

Mess, Camie

From: Mess, Camie
Sent: Thursday, April 18, 2019 10:53 AM
To: 'Doug Gilpin'
Cc: Werner, Jeffrey B
Subject: April BAR Action - 713 Park Street

April 18, 2019

Certificate of Appropriateness

BAR 19-04-03
713 Park Street
Tax Parcel 520056000
James and Cordelia Gelly, Owner/W. Douglas Gilpin, Jr., Applicant
New Garage/Apartment Accessory

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 16, 2019. The following action was taken:

Proposed Demolition of Existing Garage

Motion: Lahendro moved having considered the standards set forth within the City Code, including the ADC Guidelines for Demolition, I move to find that the proposed garage demolition satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted. The applicant should provide a sketch plan and photos of the existing garage Balut seconded. Approved (8-0).

Proposed New Garage:

Motion: Schwarz moved having considered the standards set forth within the City Code, including the ADC Guidelines for New Construction and Additions I move to find that the proposed new garage satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted on 4/12/2019

- window over the garage doors to more closely match the window shown in the applicant's Preliminary Review packet, dated 3/11/2019, page 13, *Schematic Garage Sketches, East Elevation* the preliminary discussion with the arched top
- recommendation for heavier gauge metal and extra support on the stairs

Lahendro seconded. Approved (8-0).

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=1360

This certificate of appropriateness shall expire in 18 months (October 16, 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 434-970-3998 or messc@charlottesville.org.

Sincerely,
Camie Mess

Camie Mess
Assistant Historic Preservation and Design Planner
City of Charlottesville
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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 16, 2019**



Certificate of Appropriateness

BAR 19-04-03

713 Park Street

Tax Parcel 520056000

James and Cordelia Gelly, Owner/W. Douglas Gilpin, Jr., Applicant

New Garage/Apartment Accessory



Background

The main house, c1861, is among the city's oldest remaining buildings. The brick garage behind the house is not original to the house; the concrete foundation, brickwork, and extant window mouldings suggest it dates to the early 20th century. (The garage is shown on the 1929 Sanborn Maps; maps prior to 1929 did not include this area.) The garage is not mentioned in city surveys completed in the 1970s/80s, nor in the 1980 NRHP historic district nomination of this area. However, when the city adopted the North Downtown ADC District, the garage was included as a contributing structure. (See attached information.)

Prior BAR Actions

March 19, 2019 – Applicant presented project for Preliminary Discussion. No action taken.

Application

- W. Douglas Gilpin, Jr. FAIA submittal dated 26 March 2019, Final Review Garage/Apartment Accessory Structure 713 Park Street:
 - Bound: Cover page (page 1); COA Application (page 2); cover letter (page 3); site plan with proposed accessory structure (page 4); floor plans (page 5-6); elevations (page 7-10); building section (page 11); section detail (page 12); elevations-main house (page 13-14); photos of existing garage (15-16); photos of adjacent properties (page 17-20); dimension details and materials (page 21).
 - Attached pages: Garage/Accessory Apartment Detailed Information (2 pages); Pella Architect Series cut sheets (5 pages); Pella Entry Door cut sheets (6 sheets); Door View garage door cut sheet (1 page); Exterior Lanterns light fixture cut sheet (1 page).
 - Architectural drawings (dated 3-24-2019): Sheets BAR 1, BAR 2, and BAR 3.

Request to demolish the existing, 18 ft x 18 ft, single story, brick, single car garage and construct a new 30 ft x 24 ft, two car, two story garage (loft space above) with a single story, 26 ft x 10 ft conditioned storage space and a single story, 10 ft x 10 ft garden shed.

Proposed materials (* = cut sheets submitted):

- Siding (two-story structure): wood board and batten – semi-solid stain finish

- Siding (conditioned storage area): wood vertical boards – semi-solid stain finish
- Siding (west shed dormer): sawn white cedar shingles – solid stain finish
- Roof: recycled-content roof shingles to simulate sawn wood shingles – ‘Enviroshake’ or equal
- Window and East Entry Door: * Pella Architect Traditional-Clad finish
- Storage and Shed Doors: * Pella (see cut sheets).
- Hardware: * Pella
- Garage Doors: * Overhead Door Carriage House Model 309
- Light Fixtures and Lamping: * Period Lighting
- Roof rakes, shingle moulds, eaves, drips, frieze, cornerboards, window and door casings and caps, base skirting/cap, ornamental accessories: composite materials with gloss paint finish
- Exterior Stair: Metal with perforated non-slip threads and open risers, painted black-green

Discussion and Recommendations

Proposed Demolition of Existing Garage

While locally-designated as a contributing structure, the garage is not original to the main house and likely built 50 to 60 years later. The design and materials are utilitarian and not unique; no noteworthy design features. The demolition of the garage is compatible with the BAR Guidelines for Demolition as addressed in the inserted comments below. Staff also recommends a condition of approval that prior to demolition the applicant will provide staff with a sketch plan and photographs of the existing garage.

Proposed New Garage:

During the March 19, 2019 preliminary discussion, the BAR indicated support for the design of the new garage, but expressed concern about its width and orientation; suggested that it not compete with the main house—from the front or the rear—in location, scale, or design. (Excerpts from the minutes are in the appendix of this report.)

The BAR should discuss if the proposed design addresses those questions and comments. The BAR may also request additional details and information—including renderings, photo-simulations, etc.—if necessary to evaluate this application.

Additionally, there are prior applications related to garages and accessory buildings that might provide some guidance.

627 Park Street, new accessory building, CoA approved May 2011.

http://weblink.charlottesville.org/public/0/edoc/622117/BAR_627%20Park%20Street_April2011.pdf

636 Park Street, convert garage to cottage, CoA approved May 20, 2014.

http://weblink.charlottesville.org/public/0/edoc/622119/BAR_636%20Park%20Street_May2014.pdf

705 Park Street, demo 1920s garage and construct new, CoA approved April 17, 2012.

http://weblink.charlottesville.org/public/0/edoc/622122/BAR_705%20Park%20Street_March2012.pdf

http://weblink.charlottesville.org/public/0/edoc/622121/BAR_705%20Park%20Street_July2012.pdf

433 1st Street North, demo c1927 garage, CoA approved April 21, 2009.

(No drawings.)

Suggested Motions (Note: Staff recommends separate actions.)

Proposed Demolition of Existing Garage

Approval:

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

...as submitted and with the following modifications/conditions:...

Denial:

Having considered the standards set forth within the City Code, including ADC Guidelines for Demolition, I move to find that the proposed garage demolition does not satisfy or the BAR's criteria and guidelines and is not compatible with this property and other properties in the North Downtown ADC District, and for the following reasons the BAR denies the application as submitted:...

Proposed New Garage:

Approval:

Having considered the standards set forth within the City Code, including the ADC Guidelines for New Construction and Additions I move to find that the proposed new garage satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

...as submitted and with the following modifications/conditions:...

Denial:

Having considered the standards set forth within the City Code, including ADC Guidelines for New Construction and Additions, I move to find that the proposed new garage does not satisfy or the BAR's criteria and guidelines and is not compatible with this property and other properties in the North Downtown ADC District, and for the following reasons the BAR denies the application as submitted:...

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.

Proposed Demolition of Existing Garage

City Code Sec. 34-278. Standards for considering demolitions.

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

- a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:
 - 1) The age of the structure or property;
Likely early 1930s. Concrete foundation, brickwork, and extant window mouldings do not match the original house or the 1920s addition.

- 2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;
While the house is listed on the Virginia Landmarks Register (1980) and the National Register of Historic Places (1982) as a contributing structure to the Charlottesville and Albemarle County Courthouse Historic District (VDHR #104-0072), there is no reference to the garage.
 - 3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
No associations are known.
 - 4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
The garage does not represent an infrequent or last remaining example of this type of early 20th century structure and has no noteworthy design features. (Similar, still extant garages are shown on 1929 Sanborn Maps. For example, 747 Park Street and next door at 717 Park Street.)
 - 5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty
Easily reproduced; would not be historic.
 - 6) The degree to which distinguishing characteristics, qualities, features or materials remain;
This is an example of early 20th century utilitarian structure and has no noteworthy design features.
- b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.
The garage is not linked architecturally or historically to the main, c1861 house. The garage may be contemporary to the period of the house addition constructed in the early 1920s, however there are no shared design elements and no evidence of a historical relationship.
 - c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;
A structural report has not been received.
 - d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and
No portion of the garage on will be preserved.
 - e) Any applicable provisions of the city's Design Guidelines.
(See ADC Guidelines for Demolition of Historic Structures.)

Pertinent Guidelines

ADC Guidelines, Chapter VII: Demolition and Moving.

B. Demolition of Historic Structures

Review Criteria for Demolition

- 1) The standards established by the City Code, Section 34-278
(See above: Code Requirement for Considering Demolitions.)
- 2) The public necessity of the proposed demolition.
There is no public necessity.
- 3) The public purpose or interest in land or buildings to be protected.
The requested garage demolition and proposed new garage are components of the applicant intent to restore/rehabilitate the main, c1861 house and grounds.
- 4) The existing character of the setting of the structure or area and its surroundings.
The garage is a locally-designated as *contributing structure* to the North Downtown ADC District. (See above: Code Requirement for Considering Demolitions.)
- 5) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.
Relocation of the structure and additions would not be a preferable alternative.
- 6) Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.
Demolition of the garage will not adversely or positively affect the other historic buildings or the character of the district.
- 7) Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.
A structural report has not been received.

Guidelines for Demolition

- 1) Demolish a historic structure only after all preferable alternatives have been exhausted.
- 2) Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.
(See staff recommendation.)
- 3) If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.

Proposed New Garage

City Code Sec. 34-276. Standards for Review of Construction and Alterations.

The following features and factors shall be considered in determining the appropriateness of proposed construction, reconstruction, alteration or restoration of buildings or structures pursuant to section 34-275 above:

- 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

ADC Guidelines Chapter II: Site Designs and Elements.

G. Garages, Sheds, and 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 VII 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.

Given the scale and intended use of this new structure, staff recommends consideration of Chapter II guidelines beyond those specifically intended for *Garages, Sheds, and Other Structures*. The following are excerpted, however the entire chapter may offer additional guidance.

A. Introduction

The following guidelines offer general recommendations on the design for all new buildings and additions in Charlottesville's historic districts. The guidelines are flexible enough to both respect the historic past and to embrace the future. The intent of these guidelines is not to be overly specific or to dictate certain designs to owners and designers. The intent is also not to encourage copying or mimicking particular historic styles. These guidelines are intended to provide a general design framework for new construction. Designers can take cues from the traditional architecture of the area, and have the freedom to design appropriate new architecture for Charlottesville's historic districts. These criteria are all important when considering whether proposed new buildings are appropriate and compatible; however, the degree of importance of each criterion varies within each area as conditions vary.

