

**From:** Mess, Camie  
**Sent:** Tuesday, August 15, 2017 2:59 PM  
**To:** reoutlaw@earthlink.net  
**Subject:** BAR Action - 430 North 1st Street - Aug. 14th, 2017

August 15, 2017

David and Nancy Hughes  
ATTN Outlaw Design Company

**Preliminary Discussion**

BAR 17-08-03  
430 North 1<sup>st</sup> Street  
Tax Parcel 330088100  
David and Nancy Hughes, Owner/ Outlaw Design Company, Applicant  
Street Additions

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 14, 2017. The following action was taken:

**Since this is a preliminary discussion there is no suggested motion.**

**The large part of the discussion was centered around the front entrance bridge and the symmetry of the house. The members present felt this is the most character defining feature of the structure, and were hesitant to see it changed. It was suggested if the applicants wanted a front occupiable space, that they sink it down or make it symmetrical. Another suggestion was to make the cantilevered canopy reinforcements less noticeable keeping with the original designs intention. The BAR thought the side and back additions were appropriate according to the guidelines.**

If you have any questions, please contact me at 434-970-3398 or [messc@charlottesville.org](mailto:messc@charlottesville.org).

Sincerely yours,

Camie Mess  
Assistant Historic Preservationist

**Camie Mess**  
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**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
August 14, 2017**



**Preliminary Discussion**

BAR 17-08-03

430 North 1<sup>st</sup> Street

Tax Parcel 330088100

David and Nancy Hughes, Owner/ Outlaw Design Company, Applicant

Street Additions

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**Background**

Built in 1994 by UVA Professor Emeritus Robert Vickery, 430 North 1<sup>st</sup> Street is considered a contributing property in the North Downtown ADC district. The building has not been historically surveyed. However, its scale and materiality fit the context of the neighborhood well as a modern addition. The building has a symmetrical brick façade with an axial walkway that is a strong design concept.

**Application**

The applicant is seeking a preliminary discussion for the design of improvements to the house and site. The applicant will return in September for a final COA.

The applicant proposes to enlarge the front entry walkway with an IPE deck on the south side of the façade with cable railing. A new planting bed will be created between the deck and the City sidewalk and parking area. The main entry door will be replaced. The existing louvered wood sliding shutters flanking the entry door will be replaced with PVC shutters. New hanging rod systems will be added to the front and side door canopies.

At the back of the parking area an existing 3 ft. block wall will be replaced with a cementitious fiberboard structure that is a shed on the lower level. On the street level it is a deck enclosed with either cable railing or fiberboard with PVC doors to conceal trash cans.

On the south side the exterior stair and small deck will be removed. On the lower level a triple window located behind the stair will be replaced with full length windows and a door.

A new, full-width addition is planned on the rear. The ground level has cementitious fiberboard siding with windows to match existing. The main level is a deck with cable rail and stained wood trellis. The hyphen has glass block on the lower level and fiberboard above. New double doors will provide entry to the deck, replaced an existing double window. The existing deck door will be replaced with glass block.

The applicant also plans to replace aging materials, including inoperable or rotted windows. New windows will be Marvin clad to match existing. A landscape plan will be submitted separately.

**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 Rehabilitation**

*D. Entrances, Porches, and Doors*

*Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.*

*The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.*

- 1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
- 2. Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
- 3. Repair damaged elements, matching the detail of the existing original fabric.*
- 4. Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.*
- 5. Do not strip entrances and porches of historic material and details.*
- 6. Give more importance to front or side porches than to utilitarian back porches.*
- 7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.***
- 8. Avoid adding decorative elements incompatible with the existing structure.*
- 9. In general, avoid adding a new entrance to the primary facade, or facades visible from the street.*
- 10. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
- 11. Provide needed barrier-free access in ways that least alter the features of the building.*
  - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.*

- b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
- 12. The original size and shape of door openings should be maintained.*
- 13. Original door openings should not be filled in.*
- 14. When possible, reuse hardware and locks that are original or important to the historical evolution of the building.*
- 15. Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.*
- 16. Retain transom windows and sidelights.*

....

### 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 if 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.*

## **Pertinent Design Review Guidelines for New Construction and Additions**

### ***J. Porches***

***Most of Charlottesville's historic houses have some type of porch. There is much variety in the size, location, and type of porches, and this variety relates to the different residential areas, strong consideration should be given to including a porch or similar form in the design of any new residence in these sub-areas. Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.***

### ***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.*

**Discussion and Recommendations**

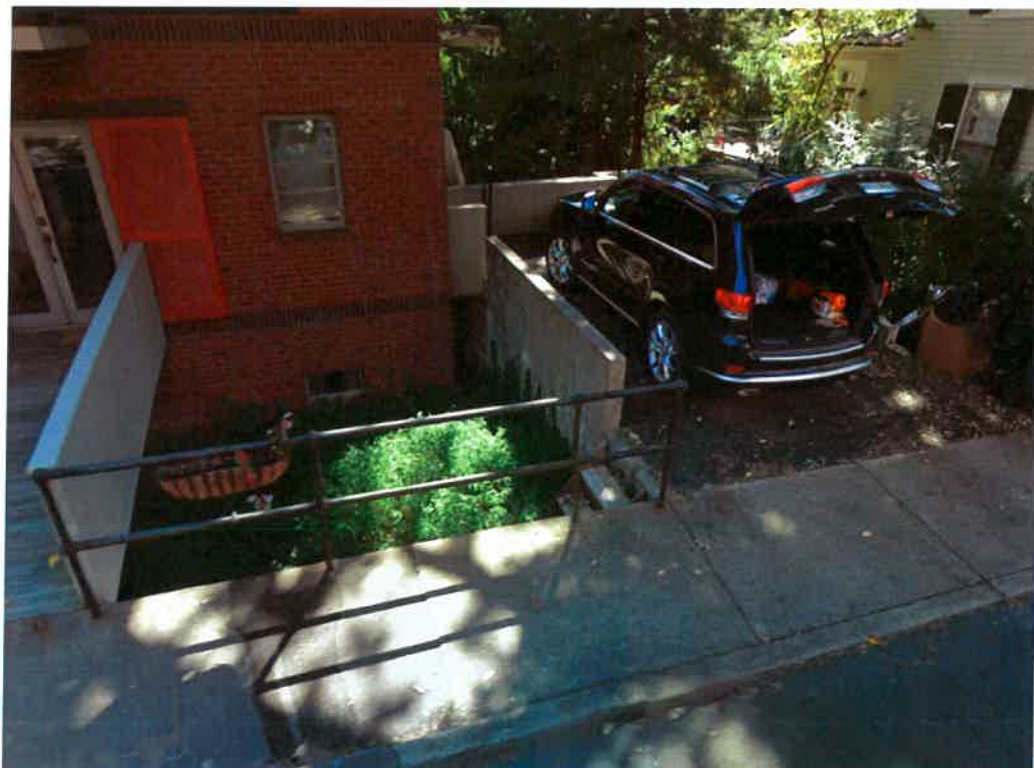
Since this is a preliminary discussion there is no suggested motion.

It is good to see new owners taking care of this special house that is in need of maintenance. Most of the proposed changes are appropriate per the Guidelines. Staff has identified the main issue being the dramatic change in configuration of the entry walkway, which the BAR should discuss.

PVC shutters are discouraged in the Guidelines. A good quality composite may be a suitable substitute for wood shutters.



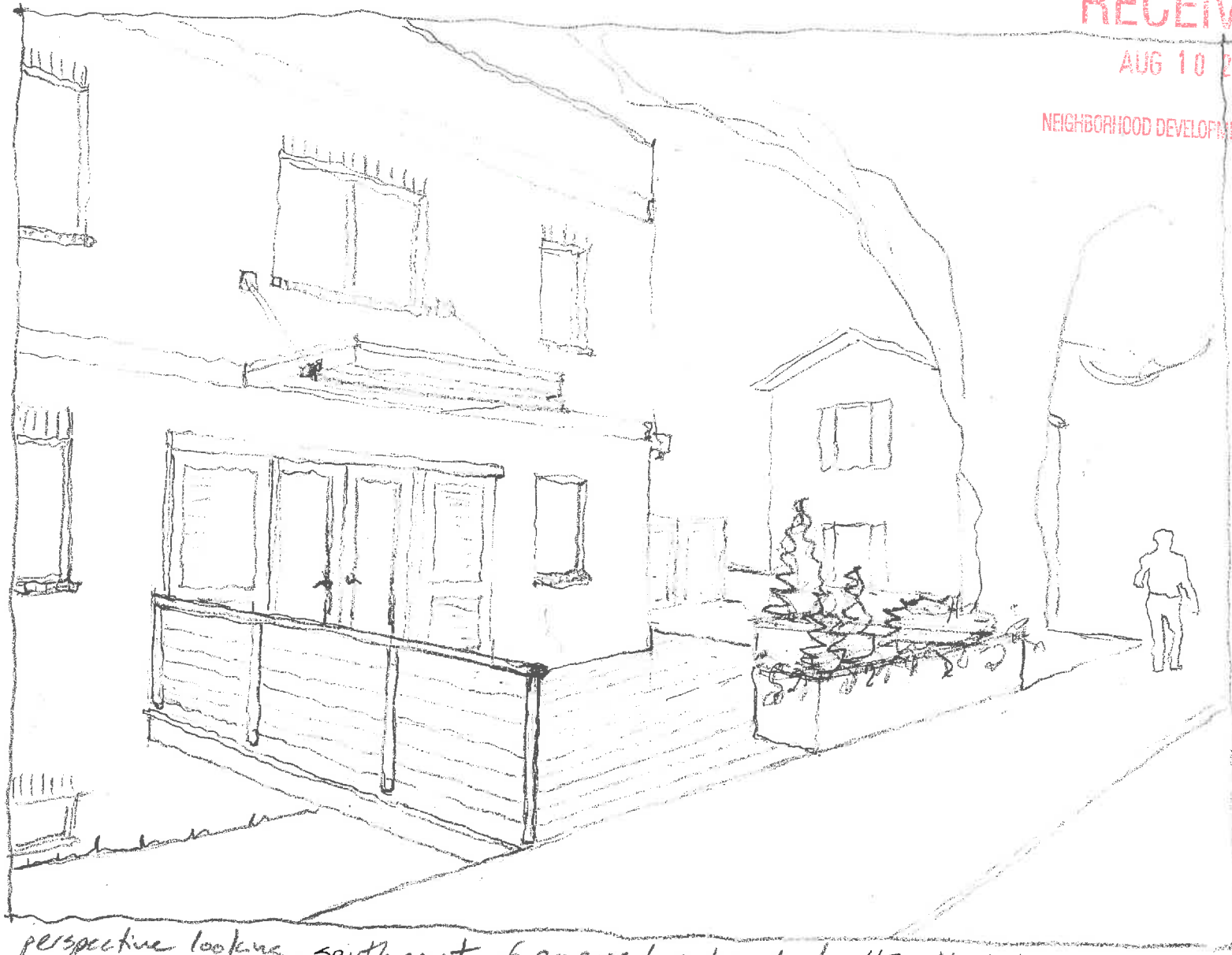




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perspective looking southeast of proposed entry deck - 430 N. 1st St.





perspective looking northeast of proposed entry deck - 430 N. 1st St.

# Exterior Design Information 430 North First St., Charlottesville, VA

Year Built: 1994

Zoning: R-1SH

Setbacks: 25' front, 5' side, 25' rear

Max. ht.: 35'

Architect: Robert Vickery

Lot sq. ft. 6040 sq. ft

Site limitations: drainage easement

Existing Building		Proposed Changes to Existing Building	Proposed New Work/ Remarks
Finished square footage		2987	adding 488 sq. feet for a total new finished square footage of 3475
Architectural style	modern, after Mario Botta hill houses in Italy: patterned masonry, geometric massing, strong centers, self-contained		modern, symmetrical, with clear geometries
House type	single family dwelling		same
No. floors	3 floors plus roof deck		addition is 1 floor plus roof deck
Exterior finishes	brick, "grade A plywood", wood trim, glass block, clad windows and doors, sliding wood louvered panels	replacing aging materials: cementitious fiberboard panels with reveal system, cementitious trim, clad windows and doors, wood decking, sliding synthetic louvered panels	brick veneer foundation, cementitious fiberboard boards and panels with reveal system, glass block, clad windows and doors, wood decking, cable rail, stained pressure treated wood, sliding synthetic louvered panels
Exterior finish color	two colors of unpainted brick with grey colored grout and warm grey painted bays, red wood sliding shutters	__ painted bays and trim, replacement sliding panels to be __ color	cementitious fiberboard to match new color of existing bays and trim, other colors TBD
Window mfr., specs, and operation	Marvin clad awnings, no divided lites	some inoperable or rotted windows to be replaced with Marvin clad to match existing, low E Argon (check color difference in glass between existing and new	Marvin clad to match existing, in compatible proportions/sizes

	Existing Building	Proposed Changes to Existing Building	Proposed New Work/ Remarks
Window color	warm grey	match existing	match existing
Gutters, flashing, drip edges	copper	copper	copper
Decking on roof deck	"wood pallets"	replace existing	Wood species TBD
Roof Deck Railing	brick parapet wall w/ plywood interior	brick parapet wall w/ cementitious fiberboard interior	cable rail system, cementitious fiberboard screen
Bridge decking	5/4" x 5 1/2" p.t. decking attached with countersunk screws	replace with wood species TBD	wood species TBD
Planter box sides			TBD
Storage shed			dry laid brick floor and cementitious fiberboard panel siding with reveal system, sliding shutter doors to match those on front of house
Fountain Garden			landscape plan to be a separate application
Water feature			separate application
additional landscape elements	dry laid brick terraces to south and east of house	remove existing deck, stairs, and dry laid brick terraces	separate application
Plant materials	wooded, untended shrubbery around perimeter	remove 3 deciduous trees in rear that are leaning towards house, remove cedar on NW corner, remove unhealthy tree on north side, prune/remove shrubbery along sides and rear	separate application

We are proposing to widen the deck currently bridging the entry and sidewalk to create occupiable space in front of the house over what is now an isolated, unused area below sidewalk level. There is precedent for outdoor rooms and planting beds located directly adjacent to the sidewalks along N. First St between #430 and High St., which serve to give the houses strong relationships to the life of the street and a welcoming aspect.







