

2020-07 BAR Decision for 411 1st Street North

Watkins, Robert <watkinsro@charlottesville.gov>

Mon 7/27/2020 12:55 PM

To: julie kline dixon <juliekdixon@hotmail.com>

Cc: Werner, Jeffrey B <wernerjb@charlottesville.gov>

Certificate of Appropriateness Application

BAR 20-07-06

411 1st Street N

Tax Parcel: 330107000

Owner: Andrea and Reidar Stiernstrand

Applicant: Julie Kline Dixon/Rosney Co. Architects

New door at window opening

Dear Julie,

For our records (as well as yours), please accept this email and a forthcoming email as official communication for your two projects reviewed at the BAR meeting last week. At the Charlottesville Board of Architectural Review's July meeting, the BAR approved the project listed above with the following motion:

BAR Member Ron Bailey moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed alterations satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC ADC District, and that the BAR approves the application as submitted, with the following conditions:

- Leave in place the existing door at the center, below the front porch.
- Retain and store the existing window, should the opening be later restored.
- The existing masonry opening is not altered other than below the existing window.
- For the exterior light fixture, the lamping will have a Color Temperature not to exceed 3,000K, preferably dimmable, and will comply with the City's "Dark Sky" ordinance.
- Applicant will provide to staff for the BAR archive cutsheets for the doors, windows, and any exterior light fixtures.
- That a half-lite aluminum-clad solid wood door be used.

Tim Mohr seconded. Motion passes (9-0).

Your Certificate of Appropriateness will expire in 18 months. Please contact Jeff or me with any further questions.

Best,

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
July 21, 2020



Certificate of Appropriateness Application

BAR 20-07-06

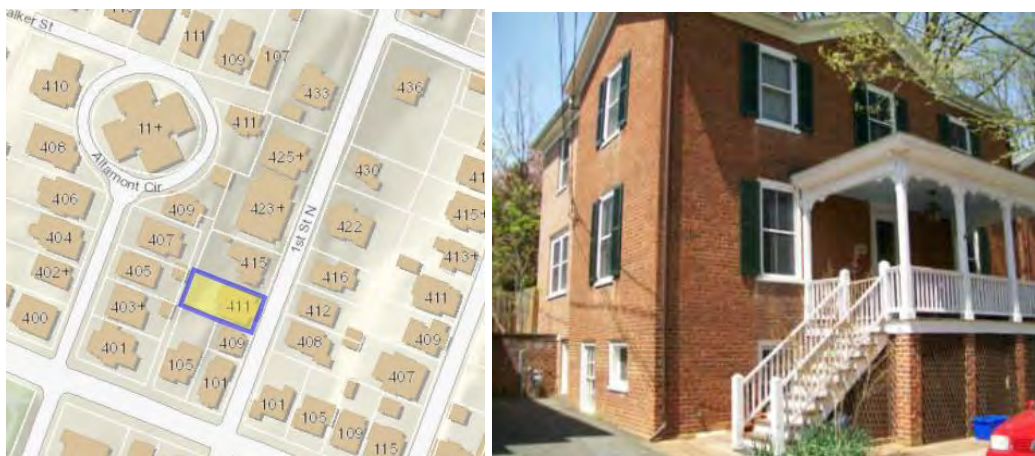
411 1st Street N

Tax Parcel: 330107000

Owner: Andrea and Reidar Stiernstrand

Applicant: Julie Kline Dixon/Rosney Co. Architects

Relocate door to window opening



Background

Year Built: 1882-1889

District: North Downtown ADC District

Status: Contributing

The George-Makris House was likely built as a rental property sometime between 1882 and 1889. Compared with neighboring houses of similar scale on the block, the subject building has fewer architectural embellishments. The two-story, three-bay brick house is situated on a high basement and is fronted by a wood porch with Victorian trim. (Historic survey attached.)

September 18, 2001 – BAR approved CoA to extend an existing addition to the rear.

April 16, 2002 – BAR approved CoA to replace the single windows in the side elevations of the original structure with double windows.

November 17, 2009 – BAR approved CoA to add a frame, 2-story rear addition for a sunroom and loggia on the first floor and a bath and screen porch on the second floor. Wood, double-hung windows, operable shutters, painted dark green/black, at existing rear windows. Copper roof and gutters to match existing; Hardie-siding; azek trim; stucco base; all siding/trim painted white.

Application

- Submittal: Rosney Co. Architects submittal dated 26 May 2020: Narrative (two pages); drawings EC1.0, A1.0, A2.0, A3.0, A3.1 (5/6/2020), and A3.2 (6/29/2020).

Request CoA for removal of existing basement window and installation of entry door.

- Relocate existing window to center door opening. Infill with new brick below.
- Relocate existing door to south window opening.
- From driveway to door, construct stone steps/landing and new stone retaining wall.
- Reconstruct wood porch stairs to accommodate new access to basement entry.
- Install new light fixture.