For instance, setback and spacing between buildings may be more important than roof forms or materials since there is more variety of the last two criteria on most residential streets. All criteria need not be met in every example of new construction although all criteria should be taken into consideration in the design process. When studying the character of a district, examine the forms of historic contributing buildings and avoid taking design cues from non-contributing structures.

There may be the opportunity for more flexibility in designing new buildings or making an addition depending on the level of historic integrity of a particular area. Some parts of the historic districts retain a high degree of their original historic character. In these areas care should be taken to ensure that the new design does not visually overpower its historic neighboring buildings. In other areas where there are more

non-contributing structures or more commercial utilitarian buildings, new designs could be more contemporary and the Board of Architectural Review (BAR) may be more flexible in applying these guidelines. Thus, the overall context of historic integrity of an area needs to be understood and considered on an individual basis and what may be appropriate in some areas may not be appropriate in others.

According to the Secretary of the Interior's Standards for Rehabilitation:

- a. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- b. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

E. Height and Width:

The actual size of a new building can either contribute to or be in conflict with a historic area. This guideline addresses the relationship of height and width of the front elevation of a building mass. A building is horizontal, vertical, or square in its proportions. Residential buildings' height often relates to the era and style in which they were built. Houses in the historic districts for the most part range from one to three stories with the majority being two stories. Most historic residential buildings range in width from 25 to 50 feet. [...] Early nineteenth-century (Federal and Greek Revival) and early-twentieth-century (Colonial Revival) designs often have horizontal expressions except for the townhouse form which is more vertical. From the Victorian era after the Civil War through the turn of the century, domestic architecture is usually 2 to 2 1/2 stories with a more vertical expression. [...]

- 1) Respect the directional expression of the majority of surrounding buildings. [...]
- 2) Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.

F. Scale

Height and width also create scale, the relationship between the size of a building and the size of a person. Scale can also be defined as the relationship of the size of a building to neighboring buildings and of a building to its site.

G. Roof

Roof design, materials, and textures should be consistent with the existing structures in the historic districts. Common roof forms include hipped roofs, gable roofs, flat roofs, and gambrel roofs, as well as combinations of the above. In general, the roof pitch of an older dwelling is steeper than a new tract house, and this factor is more important than the type of roof in most neighborhoods.

1. Roof Forms and Pitches

[...]

- b) Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.

[...]

- e) Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on contemporary designed building.

2. Roof Materials: Common roof materials in the historic districts include metal, slate, and composition shingles.

- a) For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.

- b) In some cases, shingles that mimic the appearance of slate may be acceptable.
[...]
- d) Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.
[...]

I. Windows and Doors

- 1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
 - a. The majority of existing buildings in Charlottesville’s historic districts have a higher proportion of wall area than void area except at the storefront level.
 - b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
- 2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings’ primary facades should be similar and compatible with those on surrounding historic facades.
 - a. The proportions of the upper floor windows of most of Charlottesville’s historic buildings are more vertical than horizontal.
 - b. Glass storefronts would generally have more horizontal proportions than upper floor openings.
- 3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
- 4) Many entrances of Charlottesville’s historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
- 5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
- 6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
- 7) Avoid designing false windows in new construction.
- 8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
- 9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

M. Materials and Textures

- 1) The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
- 2) In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
- 3) In commercial/office areas, brick is generally the most appropriate material for new structures. “Thin set” brick is not permitted. Stone is more commonly used for site walls than buildings.
- 4) Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
- 5) Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
- 6) Cementitious siding, such as HardiPlank boards and panels, are appropriate.

- 7) Concrete or metal panels may be appropriate.
- 8) Metal storefronts in clear or bronze are appropriate.
- 9) The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
- 10) The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
- 11) All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

N. Paint

The appropriateness of a color depends on: the size and material of the painted area and the context of surrounding buildings.

- 1) The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.
- 2) In Charlottesville's historic districts, various traditional shades of brick red, white, yellow, tan, green, or gray are appropriate. [...]
- 3) Do not paint unpainted masonry surfaces.
- 4) It is proper to paint individual details different colors.
- 5) More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.

O. Details and Decoration

The details and decoration of Charlottesville's historic buildings vary tremendously with the different styles, periods, and types. Such details include cornices, roof overhang, chimneys, lintels, sills, brackets, brick patterns, shutters, entrance decoration, and porch elements.

The important factor to recognize is that many of the older buildings in the districts have decoration and noticeable details. Also, many of the buildings were simply constructed, often without architects and on limited budgets that precluded costly specialized building features.

At the same time, some of Charlottesville's more recent commercial historic structures have minimal architectural decoration. It is a challenge to create new designs that use historic details successfully. One extreme is to simply copy the complete design of a historic building and the other is to "paste on" historic details on a modern unadorned design. Neither solution is appropriate for designing architecture that relates to its historic context and yet still reads as a contemporary building. More successful new buildings may take their clues from historic images and reintroduce and reinterpret designs of traditional decorative elements or may have a modernist approach in which details and decoration are minimal.

- 1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
- 2) The mass of larger buildings may be reduced using articulated design details.
[...]

Appendix

From the (draft) March 19, 2019 meeting minutes, excerpts related to the proposed new garage.

BAR	Applicant
<p>Miller: The garage is probably a contributing structure, especially if it were resurveyed. While the design of the garage is nice, it is inappropriately large and would encourage the owners to take advantage of the 4,300 sq. ft. in the house. It would be more respectful of the house without that additional wing of storage. It looks like it is becoming large enough that it might be competing with the house, which is not what we want.</p>	<p>As for the garage, the goal was to help break down the scale and using the board and batten with the shadow lines helps. Color is also important and a soft gray color tends to reduce it visually from a scale standpoint. If the BAR requests it, a perspective could be drawn up.</p>
<p>Schwarz: Is the house on a ridge and the garage is down further than that?</p>	<p>The garage would be to the right of the house about 50 feet back and about 10 feet lower. It's relatively level and then it does drop down.</p>
<p>Gastinger: Is the intention that the new garage would go in the same location as the current garage?</p>	<p>There is a sewer easement back there so it can't go back quite as far as the current garage. We are proposing a 24 ft. so it might be pulled a little closer to the property line and push it back a little further.</p>
<p>Mohr: If the garage was swung 90 degrees, it would substantially reduce its apparent mass and you would still have a long elevation along the yard.</p>	
<p>Balut: It sounds like a great project. Notes that he is less concerned by the size of the garage and it might not be competing with it as much because it's a big house from the back. Having a perspective will be very helpful to see when the time comes.</p>	<p>It could also be staked out as well so the BAR could visit the site.</p>
<p>Mohr: Doesn't see an issue with the size, but it's more about not cutting off the back of the house.</p>	
<p>Gastinger: Notes that he likes that suggestion because it would mitigate the concern about the garage being too identical to the front façade strategy for the house that it could create confusion. Turning it would alleviate that concern.</p>	
<p>Ball: It looks good, but 46 ft. in width for a garage is a lot. It would be helpful to have some dimensioning to understand what the width means and where it is.</p>	
<p></p>	<p>In the application, it says that if you do any demolition that you may require a structural engineer to assess the building. Do you need that for this garage?</p>
<p>Miller: It is not required, it is choice by the applicant. It is a judgement call, so you can make the case by providing photos or you can have an engineer evaluate it.</p>	

Attached: Comparison of current submittal to prelim drawings reviewed on March 19.

