARLOTTESVILLE VA 22903
Email: tytus@comcast.net
Phone: (W) 434 409 8956 (H) 434 977 2101
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.)

John B. Tytus 24 Jun 2013
Signature Date

John B. Tytus 24 Jun 2013
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? NO

Description of Proposed Work (attach separate narrative if necessary): detached carport for one car

List All Attachments (see reverse side for submittal requirements): contractor quote, two drawings, two sheets of photographs

| | |
|--|--------------------------------|
| For Office Use Only | Approved/Disapproved by: _____ |
| Received by: <u>J. Baunore</u> | Date: _____ |
| Fee paid: <u>\$125.00</u> Cash/Ck. # <u>4597</u> | Conditions of approval: _____ |
| Date Received: <u>6/25/2013</u> | _____ |
| <u>P13-0109</u> | _____ |

1817 University Circle Car Port & Railing Repair Job - 2013

Attention: John Tytus
General Contractor: H.C. Sexton & Associates.

Scope of Work

1. H.C. Sexton & Associates will make necessary repairs to the damaged Railing located in front of the Tytus Residence. We will cut the railing back so the possibilities of future damage to the Railing will be eliminated or lessened. Finally, we will re-caulk and repaint the Railing so it will match the existing Railings currently in place.
2. H.C. Sexton & Associates will dig out an area in the shape of an elongated Triangle to the right side of the Concrete pad located next to the Concrete Curb. We will dig out and form this elongated Triangle w/ a 1" x 6" secured w/ wooden stakes. Finally, we will install 1/2" diameter steel rebar to prevent this area from cracking in the future.
3. H.C. Sexton & Associates will fabricate a Car Port for John Tytus right next to the existing Car Port in the back portion of the Tytus asphalt drive way. We will fabricate a sloped Car Port roof that will be supported by 4 - 6" x 6" Pressure Treated Posts evenly spaced 2 to each side. Prior to where the P/T Posts will be located, we will cut out 12" x 12" square from the existing asphalt and dig down 2' - 0" deep. The 1' - 0" x 1' - 0" x 2' - 0" Deep hole will be filled w/ an 8" thick Concrete Pad w/ a 1/2" Re-bar Grid to insure strength. 2 of the 6" x 6" P/T Posts on either side of each other will support the Car Port Roof will 2 - 19' - 0" L. x 9" - 0" W. Micro-Lam Beams running parallel from front to back of each other. We will set 2" x 6" Ceiling Joists Rafters set 16" on center (O/C) straddling the Micro-Lam Beams, cantilevering 2' - 0" from the Beams. 4' W. x 8' L. x 5/8" T. Plywood will be Glued and Nailed down on Top of the 2" x 6" Ceiling Rafters. As a moisture barrier, we will lay down Ice and Water Shield Rubber Membrane. Finally, we will nail down the 19' - 2 1/2" L. x 2' - 0" W. 26 Gauge Corrugated Aluminum Panels w/ Rubber Grommets Ring Shank Nails to secure the Aluminum Panels. The Perimeter Fascia Trim Board will be 1" - 8" AZAK. The perimeter of the actual Car Port Garage is 9' - 0" W. x 15' - 0" L. and the Roof of the Car Port Garage will be 13' - 0" W. x 19' - 0" L., when you include the Cantilevered Roof Detail. While the Car Port Roof is being assembled we will back fill the 2' - 0" W. x 2' - 0" L. Holes cut into the Asphalt w/ tamped earth around the 6" x 6" P/T Posts. The last couple of inches will be filled w/ Asphalt Patch to finish off the Car Port Deck. We will remove the Mulberry Trees Branch hanging over the designated area for the Car Port.
4. We will provide our own Work Tools (table saw, electric miter box etc.) to perform work @ the University Circle Car Port Job.
5. Any Change Orders will be based on contract revision or Time (\$35.00 per man-hour) and Materials.
6. All Materials: Shims, Glue, Fasteners (Trim Nails) Kreg & Trim Screws will be purchased by Others.
7. We will clean up at the end of each workday and perform all Carpentry tasks in a professional and thoughtful manner.

| | |
|--|-------------------|
| <u>Total Labor:</u> | \$2,300.00 |
| <u>Total Materials:</u> | \$2,379.07 |
| <u>Total Labor & Materials:</u> | \$4,679.07 |

