

**From:** Scala, Mary Joy  
**Sent:** Monday, March 21, 2016 4:23 PM  
**To:** 'Russell Skinner'  
**Subject:** BAR Action – March 15, 2016 – 36 University Circle

March 21, 2016

Russell Skinner and Abbot Skinner, Architects  
707 East Jefferson  
Charlottesville, VA 22902

**RE: Certificate of Appropriateness Application**

BAR 16-03-04  
36 University Circle  
Tax Parcel 06009200  
Margaret Nelsons, Owner/Russell Skinner, Applicant  
Renovations: addition of a rear garage, two front dormers, enclose rear porch and update overall infrastructure

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 15, 2016. The following action was taken:

**The BAR approved the application as submitted, aside from the design of the two dormers on the front façade to come back later (probably when the siding decisions possibly come back) and additional information on the condition of the existing windows, particularly on the street side façade, to come back to the BAR in the future. (6-0-1, with Balut abstained)**

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

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  
March 15, 2016**



**Certificate of Appropriateness Application**

BAR 16-03-04

36 University Circle

Tax Parcel 060092000

Margaret Nelsons Spethmann, G.P.A. , Owner/Russell Skinner, Applicant

Renovations, including addition of a rear garage, two front dormers, enclose rear porch and update infrastructure

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**Background**

This property (36 University Circle) is a contributing structure in the Rugby Road- University Circle-Venable Neighborhood ADC District. The survey is attached. The Colonial Revival dwelling was constructed circa 1911-1916.

**Application**

The applicant is requesting to renovate the house, including exterior additions and the addition of a garage at the rear of the property.

Exterior changes to the house include:

- Two new front dormers
- On left side, add railing to flat roof and change window to door.
- On rear add large shed dormer and sunroom.
- On right side, extend small lower roof to the front to create interior space on 1<sup>st</sup> floor, and infill the rear porch for a mudroom.
- Add a rear garage with studio above [ NOTE: accessory dwelling units are not permitted in this zone].
- Replace all window sashes.
- Replace existing shingle roof with pre-painted steel standing seam roof in bronze color.

**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.

**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 New Construction and Additions**

### *P. ADDITIONS*

#### *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.*

## **Pertinent Guidelines for Site Design and Elements**

### **G. GARAGES, SHEDS, & OTHER STRUCTURES**

*A number of houses in Charlottesville's historic districts have garages, outbuildings and distinctive site features, particularly properties that contain a large house on a large lot. The most common outbuilding is the garage. Site features may vary considerably and may include fountains, ponds, pools, trellises, pergolas or benches, as well as recreational spaces such as playsets or basketball courts.*

- 1) *Retain existing historic garages, outbuildings, and site features in their original locations.*
- 2) *If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter 7 C. Moving Historic Structures.)*
- 3) *Choose designs for new outbuildings that are compatible with the major buildings on the site.*
- 4) *Take clues and scale from older outbuildings in the area.*
- 5) *Use traditional roof slopes and traditional materials.*
- 6) *Place new outbuildings behind the dwelling.*
- 7) *If the design complements the main building however, it can be visible from primary elevations or streets.*
- 8) *The design and location of any new site features should relate to the existing character of the property.*

## **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.*

#### **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.*

#### **Discussion and Recommendations**

The proposed changes are sympathetic to the existing dwelling. Based on the guidelines, the points of discussion would be adding the front dormers and replacing all the windows.

Staff has requested cut sheets for the proposed windows, and a list of materials for the proposed garage. The original roof material is not known, but standing seam metal is an appropriate roof material in general.

#### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, for Site Design and Elements, and for Rehabilitation, I move to find that the proposed changes to the dwelling and the new garage 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 (or with the following modifications...).

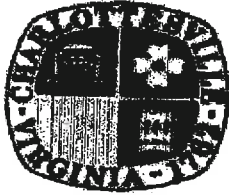
## 36 University Circle



<b>STREET ADDRESS:</b>	36 University Circle
<b>MAP &amp; PARCEL:</b>	6-92
<b>PRESENT ZONING:</b>	R-1
<b>ORIGINAL OWNER:</b>	Fletcher D. Woodward
<b>ORIGINAL USE:</b>	Single Family
<b>PRESENT USE:</b>	Single Family
<b>PRESENT OWNER:</b>	Nelson, Bruce W & Sally C Trustees
<b>ADDRESS:</b>	Nelson, Bruce W & Sally C Trustees 36 University Circle Charlottesville, Va. 22903
<b>DATE/ PERIOD:</b>	Ca. 1915
<b>STYLE:</b>	Colonial Revival
<b>HEIGHT IN STORIES:</b>	1.5 stories
<b>DIMENSIONS AND LAND AREA:</b>	2,626 sq. ft/0.338 acres
<b>SOURCES:</b>	Charlottesville City Records and 2004 Architectural Survey
<b>CONTRIBUTING:</b>	Yes

### ARCHITECTURAL DESCRIPTION

This 1 ½-story, frame Colonial Revival-style dwelling was constructed in the 1910s. Details include: weatherboard siding; raised basement; gable roof with front cross gable; symmetrical 3-bay front; 1-bay front porch with paired Tuscan posts; grouped windows; entry with floor-length sidelights; interior brick chimneys; and side wing. This slightly altered house features a central cross-gable opening onto the top of the front porch. It was probably built for Dr. Fletcher D. Woodward, Professor of Medicine at UVA in the 1920s and contributes to the District.



### 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 [scale@charlottesville.org](mailto:scale@charlottesville.org)

**RECEIVED**  
FEB 23 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 <u>SALLYC. &amp; BRUCE W. NELSON</u> <del>MARGARET NELSON SPECTHMAN</del>	Applicant Name <u>Russell Skinner</u> G.P.A.
Project Name/Description <u>NELSON RESIDENCE REARVA</u>	Parcel Number _____
Project Property Address <u>36 UNIVERSITY CIRCLE</u>	

**Applicant Information**  
RUSSELL SKINNER Signature of Applicant  
ROBERT SKINNER  
ARCHITECTS

Address: 707 EAST JEFFERSON ST I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Email: RUSKIN40@SPRINT.NET  
Phone: (W) 434-971-1438 (C) 434-970-2154 Signature [Signature] Date 2.23.16

**Property Owner Information (if not applicant)**

Address: 2123 IVY ROAD B-36  
CHARLOTTESVILLE VA 22903-1745  
Email: MNSanyone@t-online.de  
Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

RUSSELL SKINNER 2.23.16  
Print Name Date

**Property Owner Permission (if not applicant)**

I have read this application and hereby give my consent to its submission. G.P.A. for Sally & Bruce Nelson  
[Signature] 20 Feb 2016  
Signature Date

MARGARET NELSON 20 Feb 2016  
Print Name Date  
GEN. POW. ATTY FOR SALLYC. & BRUCE W. NELSON

Do you intend to apply for Federal or State Tax Credits for this project? NO

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

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

<b>For Office Use Only</b>	Approved/Disapproved by: _____
Received by: <u>[Signature]</u>	Date: _____
Fee paid: <u>\$375.00</u> Cash/Ck. # <u>8103</u>	Conditions of approval: _____
Date Received: <u>2/23/2016</u>	
Revised 2016	

P16-0030



MARGARET UND JOCHEN SPETHMANN

20 Februar, 2016

To:

the Charlottesville Board of Architectural Review (BAR)  
City of Charlottesville Department of Neighborhood Development Services  
P.O: Box 911, City Hall  
Charlottesville, Virginia 22902

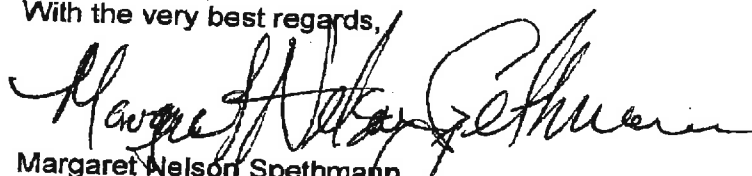
Dear Sirs,

Today we are submitting initial plans for the renovation of the property  
36 University Circle  
in the Venable Neighborhood. This house has lovely 1920s charms which we intend to keep,  
but the house is in dire need of infrastructure modernization & other improvements to bring it  
up to today's safety standards & repair some things. In renovating, we will make every effort  
to maintain all the existing historical elements as might be expected for a house in this  
wonderful University Circle neighborhood.

Acting as General Power of Attorney on behalf of my parents, Sally & Bruce Nelson, in their  
late 80s & property owners, and with the help of Architect Russell Skinner & Geoff Pitts of  
Ace Contracting, we have carefully audited the history & the substance of the house and, in  
these plans, made every effort to maintain the existing character & flexible duplex nature of  
the house while upgrading it to the electric, HVAC, sanitary & spatial requirements of today's  
families.

We respectfully request your Certification of Appropriateness, and look forward to working  
with you as the project moves forward.

With the very best regards,



Margaret Nelson Spethmann  
General Power of Attorney for Sally C. Nelson & Bruce W. Nelson

*Gen. Pow. Attorney  
for Sally & Bruce  
Nelson*

2123 Ivy Road B-36  
Charlottesville, Virginia 22903-1765

US cell: 434 242 2425  
German Cell: 011 49 172 970 1336  
Email: [MNSenzyme@t-online.de](mailto:MNSenzyme@t-online.de)  
Cc: Peggy Clarity : [peggyclarity@gmail.com](mailto:peggyclarity@gmail.com) ( Personal Assistant)

### 36 University Circle Project Description.

This project entails a thorough renovation of the house, including small exterior additions and the addition of a small garage at the rear of the property.

The exterior changes contemplated are the following.

- Provide two dormers on the front of the house to allow light into the enlarged bathroom and upstairs Kitchen area.
- Install a railing over the office to match the one at the existing front porch. Also, at that location, replace the existing window with a door for access to the flat roof area.
- At the rear of the house to provide a large shed dormer to allow for a functional interior plan. Below build a Sunroom off the rear over the existing terrace.
- At the driveway side of the house, extend the small gable roof so as to allow for a small office on the first floor.
- Additionally, enclose the rear entrance porch to become a small Mudroom.
- Also, the plan is to build a garage at the rear of the property for parking and for a writing and art studio above.

#### Additional Items:

- We are at this stage planning to keep the existing aluminum siding.
- We are planning to replace the existing window sashes with insulated sashes-matching the muntin detail as close possible.
- We plan to replace the existing roof that is currently asphalt single with a pre-painted steel standing seam roof in a bronze color.



