

**From:** Scala, Mary Joy  
**Sent:** Tuesday, November 24, 2015 12:55 PM  
**To:** Cyrus Rivetna (crivetna@rivetna.com)  
**Cc:** 'bfjohnston@aol.com'  
**Subject:** BAR Action - 1880 University Circle - November 2015

November 24, 2015

Beth and Scott Stephenson  
1880 University Circle  
Charlottesville, VA 22903

**RE: Certificate of Appropriateness Application**

BAR 15-11-03  
1880 University Circle  
Tax Parcel 060089000  
Beth & Scott Stephenson, Owner/Rivetna Architects, Applicant  
Interior remodeling, adding two dormers to front of residence and adding a covered front porch and stairs.

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 17, 2015. The following action was taken:

**Schwarz moved to find that the proposed changes satisfy the BAR's criteria and are 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 (7-0), but would like the applicant to investigate looking at the proportions of the porch columns and dormer windows a little further.**

This certificate of appropriateness shall expire in 18 months (May 17, 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](mailto: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](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
November 17, 2015**



**Certificate of Appropriateness Application**

BAR 15-11-03

1880 University Circle

Tax Parcel 060089000

Beth & Scott Stephensen, Owner/ Rivetna Architects, Applicant

Interior remodeling, adding two dormers to front of residence and adding a covered front porch and stairs.

**Background**

This property (1880 University Circle) is a non-contributing structure in the Rugby Road- University Circle-Venable Neighborhood ADC District. The survey is attached.

**Application**

The applicant is requesting to make exterior changes by remodeling various aspects of the façade and house. They wish to add two dormers, and a new front porch. Applicant wishes to repair existing windows; including scraping and painting, making the windows operable. The proposed new windows are aluminum or vinyl clad wood windows. On the exterior they wish to scrape and paint all of the wood (including trim, siding, windows, doors, etc.). The color for the new wood on the porch and dormers remains undetermined. The front door and trim will be painted, again color unspecified. The covered stairs will have painted wrought iron railing, and the new brick porch will match the existing brick.

On the north (rear) elevation, the applicant wishes to install a new window in place of a door, with new brick, to be feathered in to match existing. A new concrete step under the existing door, and add a roof over the door. The new roof will have a new wood bracket supporting the roof. An existing window will be expanded to create a double window.

**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**

- (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 Guidelines for Rehabilitation**

##### **G. ROOF**

- 1) *When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.*
- 2) *If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.*
- 3) *Original roof pitch and configuration should be maintained.*
- 4) *The original size and shape of dormers should be maintained.*
- 5) *Dormers should not be introduced on visible elevations where none existed originally.*
- 6) *Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.*
- 7) *When replacing a roof, match original materials as closely as possible.*
  - a. *Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.*
  - b. *Artificial slate is an acceptable substitute when replacement is needed.*
  - c. *Do not change the appearance or material of parapet coping.*
- 8) *Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.*
- 9) *Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.*

##### **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.*

#### *D. ENTRANCES, PORCHES, AND DOORS*

*Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.*

*The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.*

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 or 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. *When installing storm or screen doors, ensure that they relate to the character of the existing door.*
  - a. *They should be a simple design where lock rails and stiles are similar in placement and size.*
  - b. *Avoid using aluminum colored storm doors.*
  - c. *If the existing storm door is aluminum, consider painting it to match the existing door.*
  - d. *Use a zinc chromate primer before painting to ensure adhesion.*

#### **Discussion and Recommendations**

This property is non-contributing due to age. The additions and proposed materials match the existing materials on the house and surrounding structures. Staff recommends aluminum clad windows and not vinyl. The BAR should confirm paint color choices.

#### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed changes satisfy the BAR's criteria and are 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.

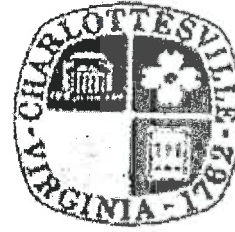
**1880 University Circle**



<b>STREET ADDRESS:</b>	1880 University Circle
<b>MAP &amp; PARCEL:</b>	6-89
<b>PRESENT ZONING:</b>	R-1U
<b>ORIGINAL OWNER:</b>	
<b>ORIGINAL USE:</b>	Residential – single family
<b>PRESENT USE:</b>	Residential – single family
<b>PRESENT OWNER:</b>	Jones, Catesby P. & Sylvia W. Trustee
<b>ADDRESS:</b>	7414 Spring Village Drive, Apt. 106 Springfield, Va. 22150
<b>DATE/ PERIOD:</b>	1957
<b>STYLE:</b>	Cape Cod
<b>HEIGHT IN STORIES:</b>	1.0 stories
<b>DIMENSIONS AND LAND AREA:</b>	2525 sq ft/0.138 acres
<b>SOURCES:</b>	Charlottesville City Records and 2004 Architectural Survey
<b>CONTRIBUTING:</b>	No

**ARCHITECTURAL DESCRIPTION**

This 1-story, 3-bay, gable-roofed, brick Cape Cod-style dwelling was constructed in 1957. Because of its landscaping and good design, it blends nicely into the University Circle neighborhood, although it is a non-contributing resource in the District because of its age.



**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

Please submit ten (10) copies of application forms 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 Beth-JT: Scott G. Stephenson Applicant Name RIVETNA ARCHITECTS INC  
Project Name/Description CAKES RESIDENCE Parcel Number 060089000 RPC: 11085  
Property Address 1840 UNIVERSITY CIRCLE

**Applicant Information**  
Address: RIVETNA ARCHITECTS INC  
Email: C.RIVETNA@RIVETNA.COM  
Phone (W) 301/541 5000 (H) -  
FAX: -

**Property Owner Information (if not applicant)**  
Address: 1536 Stonycastle Way  
Atlanta, GA 30327  
Email: dfjohnston@aol.com  
Phone (W) 404-708-7716 (H) -  
FAX: -

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

**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] 10/22/15  
Signature Date  
CYRUS RIVETNA 10/22/15  
Print Name Date

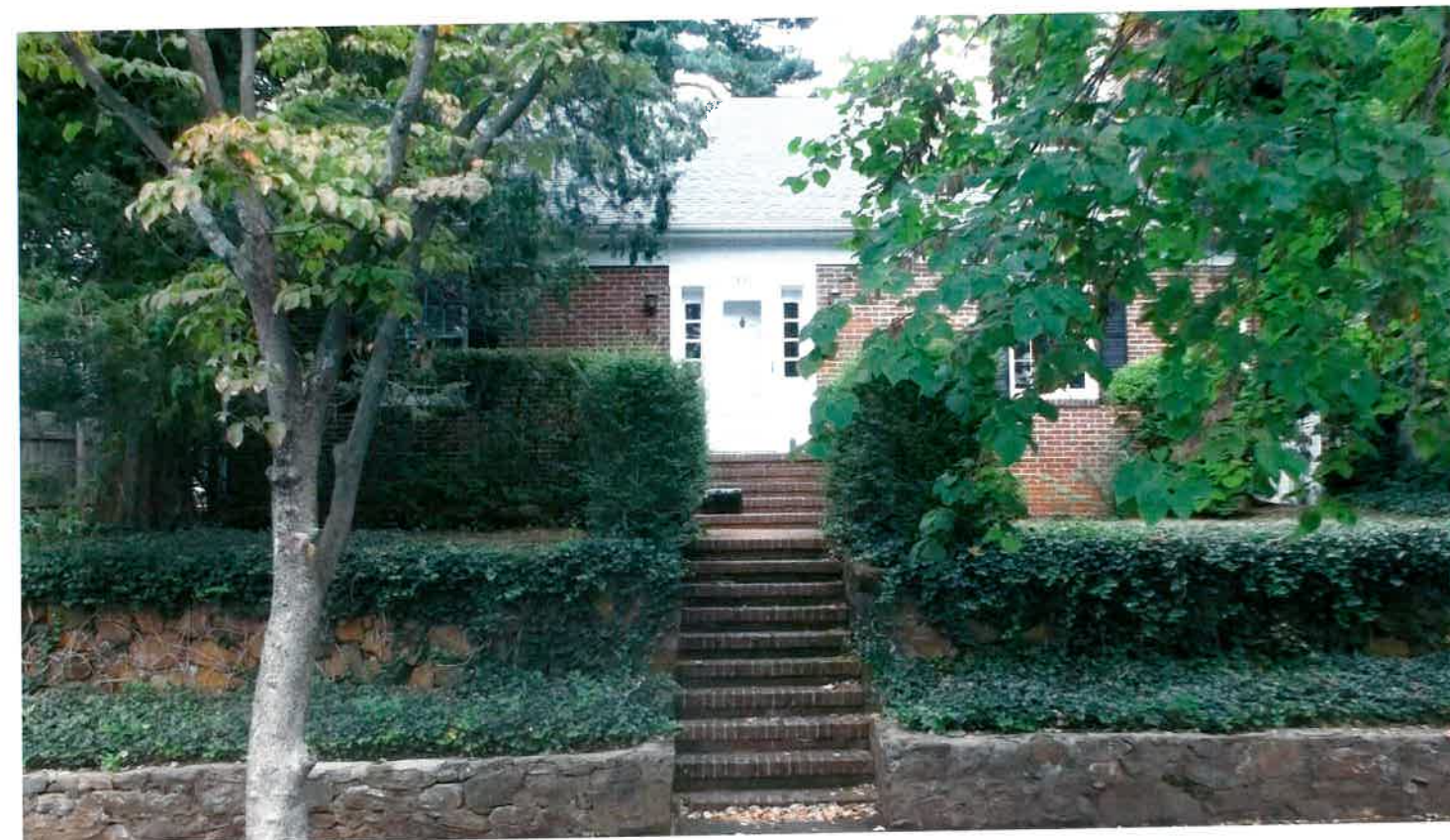
**Property Owner Permission (if not applicant)**  
I have read this application and hereby give my consent to its submission.  
[Signature] 10/26/15  
Signature Date  
Beth Stephenson 10/26/15  
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): INTERIOR REMODELING, ADDING 2 PORCHES TO THE FRONT OF RESIDENCE, ADDING A COVERED FRONT PORCH AND STAIRS.

List All Attachments (see reverse side for submittal requirements): APPLICATION \$125 CHECK, ARCHITECTURAL DRAWINGS, PHOTOGRAPHS OF THE BUILDING & ITS NEIGHBORS

For Office Use Only	Approved/Disapproved by: _____
Received by: <u>O. Ewanick</u>	Date: _____
Fee paid: <u>125.00</u> Cash/Ck # <u>1074</u>	Conditions of approval: _____
Date Received: <u>10/27/15</u>	_____

PIS-OTR



# Project: Oakes Residence

Located at:  
1880 University Circle  
Charlottesville, VA 22903

**Client:**  
Ginger & Stan Oakes  
1880 University Circle  
Charlottesville, VA 22903

**Architect:**  
Rivetna Architects, Inc.  
340 E. Randolph St. #505  
Chicago, Illinois 60601  
(312) 341-9006 - ph  
crivetna@rivetna.com

**Interiors:**  
Janie Petkus Interiors  
110 W Washington St  
Hinsdale, Illinois 60521  
(630) 325-3242 - ph  
janie@janiepetkus.com

