

From: Scala, Mary Joy
Sent: Wednesday, June 01, 2016 3:42 PM
To: mark@henningsenkestner.com
Cc: Spurzem, Richard
Subject: BAR Action- 1201 Wertland Street - May 17, 2016

June 1, 2016

Henningsen Kestner Architects, Inc.
1108 E High Street
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application

BAR 16-05-04

1201 Wertland Street

Tax Parcel 040305000

Neighborhood Investments, UVA-LP, Owner/Henningsen Kestner Architects, Inc., Applicant
Demolition of existing addition, and the construction of a new two-story addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 17, 2016. The following action was taken:

Mohr moved approval of the demolition [of rear additions] as submitted; Balut 2nd; (Approved 7-1 with Miller opposed).

Mohr moved approval of the new addition with the proviso that the BAR would like to see detailing on the rear porch reduced to not the same level as on the front porch; Balut 2nd; (Approved 7-1 with Miller opposed).

This certificate of appropriateness shall expire in 18 months (November 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.

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
May 17, 2016**



Certificate of Appropriateness Application

BAR 16-05-04

1201 Wertland Street

Tax Parcel 040305000

Neighborhood Investments, UVA-LP, Owner/Henningsen Kestner Architects,
Inc., Applicant

Demolition of existing addition, and the construction of a new two-story addition

Background

This is a contributing Vernacular farmhouse with Greek Revival details, built in 1850, located in the Wertland Street ADC District. It is individually listed on the National Register of Historic Places. Historic survey attached.

The survey describes a rear 2-story addition was built before 1893; a one-story addition was built behind that before 1907. Both had flat shed roofs and were poorly constructed. It is not clear from the existing floor plan or the 1920 Sanborn Map if either of those rear additions are still in place.

Application

The applicant requests approval to remove the rear one-story additions and to add on the rear a new two-story addition and side porch, creating a separate attached unit in the rear.

The addition is proposed to have a standing seam metal roof to match existing; Hardie shingle siding to resemble cedar shakes; and fiber cement trim. The porch will have painted wood columns and brick piers.

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 Considering Demolitions include:

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

(1) The age of the structure or property;

(2) Whether it has been designated a National Historic Landmark, listed on the National

Register of Historic Places, or listed on the Virginia Landmarks Register;

(3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;

(4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

(6) The degree to which distinguishing characteristics, qualities, features or materials remain;

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and

(e) Any applicable provisions of the city's Design Guidelines

- 1. The criteria established by the City Code.
The public necessity of the proposed demolition.*
- 2. The public purpose or interest in land or buildings to be protected.*
- 4. The existing character of the setting of the structure or area and its surroundings.*
- 5. Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*
- 6. Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.*
- 7. Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.*

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 New Construction

P. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1. Function and Size

- a. Attempt to accommodate needed functions within the existing structure without building an addition.*
- b. Limit the size of the addition so that it does not visually overpower the existing building.*

2. Location

- a. Attempt to locate the addition on rear or side elevations that are not visible from the street.*
- b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
- c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*

3. Design

- a. New additions should not destroy historic materials that characterize the property.*
- b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

4. Replication of Style

- a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
- b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*

5. Materials and Features

- a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*

6. Attachment to Existing Building

- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*
- b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

Discussion and Recommendations

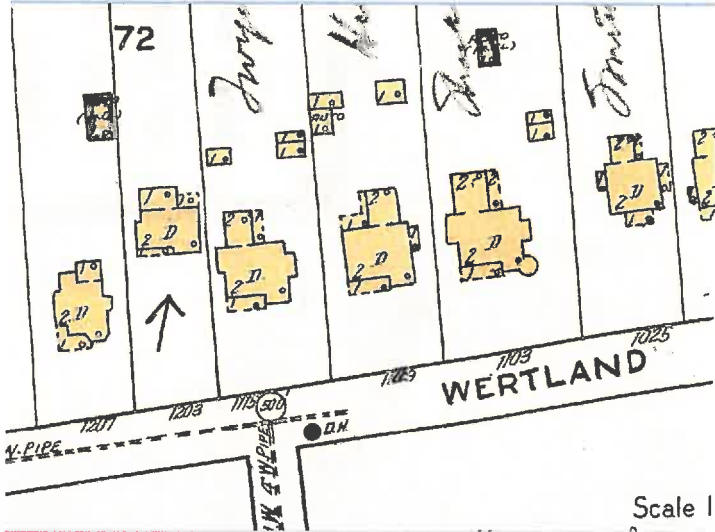
In staff opinion, the existing additions could be demolished without adversely affecting the main house. The demolition should not be approved until the addition is ready for approval also.

This house is very old and has National Register status. In a different setting, on a larger property perhaps, the addition might be designed to be more sympathetic to the house. Yet, it is good that this house and many others along Wertland are being restored closer to their original appearance, and are being well-maintained. The proposed addition should be discussed in terms of the guidelines for new additions. Only the side porch on the addition would be visible from Wertland.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, I move to find that the proposed demolition of rear additions satisfies the BAR’s criteria and guidelines and is compatible with this property and other properties in the Wertland Street ADC district, and that the BAR approves the application as submitted.

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed new addition satisfies the BAR’s criteria and guidelines and is compatible with this property and other properties in the Wertland Street ADC district, and that the BAR approves the application as submitted (or with the following modifications...).



1920 Sanborn Map for 1201 Wertland Street



Current GIS Map



**VIRGINIA
HISTORIC LANDMARKS COMMISSION**

File no. 104-71
Negative no(s). 5c-59 (15)

SURVEY FORM

Historic name McKinney-Miller House County/Town/City Charlottesville, Va. Street address or route number 1201 Wertland St.	Common name Date or period c. 1850 Architect/builder/craftsmen Source of name Source of date Stories Foundation and wall const'n Roof type
USGS Quad Charlottesville, East, Va Original owner Original use Present owner Present owner address Present use residence Acreage	State condition of structure and environs fair State potential threats to structure Note any archaeological interest Should be investigated for possible register potential? yes ___ no ___
Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.) <p style="margin-left: 40px;">1201: · clapboard siding. 2 story. standing seam metal, 2 intersecting gable roof. 3 bay. 1 story 2 (west) bay Tuscan porch. Vernacular. c. 1850. dove cote in front gable. central bay entrance. 6/6 on 1st story, smaller 6/6 on 2nd story with architrave frames, door has transom light, door and west 1st story window with blinds. 2 interior chimneys. 1 story rear addition.</p>	
Interior inspected? Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)	