Note: While the drawings indicate swapping the existing window with the existing door, the applicant would prefer to leave the door in place and install a new door in the window opening.

Discussion and Recommendations

This opening is at the primary and is being modified to accommodate accessibility for an elderly relative. If the applicant preference is approved, staff recommends the following conditions:

- [Staff concurs with the applicant's preference.] Remove only the proposed window and install a new door in the opening. Leave in place the existing door at the center, below the front porch.
- Retain and store the existing window, should the opening be later restored.
- The existing masonry opening is not altered other than below the existing window.
- For the exterior light fixture, the lamping will have a Color Temperature not to exceed 3,000K, preferably dimmable, and will comply with the City's "Dark Sky" ordinance.
- Applicant will provide to staff for the BAR archive cut sheets for the doors, windows, and any exterior light fixtures.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed alterations 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.

[...as submitted with the following conditions: ...]

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed alterations do not satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR denies the application as submitted for the following reasons:

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 Design Review Guidelines for Rehabilitations

Pertinent Guidelines for Rehabilitations

C. Windows

- 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.

D. Entrances, Porches, and Doors

- 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.

H. Masonry

- 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.

411 North 1st Street
Staff Photos



Figure 1: Oblique view of 411 North 1st Street, facing southwest.



Figure 2: East elevation of 411 North 1st Street.



Figure 3: Oblique view of 411 North 1st Street, facing northwest.



Figure 4: Focus view of entry porch and location of proposed exterior door.



Figure 5: Focus view of entry porch and location of proposed exterior door.



Figure 6: Focus view of entry porch and existing door below porch.



Figure 7: View south on North First Street, with 411 North 1st Street at right.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 411 North First Street
 Map and Parcel: 33-107
 Census Tract & Block: 3-506
 Present Owner: R. S. Oakey
 Address: 1926 Ivy Road, City
 Present Use: Rental Property
 Original Owner: H. H. George
 Original Use: Rental Property

BASE DATA

Historic Name: George-Makris House
 Date/Period: 1882-1889
 Style: Vernacular
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: R-3
 Land Area (sq.ft.): 55 x 98
 Assessed Value (land + imp.): 1800 + 10,530 = 12,330

ARCHITECTURAL DESCRIPTION

A very plain two story, three bay brick, single pile house on a high basement. Since it was probably built for a rental property, adornments are minimal with only a central gable and pedestrian Victorian porch relieving the regularness of the facade. While similar in style and plan to the Roads-Bosserman and Pendleton Houses on First Street, it shares none of their refinements in detail, proportion, or material.

HISTORICAL DESCRIPTION

This house may well have been built as a rental property by H. H. George. He purchased the lot on the northwest corner of High and North First Streets from Polly L. Gilmer in 1882 (ACDB 79 P 473). Landbook records indicate that a structure was standing on the George property on the west side of Green Street in 1889 valued at \$1200. In 1919 the heirs of H. H. George sold the property to H. H. Robinson for \$3000 (DB 34-34). The deed specifically mentions a six room brick residence on the property. Robinson quickly sold Grafton Payne in 1920 who in turn sold it to Alice Leachman in 1921 (DB 37 P 15). The house remained in the Leachman family until 1943 when George Makris purchased it (DB 115 P 223). It was recently purchased from Makris' widow by Mr. R. S. Oakey.

GRAPHICS

CONDITIONS

Average

SOURCES

City/County Records.



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

five (5)

Please submit ~~ten (10)~~ **five (5)** 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	<u>Andra & Reidar Stiemstrand</u>	Applicant Name	<u>Julie Kline Dixon</u>
Project Name/Description	<u>Exterior alterations</u>	Parcel Number	<u>330107000</u>
Project Property Address	<u>411 North 1st Street</u>		

Applicant Information

Address: 1009 EAST MARKET ST
CHARLOTTESVILLE VA 22901
Email: juliedixon@icloud.com
Phone: (W) _____ (C) 434 391 4947

Property Owner Information (if not applicant)

Address: 411 N. 1ST ST
Email: metandrea@gmail.com
Phone: (W) _____ (C) 917.938.3085

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] _____ 5.26.20
Signature Date

JULIE DIXON _____ 5.26.20
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] _____ 5/26/20
Signature Date

Andra Stiemstrand _____ 5/26/20
Print Name Date

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

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

DRAWING SET

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

{ ROSNEY CO }

ARCHITECTS

Date: 26 May 2020
To: City of Charlottesville
From: The Rosney Co Architects
Re: 411 North 1st Street