Front of house





Rear of house





Left side of house





Right side of house





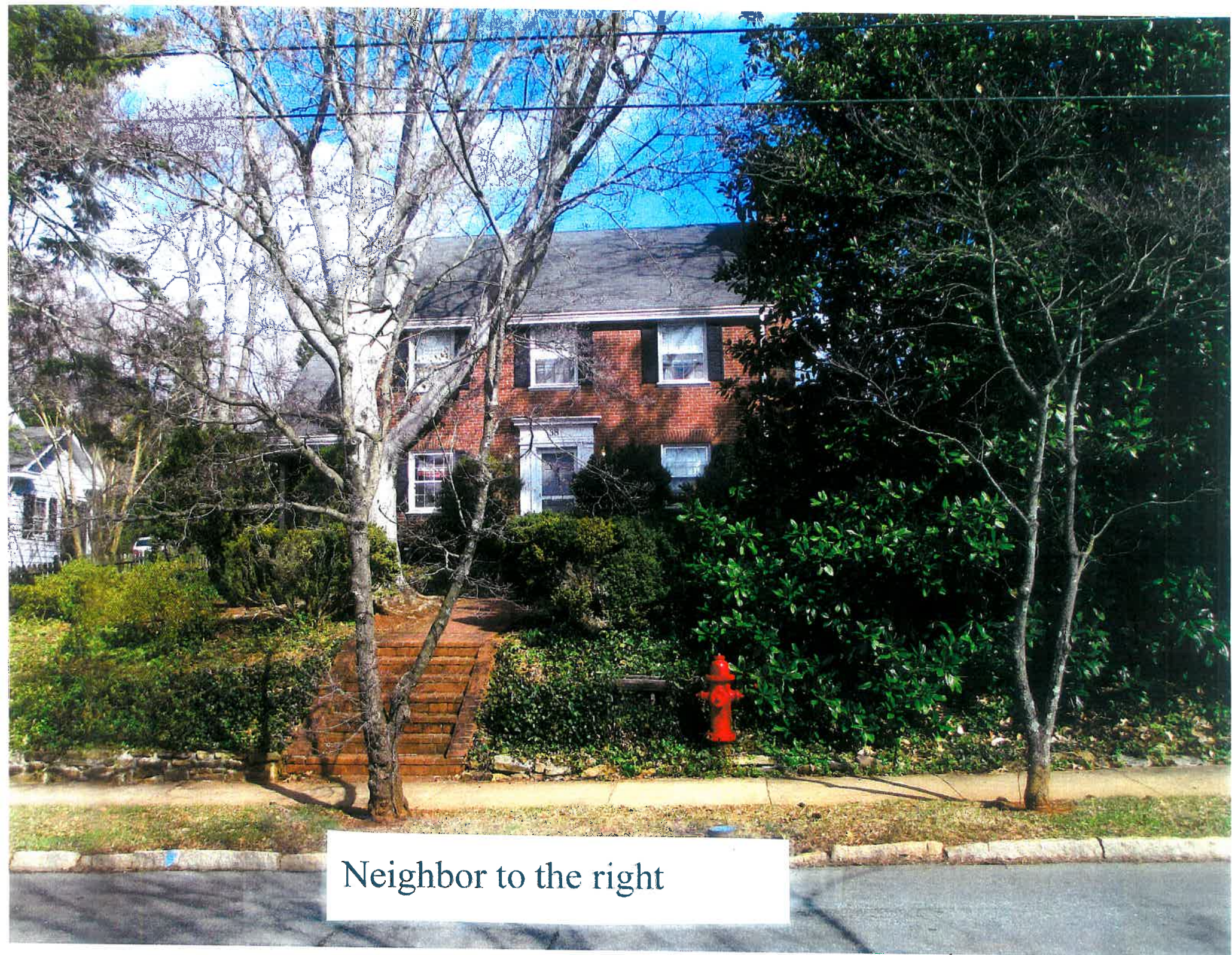
Neighbor across the street





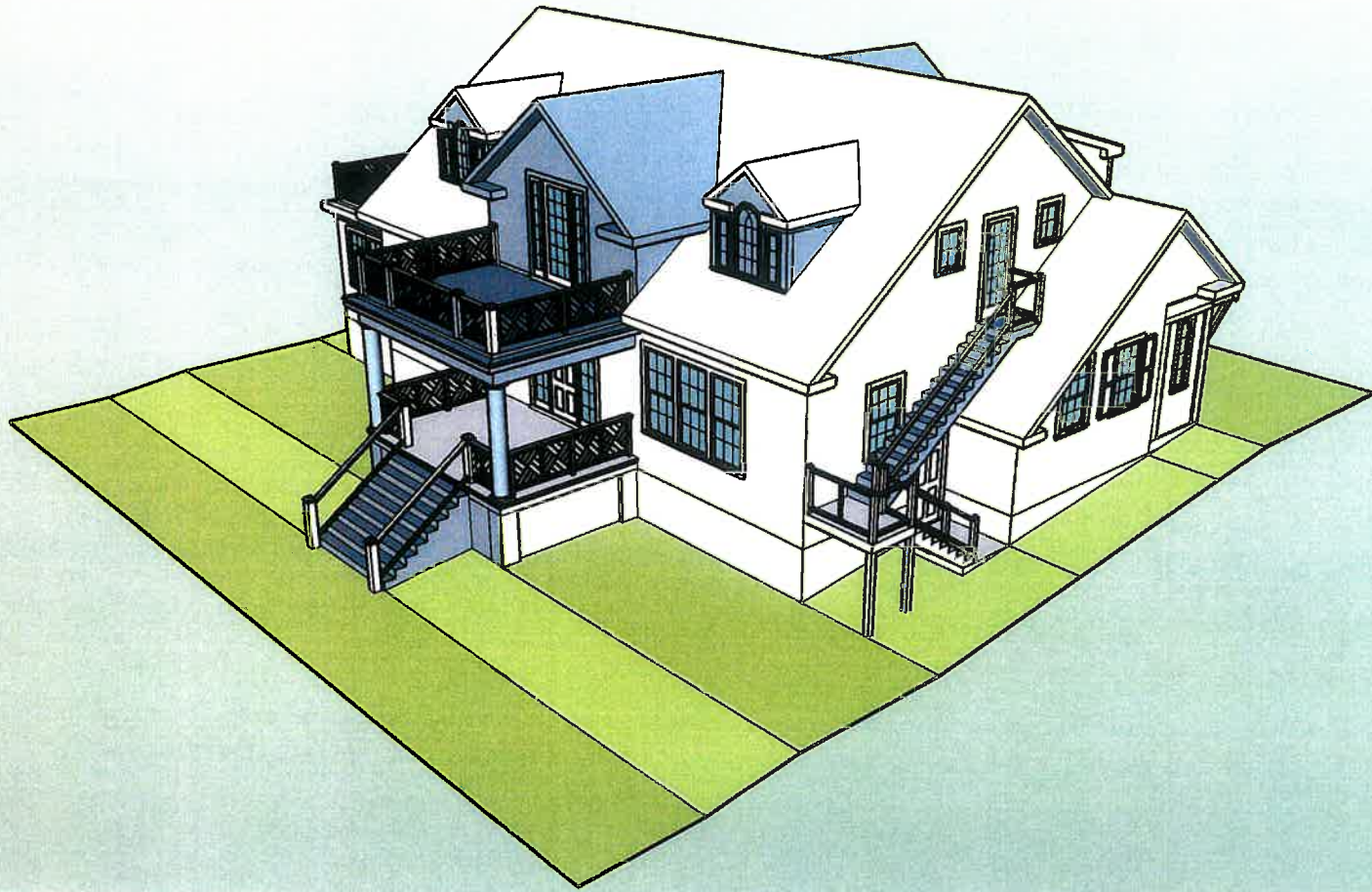
Neighbor to the left

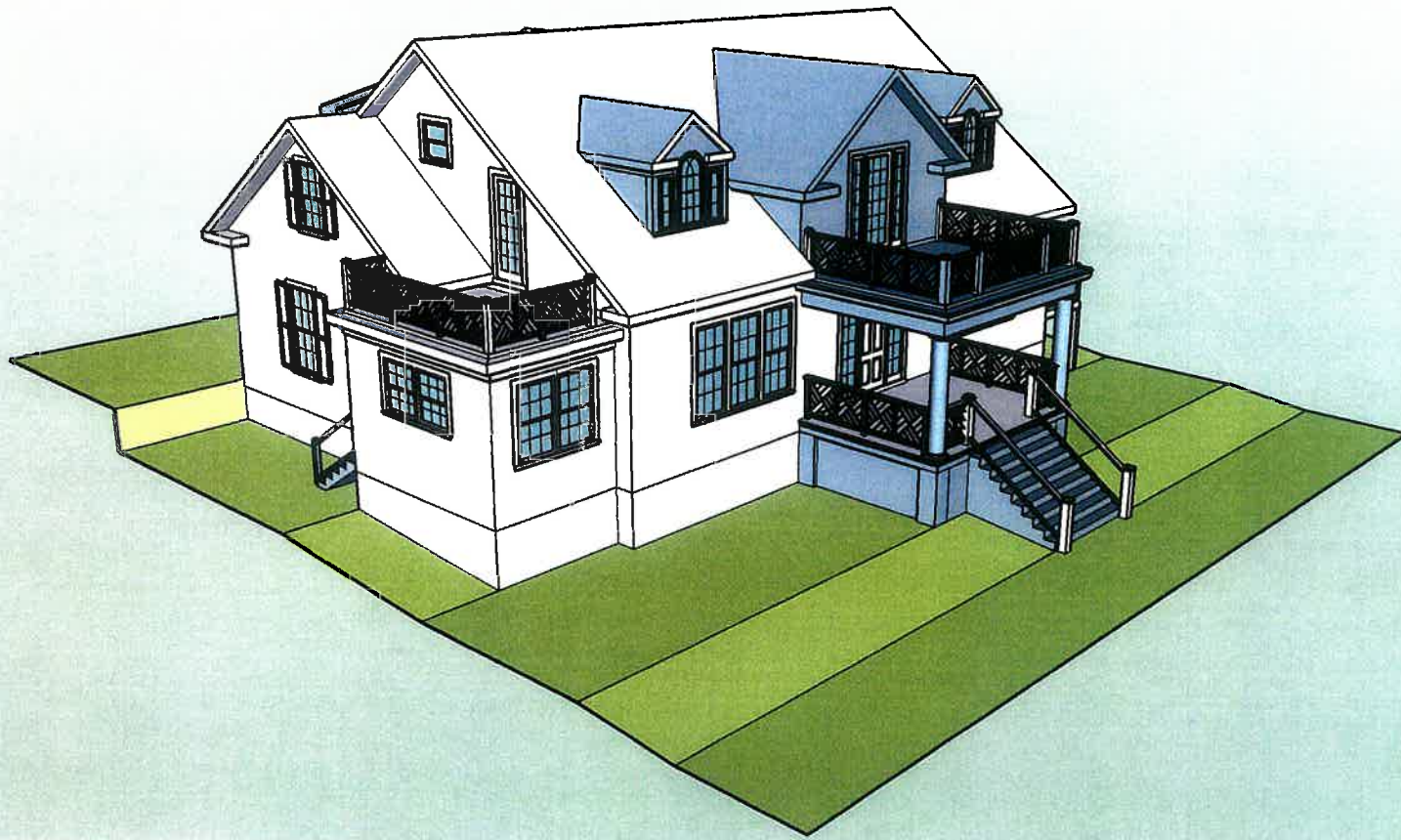




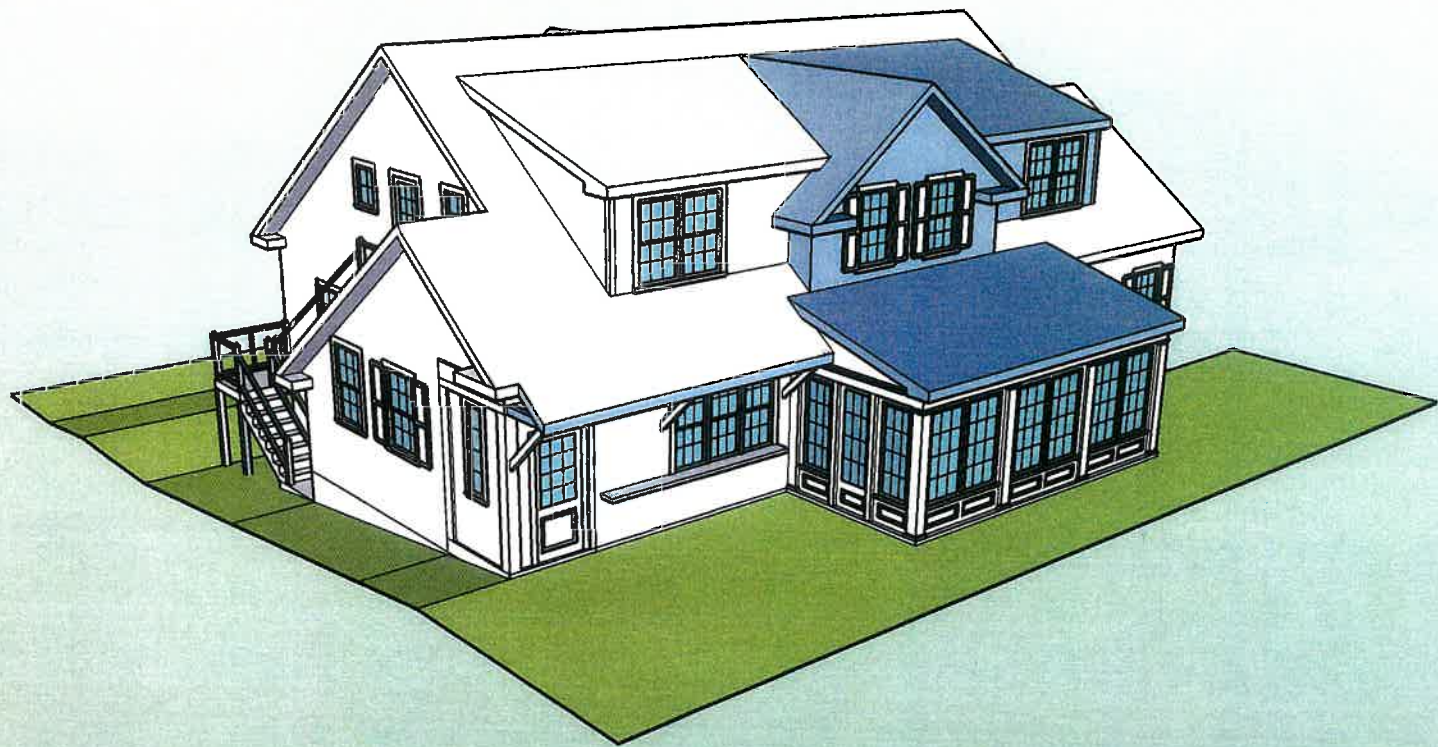
Neighbor to the right

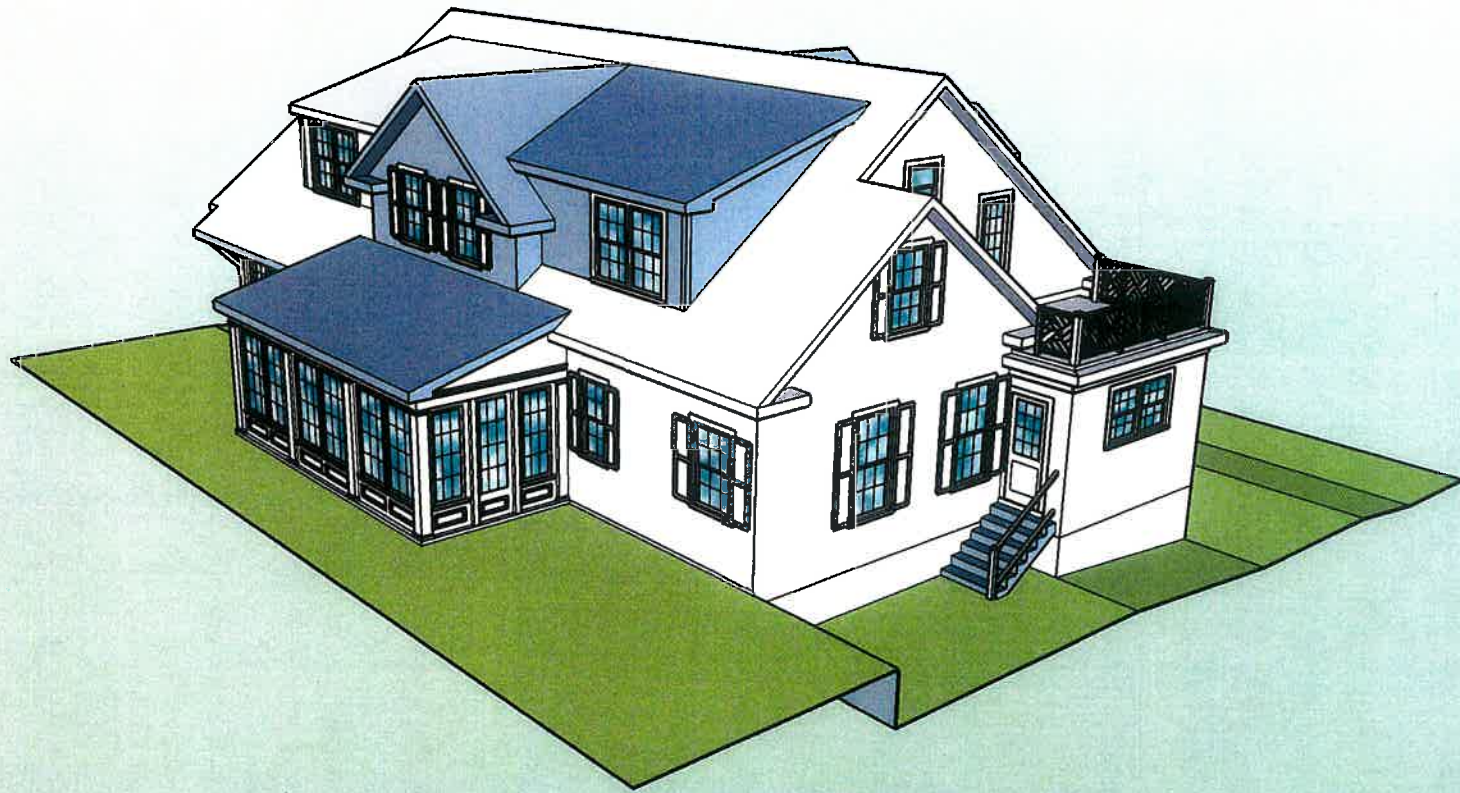












**ABBOT SKINNER**  
**ARCHITECTS, PLLC**  
707 EAST JEFFERSON STREET  
CHARLOTTESVILLE, VIRGINIA 22902  
434-971-1438 Phone and Fax  
E-mail- ruskin4@earthlink.net

**TRANSMITTAL:**

Date: March 9, 2016

To: Mary Joy Scala

From: Russell Skinner

Regarding: 36 University Circle

Attached is the requested additional material for the Boards review.

Russell Skinner

## Russell Skinner

---

**From:** Scala, Mary Joy [scala@charlottesville.org]  
**Sent:** Tuesday, March 08, 2016 1:29 PM  
**To:** 'Russell Skinner'  
**Subject:** questions 36 University Circle

The BAR will ask for cut sheets and more details on proposed windows. Will they be wood or aluminum clad with SDL's? Will any of the existing window sizes change? Please be prepared to justify replacing the old windows, perhaps with photos of conditions beyond repair.

Do you have an existing photo of the window to be changed to a door above office? Will the width be maintained? I need a list of materials proposed for the new garage.

Do you have existing elevation drawings? (would be helpful not essential)

