

Watkins, Robert

From: Watkins, Robert
Sent: Wednesday, September 22, 2021 2:41 PM
To: rounsevell jim
Cc: Werner, Jeffrey B
Subject: September 2021 BAR Meeting

Certificate of Appropriateness

BAR 21-09-01
209 2nd Street, SW, Tax Parcel 280077000
Downtown ADC District
Owner: Same Street LLC
Applicant: Jim Rounsevell
Project: Alterations to existing structure

Dear Jim,

The Charlottesville Board of Architectural Review reviewed the above-referenced project at their monthly meeting on August 18. The BAR made the following motion for your project:

Tim Mohr moves: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed exterior alterations at 209 2nd Street SW satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted, with the condition that the landscape plan will be submitted at a future date and with a recommendation that the applicant look into alternate solutions for the front door, either mimicking the existing door but all glass or be a more modern door, and that the trim and casing be retained, while still allowing that the door swing properly. Should the door be found to be historic, the BAR recommends that it stay somewhere on the property.

Carl Schwarz seconds motion. Motion passes (6-0).

Please let me know if you have any further questions.

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 21, 2021**



Certificate of Appropriateness Application

BAR 21-09-01

209 2nd Street, SW, Tax Parcel 280077000

Downtown ADC District

Owner: Same Street LLC

Applicant: Jim Rounsevell

Project: Alterations to existing structure



Background

Constructed c1880, the Watson House is a two-story vernacular house within the Downtown ADC District. This house--and the adjacent, matching house—feature three-bays, single pile, with a front-facing central gable and a medium-pitched gable roof. Sitting on a low foundation, the front porch is topped by a low-pitched hip roof supported by four Tuscan columns. The roofs standing-seam metal with Philadelphia gutters. The historic survey is attached.

Prior BAR Actions

- December 2018 - BAR approved chimney removal, roof replacement, Philadelphia gutters to be restored.
- August 2019 – BAR approved rehabilitation and renovation of the exterior of the existing historic house and the existing rear addition.
http://weblink.charlottesville.org/public/0/edoc/791512/BAR_209%202nd%20Street%20SW_August2019.pdf

Application

- Applicant Submittal: Jim Rounsevell Architect drawings for *Rosejean B+B BAR Submission*, dated August 30, 2021 (top left corner): Sheets A0.1, A0.2, A0.3, A1.2, A1.3, and A1.5. (Note: Sheet A5.1 sheet is included in the submittal, but will not be reviewed for this CoA request. Porch repairs shown on sheet A5.1 were approved administratively Aug. 30, 2021 and subject to the conditions of that CoA.)

Request for a CoA to rehabilitate and renovate the exterior of the existing historic house and the existing rear addition. (The proposed work will modify what the BAR approved Aug. 2019. Staff has attached a comparison.)

The modifications reflect changing the use from a restaurant to a bed-and-breakfast (by right), with the floor plan reconfigured to create five guest rooms. Improvements to the existing rear patio are also proposed.

Scope of Work

East Elevation:

- Install new entry door. Existing in-swing door is a hazard, swinging into an interior stair landing.

South Elevation:

- At the rear addition, remove previously approved doors and windows.
- Install twin, windows.
- Install two skylights. Velux. Fixed. CFP 6060. (Bathrooms #2 and 3.)

West Elevation:

- Remove window at main house, first floor. Install entry door. Steps and landing to be painted wood, identical to front steps—3-1/2” tongue and groove.
- Remove the single-sash casement windows at addition, second floor and install new, similar to existing.

North Elevation:

- Remove existing, first floor windows (one on main house, two on rear addition). Note: Per applicant’s photos, the main house window has already been removed and the opening bricked up.
- Install at the addition an entry door with steps and landing. Steps and landing to be bluestone.
- Install roof skylight. Velux. Fixed. FCM 2222. (Bathroom #1.)