RECEIVED  
60 27 75  
NEIGHBOURHOOD  
DEVELOPMENT SERVICES

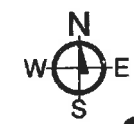
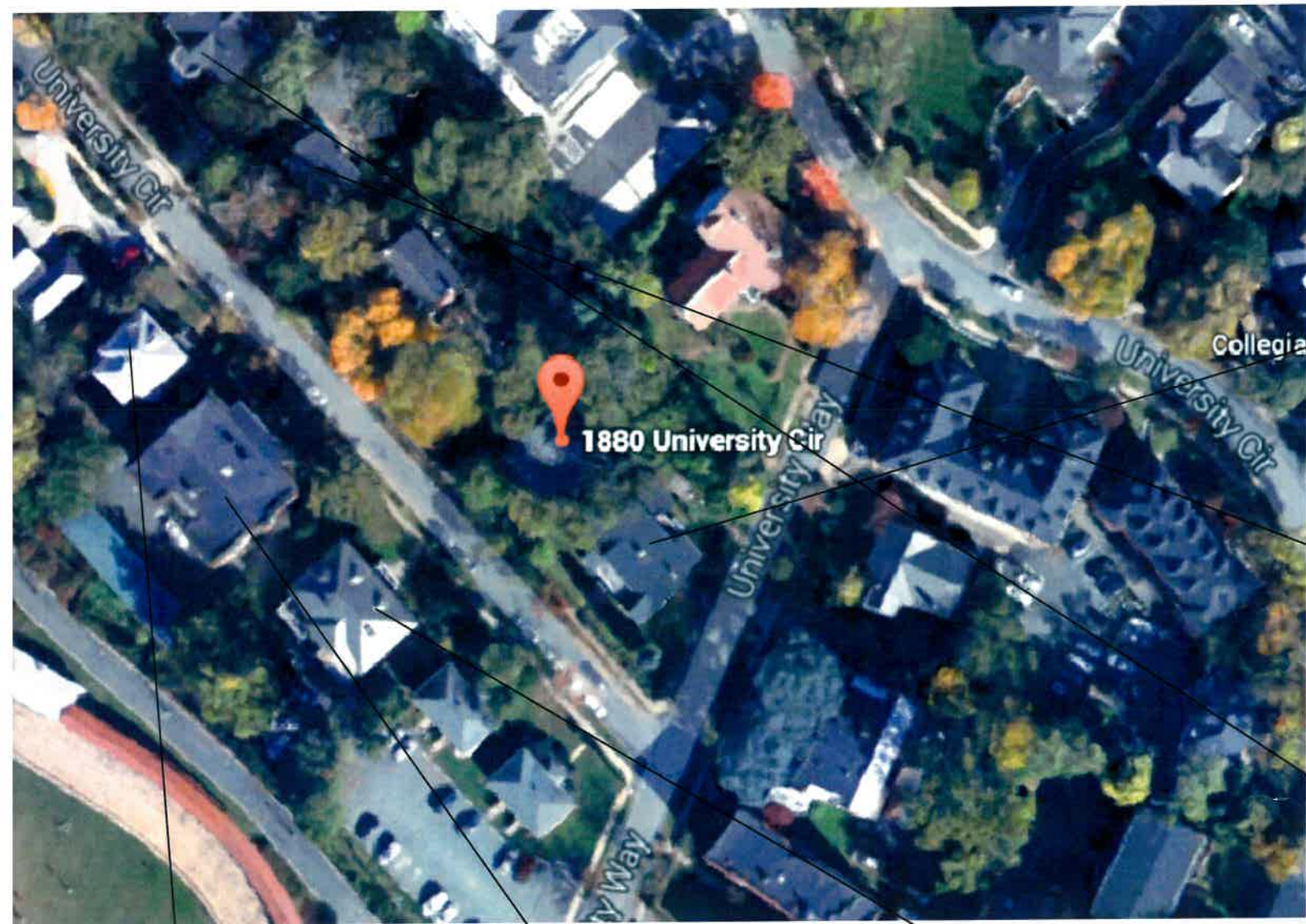
## Schematic

October 27, 2015 - For  
submission to the City of  
Charlottesville's Board of  
Architectural Review (BAR).

Project  
Oakes Residence  
1880 University Circle  
Charlottesville, VA 22903

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
630.325.3242 janie@janiepetkus.com  
**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
312.341.9006 crivetna@rivetna.com





**Aerial Site Plan**

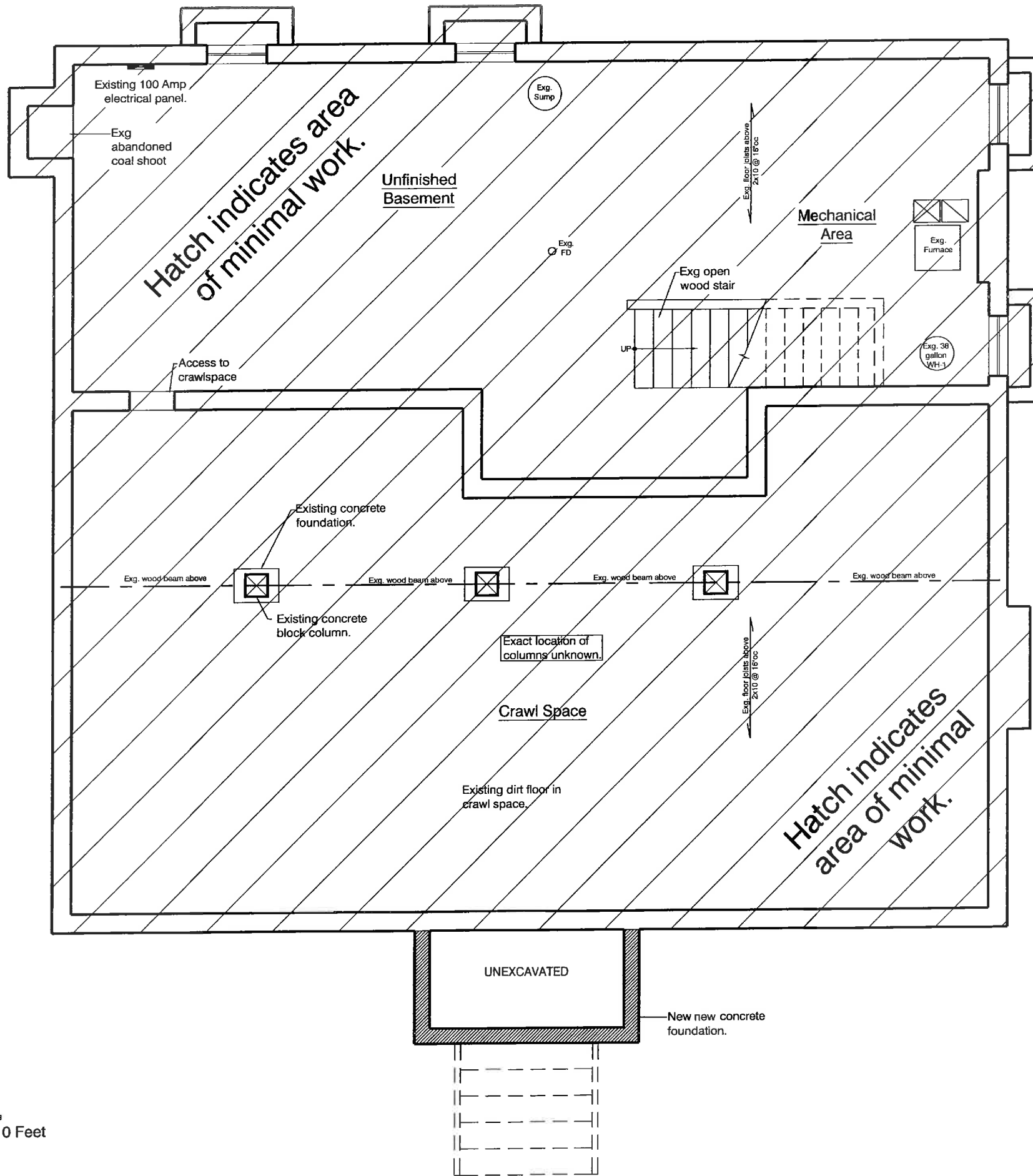
**Schematic**

October 27, 2015 - For submission to the City of Charlottesville's Board of Architectural Review (BAR).

Project  
Oakes Residence  
1880 University Circle  
Charlottesville, VA 22903

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
630.325.3242 janie@janiepetkus.com

**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
312.341.9006 crivetna@rivetna.com



**PROPOSED**

Project North **Basement Floor Plan**  
3/16" = 1'-0"



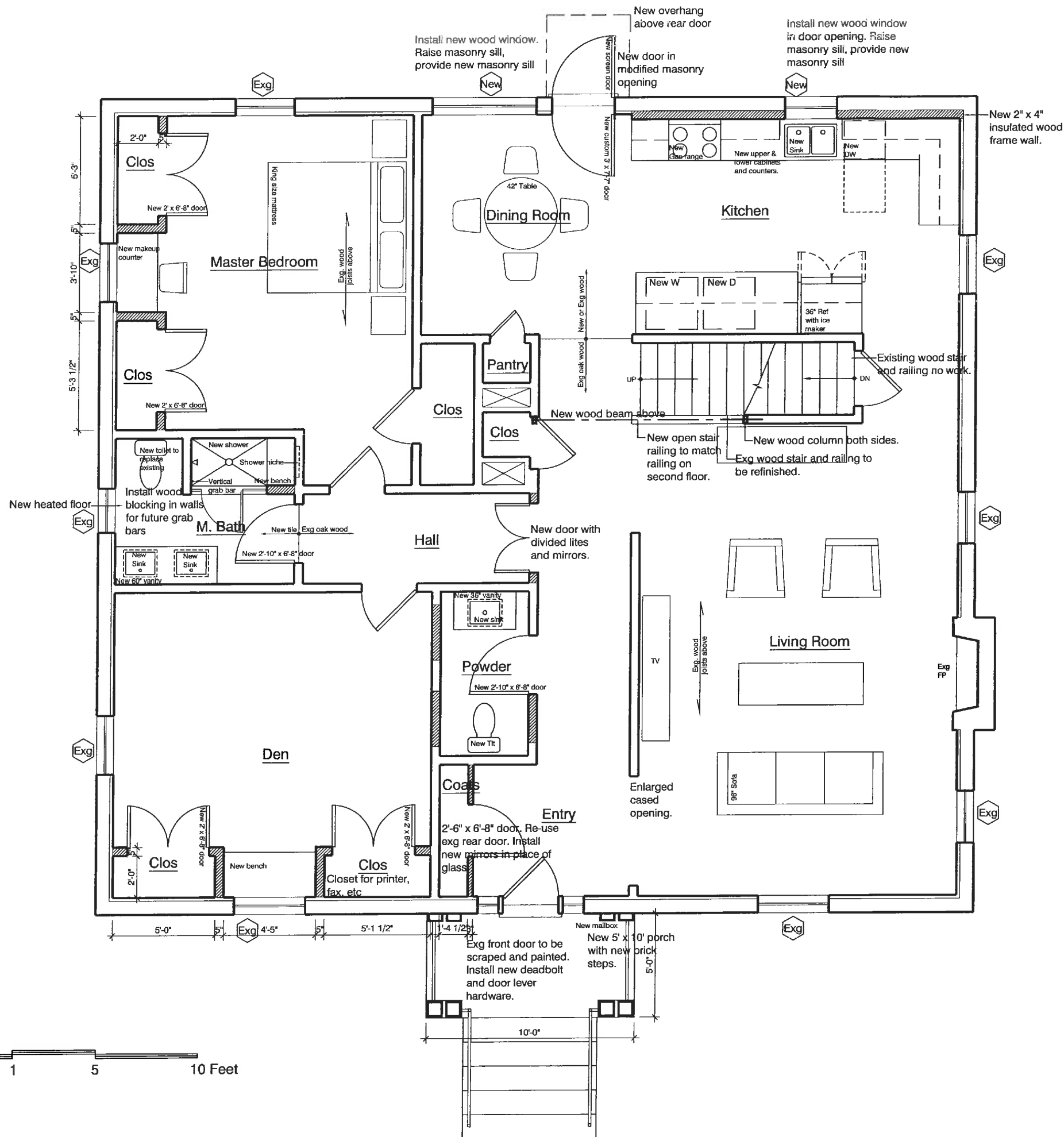
**Schematic**

October 27, 2015 - For submission to the City of Charlottesville's Board of Architectural Review (BAR).

