

From: Scala, Mary Joy
Sent: Thursday, June 18, 2015 11:55 AM
To: 'Roger Birle'
Subject: BAR Action – 409 Third Street N.E., and 215 East High Street– June 16 2015

June 18, 2015

Roger Birle
206 5th Street N.E.
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 15-06-01
409 Third Street N.E. and 215 East High
Tax Parcel 330072000 and 33007400
Roger Birle, Applicant/James Knorr, Owner
New porch on north side, new roof and skylight, garden enclosures on south side: door and window adjustments.

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 16, 2015. The following action was taken:

The BAR approved the application as submitted (6-0) with lighting selections and a fleshed out landscape plan to come back to the BAR.

Please submit the additional information when you are 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 (December 16, 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.

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
June 16, 2015**



Certificate of Appropriateness Application

BAR 15-06-01

409 Third Street N.E. and 215 East High Street

Tax Parcel 330072000 and 330074000

Roger Birle, Applicant/James Knorr, Owner

New porch on north side, new roof and skylight, garden enclosure, door and window adjustments

Background

409 3rd 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.

March 17, 2015 – The BAR approved (6-0) the demolition of both side additions as submitted.

215 East High Street is considered a contributing structure in the North Downtown ADC District. 215 East High Street and the former 405 3rd Street NE (located to the rear) were constructed as a pair of office buildings in the early 1960’s, were connected in 2001, and are presently used by the Village School, a private middle school for young women.

April 11, 2001 – The BAR approved an application to enclose the space between the two buildings with a glass block design.

February 21, 2006 – The BAR approved (7-1) the proposed trellis, roof, windows and paving (specific materials to come back) and fence with the conditions that the fence, shutters and metal standing seam roof use a darker color – dark green or dark gray (spectrum of color as presented at the meeting) to help the fence recede and become compatible with the balance of the structure. Staff shall approve the door detail. The fence shall not exceed 4 ft- 6 in. A suggestion (not a requirement) was made to wrap the fence further around the 3rd Street corner.

May 19, 2006 – Applicant informed staff they will not be able to replace the existing windows with triple-hung windows.

June 5, 2006 – Applicant requested phasing the project: Phase I (front porch, terrace, street trees) Phase II within 12 months (perimeter fence/trellis and benches). The fence was never constructed.

April 20, 2010 - The BAR approved (8-0) photovoltaic modules located on the roof, as submitted. The property owner is advised to return to the BAR for approval of a screen for the existing roof mounted equipment.

August 20, 2013 – The BAR accepted the applicant’s deferral request (8-0) for front door and ground floor window modifications.

Application

The applicant is requesting approval for additions and alterations to the two buildings:

215 E High Street

- add a new 3’ x 7’ full-lite door with canopy, a new 12’ x 8’ full-lite bifold door, and two new light sconces to the rear (north) stucco wall;

409 3rd Street NE

- add a new two-story porch to the north end on an existing original brick foundation;
- relocate one window on the second floor, north wall;
- add a new 6’ black iron or steel gate and fence to the existing 7’ brick wall on the south end;
- add a new pergola, new concrete pavers, and a new 6’ rear brick wall to the south end;
- on south end wall add new wood door in existing masonry opening; and add new wood window in existing masonry opening/infill below with brick.
- add a new skylight to the rear (west-facing) roof ;
- replace fiberglass shingle roof and gutters to match existing.

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;*
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and*
- (8) Any applicable provisions of the city's Design Guidelines (see Sec. 34-288(6)).*

Pertinent Design Guidelines for Rehabilitations

C. WINDOWS

- 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)*

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.*
17.