Existing - General:

- Windows: Repair/renovate existing double hung windows. Existing windows do not function--do not meet Code for egress. Paint white to match existing.
- Brick: Repair mortar, match existing with Lehigh flamingo color mortar. Mortar type N.
- New doors and windows to be Andersen E-series, per Better Living quote #1217826, dated 8/27/2021.
- Velux Skylights (FCM and CFP) per cut sheets provided by the applicant.
- Paint:
 - All windows, doors, exterior trim, fascias, risers, porch columns, ceiling, beams etc: Ben. Moore OC-152, *Super white*, semi-gloss, to match existing white on existing windows, fascia, freeze boards, etc.
 - Existing board and batten siding (rear): Ben. Moore HC-168, *Chelsea Gray*.
 - Porch flooring, treads: Ben. Moore AC-27 *Galveston gray*, semi-gloss, with non-slip additive.
 - Porch railings: black. Ben. Moore 2132-10, *Black*, gloss.
 - Brick will not be painted.

Patio Area and Plantings: (Not indicated. Notes From the applicant.)

- The patio area is yet to be determined and currently not in the scope of work (future). It has not really been designed but a concept was included as a courtesy.
- Existing paving and pea gravel to be removed.
- Existing white wall in back gets Virginia creeper which turns red in the fall. A small water feature to counteract heat island effect TBD.
- Front: Existing dogwoods to remain with new dark green ground cover below, poss. Woodland phlox or sim.
- Garden is honey dust (crushed brown stone a-la- bocce court).
- Patio is bluestone pavers on stone dust. Like next door, new bluestone treads on over decaying concrete for front steps (safety issue-see existing images). Overgrown north side is replaced with bluestone stepping stones to access Bedroom #3.
- A low hedge (<3' high) shields the base of the adjacent building along the Northside.

Lighting: (Not indicated. Notes From the applicant.)

- Exterior lighting for the patio is TBD. All exterior lighting to be 2700K, CRI of 95 or better. All low voltage, low key, landscape lighting. (No exterior flood lights.)
- No wall mounted fixtures other than two full cut-off fixtures at both entries (see cut sheet attached).
- Porch has ceiling cut outs for three 3-1/2" recessed dimmable MR16 fixtures that will light the porch volume. (Contrasted lighting, white trim). All lighting done in consultation with Mark Schulyer Lighting Design.

Discussion

The house was constructed c1880 and, per the Sanborn Maps (see appendix), the single-story, rear addition was in place by 1896. As such, repairs to the existing masonry must be done carefully and use an appropriate lime mortar, relative to the amount, if any, of Portland cement used. Reference NPS Preservation Brief #2: *Repointing Mortar Joints in Historic Masonry Buildings*. <https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

The two, single sash casements at the second floor, rear addition are likely sash salvaged from an original, enclosed window; however, the board-and-batten addition appears to be post-1960s.

The existing, first floor window at Bedroom #1 has already been removed and the opening bricked closed, without BAR review and approval. Note: While a historic window, it is possible this is not original to the building. Per the Sanborn Maps (see appendix), the window may have added between 1907 and 1920. (There is not a matching window on the south wall.) Options available for the BAR:

- Accept the change and completed brick work.
- If extant, the original window could be reinstalled; however, due to the proposed use, the public safety code requires this be a fire-rated wall, including the window. As such, any replacement will require a new, fire-rated window.
- Allow the bricked opening, but require it be installed as inset panel, not flush with the exterior wall, thus expressing the change from the original.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed exterior alterations at 209 2nd Street SW satisfy the BAR’s criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as [as submitted].

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

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed exterior alterations at 209 2nd Street SW do not satisfy the BAR’s criteria and are not compatible with this property and other properties in the 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 ADC District Design Guidelines

Chapter II – *Site Design and Elements*

(Link: [III: Site Design and Elements](#))

B. Plantings

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the “avenue” effect.

- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
- 3) Use trees and plants that are indigenous to the area.
- 4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
- 5) Replace diseased or dead plants with like or similar species if appropriate.
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

D. Lighting

- 1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
- 2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
- 3) In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.
- 4) Do not use numerous “crime” lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.
- 5) [...]
[...].
- 6) Consider motion-activated lighting for security.

E. Walkways and Driveways

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
- 3) Gravel or stone dust may be appropriate, but must be contained.
[...]

Chapter 4 – *Rehabilitation*

(Link: [V: Rehabilitation](#))

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.
- [...]

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 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.

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.

