

Watkins, Robert

From: Watkins, Robert
Sent: Thursday, December 19, 2019 12:17 PM
To: 'howardgw3@aol.com'
Subject: December BAR Action - 430 1st Street North

Certificate of Appropriateness Application

BAR 19-12-05

430 1st Street North

Tax Parcel 330088100

Owner/Applicant: George Howard

Extend front entry awning

Dear Applicant,

The above-referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 17, 2019. The following action was taken:

Balut moved having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Rehabilitations, I move to find that the proposed alterations to the front entry canopy 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. Mohr seconded. Approved (9-0).

This certificate of appropriateness shall expire in 18 months (June 17, 2021), unless within that time period you have either been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause (See City Code Section 34-280. Validity of certificates of appropriateness).

Sincerely,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902
(434) 970-3398

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
December 17, 2019**



Certificate of Appropriateness Application

BAR 19-12-05

430 1st Street North

Tax Parcel 330088100

Austine and George Howard, Owner/Applicant

Extend front entry awning



Background

Year Built: 1994

District: North Downtown ADC district

Status: Contributing

Designed and built by UVA Professor Emeritus Robert Vickery, the scale and materiality 430 North 1st Street 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.

Prior BAR Reviews (See the appendix for 2017 review for prior pwner/applicant.)

July 2018 – BAR approved proposed additions and modifications to the original house 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.

http://weblink.charlottesville.org/Public/0/edoc/759838/BAR_430%20North%201st%20Street_July2018.pdf

Application

- Applicant Submitted: Application (11/24/2019); note from architect Scott Weiss (November 21, 2019); sheet with photographs of the existing entry, including a sketch of proposed extension.

Request for CoA to extend the front entry awning to match the width of the landing below. Materials and design to match the existing awning.

Discussion

The BAR allowed the entry landing to be widened. The alterations will align the awning with the landing, while maintaining the existing design. (The alteration is consistent with the original design in that the widths of the awning and landing were originally aligned.) Where staff would not support more substantive changes to this building, extending this awning is respectful of the original design and, as a single element, does not represent the initiation of additional, incremental and arguably related alterations.

Suggested Motions

Approval: 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 alteration to the front entry canopy satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted..

(or with the following modifications...)

Denial: 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 alteration to the front entry canopy does not satisfy the BAR's criteria and is not compatible with this property and other properties in the North Downtown ADC district, and that for the following reasons the BAR denies the application as submitted..

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

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) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Rehabilitations

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.
- 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.

Appendix: BAR Reviews prior to July 2018

August 2017 – Preliminary Discussion. 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 2017 – BAR approved additions and modifications to original house. (Note: Property was sold and the approved alterations were not done.)



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

RECEIVED

NOV 26 2019

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit two (2) 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 Austine and George Howard Applicant Name (owners) George Howard
Project Name/Description Alteration of front entry awning Parcel Number 330088100
Project Property Address 430 1st Street North

Applicant Information

Address: 430 1st Street North
Charlottesville, VA 22902
Email: howardgw3@aol.com
Phone: (W) (C) 215-275-2624

Signature of Applicant

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

George W. Howard III / Austine Howard 11/24/19
Signature Date
Print Name Date

Property Owner Information (if not applicant)

Address:
Email:
Phone: (W) (C)

Property Owner Permission (if not applicant)

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

Signature Date
Print Name Date

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

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

Reconstruct front entry awning to match width of decking below. Materials and details to match existing.
See attached email from Scott Weiss, Architect

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

Photo of existing and rough sketch of proposed alteration (one page).

For Office Use Only

Received by: Chris A. Baumow
Fee paid: \$125.00 Cash/Ck. # 1565
Date Received: 11/26/2019
Revised 2016
P19-0169

Approved/Disapproved by:

Date:

Conditions of approval:

From: Howardgw3 <howardgw3@aol.com>
To: howardgw3 <howardgw3@aol.com>
Subject: Overhang in the front of 430 N 1st Street
Date: Mon, Nov 25, 2019 1:31 pm

-----Original Message-----

From: scott <scott@weiss-arch.com>
To: 'Austine Howard' <austinerhoward@gmail.com>; 'George Howard' <howardgw3@aol.com>
Sent: Thu, Nov 21, 2019 12:47 pm
Subject: overhang in front

Reasoning for expanding the front door overhang on the house:

First, as the architect, I would like to say that I have the utmost respect for the integrity of the design of this house as it was designed by my very first UVA architecture 101 professor, the recently-passed Robert Vickery. I am honored to have a part in its history.

