Lasley, Timothy G

From: Lasley, Timothy G
Sent: Thursday, July 19, 2018 10:01 AM
To: 'scott@weiss-arch.com'
Cc: Werner, Jeffrey B; Mess, Camie
Subject: BAR Actions - July 17, 2018 - 430 North 1st Street

July 19, 2018

Certificate of Appropriateness Application
BAR 18-07-02
430 North 1st Street; Tax Parcel 330088100
George and Austine Howard, Owner/ Scott Weiss, Applicant
Addition and Modifications

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 15, 2018. The following action was taken:

> Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and for Rehabilitations, I move to find that the proposed new additions and modifications to the 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 with the following modifications:
> - Proposed railing detail must be submitted to staff to be circulated to the BAR for approval.
> - Photos showing proposed brick next to existing brick to be submitted to staff to be circulated to the BAR for approval.
> - Color choices to be submitted to for administrative approval.
> - The BAR does not approve the request to paint the existing exterior brick.
>
> Lohendro seconded. Approved (7-0).

This certificate of appropriateness shall expire in 18 months (January 17, 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.

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

Sincerely yours,
Jeff Werner

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Tim Lasley
Intern | Historic Preservation and Design Planning
City of Charlottesville | Neighborhood Development Services
University of Virginia |Class of 2020
School of Architecture

Phone: (434)970-3185
Email: lasleyt@charlottesville.org

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 17, 2018

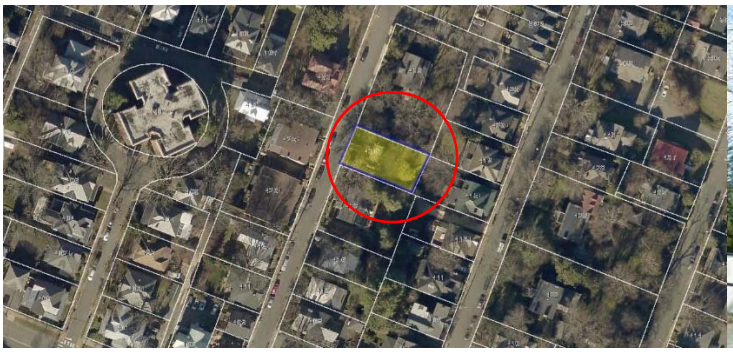
Certificate of Appropriateness Application
BAR 18-07-02
430 North 1st Street
Tax Parcel 330088100
George and Austine Howard, Owner/ Scott Weiss, Applicant
Addition and Modifications

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

August 14, 2017 - 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.

October 17, 2017 - 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).



Note: The October 2017 COA was for similar work proposed by the previous owner. This proposal is a new COA request, not an amendment to the previously approved COA. In order to provide context, it was at staff's suggestion that the applicant include in this submittal information from the 2017 application.

Application

The applicant submitted the following:

- Scott Weiss Architect submittal dated June 26, 2018: Cover: section and elevation (sheet A0.1), proposed plans (sheet A1.1 and A1.2), elevations (sheets A2.1, A2.2, A2.3, and A2.4), elevation comparison (sheets A3.1 and A3.2), context map (A3.3).
- Constructure Design: Permit set and framing plan (Sheet S1.0 and S1.1; dated 6/26/18)

Request for the construction of a new addition on the rear of the house on the east facing façade. The proposed addition spans 17 feet off the rear of the house with a 12 foot easement following the addition. The total width of the addition, including the proposed deck, is 30 feet.

Request for new modifications include:

- Bridge/main threshold
  - New 36" rails on bridge and parking area, and 36" high rails with 1x4 Ipe wooden cap
  - Widen bridge at entrance, creating a +/-11' x 6 foot platform at the entrance
  - Addition of two support posts for widened bridge
  - New Ipe wooden surface on bridge
  - New steel doors in the existing main entrance
  - The replacement of white railings with new steel railings
- Parking Area
  - On parking surface: remove existing asphalt and resurface with new.
  - On storage platform: new pavers—either brick (herringbone pattern) or a flagstone surface, with brick edge
  - New painted 42" high trash storage wood panel walls with matching wooden cap
  - New steel gates to match rails
  - New steel door in existing side entrance
  - New pressure treated wood steps leading to lower level at the north elevation
- Addition
  - New pair of French doors with screen doors, leading to sun room from deck
  - New Ipe deck
  - Flagstone pavers and patio beneath deck beneath deck leading to storage and mechanical rooms, as well as, the lower level entrance
  - New copper scupper and downspout

The proposed lower level of the addition and parking area retaining wall are constructed using brick in like kind to the house. The second level of the proposed addition will be constructed of wood with trim between custom double-hung pocket gravity windows, with a 1'-6" fixed transom window above. The roof of the proposed addition will have parapets hiding a drain roof. The sun room will be supported by brick posts, while the deck will be support by wooden posts.

Request to paint the exterior brick of the house. (Color: TBD)

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;
(7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and
(8) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for New Construction and Additions
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.*

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.

Pertinent Guidelines for Rehabilitations

B. FACADES AND STOREFRONTS

Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.

1) *Conduct pictorial research to determine the design of the original building or early changes.*
2) *Conduct exploratory demolition to determine what original fabric remains and its condition.*
3) *Remove any inappropriate materials, signs, or canopies covering the façade.*
4) *Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.*
5) *Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.*
6) *When designing new building elements, base the design on the "Typical elements of a commercial façade and storefront" (see drawing next page).*
7) *Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.*
8) *Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.*
9) *Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.*
10) *Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood,*
11) *Avoid introducing inappropriate architectural elements where they never previously existed.*

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.*
17) *When installing storm or screen doors, ensure that they relate to the character of the existing door.*
    a) *They should be a simple design where lock rails and stiles are similar in placement and size.*
    b) *Avoid using aluminum colored storm doors.*
    c) *If the existing storm door is aluminum, consider painting it to match the existing door.*
    d) *Use a zinc chromate primer before painting to ensure adhesion.*

F. FOUNDATION

The foundation forms the base of a building. On many buildings it is indistinguishable from the walls of the building. While, on others, it is a different material or texture or is raised well above ground level.

1) *Retain any decorative vents that are original to the building.*
2) *Offset infill between brick piers either with concrete block or solid masonry to ensure that a primary reading of a brick foundation is retained.*
3) *When repointing or rebuilding deteriorated porch piers, match original materials as closely as possible.*
4) *Where masonry has deteriorated, take steps as outlined in the masonry section of these guidelines.*

G. ROOF

1) *When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.*
2) *If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.*
3) *Original roof pitch and configuration should be maintained.*
4) *The original size and shape of dormers should be maintained.*
5) *Dormers should not be introduced on visible elevations where none existed originally.*
6) *Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.*
7) *When replacing a roof, match original materials as closely as possible.*
   a) *Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.*
   b) *Artificial slate is an acceptable substitute when replacement is needed.*
   c) *Do not change the appearance or material of parapet coping.*
8) *Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.*
9) *Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.*

H. MASONRY

Masonry includes brick, stone, terra cotta, concrete, stucco, and mortar. Masonry is used on cornices, pediments, lintels, sills, and decorative features, as well as for wall surfaces. Color, texture, mortar joint type, and patterns of the masonry help define the overall character of a building. Brick is used for the construction of building walls, retaining walls, fencing, and chimneys.

1) *Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.*
2) *When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.*
3) *When repointing masonry, duplicate mortar strength, composition, color, and texture.*
   a) *Do not repoint with mortar that is stronger than the original mortar and the brick itself.*
   b) *Do not repoint with a synthetic caulking compound.*
4) *Repoint to match original joints and retain the original joint width.*
5) *Do not paint unpainted masonry.*

Maintenance Tips

1) *Use knowledgeable contractors and check their references and methods.*
2) *Monitor the effects of weather on the condition of mortar and the masonry units and ensure that improper water drainage is not causing deterioration.*
   a) *Prevent water from gathering at the base of a wall by ensuring that the ground slopes away from the wall or by installing drain tiles.*
   b) *Prevent rising damp by applying a damp-proof course just above the ground level with slate or other impervious material. This work may require the advice of a historical architect.*
   c) *Do not apply waterproof, water repellent or non-historic coatings in an effort to stop moisture problems; they often trap moisture inside the masonry and cause more problems in freeze/thaw cycles.*
   d) *Repair leaking roofs, gutters, and downspouts; secure loose flashing.*
   e) *Repair cracks which may indicate structural settling or deterioration and also may allow moisture penetration.*

f) Caulk the joints between masonry and window frame to prevent water penetration.