A modern entry deck on a historic house



Cementitious fiberboard horizontal patterned board screening and fence similar to proposed.





North



West (front facing First St.)



South

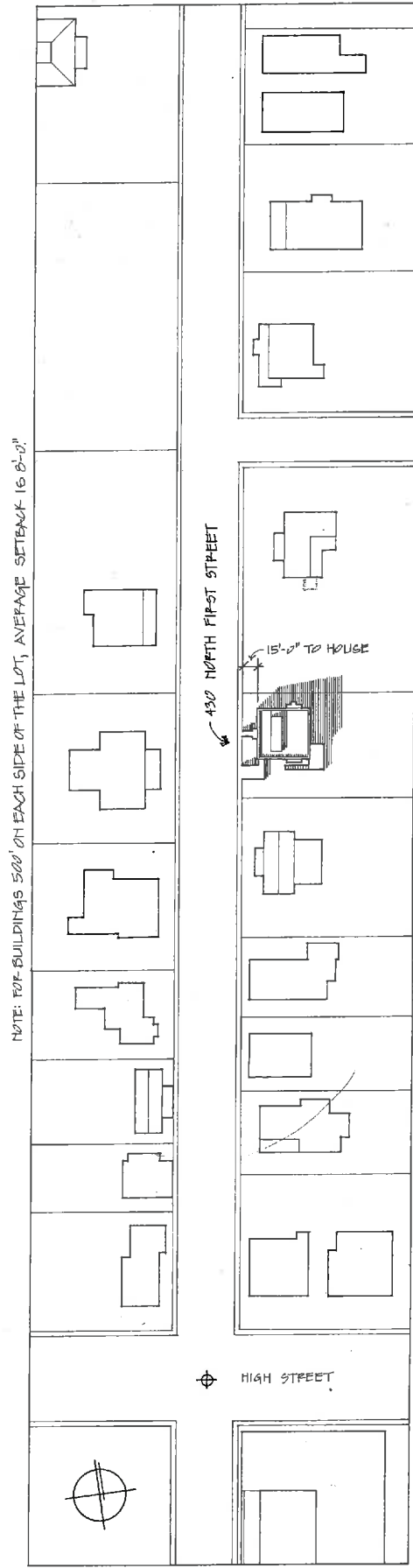


East

**430 North First Street Exterior Elevations**  
(proximity of property lines prevent straight-on photos of side elevations)



South from First St.



LOCATION PLAN  
SCALE: 1"=50'-0"

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OFFICE  
BID SET

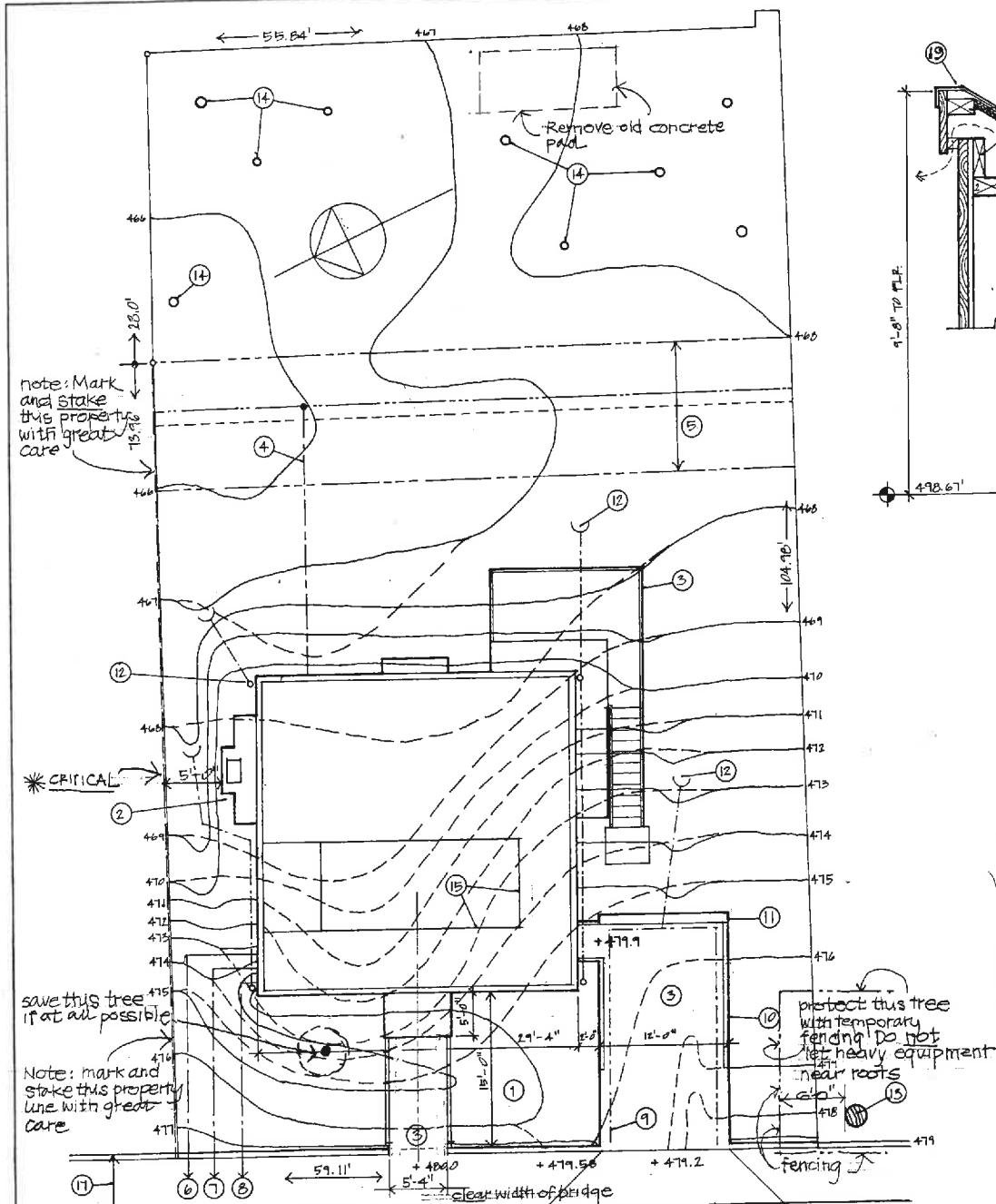
Residence for Mary and Robert Vickery

Robert Vickery, Architect

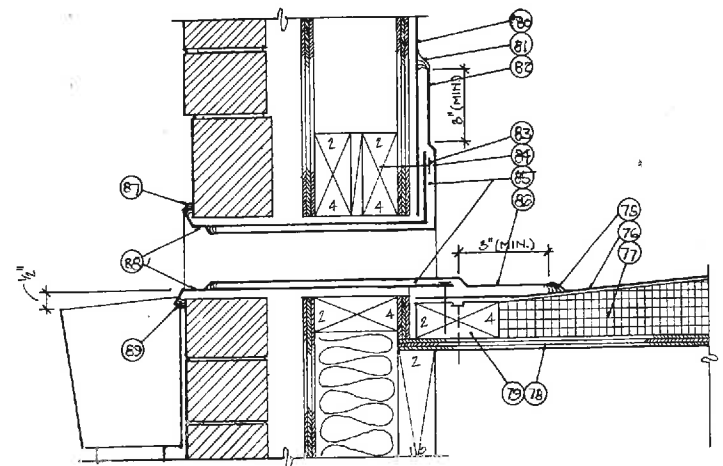
(804) 295-0061

430 North First Street

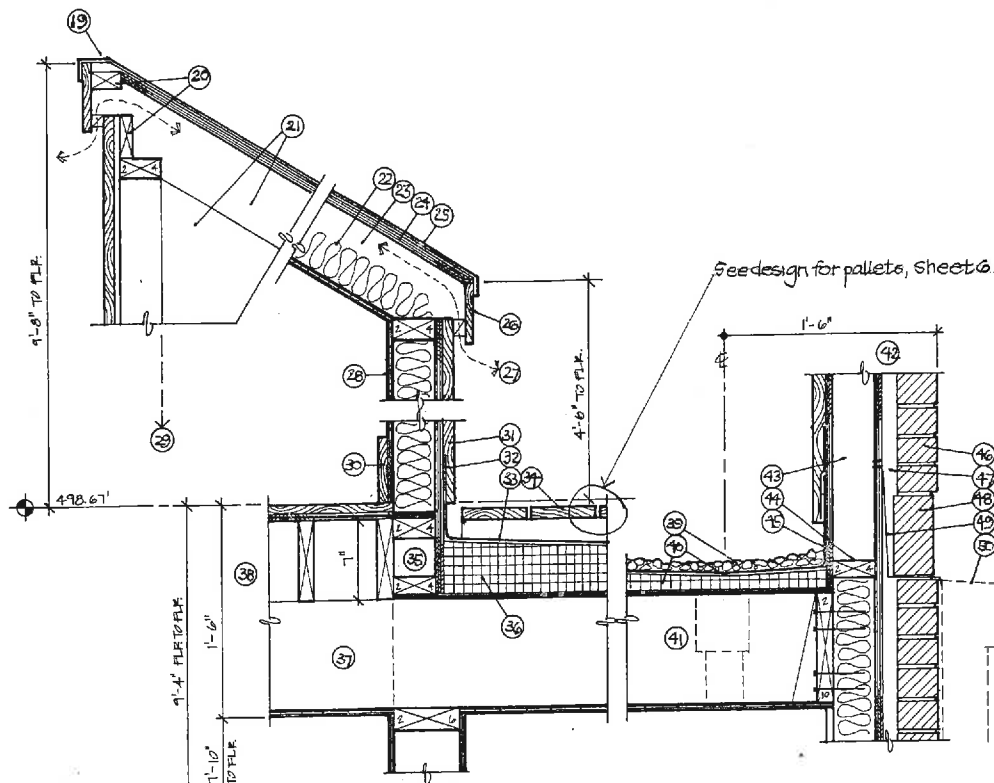
Charlottesville, Virginia



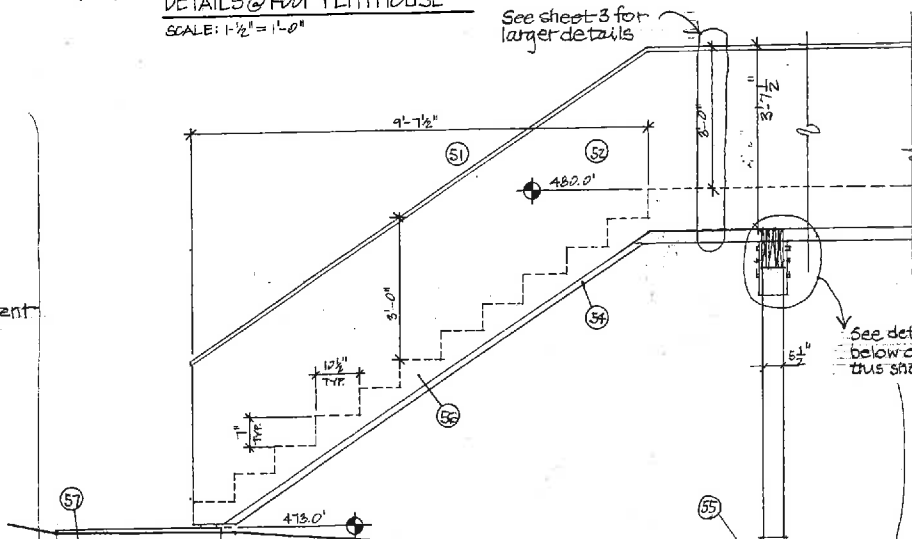
**SITE PLAN - 430 NORTH FIRST STREET**  
SCALE: 1/8" = 1'-0" LOT SIZE: 6040.5 SQ. FT.