Project  
Oakes Residence  
1880 University Circle  
Charlottesville, VA 22903

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
630.325.3242 janie@janiepetkus.com

**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
312.341.9006 crivetna@rivetna.com



**Typical Scope of Work notes**

**Interior**

- Paint all surfaces including walls, ceilings, trim, windows, doors, etc.
- Patch and feather in new wood flooring to match existing wood flooring on the first floor.
- Refinish existing wood flooring on the first floor.
- Second floor wood floors are existing with no work.

**Exterior**

- Existing windows are to be repaired, including scraping and painting.
- Windows should be in operable condition.
- On the exterior scrape and paint all the wood, including trim, siding, windows, doors, etc.
- All new windows are aluminum or vinyl clad wood windows.

Wall Type Legend	
	Indicates walls and other assemblies to remain
	Indicates walls and other assemblies to be demolished and removed
	Existing framing to remain, remove existing GWB or plaster and provide new GWB
	Indicates new walls

Door Legend	
	Indicates new or relocated door
	Indicates existing door to remain

**PROPOSED**

Project North



**First Floor Plan**

1/8" = 1'-0"

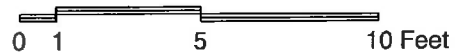
**Schematic**

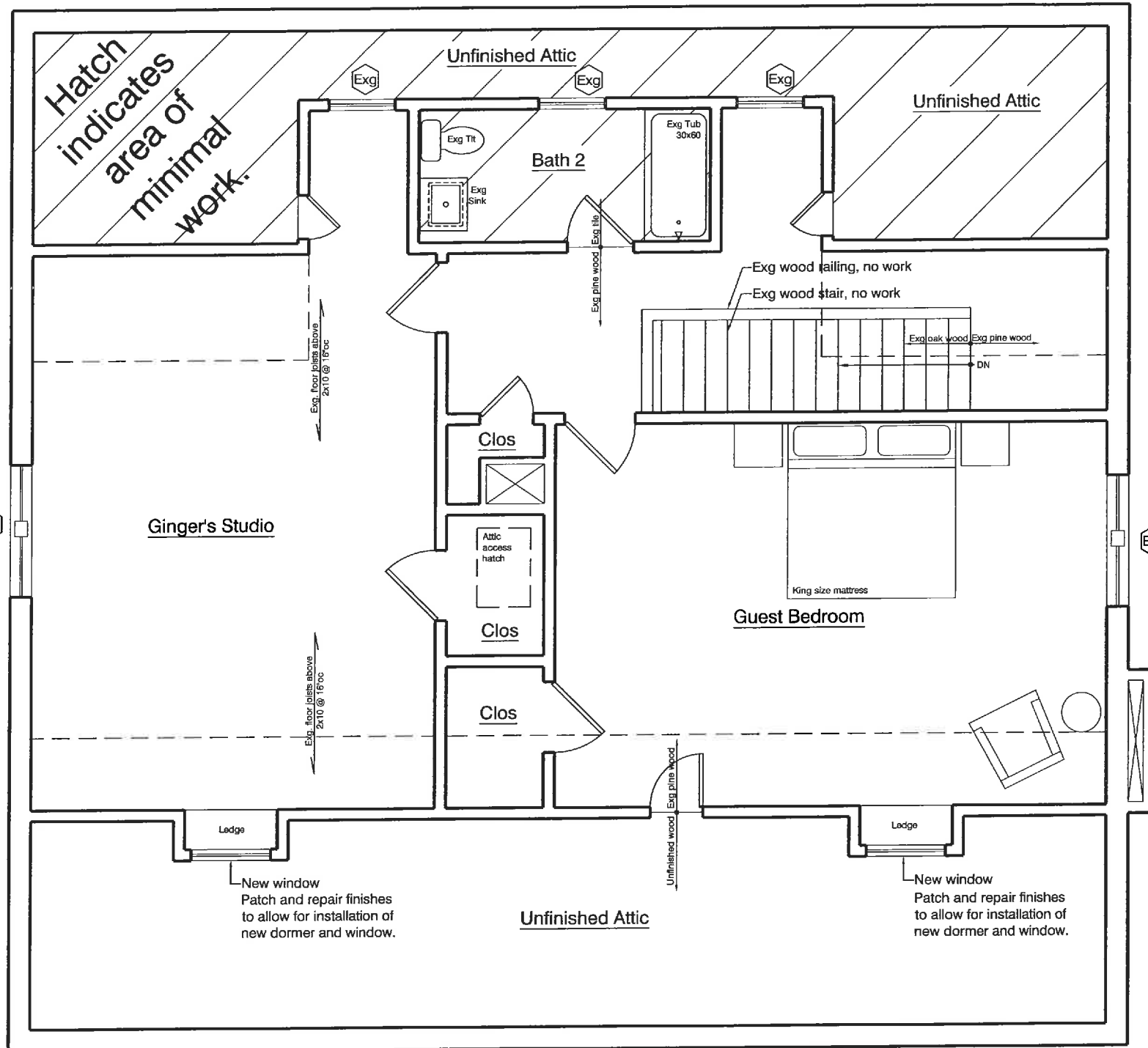
October 27, 2015 - For submission to the City of Charlottesville's Board of Architectural Review (BAR).

Project  
 Oakes Residence  
 1880 University Circle  
 Charlottesville, VA 22903

Janie Petkus Interiors 110 S Washington St Hinsdale IL 60521  
 630.325.3242 janie@janiepetkus.com

Rivetna Architects Inc 340 E Randolph St #505 Chicago IL 60601  
 312.341.9006 crivetna@rivetna.com





Wall Type Legend	
	Indicates walls and other assemblies to remain
	Indicates walls and other assemblies to be demolished and removed
	Existing framing to remain, remove existing GWB or plaster and provide new GWB
	Indicates new walls

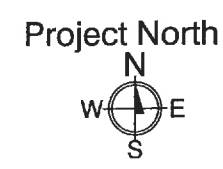
Door Legend	
	Indicates new or relocated door
	Indicates existing door to remain

**PROPOSED**

**Second Floor Plan**  
3/16" = 1'-0"

**Schematic**

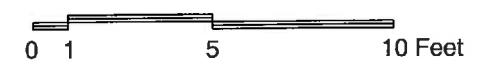
October 27, 2015 - For submission to the City of Charlottesville's Board of Architectural Review (BAR).

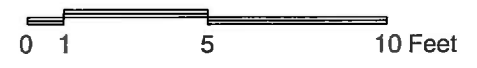
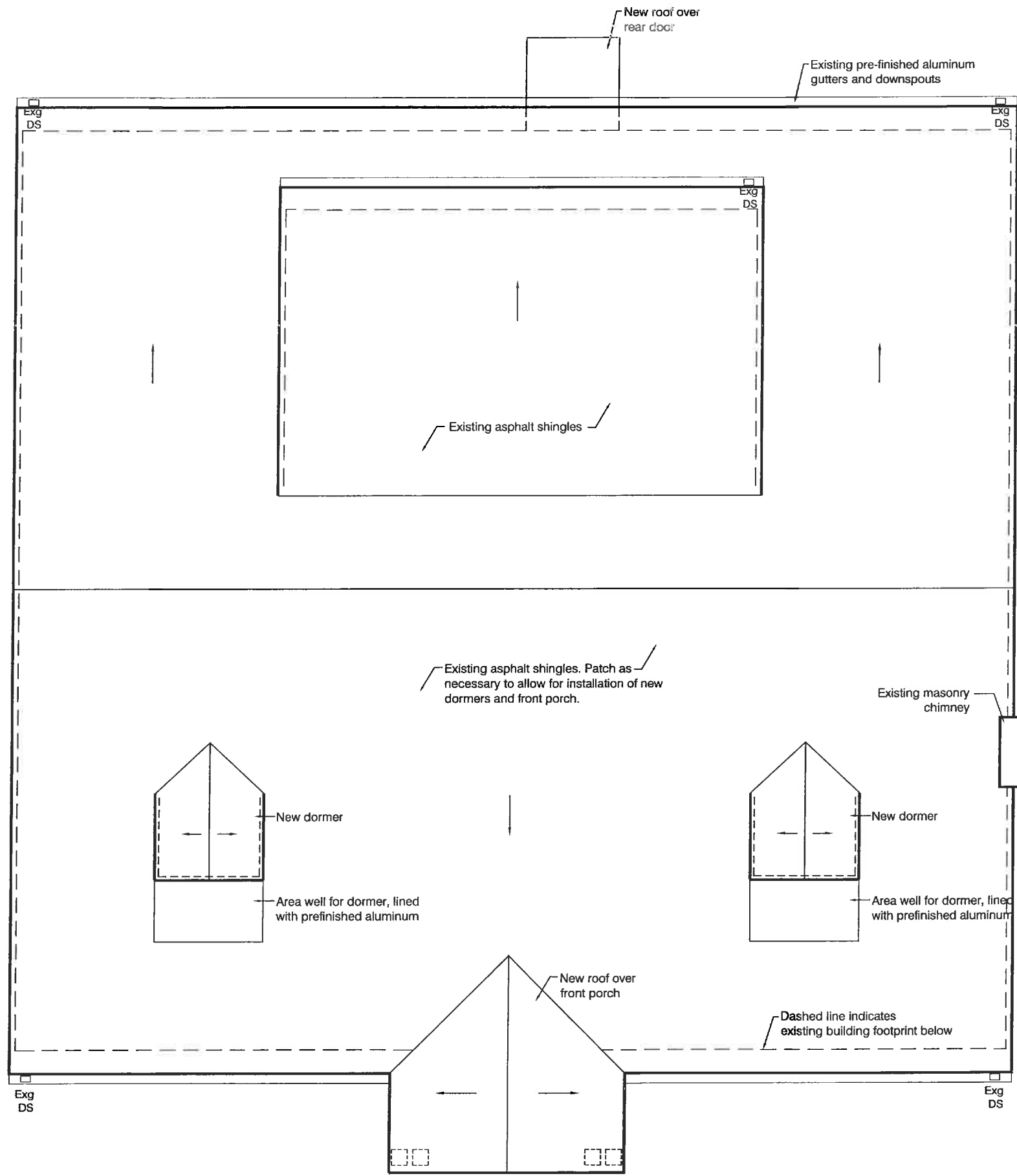


Project  
Oakes Residence  
1880 University Circle  
Charlottesville, VA 22903

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
630.325.3242 janie@janiepetkus.com

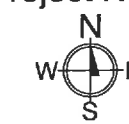
**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
312.341.9006 crivetna@rivetna.com





**PROPOSED**

Project North **Roof Plan**  
 3/16" = 1'-0"  
**Schematic**



October 27, 2015 - For submission to the City of Charlottesville's Board of Architectural Review (BAR).