3) *Clean masonry only when necessary to halt deterioration or to remove heavy soiling.*
4) *Clean unpainted masonry with the gentlest means possible.*
   a) The best method is low-pressure water wash with detergents and natural bristly brushes.
   b) Do not use abrasive cleaning methods, such as sandblasting or excessively high-pressure water washes. These methods remove the hard outer shell of a brick and can cause rapid deterioration. Sandblasted masonry buildings cannot receive federal or state tax credits.
   c) Use chemical cleaners cautiously. Do not clean with chemical methods that damage masonry and do not leave chemical cleaners on the masonry longer than recommended.
   d) Avoid freezing conditions when using water or water-based chemicals.
5) *Damage caused by improper cleaning may include chipped or pitted brick, washed-out mortar, rounded edges of brick, or a residue or film.*
6) *Building owners applying for federal or state rehabilitation tax credits must conduct test patches before cleaning masonry.*
7) *Disintegrating mortar, cracks in mortar joints, loose bricks or damaged plaster work may signal the need for repair of masonry.*
8) *Repair damaged masonry features by patching, piecing in or consolidating to match original instead of replacing an entire masonry feature, if possible.*
9) *Repair stucco by removing loose material and patching with a new material that is similar in composition, color, and texture.*
10) *Patch stone in small areas with a cementitious material which, like mortar, should be weaker than the masonry being repaired. This type of work should be done by skilled craftsmen.*
11) *Use epoxies for the repair of broken stone or carved detail. Application of such materials should be undertaken by skilled craftsmen. Contact the Virginia Department of Historic Resources for technical assistance.*
12) *If masonry needs repaints, use an appropriate masonry paint system recommended by a paint manufacturer.*
13) *Use water-repellent coatings that breathe only as a last resort after water penetration has not been arrested by repointing and correcting drainage problems.*

I. WOOD

The flexibility of wood has made it the most common building material throughout much of America's building history. Because it can be shaped easily by sawing, planing, carving, and gouging, wood is used for a broad range of decorative elements, such as cornices, brackets, shutters, columns, storefronts, and trim on windows and doors. In addition, wood is used in major elements such as framing, siding, and shingles.

1) *Repair rotted or missing sections rather than replace the entire element.*
   a) Use epoxies to patch, piece, or consolidate parts.
   b) Match existing materials and details.
2) *Replace wood elements only when they are rotted beyond repair.*
   a) Match the original in material and design by substituting materials that convey the same visual appearance or by using surviving material.
   b) Base the design of reconstructed elements on pictorial or physical evidence from the actual building rather than from similar buildings in the area.
   c) Complement the existing details, size, scale, and material.
3) *Do not substitute vinyl for wood railing and trim. Some composites, including fiberglass reinforced composite, may be found acceptable as a substitute material for a specific application, but must be painted.*

K. PAINT

A properly painted building accentuates its character-defining details. Painting is one of the least expensive ways to maintain historic fabric and make a building an attractive addition to a historic district. Many times, however, buildings are painted inappropriate colors or colors are placed incorrectly. Some paint schemes use too many colors, but more typical is a monochromatic approach in which one color is used for the entire building. On particularly significant historic buildings, there is the possibility of conducting paint research to determine the original color and then recreating that appearance.

1) *Do not remove paint on wood trim or architectural details.*
2) ***Do not paint unpainted masonry.***
3) *Choose colors that blend with and complement the overall color schemes on the street. Do not use bright and obtrusive colors.*
4) *The number of colors should be limited. Doors and shutters can be painted a different color than the walls and trim.*
5) *Use appropriate paint placement to enhance the inherent design of the building.*

Discussion and recommendation

Staff recommends that the BAR discuss the following

- The use of custom double-hung pocket gravity windows on the sun room addition in juxtaposition with the existing windows on the existing house.
- The replacement of the rails on the front entry bridge, staircase, and deck, with new steel rails.
- The replacement of existing gutters with copper gutters to match the proposed copper scupper and downspout on the proposed addition.

Referring to sheet A3.3, nearby there are currently 7 houses with painted masonry and 7 houses with unpainted masonry. In any event, the Guidelines are clear about painting brick. And, while it is generally understood that the painting of old brick is more problematic than painting more contemporary masonry, painting the brick at 430 north 1st Street potentially compromises the architectural significance and concept of this house. The BAR should thoroughly discuss the request—including the color selection--and consider carefully how a painted façade will affect not only the house but it's key architectural elements (sliding shutters, canopies, accent brick, etc.).

The proposed addition manages to successfully connect to the existing structure, therefore appropriately limiting the impact to the structural integrity and form of the existing structure. The proposed addition's architectural style is a contemporary interpretation of Colonial Revival architecture, and does not directly replicate or mimic the architectural style of the existing structure.

Since the addition is not visible from the street, does not overpower the original structure, and manages to successfully juxtapose and blend the architectural styles, staff finds this addition appropriate.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and for Rehabilitations, I move to find that the proposed new additions and modifications to the 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…).

Board of Architectural Review (BAR)
Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project $375; Demolition of a contributing structure $375; Appeal of BAR decision $125; Additions and other projects requiring BAR approval $125; Administrative approval $100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name George & Austine Howard Applicant Name Scott Weiss

Project Name/Description Addition & Modifications Parcel Number 330088100

Project Property Address 430 1st Street N, Charlottesville, VA 22902

Applicant Information

Address: 104C Melbourne Park Circle
Charlottesville, VA 22901
Email: scott@weiss-arch.com
Phone: (W) 434.242.9288 (C) 434.242.9288

Property Owner Information (if not applicant)

Address: 430 1st. Street N
Charlottesville, VA 22902
Email: howardgwbe aol.com
Phone: (W) 215.275.2624 (C) 215.275.2624

Do you intend to apply for Federal or State Tax Credits for this project? no

Signature of Applicant

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

Signature 6.26.18 Date

Scott Weiss 6.26.18
Print Name Date

Property Owner Permission (if not applicant)

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

Signature George W. Howard, III 6/26/18 Date

George W. Howard III 6/26/18
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Please see attached.

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

For Office Use Only

Received by: J. Edwards
Fee paid: 125.00 Cash/Ck. # 198
Date Received: 6/26/18

Revised 2016

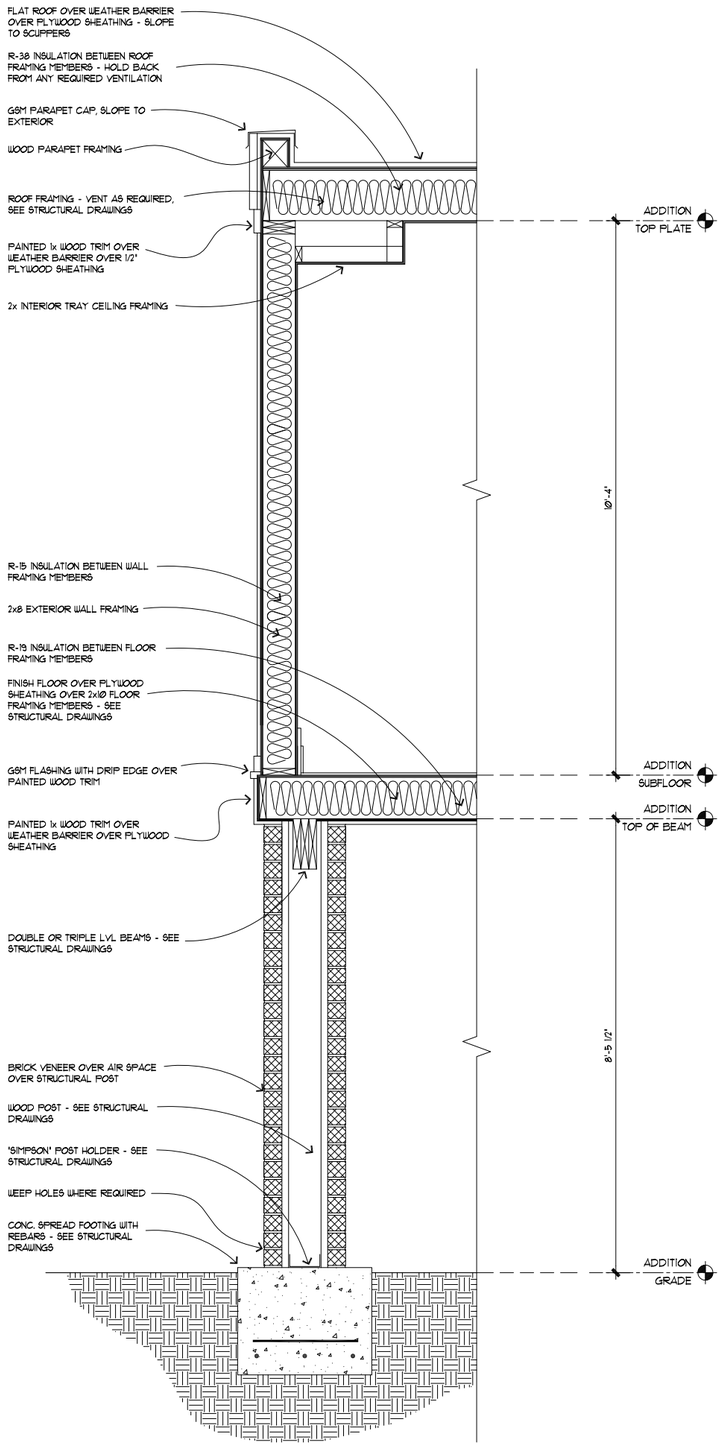
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

Description of Proposed Work
430 First Street N, Charlottesville

June 26, 2018

This submittal is an amendment to a BAR submittal which was approved in November 2017. There are no changes to the approved submittal regarding the entry bridge and parking pad at the front of the property. The width of the proposed addition on the back of the house is dramatically reduced from the approved addition. The approved design extended beyond the entire width of the house, from the north corner of the house to the south extent of the existing deck. The current proposal reduces the north side of the addition by over six feet and does not alter the width of the existing deck, thereby lessening the with on the south side by over thirteen feet. The decrease in the entire width of the addition is about twenty feet total. The proposed design shows the existing deck the same width as it is currently but extended eastward to align with the addition. The eastern side and height of the current proposal is within inches of the extents of the approved submittal. The changes to the south side yard of the property are virtually eliminated.

The proposed windows in the addition are shown to have center vertical mullions in order to keep the vertical proportions of the individual panes, without over-subdividing the windows. This is in keeping with the contemporary style of the existing house fenestration. The wood panels under the windows are in keeping with the existing wood detailing on the house. Please see the exterior elevations for clarification.