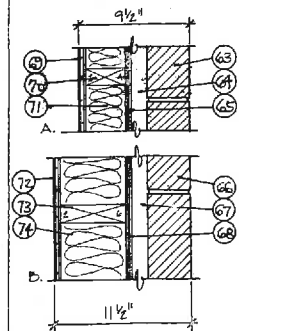
**SCUPPER DETAIL**  
SCALE: 5" = 1'-0"



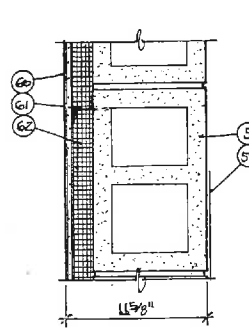
**DETAILS @ ROOF PENTHOUSE**  
SCALE: 1/2" = 1'-0"



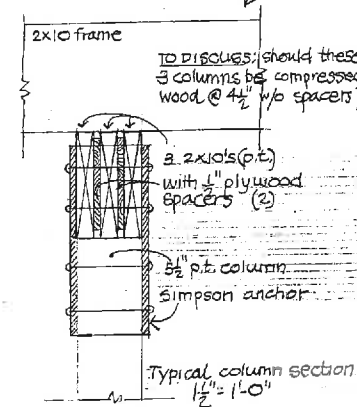
**DETAIL @ EXTERIOR STAIR**  
SCALE: 1/2" = 1'-0"



**A. PLAN @ SOUTH WEST, NORTH WALLS (ABOVE FLOOR-1)**  
**B. PLAN @ EAST WALL (ALL FLOORS)**  
SCALE: 1/2" = 1'-0"

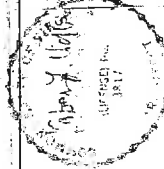


**PLAN @ NORTH & SOUTH WALLS (FIRST FLOOR ONLY)**  
SCALE: 1/2" = 1'-0"

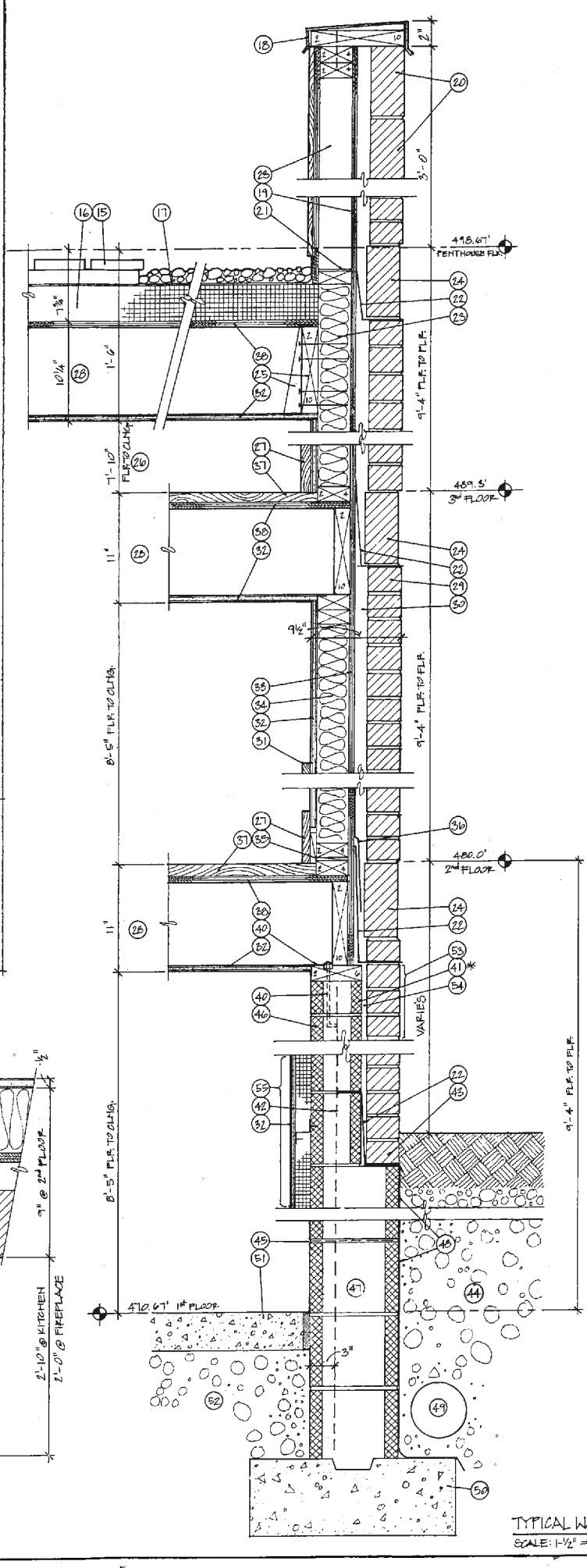
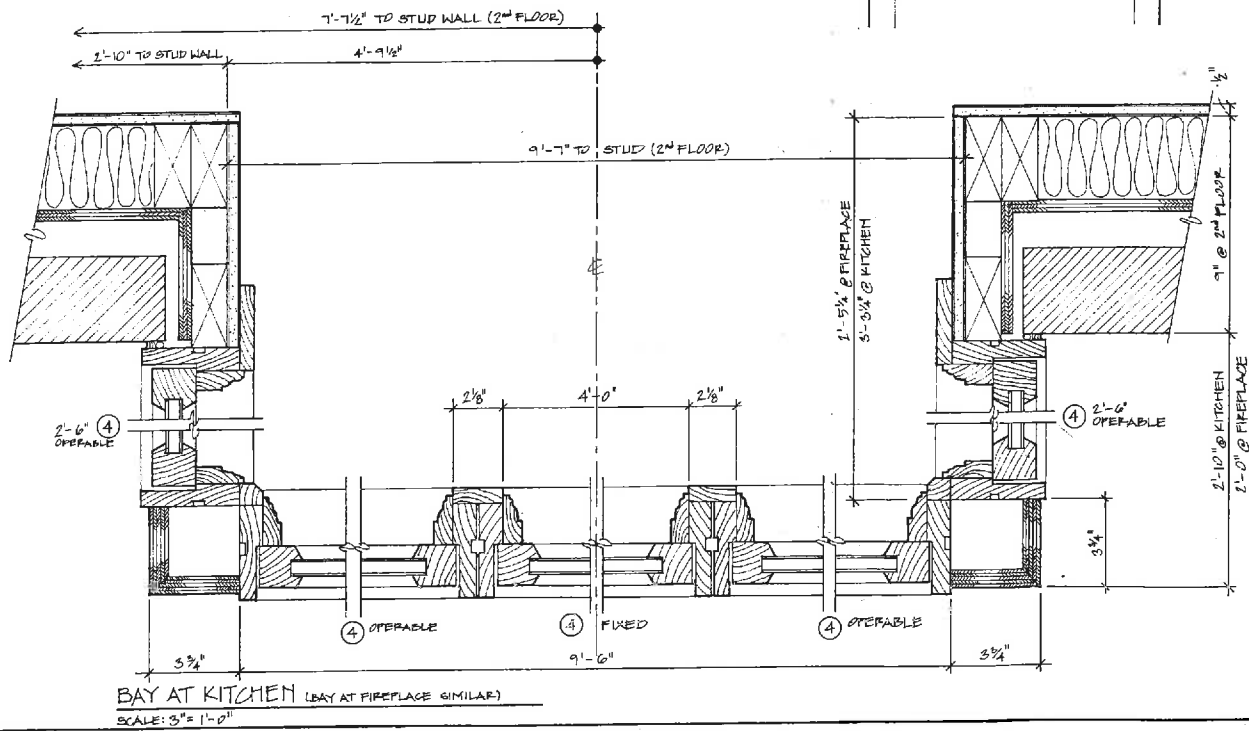
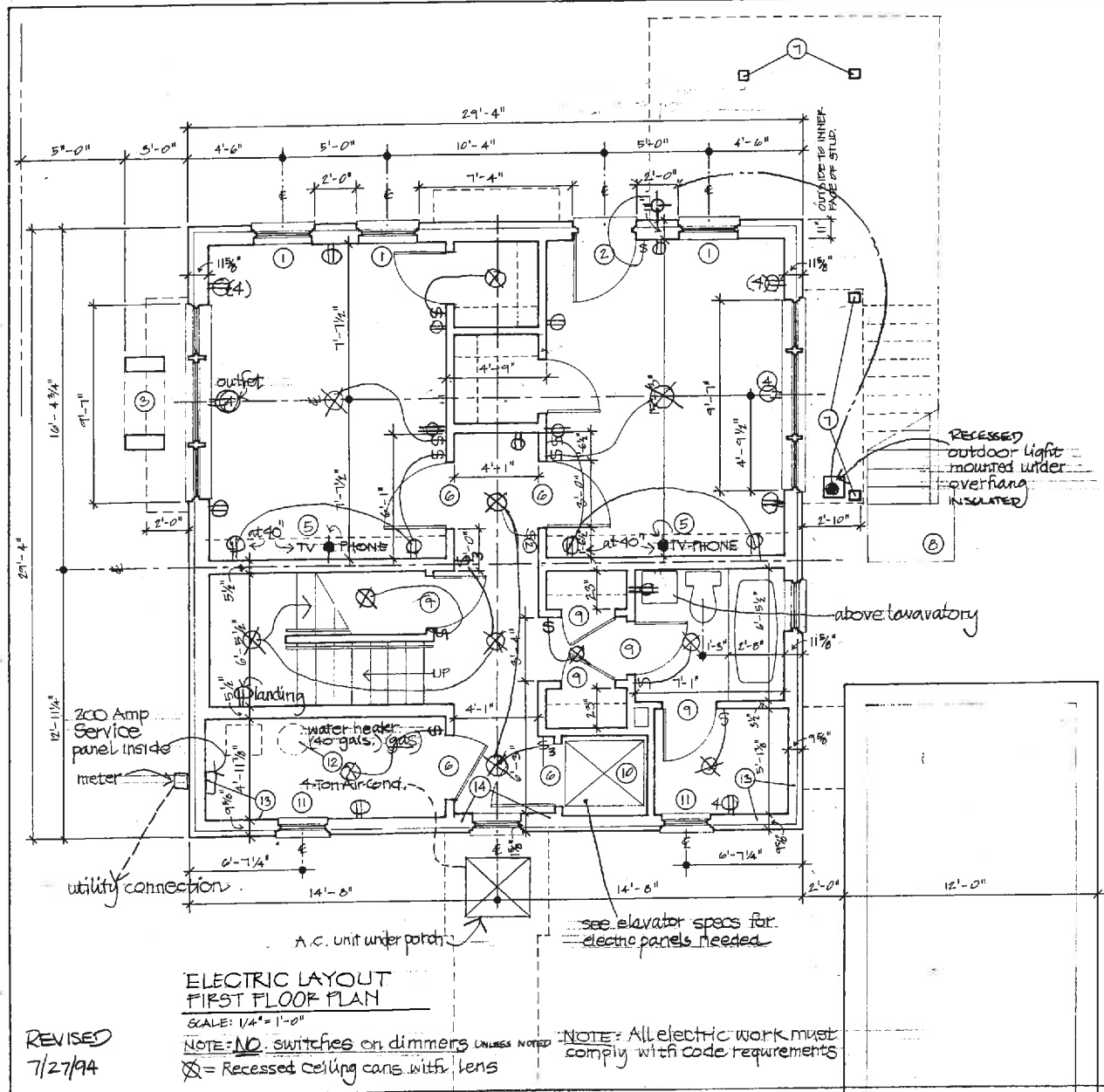


**Typical column section**  
1/2" = 1'-0"

- 1 House is parallel to street with 15'-0" setback from sidewalk.
- 2 Brick piers are set 5'-0" from side property line. This point must be accurately located.
- 3 See sheet (3) three for railing details.
- 4 Connect house sewer lines to sanitary sewer located in 12' easement.
- 5 12' city sanitary sewer easement.
- 6 Utility (gas) connection.
- 7 Utility (water) connection.
- 8 Utility (electric) connection.
- 9 Foundation drain along retaining walls (weeps through walls).
- 10 6" block wall 2'-0" above parking area.
- 11 12" block wall 3'-0" above parking area.
- 12 Roof drains to yard outlets.
- 13 Large (existing) ash.
- 14 Small indigenous growth (trees) to be saved.
- 15 Shed roof above flat roof.
- 16 New sidewalk is tapered to street.
- 17 Existing sidewalk.
- 18 Curb edge.
- 19 Metal roofing turnback (make "flat" area at top a minimal dimension).
- 20 Blocking.
- 21 No insulation, see 1/2" section, sheet B.
- 22 Batt insulation (turns at 6'-8" across ceiling) (see sheet 5)
- 23 Air space.
- 24 Sheathing.
- 25 Metal roof, pre-painted steel 26" gauge (Engiert. or approved equal).
- 26 Fascia board.
- 27 1 x 1 blocking with screens between.
- 28 1/2" drywall.
- 29 line up with inner face of stud wall below.
- 30 3/4" x 5 1/2" baseboard.
- 31 3/4" plywood, exterior, grade A.
- 32 1/2" sheathing.
- 33 Membrane roof turns up beneath plywood exterior facing.
- 34 Wood pallets.
- 35 Blocking as needed to raise floor above third floor joists.
- 36 4" rigid insulation slopes to 1 1/2" at scupper opening.
- 37 2 x 10 roof joists (9 1/4").
- 38 1'-6" total, to raise floor of penthouse to 9'-4" above third floor.
- 39 Gravel.
- 40 Membrane roof over sloped insulation.
- 41 Scupper location.
- 42 Wall continues (see section, sheet 4).
- 43 2 x 4's continuous to third floor.
- 44 Fire blocking between each stud, covered with sealant.
- 45 Membrane roof turns up under plywood.
- 46 Brick.
- 47 1/2" holes cut in sheathing between each stud (for moisture vapor vent).
- 48 Recessed soldier course.
- 49 Flashing.
- 50 Location of collection box & downspout.
- 51 Handrails at 3'-0" above stair.
- 52 Plywood sides (see detail).
- 53 Structural framing (to be designed).
- 54 Stair stringer.
- 55 2'-0" x 2'-0" concrete footing, with 5 1/2" x 5 1/2" wood column with Simpson anchor sunk 12" into concrete.
- 56 Stringer rise 9'-0" in 95' 1/2" (12 risers @ 7' each; 11 treads @ 10 1/2" each).
- 57 3'-6" x 3'-6" x 6" concrete slab.
- 58 Typical concrete block.
- 59 Bituthene when below grade.
- 60 1/2" drywall.
- 61 Z connector.
- 62 1 1/2" rigid insulation.
- 63 Brick facade.
- 64 1 3/8" air space.
- 65 1/2" sheathing.
- 66 Brick.
- 67 Airspace.
- 68 Sheathing.
- 69 1/2" drywall.
- 70 2 x 4 stud wall.
- 71 Batt insulation.
- 72 Drywall.
- 73 2 x 6 stud wall.
- 74 Batt insulation.
- 75 Lap sealant.
- 76 Membrane roof insulation.
- 77 1/2" sheathing.
- 78 P.T. wood nailer.
- 79 Wall flashing.
- 80 Lap sealant.
- 81 Form flash.
- 82 Anchor with fasteners 4" o.c.
- 84 S-40 over fastener heads.
- 85 Water block set.
- 86 Uncured form flash.
- 87 Caulking.
- 88 Welded metal sleeve, round all sheet metal flange corners.
- 89 Caulking.







