

CITY OF CHARLOTTESVILLE  
"A World Class City"



Department of Neighborhood Development Services

City Hall • P.O. Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
www.charlottesville.org

December 22, 2006

Ruth Stornetta  
307-C 2<sup>nd</sup> Street NW  
Charlottesville, VA 22902

**BAR 05-11-02**  
**200 2<sup>nd</sup> Street NW**  
**TM 33 P 174**  
**Rebuilding McGuffey Park**  
**Kristen Suokko, Friends of McGuffey Park, Applicants/**  
**City of Charlottesville, Owner**

Dear Mr. O'Shea,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 19, 2006.

The BAR voted (7-0) to approve your application in concept with the stipulation that the following details come back to the BAR for approval:

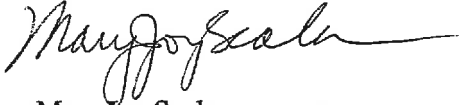
- (1) The fence (another style, or a modification of the Omega style with landscaping; and it should be part of the garden);
- (2) The planting trays and their arrangement;
- (3) Show the green roof design in better context with the park design.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decisions. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

Please submit the requested information by a regular submittal deadline to get on the following BAR agenda.

If you have any questions, please contact me at 970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

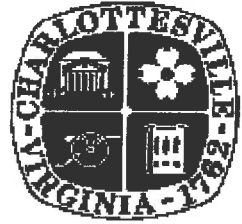


Mary Joy Scala  
Preservation and Design Planner

cc:

Richard Franzen  
c/o McGuffey Hill  
209A 2<sup>nd</sup> Street NW  
Charlottesville, VA 22902

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
December 19, 2006**



**Certificate of Appropriateness Application**

**BAR 06-12-02**

**2<sup>nd</sup> Street NW**

**TM 33 P 174.1**

**Green roof over garage at McGuffey Hill Condos**

**Ruth Stornetta, Applicant/ Richard Franzen, Owner**

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**Background**

The McGuffey Condos were added to the North Downtown ADC District in January 2006. They are non-contributing buildings built in the early 1980's. The recent architectural survey is attached.

**Application**

The applicants are seeking approval of installation of a "green roof" over the existing McGuffey Condos community parking garage adjacent to McGuffey Park. The work is planned to take place in parallel with the upcoming renovation of the park. The roof is visible from the park.

The existing parapet wall on the west side will be removed to 1 foot above the deck. The existing posts and cable will be removed from the east side. Both sides will have new Omega 2 fencing, 3 ft – 6 inches high.

The existing overburden and roofing will be removed. The concrete substrate will be repaired, and a new roof membrane and flashing added. The existing stucco will be repaired on the remaining parapet. A new stucco finish will be added to the inside of the parapet walls.

Pre-planted roof trays of vegetation, including sedum, ornamental grasses, and shrubs, will be added to give a structured appearance to the green roof.

**Discussion**

**Review Criteria Generally**

*Sec. 34-284(b) of the City Code states that,*

*In considering a particular application the BAR shall approve the application unless it finds:*

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

**Pertinent Standards for Review of Construction and Alterations include:**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of*

- Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

**Pertinent Guidelines for New Construction:**

**P. 3.2 Sustainability**

*Sustainability* means meeting the needs of the present without compromising the ability of future generations to meet their own needs. *Green building* means building practices that use energy, water, and other resources wisely. The City of Charlottesville and the Board of Architectural Review support the principles of green building and sustainable design in order to create a community that is healthy, livable, and affordable:

- Mixed use development provides an alternative to sprawl that allows residents to live within walking distance of activities, thereby reducing time spent in the car.
- Infill development is an efficient use of land that can provide diversity in housing sizes and types, and can revitalize neighborhoods.
- Adaptive reuse of a historic building or living in a pre-owned home reduces consumption of land and materials for new construction, and may reduce housing costs.
- Options for walking, bicycling and transit promote healthy living and reduce dependence on automobiles and energy use.
- Designing buildings for the local climate helps conserve energy.
- Durable building materials such as brick, wood, cementitious siding, and metal roofs are economical, and are compatible with the character of the community.
- Locally obtained building materials, rapidly renewable or recycled materials, non-toxic materials and finishes, and wood certified by the Forest Stewardship Council provide sustainable choices.
- Alternative construction techniques, such as structural insulated panels (SIPS), are energy efficient.
- Low impact development methods (porous pavement, rain gardens, vegetated buffers, green roofs) retain storm water on site and protect stream water quality by filtering runoff.
- Use of rating systems such as LEED, Energy Star, and EarthCraft House are encouraged.

