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November 21, 2018

BAR 18-10-04
2nd Street NW
Tax Parcel 3301741V0
McGuffey Hill Homeowners Association, Owner/
Cathcart Property Management, Applicant
Roof Replacement

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 20, 2018. The following action was taken:

Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed changes satisfy the BAR’s criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted with the condition that prior to issuance of a Building Permit the applicant will work with the City’s Department of Parks and Recreation to satisfactorily address any concerns about construction-related disturbance to the site and/or trees within McGuffey Park. Also, the BAR strongly recommends the city find a way to work with the applicant to retain a green roof in this location with details to be worked out between the city and the applicant. Retaining a green roof would in this area enhances the visual appearance of the park, preserves the sense of space in the park, and assistances with storm water runoff. Sarafin seconded. Approved (7-0).

If you would like to hear the specifics of the discussion, the meeting video is on-line at:
http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1331

This certificate of appropriateness shall expire in 18 months (May 20, 2020), 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. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause. (See City Code Section 34-280. *Validity of certificates of appropriateness.*)

If you have any questions, please contact me at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,
Jeff Werner

Jeff Werner, AICP
Historic Preservation and Design Planner
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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 20, 2018**



Certificate of Appropriateness Application

BAR 18-10-04

2nd Street NW

Tax Parcel 3301741V0

McGuffey Hill Homeowners Association, Owner

Cathcart Property Management, Applicant

Roof Replacement at North Garage



Background

Constructed in 1983, McGuffey Hill functions as a condominium complex within the North Downtown ADC District; the complex and structures are non-contributing. The residences and garages feature traditional architecture with moments of contemporary design inspirations.

Previous BAR Approvals – Regarding Green Roof:

December 19, 2006 - The BAR approved (7-0) application in-concept with the stipulation that the following details come back for approval:

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

July 18, 2017 - The BAR suggested applicant come back with options for the replacement of the roof.

Some of the suggestions were:

- Replacing the green roof
- Moving the parapet wall to make the roof aesthetically part of the carport instead of the park
- Having the apartment association replace the membrane then have the city design and maintain the green roof

October 16, 2018 - Sarafin moved to accept the applicants request for deferral. Approved (7-0).

Application

Applicant submitted:

- McGuffey Hill Homeowners Association submittal dated October 30, 2018: description of project (page 1-2), dimension view from the street (page 3), view from the front of parking (page 4), side view (page 5), park view (page 6).

Due to the deteriorating condition of the roof's membrane, remove the existing greenscape and rubber roof system (including parapet) at the North Garage and construct a new, single slope (shed) roof frame to

be clad with a standing seam metal to match appearance and color of existing metal roofs within the complex. (Roof: Union Corrugated Metal Advantage Lock; Color: grey.) Gutter and downspout (similar to existing structures in complex) will be installed at the front of the garage (west).

The side walls (north and south) and rear wall (east, facing McGuffey Park) will be CMU with metal capped parapet. Walls will extend approximately 5-feet above the grade at the park; painted to match existing buildings in complex. Louvered vents will be installed at each side wall.

Discussion and Recommendations

The proposal reflects the BAR's discussion of October 16, 2018.

This new roof will have minimal visible impact on the pedestrian experience particularly as it relates to the McGuffey Hill Park and the project's design, color and materials are consistent with existing buildings in the McGuffey Hill complex.

Staff recommend approval and with the condition that the applicant work with the City's Department of Parks and Recreation to satisfactorily address any concerns about construction-related disturbance to the site and/or trees within McGuffey Park.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed changes satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

(...with the following modifications or conditions...)

...with the condition that prior to issuance of a Building Permit the applicant will work with the City's Department of Parks and Recreation to satisfactorily address any concerns about construction-related disturbance to the site and/or trees within McGuffey Park.

Or

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed changes do not satisfy the BAR's criteria and are not compatible with this property and other properties in the North Downtown ADC District, and that the BAR denies the application as submitted for the following reasons...

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
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) 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 Rehabilitations

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.

McGuffey Hill North Garage Roof Replacement Description of Project – Revised Changes from October 2018 BAR review

October 30, 2018

Request approval to replace the existing greenscape and rubber roof system at McGuffey Hill North Garage with a standing seam, single slope metal roof that matches all existing metal roofs within the complex.