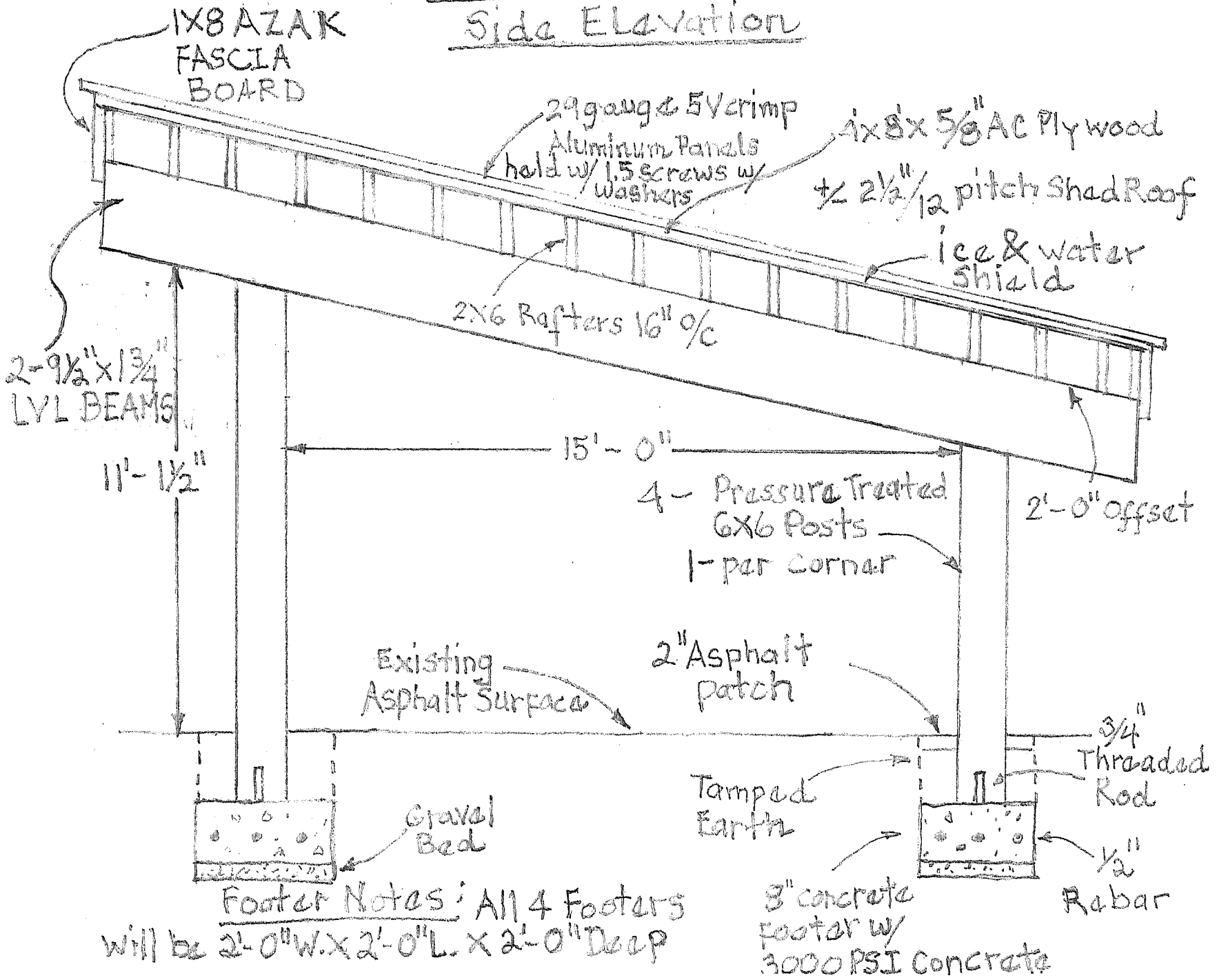
Make Checks Out To: H.C. Sexton & Associates.