Pertinent Design Guidelines for Site Design and Elements

C. WALLS AND FENCES

- 1) *Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
- 2) *When a portion of a fence needs replacing, salvage original parts for a prominent location.*
- 3) *Match old fencing in material, height, and detail.*
- 4) *If it is not possible to match old fencing, use a simplified design of similar materials and height.*
- 5) *For new fences, use materials that relate to materials in the neighborhood.*
- 6) *Take design cues from nearby historic fences and walls.*
- 7) *Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*
- 8) *Traditional concrete block walls may be appropriate.*
- 9) *Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.*
- 10) *If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
- 11) *Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
- 12) *Fences should not exceed six (6) feet in height in the side and rear yards.*
- 13) *Fence structures should face the inside of the fenced property.*
- 14) *Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.*
- 15) *Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.*
- 16) *Retaining walls should respect the scale, materials and context of the site and adjacent properties.*

17) *Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

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

This plan restores a functional north porch, and creates a very private south patio without altering the historic and public façade of this handsome building at 409 3rd Street NE. The new openings in the rear wall of 215 East High are appropriate.

Suggested Motion:

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, and for Site Design, I move to find that the proposed new porch, roofing, skylight, garden enclosures, door and window adjustments satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted.



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

RECEIVED

MAY 26 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	Additions to 409 Third Street N.E.	Parcel Number	330072000 AND 330074000
Property Address	409 Third Street N.E., Charlottesville, VA 22902 and 215 E. High St.		

Applicant Information

Address: 206 5th St. NE, Charlottesville, VA 22902
Email: rbirle@dgparchitects.com
Phone: (W) 434.977.4480 (H)
FAX:

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:

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.)

Roger L. Birle 5/26/15
Signature Date

Roger L. Birle 5.26.2015
Print Name Date

Property Owner Permission (if not applicant)

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

James H. Knorr 5.25.15
Signature Date

JAMES H. KNORR 5.25.15
Print Name Date

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


New porch on North side; New roofing and skylight; Garden enclosures on South side; Door and window adjustments.

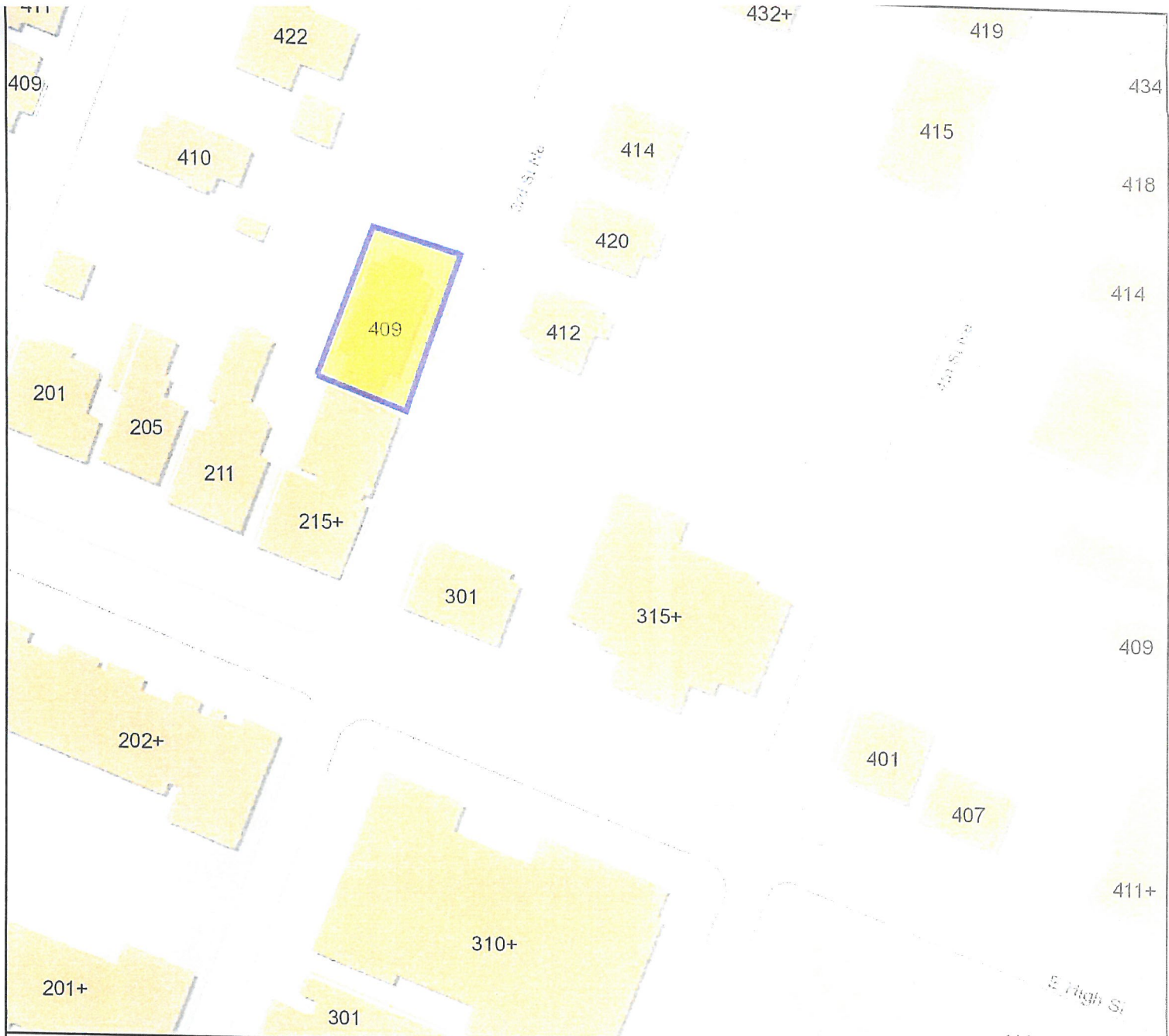
List All Attachments (see reverse side for submittal requirements):

