

From: Scala, Mary Joy
Sent: Friday, September 18, 2015 4:31 PM
To: 'Roger Birle'
Subject: BAR Action – September 15, 2015 – 409 3rd Street NE and 215 East High Street

September 19, 2015

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

Certificate of Appropriateness Application (Details remaining from June approval)

BAR 15-06-01
409 3rd Street N.E. and 215 East High Street
Tax Parcel 330072000 and 330074000
Roger Birle, Applicant/James Knokr, Owner
Landscape and Lighting Plan

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 15, 2015. The following action was taken:

The BAR approved the application, including lighting, as submitted (8-0), with landscape plant selections to be administratively approved.

This certificate of appropriateness shall expire in 18 months (March 15, 2017), 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
September 15, 2015**



Certificate of Appropriateness Application (details remaining from June approval)

BAR 15-06-01
409 3rd Street N.E. and 215 East High Street
Tax Parcel 330072000 and 330074000
Roger Birle, Applicant/James Knokr, Owner
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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.

June 16, 2015 - The BAR approved the application as submitted (6-0) with lighting selections and a fleshed out landscape plan to come back to the BAR.

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.

June 16, 2015- The BAR approved the application as submitted (6-0) with lighting selections and a fleshed out landscape plan to come back to the BAR.

Application

The applicant is returning to the BAR with a fleshed out landscape plan and with lighting selections as per the BAR’s request June 16, 2015.

Lighting fixtures include four sconces and one hanging lamp.

The landscape plan includes replacement of the Red Maple tree that was administratively approved for removal due to the decline in its health.

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 Site Design and Elements

B. Plantings

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

1. Encourage the maintenance and planting of large trees on private property along the street fronts, which contribute to an "avenue" effect.
2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
3. Use trees and plants that are indigenous to the area.
4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
5. Replace diseased or dead plants with like or similar species if appropriate.
6. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
7. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
8. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

D. Lighting

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a "Dark Sky" ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

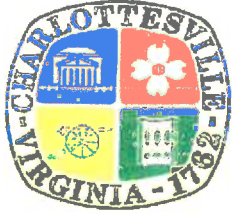
1. In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
2. Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
3. In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.
4. Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.
5. In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.
6. Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.
7. Consider motion-activated lighting for security

Discussion and Recommendations

The landscape plan includes detailed drawings and suggestions of plants to be planted on the property. The light styles and colors suggested are consistent with the ADC Site Design and Elements guidelines.

Suggested Motion:

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed lights, and landscape plan 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

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 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.)

[Signature] 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.

[Signature] 5.25.15
Signature Date

JAMES H. KNOKR 5.25.15
Print Name Date

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

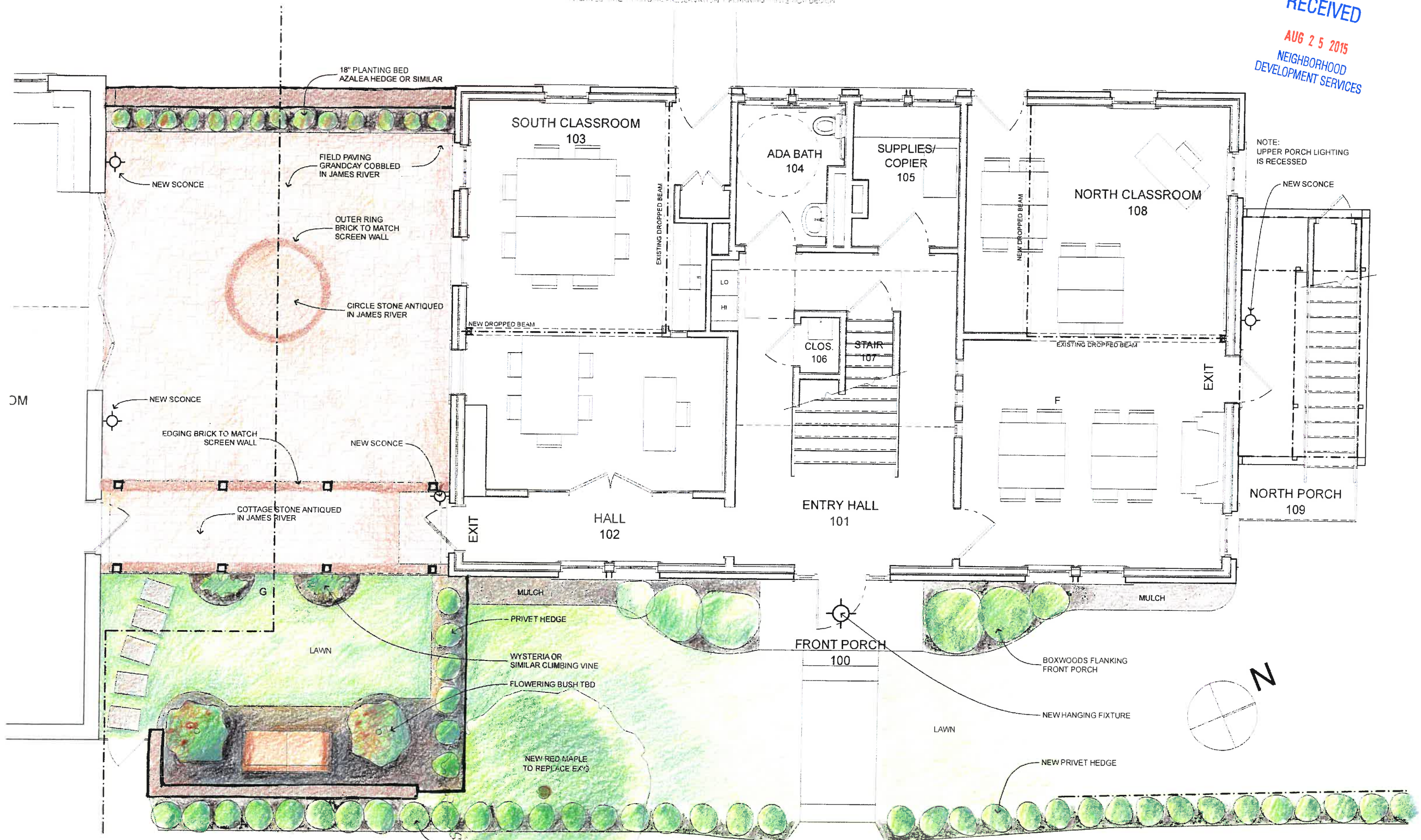
New porch on North side: New roofing and skylight: Garden enclosures on South side: Door and window adjustments.