1 SECTION through ADDITION

PROPOSED

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

0 6" 1'

MODIFICATIONS TO THE HOWARD RESIDENCE

430 NORTH FIRST STREET • CHARLOTTESVILLE • VIRGINIA

SHEET INDEX

PROJECT TEAM

CLIENTS: GEORGE and AUSTINE HOWARD
430 NORTH 1st STREET
CHARLOTTESVILLE, VIRGINIA 22902
CONTACTS: GEORGE 215.275.2624
AUSTINE 603.481.0229

ARCHITECT: SCOTT WEISS, ARCHITECT
104C MELBOURNE PARK CIRCLE
CHARLOTTESVILLE, VIRGINIA 22901
TEL: 434.242.9288
EMAIL: SCOTT@WEISS-ARCH.COM
WWW.WEISS-ARCH.COM
CONTACT: SCOTT WEISS

STRUCTURAL ENGINEER: CONSTRUCTURE DESIGN
P.O. BOX 4764
CHARLOTTESVILLE, VIRGINIA 22905
TEL: 434.882.5430
EMAIL: ADMIN@CONSTRUCTUREDESIGN.COM
WWW.CONSTRUCTUREDESIGN.COM
CONTACT: BEN HAYS

PROJECT INFORMATION

THIS SUBMITTAL IS AN AMENDMENT TO AN APPROVED BAR SUBMITTAL DATED NOVEMBER 2017. THE PROPOSED MODIFICATIONS TO THE FRONT OF THE RESIDENCE ARE ALMOST IDENTICAL TO THE APPROVED DRAWINGS. THE PROPOSED BACK AND SIDE YARD MODIFICATIONS ARE EQUAL TO OR IN MOST PLACES LESS INTRUSIVE THAN THE APPROVED DRAWINGS. SEE SHEETS A3.1 AND A3.2 FOR DIAGRAMS COMPARING THE APPROVED VERSUS THE AMENDED PROPOSALS AS WELL AS CONTEXTUAL IMAGES FROM THE SURROUNDING NEIGHBORHOOD.

SCOTT WEISS
ARCHITECT
1710 PAINTED SKY TERRACE
CHARLOTTESVILLE, VA 22901
T: 434.242.9288
E: SCOTT@WEISS-ARCH.COM

MODIFICATIONS TO THE HOWARD RESIDENCE
430 NORTH FIRST STREET • CHARLOTTESVILLE • VIRGINIA

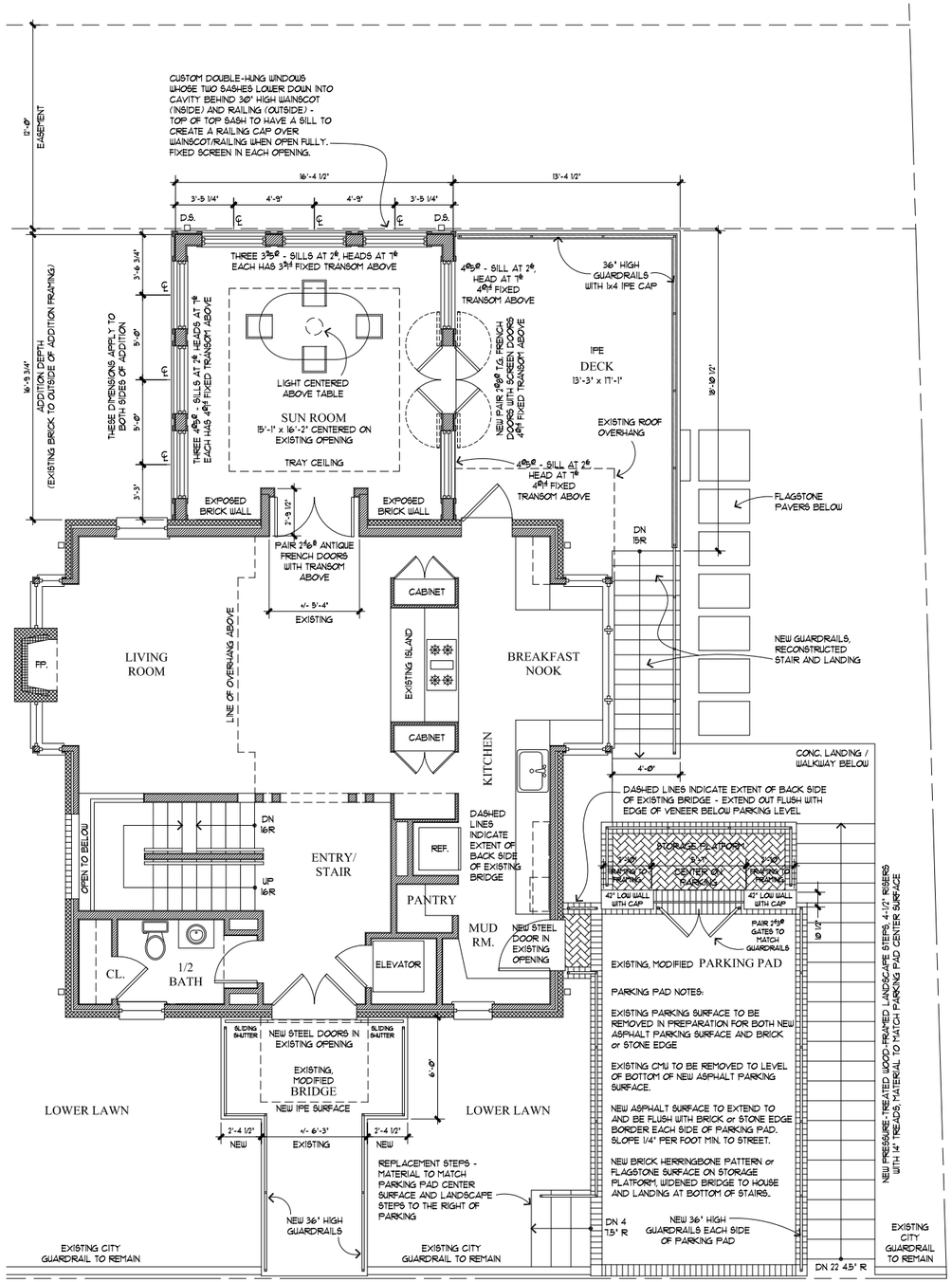
COVER SHEET and SECTION thru ADDITION

DRAWN BY:

DATE:	ISSUE:
3.2.2018	ESTIMATE SET
3.6.2018	REVISED
3.15.2018	REVISED
3.21.2018	REVISED
3.27.2018	REVISED
5.14.2018	REVISED
6.26.2018	PERMIT SET

A0.1

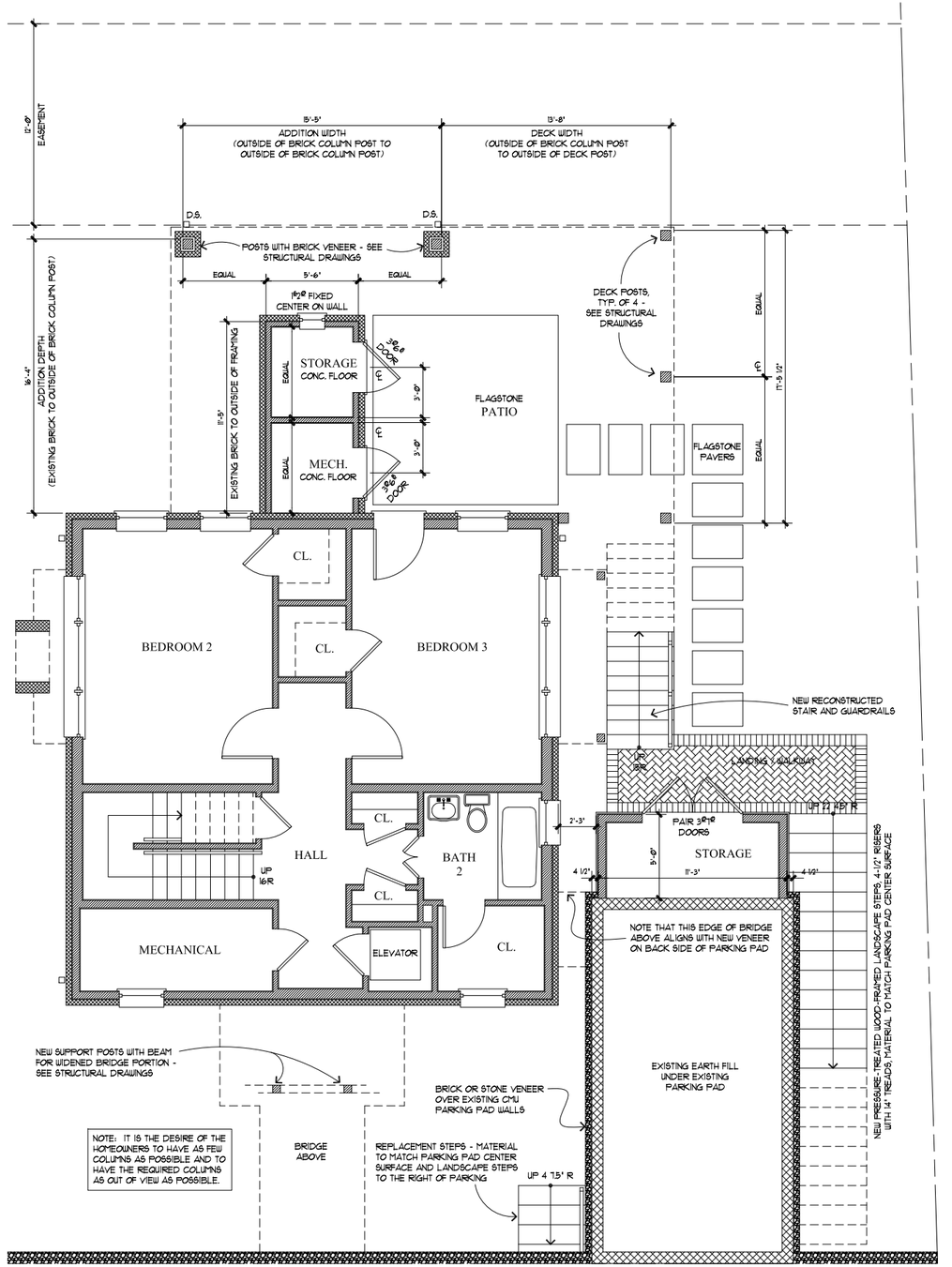
SHEET OF



2 MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROPOSED



1 LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROPOSED

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MODIFICATIONS TO THE
HOWARD RESIDENCE
430 NORTH FIRST STREET • CHARLOTTESVILLE • VIRGINIA