Project  
 Oakes Residence  
 1880 University Circle  
 Charlottesville, VA 22903

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
 630.325.3242 janie@janiepetkus.com  
**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
 312.341.9006 crivetna@rivetna.com



**PROPOSED**

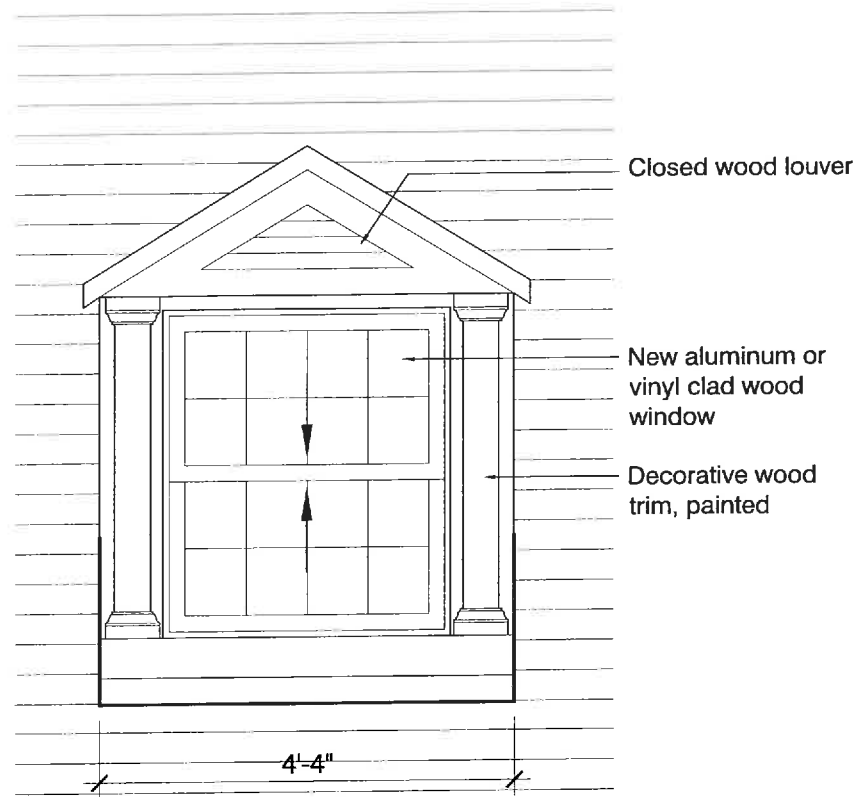
**South (Front) Elevation**  
3/16" = 1'-0"

**Schematic**

October 27, 2015 - For submission to the City of Charlottesville's Board of Architectural Review (BAR).

Project  
Oakes Residence  
1880 University Circle  
Charlottesville, VA 22903

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
630.325.3242 janie@janiepetkus.com  
**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
312.341.9006 crivetna@rivetna.com

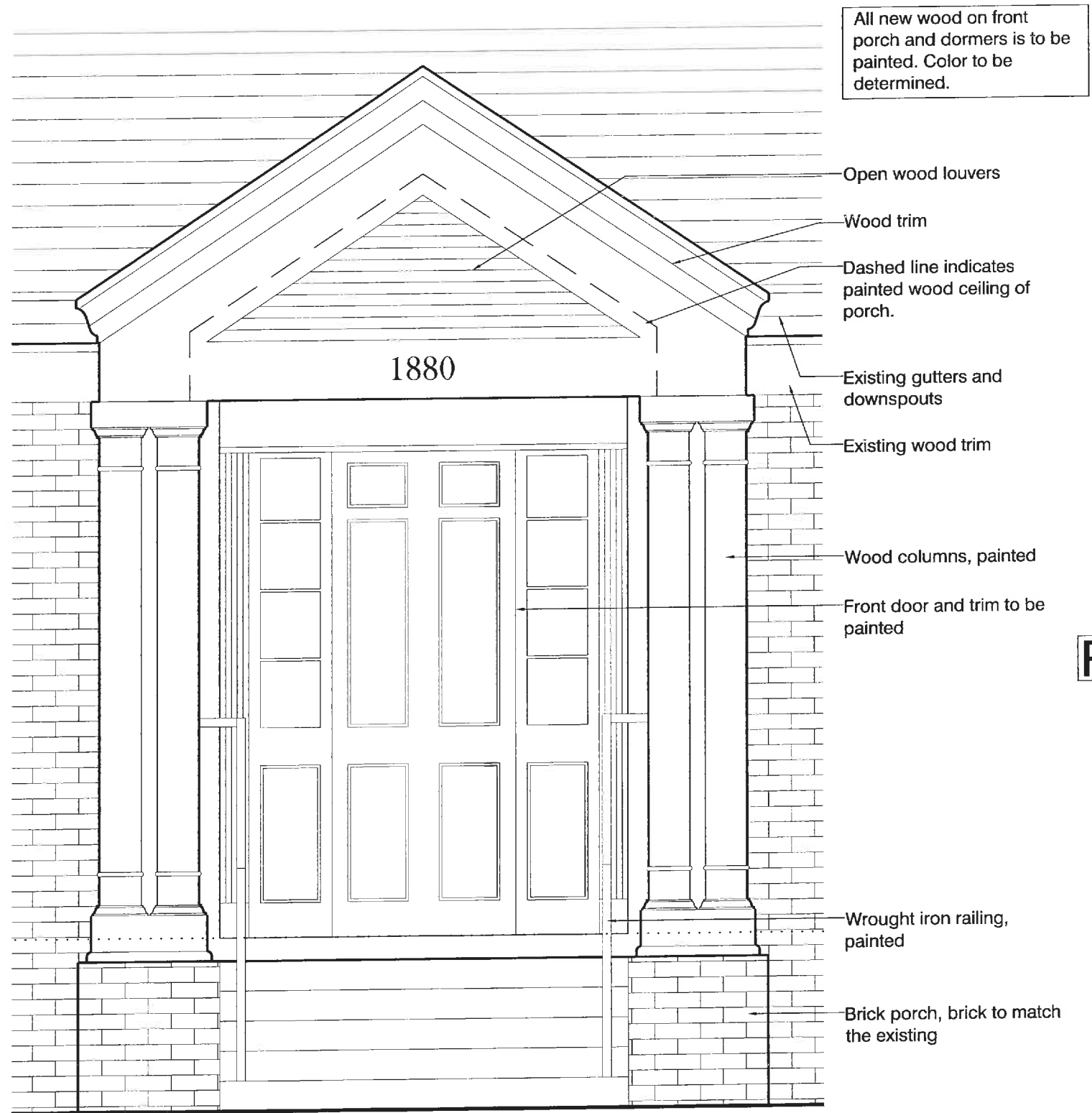


Closed wood louver

New aluminum or vinyl clad wood window

Decorative wood trim, painted

4'-4"



All new wood on front porch and dormers is to be painted. Color to be determined.

Open wood louvers

Wood trim

Dashed line indicates painted wood ceiling of porch.

Existing gutters and downspouts

Existing wood trim

Wood columns, painted

Front door and trim to be painted

Wrought iron railing, painted

Brick porch, brick to match the existing

1880

**PROPOSED**

**Enlarged Elevations**  
1/2" = 1'-0"

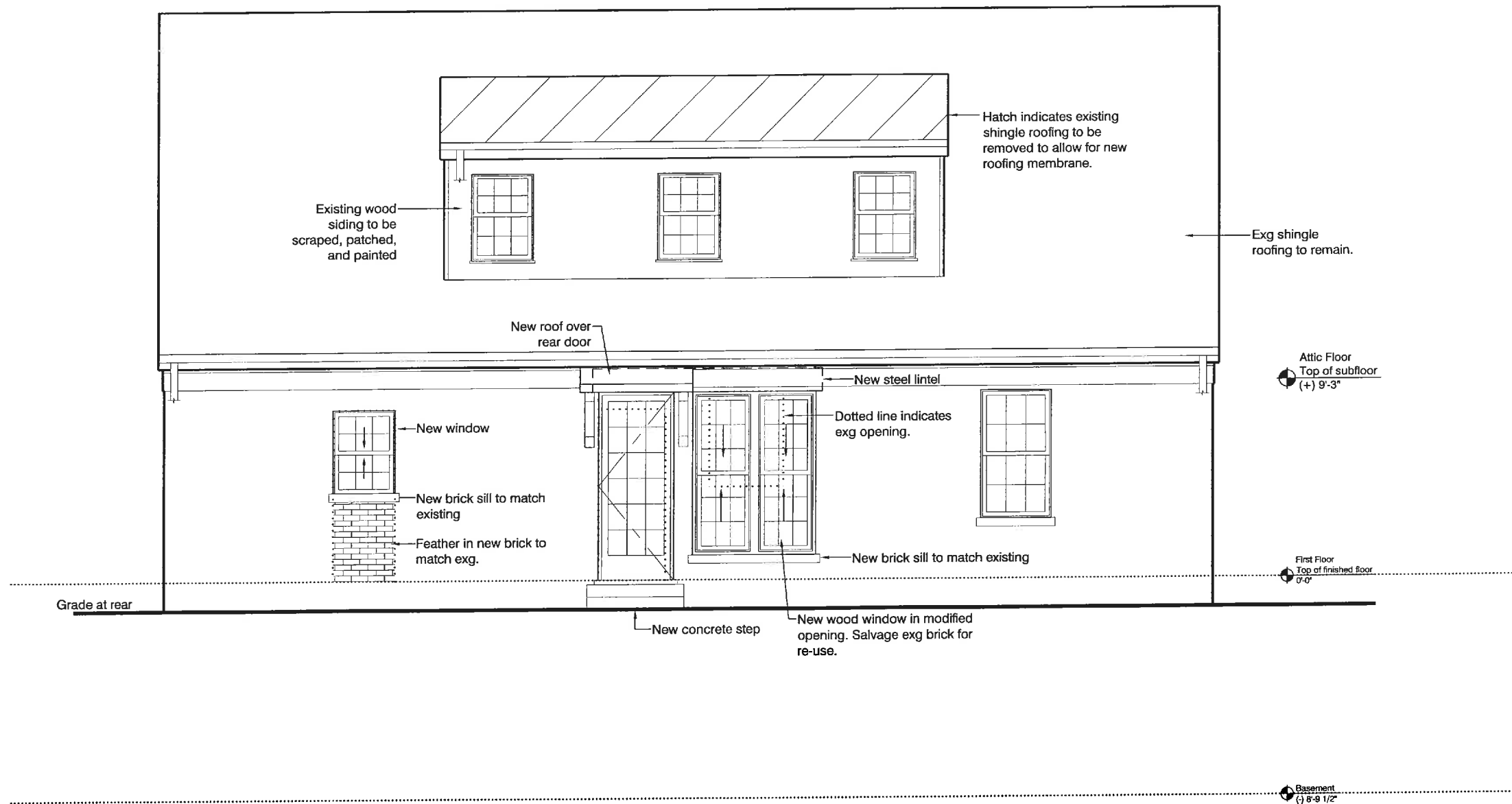
**Schematic**

October 27, 2015 - For submission to the City of Charlottesville's Board of Architectural Review (BAR).

Project  
Oakes Residence  
1880 University Circle  
Charlottesville, VA 22903

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
630.325.3242 janie@janiepetkus.com

**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
312.341.9006 crivetna@rivetna.com



# PROPOSED

## North (Rear) Elevation

3/16" = 1'-0"

# Schematic

October 27, 2015 - For submission to the City of Charlottesville's Board of Architectural Review (BAR).