STREET ADDRESS: 1201 Wertland Street
MAP & PARCEL 4-307
VDHR FILE NUMBER: 104-0136-0014
CITY FILE NUMBER: 193
PRESENT ZONING: R-3
ORIGINAL OWNER: Clement P. McKennie
ORIGINAL USE: Farm Manager's Residence
PRESENT USE: Residential Rental Property
PRESENT OWNER: Wade Apartments Land Trust
ADDRESS: Raleigh Court - #4
 10 University Circle
 Charlottesville, VA 22903
HISTORIC NAME: McKennie-Miller House
DATE/PERIOD: c.1815
STYLE: Vernacular
HEIGHT IN STORIES: 2 Stories
DIMENSIONS AND LAND AREA: 58' x 300' (17,334 sq. ft.)
CONDITION:
SURVEYOR: Bibb
DATE OF SURVEY: 1977/1998
SOURCES: City/County Records
 Richard G. Miller, Jr.
 Sanborn Map Co. - 1907, 1920, 1929-57

ARCHITECTURAL DESCRIPTION

This is a very simple two-story vernacular farmhouse with some Greek Revival details. It is three bays wide with a projecting end pavilion. A two-story addition was built onto the rear before 1893, and a one-story addition was built behind the first between 1893 and 1907. Both additions are poorly constructed and have nearly flat shed roofs. A seam in the buff-colored weatherboarding on the facade, just to the left of the central bay on the upper level, would seem to indicate that the main section was not all constructed at one time. The brick foundation is low, and the basement was never completely excavated, although there is an interior stairway to it. The very low pitched gable roof is covered with standing-seam metal and has rafter ends exposed behind cornice fascia. There are two interior chimneys. The metal shed roof of the verandah is supported by three Tuscan columns. Its brick floor is at ground level. The entrance door is four-paneled with rectangular transom. The windows are all double-sash, six-over-six light, with architrave trim, those at the first level being much taller and reaching almost from floor to ceiling. The single-flight open stair in the central hall has winders at the top. Most of the rooms were originally heated by stoves. The only fireplace has a simple Greek Revival mantel. Behind the house is a 2-bay wooden-shingled garage with an asphalt-shingled gabled roof, accessed by a brick paved driveway. There is a quartzite retaining wall with an iron gate along the sidewalk.

HISTORICAL DESCRIPTION

In 1842, C. P. McKennie purchased 7½ acres behind his home at 1211 West Main Street (ACDB 40-12). Tax records show that there was no building on this tract before the late 1840's. After that, the tax records do not differentiate between McKennie's several properties, but the 1851 reappraisal indicates construction activity somewhere since the

last appraisal. Tradition says that this was a farmhouse. If so, it may have been built about the time that McKennie bought 58 acres north of it from the estate of Opie Norris in the early 1850's (ACDB 6-335). McKennie's granddaughters sold this house and fifteen acres to George B. Marshall in 1892 (ACWB 23-495, 29-552; ACDB 87-332; City DB 3-170, 3-176). He sold the house and 1.6 acres to William E. Peters the next year (DB 6-500). It changed hands five times in the next 26 years and was further subdivided before being purchased by Mrs. Mozelle Williams Miller in 1919 (DB 32-478). It has remained in the Miller family for 58 years, and the present owner, Richard G. Miller, Jr., restored it.

Additional Deed References: City DB 10-249, 14-41, 21-338, 23-429, 290-44 & 46, 371-350; City WB 10-329

1998: Mr. Miller sold the house to the Wade Apartments Land Trust in 1997 (DB 706-516).

STATEMENT OF SIGNIFICANCE

This house is a contributing resource in the Wertland Street Historic District, listed on the National Register of Historic Places. It has been individually designated as a local historic landmark. Built as a farmhouse before the Civil War, it has survived with much of its original fabric intact and has made the transition to City residence.



**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 Email scala@charlottesville.org

RECEIVED

APR 26 2016

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
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 Neighborhood Investments, UVA, LP Applicant Name Henningesen Kestner Architects, Inc.
Project Name/Description 1201 Wertland Parcel Number 040305000
Project Property Address 1201 Wertland Street, Charlottesville, VA

Applicant Information

Address: 1108 E. High Street
Charlottesville, VA 22902
Email: mark@henningesenkestner.com
Phone: (W) 434-971-7202 (C) 434-760-5660

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Signature _____ Date _____

Mark A. Kestner 4/26/16
Print Name _____ Date _____

Property Owner Information (if not applicant)

Address: 810 Catalpa Court
Charlottesville, VA 22903
Email: richard@neighborhoodprops.com
Phone: (W) 434/971-8000 (C) _____

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

RICHARD T. SPURZEN 4/26/16
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): Demolition of existing additions. Two-story, new construction addition.

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

Existing and Proposed Plans, Existing and Proposed Elevations, Demo Elevations, Photographs, 3-D Renderings and Materials

For Office Use Only

Received by: G. Barnore
Fee paid: \$125.00 Cash/Chk. # 1741
Date Received: 4/26/2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

Revised 2016

PI6-0073

RENOVATION

FOR

1201 WERTLAND STREET

CHARLOTTESVILLE, VIRGINIA

NEIGHBORHOOD INVESTMENTS, UVA, LP

BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS
APPLICATION PACKAGE
FINAL

