

From: Scala, Mary Joy
Sent: Wednesday, November 29, 2017 3:08 PM
To: 'grouzer@dgparchitects.com'
Cc: Newmyer, Heather
Subject: BAR Action - 510 17th Street NW - Nov 2017

November 29, 2017

Garrett Rouzer
DGP Architects
206 5th Street NE
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application

BAR 17-08-09

510 17th Street NW

Tax Parcel 050064000

Zeta Beta House Corp of Gamma Phi Beta Sorority Inc., Owner/ Garrett Rouzer, Applicant
East Elevation Addition and replacement of window sashes

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 21, 2017. The following action was taken:

Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Additions and the City Design Guidelines for Rehabilitations, I move to find that the proposed addition (but NOT the window replacement) satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC district, and that the BAR approves the application as submitted with the request that you submit a digital site plan and floor plan to staff. Mohr seconded. The motion was approved (6-0).

This certificate of appropriateness shall expire in 18 months (May 21, 2019), 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 434-970-3398 or scala@charlottesville.org

Sincerely yours,

Mary Joy Scala

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
November 21, 2017**



Certificate of Appropriateness Application

BAR 17-08-09

510 17th Street NW

Tax Parcel 050064000

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East Elevation Addition and replacement of window sashes

Background

510 17th Street NW, built circa 1900, is a contributing property in the Rugby Road-University Circle-Venable Neighborhood ADC District. One of the earliest houses in the District, this large, unaltered, 2-story dwelling combines elements of the Colonial Revival and various late-19th-century eclectic styles. Details include: weatherboard siding; intersecting hipped and gable roofs; asymmetrical 3-bay front; wraparound front porch with Tuscan columns; projecting 2-story front pediment bay; and multi-light windows. The historic survey is attached.

August 14, 2017 - The applicant moved for a deferral. The BAR required additional information and suggested the applicant look at cornice details, the gutters, dimensioned elevations for all three sides, window surveys, submit a cut sheet for the light fixture, and differentiate between the original structure and the new addition.

Application

The applicant is requesting approval for a 2-1/2 story addition to the east (rear) elevation of the structure. The addition faces the parking lot behind the existing structure and is constructed on top of, and to the north of, an existing shed-roofed addition. The shed-roofed addition was in place when the survey was written in 1986. It does not appear that the addition will be visible from the street. The siding will be Hardie plank in a color and profile to match existing; the roof will be standing seam metal to match existing, and the new Marvin windows and doors in the addition will match the existing.

In addition, the applicant is requesting approval to replace window sashes, but does not specify which.

Criteria, Standards, and Guidelines

Review Criteria Generally

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

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

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

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines for New Construction and Additions

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.*

Pertinent Design Review Guidelines for Rehabilitations

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 are 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.*

Discussion and Recommendations

The applicant has submitted cornice details, the gutters, dimensioned elevations for all three sides, and submitted a cut sheet for the light fixture.

The BAR also requested window surveys which were not submitted and it looks as though the materials have not changed, to differentiate between the original structure and the new addition.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Additions and the City Design Guidelines for Rehabilitations, I move to find that the proposed addition (and window replacement) satisfies/does not satisfy the BAR's criteria and guidelines and is compatible/not compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC district, and that the BAR approves the application as submitted (or with the following modifications...).



1

NORTH ELEVATION

SCALE: 3/16" = 1'-0"

