

Iurp= Z hughu#hiih|#
Vhqw= Z hgqhvgd|#Q ryhp eh#54/#534;#15-6<#5P
Wr= dwdngly6C jp ddfrrp
Ff= P hvv/#Fdp lh
Vxemhfw= EDU#D fwrq#0#Q ryhp eh#53/#534;#0#547#1;wk#7whhw#Q H

November 21, 2018

Certificate of Appropriateness Application (Historic Conservation District)
BAR 18-11-02
214 18th Street NE
Tax Parcel 55A107000
John R. Diven, Owner
Shelter Associates, LTD, Applicant
Enclosing porch

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: Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines for New Construction and Additions, I move to find that the proposed porch enclosure satisfies the BAR’s criteria and is compatible with this property and other properties in the Woolen Mills Village Historic Conservation District, and that the BAR approves the application as submitted with the condition the applicant submit to staff all pertinent information regarding the porch enclosure including construction drawings (for exterior work), exterior material (list), window and door cut sheets, and paint colors.

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
City of Charlottesville

Neighborhood Development Services
City Hall | P.O. Box 911
610 East Market Street
Charlottesville, VA 22902
Phone: 434.970.3130
Email: wernerjb@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 20, 2018**



Certificate of Appropriateness Application (Historic Conservation District)

BAR 18-11-02

214 18th Street NE

Tax Parcel 55A107000

John R. Diven, Owner/

Shelter Associates, LTD, /Applicant

Enclose porch



Background

Constructed in 1925, this two-story American Foursquare house is located in the Woolen Mills Village Historic Conservation District. Stucco covers the exterior walls of the house, and the gabled roof is covered with standing seam metal.

Application

Applicant submitted:

- Shelter Associate, LTD received October 22, 2018: three pages including sketch plan and photos of existing conditions.
- City of Charlottesville NDS Building Permit information received Nov 6, 2018: seven pages include sketch plan and photos.

Request to enclose lower, ground-level patio (below deck, at south elevation).

Discussion and Recommendations

Staff found that without prior BAR review this project is under construction, if not already completed, which violates the intent of the HC District regulations. However, this COA request is voluntary and not the result of that determination by staff.

Regardless of the submittal sequence, staff finds this request generally complies with the district guidelines and recommends approval with the condition the applicant submit to staff all pertinent information regarding the porch enclosure including construction drawings (for exterior work), exterior material (list), window and door cut sheets, and paint colors.

Note: The regulations and guidelines for projects within a Historic Conservation District (HCD) are, by design, less rigid than those for an ADC District or an IPP. The HCD designation is intended to preserve the character-defining elements of the neighborhoods and to assure that new construction is not inappropriate to that character, while minimally imposing on current residents who may want to upgrade their homes. Within the existing HCDs are buildings and/or areas that might easily qualify for an ADC

District or as an IPP; however, in evaluating proposals within HCDs, the BAR may apply only the HCD requirements and guidelines.

Suggested Motion

Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines for New Construction and Additions, I move to find that the proposed porch enclosure satisfies the BAR's criteria and is compatible with this property and other properties in the Woolen Mills Village Historic Conservation District, and that the BAR approves the application as submitted.

...as submitted with the condition the applicant submit to staff all pertinent information regarding the porch enclosure including construction drawings (for exterior work), exterior material (list), window and door cut sheets, and paint colors.

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 Design Review Guidelines for New Construction and Additions (HC District)

Building Form – roofs and porches

1. Roof forms should reference contributing buildings on the same street or surrounding area. Other roof forms may be approved by the BAR when contextually appropriate.
2. If many of the contributing buildings on the same street have porches, then it is strongly recommended that the design of a new residence includes a porch or similar form of similar width and depth.

Building Openings – orientation, doors and windows

1. A single entrance door (or main entrance of a multifamily dwelling) facing the street is recommended.
2. Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.

3. Windows should be simple shapes compatible with those on contributing buildings, which are generally vertically oriented in residential areas.

Building Materials and Textures

1. The selection of materials and textures for a new building should relate architecturally to the district, and should be compatible with and complementary to neighboring buildings.
2. Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.