The packets go out Thursday. It would be preferable to have the information for their packets.

Thank you.

### **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)

## 36 University Circle Project

### Requested Additional Information:

- **New Windows:**

We would like to replace the existing sashes with new wood Marvin double pane sashes. The rails and stiles will be 1 5/8" wide as opposed to the existing which are 1 1/2". Attached is a drawing of the existing typical muntin and a cut sheet of the closest Marvin SDL muntin, as well, as, a Marvin window section. Currently the house has unfinished aluminum storm windows, which at unattractive. We are going to insulate the house and hope to remove the storm windows and install double pane sashes for energy efficiency and improved appearance.

- **Existing Condition Elevations:**

Attached are the existing condition elevation drawings.

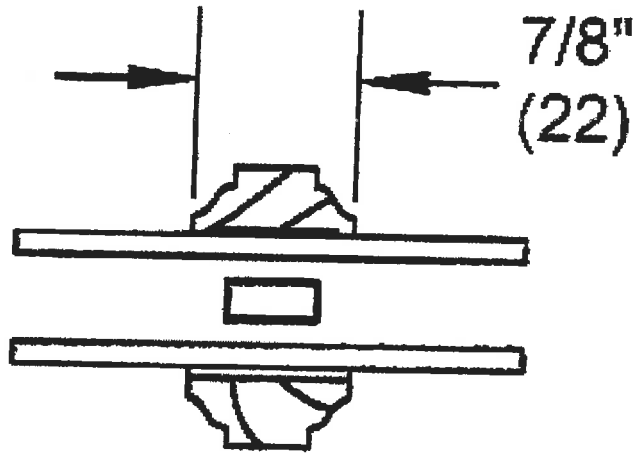
- **Second Floor Window To Be Changed To A Door:**

We can't get a good photo of the window that is to be changed to a door, but from the existing elevations to the proposed elevations, one can see the intent. It will be a custom wood door of the same size as the window.

- **Garage:**

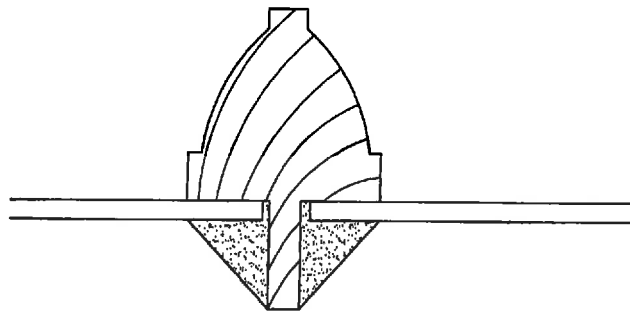
Attached there are 3D views of the garage, an elevation with the materials called out and a photograph of the proposed garage doors.





