

From: Scala, Mary Joy
Sent: Tuesday, October 24, 2017 11:45 AM
To: 'Ruth Ellen Outlaw'
Cc: dhughes@communitydesdev.com; Nancy Hughes (hughesnancy58@gmail.com)
Subject: BAR Action - 430 N 1st Street - October 2017

October 24, 2017

Nancy and David Hughes
430 N 1st Street
Charlottesville, VA 22902
ATTN: Ruth Ellen Outlaw, Applicant

RE: Certificate of Appropriateness Application
BAR 17-08-03
430 North 1st Street
Tax Parcel 330088100
David and Nancy Hughes, Owner/ Outlaw Design Company, Applicant
Street Additions

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 17, 2017. The following action was taken:

Sarafin moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and for New Construction, I move to find that the proposed new additions and modifications to original house satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted. Balut seconded. Motion was approved (5-1, with Miller opposed).

This certificate of appropriateness shall expire in 18 months (April 17, 2019), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

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

Sincerely yours,

Mary Joy Scala
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
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Charlottesville, VA 22902
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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 17, 2017**



Certificate of Appropriateness

BAR 17-08-03

430 North 1st Street

Tax Parcel 330088100

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

Street Additions

Background

Built in 1994 by UVA Professor Emeritus Robert Vickery, 430 North 1st 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.

August 14, 2017 - Since it was 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.

Application

The applicant is seeking approval for the design of improvements to the house and site.

The applicant has revised the previous plan to enlarge the front entry walkway "bridge" so that the width of the bridge at the City sidewalk will be maintained. It widens near the front door to create a front porch. The bridge materials are being changed from pressure treated decking with painted plywood railings to Ipe wood decking with a (bronze finish) cable railing system. The main glass entry doors will be replaced with Simpson wood entry doors. The existing louvered wood sliding shutters flanking the entry door will be replaced with new sliding painted wood louvered panels.

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 cable railing, with sliding shutters 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 gray stained wood trellis. The hyphen has glass block on the lower level and wood screen 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, low e argon.

Tree removals include 3 deciduous trees in the rear, a small cedar on NW corner, and an unhealthy tree on north side. 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 on 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

It is good to see new owners taking care of this special house that is in need of maintenance.

Previously, the main issue was a dramatic change in configuration of the entry walkway, which the applicant has redesigned. The shutters are now proposed as wood, which meet the Guidelines. The BAR should note whether the canopy reinforcements are now less noticeable. The glass doors are being changed to wood, which will alter the appearance of the house somewhat.

Suggested motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and for New Construction, I move to find that the proposed new additions and modifications to original house satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted (or with the following modifications...).





HUGHES

ADDITION AND RENOVATION



TABLE OF CONTENTS

- A00 COVER SHEET
- A01 FIRST FLOOR PLAN
- A02 SECOND FLOOR PLAN
- A03 THIRD FLOOR PLAN
- A04 FOURTH & ROOF PLANS
- A05 EXTERIOR ELEVATION
- A06 EXTERIOR ELEVATION
- A07 EXTERIOR ELEVATION
- A08 EXTERIOR ELEVATION
- A09 EXTERIOR PERSPECTIVES

GENERAL NOTES

1. COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. VERIFY GRADES AND ELEVATIONS SHOWN ON DRAWINGS.
3. ANY DISCREPANCIES IN ELEVATIONS OR DIMENSIONS SHALL BE REPORTED TO DESIGNER.
4. DO NOT SCALE DRAWINGS.
5. VERIFY AND PROVIDE ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THE CONTRACT.
6. REPETITIVE FEATURES MAY BE DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
7. DIMENSIONS ON EXISTING CONSTRUCTION ARE TO FINISHED FACES OF WALLS & LEVELS. DIMENSIONS ON NEW CONSTRUCTION ARE TO FACE OF FRAMING/SHEATHING. NEW & EXISTING DIMENSIONS ARE TO FACE OF MASONRY, CENTER OF OPENING, CENTER OF BEAM, CENTER OF COLUMN & CENTER OF FIXTURE.
8. NEW INTERIOR PARTITIONS ARE 3 1/2" UNLESS OTHERWISE DIMENSIONED. NEW EXTERIOR WALLS ARE 2x6's UNLESS OTHERWISE NOTED.