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
Received by: [Signature]
Fee paid: \$125.00 Cash/Ck. # 8753
Date Received: 5/26/2015
P15-0079
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

RECEIVED
 AUG 25 2015
 NEIGHBORHOOD
 DEVELOPMENT SERVICES



NOTE:
 UPPER PORCH LIGHTING
 IS RECESSED

Village School
 Site Plan
 3/16" = 1'-0"



CAMBRIDGE PENDANT
\$439 - \$459

Cambridge offers a rustic lantern that's perfectly constructed to withstand the outdoor elements.

[Show product details...](#)

Dimensions

Overall: 12" sq., 20½"H

Chain: 3'L

Weight: 15 lbs.



Finish Options



Iron



Weathered
Zinc



CAMBRIDGE PENDANT
\$439 - \$459

FINISH

Choose Finish

PRICE QUANTITY



TORPEDO CANDELABRA CLEAR BULB (SET OF 6)
\$12

[See all product details.](#)

WATTAGE

Choose Wattage

PRICE QUANTITY



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Tweet

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APPLY NOW OR IN OUR GALLERIES. *SEE DETAILS

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STARBOARD SCONCE

~~\$299 - \$359~~ Special \$239 - \$289

With a pedigree from the British Royal Navy, this once color-coded lamp was used to communicate with other Allied ships and aircraft during wartime. Discovered after more than 50 years in storage, it's meticulously reproduced and polished to shipworthy perfection.

[Show product details...](#)

Dimensions

Small: 4¾"W x 5¾"D x 11½"H; 6 lbs.

Large: 5½"W x 6¾"D x 13¾"H; 7.8 lbs.



Finish Options



STARBOARD SCONCE

~~\$299 - \$359~~ Special \$239 - \$289

SIZE

Choose Size

FINISH

Choose Finish

PRICE

QUANTITY



ECO HALOGEN EDISON FROST BULB (SET OF 2) - 4"L
\$5.50

[See all product details.](#)

WATTAGE

Choose Wattage

PRICE

QUANTITY

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STARBOARD SCONCE WITH SHADE
\$329 - \$399 **Special \$259 - \$319**

With a pedigree from the British Royal Navy, this once color-coded lamp was used to communicate with other Allied ships and aircraft during wartime. Discovered after more than 50 years in storage, it's meticulously reproduced and polished to shipworthy perfection.

[Hide product details...](#)

- Forged from aluminum and brass
- Clear glass enclosure
- Heavy-duty cage protects the bulb
- Uses one 40W max. Type A equivalent bulb (included)
- Wet UL listed: suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture
- Hardwire

Dimensions

Small: 8¼"W x 9¾"D x 10¾"H; 5.5 lbs.

Large: 10½"W x 12¼"D x 14½"H; 7.5 lbs.



Finish Options



Antique Nickel

Antique Brass

Bronze

Polished Nickel



STARBOARD SCONCE WITH SHADE
\$329 - \$399 **Special \$259 - \$319**

SIZE

Choose Size

FINISH

Antique Brass

Price

QUANTITY



ECO HALOGEN EDISON FROST BULB (SET OF 2) - 47L
\$5.50

[See all product details.](#)

WATTAGE

Choose Wattage

PRICE

QUANTITY



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Tweet

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