26 APRIL 2016

RECEIVED
APR 26 2016
NEIGHBORHOOD DEVELOPMENT SERVICES

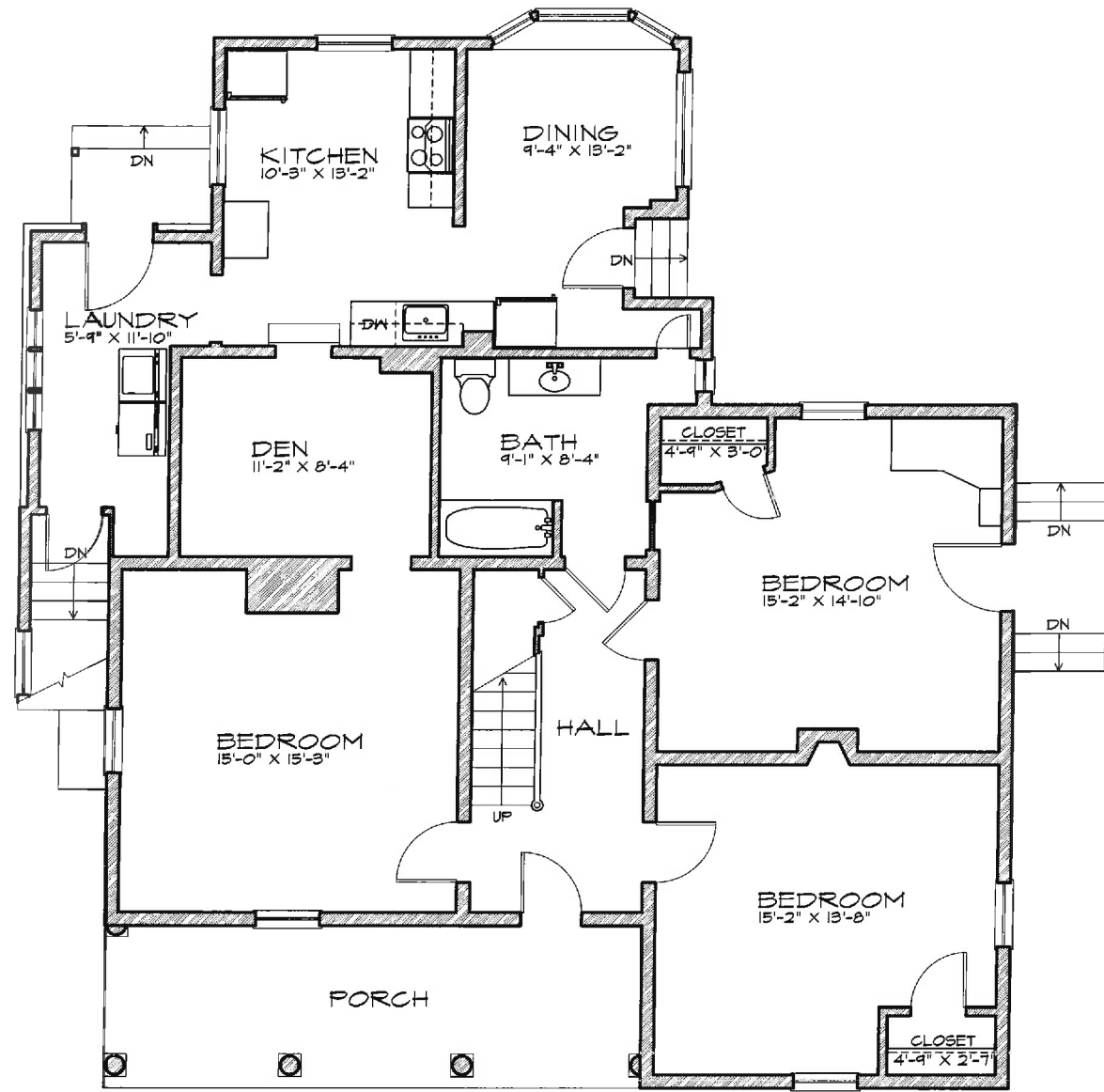


HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

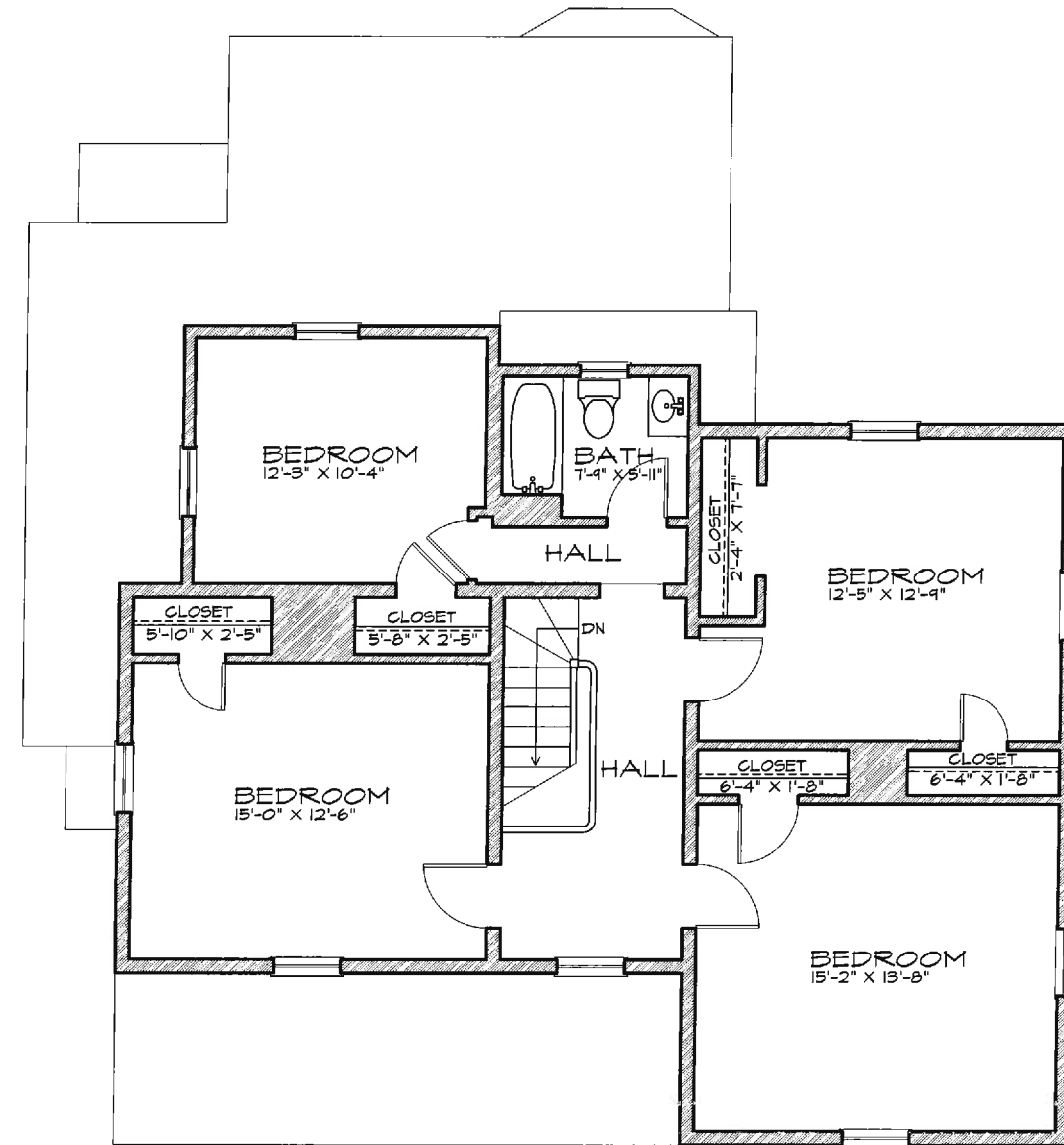
DRAWING RELEASE	
NO.	DATE
1	4.26.16
NO.	DATE