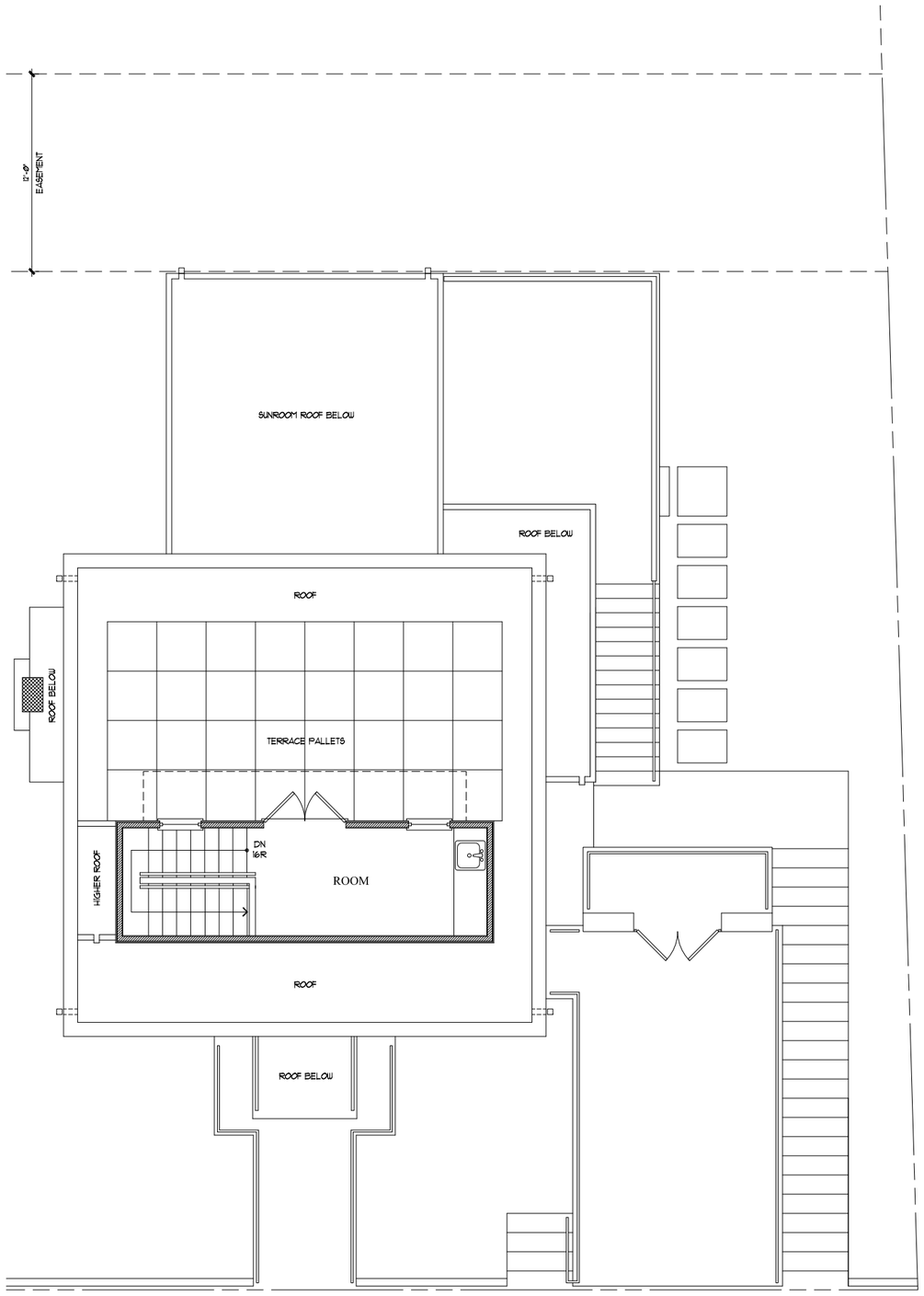
PROPOSED LOWER and MAIN LEVEL FLOOR PLANS

DRAWN BY:

DATE:	ISSUE:
3.2.2018	ESTIMATE SET
3.6.2018	REVISED
3.15.2018	REVISED
3.21.2018	REVISED
3.27.2018	REVISED
5.14.2018	REVISED
6.26.2018	PERMIT SET