Building Paint

1. Painting unpainted brick or other masonry is discouraged because it is irreversible and may cause moisture problems.

Design Guidelines specific to the Woolen Mills Village HC District

Architectural character-defining features:

1. Encourage one-story front porches;
2. Encourage garages to be located in the rear yards
3. The levels of a building's stories should be consistent with those on surrounding structures with respect to the natural grade [for example, a first floor should not be raised so that it is higher than most surrounding first floors]
4. Do not exclude well-designed, new contemporary architecture [there may be a misconception that only historic-looking new buildings are permitted]
5. Encourage standing seam metal roofs
6. Maintain and encourage tree canopy [Maintain the existing tree canopy and encourage new large shade trees]
7. Maintain neighborhood massing and form; encourage the use of sustainable materials
8. Encourage existing site features (wrought iron fencing, stone walls, shared streets)
9. Encourage good stewardship of Riverview Cemetery.



**Board of Architectural Review (BAR)
Conservation District - 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

RECEIVED
OCT 22 2018

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 regarding new construction or demolition \$125. Make checks payable to the City of Charlottesville.

No fee required for: Additions and other projects requiring BAR approval and not listed above; Administrative approvals; Appeals of BAR decisions if the original application was not subject to an application fee.

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.

Project Name/Description DIVEN RENOVATION Parcel Number T.M. 55A P.107
Project Address/Location 214 18TH ST. NE, CHARLOTTESVILLE, VA 22902
Owner Name JOHN R. DIVEN Applicant Name SHELTER ASSOCIATES, LTD

Applicant Information

Address: SHELTER ASSOCIATES, LTD
JOHN R. DIVEN
Email: LITTLEDIV3@GMAIL.COM
Phone: (W) 973-8307 (H) 531-3091

Signature of Applicant

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

John R. Diven 6.4.2018
Signature Date

JOHN R. DIVEN 6.4.2018
Print Name Date

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (H) _____

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

Print Name _____ Date _____

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

CLOSING IN PORCH (ABOVE) AND CREATING A
WET BAR.

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

For Office Use Only

Received by: J. Bamore
Fee paid: \$125⁰⁰ Cash/Ck. # VISA
Date Received: 10/22/2018