Project  
Oakes Residence  
1880 University Circle  
Charlottesville, VA 22903

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
630.325.3242 janie@janiepetkus.com

**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
312.341.9006 crivetna@rivetna.com





**PROPOSED**

**East Elevation**

3/16" = 1'-0"

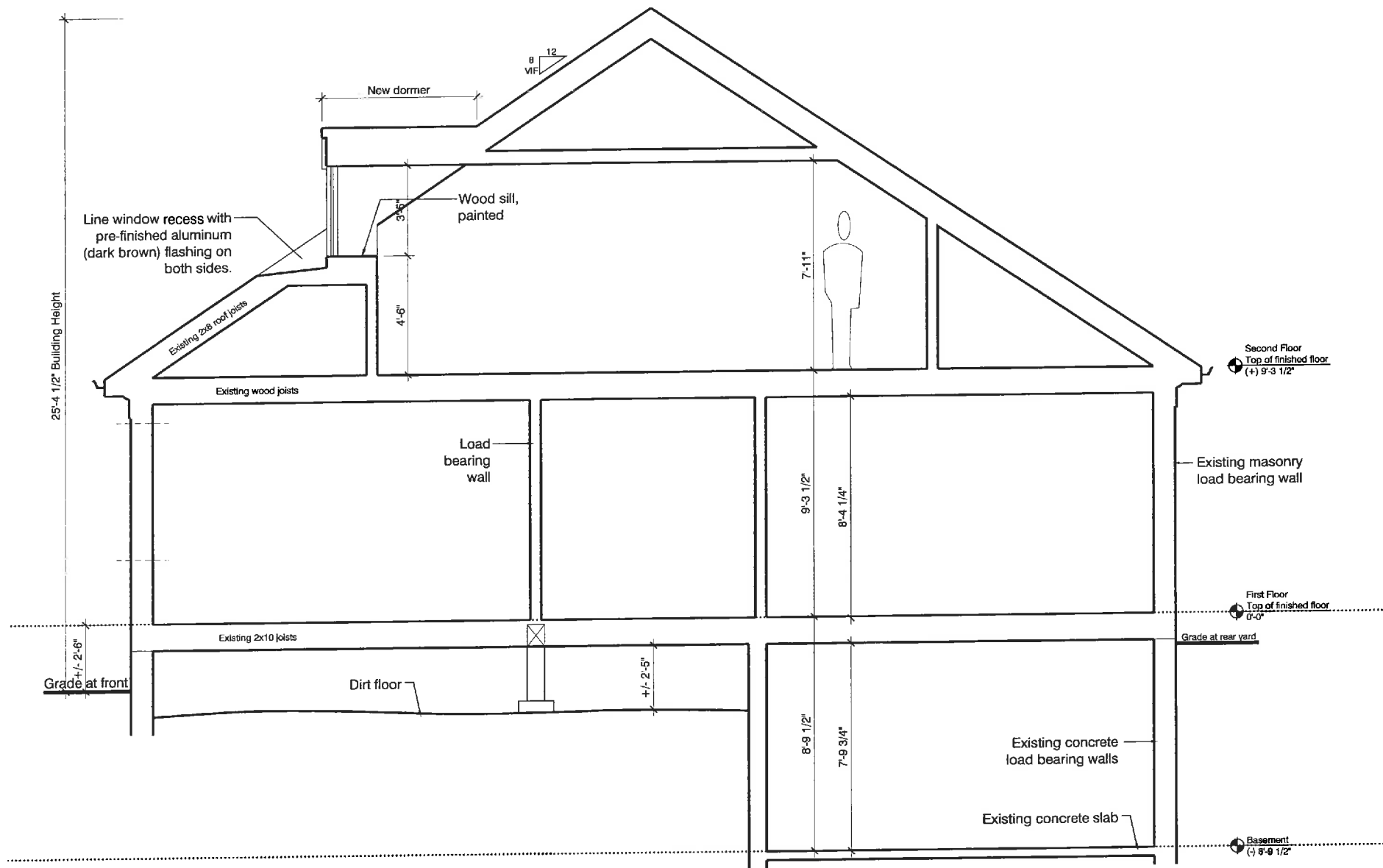
**Schematic**

October 27, 2015 - For submission to the City of Charlottesville's Board of Architectural Review (BAR).

Project  
Oakes Residence  
1880 University Circle  
Charlottesville, VA 22903

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
630.325.3242 janie@janiepetkus.com

**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
312.341.9006 crivetna@rivetna.com



**PROPOSED**

## Schematic

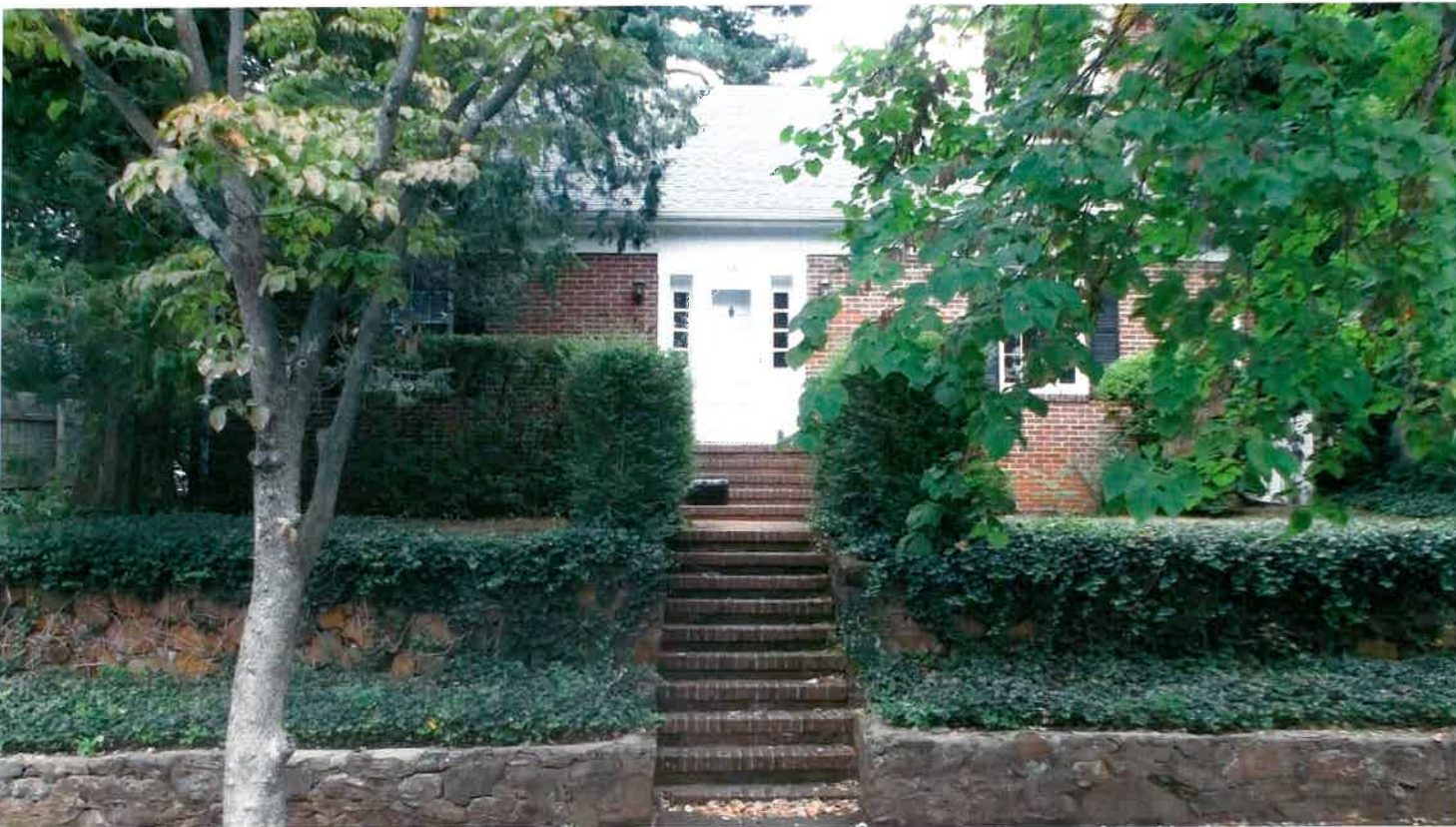
October 27, 2015 - For submission to the City of Charlottesville's Board of Architectural Review (BAR).

Project  
Oakes Residence  
1880 University Circle  
Charlottesville, VA 22903

Building Section  
3/16" = 1'-0"

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
630.325.3242 janie@janiepetkus.com

**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
312.341.9006 crivetna@rivetna.com



# Project: Oakes Residence

Located at:  
1880 University Circle  
Charlottesville, VA 22903

## Client:

Stan & Ginger Oakes  
1880 University Circle  
Charlottesville, VA 22903

## Architect:

Rivetna Architects, Inc.  
340 E. Randolph St. #505  
Chicago, Illinois 60601  
(312) 341-9006 - ph  
crivetna@rivetna.com

## Interiors:

Janie Petkus Interiors  
110 W Washington St  
Hinsdale, Illinois 60521  
(630) 325-3242 - ph  
janie@janiepetkus.com

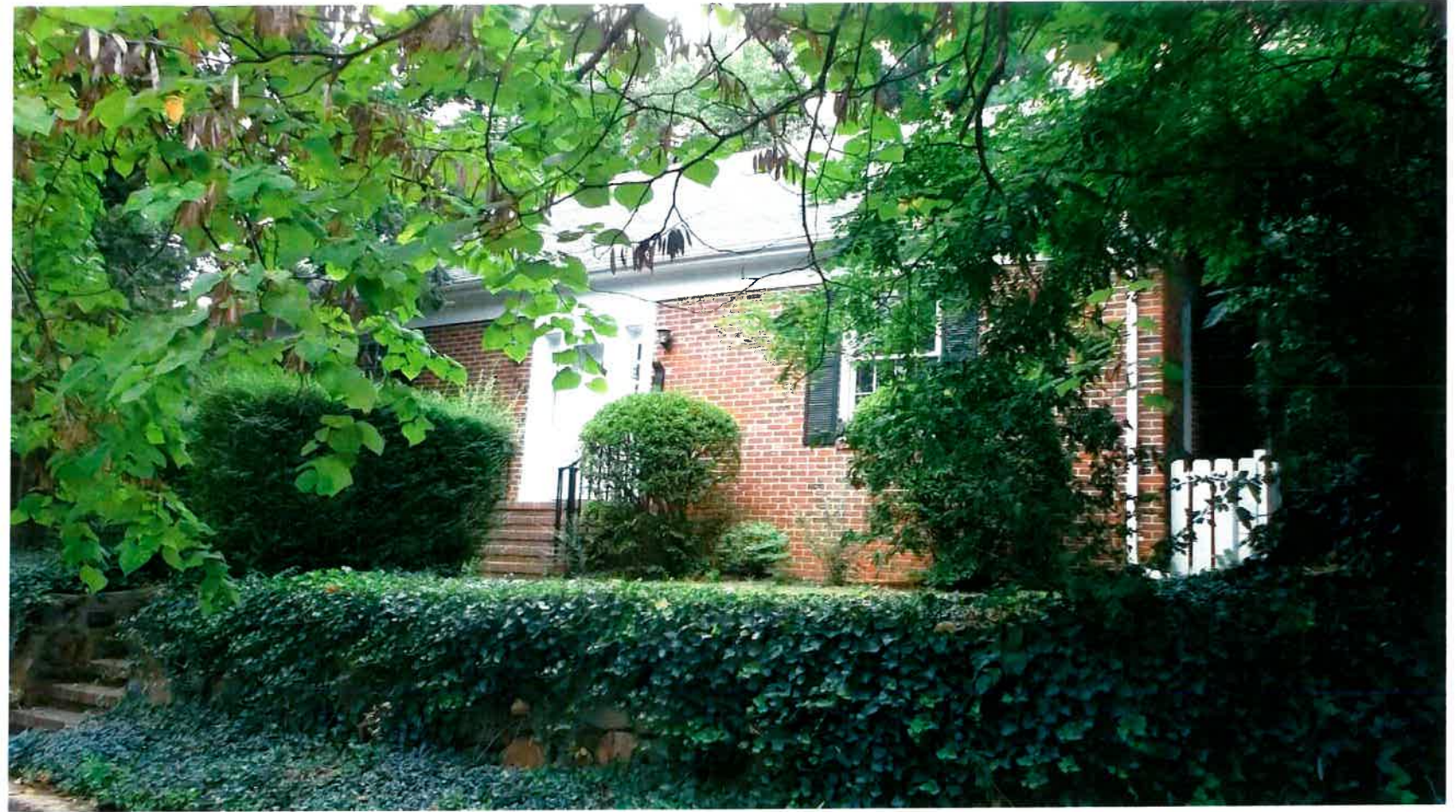
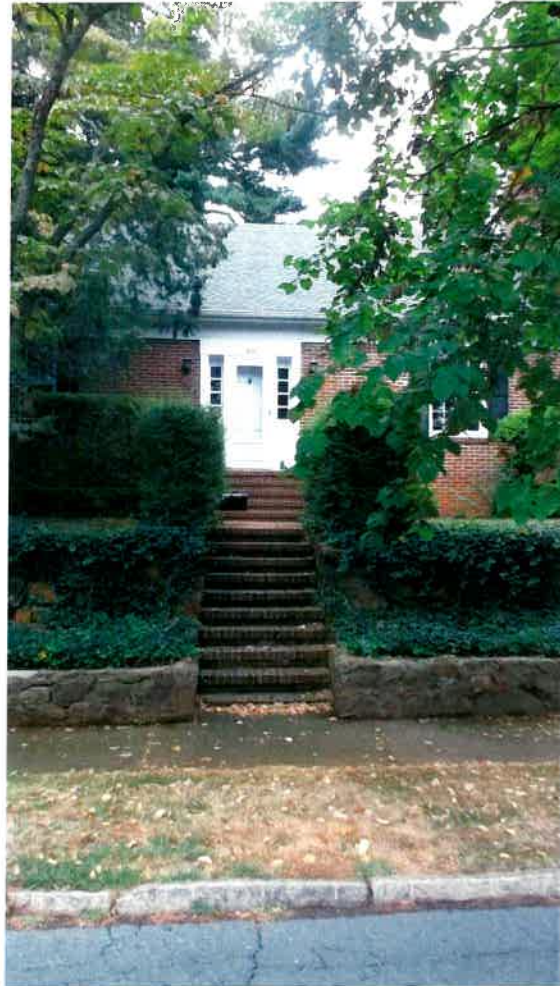
## Existing

October 19, 2015 - Existing

Project  
Oakes Residence  
1880 University Circle  
Charlottesville, VA 22903

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
630.325.3242 janie@janiepetkus.com

**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
312.341.9006 crivetna@rivetna.com



# EXISTING

## Exterior Images

### Schematic

October 27, 2015 - For submission to the City of Charlottesville's Board of Architectural Review (BAR).