A1.1

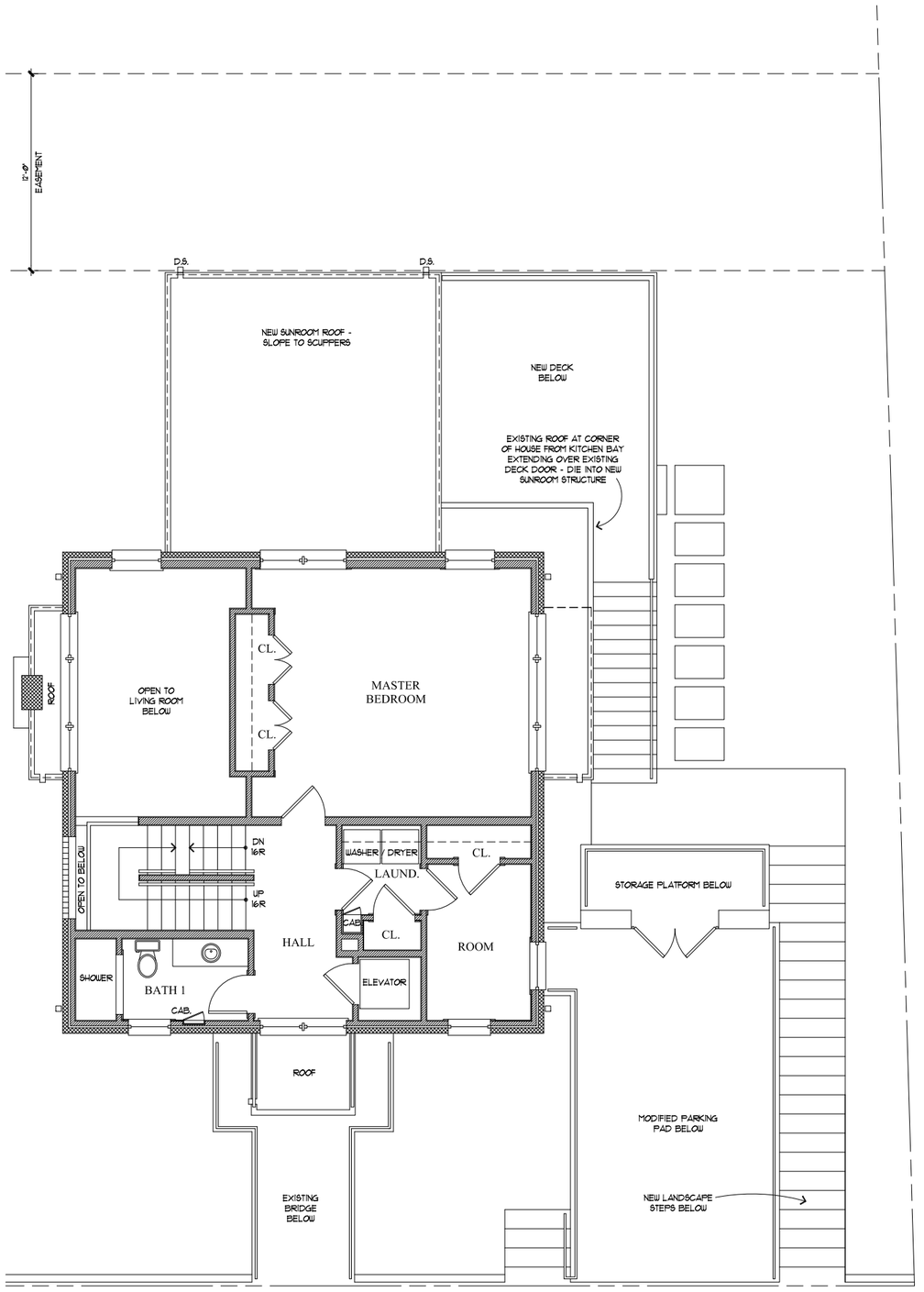
SHEET OF



2 ROOF LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROPOSED



1 UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROPOSED

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MODIFICATIONS TO THE

HOWARD RESIDENCE

430 NORTH FIRST STREET • CHARLOTTESVILLE • VIRGINIA

PROPOSED UPPER and ROOF LEVEL FLOOR PLANS

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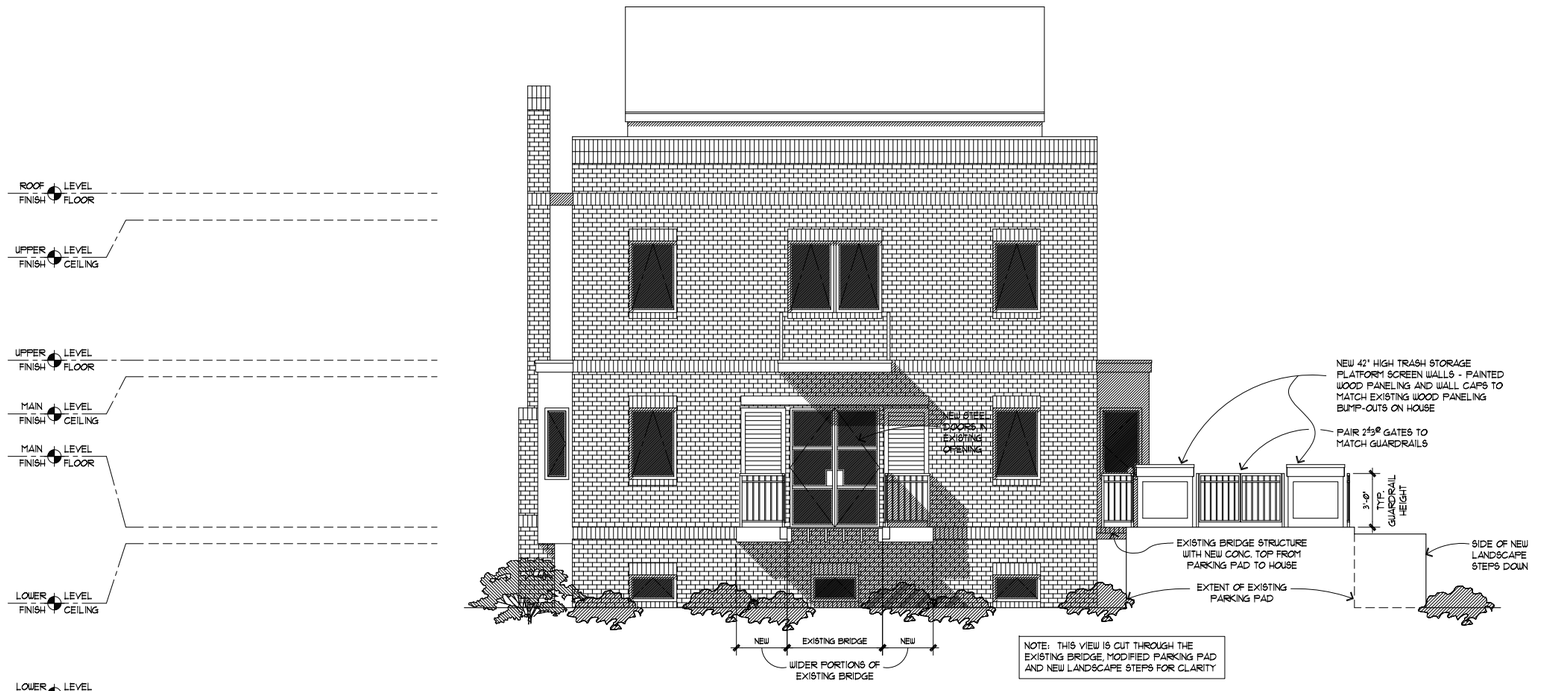
3.21.2018	REVISED
3.27.2018	REVISED
5.14.2018	REVISED
6.26.2018	PERMIT SET

A1.2

SHEET OF



1 FRONT (1st STREET) EXTERIOR ELEVATION

PROPOSED

SCALE: 1/4" = 1'-0"

0 1 2 4

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PROPOSED FRONT EXTERIOR ELEVATION

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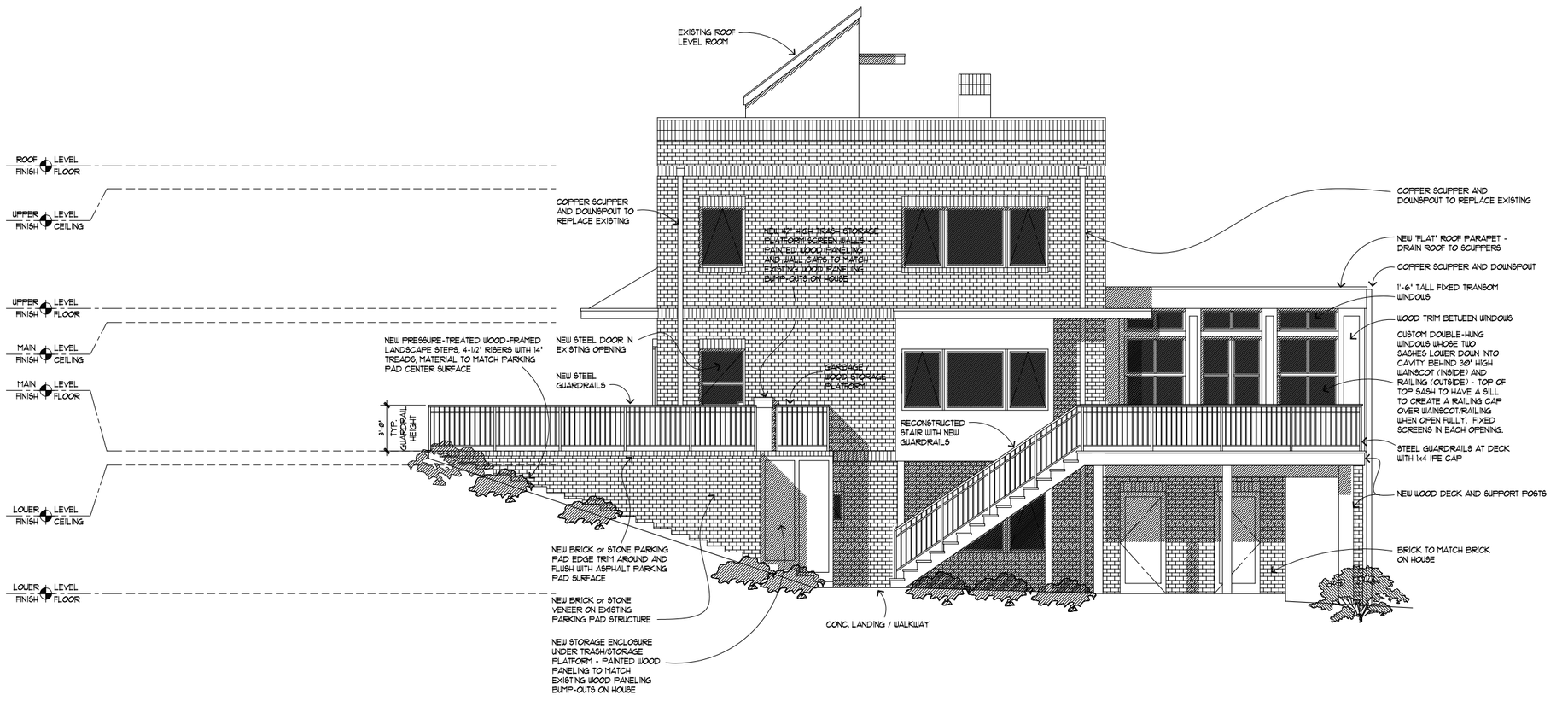
3.27.2018	REVISED
5.14.2018	REVISED
6.26.2018	PERMIT SET

A2.1

SHEET OF



1 RIGHT SIDE EXTERIOR ELEVATION

PROPOSED

SCALE: 1/4" = 1'-0"

0 1 2 4

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MODIFICATIONS TO THE
HOWARD RESIDENCE
430 NORTH FIRST STREET • CHARLOTTESVILLE • VIRGINIA