Design drawing set A1- A8 dated 5.21.2015. Photographs of existing conditions.

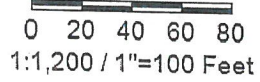
For Office Use Only	Approved/Disapproved by: _____
Received by: <i>J. Barnow</i>	Date: _____
Fee paid: \$125.00 Cash/Ck. # <i>8753</i>	Conditions of approval: _____
Date Received: <i>5/26/2015</i>	_____
<i>P15-0079</i>	_____

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.



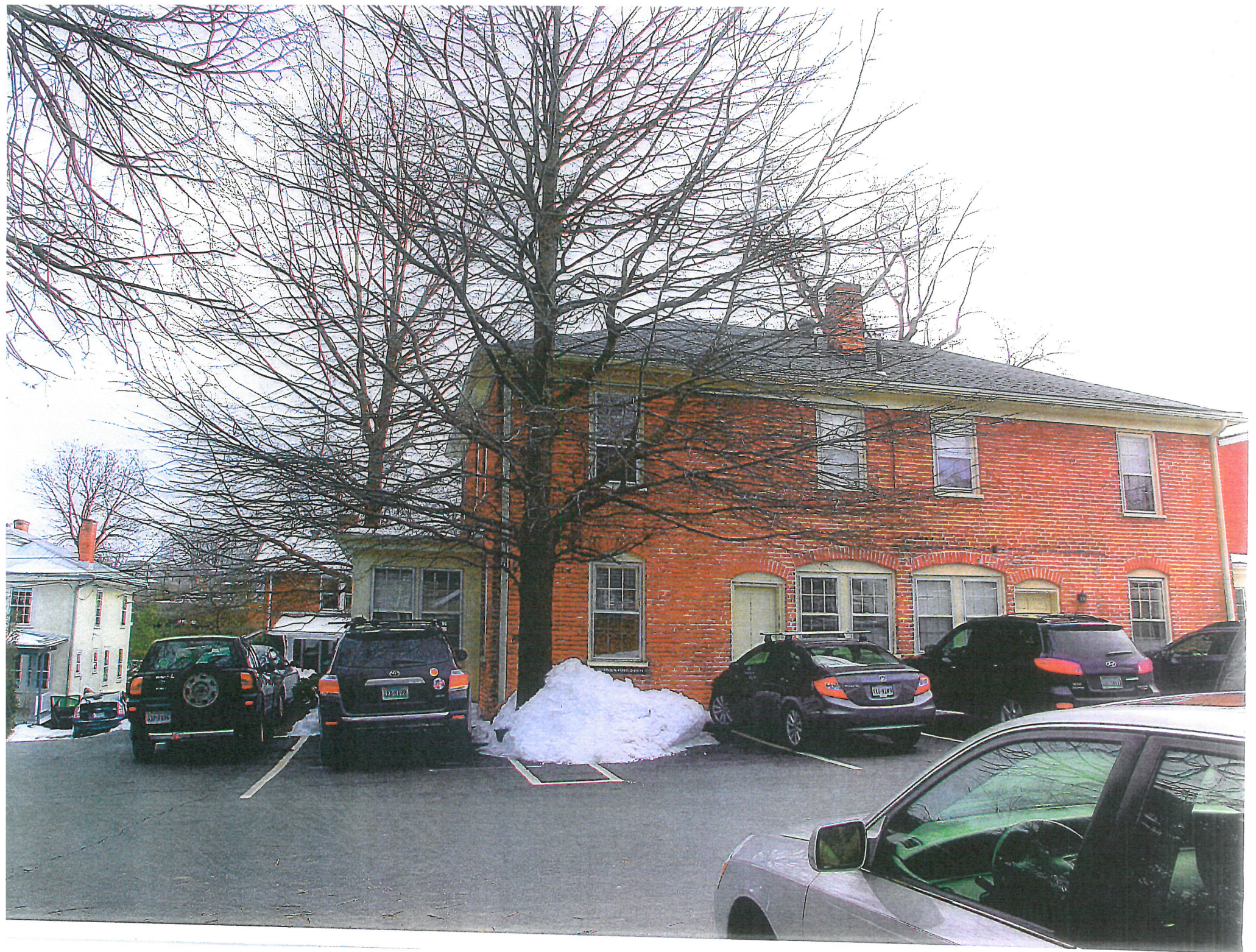






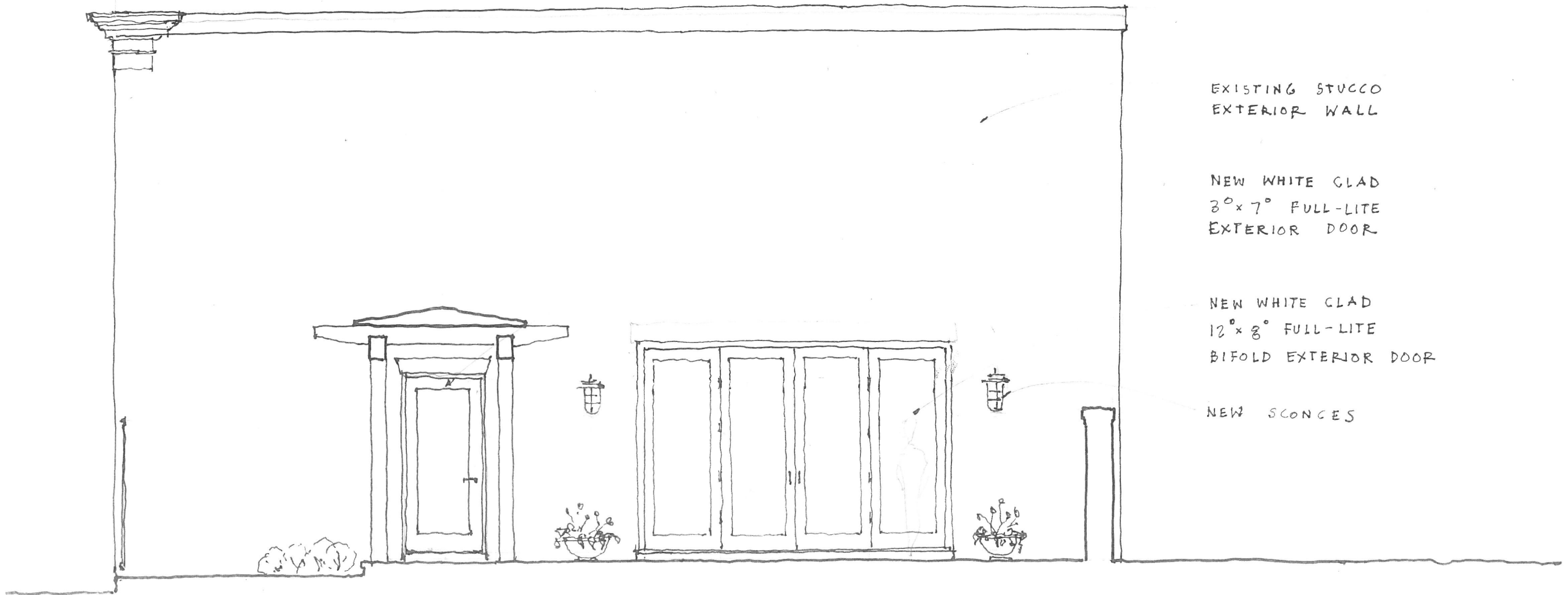
RESTRICTED