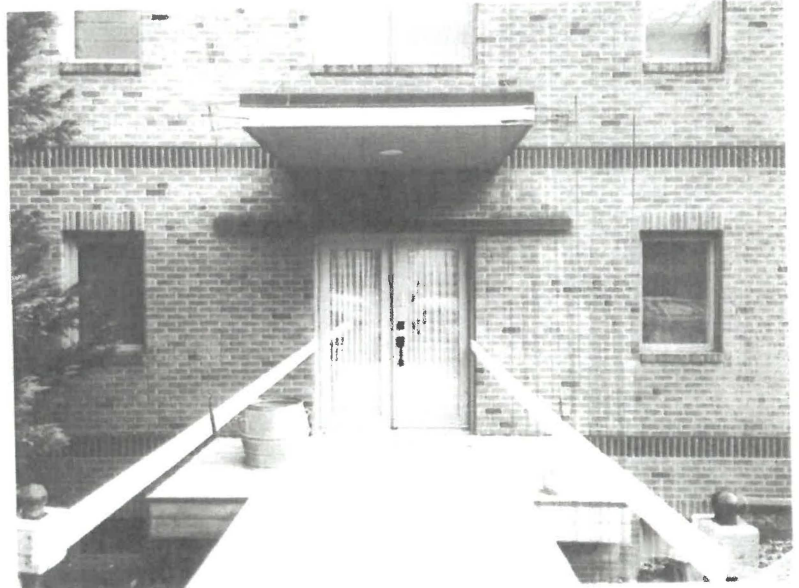
The width of the space below the current overhang has increased. The roof now is dripping water on the nice, new finishes and already causing visual damage to the appearance. Further, and importantly, the water and ice and snow that is not prevented from falling onto the new surface by the overhang will cause a slippery and unsafe hazard. Therefore, we would like to widen the roof to cover the entire wider part of the bridge. This also seems more welcoming for a group waiting in the rain at the door!

The sliding doors, a signature of the house, are being refurbished out of a painted wood to match the other painted surfaces of the house, but also to have louvers that will operate allowing light or privacy. It would visually be nice to see these under the cover, and it would also protect them from the elements more.

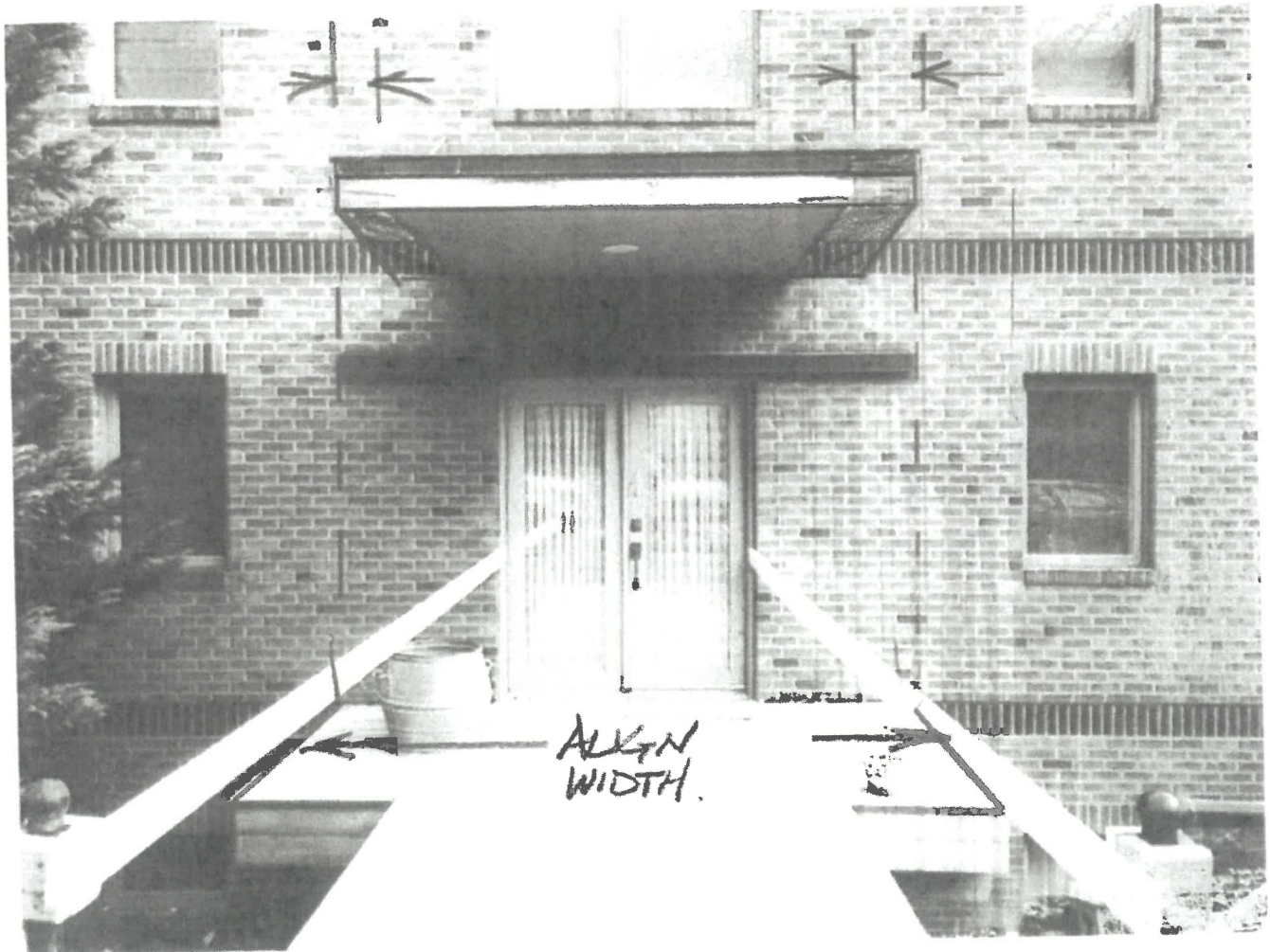
The replacement overhang will be identical in appearance and in visual support to the original, just wider, and since new, better draining. In addition, since the original BAR submittal included a new light fixture here, it would be better-constructed if the entire structure here were newly-built. The horizontal parts of the design, in my opinion, are an important compliment to the overall architecture.

Scott Weiss
Architect
ARCH '88!

430 1st Street North



Existing



Proposed