Original Invoice: June 19, 2013

1817 University Circle

Car Port Job

Side Elevation



Footer Notes: All 4 Footers will be 2'-0" W. x 2'-0" L. x 2'-0" Deep

3" concrete footer w/ 3000 PSI concrete

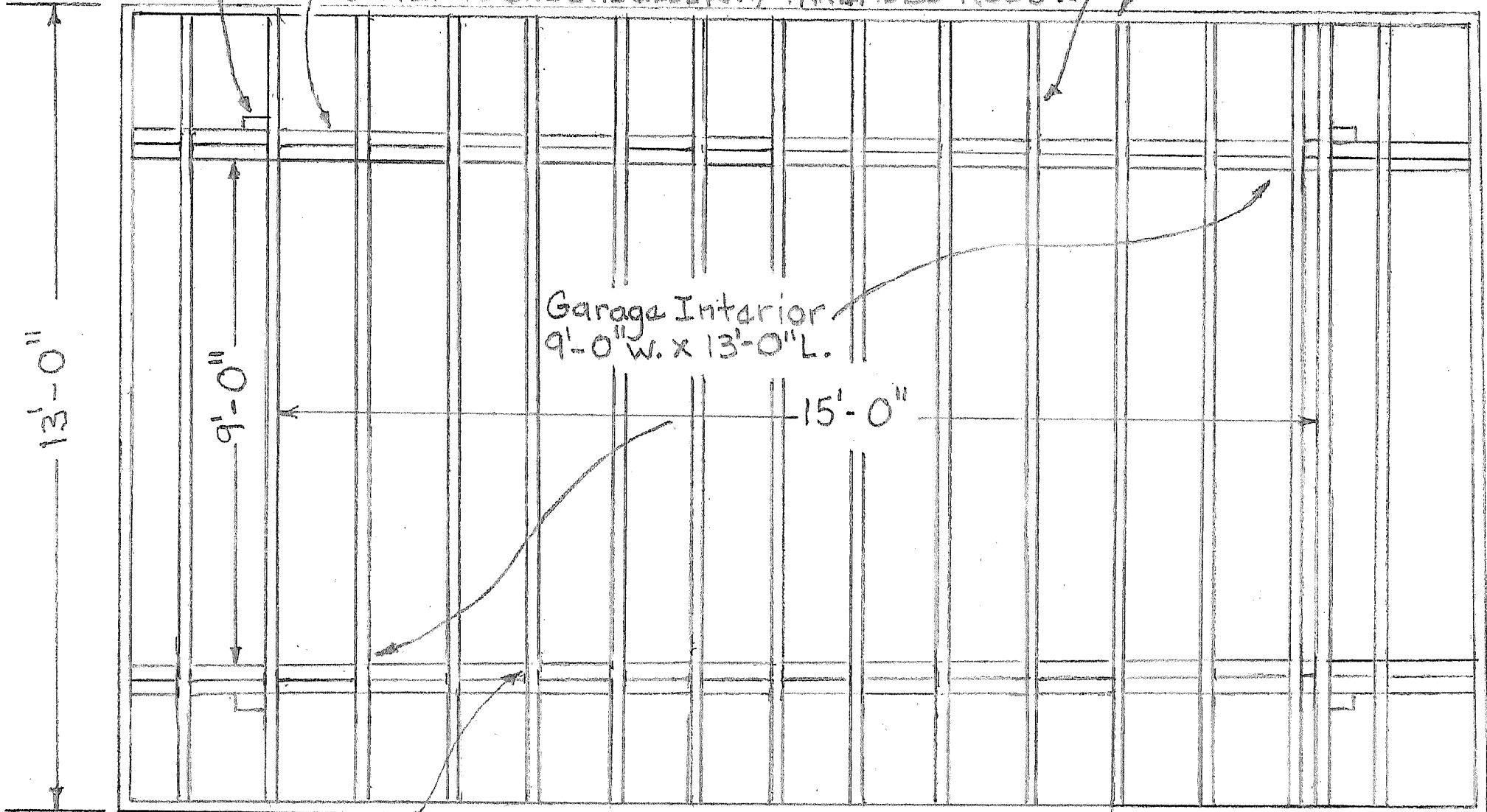
1817 University Circle / Car Port Job

2" Shoulder Remaining w/ 6x6

2-9 1/2" x 1 3/4" LVL
BOLTED TO 6x6 SHOULDER w/ THREADED RODS 1/2"