Amended Final Review

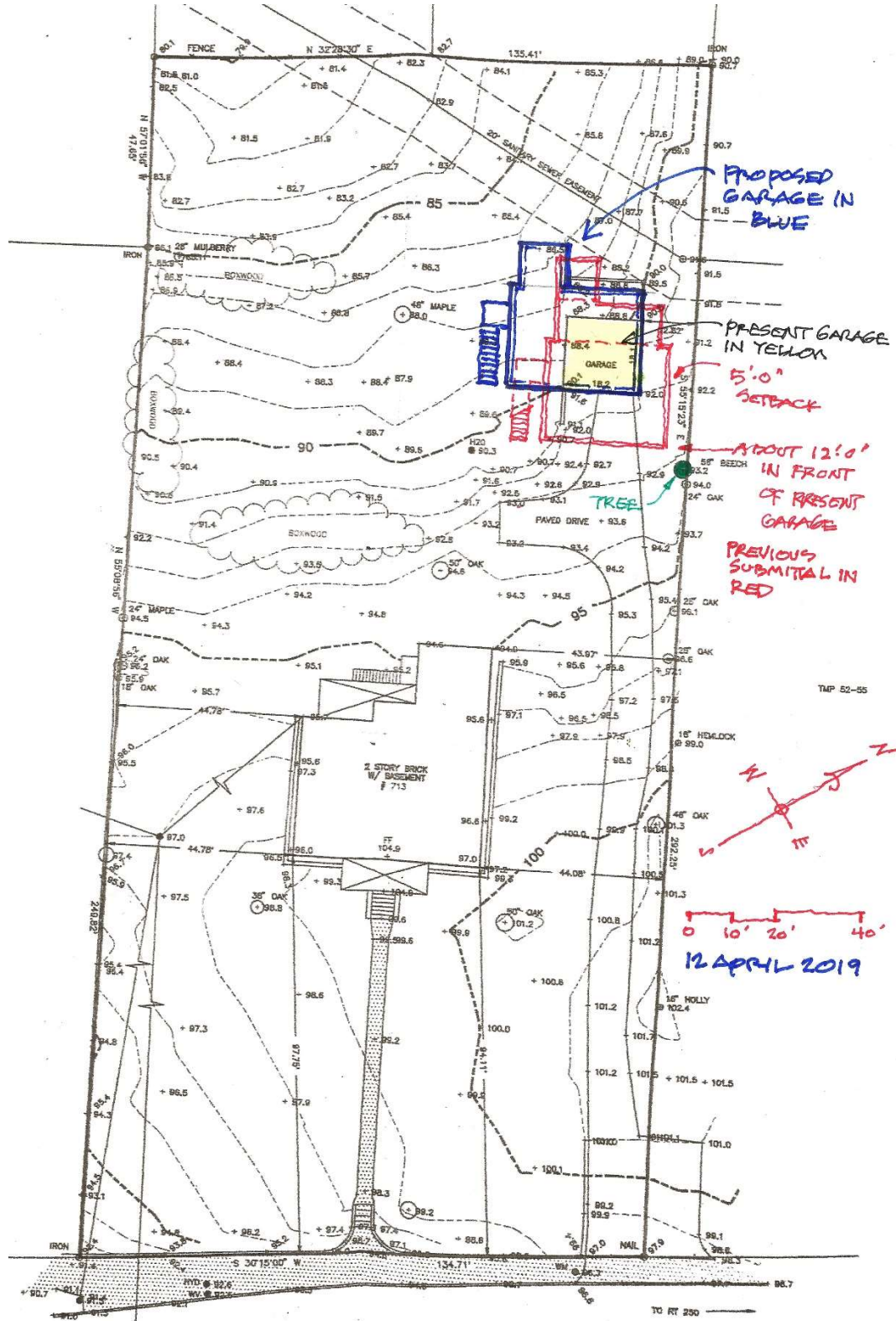
Garage/Apartment Accessory Structure



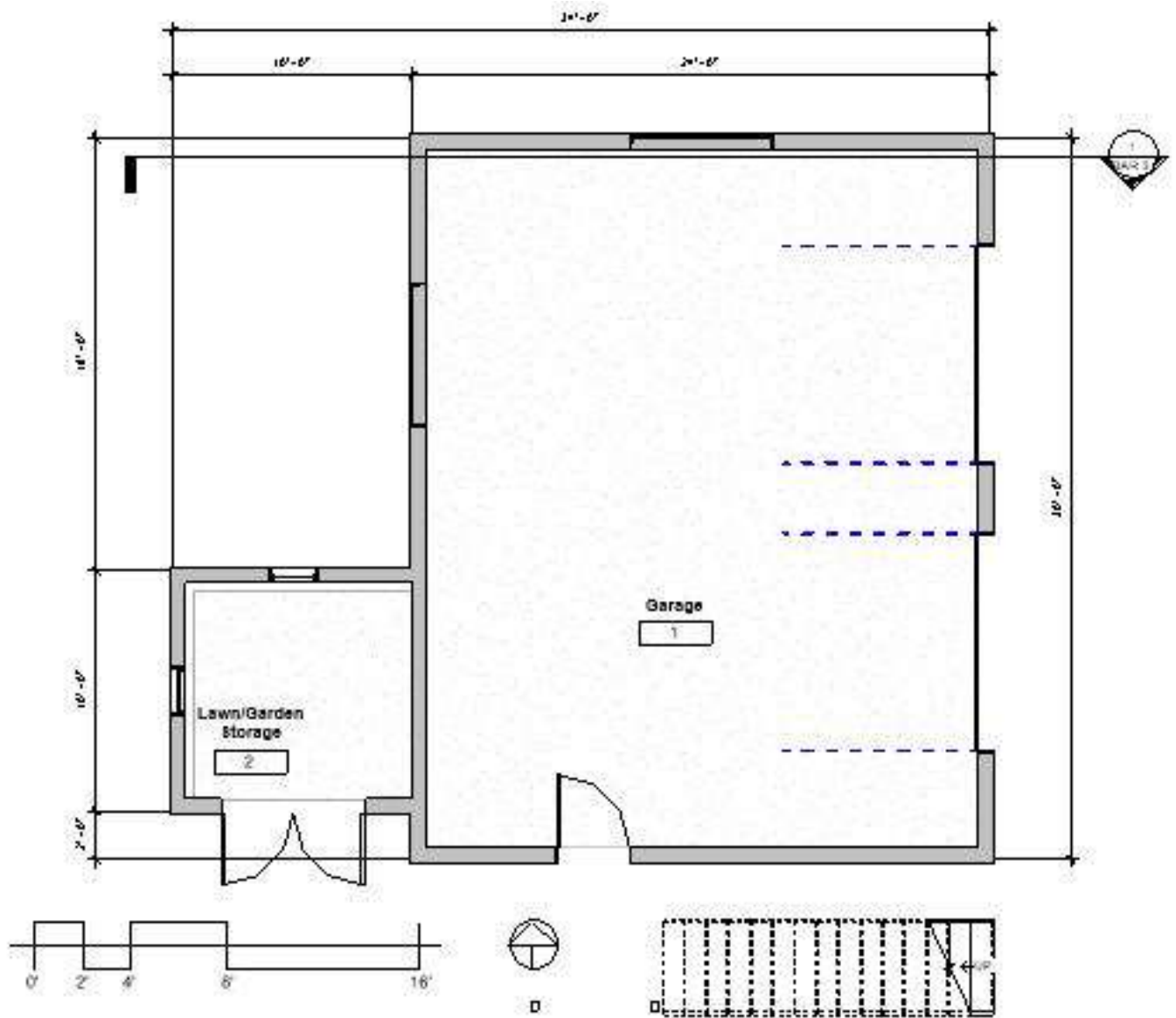
713 Park Street
Charlottesville, Virginia

W. Douglas Gilpin, Jr. FAIA - Architect, PLC
Architecture and Historic Preservation
Charlottesville, Virginia

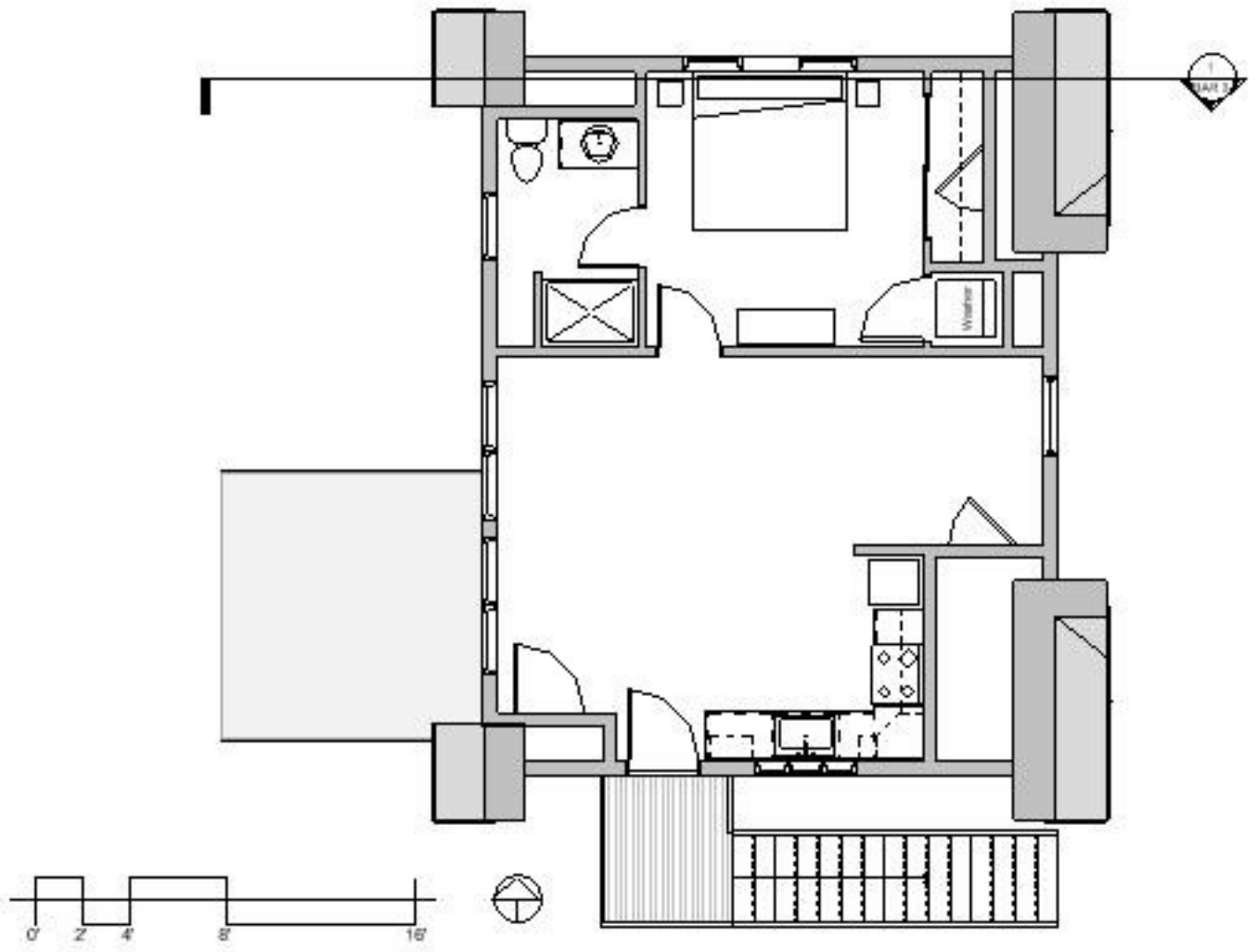
Updated 12 April 2019



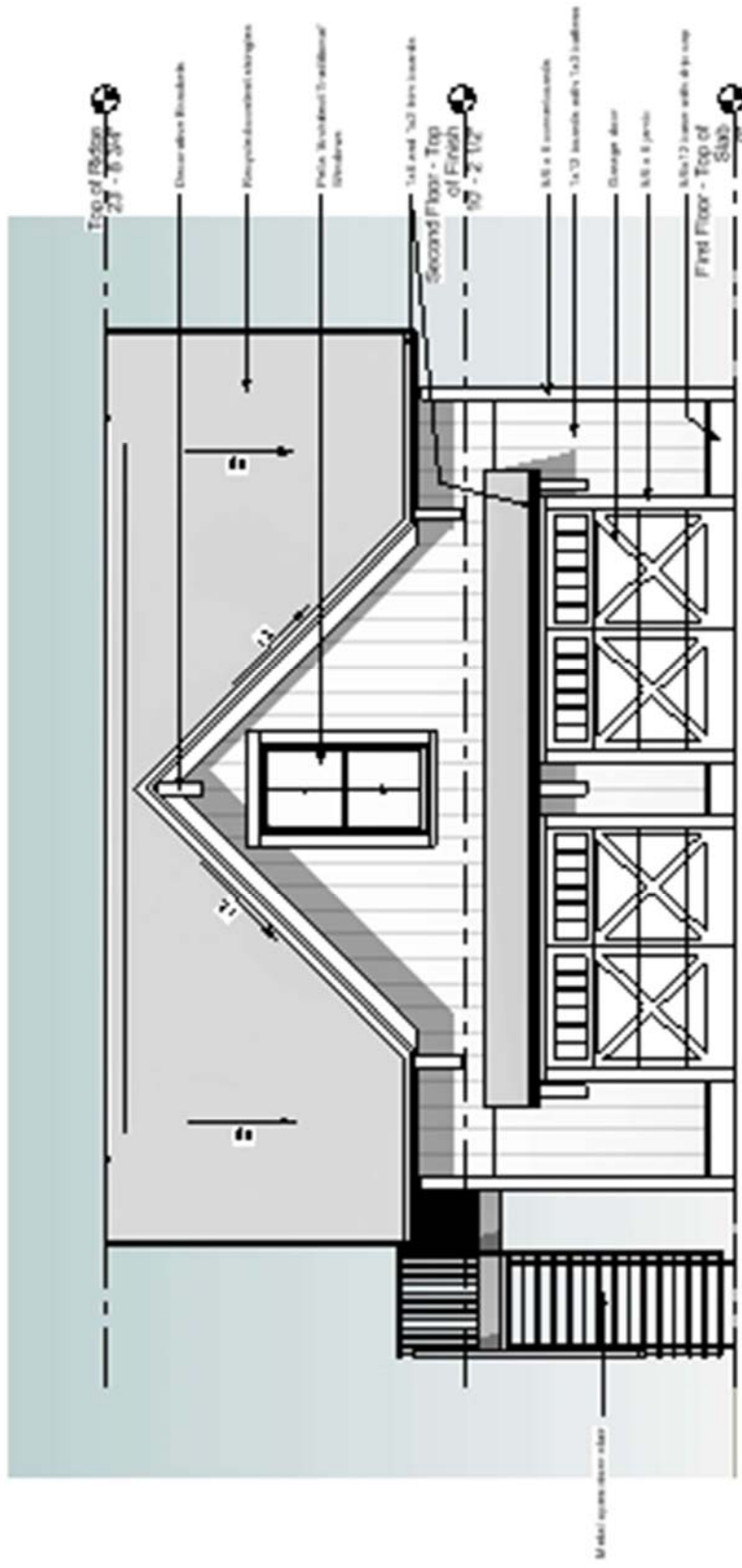
Site Plan showing proposed Garage/Apartment Accessory Structure, and existing garage, prior submittal footprint, and 56" beech