Project  
Oakes Residence  
1880 University Circle  
Charlottesville, VA 22903



**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
630.325.3242 janie@janiepetkus.com  
**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
312.341.9006 crivetna@rivetna.com



## EXISTING

### Exterior Images

## Schematic

October 27, 2015 - For submission to the City of Charlottesville's Board of Architectural Review (BAR).

Project  
Oakes Residence  
1880 University Circle  
Charlottesville, VA 22903

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 6052  
630.325.3242 janie@janiepetkus.com

**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
312.341.9006 crivetna@rivetna.com



**EXISTING**

Exterior Images

**Schematic**

October 27, 2015 - For submission to the City of Charlottesville's Board of Architectural Review (BAR).

Project  
Oakes Residence  
1880 University Circle  
Charlottesville, VA 22903

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
630.325.3242 janie@janiepetkus.com

**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
312.341.9006 crivetna@rivetna.com



## EXISTING

### Interior Images

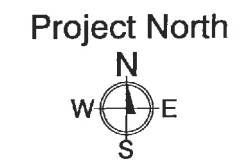
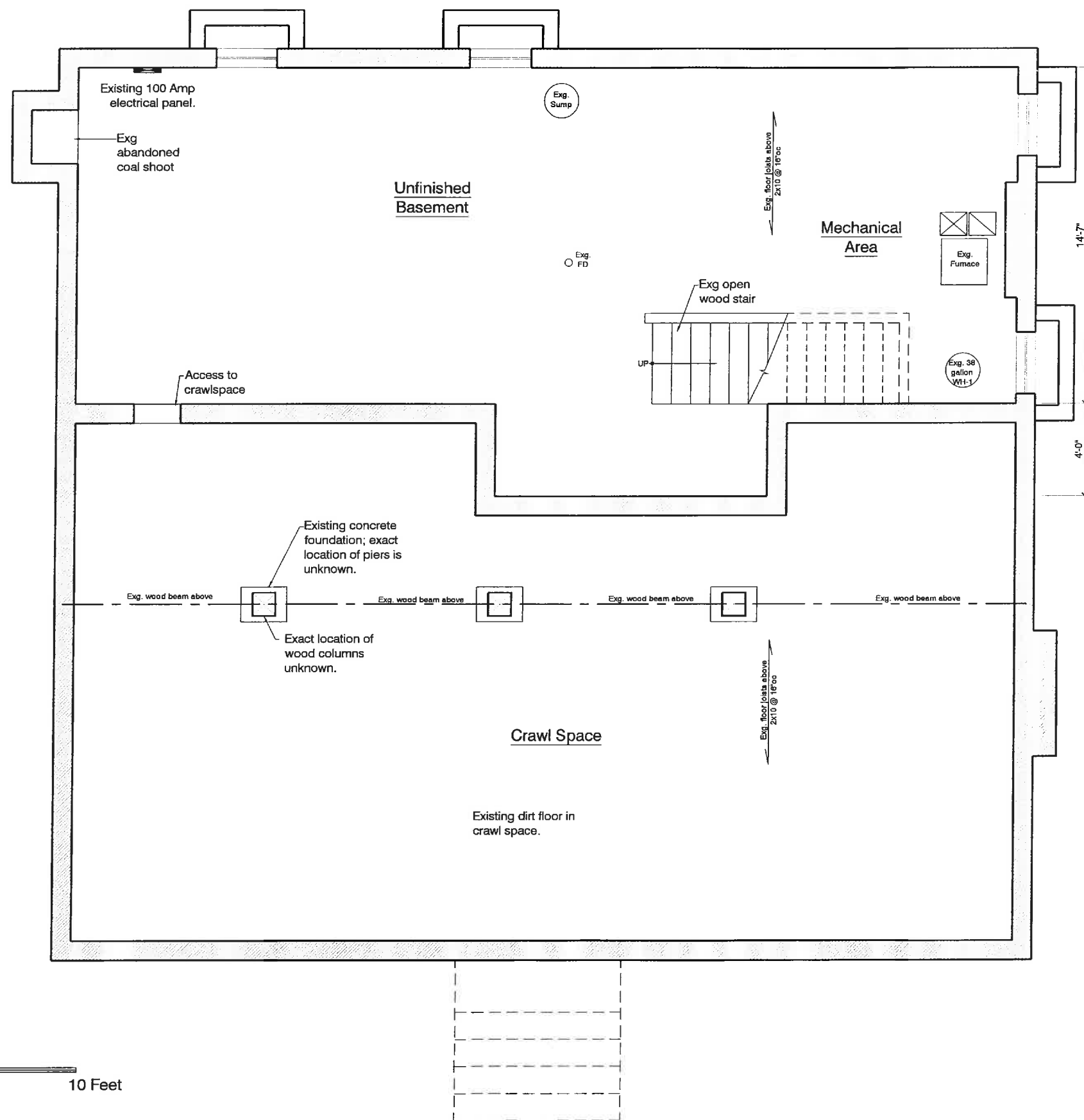
## Schematic

October 27, 2015 - For submission to the City of Charlottesville's Board of Architectural Review (BAR).

Project  
Oakes Residence  
1880 University Circle  
Charlottesville, VA 22903

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
630.325.3242 janie@janiepetkus.com

**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
312.341.9006 crivetna@rivetna.com



**Basement Floor Plan**  
 3/16" = 1'-0"

**Existing**

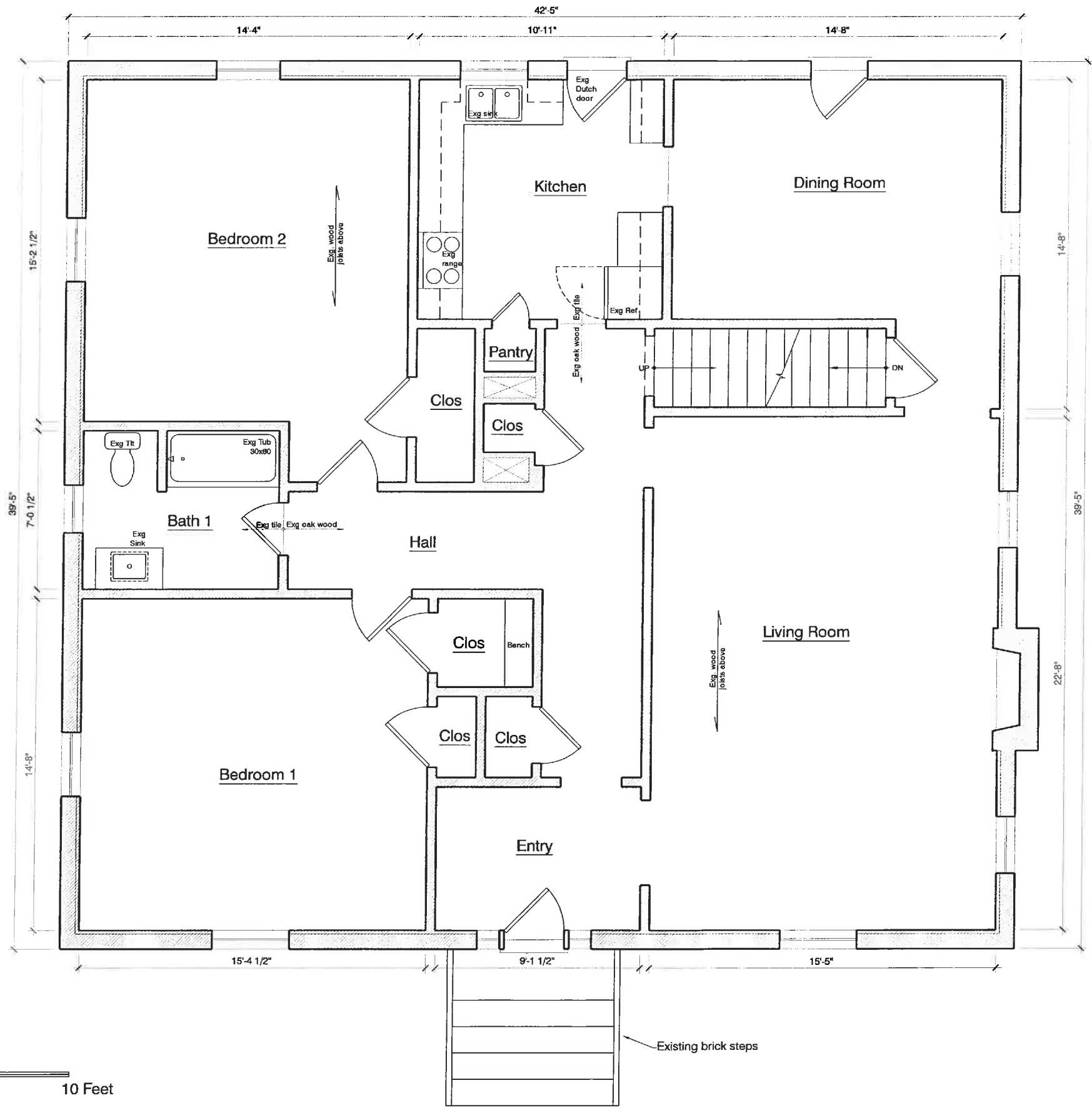
October 19, 2015 - Existing

Project  
 Oakes Residence  
 1880 University Circle  
 Charlottesville, VA 22903

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
 630.325.3242 janie@janiepetkus.com

**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
 312.341.9006 crivetna@rivetna.com





Project North



**First Floor Plan**

3/16" = 1'-0"