**7/8" SDL  
W/Spacer Bar**

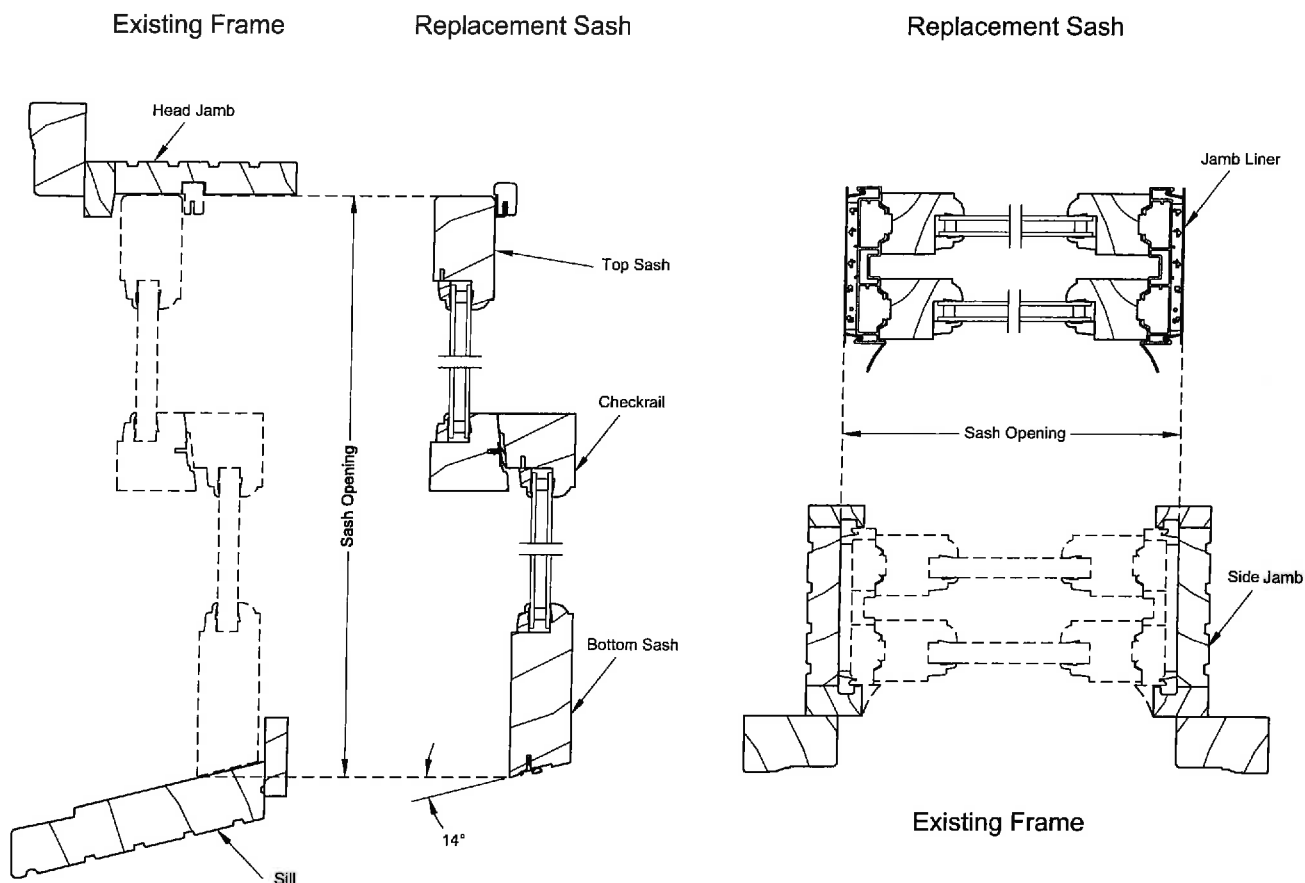
Marvin Muntin



Existing Muntin

**Tilt Pac Measurements**

Scale: 3" = 1'0"



**Instructions:**

Follow these steps to measure an opening for Tilt Pac Replacement Sash

1. To find the sash opening height:  
If the old window has Wood blocks holding the top sash in place, remove them. Lower the top sash for measuring clearance, then measure the height of the window from where the top sash meets the head jamb to where the bottom sash meets the sill when the bottom sash is fully closed.
2. To find the sash opening width:  
Take an inside measurement of the frame from jamb to jamb.
3. To find the sill angle:  
Raise the bottom sash and place a carpenter's protractor on the sill, the angle will register. Marvin's standard bottom rail is 14 degrees, other angles must be specified.

*NOTE: Double Hung sash shown above. Instructions and measuring locations apply to Single Hung, Magnum Double / Single Hung sash.*



1  
A1.1  
EXISTING RIGHT SIDE ELEVATION  
1/4" = 1'-0"



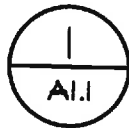
1 EXISTING FRONT ELEVATION  
A.1 1/4" = 1'-0"



1  
A.1

**EXISTING LEFT SIDE ELEVATION**

1/4" = 1'-0"

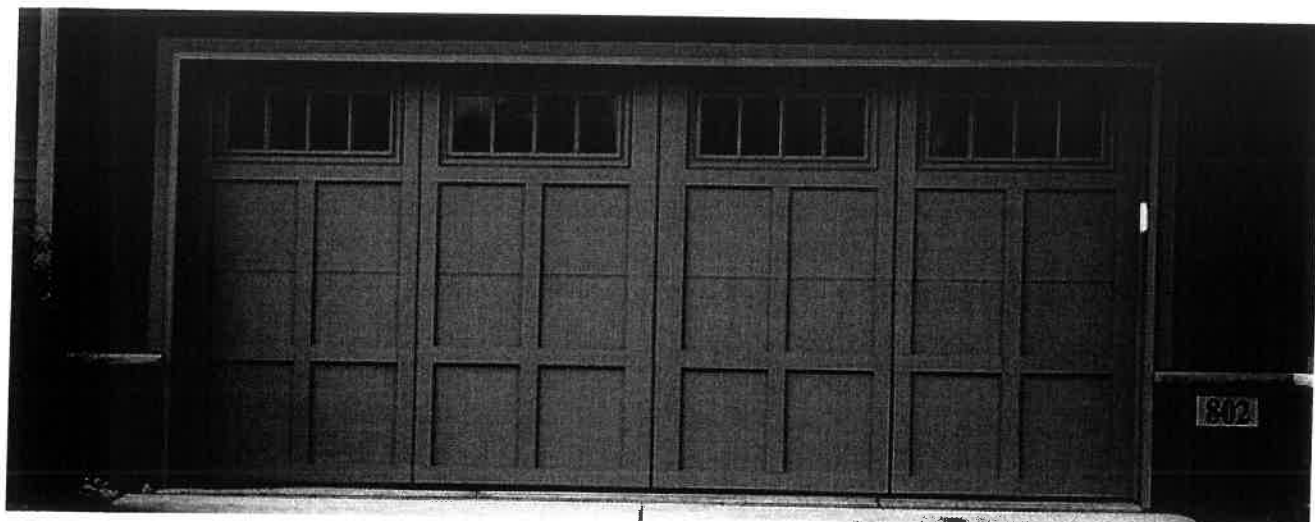


**EXISTING REAR ELEVATION**

A1.1 1/4" = 1'-0"