1201 WERTLAND STREET CERT. OF APPROPRIATENESS APPLICATION PACKAGE COVER	FILE NO. 1531-BAR01
JOB NUMBER 1531	

BAR.01



1 EXISTING FIRST FLOOR PLAN



2 EXISTING SECOND FLOOR PLAN



HENNINGSEN KESTNER
ARCHITECTS

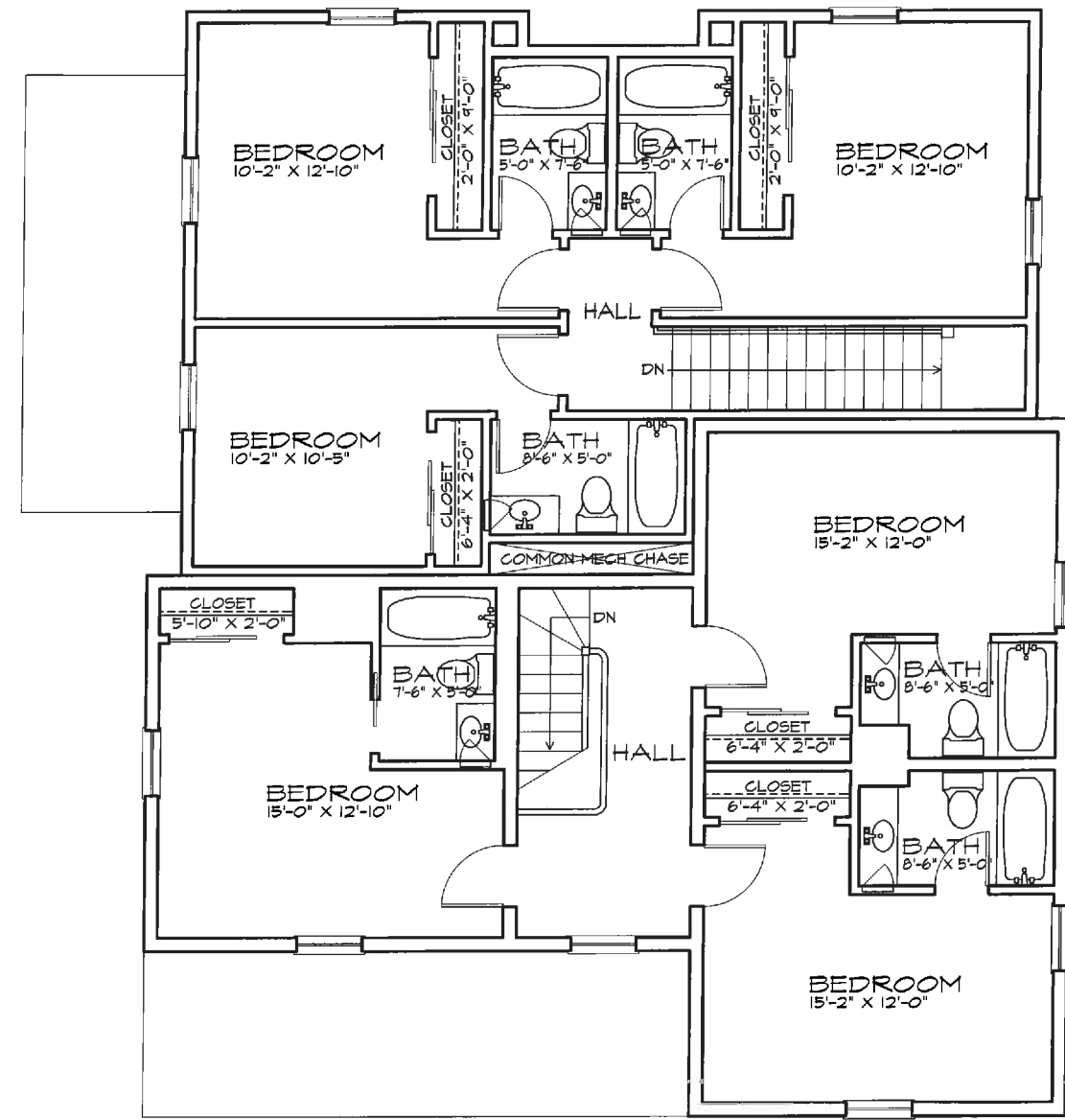
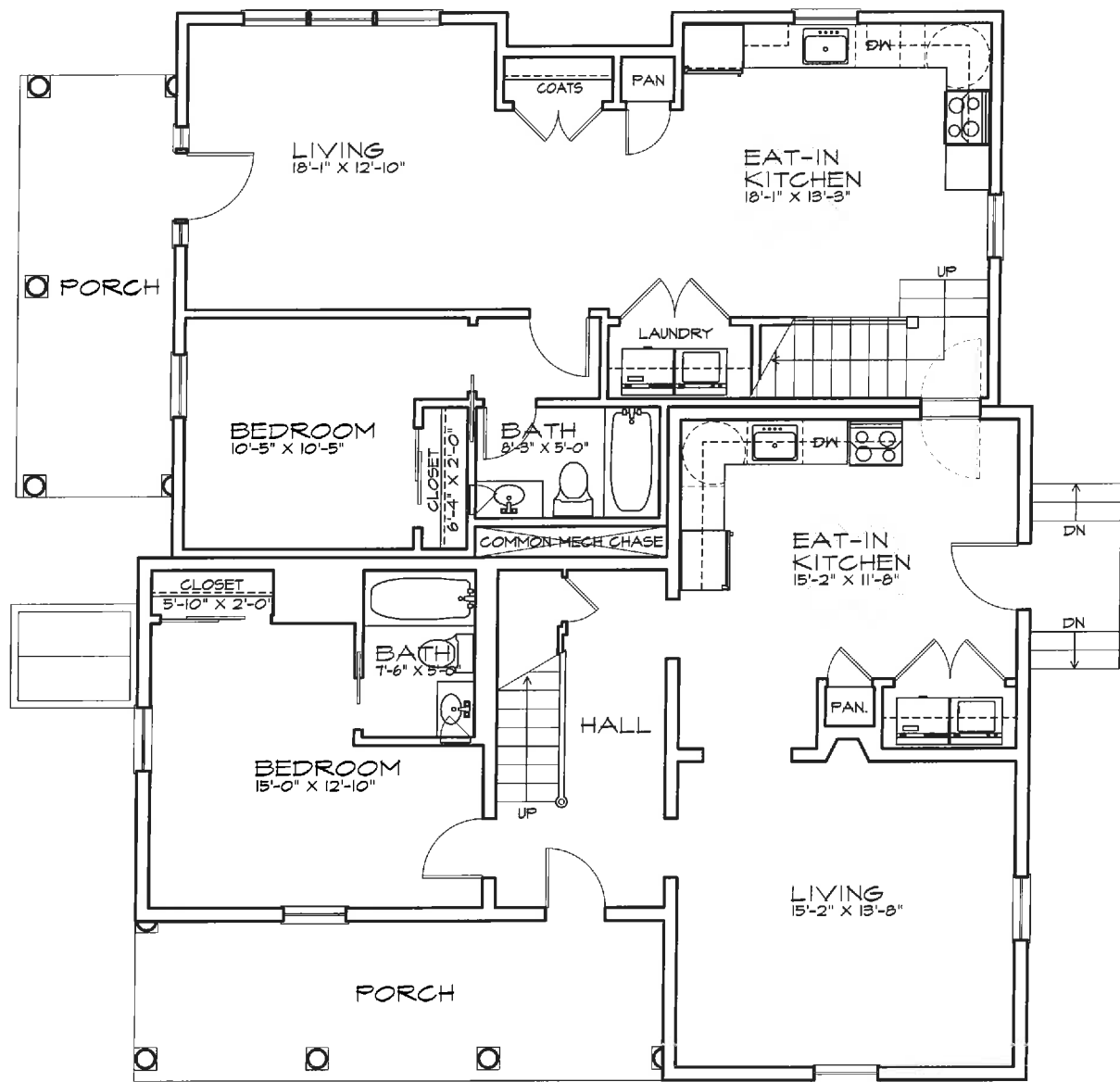
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1	4.26.16	INITIAL SUBMISSION
NO.	DATE	REVISION