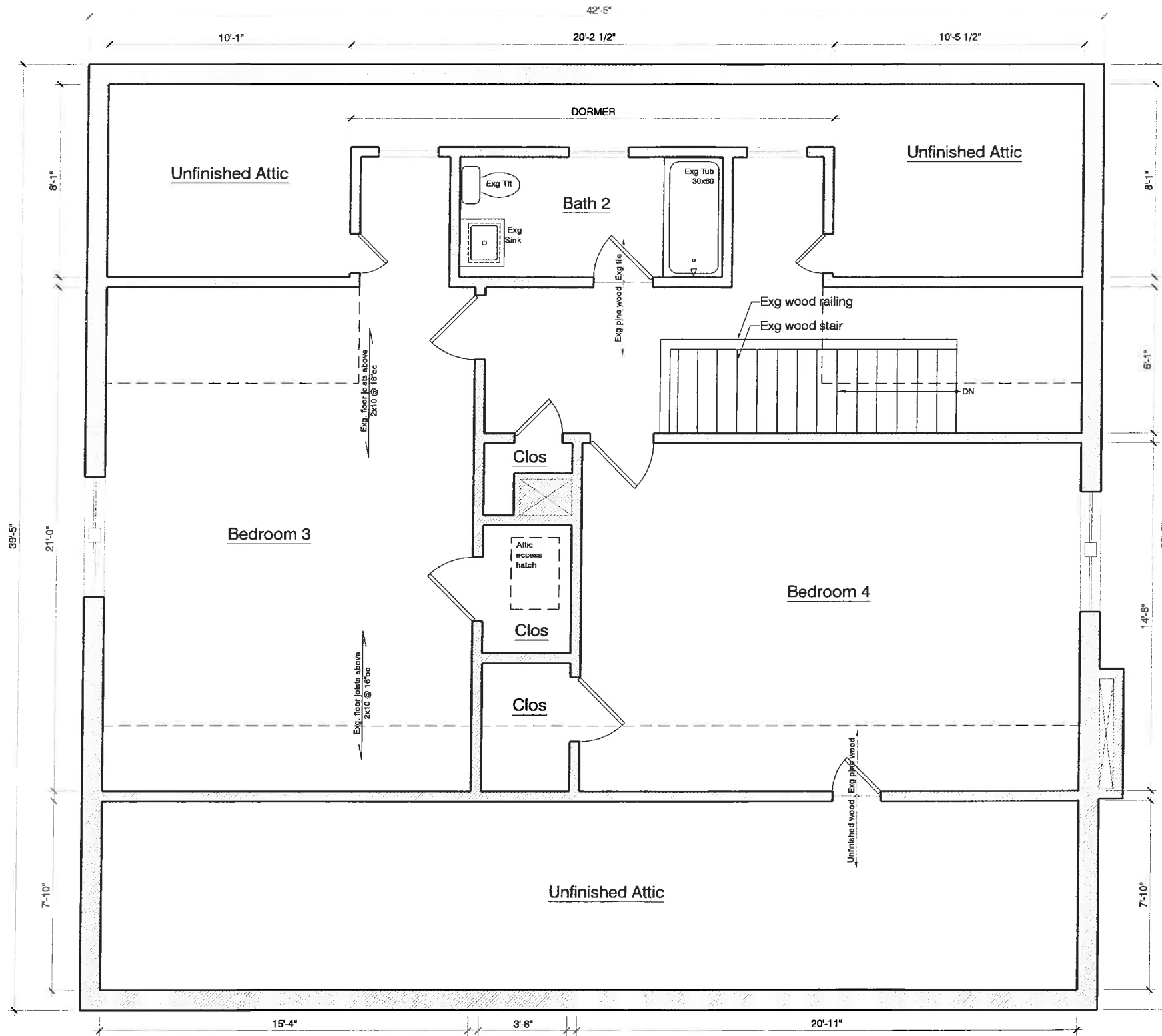
**Existing**

October 19, 2015 - Existing

Project  
 Oakes Residence  
 1880 University Circle  
 Charlottesville, VA 22903

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
 630.325.3242 janie@janiepetkus.com

**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
 312.341.9006 crivetna@rivetna.com



Project North



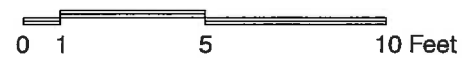
## Second Floor Plan

3/16" = 1'-0"

# Existing

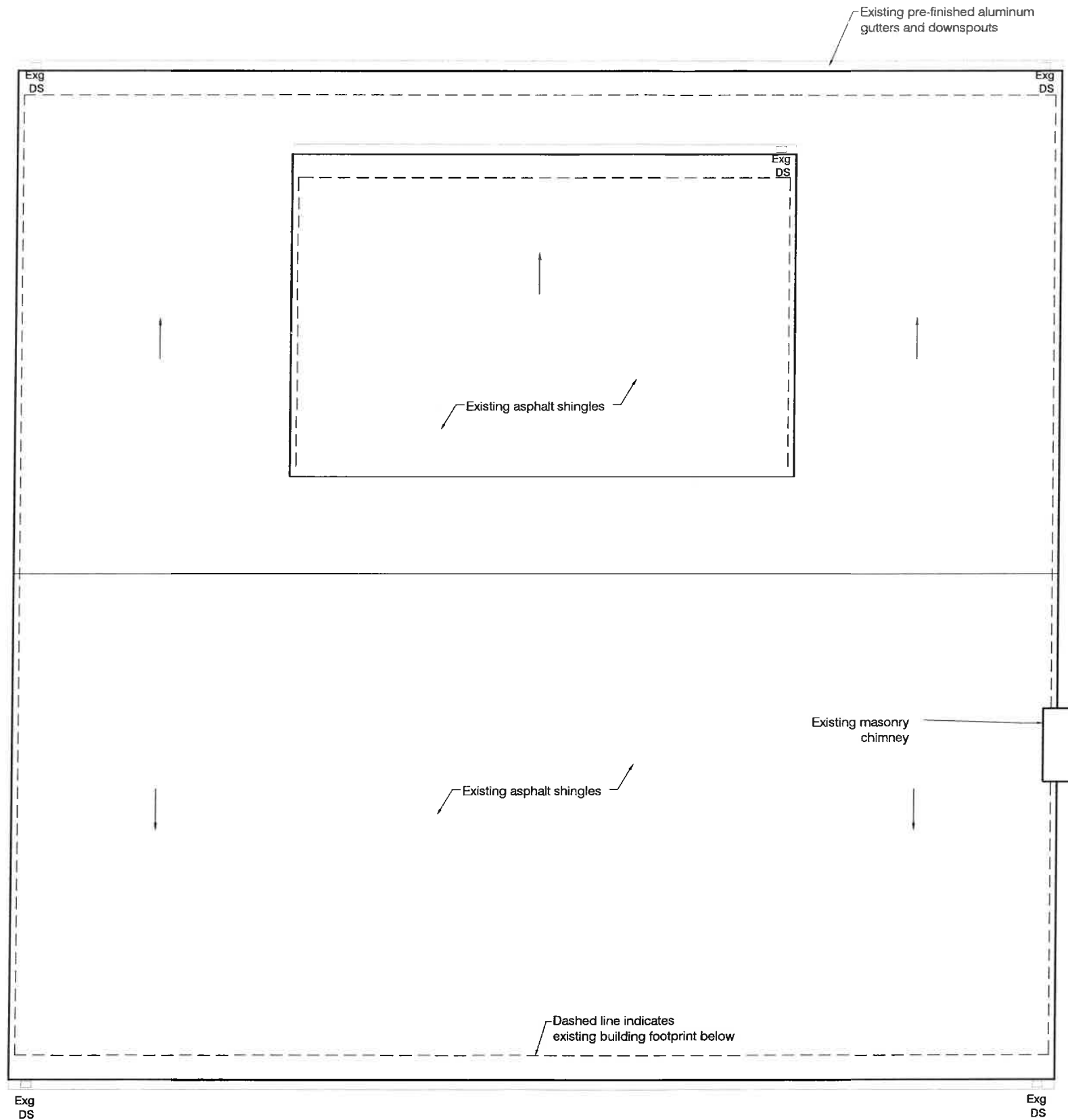
October 19, 2015 - Existing

Project  
 Oakes Residence  
 1880 University Circle  
 Charlottesville, VA 22903



**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
 630.325.3242 janie@janiepetkus.com

**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
 312.341.9006 crivetna@rivetna.com



Project North

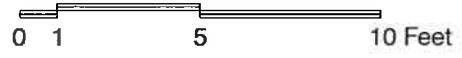


**Roof Plan**  
3/16" = 1'-0"

# Existing

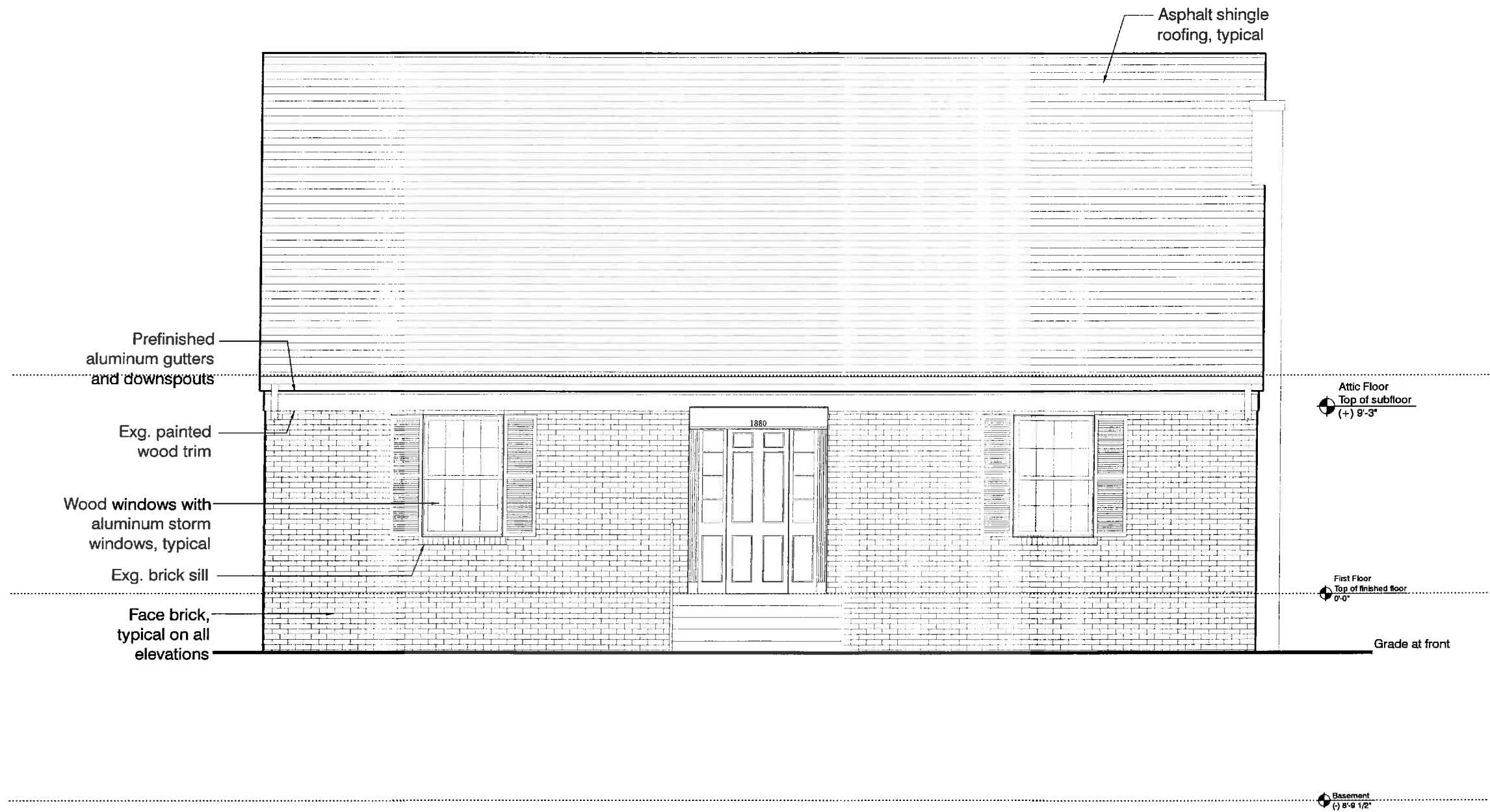
October 19, 2015 - Existing

Project  
Oakes Residence  
1880 University Circle  
Charlottesville, VA 22903



**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
630.325.3242 janie@janiepetkus.com

**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
312.341.9006 crivetna@rivetna.com



**South (Front) Elevation**

3/16" = 1'-0"