ABBREVIATIONS

| | | | |
|--------|--------------------|----------|------------------------|
| A.F.F. | ABOVE FINISH FLOOR | GALV. | GALVANIZED |
| ALUM. | ALUMINUM | GYP. BD. | GYP SUM BOARD |
| BD. | BOARD | HD | HEAD |
| BM. | BEAM | INSUL | INSULATION |
| BLDG. | BUILDING | INT. | INTERIOR |
| C.O. | CASED OPENING | JST. | JOIST |
| CAB. | CABINETS | K.S. | KNEE SPACE |
| CER. | CERAMIC | LT. | LIGHT |
| CLG. | CEILING | MAS. | MASONRY |
| CLR. | CLEAR | MNT. | MOUNT |
| COL. | COLUMN | N.I.C. | NOT IN CONTRACT |
| CONFG. | CONFIGURATION | P.T. | PRESSURE TREATED |
| CRS. | COURSE | PLYWD. | PLYWOOD |
| D | DRYER | PNT. | PAINT |
| DET. | DETERMINED | R. | RISER |
| DIMS. | DIMENSIONS | R.I. | ROUGH-IN |
| D.S. | DOWNSPOUT | REF. | REFRIGERATOR |
| DW | DISHWASHER | REG. | REGISTER |
| DWG. | DRAWING | REQ'D | REQUIRED |
| EA. | EACH | RET. | RETURN |
| ELEV. | ELEVATION | SID'G | SIDING |
| EQ. | EQUAL | T. | TREAD |
| EXT. | EXTENT | T & G | TONGUE AND GROOVE |
| EXT. | EXTERIOR | TYP. | TYPICAL |
| F.F. | FINISH FLOOR | U.O.N | UNLESS OTHERWISE NOTED |
| F.P. | FIREPLACE | UTIL. | UTILITY |
| FL. | FLOOR | V.L.F. | VERIFY IN FIELD |
| FIN. | FINISH | W | WASHER |
| FXTR. | FIXTURE | W/ | WITH |
| FOUND. | FOUNDATION | WD. | WOOD |
| FTG. | FOOTING. | | |