Revised April 2017 P18-0172

Approved/Disapproved by: _____

Date: _____

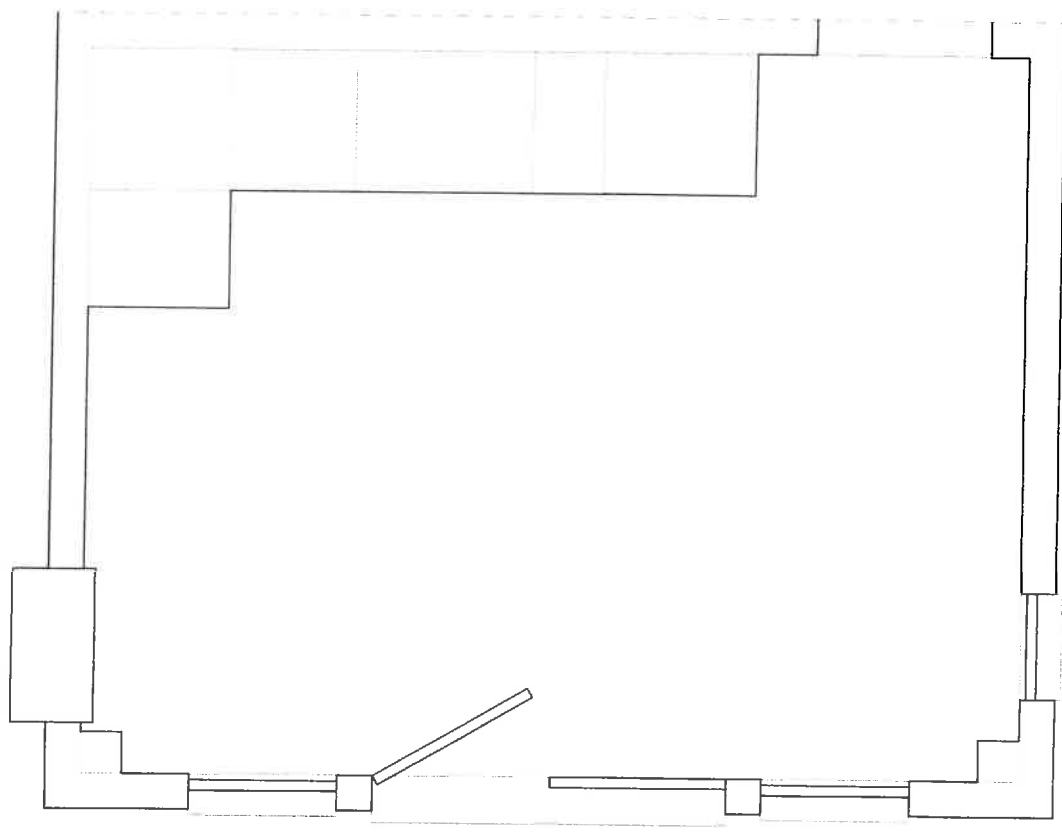
Conditions of approval: _____

F. EDWARDS
101 1/2 ST

101 1/2 ST

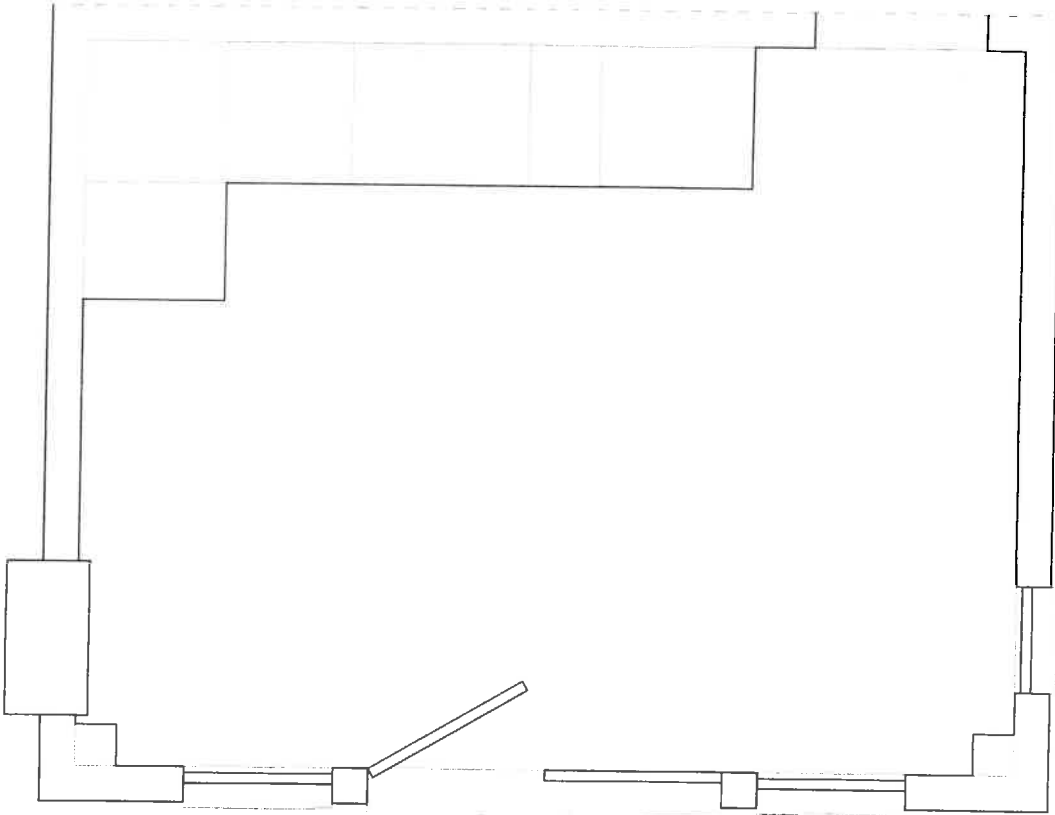
DIVEN RESIDENCE - WET BAR
SCALE 1"=1/2"

FACING
CHESAPEAKE
STREET



DIVEN RESIDENCE - WET BAR
SCALE: 1'=1/2"

FACING
CHESAPEAKE
STREET







[Charlottesville Home](#)

[NDS Home](#)

[Search Permit Status](#)

[Search Project Status](#)

Search Results For:

214 18TH ST NE

[New Search](#)

Click the permit/proj. # to view the application information

4 Records | Pages --> 1

Permit/Proj.#	Type	Sub Type	Description	Entered	Status
BN-13-0210	BUILDING	DECK ADDITION	DECK ADDITION: 11'4 X 16'	05-08-2013	ISSUED
BN-18-0024	BUILDING	ENCLOSURE OF PORCH, DECK	ENCLOSE EXISTING PORCH TO INCLUDE: ENCLOSE PORCH BENEATH EXISTING DECK, CREATING A WET BAR INSIDE OF THE ENCLOSED PORCH.	01-18-2018	PENDING
EN-16-0445	ELECTRICAL	SERVICE CHANGE	SERVICE CHANGE TO INCLUDE: RELOCATE METER & PANEL DECK ADDITION: 11'4 X 16'	09-28-2016	ISSUED
P18-0172	BAR	BAR COA ALL OTHER		10-22-2018	APPLIED

*PASSED
Contingent
on
Paper
Work*

[<< Back](#)

For inquiries regarding permits and projects submitted prior to 2009, please contact 434.970.3182. Information may be limited due to phased system implementation.