- 1 3' x 4' nominal window.
- 2 3' x 6'-8" nominal outside door.
- 3 Two brick piers, 8" x 2'-0" each, set 5'-0" in from property line.
- 4 2'-6" operable side windows with 4'-0" fixed window.
- 5 Shelving (n.i.c.)
- 6 3'-0" doors
- 7 6" x 6" columns (See foundation plan, sheet 3).
- 8 Stair rests on 3'-6" x 3'-6" x 6" concrete pad.
- 9 2'-6" door
- 10 Elevator shaft (See foundation plan, sheet 3)
- 11 2'-6" x 1'-6" nominal window.
- 12 Location along this wall for furnace and water heater.
- 13 These walls do not have inside insulation.
- 14 Hallway wall has 1 1/2" insulation.
- 15 3" X 3" Pallets (See detail, sheet 6).
- 16 Rigid insulation is cut and sloped from 4" at center of roof to 1 1/2" at scupper openings.
- 17 EDPM 60mm membrane roof.
- 18 Rigid copper coping (taper inward towards roof)
- 19 Holes cut between each stud in sheathing for escape of moisture vapor buildup.
- 20 Top two soldier courses are set flush with other brick (see elevations) (dark brick).
- 21 Fire blocking (continuous) between each stud covered with sealant.
- 22 Flashing.
- 23 2 x 4 studs from third floor to top of parapet (12'-0" +/- long)
- 24 Soldier course (dark brick) inset 1/2".
- 25 Joist hangers attached to 2 x 10 ledger and nailed to 2 x 4 studs with (4) 16d nails (on east & west walls).
- 26 Floor to ceiling on third floor is 7'-10".
- 27 1 x 6 floor baseboard (3/4" x 5 1/2") (in all finished spaces).
- 28 2 x 10 (1 1/2" x 9 1/4") joists
- 29 Brick
- 30 1 3/8" air space.
- 31 1 x 4 (3/4" x 3 1/2") picture rail in finished rooms @ 6'-8 1/2" above floor.
- 32 1/2" drywall (typical).
- 33 1/2" sheathing (use plywood at all four corners).
- 34 8'-0" studs with insulation.
- 35 (2) 2 x 4's with 1/4" plywood between.
- 36 Building felt paper overlaps flashing.
- 37 3/4" hardwood subfloor.
- 40 2 x 6 with anchor bolts @ 48" o.c.
- 41 \*Note: On north, west and south walls, last block is cut to 4" instead of 8" (3 5/8"). No block is used on east wall (2 x 6).
- 42 #4 bars @ 2'-0" o.c.
- 43 One brick (minimum) below grade.
- 44 Gravel backfill.
- 45 Horizontal reinforcing every third course.
- 46 6" block wall (5 5/8") (at north, west and south walls).
- 47 10" block (9 5/8").
- 48 Bituthene or approved equal.
- 49 6" footing drain.
- 50 8" x 1'-10" concrete footing. Bottom of footing must be at least 2'-0" below original grade.
- 51 4" architectural concrete slab (with floor tile).
- 52 6" gravel below slab
- 53 Composite wall. Solid bonded with H.D.G. Horizontal reinforcing every 8" vertically.
- 54 3/8" mortar.
- 55 1 1/2" rigid insulation with 1/2" drywall on north west and south walls with "Z" stud connection attaching insulation to block.

Residence for Mary and Robert Vickery

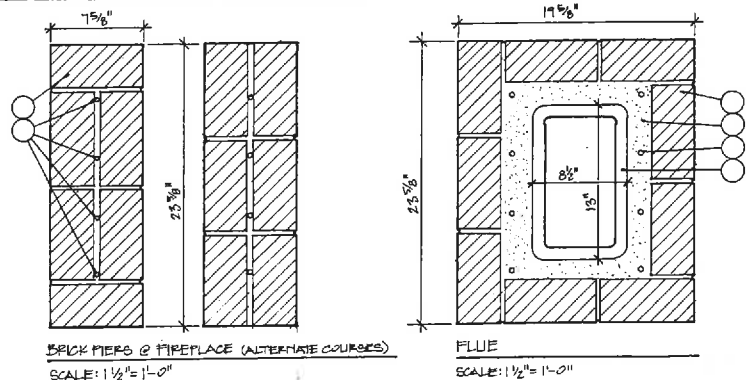
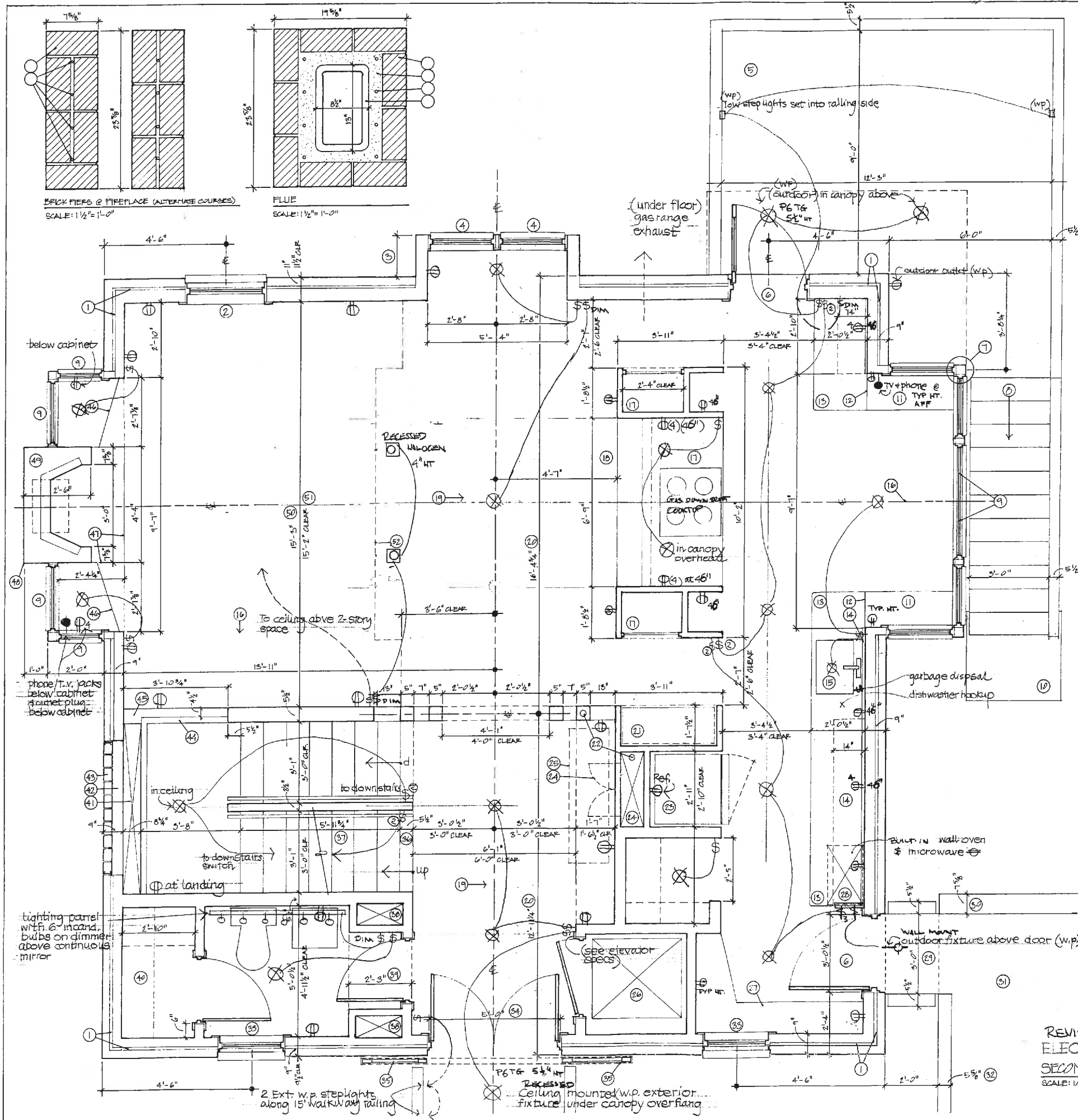
Robert Vickery, Architect

430 North First Street  
Charlottesville, Virginia

Sheet No. 4

(804) 295-0061



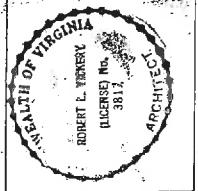


**GENERAL NOTES**

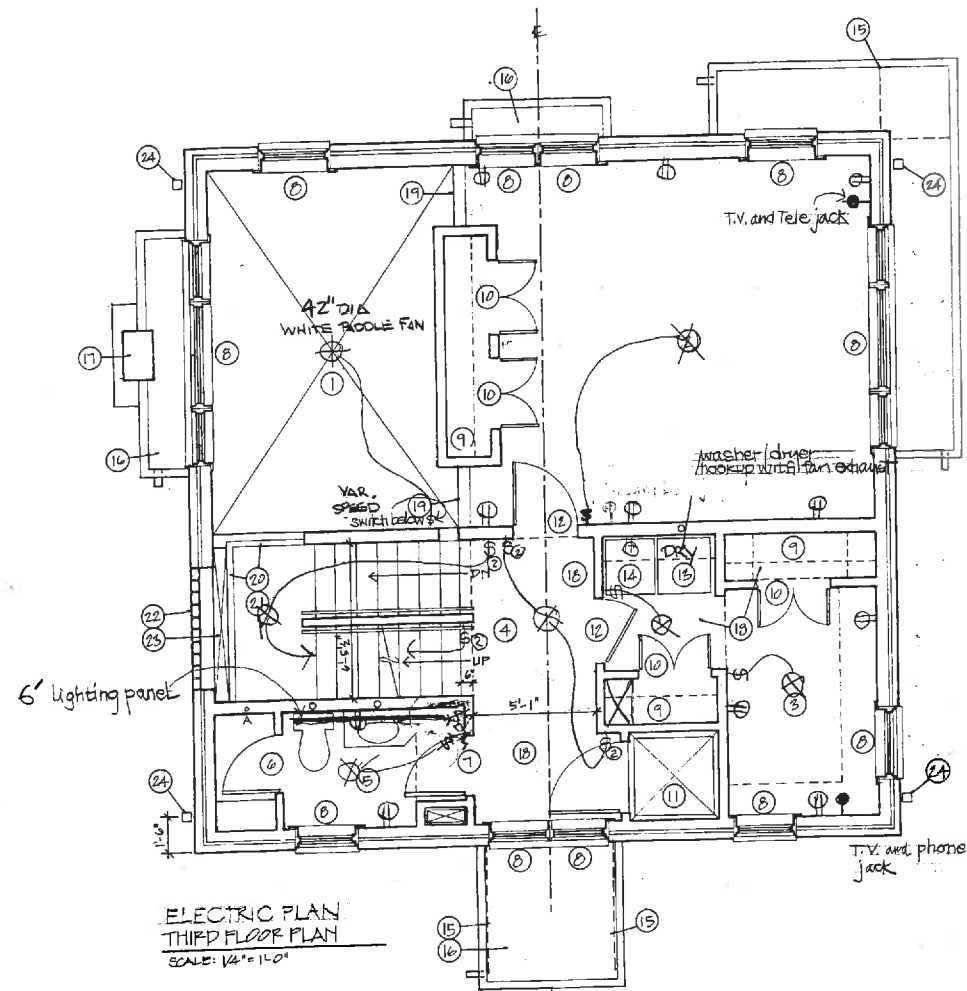
Dimensions are normally to stud faces.  
 All windows and doors are to same centerline as floor below.  
 All doors are 6'-8" high. All windows are 4'-0", set 2'-8" above floor.