DATE 09-18-17

SHEET A00

HUGHES

JOB

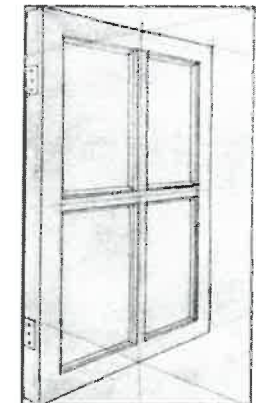
DRAWING COVER SHEET

Ruth Ellen Outlaw

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434 996 7849 c

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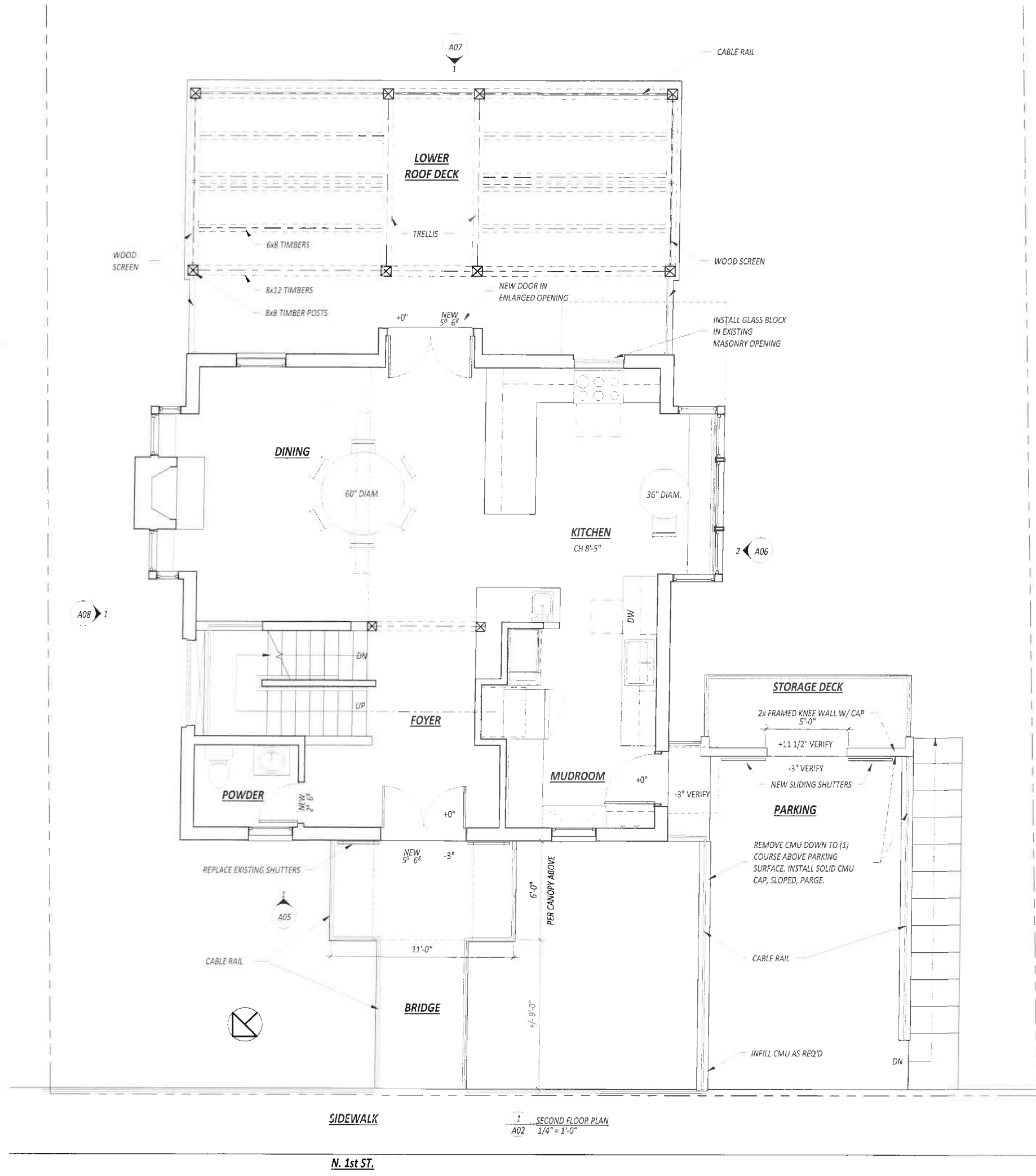


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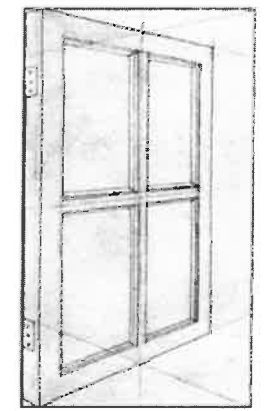
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NEIGHBORHOOD DEVELOPMENT SERVICES