PARKING
ZONE
ENFORCED

RESTRICTED
PARKING
ZONE
ENFORCED









EXISTING STUCCO
EXTERIOR WALL

NEW WHITE CLAD
3'0" x 7'0" FULL-LITE
EXTERIOR DOOR

NEW WHITE CLAD
12'0" x 8'0" FULL-LITE
BIFOLD EXTERIOR DOOR

NEW SCONCES

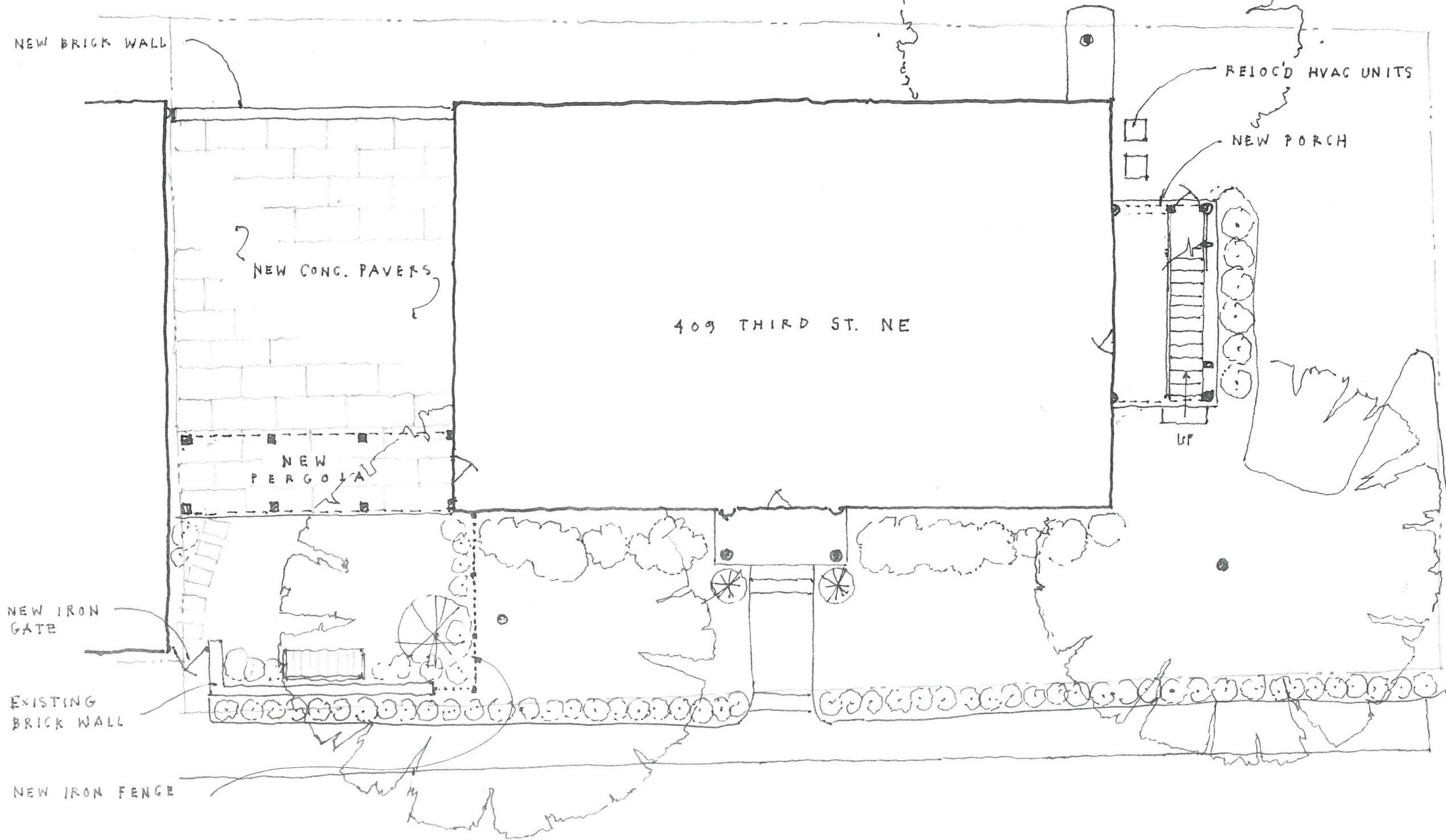
A9

VILLAGE SCHOOL
215 E. HIGH ST.
NORTH ELEVATION
1/4" = 1'-0" 5.27.15

RECEIVED

MAY 26 2015

NEIGHBORHOOD DEVELOPMENT SERVICES



VILLAGE SCHOOL
409 THIRD ST. NE
SITE PLAN
1/8" = 1'-0" 5.21.15

A1



NEW STEEL FENCE
PAINTED BLACK