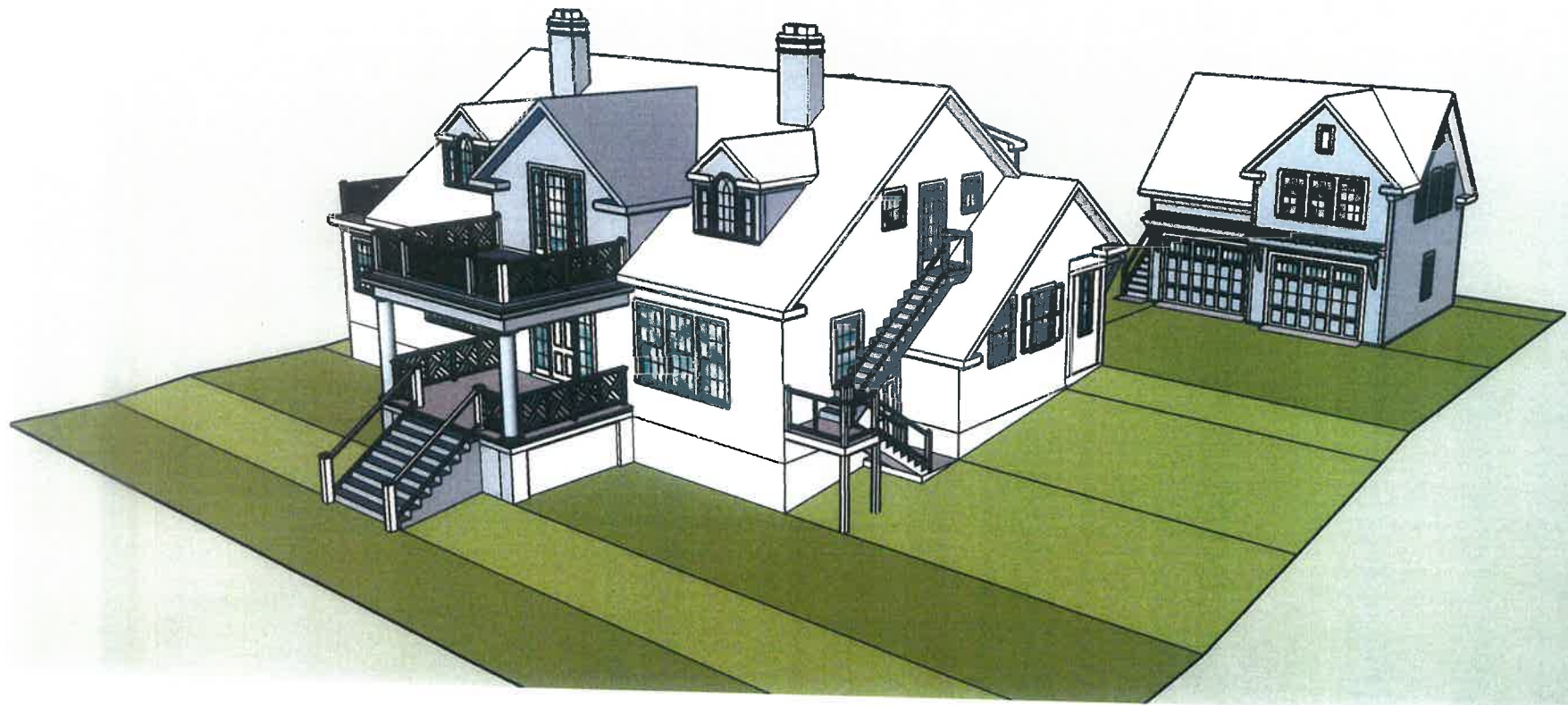


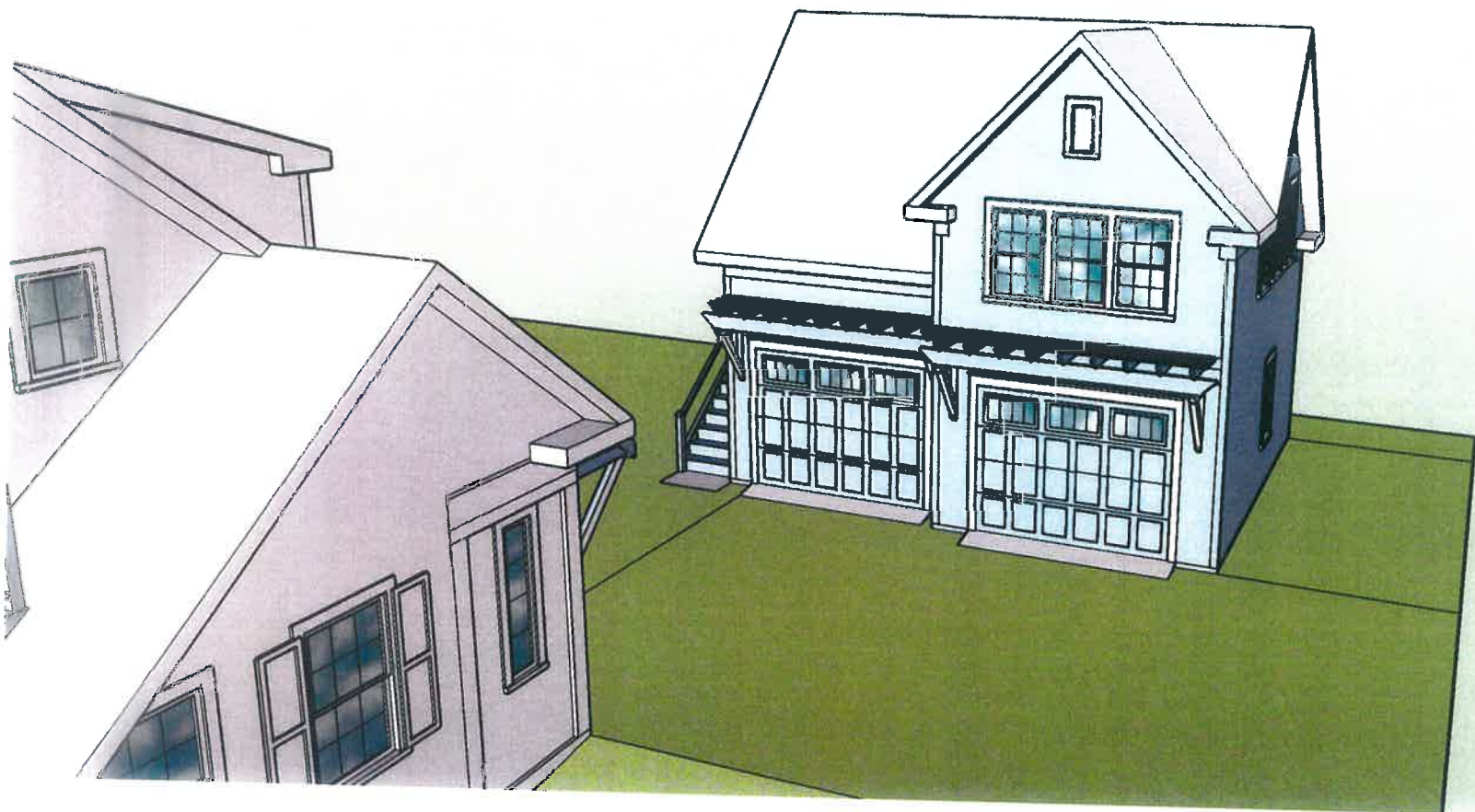
1 FRONT ELEVATION  
A1.1 1/4" = 1'-0"