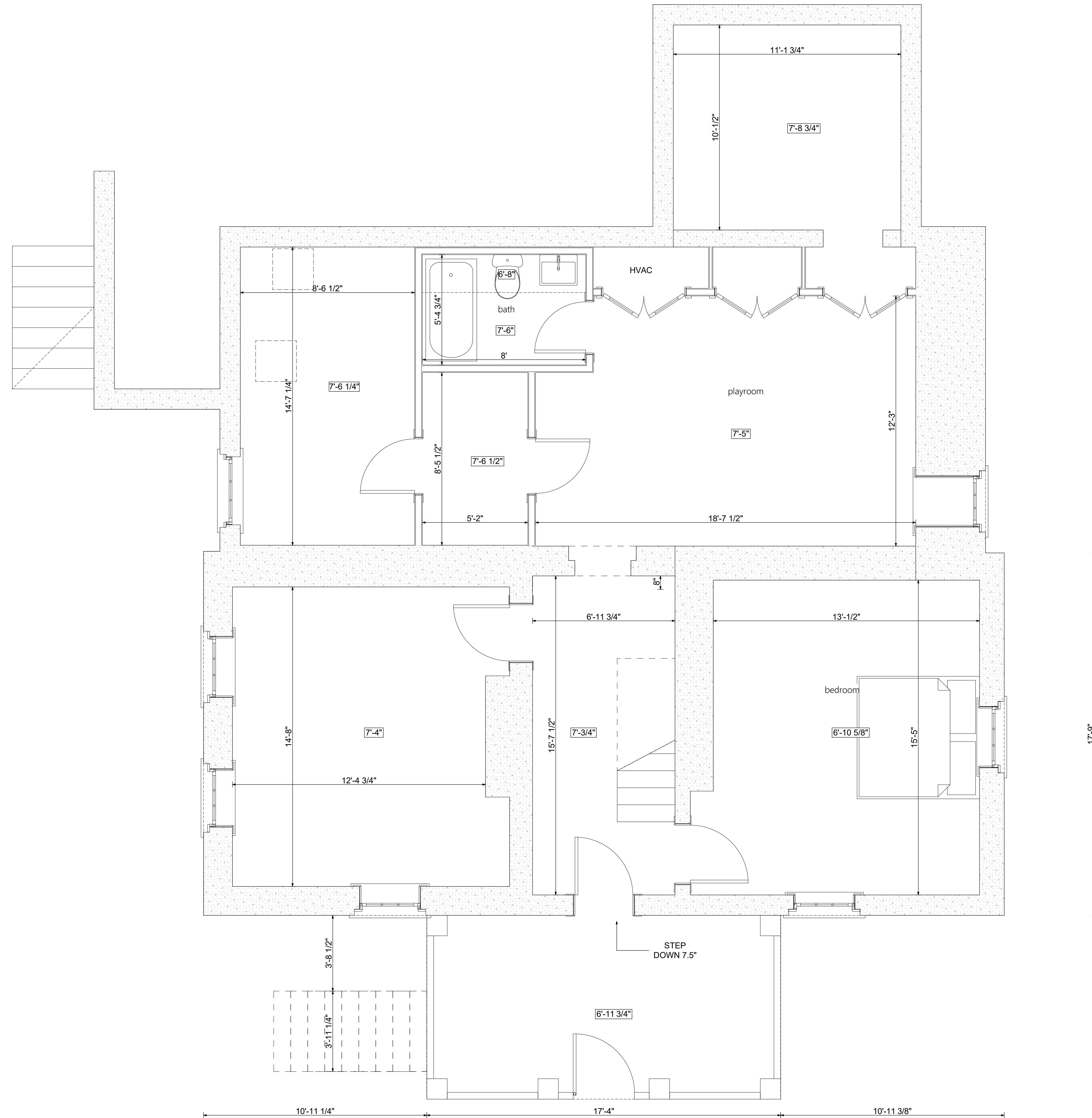


Re: Narrative Description of Proposed Alteration to 411 North 1st Street:

The Stiernstrands need to create a more gentle entry into their basement to accommodate an aging in place relative who will be staying with them indefinitely. Currently, the door to the basement enters below the front porch. It is cramped by the porch overhead, has a steep drop from the earth level below the porch into the house,

and is cramped by the bottom of the stair directly inside. There are two masonry openings for windows on the left and right of the door, not covered by the porch, and of the exact same width as the door itself. Given that the existing masonry opening on the south side of the east façade is much simpler to access, we propose re-purposing that existing masonry opening which currently holds the window into a door. This allows adequate head height, and easy transition from the proposed new landing to the interior and ample space inside for maneuvering. If it's preferable, we would happily reuse the existing door from below the porch in the new opening, although our instinct is to leave that door in place and to label and store the existing window and brick that must be removed on site.