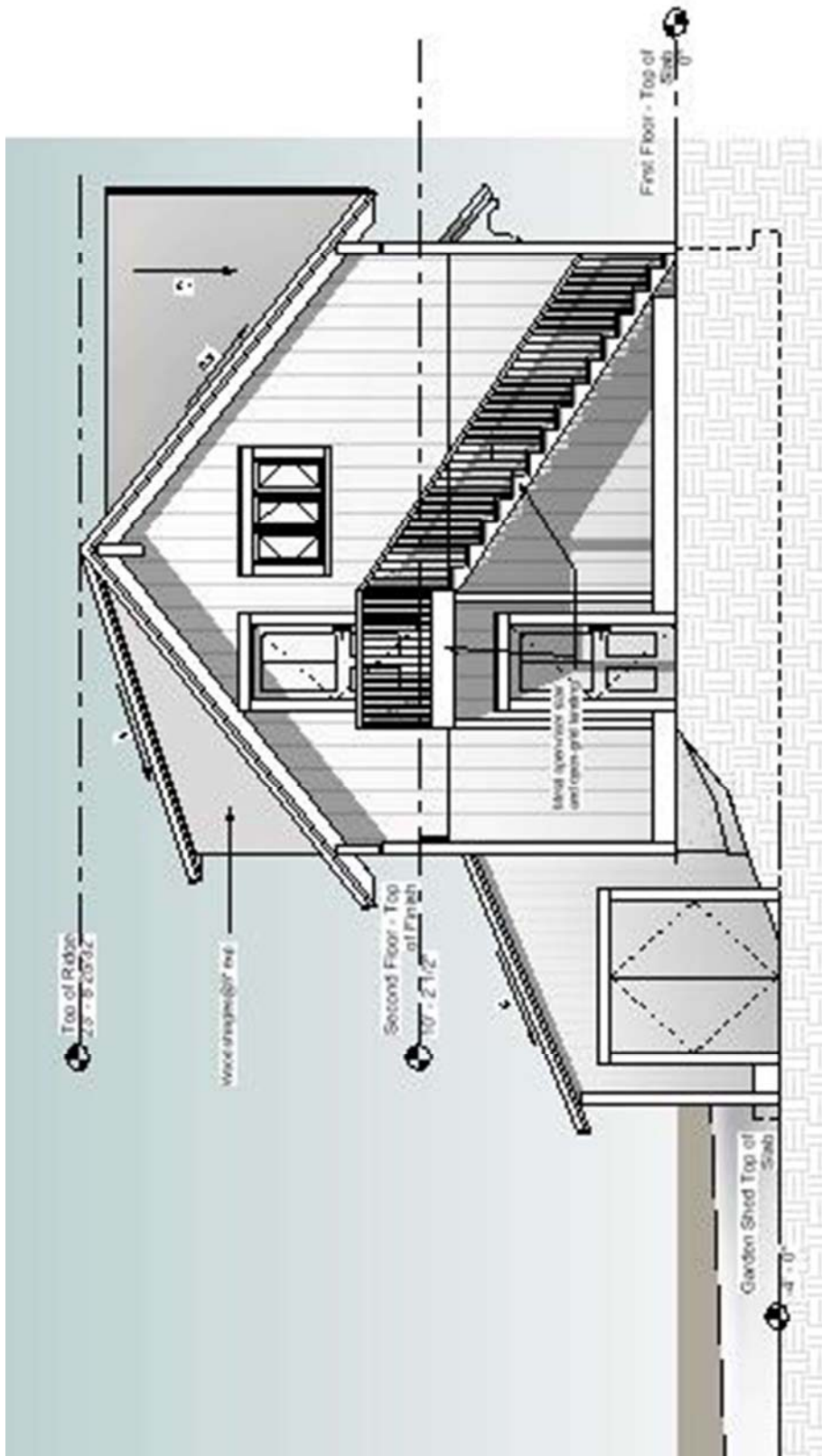
First Floor Plan



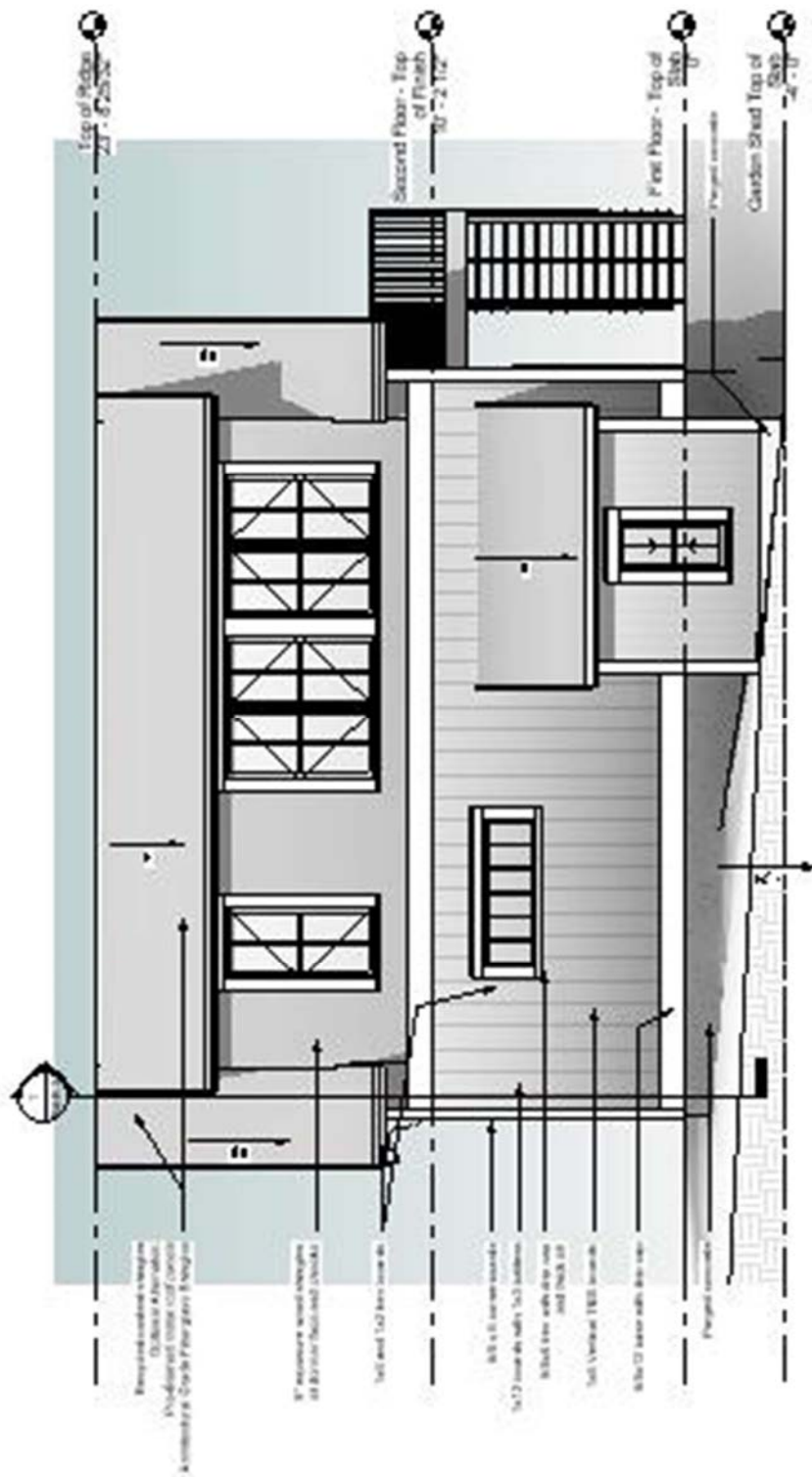
Second Floor Plan



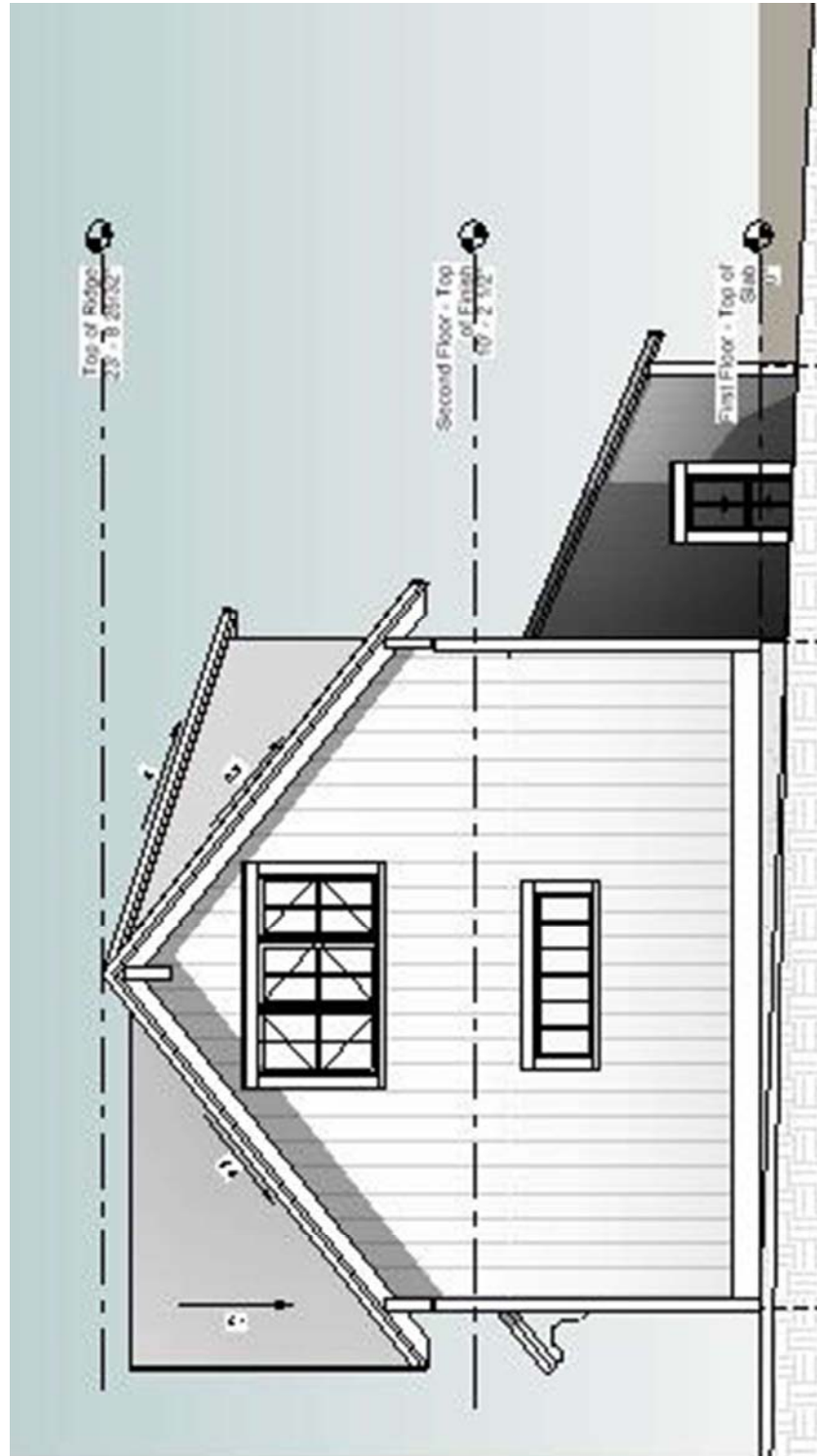
East Elevation