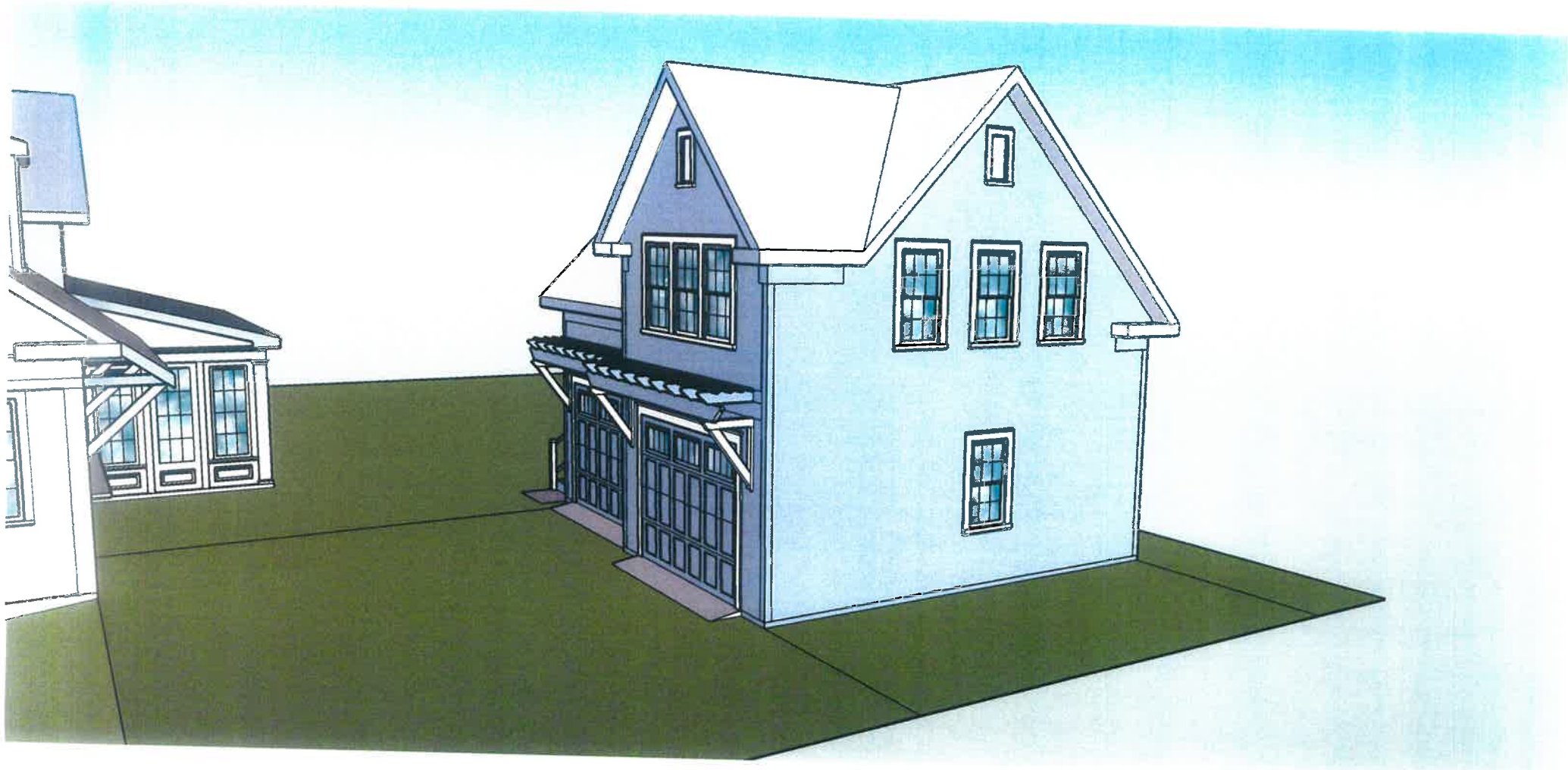


PROPOSED GARAGE DOORS

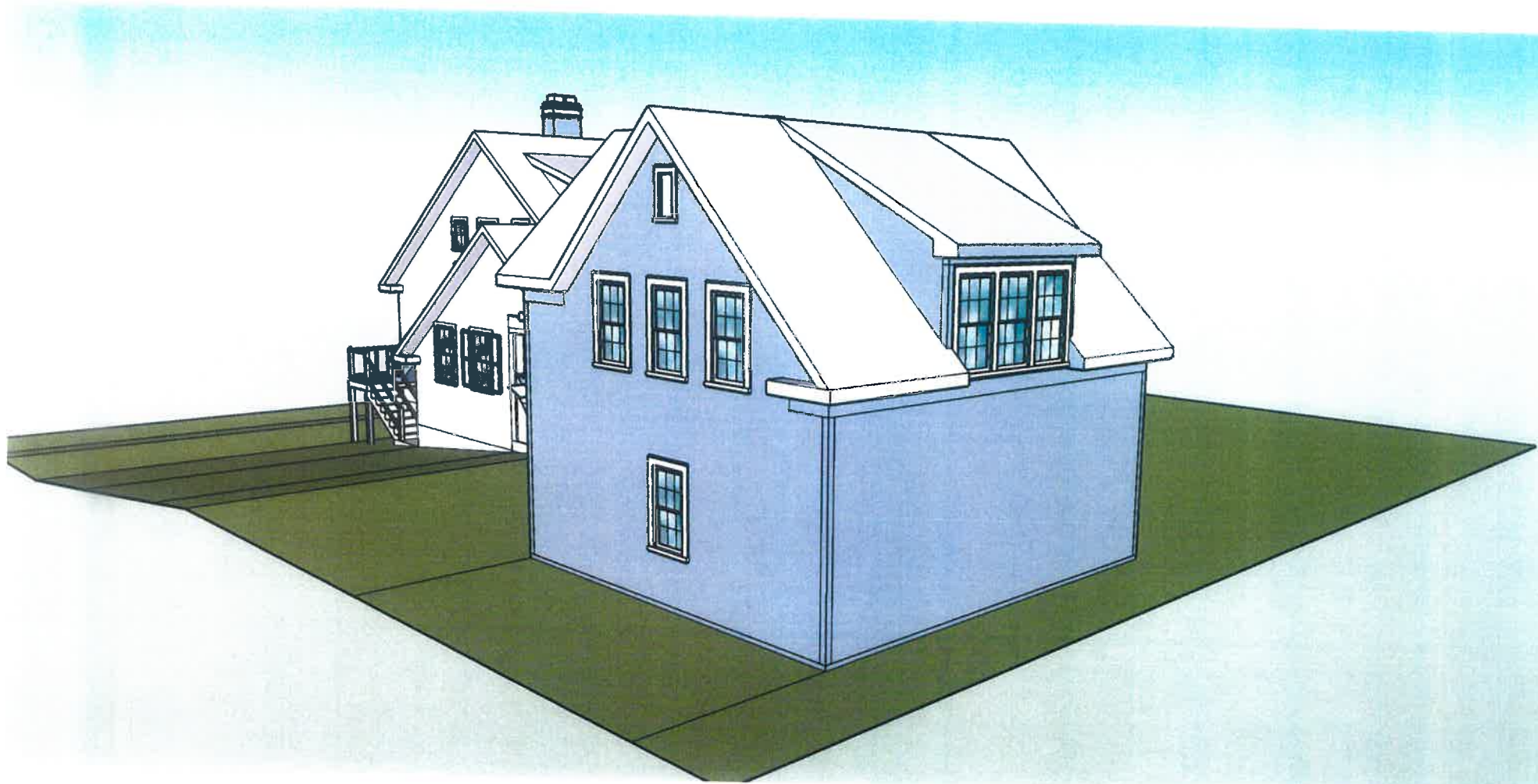


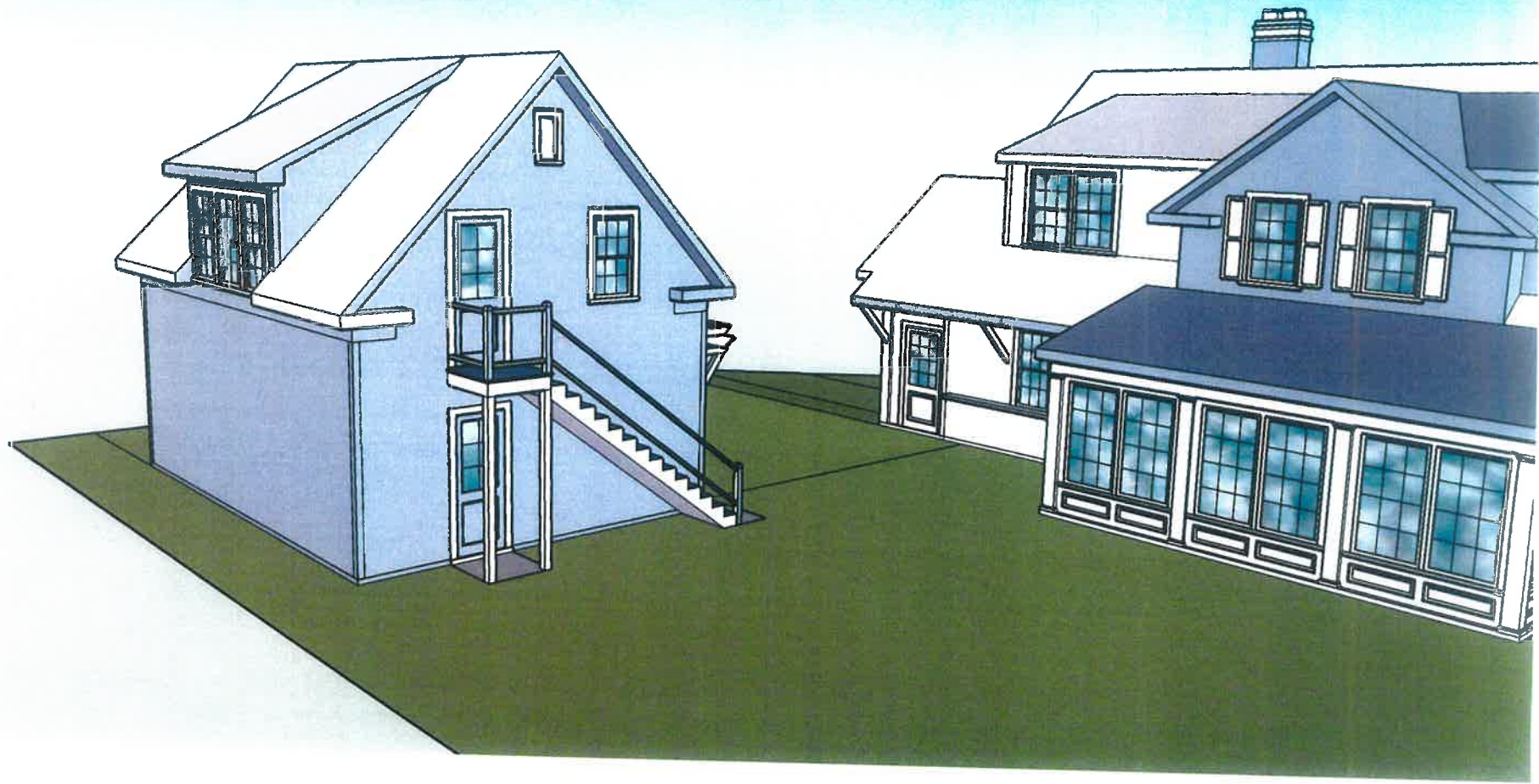




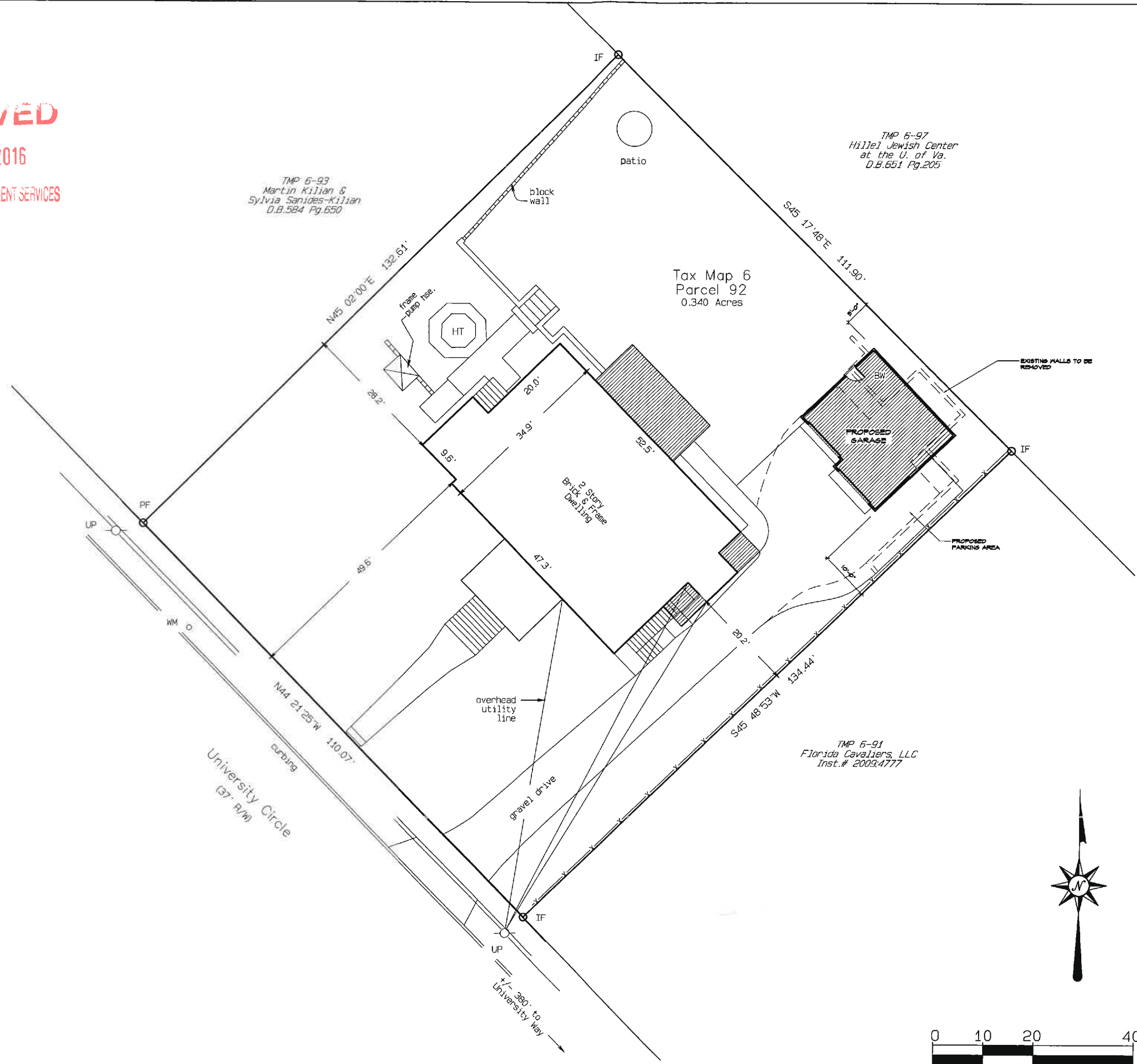








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**FEB 23 2016**  
 NEIGHBORHOOD DEVELOPMENT SERVICES



TMP 6-93  
 Martin Kilian &  
 Sylvia Sanides-Kilian  
 D.B.584 Pg.650

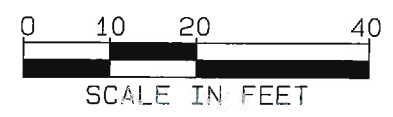
TMP 6-97  
 Hillel Jewish Center  
 at the U. of Va.  
 D.B.651 Pg.205

Tax Map 6  
 Parcel 92  
 0.340 Acres

TMP 6-91  
 Florida Cavaliers, LLC  
 Inst.# 20094777

University Circle  
 (37' R/W)

1 SITE PLAN  
 91J See Graphic Scale



**ABBOT SKINNER**  
**ARCHITECTS PLLC**  
 707 EAST JEFFERSON STREET  
 CHARLOTTEVILLE, VIRGINIA 22902  
 RUSSELL SKINNER 434 871 1498

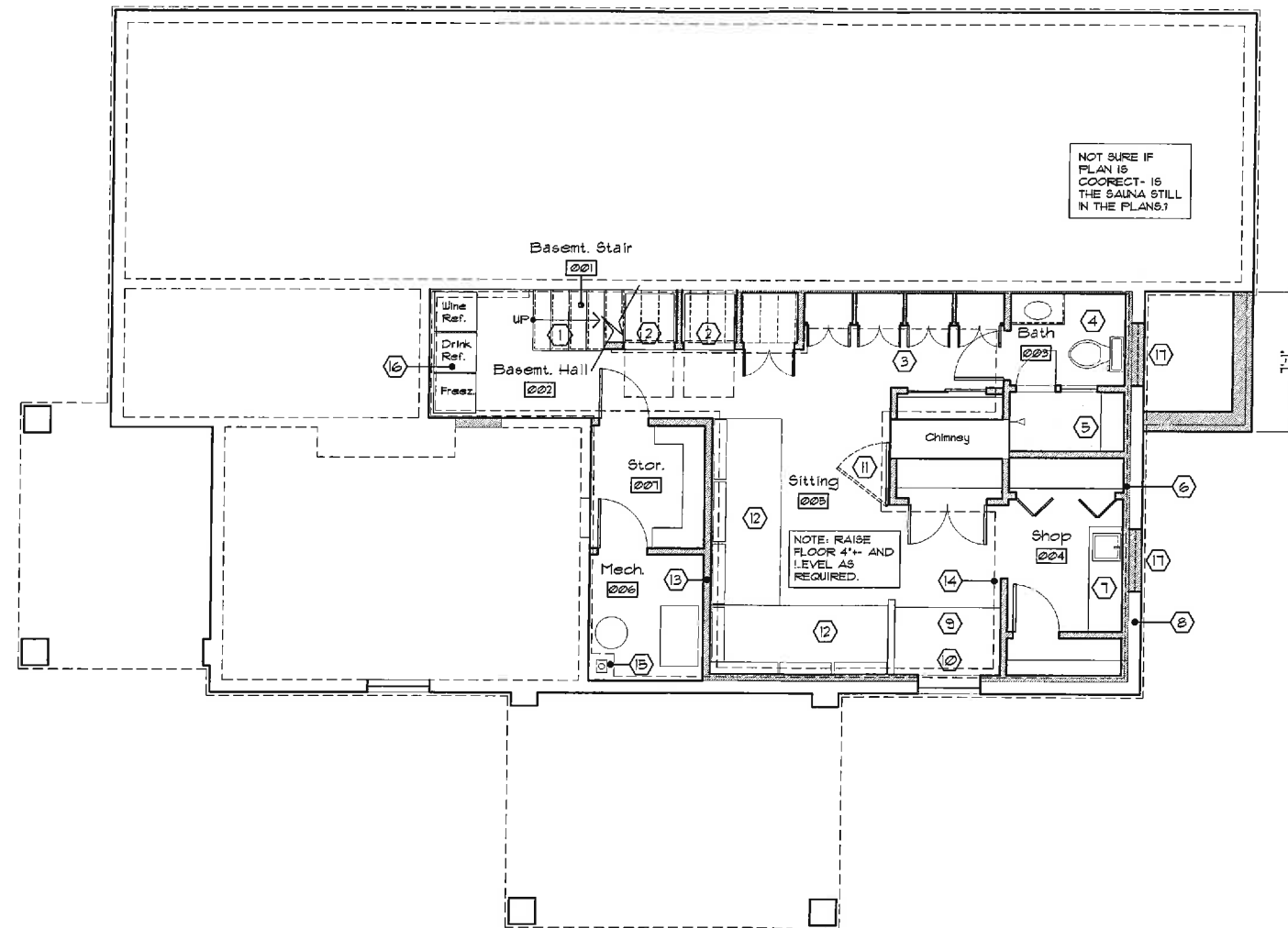
**NELSON RESIDENCE**  
**Remodeling & Additions**  
 36 UNIVERSITY CIRCLE  
 CHARLOTTEVILLE, VIRGINIA