EX'G BRICK WALL

VILLAGE SCHOOL
409 THIRD ST.
FRONT ELEVATION
 $\frac{1}{4}'' = 1'-0''$ 5-21-15

A2



NEW PAINTED BLACK
STEEL GATE W/ DECORATIVE
SUNFLOWER MOTIF

A3

VILLAGE SCHOOL
409 THIRD ST.
GARDEN ELEVATION EAST
SITE WALL
1/4" = 1'-0" S.21.15

NEW 4'x4' VELUX
SKYLIGHT "DARK BRONZE"



NEW STORAGE
ENCLOSURE
PAINTED WOOD
"CHARLESTON GREEN"

A5

VILLAGE SCHOOL
PARKING LOT ELEVATION WEST
 $\frac{1}{4}'' = 1'-0''$ 5.21.15



NEW BRICK WALL
OLD CAROLINA
"TRYON" WOOD MOULD
OVERSIZED

A6

VILLAGE SCHOOL
GARDEN ELEVATION WEST
1/4" = 1'-0" 5.21.15



NEW FIBERGLASS
SHINGLE ROOF & GUTTERS
TO MATCH EX'G

PERGOLA ROOF STANDING
SEAM GALVALUME "CHARCOAL"
FRAMING OF STK CEDAR
FOR PAINT

PERGOLA POSTS 6x6
FIBERGLASS COMPOSITE

NEW STEEL FENCING
PAINTED BLACK

EX'G BRICK WALL

NEW WOOD WINDOW TO
MATCH EXISTING IN EX'G
MASONRY OPENING

INFILL WITH SALVAGED
BRICK

NEW WOOD DOOR IN EX'G
MASONRY OPENING PAINTED
"CHARLESTON GREE"

VILLAGE SCHOOL

409 THIRD ST NE

GARDEN ELEVATION SOUTH

1/4" = 1'-0"

5.21.15

A8