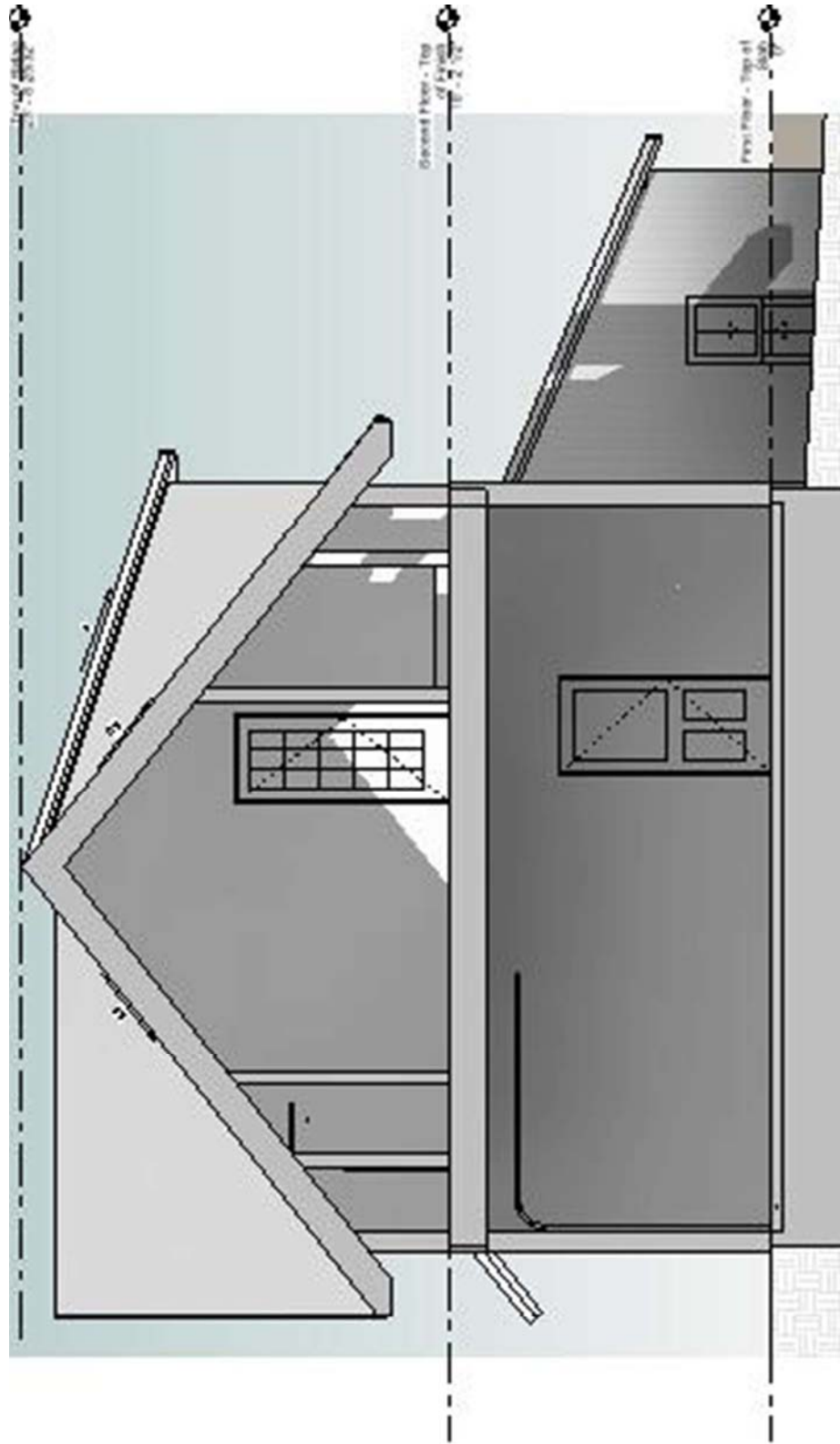
South Elevation



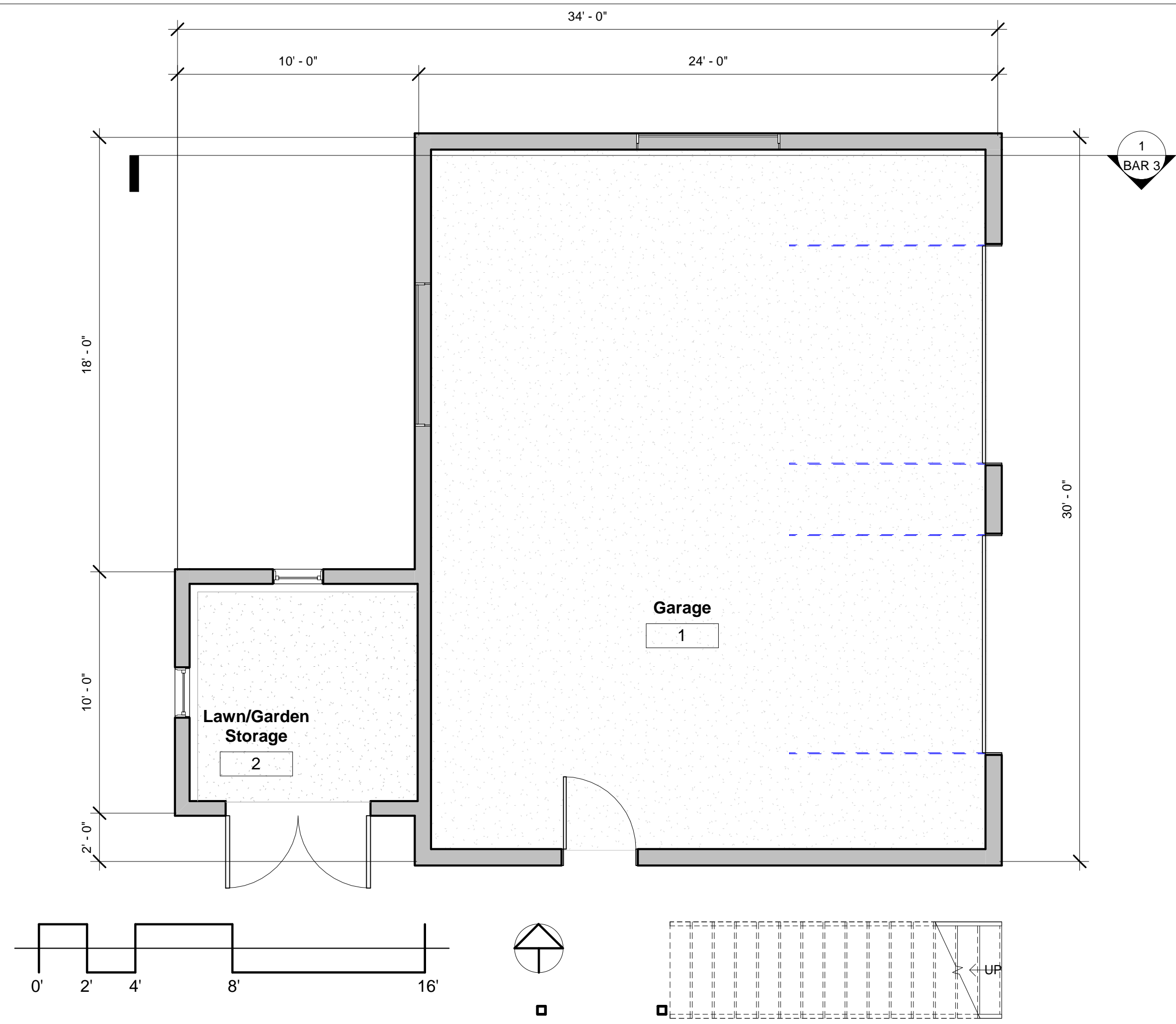
West Elevation



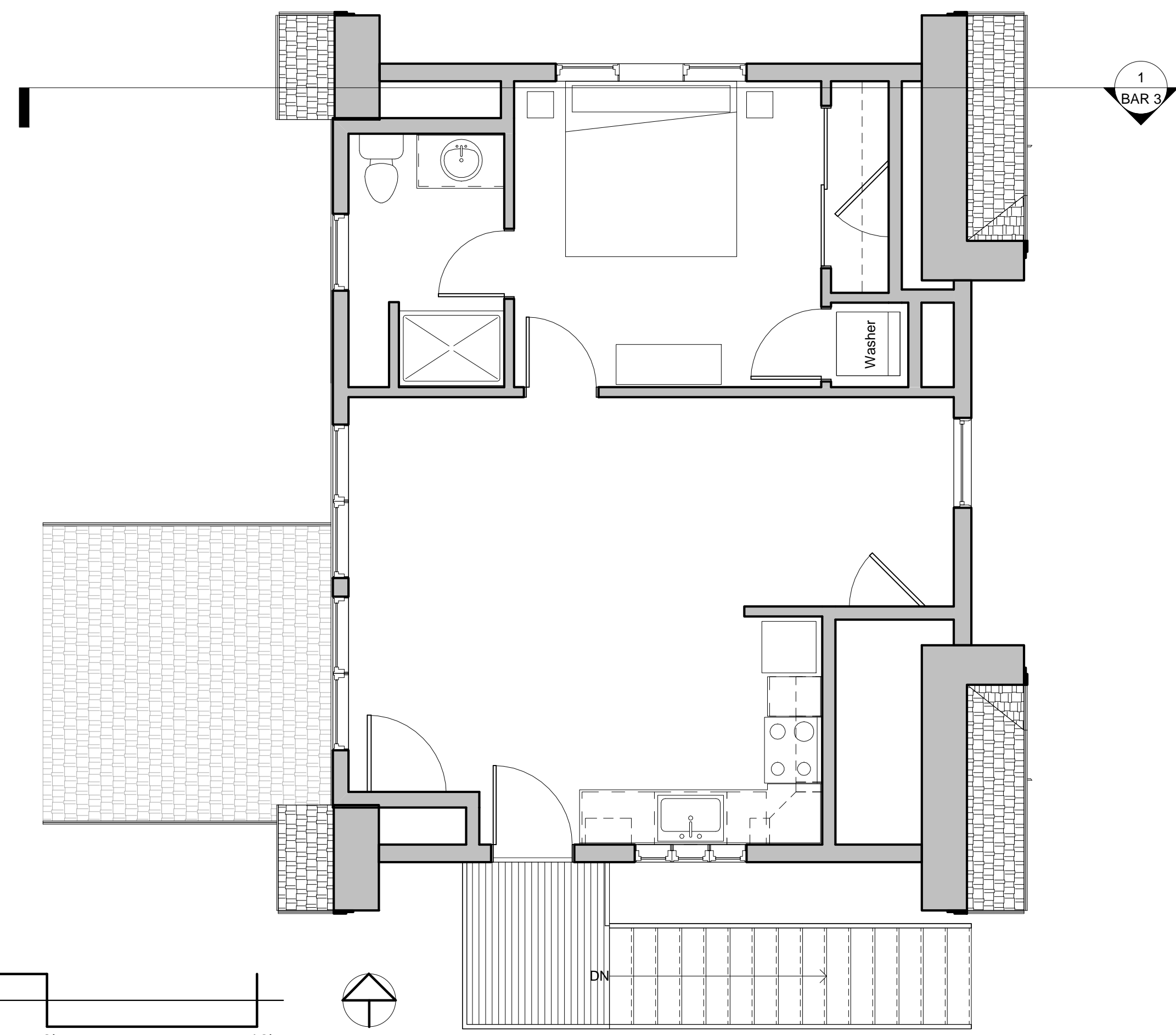