SITE PLAN

BAR 02-23-16

Speltmann-PL01

**S1.1**



NOT SURE IF  
PLAN IS  
CORRECT- IS  
THE SAUNA STILL  
IN THE PLANS?

NOTE: RAISE  
FLOOR 4\"/>

**KEY NOTES:**

- 1 New stair.
- 2 New built-in slide-out storage, T.B.D.
- 3 New built-in storage lockers with adjustable shelves.
- 4 New toilet, vanity and sink.
- 5 New tiled shower with built-in seat.
- 6 Furr out brick wall with wood framing and insulate between studs.
- 7 New work bench with utility sink.
- 8 Repoint existing brick walls as required and rough parge entire surface.
- 9 Counter with roll-out storage below.
- 10 Reswork existing window to operate.
- 11 Wall mounted television.
- 12 Built-in sofa with storage below.
- 13 Remove existing storage room wall and platform.
- 14 Edge of drywall ceiling and lighting cove.
- 15 Sump pump for perimeter foundation drain system.
- 16 Thermador appliances. Consult Kitchen Designer for specifications.
- 17 Remove window and infill.

1 BASEMENT FLOOR PLAN  
A2.0 1/4" = 1'-0"

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Basement Plan

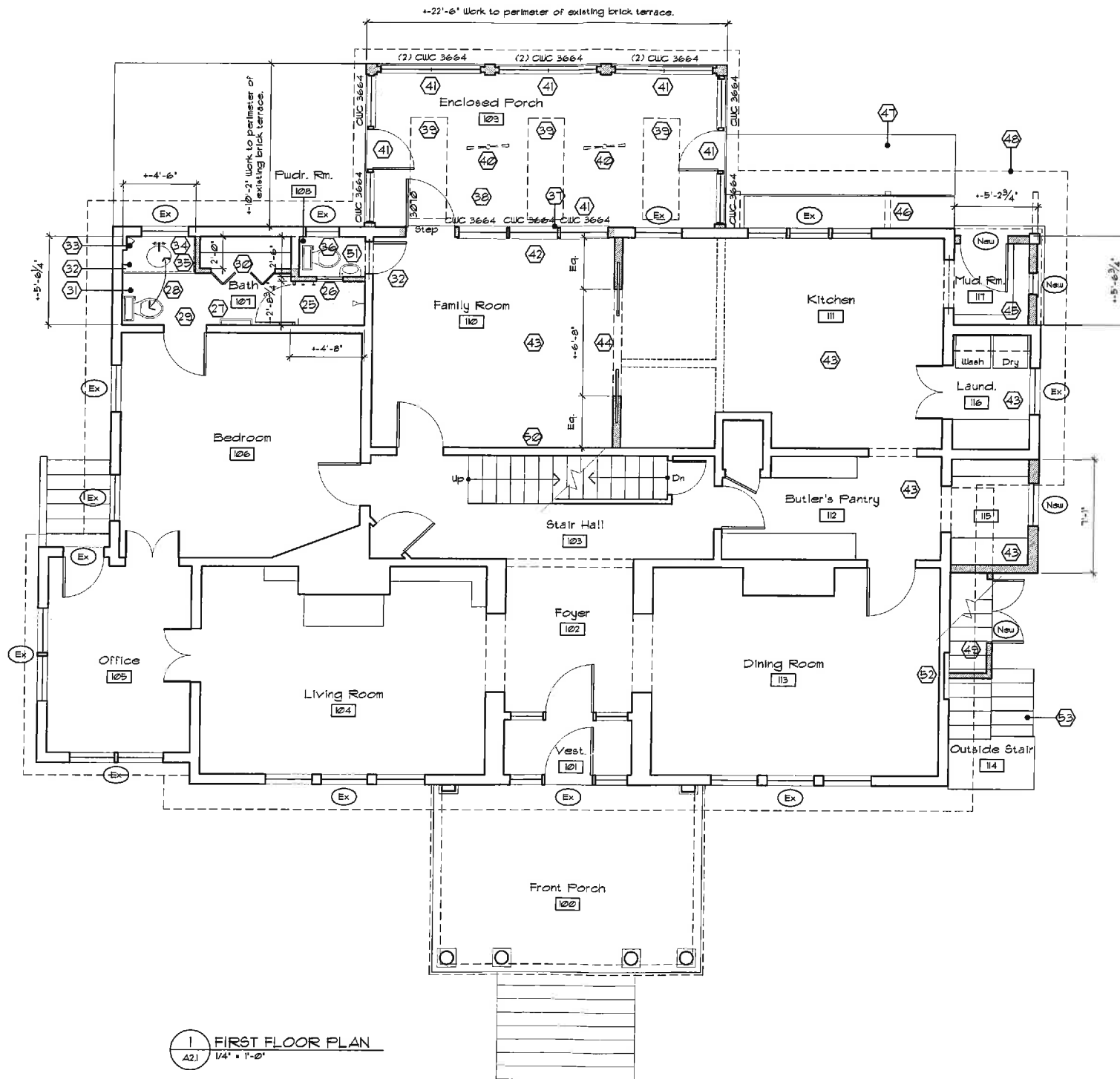
22 February 2016

A2.0



KEY NOTES (cont.):

- 25 New tiled shower, Rainshower and hand-held.
- 26 New high fixed window, 18"x30".
- 27 Radiator/towel rack to replace existing radiator.
- 28 Reverse sink and toilet.
- 29 Existing picture rail to remain.
- 30 Hold top of closet 18" from top ceiling.
- 31 Keep existing floor if possible.
- 32 Remove existing radiator.
- 33 New hinged mirror.
- 34 New vanity and sink.
- 35 Reinstall existing wall mirror.
- 36 Wood floor.
- 37 Mini-split HVAC unit for Enclosed Porch.
- 38 Brick floor. Reuse existing brick.



1 FIRST FLOOR PLAN  
A21 1/4" = 1'-0"

KEY NOTES (cont.):

- 39 Velux C08 Fixed Skylights.
- 40 Ceiling fans, T.B.D.
- 41 Jeld-Wen 'Custom' wood windows & doors as noted at Enclosed Porch.
- 42 Modern, low profile radiator below window.
- 43 See Kitchen Designer's drawings for this area.
- 44 Existing walls to be removed. Install pocket doors. Doors to be 3/4 glass.
- 45 Enclose existing side porch. Raise and insulate floor as required.
- 46 Outdoor kitchen including sink and built-in cabinets. See Kitchen Designer's drawings.
- 47 Existing brick walk to remain.
- 48 Extend roof 24' with brackets.
- 49 Storage area under stairs.
- 50 Maintain cove of cornice.
- 51 Sink shown 'Tina' by Barclay #4-551.
- 52 Remove window sash, interior trim, infill with construction to match adjacent. Exterior trim to remain.
- 53 Rebuild outside stair.

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Main Floor Plan

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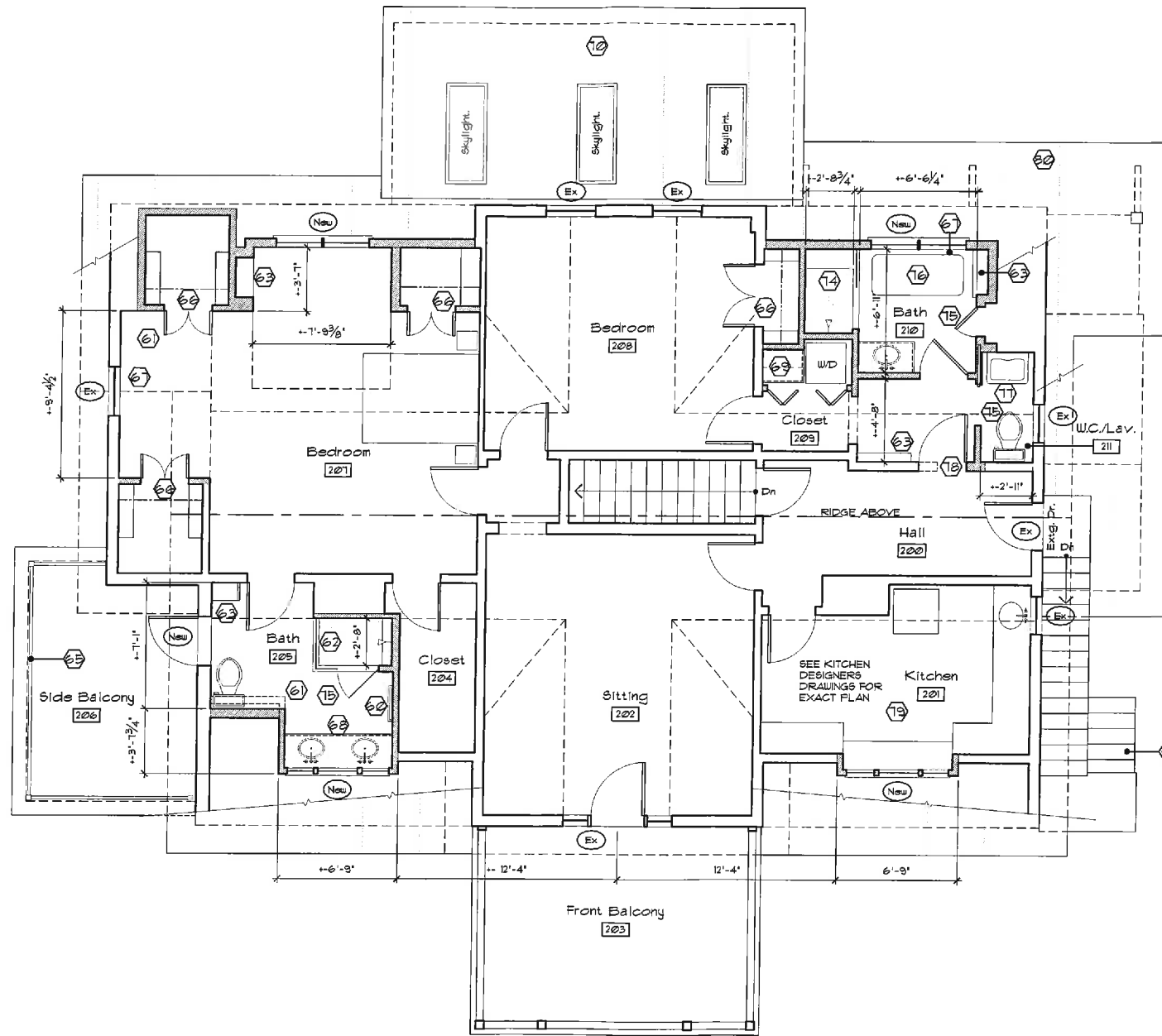
BAR  
Submittal