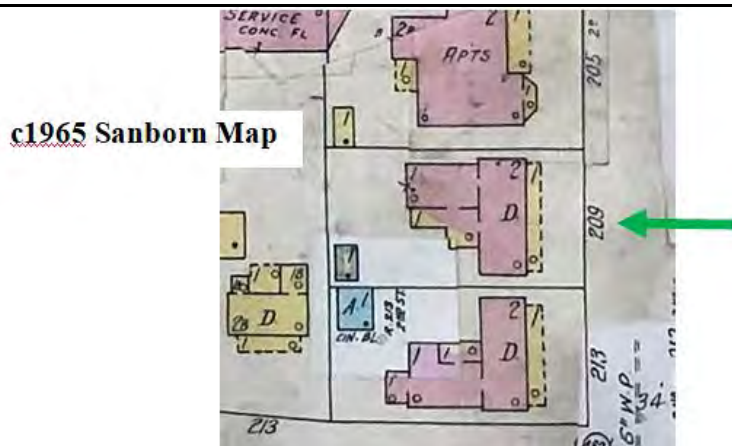
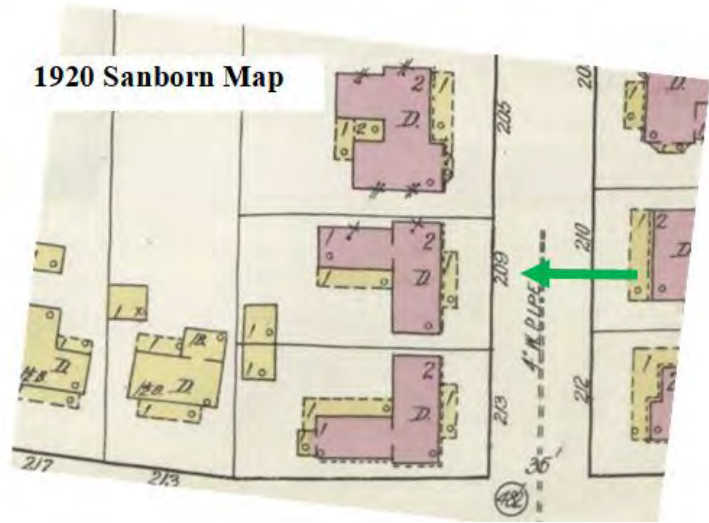
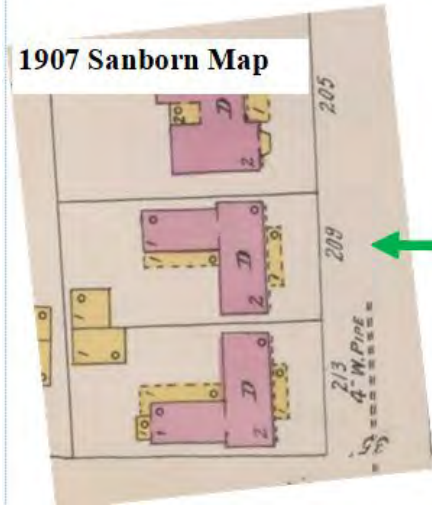
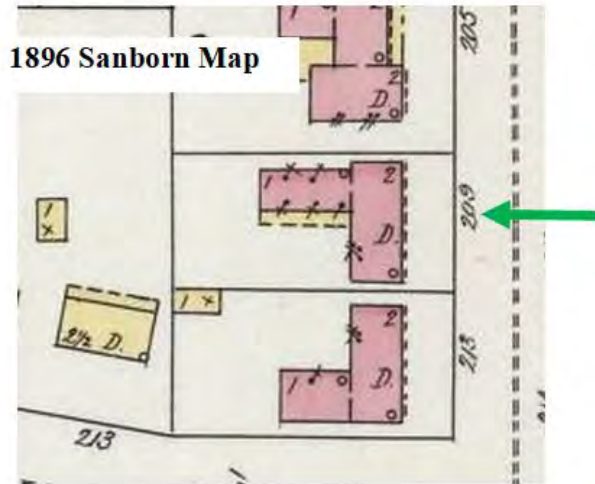
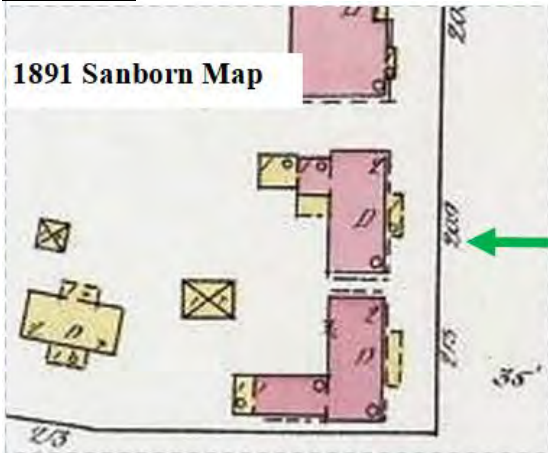
K. Paint

- 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.