GAMMA PHI BETA - UNIVERSITY OF VIRGINIA - NORTH ELEVATION



1

SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

GAMMA PHI BETA - UNIVERSITY OF VIRGINIA - SOUTH ELEVATION

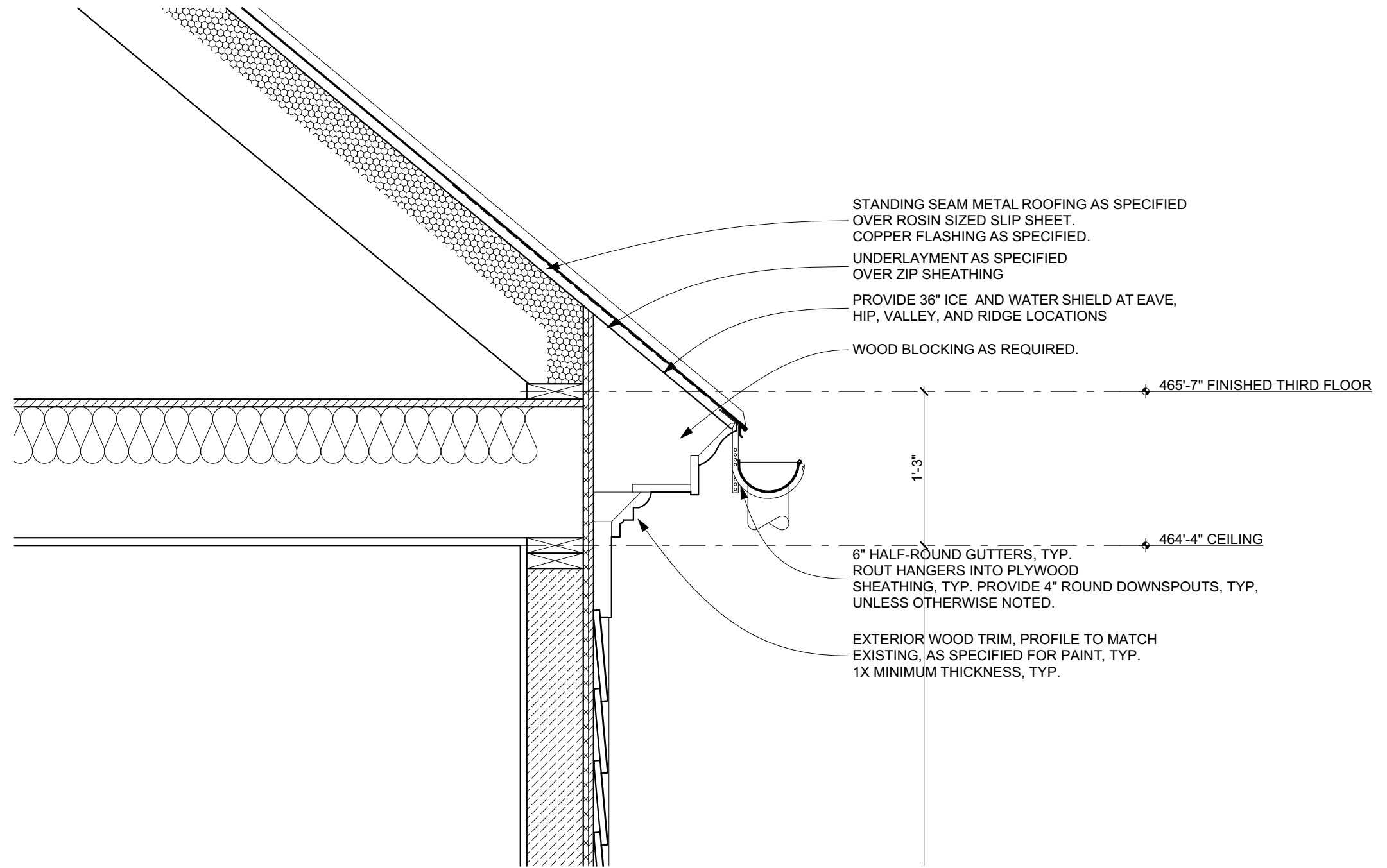


1

EAST ELEVATION

SCALE: 3/16" = 1'-0"

GAMMA PHI BETA - UNIVERSITY OF VIRGINIA - EAST ELEVATION



GAMMA PHI BETA - UNIVERSITY OF VIRGINIA - CORNICE DETAIL

DATE: _____ TYPE: _____

NAME: _____

PROJECT: _____

Incandescent

P560032-020

Creighton

A cottage-inspired outdoor wall lantern collection with a tapered cage. Creighton features clear water glass clear and Antique Bronze finish. The frame's linear details are riveted to enhance mechanical detailing of the fixture. Wall, post and hanging lantern options available.

- Antique Bronze finish
- Cottage-inspired outdoor lantern
- Features a tapered cage design
- Clear water glass panels
- Linear details enhance mechanical detailing of fixture

Category: Outdoor

Finish: Antique Bronze (painted)

Construction: Aluminum construction

Glass/Shade: Clear water glass panels



Width: 8-3/8"
Height: 15-3/4"
Depth: 9-3/8"
H/CTR: 3" (facing up)

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
<p>Wall mounted</p> <p>Mounting strap for outlet box included</p> <p>Backplate covers a standard 4" hexagonal recessed outlet box</p> <p>4.5" W., 7.0625" ht., 1" depth</p>	<p>Pre-wired</p> <p>6" of wire supplied</p> <p>120 V</p>	<p>Quantity:</p> <p>One 100w max. Medium Base</p> <p>E26 base ceramic socket</p>	<p>cCSAus Wet location listed</p> <p>1 year warranty</p>