Copyright © 2011 - City of Charlottesville - Powered by Adept Technologies Inc.
 All rights reserved. R.01052011A

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



RECEIPT

****NOTE**** This is a receipt only - not a Building Permit. This does not authorize work to begin the project.

RECEIPT NUMBER: R18002634
DATE: 10/22/2018
TIME: 12:42:44 PM
CUSTOMER: JOHN R DIVEN
APPLICANT: JOHN R DIVEN
OWNER: DIVEN, JOHN R

TOTAL ACTIVITY FEE DETAILS:

<u>PERMIT NO.</u>	<u>AMOUNT</u>	<u>FEE DESCRIPTION</u>
P18-0172	\$125.00	BAR ALL OTHER

RECEIPT TRANSACTIONS:

<u>PAYMENT TYPE</u>	<u>AMOUNT</u>	<u>CHECK NO</u>
CreditCard	\$125.00	

RECEIPT AMOUNT DUE: \$125.00
RECEIPT AMOUNT PAID: \$125.00

John R Diven

214 18th Street NE

Charlottesville, Virginia.

Board of Architectural review

Re: palette for the addition to my house

Windows and doors: Marvin clad Hampton sage

Siding: slightly rusticated 1 x 8 azek painted to match all the foundations on lower level & stucco

Trim: Ben Moore China white to match all the trim on the house

Columns: Stucco painted to match siding and foundations

1x10
SKIRT
BOARD

LVL
LVL

2x10

OPEN CELL
FOAM

EXISTING
DECK

1/2" DRYWALL

OPEN CELL FOAM

1/2" CDX
SHEATHING

1/2" DRYWALL

1x8
RUSTICATED
SIDING

2x6 STUD
WALL

JOHN R. DWEN

WALL CONSTRUCTION

CLOSING IN DECK

ABOVE

EXTERIOR

WOOD CHAIR RAIL

3/4" PAWELING

1/2" DOWNBOARD

INTERIOR

6" BLOCK
FILLED
CELLING

4" SLAB

2" DOWNBOARD

4" #57 GRAVEL

8" x 16" FOOTING

SheJD 021216

JD's house

Quote #: J24QBG3

A Proposal for Window and Door Products prepared for:

Shipping Address:

GASTON & WYATT INC
1317 CARLTON AVE
CHARLOTTESVILLE, VA 22902-5837

MARK WINGERD
GASTON & WYATT INC
1317 CARLTON AVE
CHARLOTTESVILLE, VA 22902-5837
Phone: (434) 971-5537

Email: markw@gastonwyatt.com

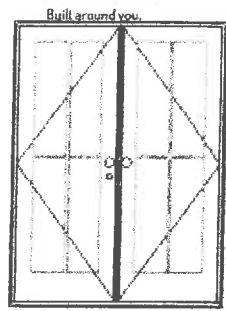
This report was generated on 2/12/2016 9:26:15 AM using the Marvin Order Management System, version 0002.06.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:



LINE ITEM QUOTES

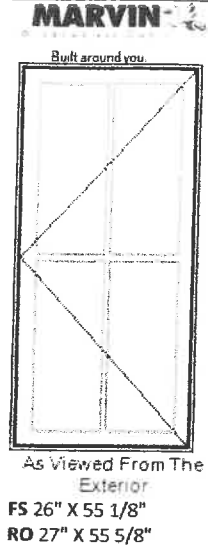
Line #1	Mark Unit:	Net Price:		2,789.53
Qty: 1		Ext. Net Price:	USD	2,789.53



As Viewed From The Exterior
 FS 60 5/8" X 82"
 RO 61 5/8" X 82 1/2"