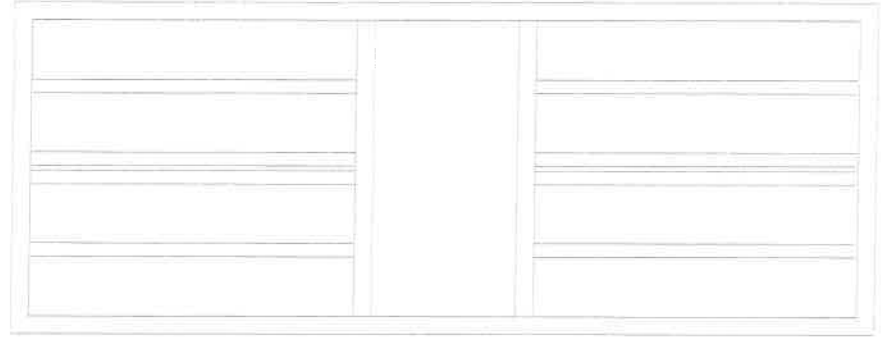
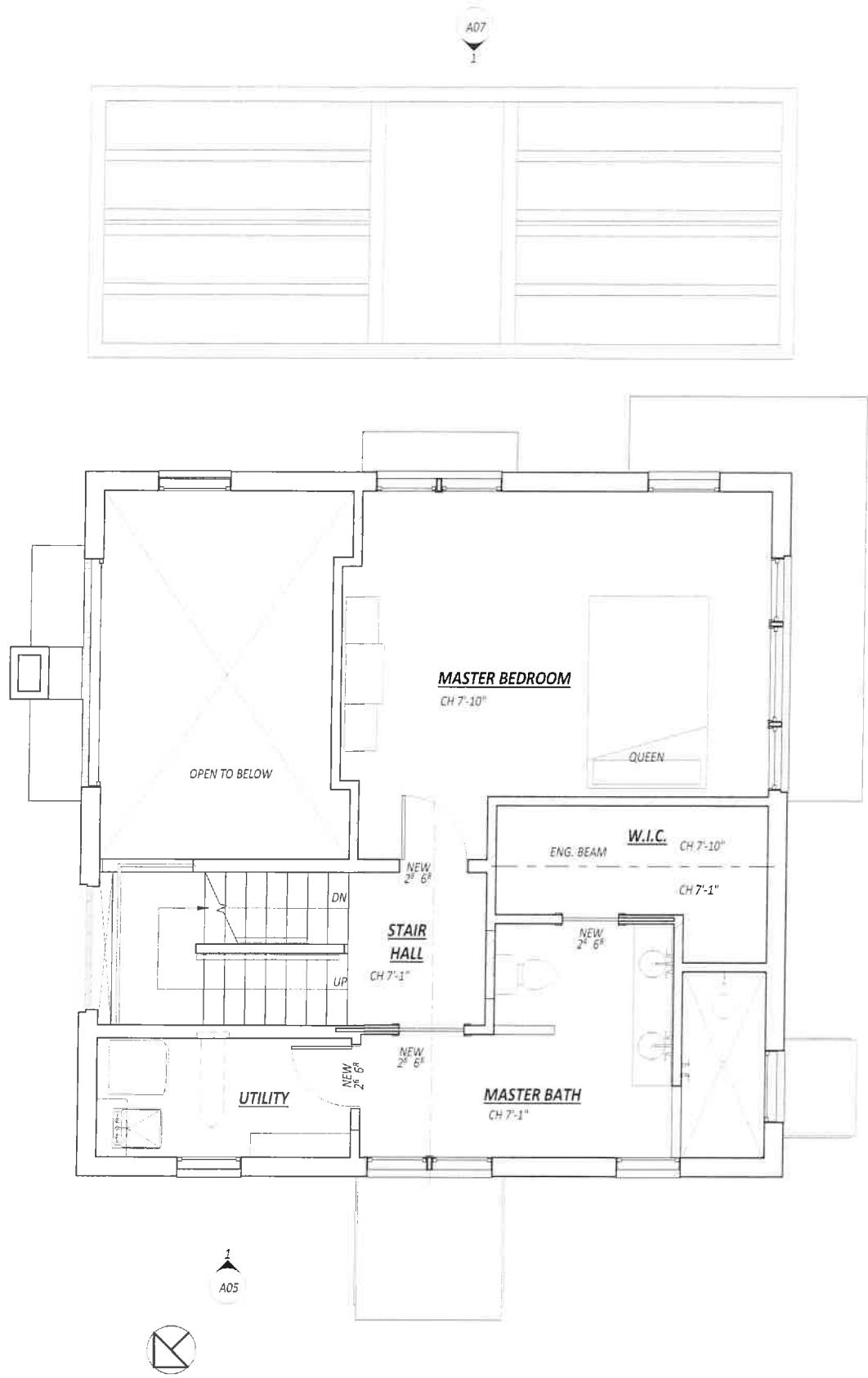


DATE 09-18-17
 SHEET A02
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 DRAWING SECOND FLOOR PLAN