TOP VIEW

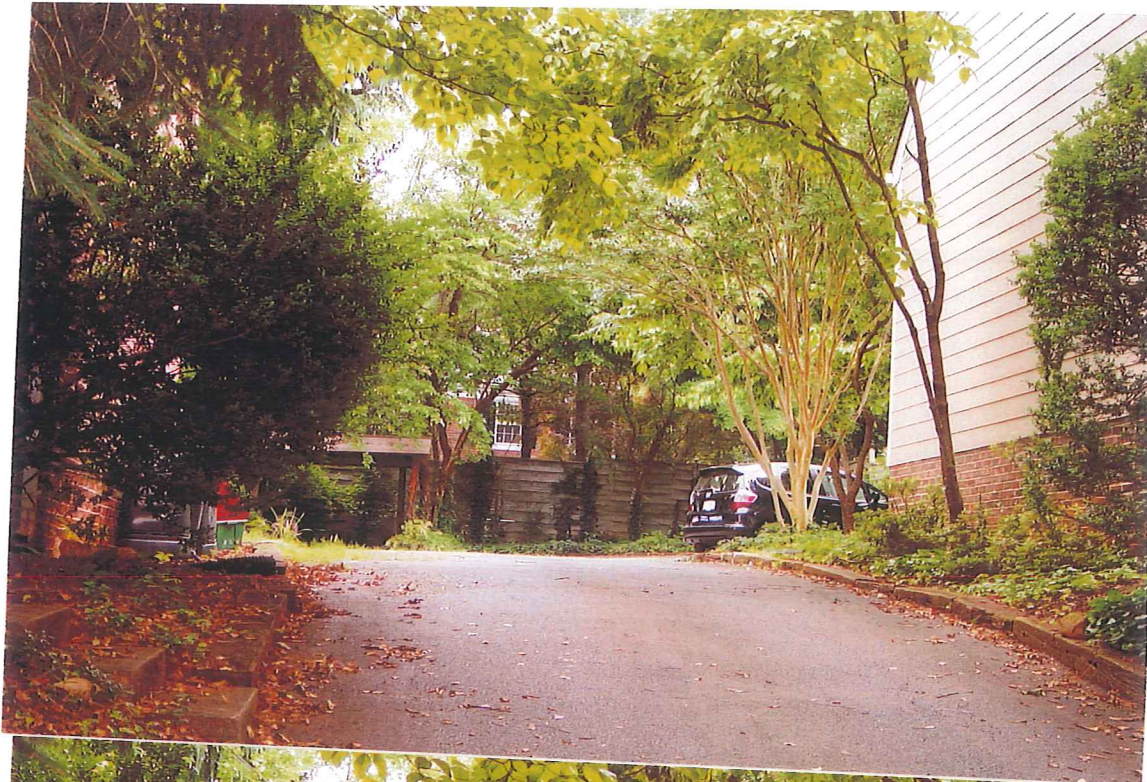
2x6 Rafters 16" o/c
2x6 Band Board



Garage Interior
9'-0" W. x 13'-0" L.

Hurricane clips on all 2x6 Joists
19'-0"

SHED ROOF NOTES: 2'-0" OFFSET AROUND PERIMETER OF ROOF.





5

SW 7521
Dormer Brown

SW 7522
Meadowlark

SW 7523
Burnished Brandy

SW 7524
Dhurrie Beige

SW 7525
Tree Branch

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: 1817 University Circle (BAR 13-07-02)

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

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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 13-07-02
1817 University Circle
Tax Map 5 Parcel 38.1
John Butler Tytus, IV, Trustee, Owner and Applicant
Detached carport

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,

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

Mary Joy Scala, AICP
Preservation and Design Planner

BALLENGER, MARTHA D
1831 UNIVERSITY CIRCLE
CHARLOTTESVILLE VA 22903

FORTITUDE, LLC
4080 COPPERFIELD RIDGE
EARLYSVILLE VA 22936

GOLDFARB, ADAM & ERICA VAN
BRIMER
1824 WAYSIDE PLACE
CHARLOTTESVILLE VA 22903

PHI DELTA THETA RENOVATION
LIMITED PART
PO BOX 400218
CHARLOTTESVILLE VA 229044218

UNIVERSITY OF VA THE RECTOR
& VISITORS

CARTER, ANDREW B &
ELIZABETH H
17 UNIVERSITY CIRCLE
CHARLOTTESVILLE VA 22903

GELDZAHLER, JANET T, TRUSTEE
61 MILL CREEK DRIVE
CHARLOTTESVILLE VA 22902

HILLEL JEWISH CENTER AT THE
U OF VA
1824 UNIVERSITY CIRCLE
CHARLOTTESVILLE VA 22903

RELIANCE 6, LLC
4080 COPPERFIELD RIDGE
EARLYSVILLE VA 22936

WATSON MANOR, LLC
1 VILLAGE GREEN CIRCLE
CHARLOTTESVILLE VA 22903

CHAPMAN, SHANNON W,
TRUSTEE
P O BOX 5145
CHARLOTTESVILLE VA 22905

GILLIAM, GEORGE, TR
BONHOEFFER LD TR
KAREN MARSH
1841 UNIVERSITY CIRCLE

LAWRENCE, JOHN TODD RUTTER
765 PINE AVENUE
WAYNESBORO VA 22980

RUGBY MCINTYRE
APARTMENTS, LLC
P O BOX 5306
CHARLOTTESVILLE VA 22905

1817 Univ Circle