1201 WERTLAND STREET
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE
EXISTING PLANS

JOB NUMBER 1531 FILE NO. 1531-X101

X.1.01



1 PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"

2 PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"

HK
HENNINGSEN KESTNER
 ARCHITECTS
 1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
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1	4-26-16					

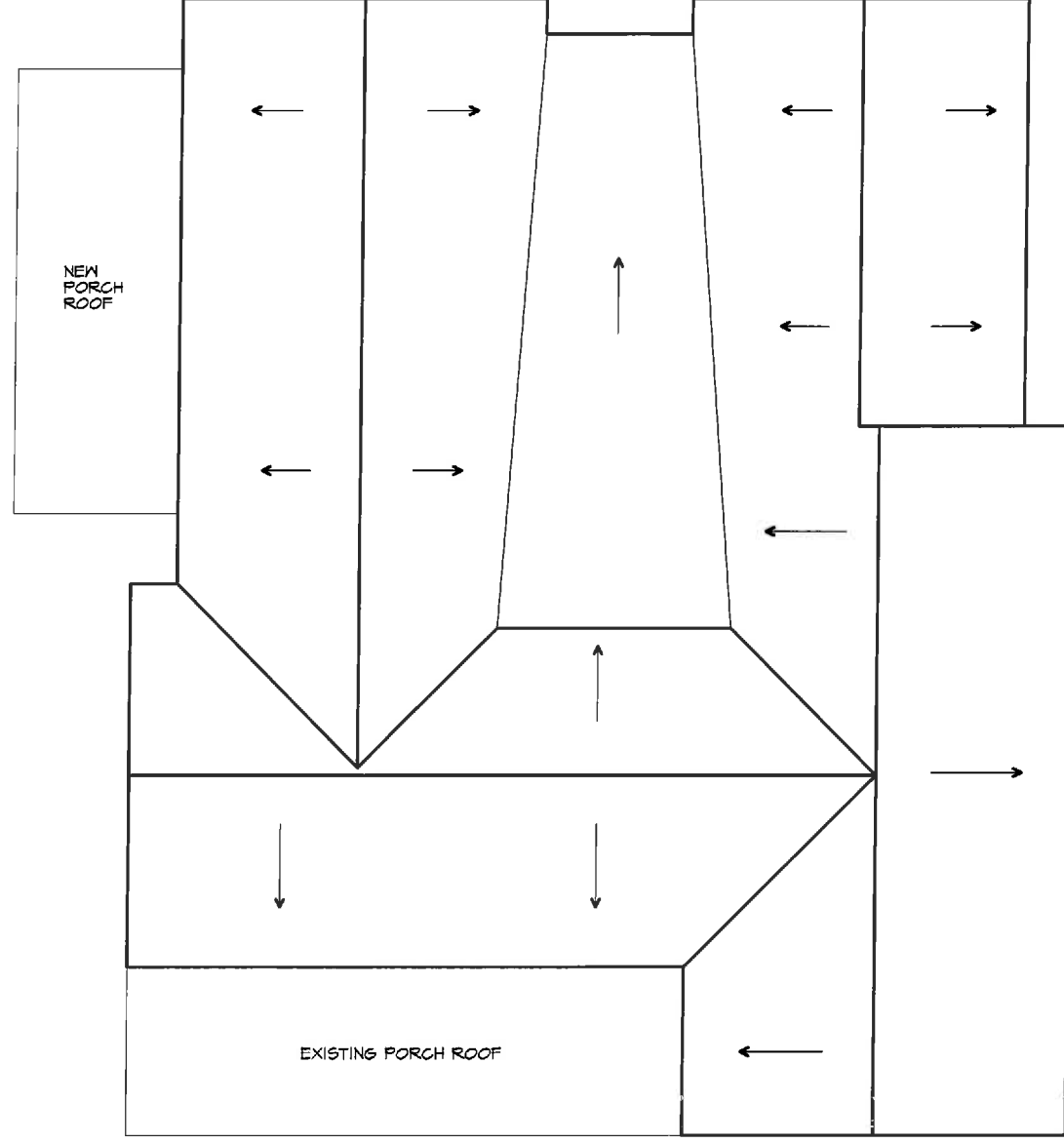
1201 WERTLAND STREET
 CERT. OF APPROPRIATENESS
 APPLICATION PACKAGE
 PROPOSED PLANS