Project Description

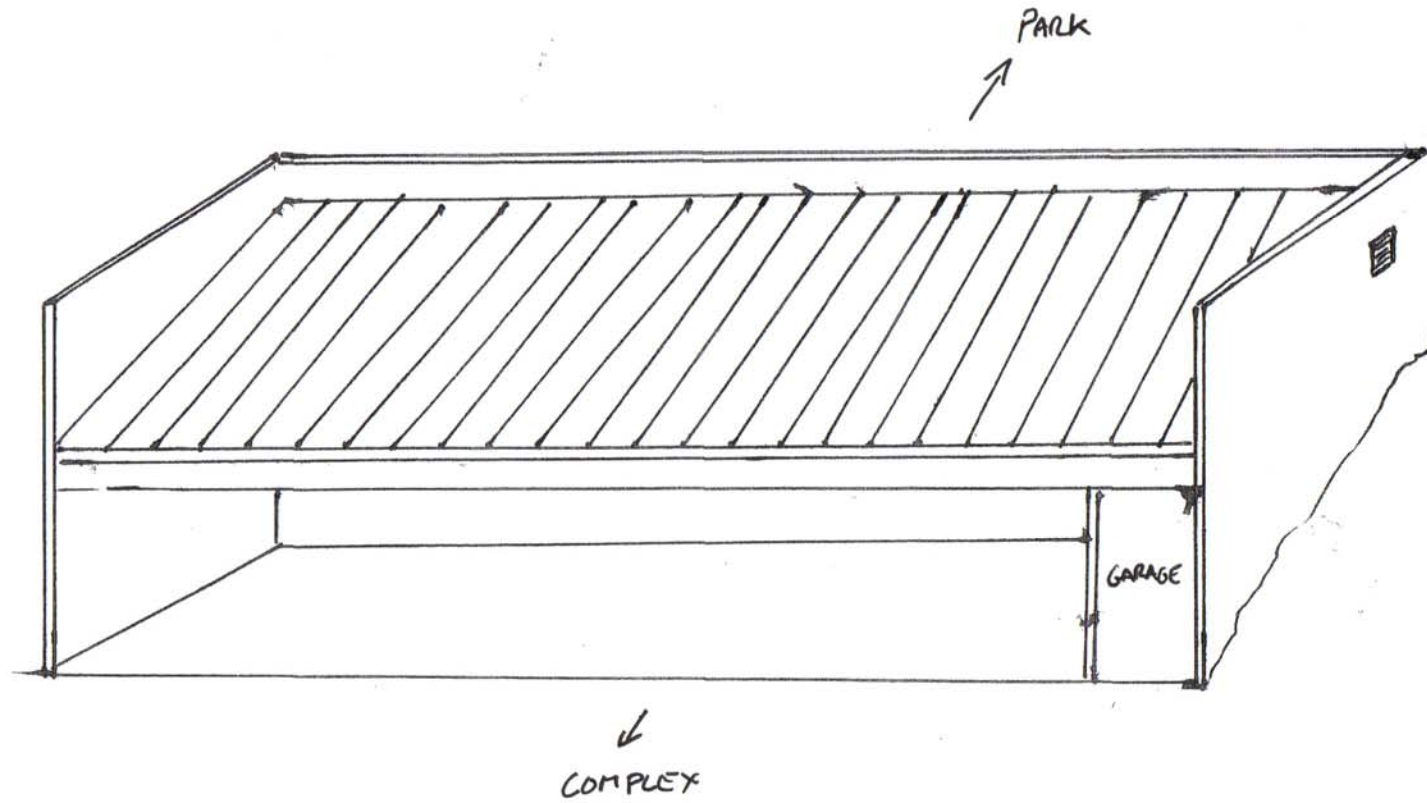
- The current garage structure is metal decking with concrete overburden. The concrete is then covered with a rubber/epdm membrane and wood parapet walls. The roof system is failing and has deteriorated within.
- The proposed project is to remove the current membrane to expose the current concrete deck and wood parapet wall and to construct a standing seam metal roof that has a single slope from a newly constructed CMU block wall about five feet tall on the back side facing McGuffey Park down to the front facing McGuffey Condos.
- The deck has been inspected for structural integrity and confirmed to be structurally sound for a new roof as previously proposed since that design placed the weight across the entire roof, however, the new design may not be feasible until a new engineering study is conducted to determine if the back wall can support the load of the additional CMU wall on top.
- An engineered truss system will be installed over the deck with a vapor barrier between the truss and concrete.
- The truss system would be then decked using 5/8 OSB complying to 2015 IRC/IBC which exceeds the current code.
- The decking will be covered in its entirety by high temperature leak barrier, which is required underneath metal roofing, as not to melt.
- The area will then be sealed with Union Corrugated Metal Advantage Lock. This metal standing seam was chosen because of the structural panels. The color will be a similar grey color to match the current roof of the other buildings. The metal will be completed with metal ridge vent.