- 1 All corners, replace 1/2 sheathing with 1/2" plywood.
- 2 3'-0" window.
- 3 1'-6" projection.
- 4 2'-6" windows (2).
- 5 12'-3" x 9'-0" p.t. deck with 5 1/2" handrails outside (see detail, sheet 2).
- 6 3'-0" door
- 7 2 corner posts, (see detail).
- 8 stair and posts, (see detail).
- 9 For Kitchen bay and fireplace bay (similar) see detail, sheets 3 & 4.
- 10 3'-6" x 3'-6" concrete slab (see detail, sheet 7).
- 11 Counter with open shelving - start below window molding (2'-8").
- 12 Counter steps down from 3'-0" to 2'-8" (See section sheet 8).
- 13 1" round in laminate counter at corners.
- 14 4" backsplash
- 15 sink (to be selected).
- 16 See 1/2" section, sheet 7.
- 17 Center Island should be shop built
- 18 8" lip (see section sheet 7). Cabinets below face into dining area (see section sheet 7).
- 19 See 1/2" section, sheet 8).
- 20 Centerline is to center of framing bearing wall (5 1/2" studs).
- 21 Opening for china cabinet (furniture).
- 22 Alternate locations for plumbing stack from washer/dryer above.
- 23 Refrigerator opening.
- 24 Small storage area with concealed doors 2'-0" x 4'-0" behind piano.
- 25 Piano set under recess (see 1/2" section, sheet 8).
- 26 Elevator shaft shelves (N.I.C.)
- 27 Location for microwave.
- 28 2'-0" bridge (details similar to front bridge)
- 29 8" block wall 3'-0" above paved parking area (sits over 12" block retaining wall below)
- 30 Asphalt paved parking area (see Foundation Plan, sheet 3).
- 31 6" block wall 2'-0" high, set over 12" block wall.
- 32 2'-6" windows
- 33 (2) 2'-6" x 6'-8" French doors (Front doors).
- 34 Sliding shutter doors - Each 2'-6" x 6'-8".
- 35 Stairs start 6" inside of wall. (See stair details, sheet 6).
- 36 8 Risers (each side) @ 7" each/ 7 Treads @ 10.25" each = 5'-11 3/4".
- 37 Duct chase.
- 38 Dropped ceiling; 7'-6" high
- 39 Closet ceiling with 2'-6" door.
- 40 Open to landing below (4'-8" above fist floor).
- 41 Shelf on wall (below). (See 1/2" section, sheet 7).
- 42 4 1/4" glass block wall (see north elevation).
- 43 2 1/2" railing (See detail, sheet 6).
- 44 Beam (cased out in drywall) extends to outside wall.
- 45 Cabinets below window (to be designed).
- 46 Edge of hearth.
- 47 Critical Point. This must be 5'-0 1/2" from edge of property.
- 48 2'-6" x 4'-4" Fireplace.
- 49 These dimensions are from faces of studs.
- 50 Edge of closet above.
- 51 Edge of floor above.
- 52

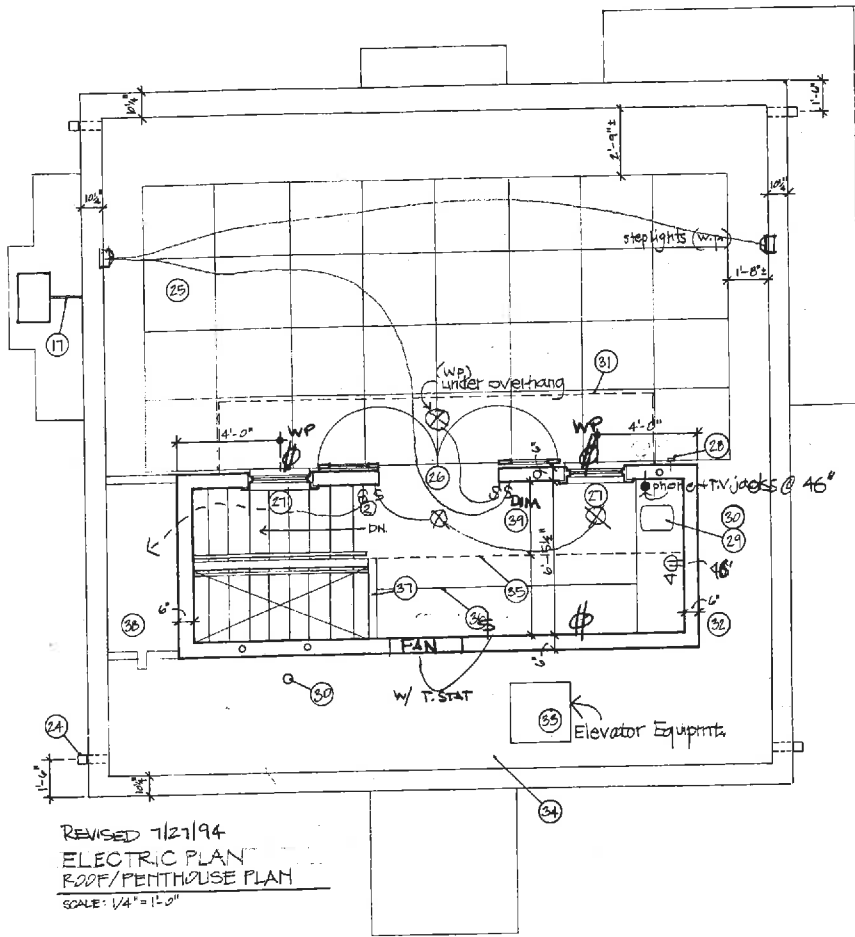
REVISED 7/27/84  
 ELECTRIC LAYOUT  
 SECOND FLOOR PLAN  
 SCALE: 1/2" = 1'-0"



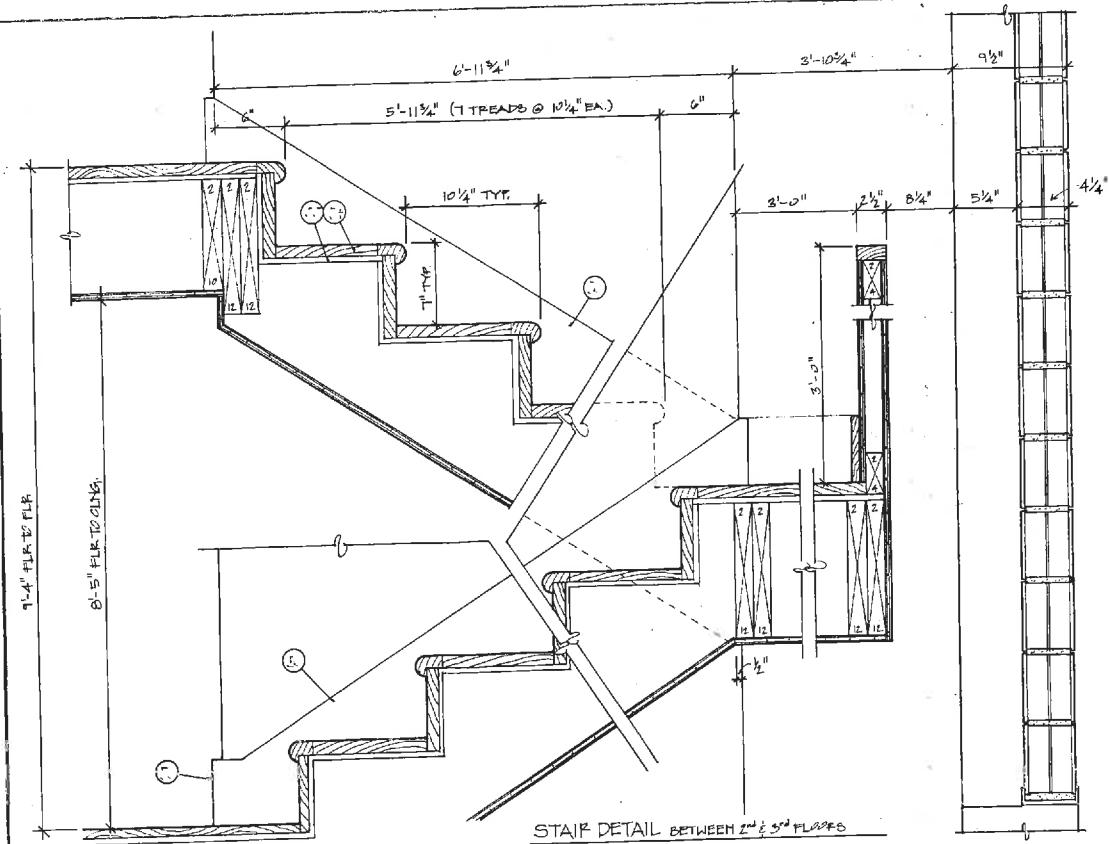




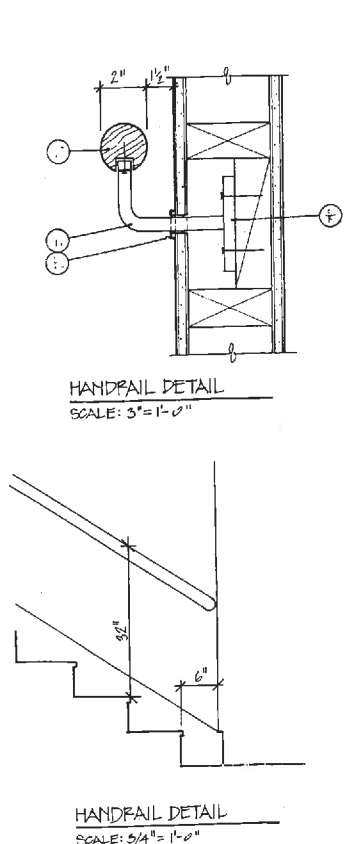
ELECTRIC PLAN  
THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



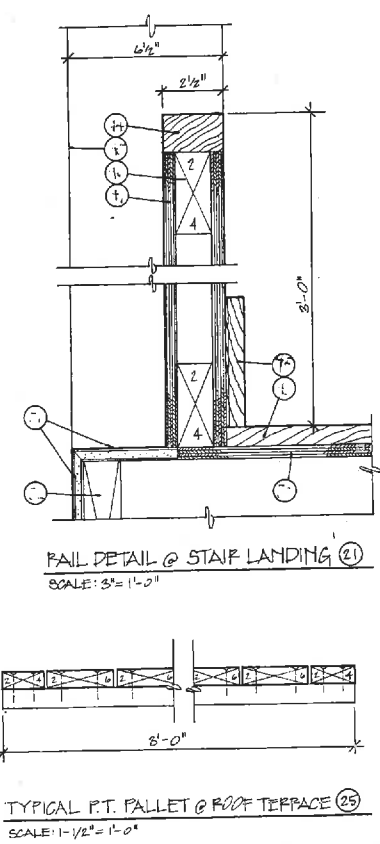
REVISED 7/27/94  
ELECTRIC PLAN  
ROOF/PENTHOUSE PLAN  
SCALE: 1/4" = 1'-0"



STAIR DETAIL BETWEEN 2ND & 3RD FLOORS  
SCALE: 1/2" = 1'-0"

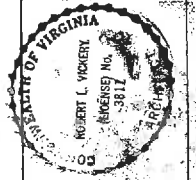


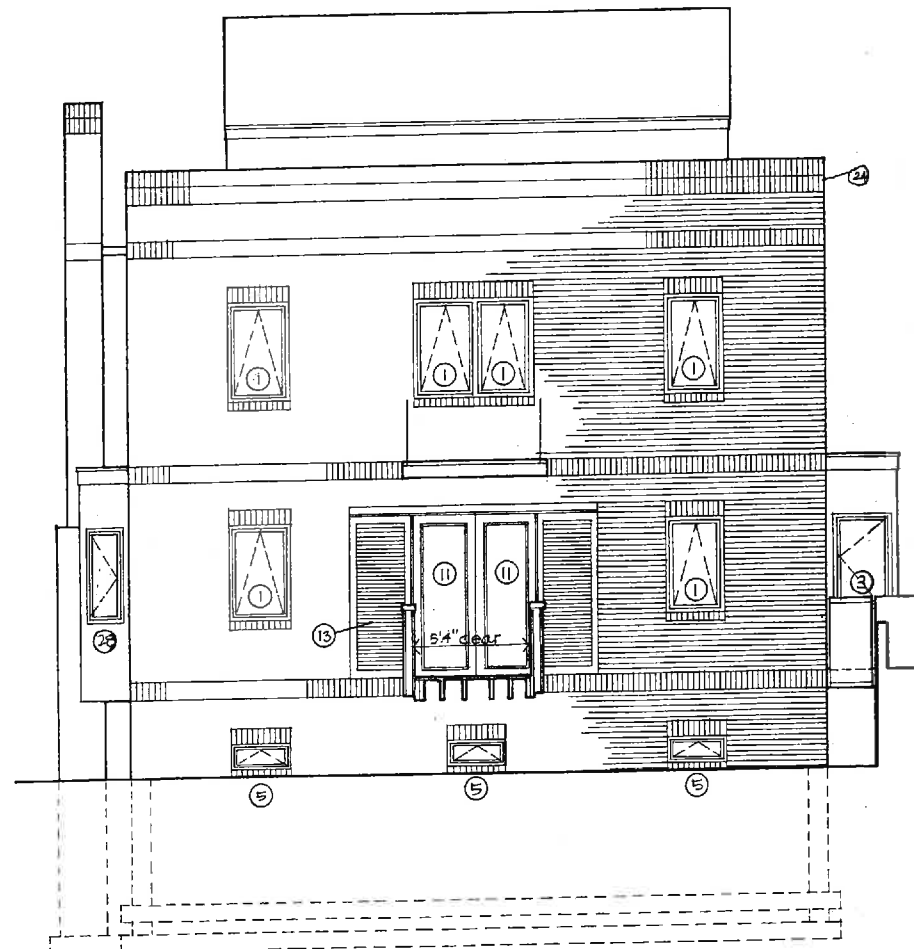
HANDRAIL DETAIL  
SCALE: 3/4" = 1'-0"