Julie Dixon
The Rosney Co Architects



Stiernstrand Residence
 411 1st Street NW,
 Charlottesville, Virginia 22911



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



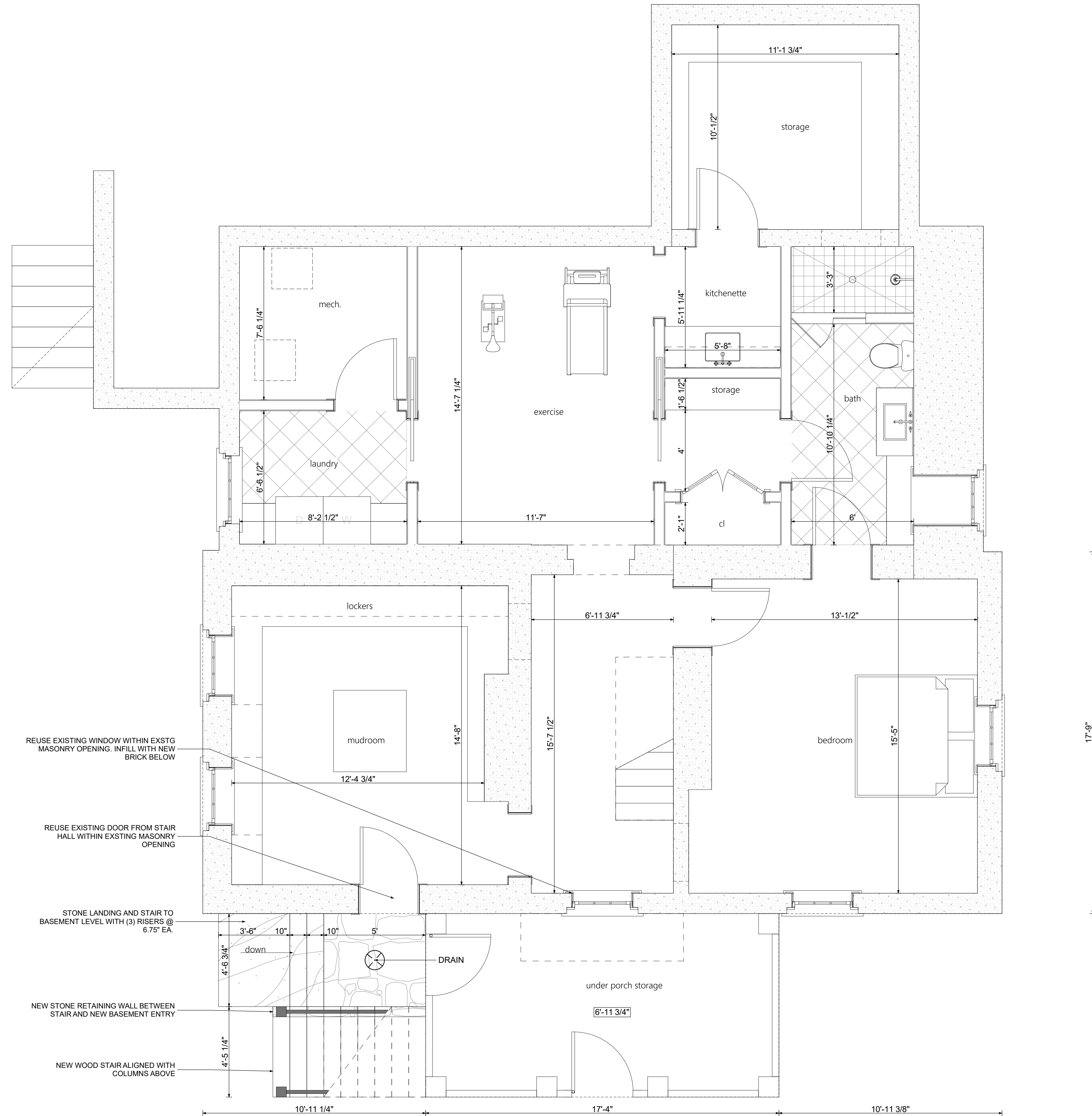
Rear Elevation
SCALE: 3/16" = 1'-0" 2



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



Side Elevation
SCALE: 3/16" = 1'-0" 4



REUSE EXISTING WINDOW WITH EXSTG MASONRY OPENING. INFILL WITH NEW BRICK BELOW

REUSE EXISTING DOOR FROM STAIR HALL WITH EXSTG MASONRY OPENING

STONE LANDING AND STAIR TO BASEMENT LEVEL WITH (3) RISERS @ 6.75" EA.

NEW STONE RETAINING WALL BETWEEN STAIR AND NEW BASEMENT ENTRY

NEW WOOD STAIR ALIGNED WITH COLUMNS ABOVE

17'-9"

Basement
SCALE: 3/8" = 1'-0"