A2.1



KEY NOTES (cont.):

- Ⓔ Radiator/towel warmer.
- Ⓕ Remove existing radiator.
- Ⓖ Tiled shower with glass enclosure and shelf.
- Ⓗ Built-in shelves.
- Ⓙ (not used)
- Ⓚ New railing to match Front Balcony.
- Ⓛ New closets with hang rod and shelves at sides.
- Ⓜ New low profile radiator below window.
- Ⓝ Toespace radiator.
- Ⓞ New closet with washer/dryer, drawer unit and wall shelves.
- Ⓟ Copper roof.
- Ⓡ (not used)
- Ⓢ (not used)
- Ⓣ (not used)



KEY NOTES (cont.):

- Ⓛ New tiled shower with seat, glass panel enclosure.
- Ⓜ New tile floor.
- Ⓝ Reuse existing bath tub.
- Ⓞ Existing sink, toilet and wall mirror to remain.
- Ⓟ Move existing door, jamb, trim.
- Ⓠ See Kitchen Designer's drawings for work in this area.
- Ⓡ Extend save 24" with brackets.

1 SECOND FLOOR PLAN  
A2.2 1/4" = 1'-0"

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Second Floor Plan

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A2.2



1 FRONT ELEVATION  
 All 1/4" = 1'-0"



1 SIDE ELEVATION  
 All 1/4" = 1'-0"

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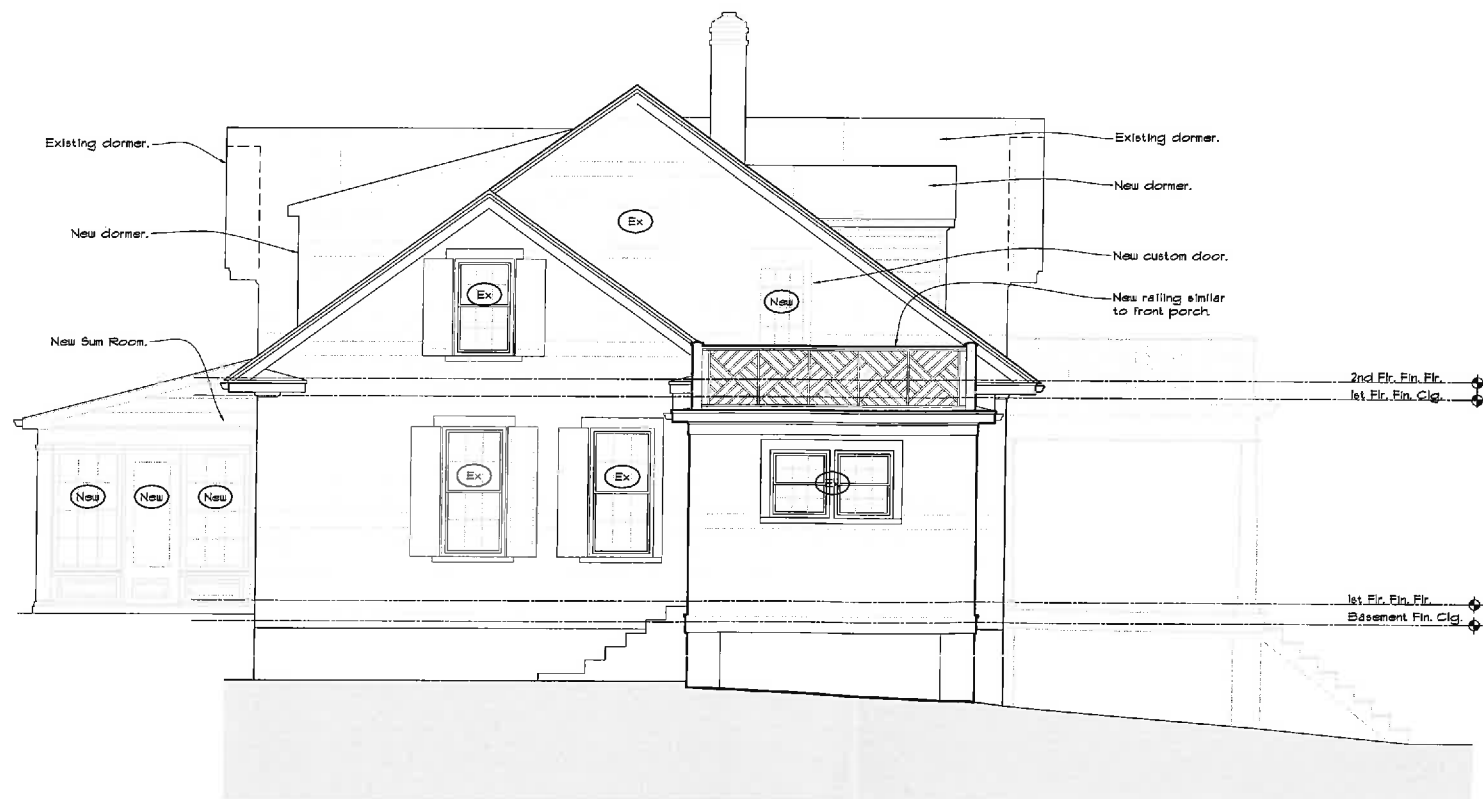
Exterior Elevations

22 February 2016

A3.0



1 REAR ELEVATION  
A11 1/4" = 1'-0"



1 SIDE ELEVATION  
A12 1/4" = 1'-0"

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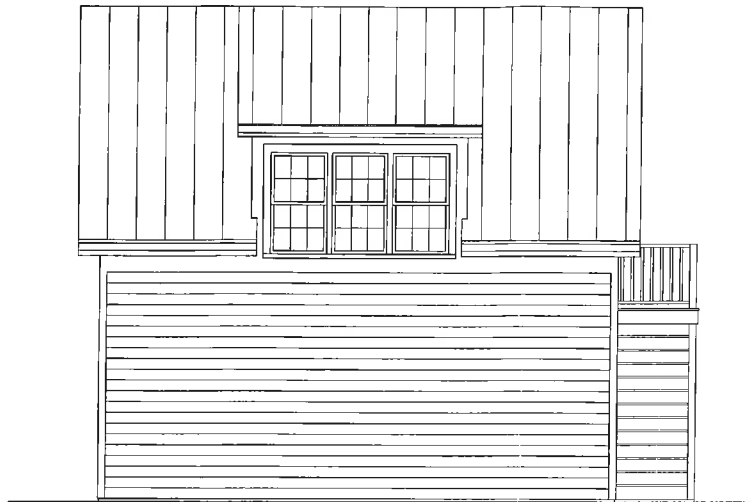
Exterior Elevations

22 February 2016

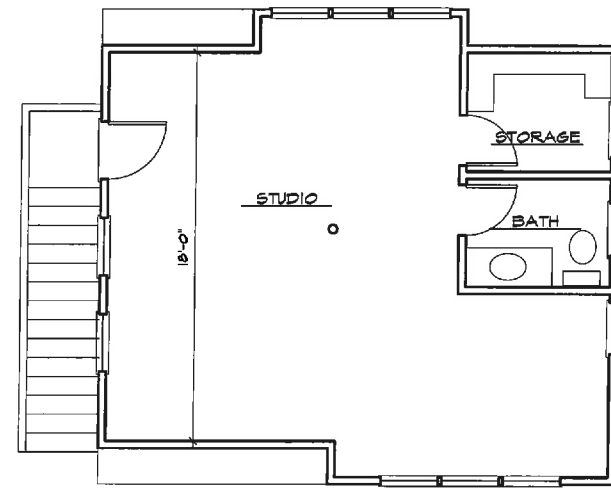
A3.1



6 SIDE ELEVATION OF GARAGE  
 0.1.1 1/4"=1'-0"



4 REAR ELEVATION OF GARAGE  
 0.1.1 1/4"=1'-0"



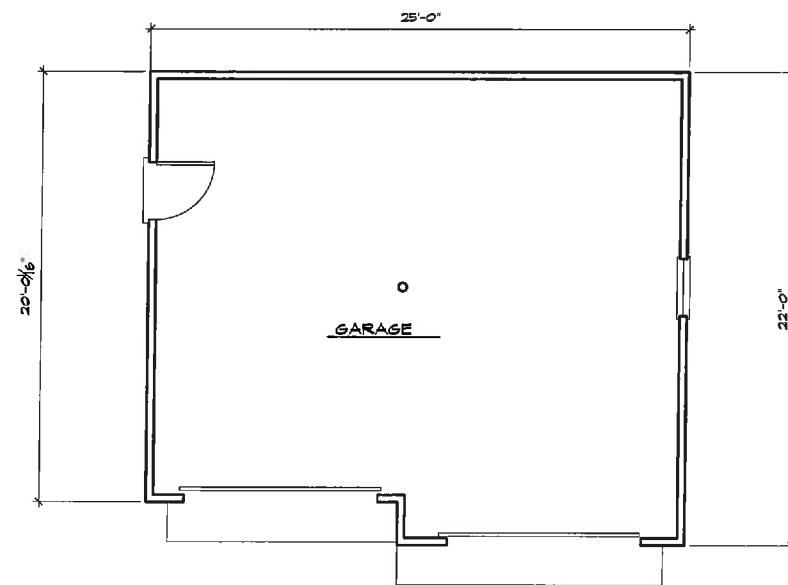
2 SECOND FLOOR PLAN OF GARAGE  
 0.1.1 1/4"=1'-0"



5 SIDE ELEVATION OF GARAGE  
 0.1.1 1/4"=1'-0"



3 FRONT ELEVATION OF GARAGE  
 0.1.1 1/4"=1'-0"



1 FIRST FLOOR PLAN OF GARAGE  
 0.1.1 1/4"=1'-0"

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GARAGE

BAR 02-23-16

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G1.1