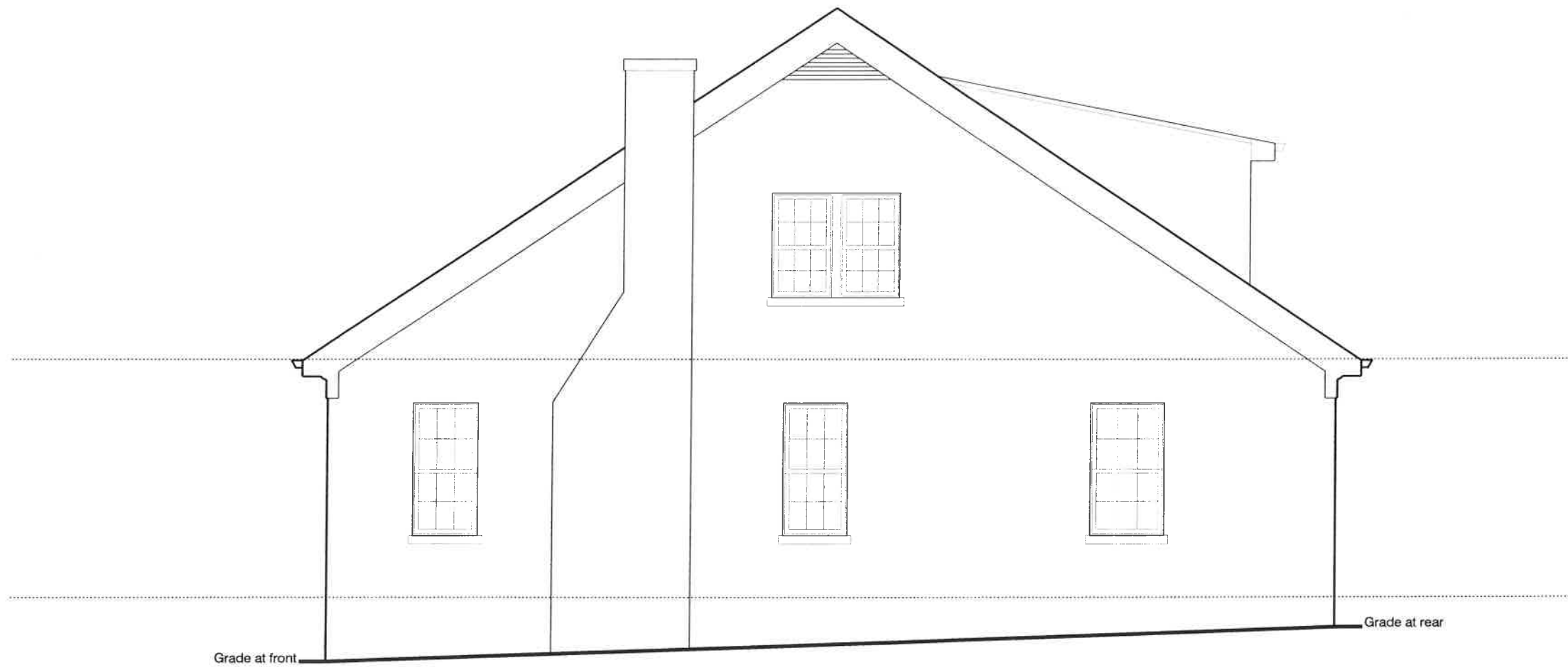
**Existing**

October 19, 2015 - Existing

Project  
 Oakes Residence  
 1880 University Circle  
 Charlottesville, VA 22903

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
 630.325.3242 janie@janiepetkus.com

**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
 312.341.9006 crivetna@rivetna.com



**North Elevation**

3/16" = 1'-0"

**Existing**

October 19, 2015 - Existing

Project  
Oakes Residence  
1880 University Circle  
Charlottesville, VA 22903

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
630.325.3242 janie@janiepetkus.com

**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
312.341.9006 crivetna@rivetna.com



## West (Rear) Elevation

3/16" = 1'-0"

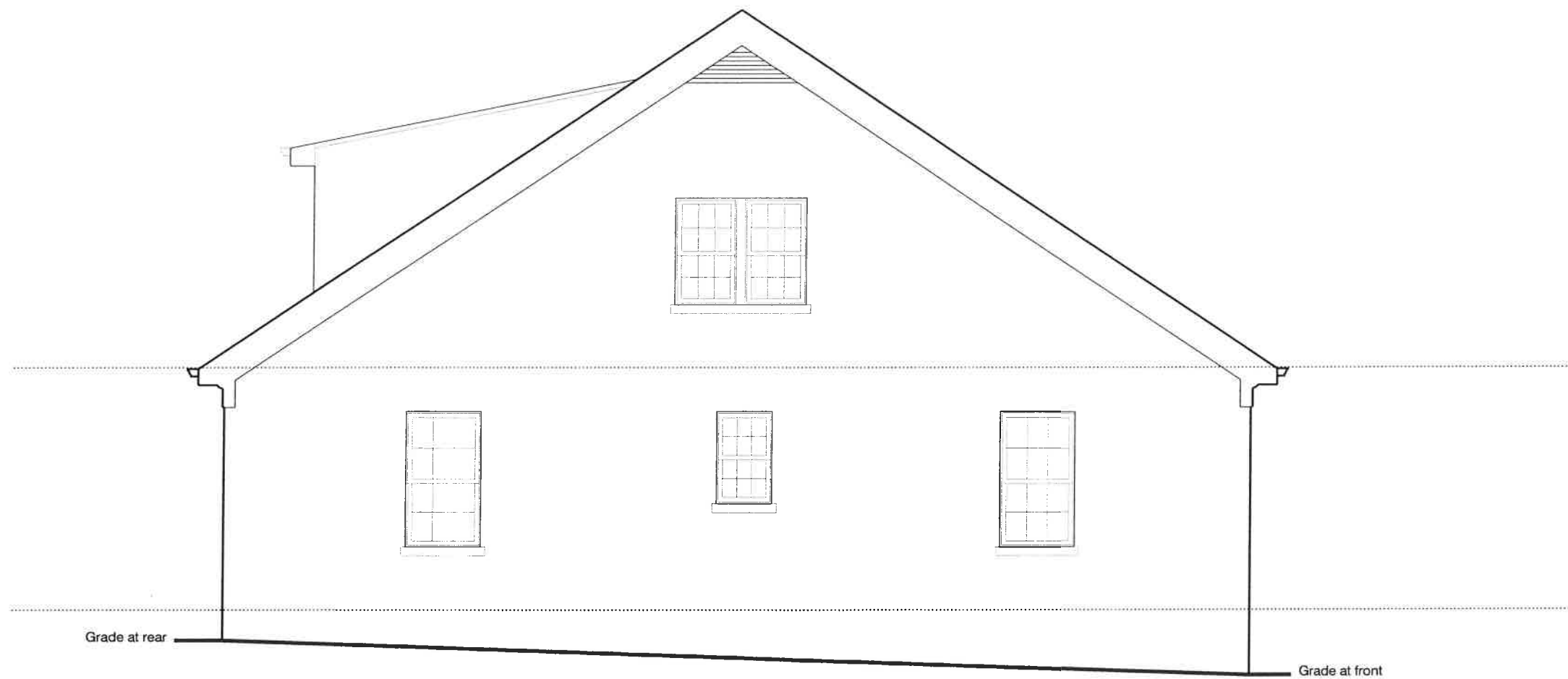
## Existing

October 19, 2015 - Existing

Project  
Oakes Residence  
1880 University Circle  
Charlottesville, VA 22903

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
630.325.3242 janie@janiepetkus.com

**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
312.341.9006 crivetna@rivetna.com



## East Elevation

3/16" = 1'-0"

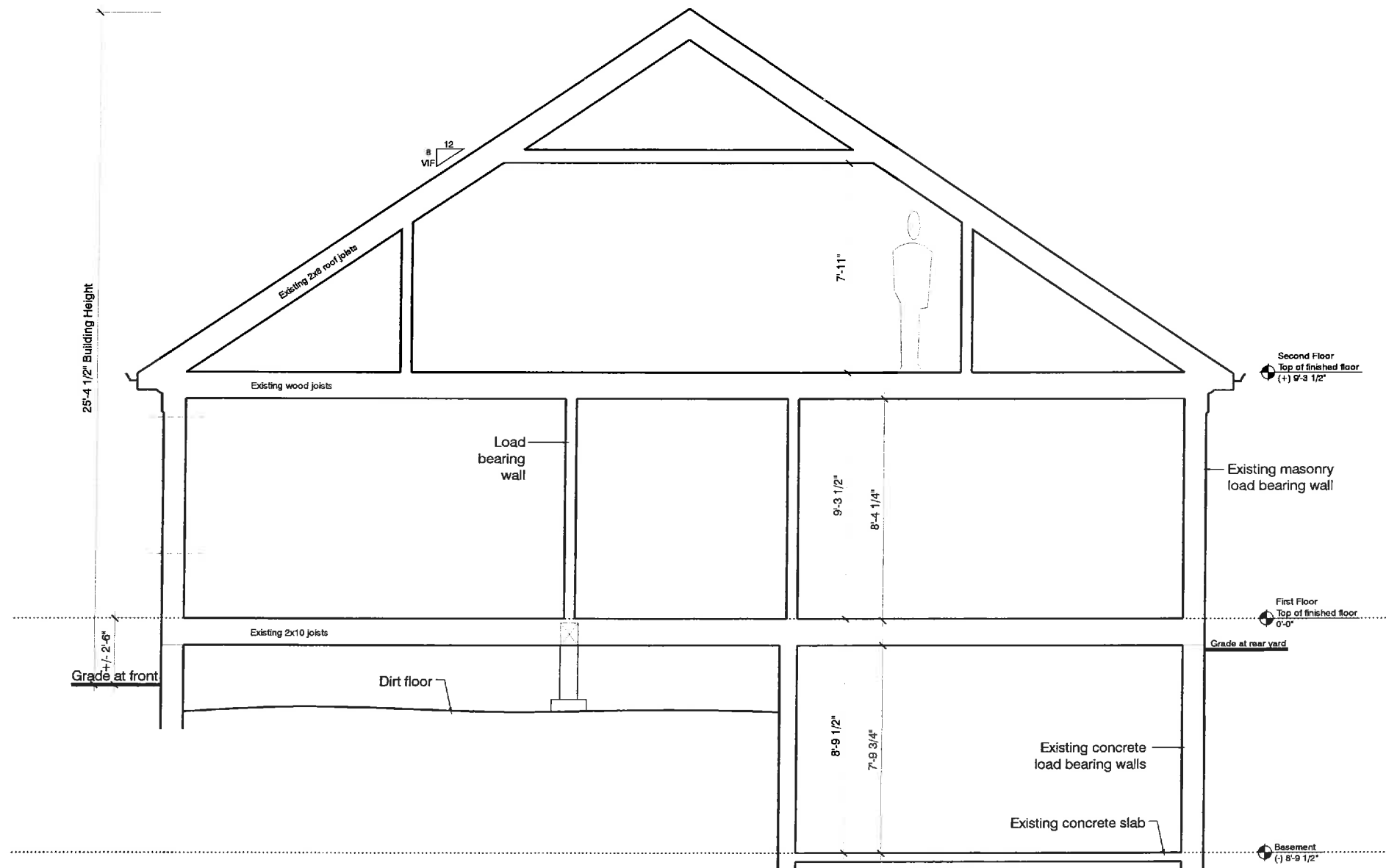
## Existing

October 19, 2015 - Existing

Project  
Oakes Residence  
1880 University Circle  
Charlottesville, VA 22903

**Janie Petkus Interiors** 110 S Washington St Hinsdale IL 60521  
630.325.3242 janie@janiepetkus.com

**Rivetna Architects Inc** 340 E Randolph St #505 Chicago IL 60601  
312.341.9006 crivetna@rivetna.com



**Building Section**

3/16" = 1'-0"

**EXISTING**

October 01, 2015 - Existing

Project  
 Oakes Residence  
 1880 University Circle  
 Charlottesville, VA 22903