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A08 1

A05

A07
1

1 A06

1 THIRD FLOOR PLAN
A03 1/4" = 1'-0"

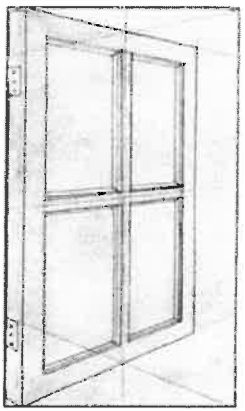
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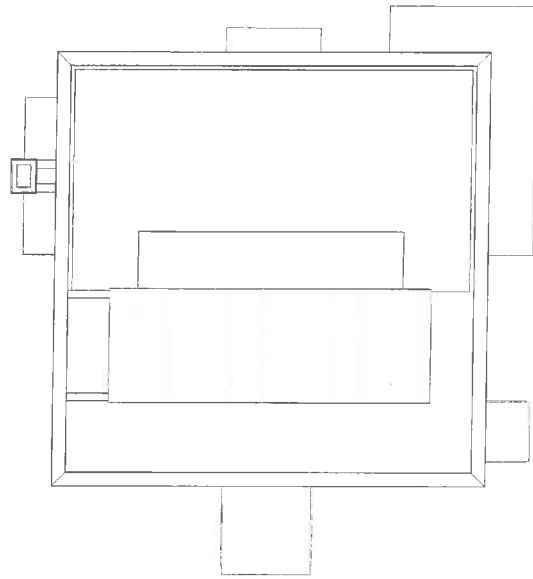
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DRAWING THIRD FLOOR PLAN

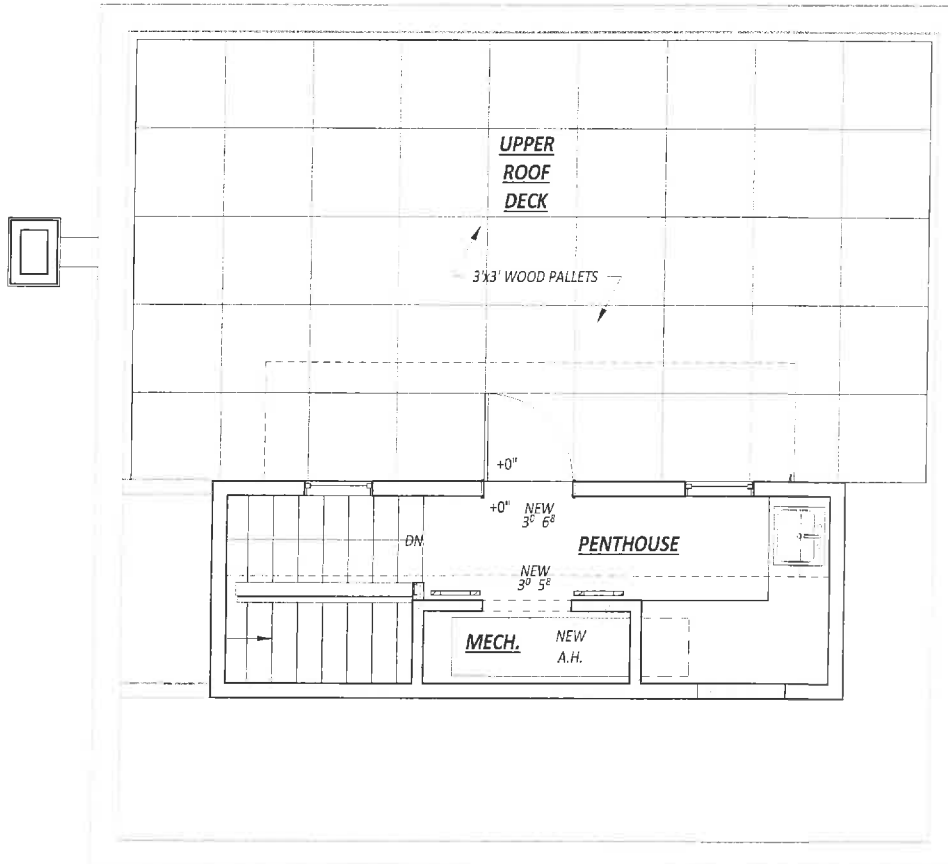
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2 ROOF PLAN
A04 1/8" = 1'-0"



A08 1



1 FOURTH FLOOR PLAN
A04 1/4" = 1'-0"

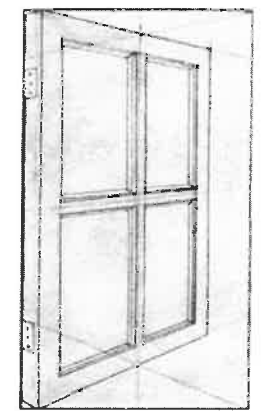
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DRAWING FOURTH & ROOF PLANS

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1 WEST ELEVATION
A05 1/4" = 1'-0"