1

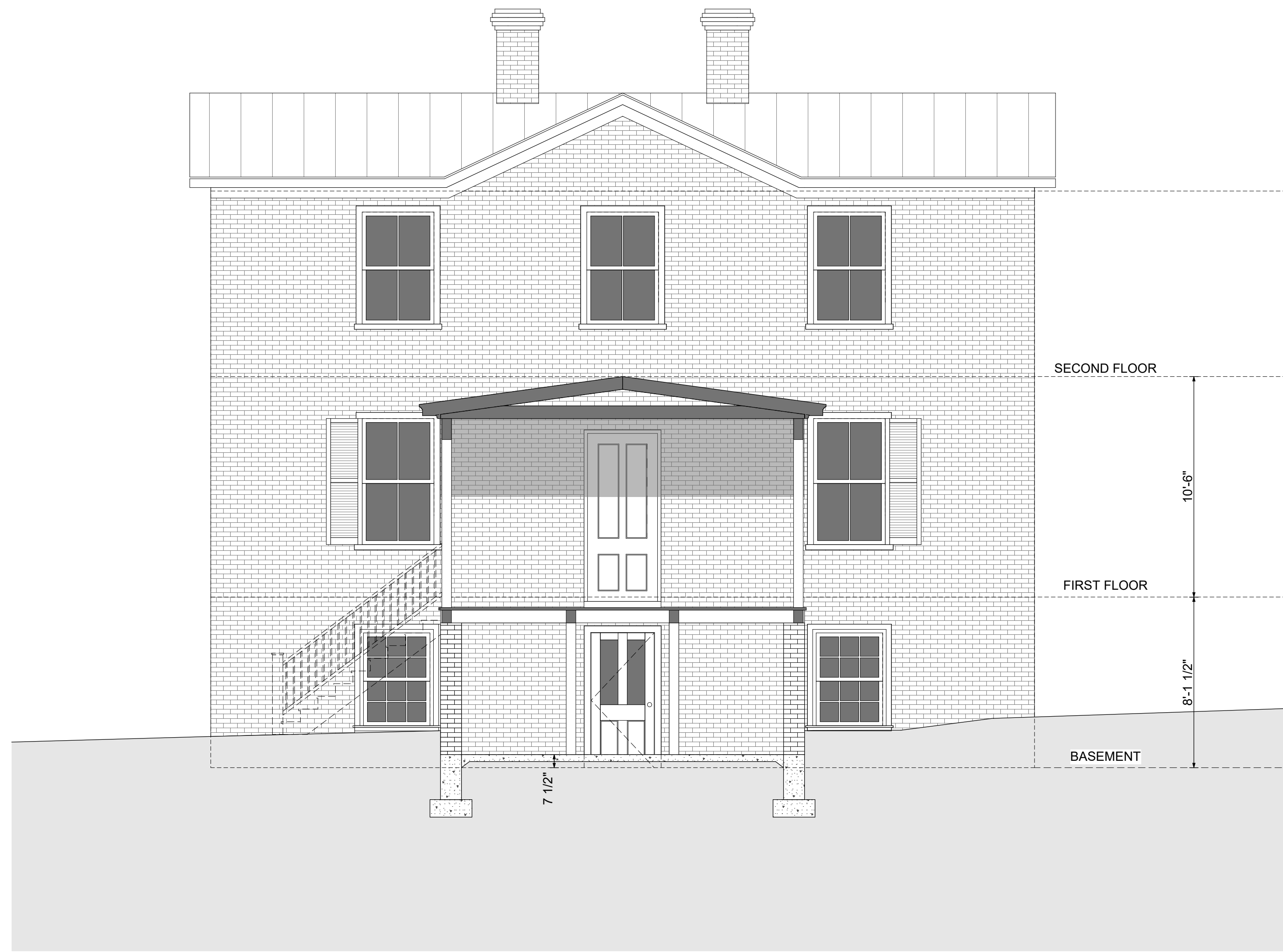
Stiernstrand Residence
411 1st Street NW,
Charlottesville, Virginia 22911