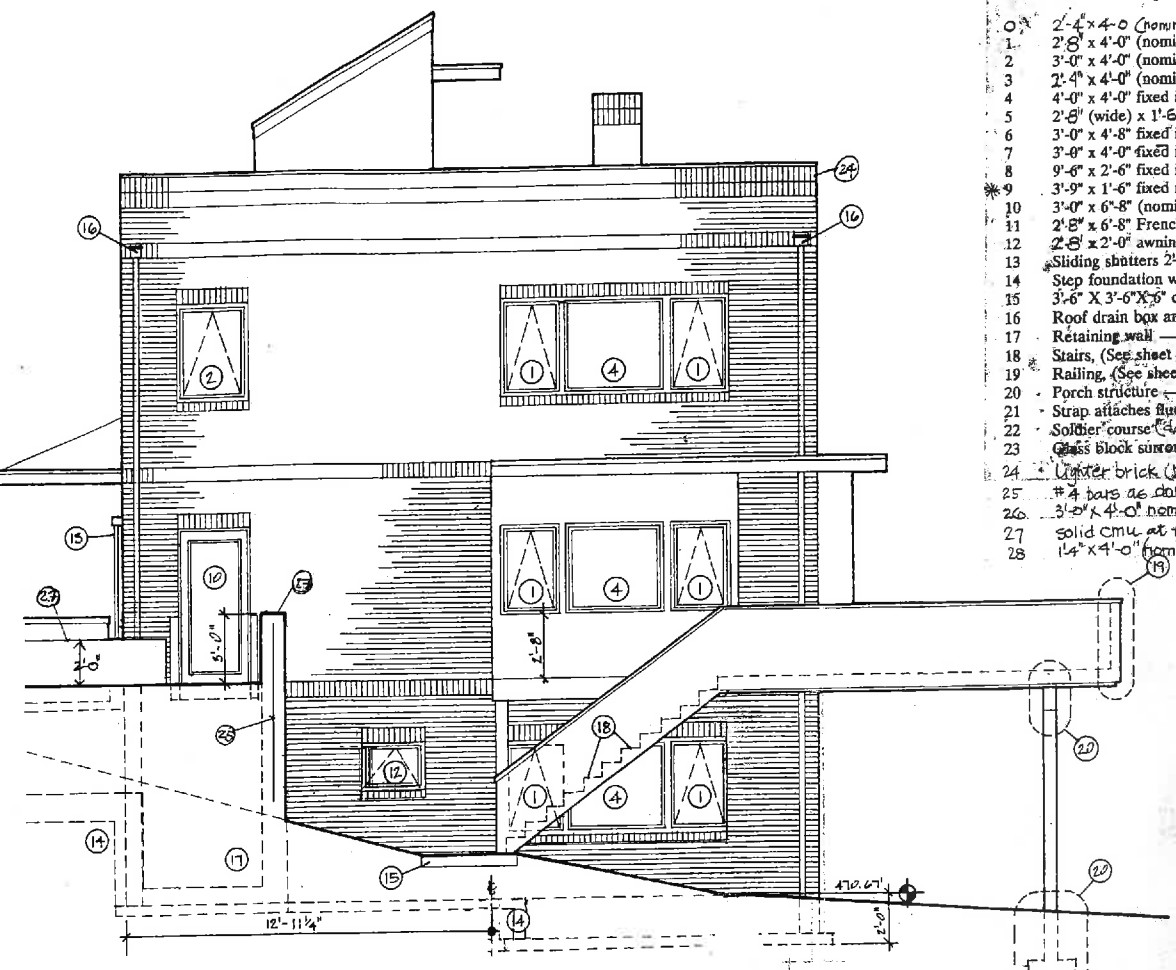
TYPICAL P.T. PALLET @ ROOF TERRACE (25)  
SCALE: 1-1/8" = 1'-0"

- 1 Open above living area.
- 2 Bedroom.
- 3 Workroom (Shelving n.i.c.)
- 4 Hall (7'-1" ceiling)
- 5 Bathroom.
- 6 Shower with 2'-4" door built-in seat.
- 7 2'-6" door
- 8 All windows align with lower floor openings
- 9 Storage closets
- 10 (2) 1'-6" louvered doors.
- 11 Elevator shaft.
- 12 2'-8" door.
- 13 (Stacked) Laundry Unit
- 14 Counter @ 36" with shelving above
- 15 Cables (?)
- 16 Roof overhangs slope to scuppers
- 17 Flue (with strap)
- 18 Ceilings in these areas is @ 7'-1"
- 19 Overlook, Rail is 3'-0" above floor
- 20 Stair railing - See detail this sheet.
- 21 Stair landing - see 1/2" Cross section, sheet 7.
- 22 Glass block.
- 23 Open Between second and third floor.
- 24 Down spout is 1 1/6" in from corner.
- 25 3'-0" x 3'-0" p.t. pallets (32). See detail this sheet.  
Pallets should be built in shop with recessed screws and 1/2" shims under one side (include separate price for construction).
- 26 French doors (out swinging) 2'-6" x 6'-8" each
- 27 2'-6 x 4'-0" awning windows
- 28 Outside hose bib.
- 29 Sink and counter.
- 30 Approx. location of vent stack.
- 31 3'-0" overhang
- 32 6" wall - See section, sheet 8.
- 33 Mech. box for elevator. (?)
- 34 EPDM (60 mm) membrane roof. (See section).
- 35 Ceiling slope from 6'-8"
- 36 Counter (n.i.c.)
- 37 Railing @ 3'-0" overlooks stair.
- 38 Raised area over landing (See cross section, sheet 7.)
- 39 6'-8" ceiling.
- 40 Handrail, (white oak or approved equal).
- 41 Metal holder support.
- 42 Ring cover painted to match wall and support.
- 43 Support, concealed behind drywall and attached to 2 x 4 blocking.
- 44 Finished wood rail cap (white oak).
- 45 Edge of living room wall.
- 46 2 x 4 construction.
- 47 1/2" plywood painted.
- 48 Baseboard (3/4" x 5 1/2").
- 49 3/4" hardwood flooring.
- 50 1/2" sheathing.
- 51 1/2" drywall.
- 52 2 x 10 spans into north exterior wall.
- 53 Side baseboard along stair, becomes regular baseboard at landings.
- 54 3/4" flooring with nosing.
- 55 1/2" sheathing.

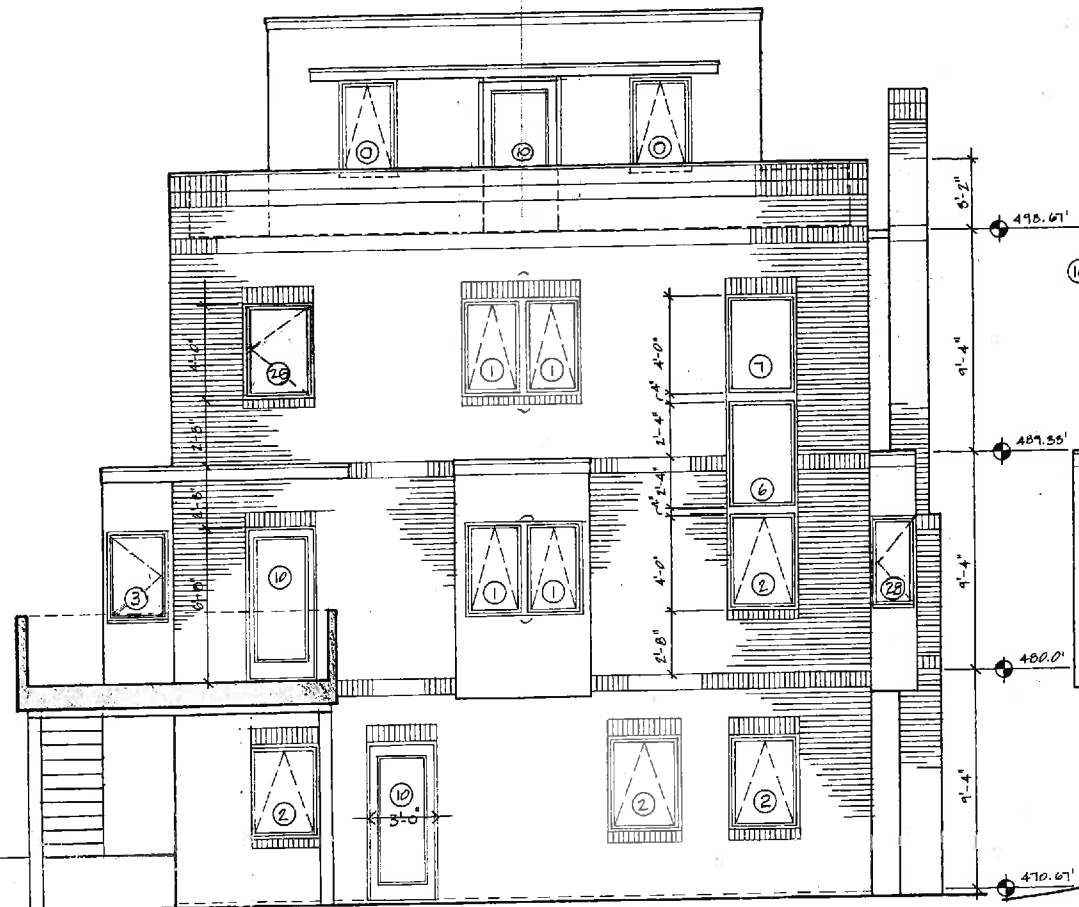




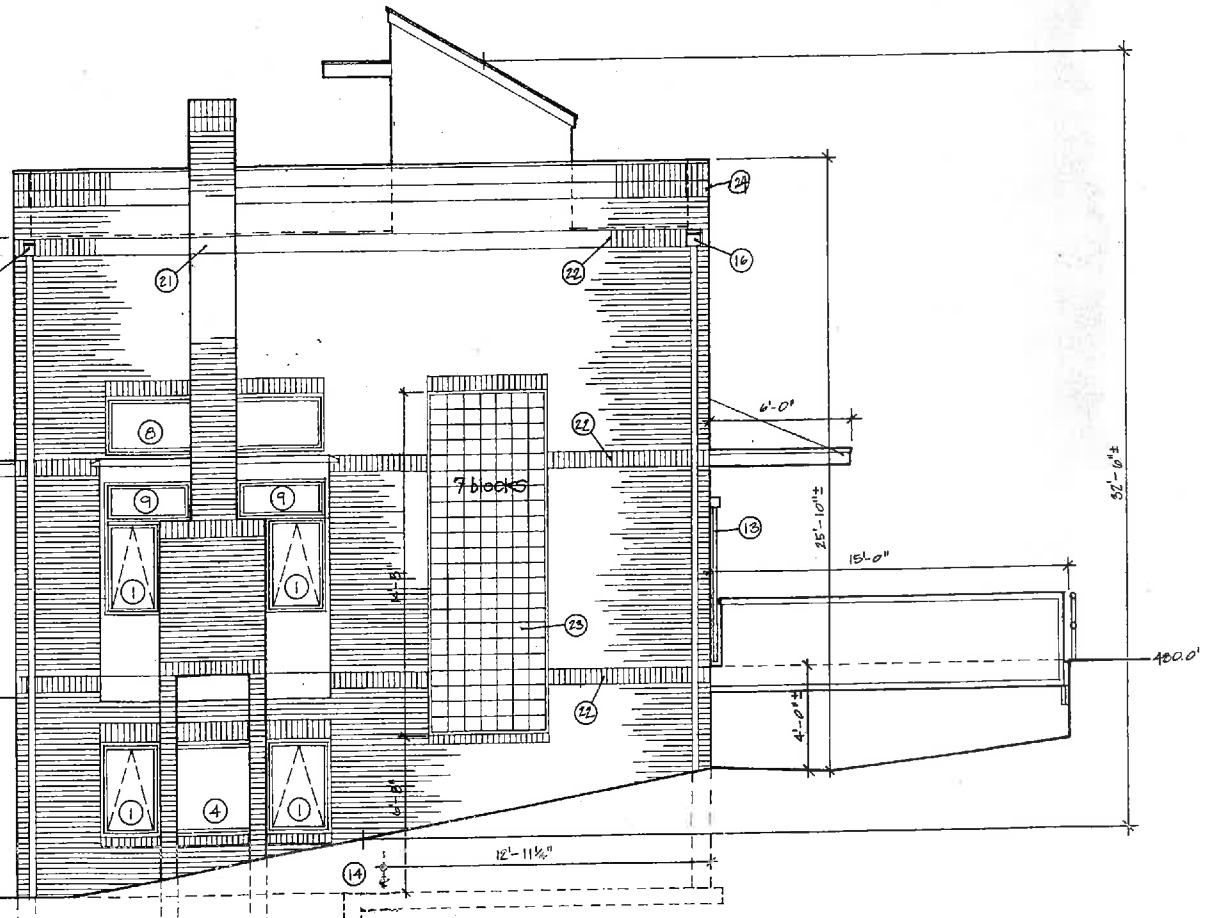
WEST (FRONT) ELEVATION SCALE: 1/4" = 1'-0"



SOUTH (SIDE) ELEVATION SCALE: 1/4" = 1'-0"



EAST (REAR) ELEVATION SCALE: 1/4" = 1'-0"



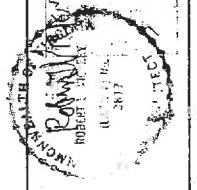
NORTH (SIDE) ELEVATION SCALE: 1/4" = 1'-0"