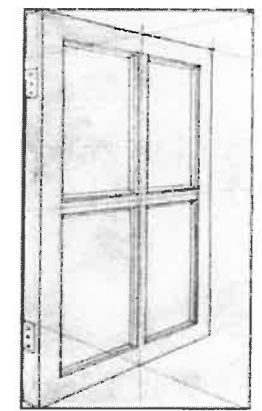
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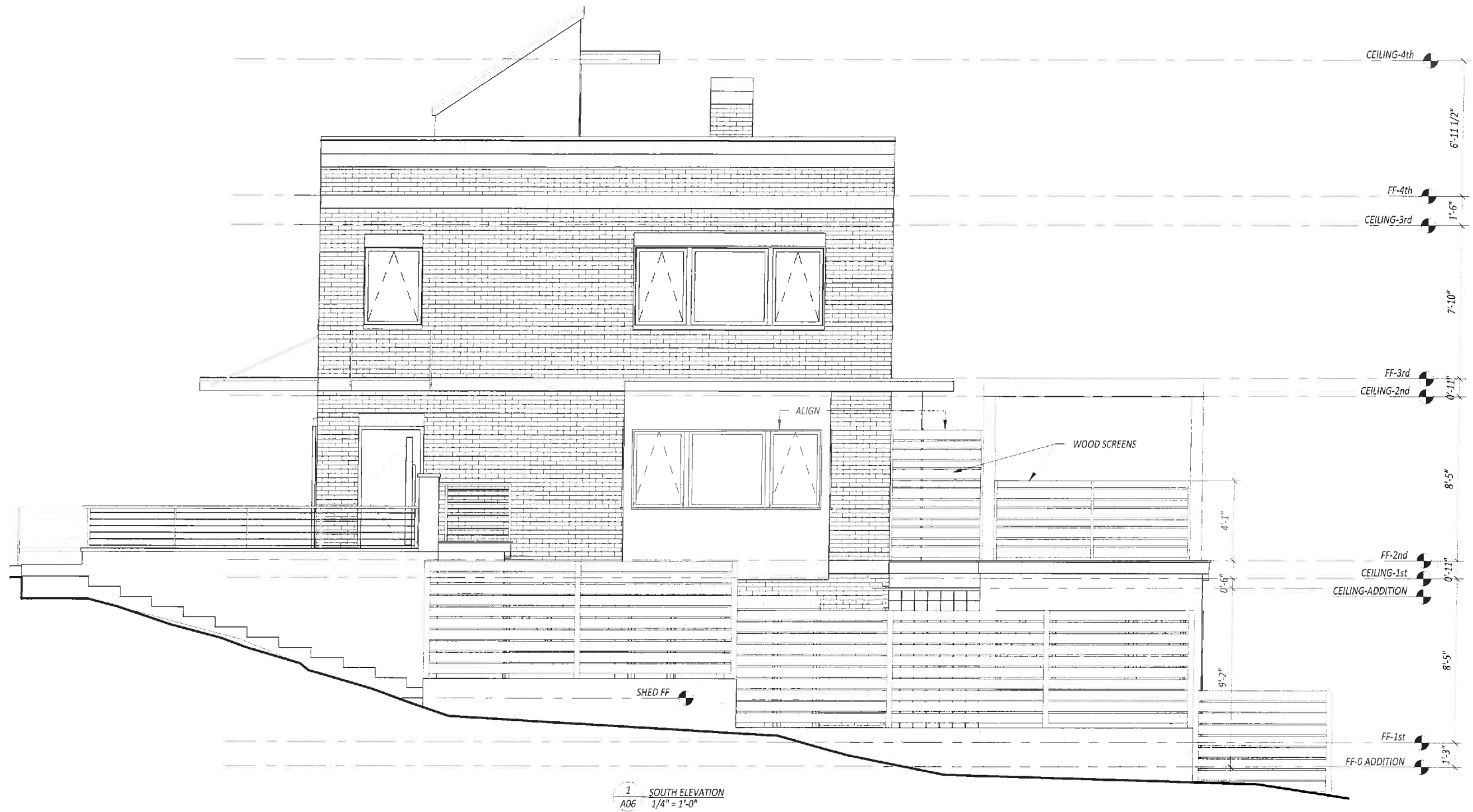
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PARGED CMU ON EXISTING,
EXPOSED CMU WALL OF HOUSE