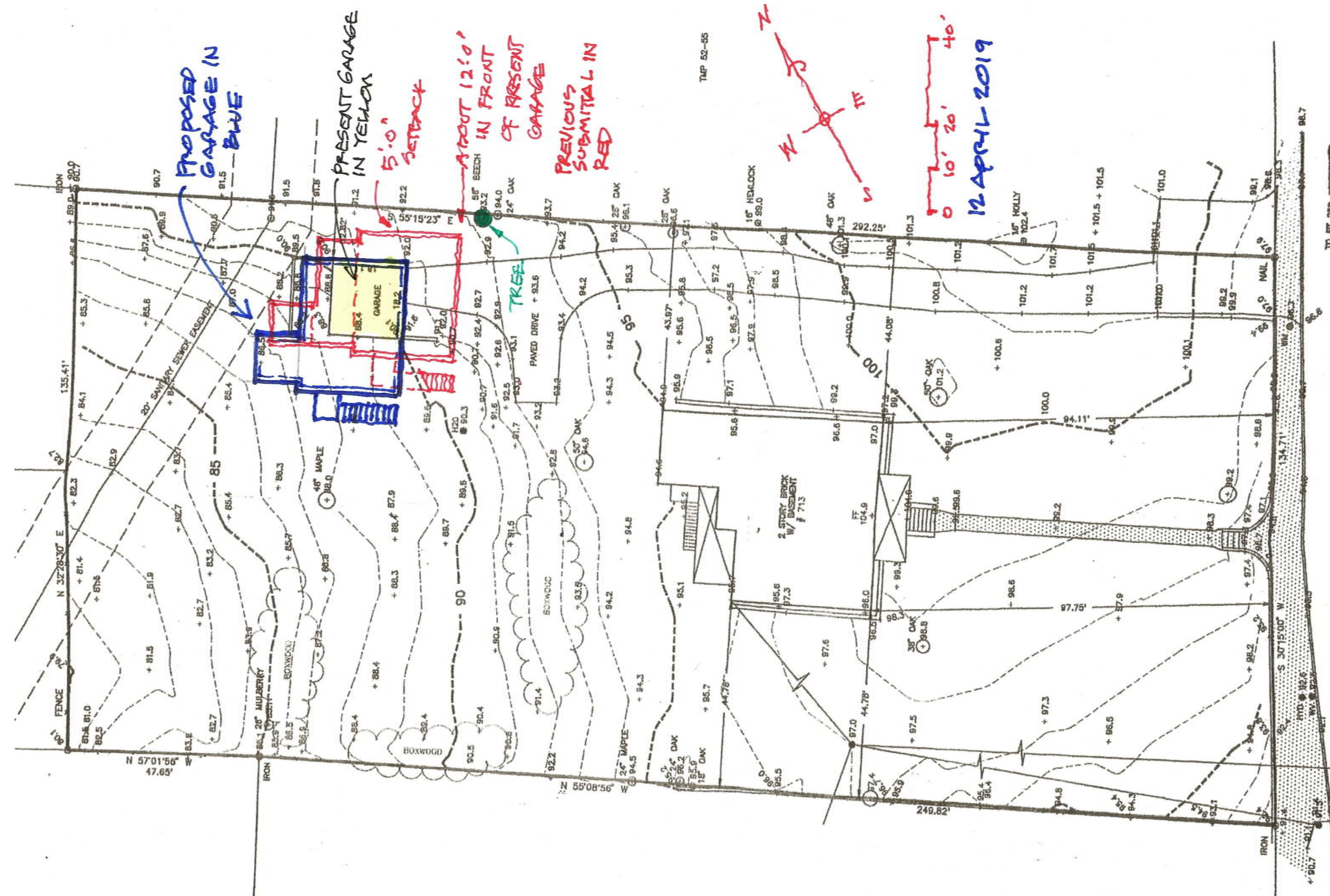
North Elevation



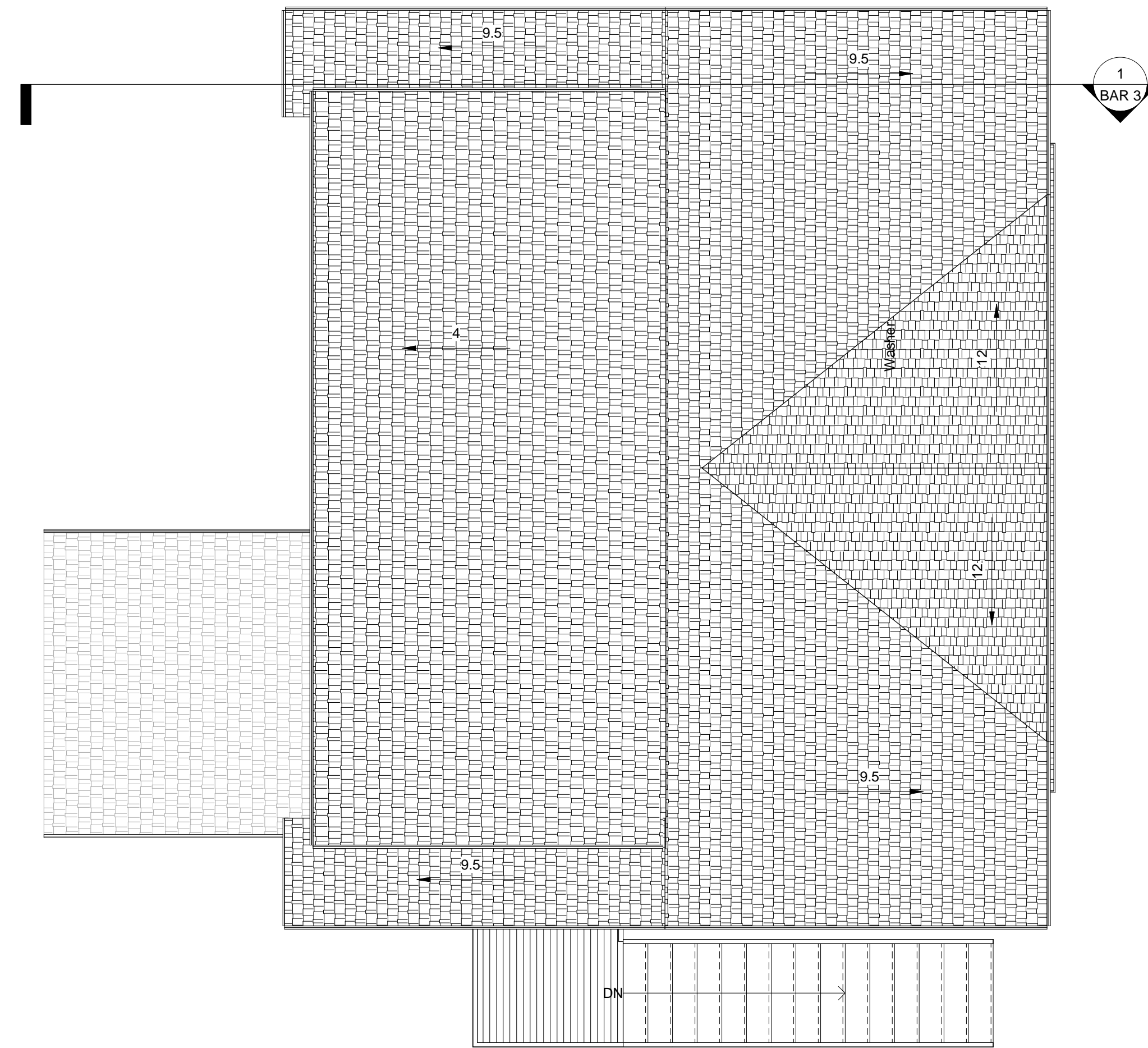
Building Section looking South



1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"