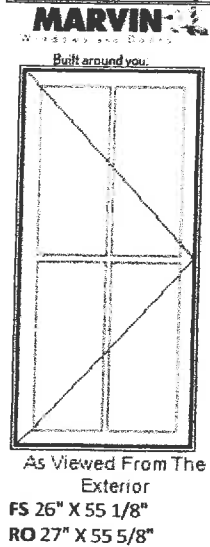
Hampton Sage Clad Exterior
 Primed Pine Interior
 Clad Ultimate Inswing French Door 4 9/16" - XX Left Hand
 CN 5068
 Rough Opening 61 5/8" X 82 1/2"
 Traditional Panels
 Left Panel
 Hampton Sage Clad Sash Exterior
 Primed Pine Sash Interior
 IG
 Tempered Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W2H
 Hampton Sage Clad Ext - Primed Pine Int
 Ogee Interior Glazing Profile
 Right Panel
 Hampton Sage Clad Sash Exterior
 Primed Pine Sash Interior
 IG
 Tempered Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W2H
 Hampton Sage Clad Ext - Primed Pine Int
 Ogee Interior Glazing Profile
 Traditional Lever(s)
 Mortise Latch with Deadbolt on Active Panel
 Satin Chrome Active Exterior Handle Set on Active Panel Keyed
 Satin Chrome Active Interior Handle Set on Active Panel
 Satin Chrome Dummy Exterior Handle Set on Inactive Panel
 Satin Chrome Dummy Interior Handle Set on Inactive Panel
 Satin Chrome Butt Hinges
 Bronze Ultrex Sill
 Black Weather Strip
 Oak Sill Liner
 4 9/16" Jambs
 Nailing Fin

Line #2	Mark Unit:	Net Price:		597.19
Qty: 1		Ext. Net Price:	USD	597.19



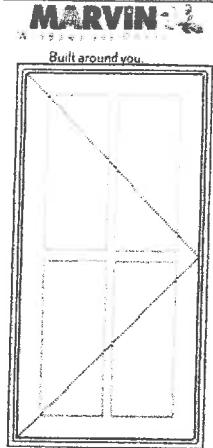
Hampton Sage Clad Exterior
 Primed Pine Interior
 Clad Ultimate Casement - Left Hand
 CN 2656
 Rough Opening 27" X 55 5/8"
 Frame Size 26" X 55 1/8"
 Hampton Sage Clad Sash Exterior
 Primed Pine Sash Interior
 IG - 3/4 in
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W2H
 Hampton Sage Clad Ext - Primed Pine Int
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 Black Weather Strip
 White Folding Handle
 White Multi - Point Lock
 Aluminum Screen
 Charcoal Fiberglass Mesh
 White Surround
 6 5/8" Jamb
 Nailing Fin

Line #3	Mark Unit:	Net Price:		597.19
Qty: 1		Ext. Net Price:	USD	597.19



Hampton Sage Clad Exterior
 Primed Pine Interior
 Clad Ultimate Casement - Right Hand
 CN 2656
 Rough Opening 27" X 55 5/8"
 Frame Size 26" X 55 1/8"
 Hampton Sage Clad Sash Exterior
 Primed Pine Sash Interior
 IG - 3/4 in
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W2H
 Hampton Sage Clad Ext - Primed Pine Int
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 Black Weather Strip
 White Folding Handle
 White Multi - Point Lock
 Aluminum Screen
 Charcoal Fiberglass Mesh
 White Surround
 6 5/8" Jamb
 Nailing Fin

Line #4	Mark Unit:	Net Price:	466.04
Qty: 1		Ext. Net Price:	USD 466.04



As Viewed From The Exterior
 FS 18" X 35 1/8"
 RO 19" X 35 5/8"

- Hampton Sage Clad Exterior
- Primed Pine Interior
- Clad Ultimate Casement - Right Hand
- CN 1836
- Rough Opening 19" X 35 5/8"
- Frame Size 18" X 35 1/8"
- Hampton Sage Clad Sash Exterior
- Primed Pine Sash Interior
- IG - 3/4 in
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular - Special Cut 2W2H
- Hampton Sage Clad Ext - Primed Pine Int
- Ogee Interior Glazing Profile
- Standard Bottom Rail
- Black Weather Strip
- White Folding Handle
- White Multi - Point Lock
- Aluminum Screen
- Charcoal Fiberglass Mesh
- White Surround

6 5/8" Jamb
 Nailing Fin

***Note: Rotating wash mode hardware not available on UCA, URCA, UPCA, and URPCA units with frame width less than 20".

Project Subtotal Net Price: USD	4,449.95
5.300% Sales Tax: USD	235.85
Project Total Net Price: USD	4,685.80

J.D. DIVEN

A34-531-3091

SHELTER ASSOCIATES, LTD.