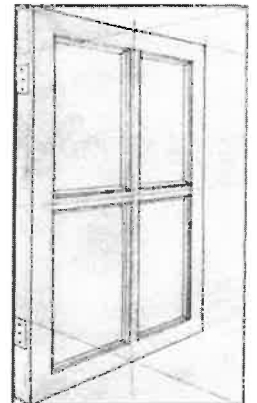
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1 EAST ELEVATION
A07 1/4" = 1'-0"

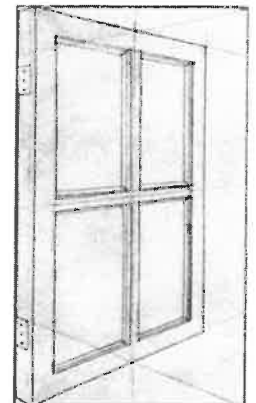
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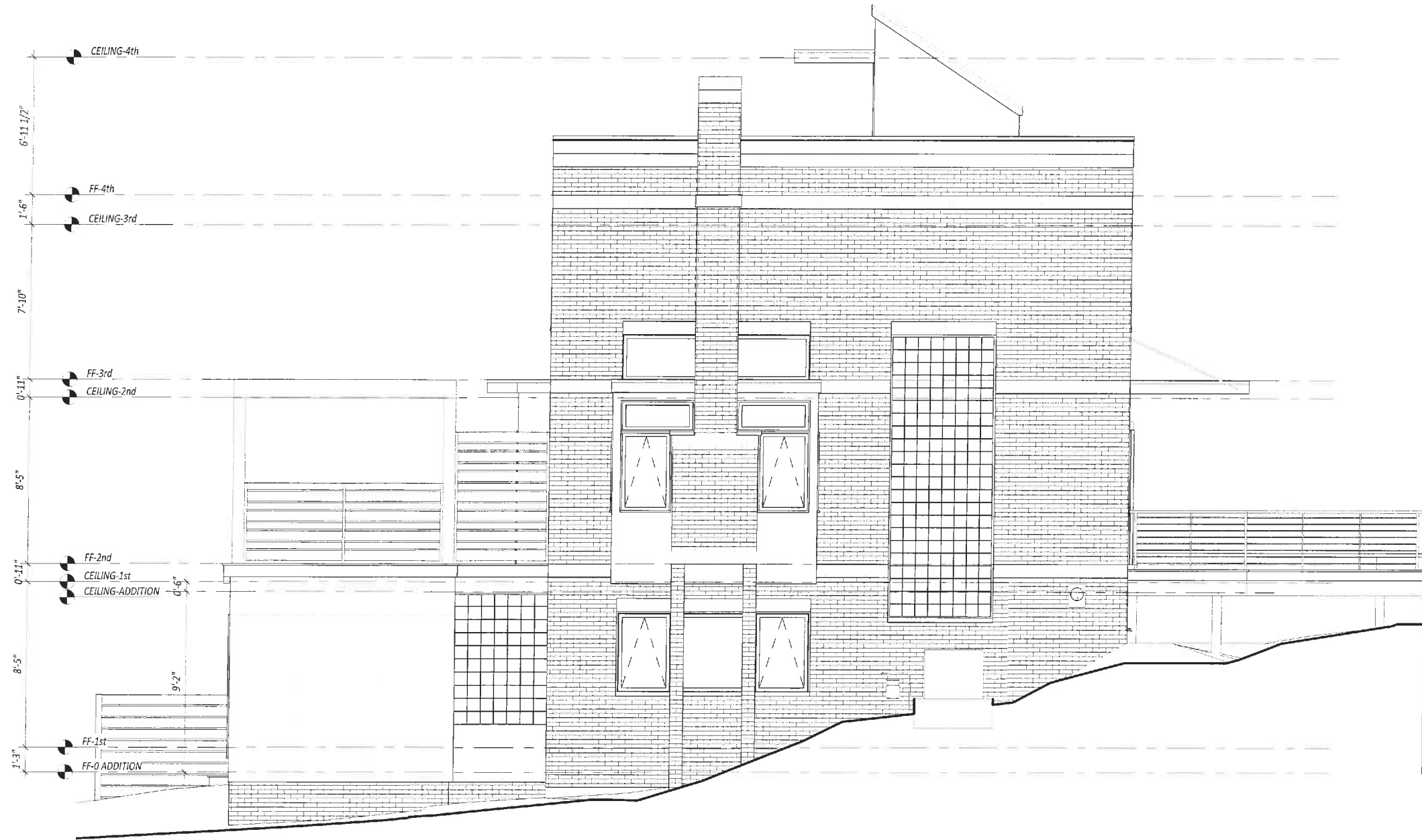
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1 NORTH ELEVATION
A08 1/4" = 1'-0"