PROPOSED
RIGHT SIDE
EXTERIOR
ELEVATION

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3.27.2018	REVISED
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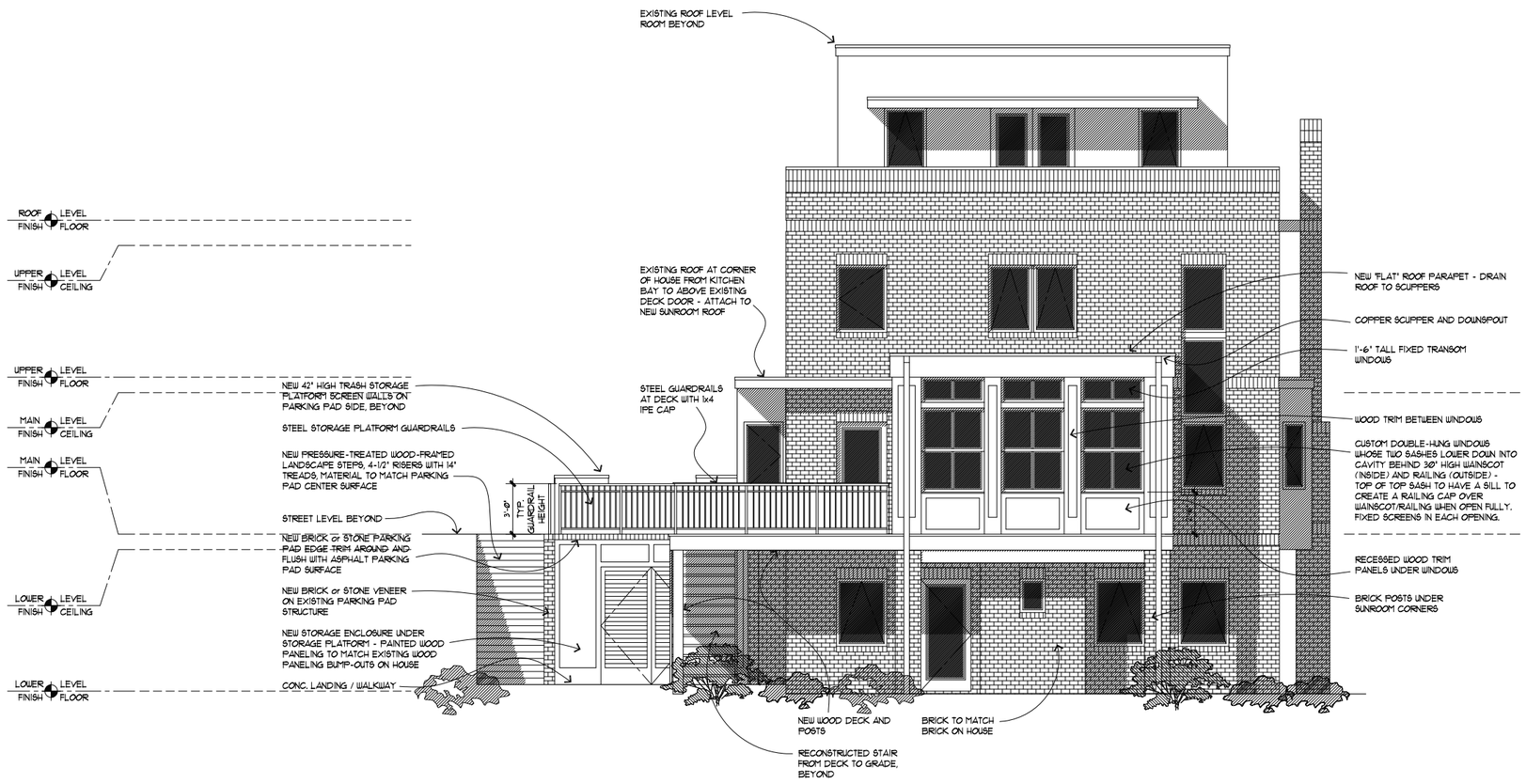
6.26.2018	PERMIT SET

A2.2

SHEET OF



1 BACK EXTERIOR ELEVATION

PROPOSED

SCALE: 1/4" = 1'-0"

0 1 2 4

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PROPOSED BACK EXTERIOR ELEVATION

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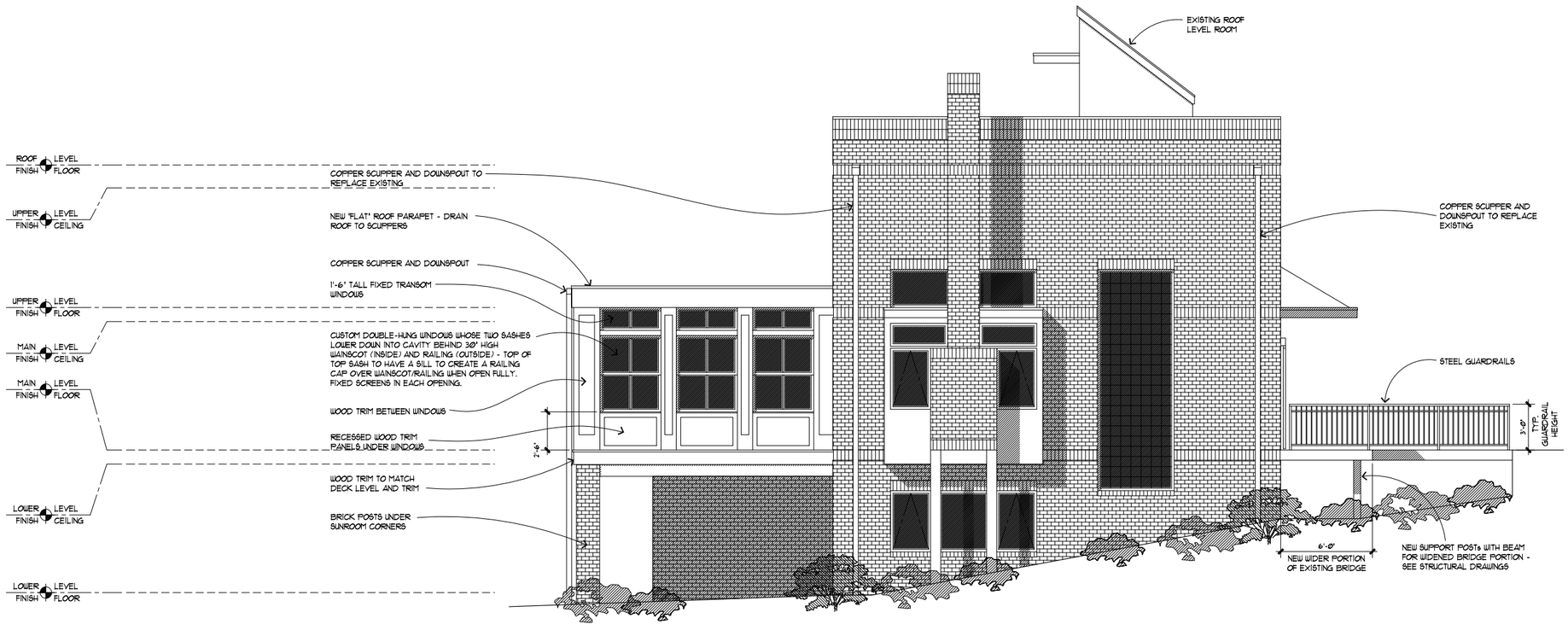
6.26.2018	PERMIT SET

A2.3

SHEET OF



1 LEFT SIDE EXTERIOR ELEVATION

PROPOSED

SCALE: 1/4" = 1'-0"

0 1 2 4

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MODIFICATIONS TO THE

HOWARD RESIDENCE

430 NORTH FIRST STREET • CHARLOTTESVILLE • VIRGINIA

PROPOSED LEFT SIDE EXTERIOR ELEVATION

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A2.4

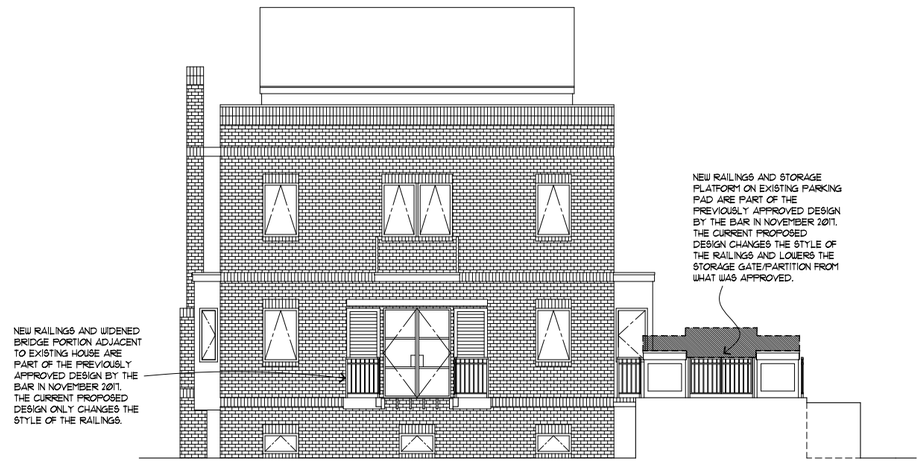
SHEET OF

2 FRONT EXTERIOR ELEVATION

CURRENT BAR APPROVAL

SCALE: 3/16" = 1'-0"

0 1 2 4

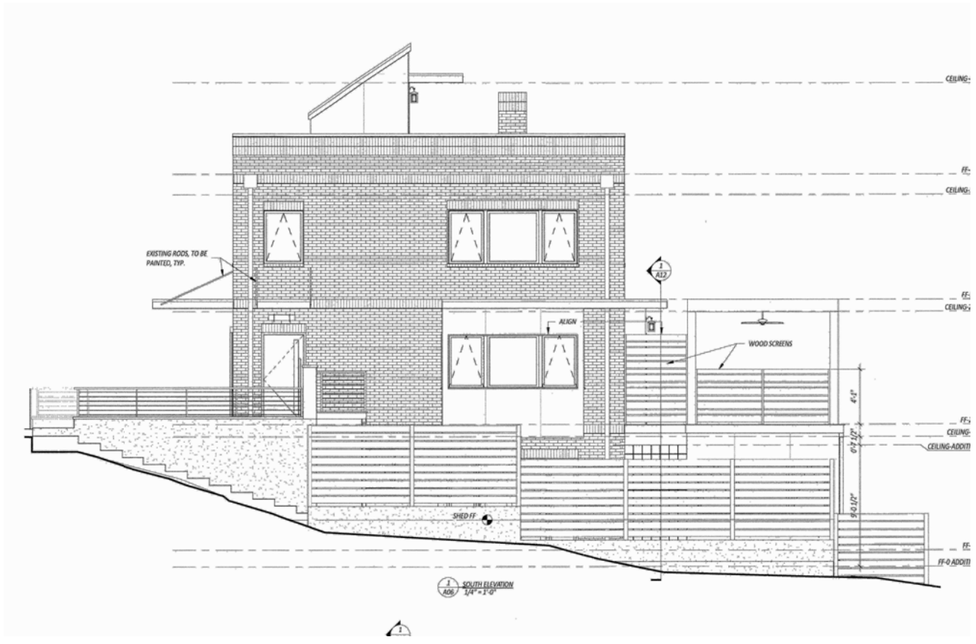


1 FRONT EXTERIOR ELEVATION

PROPOSED AMENDED

SCALE: 3/16" = 1'-0"