JOB NUMBER 1591 FILE NO. 1591-A101

A.1.01

1 PROPOSED ROOF PLAN

1/8" = 1'-0"



1201 WERTLAND STREET
 CERT. OF APPROPRIATENESS
 APPLICATION PACKAGE
 PROPOSED ROOF PLAN

JOB NUMBER 1581

FILE NO. 1581-A102

NO.	DATE	DRAWING RELEASE
1	4.26.16	INITIAL SUBMISSION

NO.	DATE	REVISION



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 ARCHITECTS

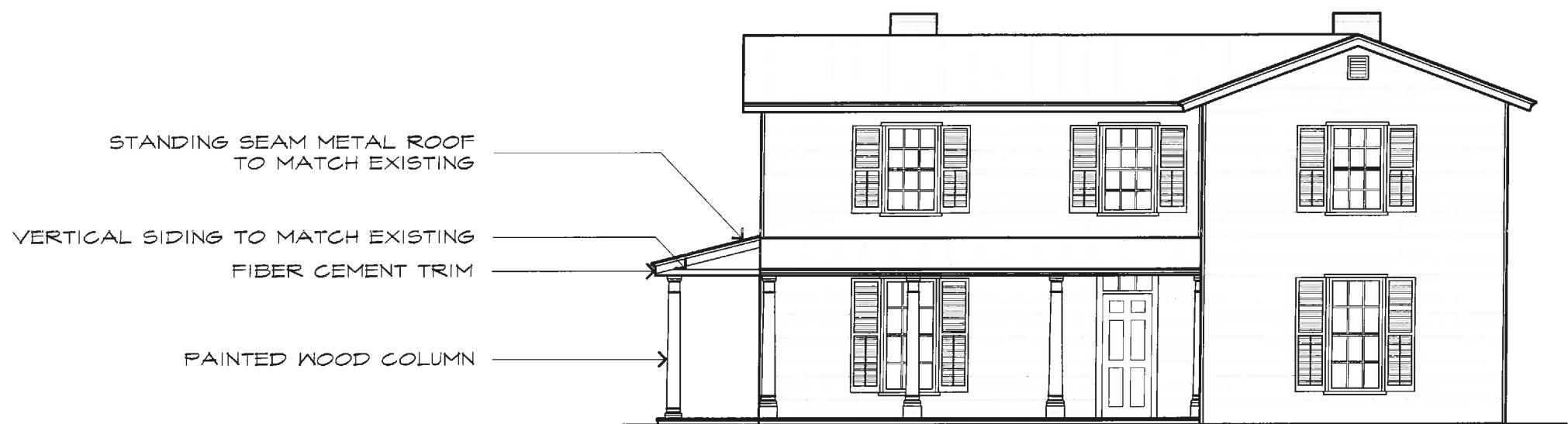
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
 PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

A.1.02



1 EXISTING FRONT ELEVATION

1/8" = 1'-0"



2 PROPOSED FRONT ELEVATION

1/8" = 1'-0"



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NO.	DATE	REVISION

1201 WERTLAND STREET
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE
FRONT ELEVATIONS

JOB NUMBER 1551

FILE NO. 1551-A201

A.2.01



1 EXISTING RIGHT SIDE ELEVATION

1/8" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION

1/8" = 1'-0"

HK
HENNINGSEN KESTNER
 ARCHITECTS
 1108 EAST HIGH STREET, CHARLOTTESVILLE, VA. 22902
 PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DRAWING RELEASE		NO.	REVISION	
	DATE	INITIAL SUBMISSION		DATE	
1	4.26.16				