3 Roof Plan
1/4" = 1'-0"

Approved:

W. Douglas Gilpin, Jr.
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Garage/Accessory Apartment Structure
DD Set - NOT FOR CONSTRUCTION
713 Park Street, Charlottesville, Virginia

First, Second, Roof, and Site Plans
Board of Architectural Review Submission

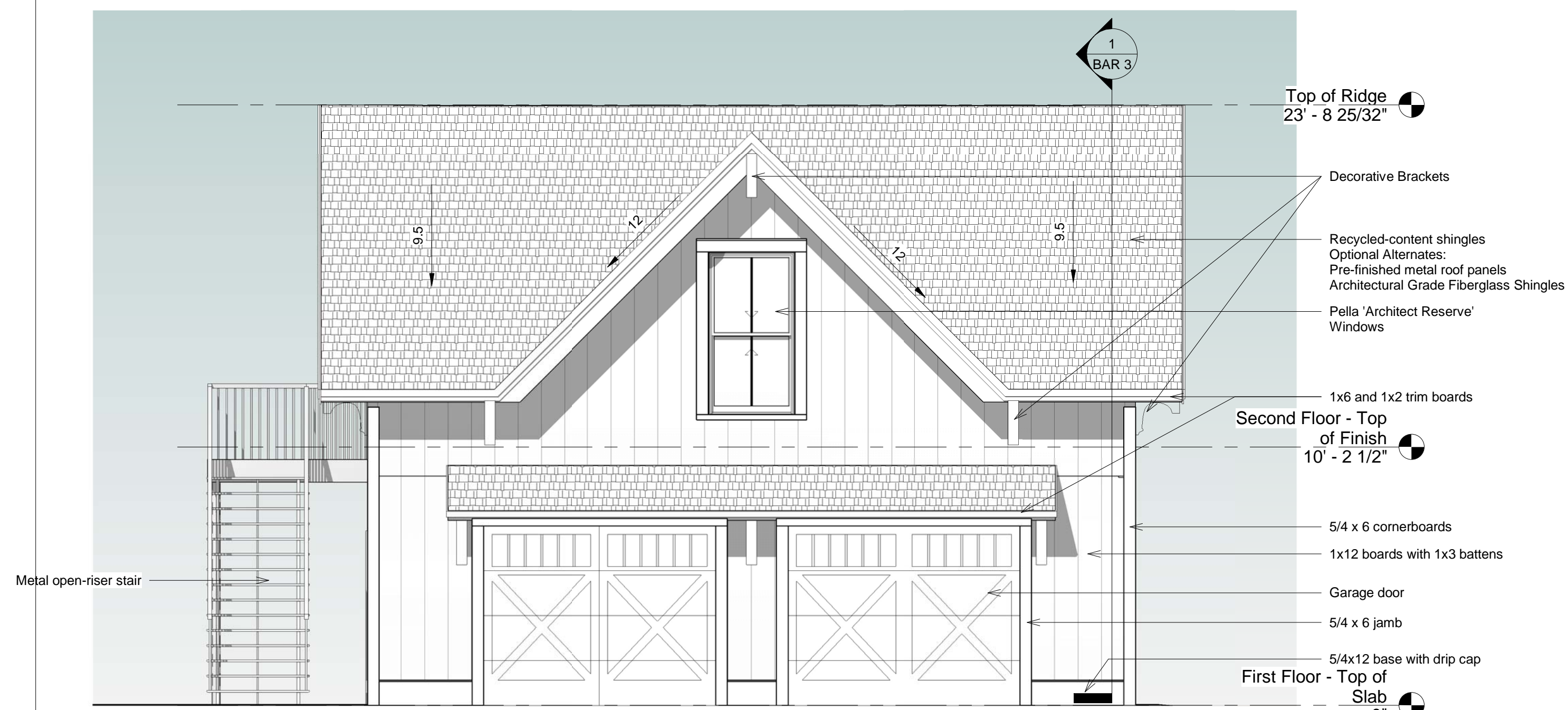
Comm.	Date
205-19	4.12.2019
Drawn	Checked
WDG	WDG

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING

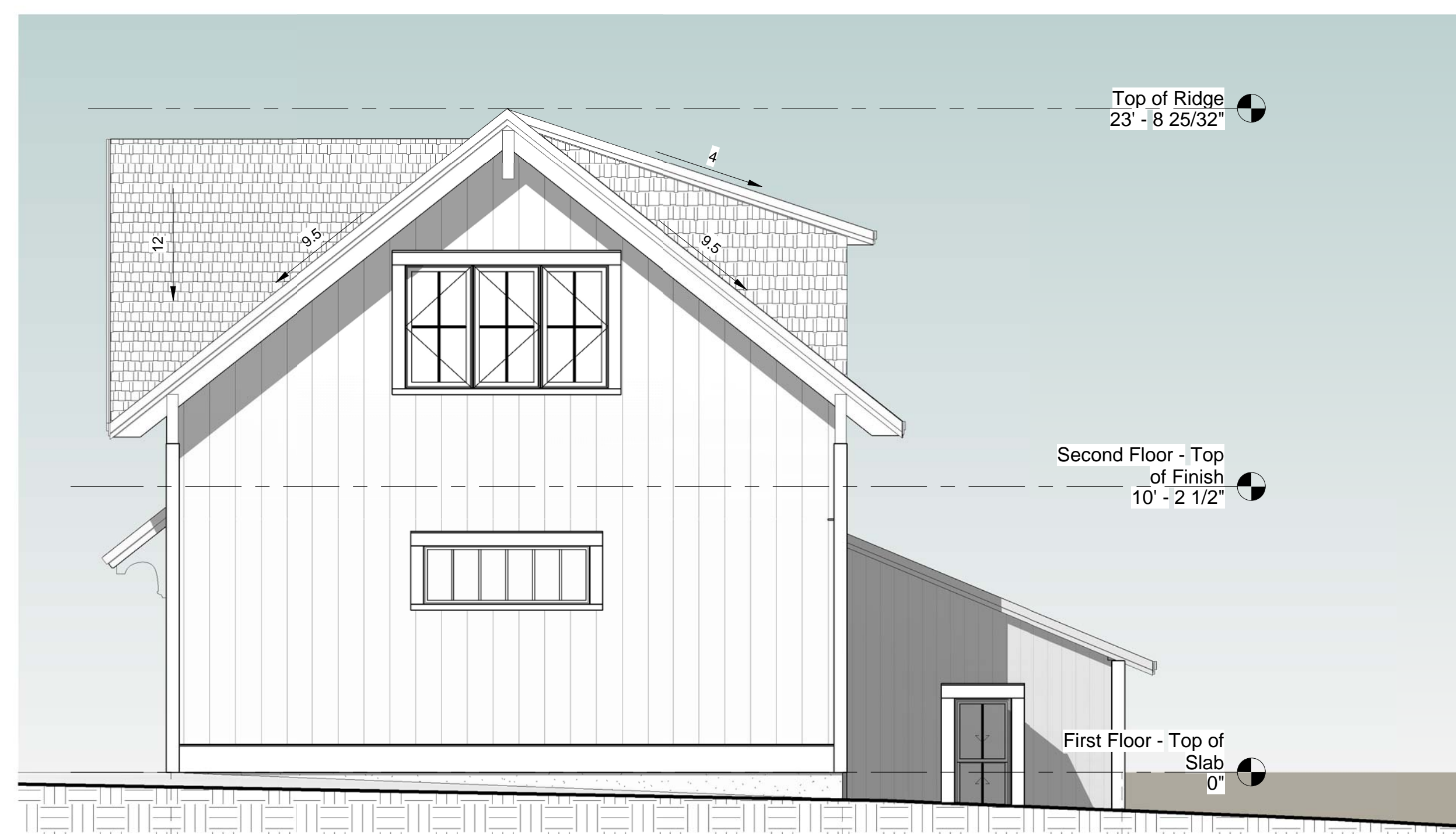
Revisions		
#	Date	By

Sheet

BAR 1



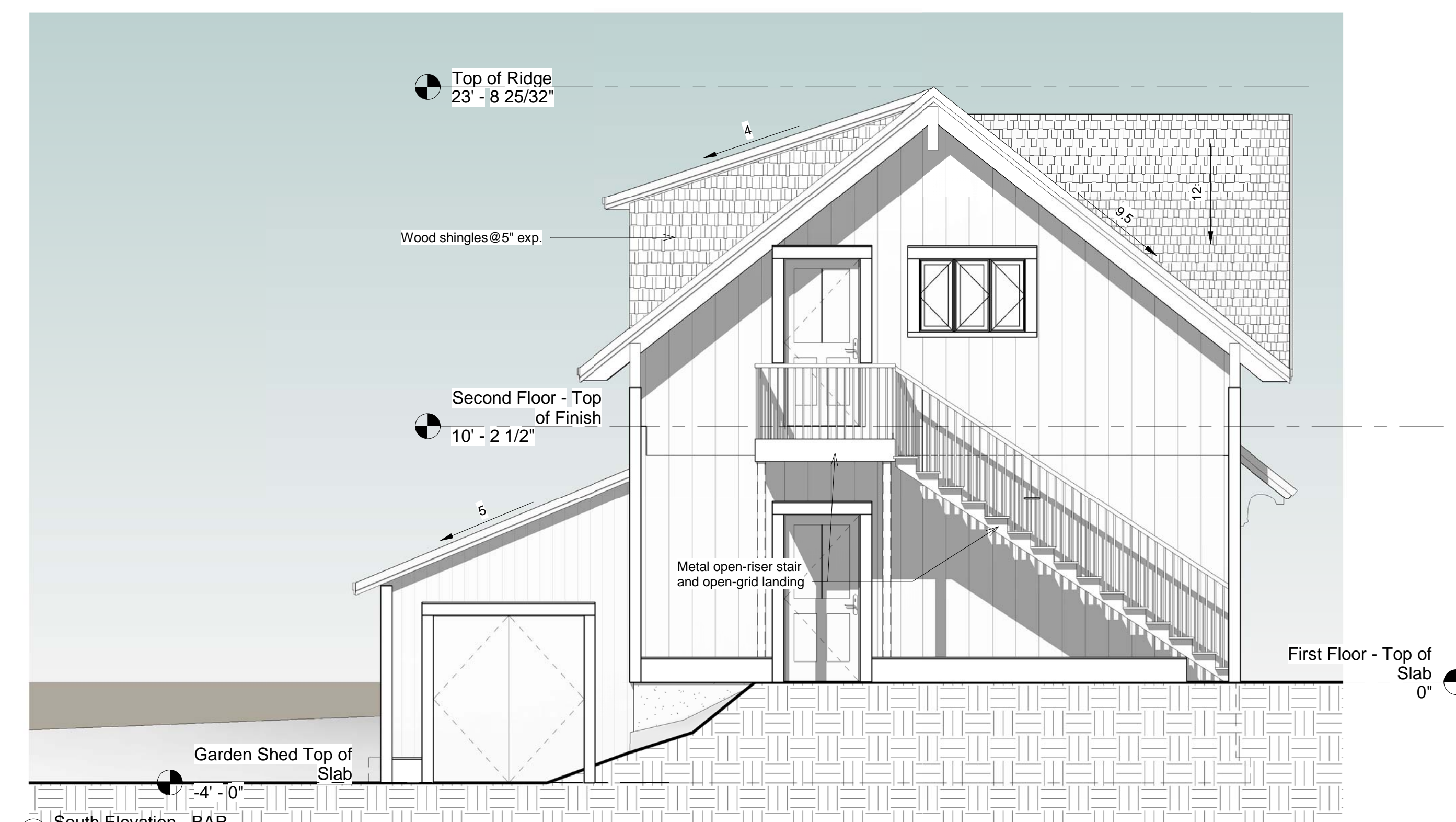
1 East Elevation - BAR
1/4" = 1'-0"