0 1 2 4



4 RIGHT SIDE EXTERIOR ELEVATION

CURRENT BAR APPROVAL

SCALE: 3/16" = 1'-0"

0 1 2 4

3 RIGHT SIDE EXTERIOR ELEVATION

PROPOSED AMENDED

SCALE: 3/16" = 1'-0"

0 1 2 4

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MODIFICATIONS TO THE
HOWARD RESIDENCE
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APPROVED vs. AMENDED FRONT and RIGHT SIDE EXTERIOR ELEVATIONS

DRAWN BY:

DATE:	ISSUE:
6.26.2018	PERMIT SET

A3.1

SHEET OF

2 BACK EXTERIOR ELEVATION

CURRENT BAR APPROVAL

SCALE: 3/16" = 1'-0"

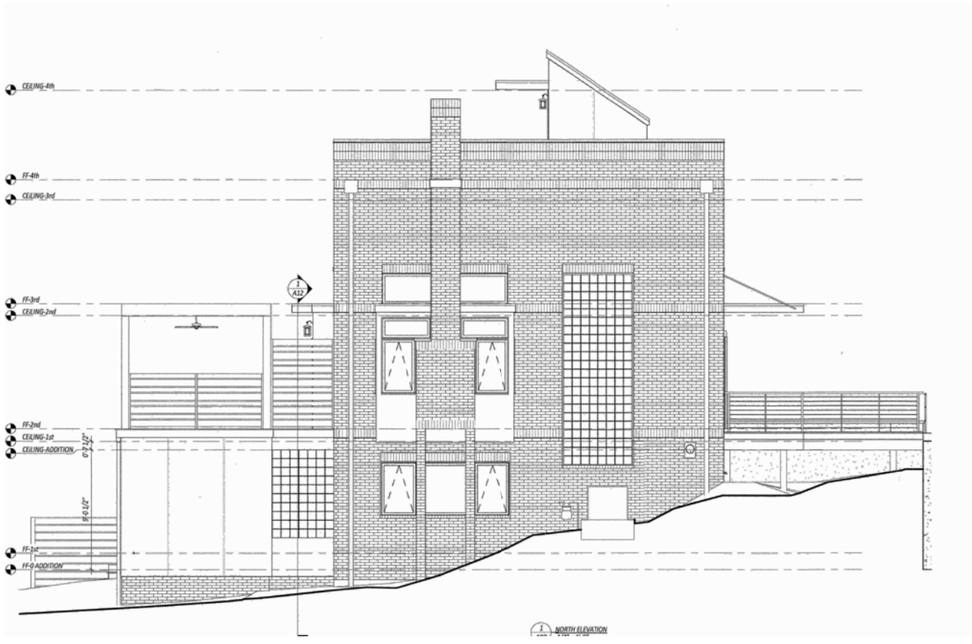
0 1 2 4

1 BACK EXTERIOR ELEVATION

PROPOSED AMENDED

SCALE: 3/16" = 1'-0"

0 1 2 4

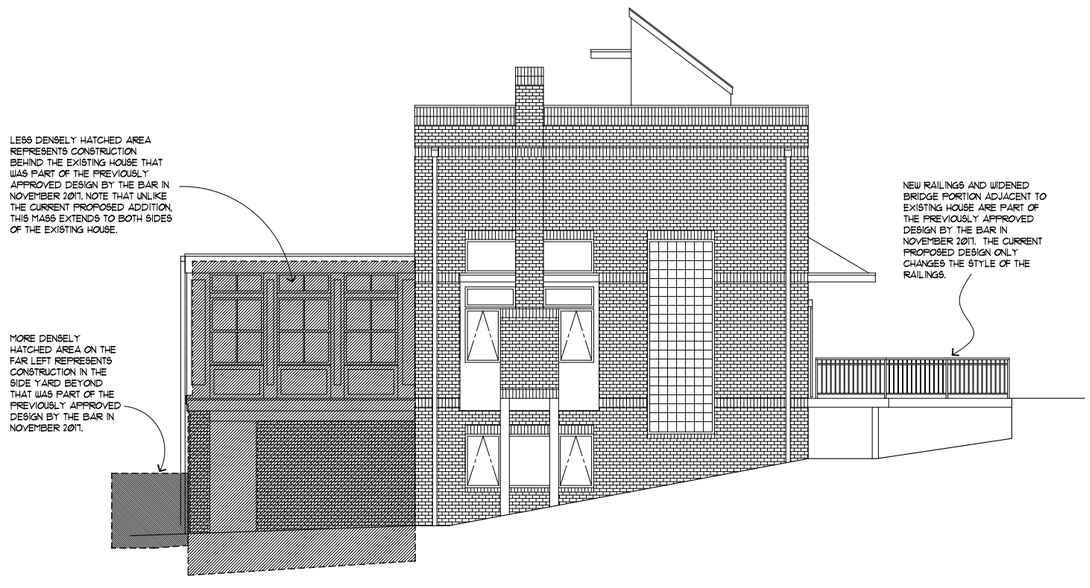


4 LEFT SIDE EXTERIOR ELEVATION

CURRENT BAR APPROVAL

SCALE: 3/16" = 1'-0"

0 1 2 4



3 LEFT SIDE EXTERIOR ELEVATION

PROPOSED AMENDED

SCALE: 3/16" = 1'-0"

0 1 2 4

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MODIFICATIONS TO THE
HOWARD RESIDENCE
430 NORTH FIRST STREET • CHARLOTTESVILLE • VIRGINIA

APPROVED vs. AMENDED BACK and LEFT SIDE EXTERIOR ELEVATIONS

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A3.2

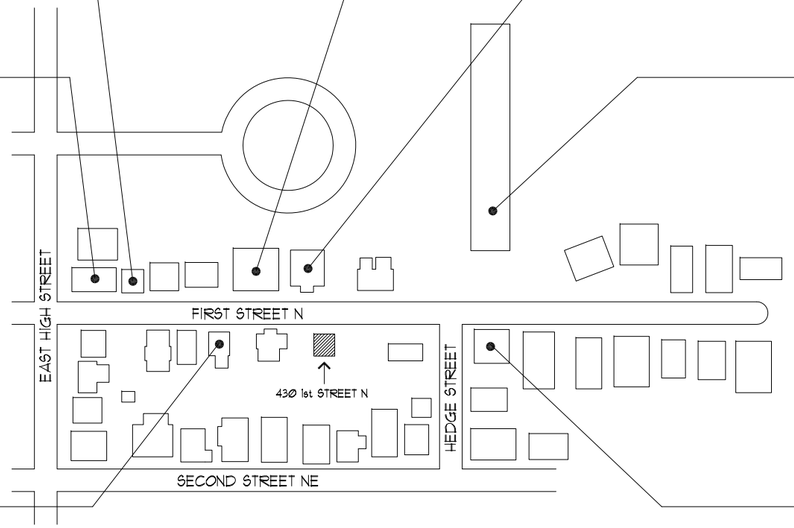
SHEET OF

409 FIRST STREET NORTH

423 FIRST STREET NORTH

425 FIRST STREET NORTH

101 WEST HIGH STREET



NEIGHBORHOOD DIAGRAM

NOT TO SCALE

511 FIRST STREET NORTH

216 WEST HIGH STREET

504 FIRST STREET NORTH

INVENTORY OF HOUSE FINISHES ALONG FIRST STREET NORTH:

- THERE ARE 7 NON-PAINTED BRICK HOUSES, CURRENTLY INCLUDING THE SUBJECT PROPERTY.
- THERE ARE 7 HOUSES WITH PAINTED BRICK, INCLUDING THE MASSIVE APARTMENT BUILDING (511 FIRST STREET N), AND TWO OF WHICH TAKE UP THREE PROPERTY WIDTHS (423 AND 425 FIRST STREET N).
- THERE ARE 4 HOMES CLAD IN STUCCO.
- THERE ARE 8 HOMES CLAD IN WOOD SIDING
- THERE IS ONE HOME THAT IS CLAD IN A COMBINATION OF WOOD SIDING AND UNPAINTED BRICK

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MODIFICATIONS TO THE
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CONTEXTUAL NEIGHBORHOOD PHOTOS