1201 WERTLAND STREET
 CERT. OF APPROPRIATENESS
 APPLICATION PACKAGE
 RIGHT SIDE ELEVATIONS

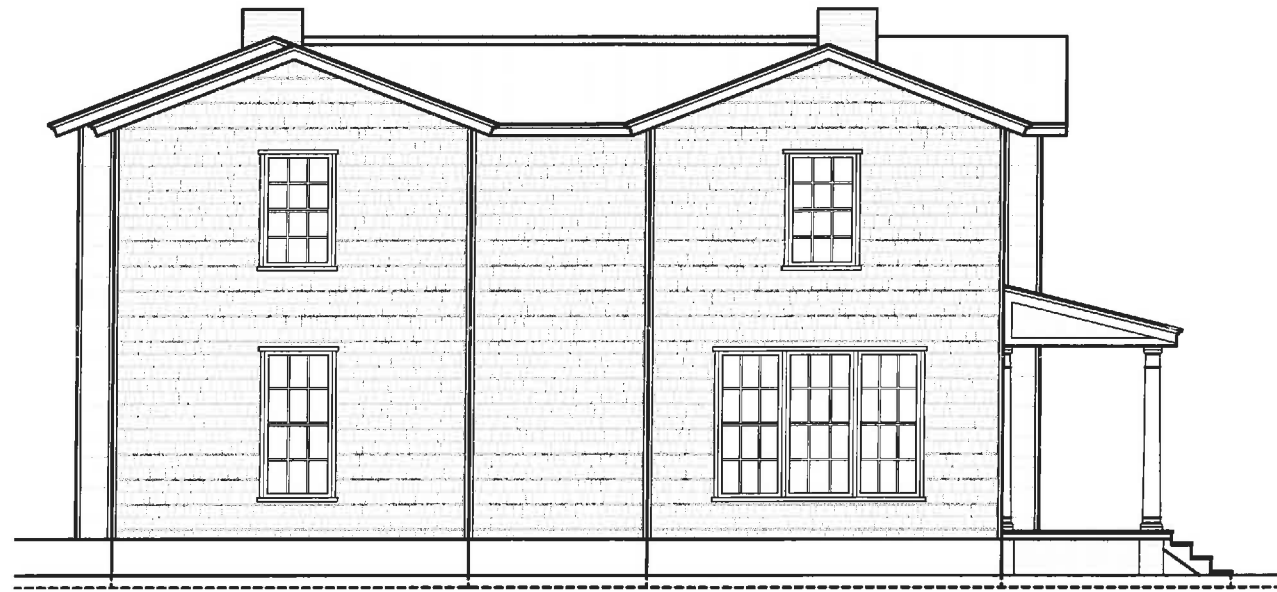
JOB NUMBER 1591 FILE NO. 1591-A202

A.2.02



1 EXISTING REAR ELEVATION

1/8" = 1'-0"



2 PROPOSED REAR ELEVATION

1/8" = 1'-0"

HK

HENNINGSEN KESTNER
ARCHITECTS

1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

DRAWING RELEASE
INITIAL SUBMISSION

NO.	DATE	NO.	DATE
1	4.26.16		

1201 WERTLAND STREET
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE
REAR ELEVATIONS

JOB NUMBER 1591 FILE NO. 1591-A203

A.2.03



1 EXISTING LEFT SIDE ELEVATION

1/8" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION

1/8" = 1'-0"



HENNINGESEN KESTNER
ARCHITECTS

1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGESENKESTNER.COM

NO.	DATE	DRAWING RELEASE	INITIAL	SUBMISSION	NO.	DATE	REVISION
1	4.26.16						

1201 WERTLAND STREET
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE
LEFT SIDE ELEVATIONS

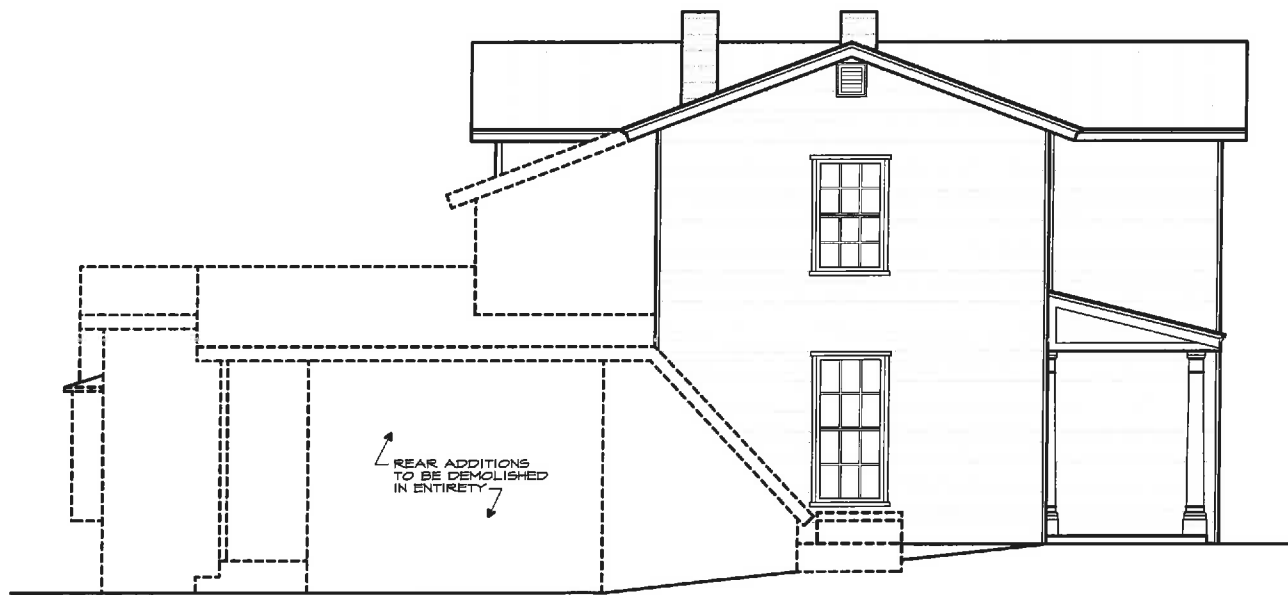
JOB NUMBER 1591 FILE NO. 1591-A204

A.2.04



1 EXISTING FRONT ELEVATION

1/8" = 1'-0"



2 EXISTING LEFT SIDE ELEVATION

1/8" = 1'-0"



HENNINGESEN KESTNER
ARCHITECTS

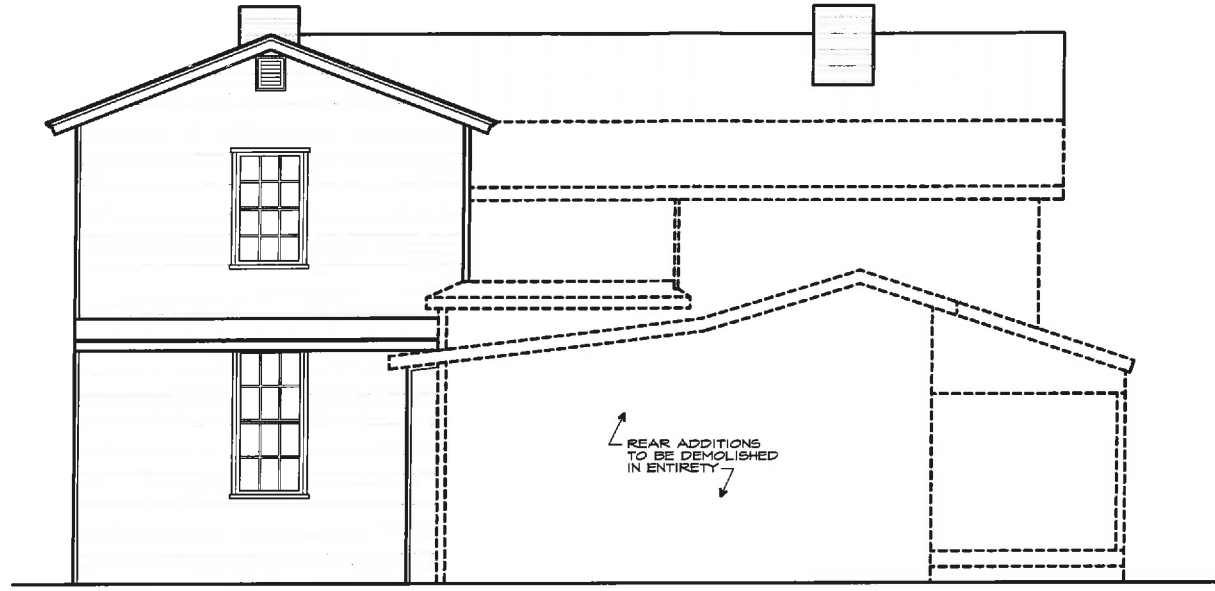
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA. 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGESENKESTNER.COM