2 North Elevation - BAR
1/4" = 1'-0"



3 West Elevation - BAR
1/4" = 1'-0"



4 South Elevation - BAR
1/4" = 1'-0"

Approved:

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Garage/Accessory Apartment Structure
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Exterior Elevations
Board of Architectural Review Submission

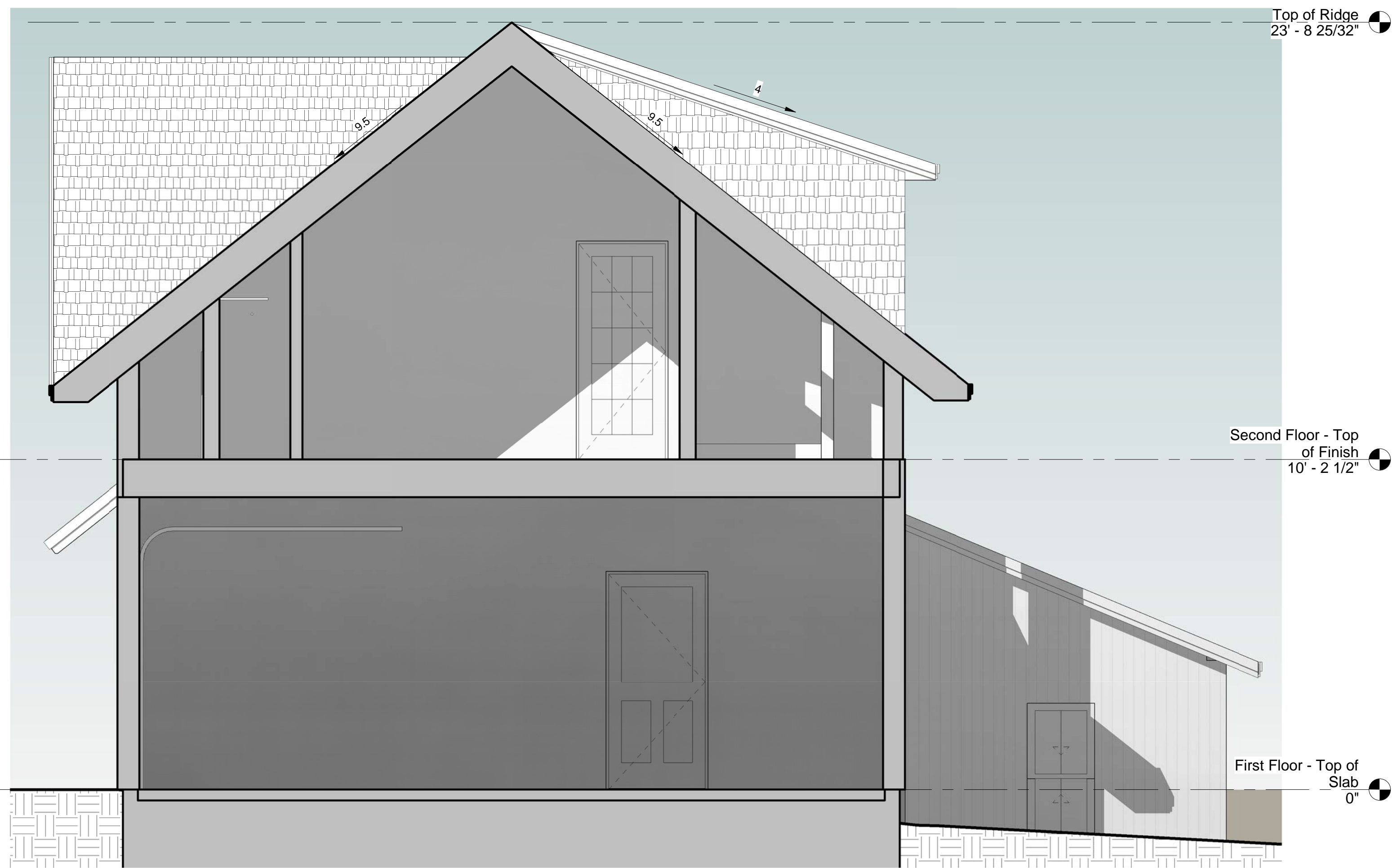
Comm.	Date
205-19	4.12.2019
Drawn	Checked
WDG	WDG

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING

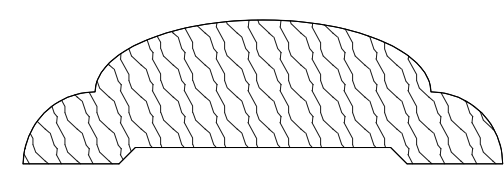
Revisions		
#	Date	By

Sheet

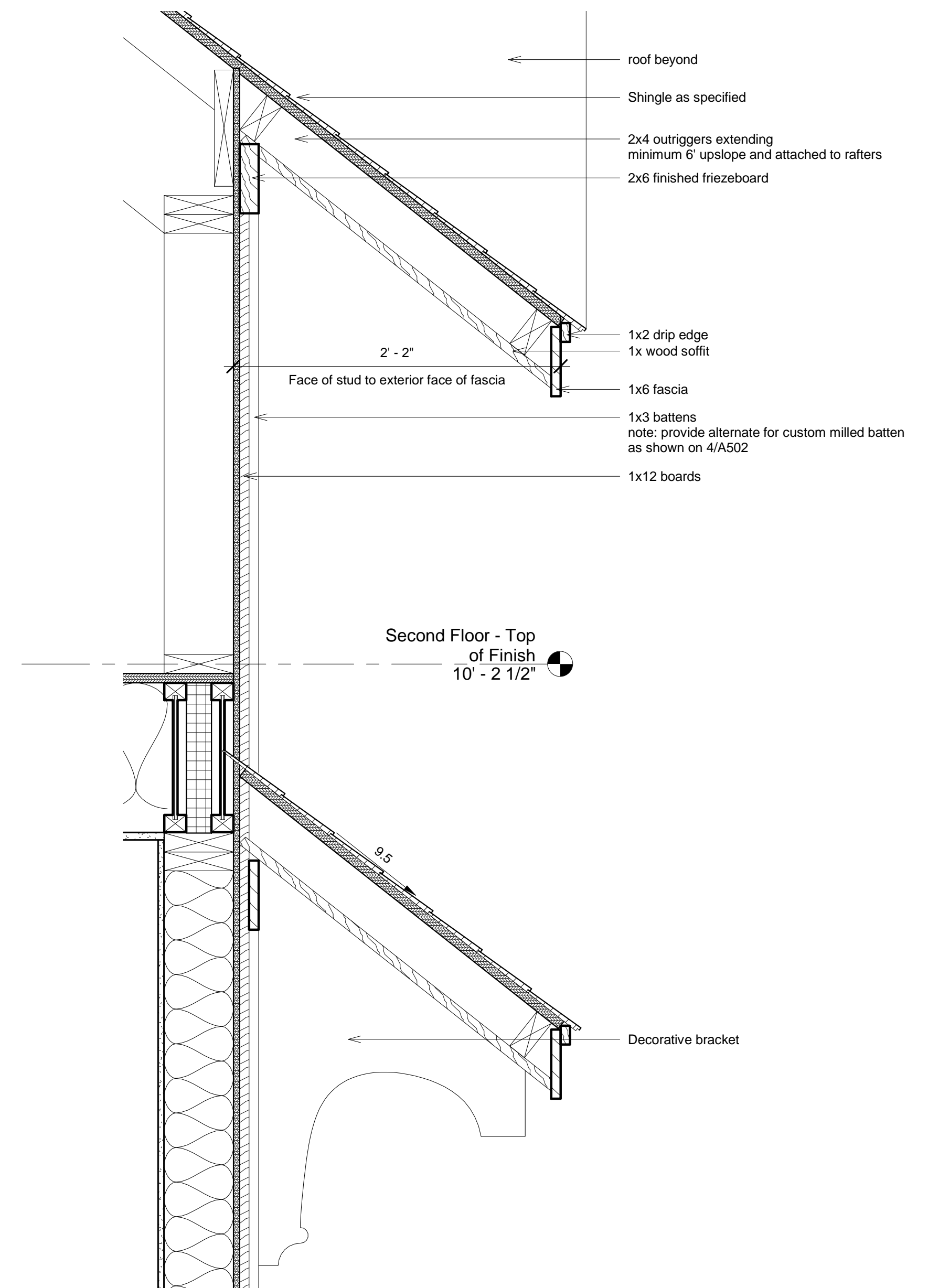
BAR 2



① Building Section through North End looking South - BAR
3/8" = 1'-0"



③ Full Size Custom Batten Option
12" = 1'-0"



② Typical Roof Cornice/Second Floor Junction - BAR
1 1/2" = 1'-0"

Approved:

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Garage/Accessory Apartment Structure
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713 Park Street, Charlottesville, Virginia
Building Section and Wall/Cornice Detail
Board of Architectural Review Submission

Comm.	Date
205-19	4.12.2019
Drawn	Checked
WDG	WDG

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Revisions		
#	Date	By

Sheet

BAR 3