McGuffey Hill North Garage Roof Replacement Description of Project – Revised Changes from October 2018 BAR review

- The side walls will be not be removed, and any modifications to the walls will be done in like or similar material which is currently Dryvit. Gable vents will be added on sides.
- All exposed wood will be wrapped in non-corrosive metal to allow maintenance free finish with a prehung metal exterior door.
- Ice/snow guards and new gutter will be installed on the garage side of the structure.
- The revised estimated cost is approximately \$75,000.00 -\$80,000.00.
- If approved, the feasibility of construction, incurred costs and drawings will be confirmed through a new engineering study.

McGuffey North Garage

Street View



DIM. VIEW FROM STREET

McGuffey North Garage

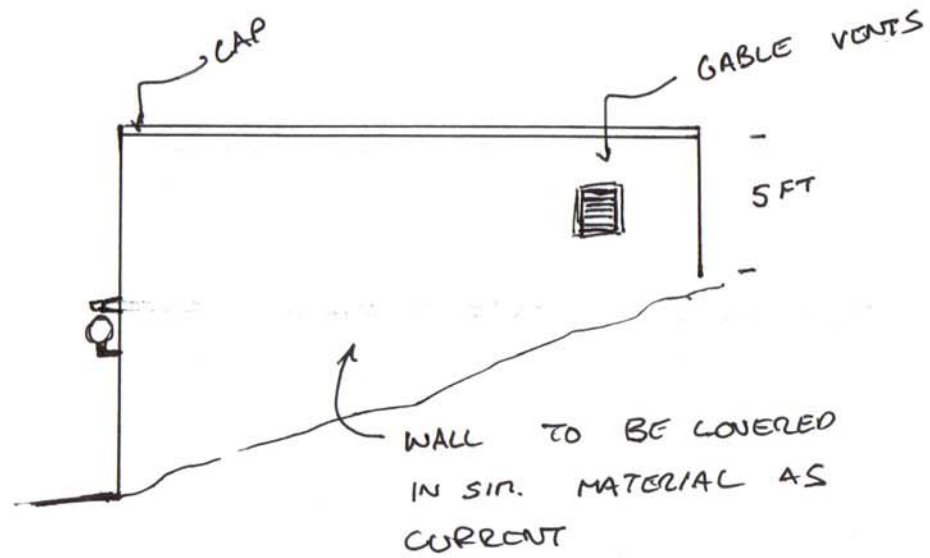
Front View



VIEW FROM FRONT OF PARKING

McGuffey North Garage

Side View

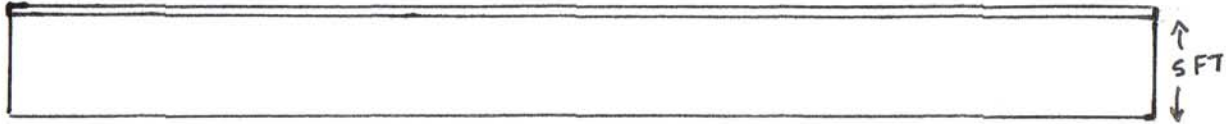


VIEW FROM SIDE

McGuffey North Garage

Park View

ADD 5 FT CMU (CONCRETE BLOCK) WALL WITH METAL CAP
TO BE PAINT AGREED UPON COLOR



VIEW FROM PARK