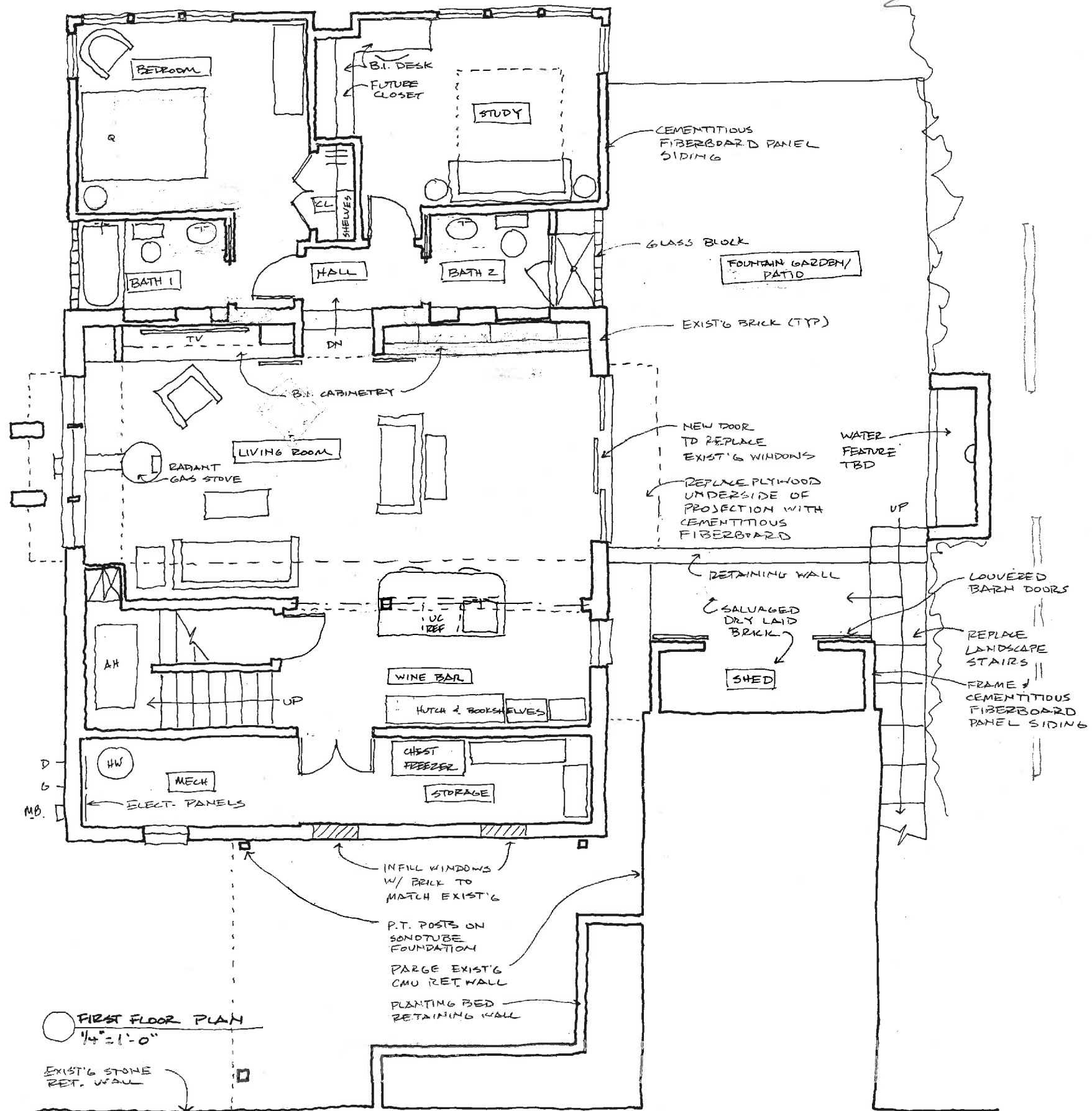
- 0 2'-4" x 4'-0" (nominal) awning window (2)
- 1 2'-8" x 4'-0" (nominal) awning window (20)
- 2 3'-0" x 4'-0" (nominal) awning window (5)
- 3 2'-4" x 4'-0" (nominal) casement (2)
- 4 4'-0" x 4'-0" fixed insulating glass window (4)
- 5 2'-8" (wide) x 1'-5" (high) awning window (3)
- 6 3'-0" x 4'-8" fixed insulating glass window (1)
- 7 3'-0" x 4'-0" fixed insulating glass window (1)
- 8 9'-0" x 2'-6" fixed insulating glass window (1)
- 9 3'-9" x 1'-6" fixed insulating glass window (2) check
- 10 3'-0" x 6'-8" (nominal) door with glass (3)
- 11 2'-8" x 6'-8" French door (1 pair)
- 12 2'-8" x 2'-0" awning window (1)
- 13 Sliding shutters 2'-8" x 6'-8" each (2)
- 14 Step foundation wall
- 15 3'-6" X 3'-6" X 6" concrete pad
- 16 Roof drain box and downspout
- 17 Retaining wall
- 18 Stairs, (See sheet 2)
- 19 Railing, (See sheet 3)
- 20 Porch structure
- 21 Strap attaches flue back to structure
- 22 Soldier course (darker brick) recessed 1/2"
- 23 Glass block surrounded by steel channel
- 24 Lighter brick (not recessed). See sheet
- 25 #4 bars as dowells (see addendum A)
- 26 3'-0" x 4'-0" nominal casement (1)
- 27 solid cmu at top course
- 28 1'-4" x 4'-0" (nominal) casement (2)

Residence for Mary and Robert Vickery  
 Robert Vickery, Architect

430 North First Street  
 Charlottesville, Virginia

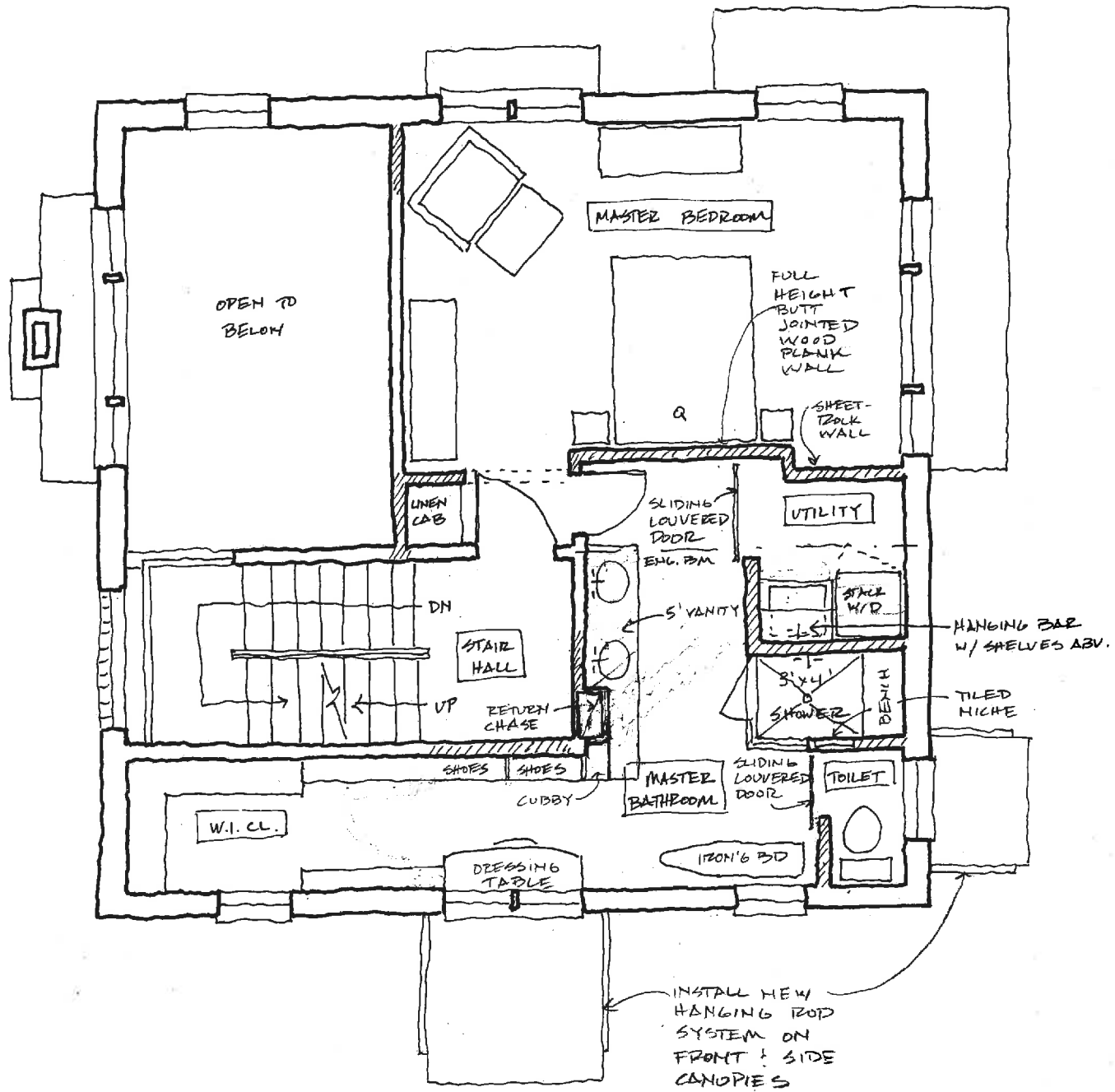
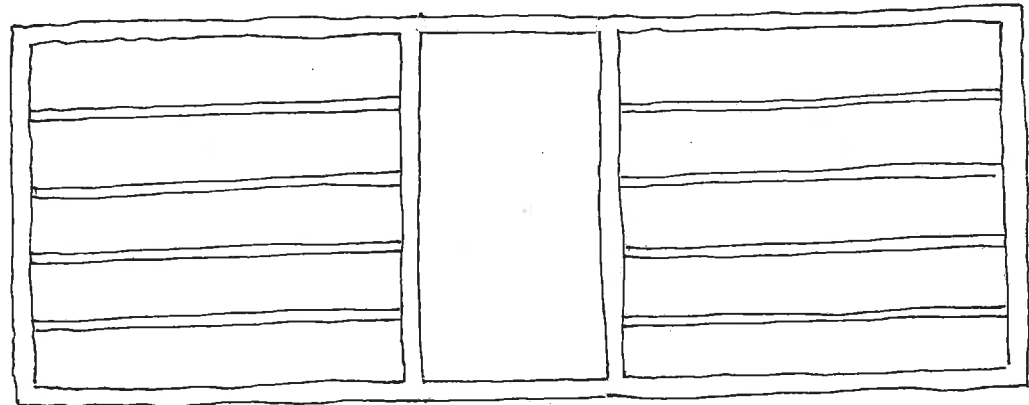
Sheet No. 9





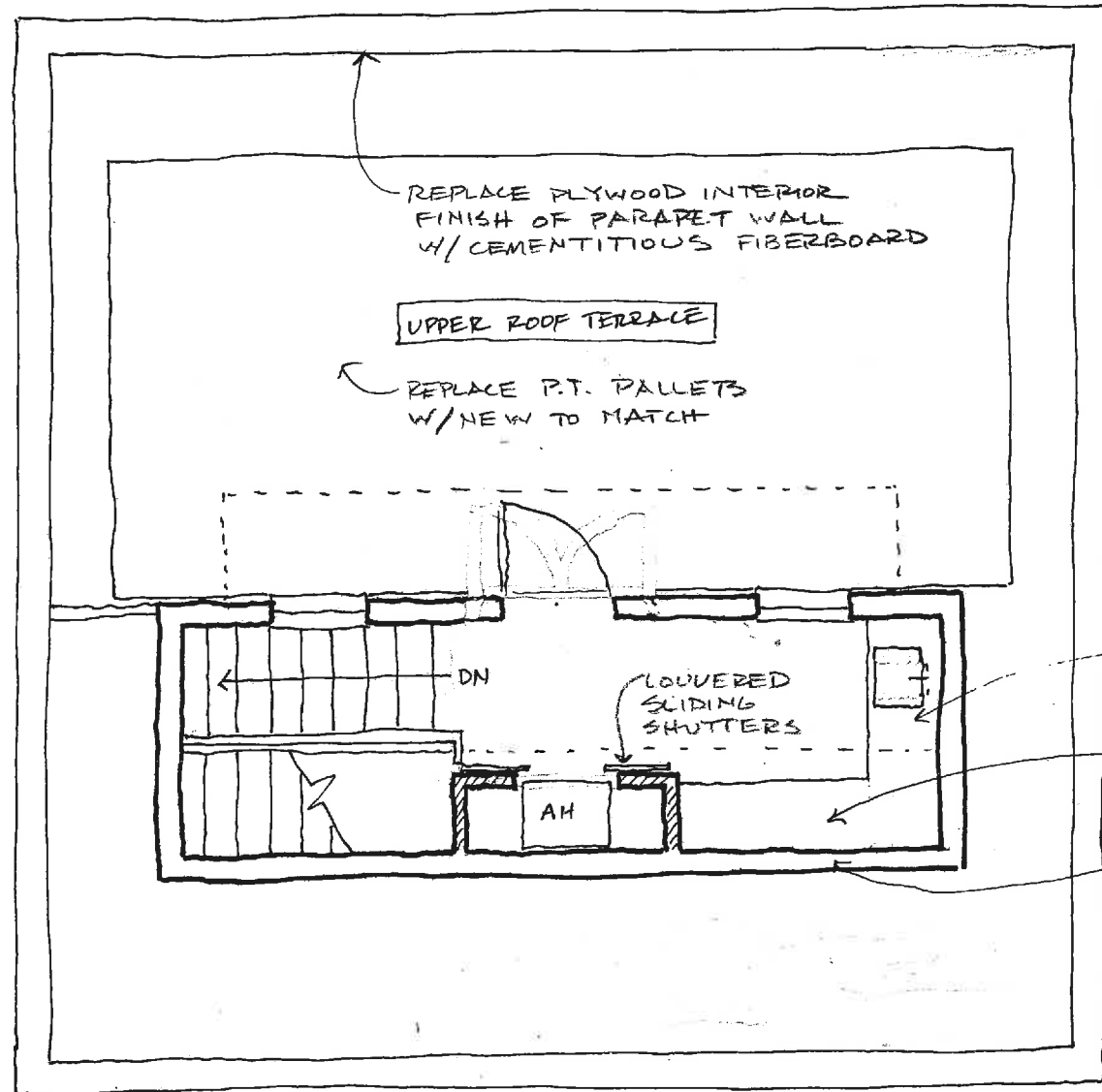
○ FIRST FLOOR PLAN  
 1/4" = 1'-0"