DRAWING RELEASE	
NO.	DATE
1	4.26.16
NO.	DATE

1201 WERTLAND STREET
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE
FRONT & LEFT SIDE ELEVATIONS

JOB NUMBER 1551 FILE NO. 1551-D201

D.2.01



1 EXISTING REAR ELEVATION

1/8" = 1'-0"



2 EXISTING RIGHT SIDE ELEVATION

1/8" = 1'-0"



HENNINGESEN KESTNER
ARCHITECTS

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DRAWING RELEASE	
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1201 WERTLAND STREET
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE
REAR & RIGHT SIDE ELEVATIONS

JOB NUMBER 1551
FILE NO. 1551-D202

D.2.02



TAKEN FROM WERTLAND STREET LOOKING NORTH



TAKEN FROM SIDE PARKING LOT OFF WERTLAND STREET LOOKING NORTHEAST



TAKEN FROM BACK PARKING LOT LOOKING SOUTHWEST



TAKEN FROM BACK PARKING LOT LOOKING SOUTHEAST



HENNINGSEN KESTNER
ARCHITECTS

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NO.	DATE	NO.	DATE	NO.	DATE
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1201 WERTLAND STREET
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE
CONTEXT PHOTOS

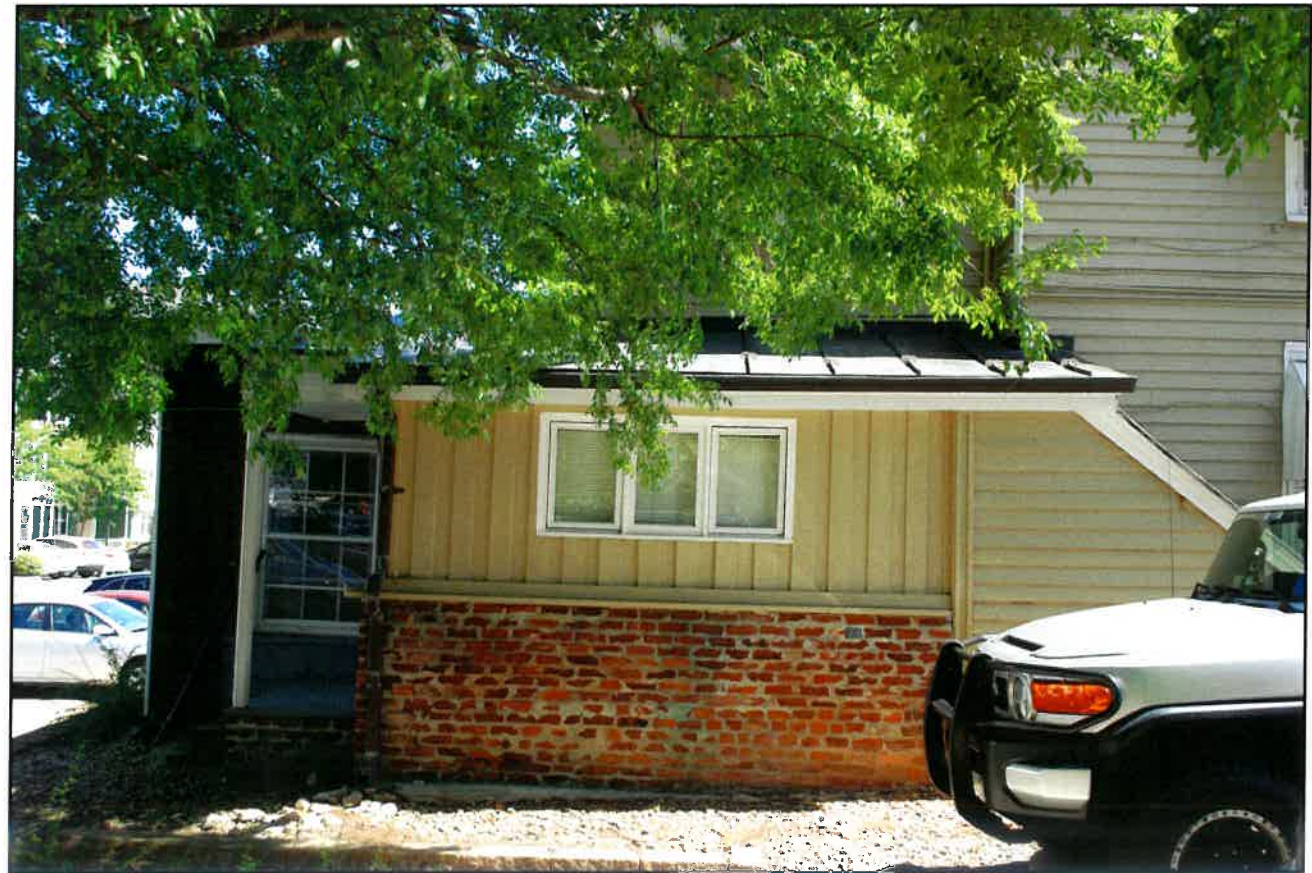
JOB NUMBER 1591 FILE NO. 1591-BAR02

BAR.02



REAR ADDITIONS, PROPOSING TO BE DEMOLISHED

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NO.	DATE
1	4-26-16
NO.	DATE

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CERT. OF APPROPRIATENESS
APPLICATION PACKAGE
CONTEXT PHOTOS

JOB NUMBER 1531 FILE NO. 1531-BAR03

BAR.03



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