214 18TH ST. NORTH EAST.

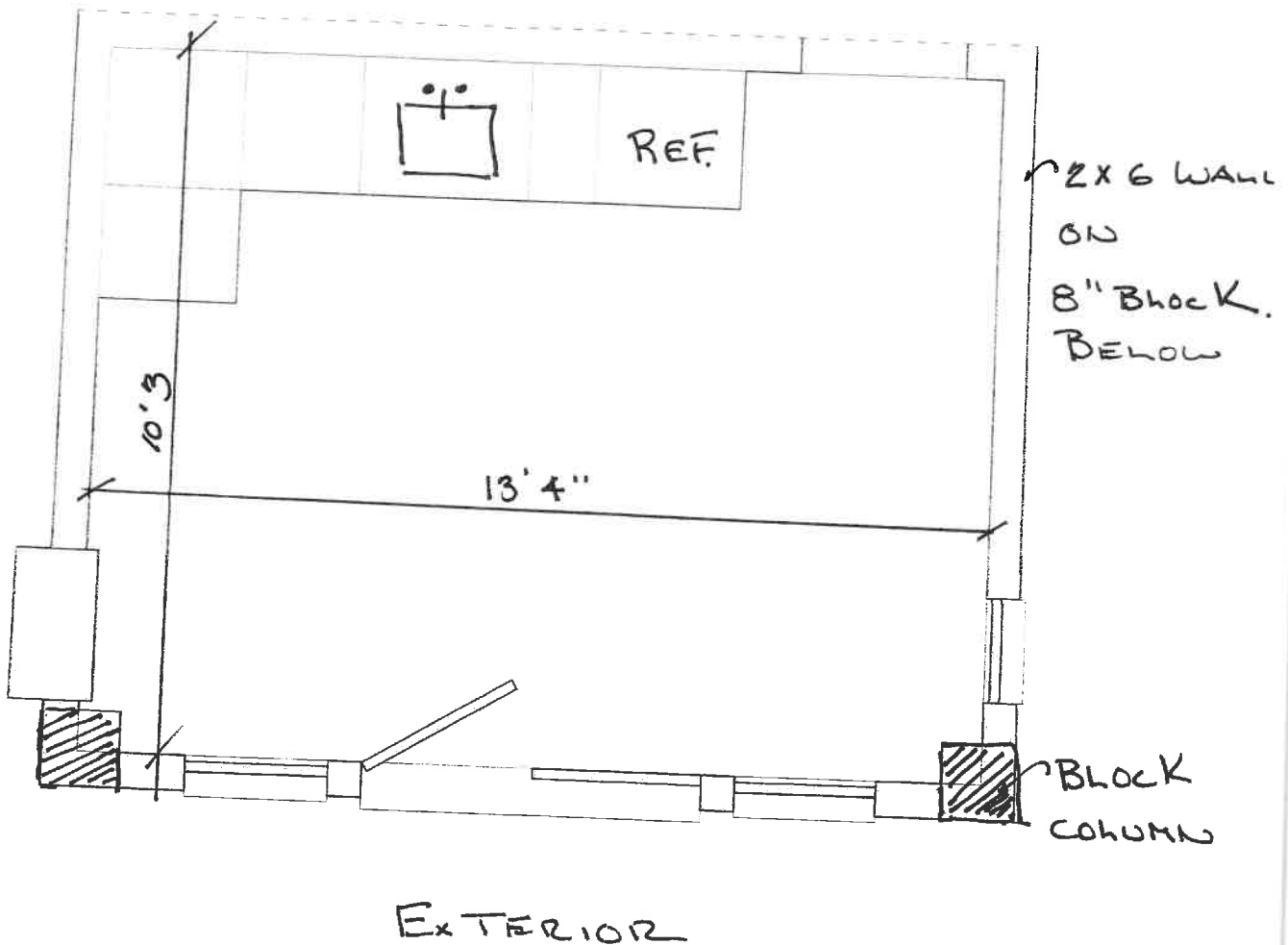
- INTERIOR DIMENSIONS 137 #

- APPROX 7'2 1/2" CEILING HEIGHT.

DIVEN RESIDENCE - WET BAR
SCALE 1 = 1/2"

INTERIOR OF HOUSE

18TH ST SIDE 8' TALL PRIVET



THIS ELEVATION DOES NOT FACE THE STREET