○ THIRD FLOOR PLAN  
 1/4" = 1'-0"



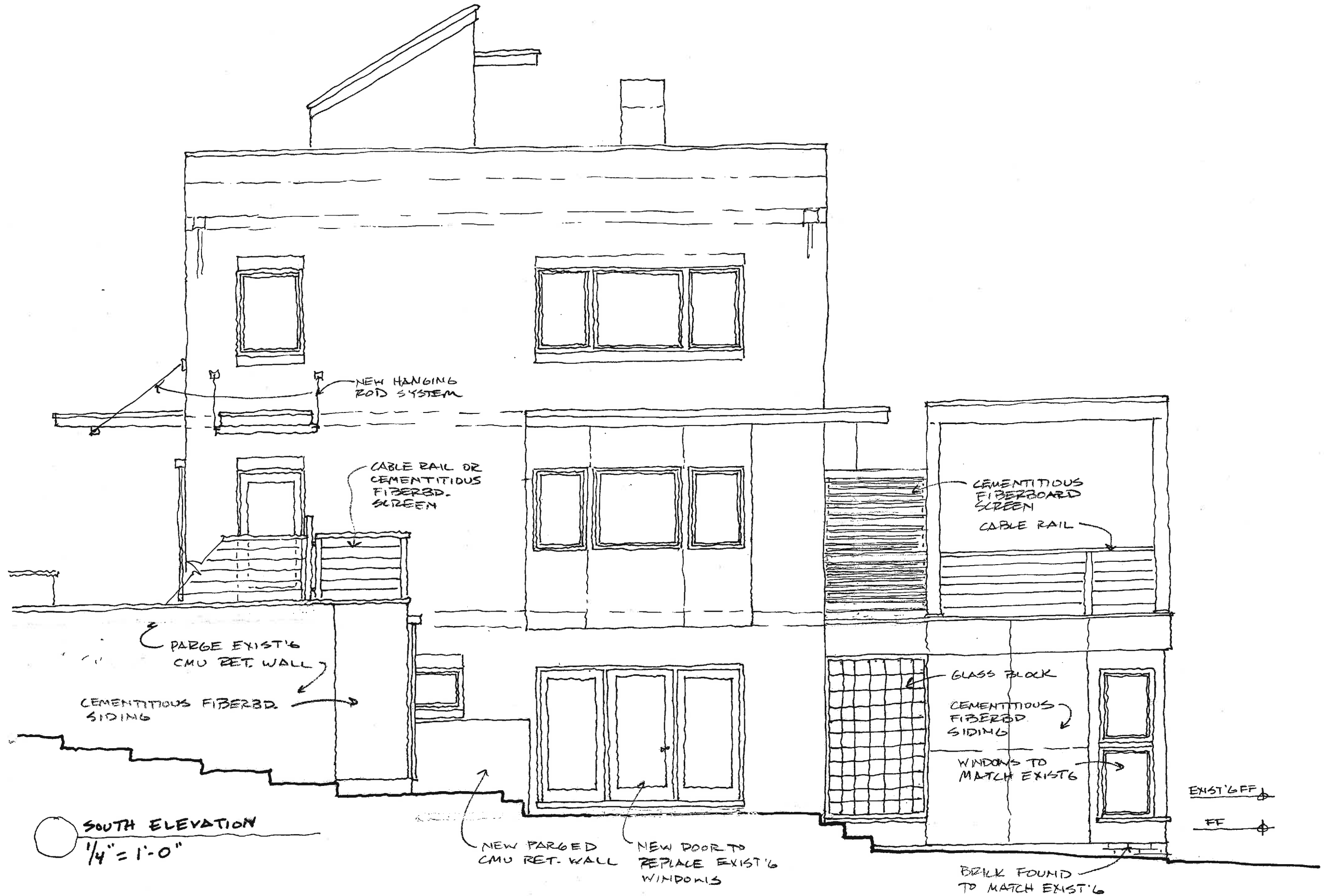


NEW SINK &  
COUNTERTOP

MODIFY EXIST'G  
OPEN SHELVES  
& INSTALL SALVAGED  
KITCHEN CABS THIS LOL.

REMOVE &  
INFILL WHOLE HOUSE  
FAH OPEN'G IN  
WALL

○ FOURTH FLOOR PLAN  
 $\frac{1}{4}'' = 1'-0''$



SOUTH ELEVATION

1/4" = 1'-0"

NEW HANGING  
ROD SYSTEM

CABLE RAIL OR  
CEMENTITIOUS  
FIBERBD.  
SCREEN

REMOVE EXIST'G  
CMU RET. WALL

CEMENTITIOUS FIBERBD.  
SIDING

NEW PARGE D  
CMU RET. WALL

NEW DOOR TO  
REPLACE EXIST'G  
WINDOWS

CEMENTITIOUS  
FIBERBOARD  
SCREEN

CABLE RAIL

GLASS BLOCK

CEMENTITIOUS  
FIBERBD.  
SIDING

WINDOWS TO  
MATCH EXIST'G

BRICK FOUND  
TO MATCH EXIST'G

EXIST'G FF

FF



○ EAST ELEVATION  
1/4" = 1'-0"

CITY OF CHARLOTTESVILLE

"A World Class City"

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



August 1, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

**Preliminary Discussion**

BAR 17-08-03

430 North 1<sup>st</sup> Street

Tax Parcel 330088100

David and Nancy Hughes, Owner/ Outlaw Design Company, Applicant  
Street Additions

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Monday, August 14, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

A handwritten signature in cursive script that reads "Mary Joy Scala".

Mary Joy Scala, AICP

Preservation and Design Planner

## Exterior Design Information

Year Built: 1994  
 Architect: Robert Vickery  
 Zoning: R-1SH  
 Lot sq. ft. 6040 sq. ft  
 Setbacks: 25' front, 5' side, 25' rear  
 Site limitations: drainage easement  
 Max. ht.: 35'

	Existing Building	Proposed Changes to Existing Building	Proposed New Work/ Remarks
Finished square footage	2987		Adding 488 sq. feet for a total new interior finished square footage of 3475
Architectural style	modern, after Mario Botta hill houses in Italy		same
House type	single family dwelling		same
No. floors	3 plus roof deck		1 plus roof deck
Exterior finishes	brick and "grade A plywood", wood trim, glass block	brick and cementitious fiberboard panel with battens or flashed reveals, cementitious trim, glass block	brick and cementitious fiberboard panel with battens or flashed reveals, glass block
Exterior finish color	two colors of unpainted brick with buff colored grout and grey painted bays, red wood sliding shutters	two colors of unpainted brick with buff colored grout and __ painted bays and trim, red wood shutters to be replaced with pvc or repaired	to match new color of existing bays and trim



Window mfr., specs, and operation	Marvin clad casements and awnings, no divided lites	Some inoperable or rotted windows to be replaced with Marvin to match existing, low E Argon (check color difference in glass between existing and new	Marvin clad to match existing
Window color	grey	TBD	TBD
Gutters, flashing, drip edges	copper	copper	copper
Decking on roof deck	"wood pallets"	Replace existing with ipe or similar	Ipe or similar
Roof Deck Railing	brick parapet wall	brick parapet wall	cable rail system
Bridge decking	5/4" x 5 1/2" p.t. decking attached with countersunk screws	ipe or similar decking with hidden attachment system	
Front decking			Ipe or similar decking with hidden attachment system
Planter box sides			to match decking
Storage shed			brick and cementitious fiberboard panel with battens or flashed reveals, sliding shutter doors to match those on front of house
Terrace			
Water feature			

additional  
landscape  
elements:  
retaining wall,  
steps, firepit

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## Scala, Mary Joy

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**From:** Justin Sarafin <justin.sarafin@alumni.virginia.edu>  
**Sent:** Saturday, August 05, 2017 8:00 PM  
**To:** Scala, Mary Joy; Miller, Melanie  
**Subject:** Justin's notes for Aug 14 and 15 BAR meetings

Mary Joy and Melanie:

I promised I would at least take a cursory look at the 2 days' worth of agenda items since I won't be able to attend either meeting.

Staff reports have not been done yet, so if any of the comments below seems completely out of line, you are welcome to dismiss! I may miss special zoning or guideline notes as a result, so, again, take the spirit of my comments and not the language verbatim...

I am only going to jot down notes for the projects that I feel strongly about or have something (hopefully) constructive to say.

Missed you at the workshop on Thursday, Mary Joy! Camie and I had a blast, though!

Okay, here we go.

Aug 14:

### 201 W Water S

I am not sure that this little site can take this much height located as it is on the uphill end of Water Street, which is higher in elevation than the other tall buildings nearby. I guess I would want to see the comparison to the Atwood project on Water; we know that Lewis & Clark building towers over all where it's located.

I like the urban feel of the building, and maximizing the site, but I wonder if the SUP request makes it just too tall and skinny on this corner where everything else is about 2 or 3 levels in height. I could maybe be persuaded that the height is essential to make this work, but look, at the end of the day, there was no surprise about the small footprint of this corner lot. Density is great, but not if it will stand above everything else in the block or in adjacent blocks.

As for the elevations, all I would say is that the twin garage doors on Second are a little much; I'd look for something more permanent looking on the transformer side at least, so it doesn't look like two large garage door openings.

### 430 N First St.

Prelim discussion; this is a locally-significant house, done by a UVA Arch Professor, Vickery. If the rear additions are not visible from street view, I am not that concerned with them, but I do think the approach from the street to the main entrance is significant. I totally get the desire to have more usable space in the front yard between the house and the sidewalk, but I would encourage a design that somehow maintains or pays homage to the axial walkway as the house looks today. residences must evolve, of course, but it might be possible to design in a reference to the current configuration. It's a great house!

Preston Place

Whoa, we've got a lot going on here! It seems that the applicant has done their homework on the proposed move down the street, with archaeology to be performed at both sites and oversight from DHR as far as any work (or relocation) will need to not threaten the structure's listing. If work proceeded with guidance from DHR, and they didn't see it as jeopardizing the integrity of the place, then in theory, I might be able to support the move to a safer site. IF the structure were moved successfully, any demo or additions to it would need to follow our usual guidelines.

I am a bit concerned about the request to demolish part of what is actually a pretty large wall structure on the "new" house site. Back in the day, I was involved in documenting the row of garages that used to exist along the eastern portion of the site, before they were demolished (circa 2005 maybe?) I think I would need to better understand what is happening in this area- what was here historically and what does the long wall structure mean? I imagine the staff report will have more of this! Generally speaking, I am not in favor of demolishing a significant landscape element if it shows to have historical significance just for the sake of permitting the applicant to better subdivide the area. But perhaps the less critical, non-retention wall segment is not worth keeping. Need more info, I fear.

425 Second St NE

It's a shame that the original material that formed the street (and side street) boundaries has been removed. Without getting into too many specifics, I would say that any replacement material, especially on Second St., should not be higher than the guidelines allow and should generally replicate the height of what was there framing the corner lot (like so much of the concrete we like so much in the north downtown area).

Belmont Bridge

August 15

Without the luxury of a staff report it's a little hard to determine what the real "asks" are here aside from our providing input on the underground tunnel crossing and other pedestrian circulation issues. In general, it's looking pretty good. I'll leave it at that.

230 West Main

Prelim discussion

As far as massing, it appears that this is all within by-right heights and such. It does not appear to me to be in any way out of scale or context.

I think the way the building setbacks and heights of discrete pieces of the structure follow the arc of the mall around to Water Street is particularly successful. I can imagine it engaging on the mall and on Water, with enough density to make it work but without being out of scale.

From the prelim drawings it's a little hard for me to understand what's happening with the connection from the mall, near the movie theater, as it seems to connect directly to Water Street. Connection in an axial way here would be desirable, as right now the ice rink takes up the entire end of the mall and you have to go all the way around on Second or by the Omni to Water to get around it. More engagement between Second and the Omni, on the mall, would be welcomed.

I am interested to learn more about the treatment of the west end of the site and how the landscaping will tie into that end of the mall. What kind of coordination, maybe even proffers, can happen with this area and city plans for a Vinegar Hill park? This is well worth discussing at this early stage as it could be a real opportunity



to drastically improve this west end of the mall and simultaneously better commemorate lost Vinegar Hill and reinforce a connection to the Jefferson School as the anchor on the other side.

Again, just my initial observations in case they may be in some way helpful. Have a great couple of meetings!

Justin