EDITIONS/REVS
5/6/2020

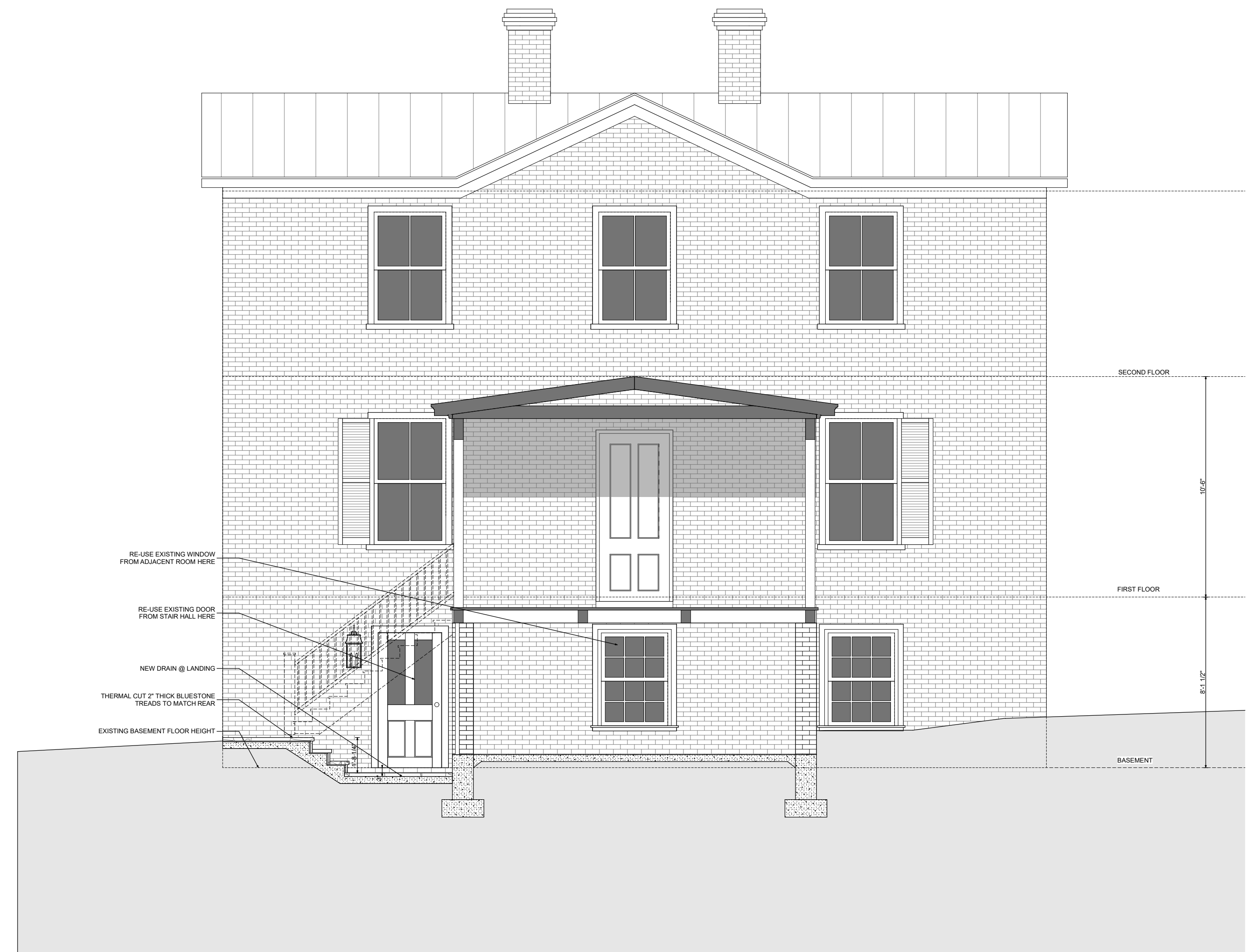
Basement
Option 1
5/6/2020

A1.0

Stiernstrand Residence
 411 1st Street NW,
 Charlottesville, Virginia 22911



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



Proposed Porch Section
 SCALE: 1/4" = 1'-0" 1