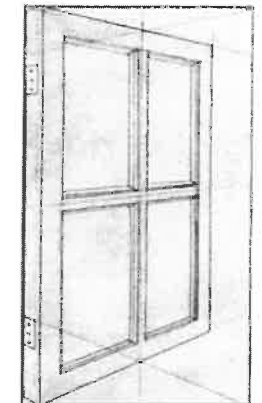
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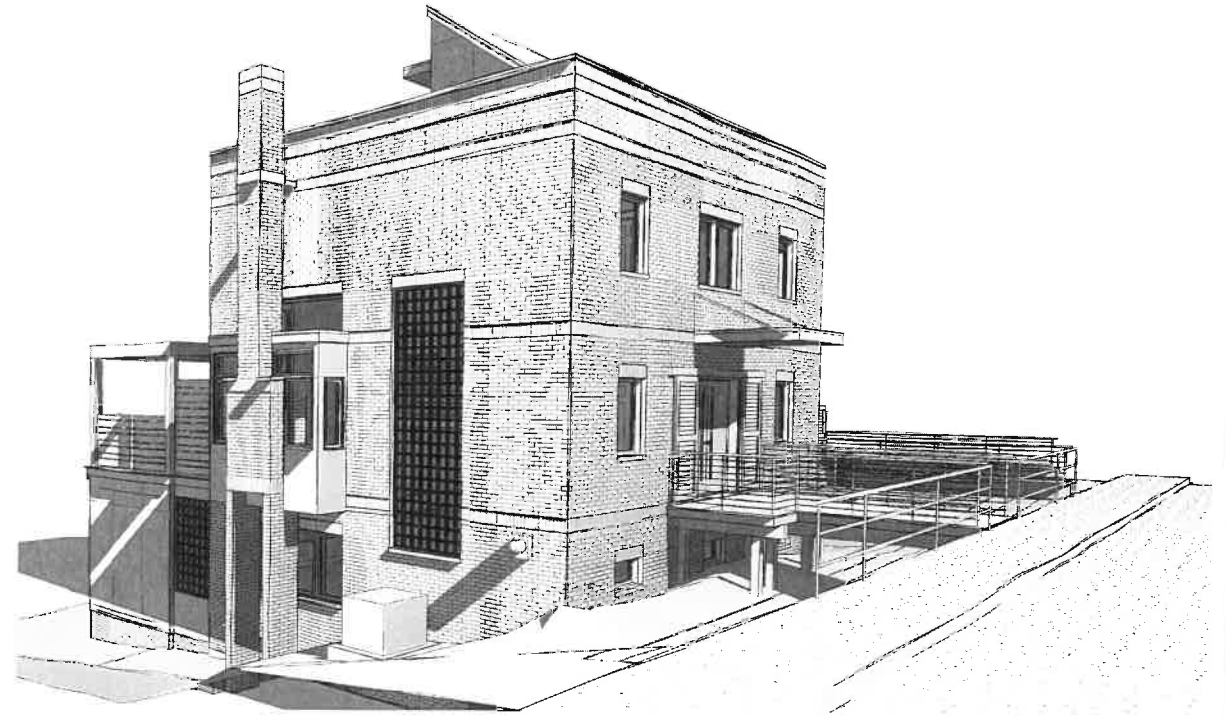
1 SOUTH WEST PERSPECTIVE
A09



2 SOUTH EAST PERSPECTIVE
A09



3 NORTH EAST PERSPECTIVE
A09



4 NORTH WEST PERSPECTIVE
A09

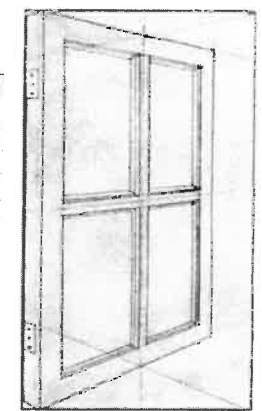
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SHEET A09

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DRAWING EXTERIOR PERSPECTIVES

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