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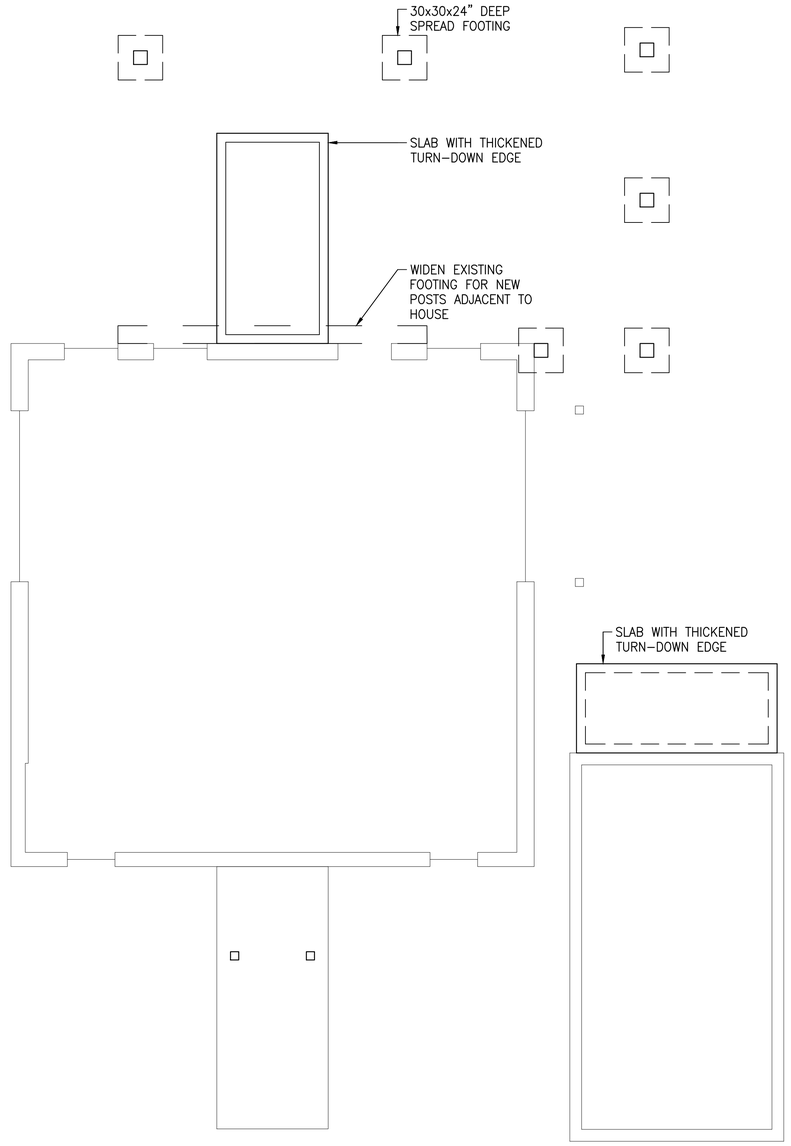
A3.3

SHEET OF



1 - FOUNDATION PLAN

SCALE: $\frac{1}{4}$"=1'-0"

FOUNDATION NOTES:

F1 SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONAL LOCATIONS OF FRAMING MEMBERS

F2 GEOTECHNICAL ENGINEER TO CONFIRM MINUMUM BEARING PRESSURE OF 1500 PSF

F3 MINIMUM CONCRETE STRENGTH = 2500 PS

F4 CENTER FOOTINGS ON COLUMN LOCATIONS

COMMONWEALTH OF VIRGINIA
Benjamin J. Hays
BENJAMIN J. HAYS
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CONSTRUCTURE design
POBOX 4764 CHARLOTTESVILLE VA 22905
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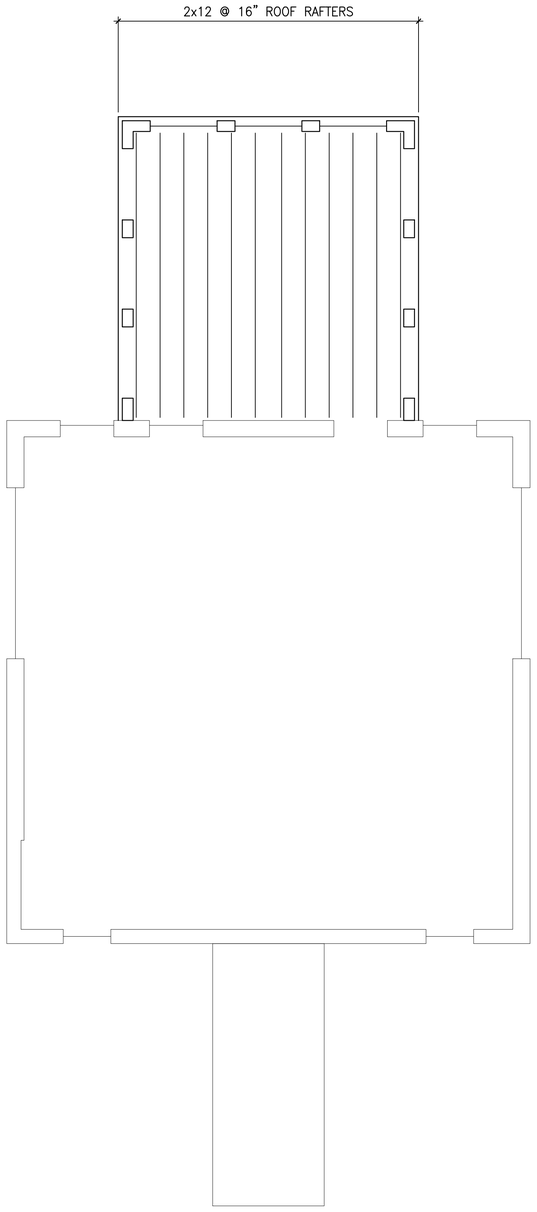
ISSUE	DATE
PERMIT SET / FRAMING PLANS	6.26.18

N

HOWARD residence
430 NORTH FIRST STREET
CHARLOTTESVILLE VIRGINIA

FOUNDATION PLAN

S1.0

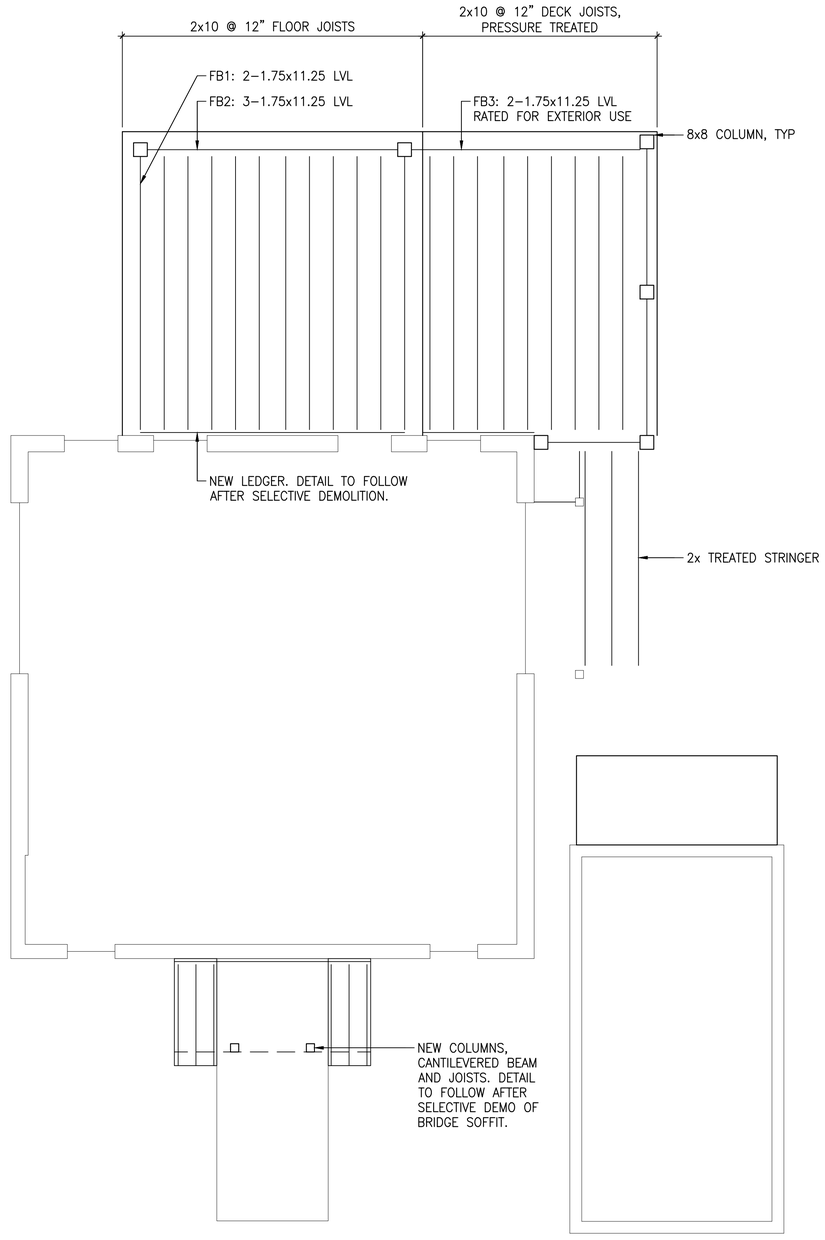


3 - ROOF FRAMING PLAN

SCALE: $\frac{1}{4}$"=1'-0"

ROOF FRAMING NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONAL LOCATIONS OF FRAMING MEMBERS
2. ALL WOOD FRAMING TO BE SOUTHERN YELLOW PINE #2 OR BETTER, UNLESS NOTED OTHERWISE
3. WOOD-TO-WOOD CONNECTIONS CAN BE BEARING OR USE SIMPSON HANGERS. VERIFY HANGER SELECTION WITH ENGINEER.



2 - FIRST FLOOR FRAMING PLAN

SCALE: $\frac{1}{4}$"=1'-0"

FIRST FLOOR FRAMING NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONAL LOCATIONS OF FRAMING MEMBERS
2. ALL WOOD FRAMING TO BE SOUTHERN YELLOW PINE #2 OR BETTER, UNLESS NOTED OTHERWISE
3. WOOD-TO-WOOD CONNECTIONS CAN BE BEARING OR USE SIMPSON HANGERS. VERIFY HANGER SELECTION WITH ENGINEER.

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HOWARD residence
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FRAMING PLANS

S1.1