 A3.0

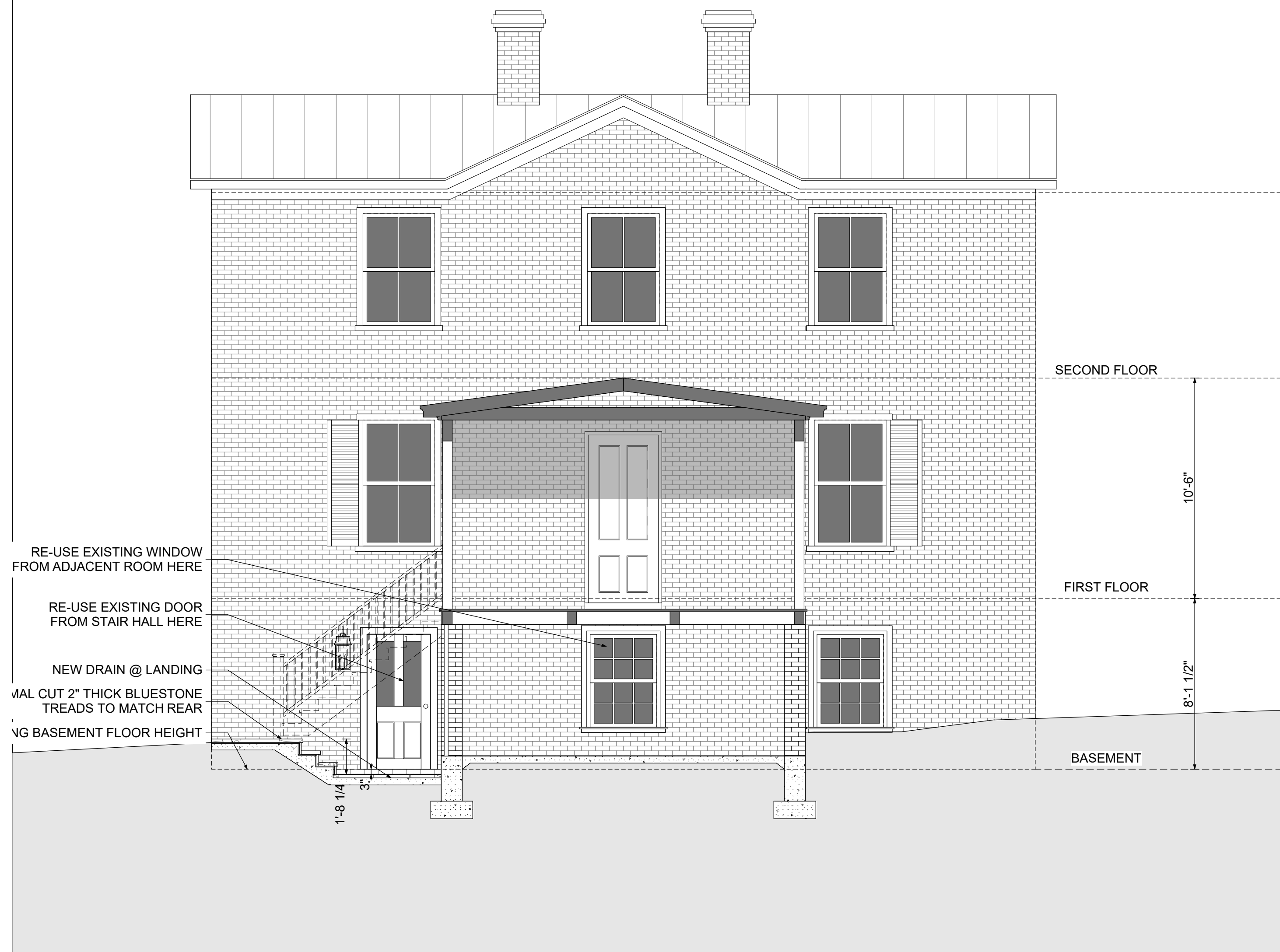
EDITIONS/REVS

5/6/2020

Front Porch
 Section

5/6/2020

A3.0



Stiernstrand Residence
 411 1st Street NW,
 Charlottesville, Virginia 22911

EDITIONS/REVS

5/6/2020

Front Porch
 Section

5/6/2020

A3.1

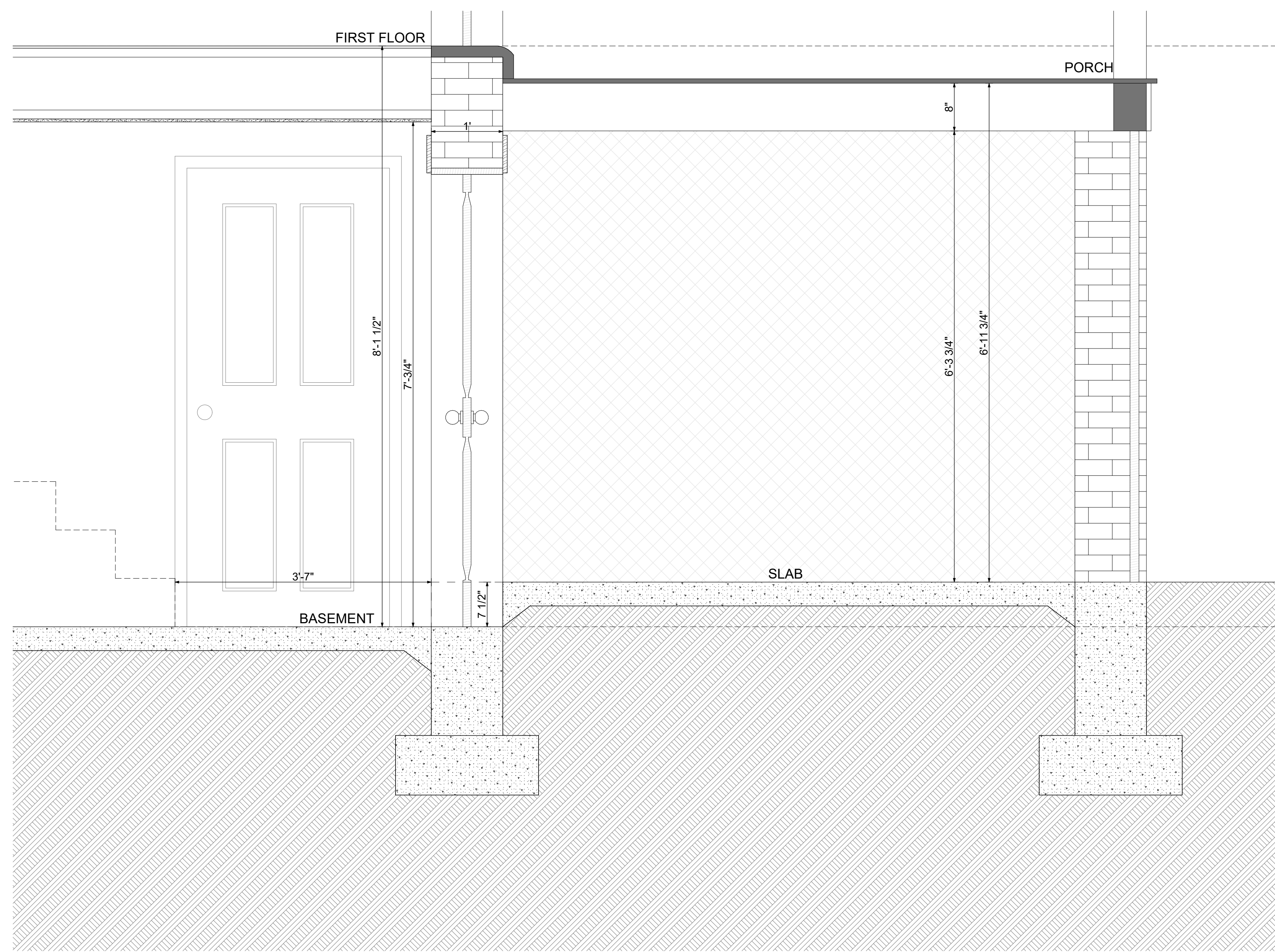