Sustainability and preservation are complementary concepts, and both goals should be pursued. Nothing in these guidelines should be construed to discourage green building or sustainable design. If such a design is found to conflict with a specific guideline, the BAR shall work with the applicant to devise a creative design solution that meets the applicant's goals for sustainability, and that is compatible with the character of the district and the property."

**Pertinent Guidelines for Site Designs & Elements include:**

**P.2.8 Garages, Sheds & Other Structures**

- 1. Retain existing historic garages, outbuildings, and site features.*
- 2. Choose designs for new outbuildings that are compatible with the major buildings on the site.*

**Recommendations**

This project complements both the residential buildings on site and the new renovations at the adjacent McGuffey Park.

**Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and for Site Design & Elements, I move to find that the proposed new “green roof” satisfies the BAR’s criteria and is compatible with this property, and the historic district, and that the BAR approves the application as submitted.

**McGuffey Hill Condominiums, 203 2<sup>nd</sup> Street, NW**



**STREET ADDRESS:** 203 2<sup>nd</sup> Street, NW  
**MAP & PARCEL:** 33-174.1 and .2  
**PRESENT ZONING:** DN  
**ORIGINAL OWNER:**  
**ORIGINAL USE:** Apartment Building  
**PRESENT USE:** Apartment Building  
**PRESENT OWNER:** Condominiums (numerous)  
**ADDRESS:** Condominiums (numerous)

**DATE/ PERIOD:** 1983  
**STYLE:** Vernacular  
**HEIGHT IN STORIES:** 3.0 Stories  
**DIMENSIONS/LAND AREA:**  
**SOURCES:** Charlottesville City Records  
and 2005 Architectural  
Survey  
**CONTRIBUTING:** No

**ARCHITECTURAL DESCRIPTION**

This property is made up five, free-standing, 3-story, gable-roofed apartment buildings containing approximately 30 condominiums units, as well as 2 shed-roofed, multi-bay carports. Constructed ca. 1983, the apartments are clad in stucco and feature balconies on all levels, chimneys, and stucco cladding. Sited on a hill above High Street and Preston Avenue, all buildings on the parcels are non-contributing resources in the District because of their 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

**RECEIVED**

NOV 28 2006

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$250 application fee. For all other projects requiring BAR approval, please include \$50 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$50 administrative fee. 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 5 p.m.

### Information on Subject Property

Physical Street Address: McButtley Hill Condos  
2nd Street NW

City Tax Map/Parcel: 3301741V0

Name of Historic District or Property: N/A

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

### Applicant

Name: Ruth Stornetta

Address: 307-C 2nd Street NW

Email: rs3j@cms.mail.virginia.edu

Phone: (W) 982-3977 (H) 295-4716

FAX: \_\_\_\_\_

### 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.)

Ruth Stornetta 11/28/06  
Signature Date

### Property Owner (if not applicant)

Name: Richard Franzen c/o McButtley Hill

Address: 209A 2nd Street NW

Email: RchrdFranz@aol.com

Phone: (W) \_\_\_\_\_ (H) 295-1027

FAX: \_\_\_\_\_

### Property Owner Permission (if not applicant)

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

Richard Franzen 11/27/06  
Signature Date

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

Installation of a "green roof" over existing community parking garage, adjacent to McButtley Park.

Attachments (see reverse side for submittal requirements): \_\_\_\_\_

### For Office Use Only

Received by: Lisa A. Barnore

Fee paid: \$50.00 Cash/Ck. # 00001208

Date Received: 11/28/06

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_