Stienstrand Residence

411 1st Street NW,
 Charlottesville, Virginia 22911

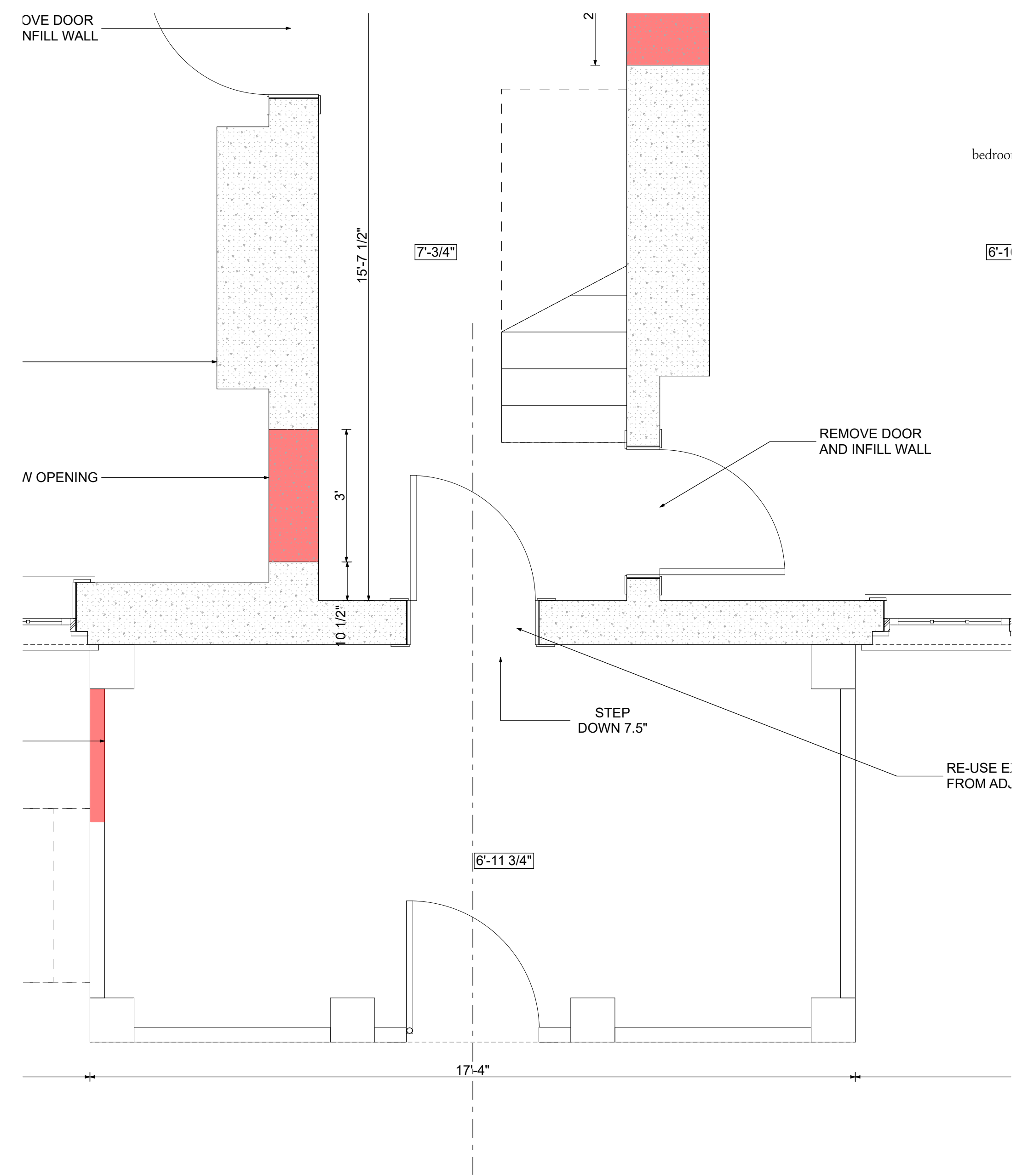
EDITIONS/REVS
6/29/2020

Front Porch Section
 6/29/2020

A3.2



Front Porch Section
 SCALE: 1" = 1'-0" 1



Basement Plan
 SCALE: 1/2" = 1'-0" 2