L. Rear of Buildings

- 1) Meet all handicapped accessibility requirements.
- 2) Consolidate and screen mechanical and utility equipment in one location when possible.
- 3) Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.
- 4) Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.
- 5) Note building and ADA codes when and if changing dimensions or design of entrance.
- 6) Windows define the character and scale of the original façade and should not be altered.
- 7) If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.
- 8) If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.
- 9) Remove any blocked-in windows and restore windows and frames if missing.
- 10) Security grates should be unobtrusive and compatible with the building.
- 11) Avoid chain-link fencing.
- 12) If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen, and maintain the character of the original window's appearance from the exterior.
- 13) Ensure that the design of the lighting relates to the historic character of the building.
- 14) Consider installing signs and awnings that are appropriate for the scale and style of the building.
- 15) Design and select systems and hardware to minimize impact on the historic fabric of the building.
- 16) Ensure that any fire escapes meet safety regulations and that no site elements inhibit proper egress.
- 17) Ensure that any rear porches are well maintained; and if used as upper floor entrance(s), are well lit and meet building codes while retaining their historic character.

Appendix



Existing
(from Aug 2019 submittal)



4) FRONT ELEVATION

1/8"=1'-0"

Approved August 2019

- PAINT EXIST. WOOD WINDOWS BM 2130-20
- PAINT EXIST. BRICK BM OC-122
- PAINT EXIST. SIDING BM OC-122
- PAINTED 5'X12' WALK-IN IV' SHED ROOF ABOVE
- MARRA FORNI PIZZA OVEN



4) FRONT ELEVATION

1/8"=1'-0"

Proposed September 2021

- existing new standing seam roof (typ)
- innovate all existing windows to meet egress, reglaze, repaint, repair weights, replace hardware as required.
- new egress door

Porch repair administrative approval 08.20.21. Roof and ceiling remain as-is.



1 FRONT ELEVATION
A1.5 3/16" = 1'-0"

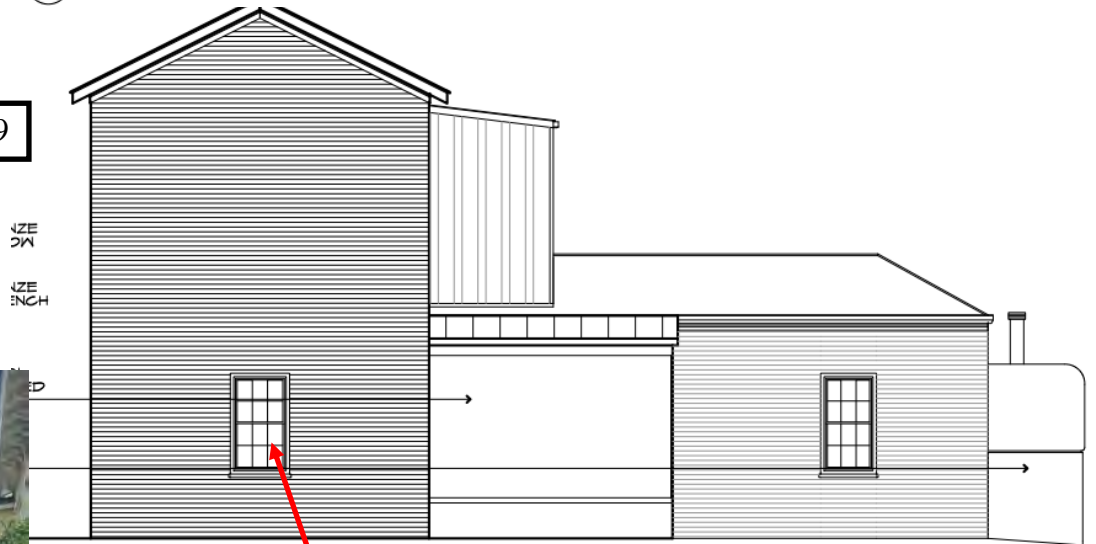
Existing
(from Aug 2019 submittal)



2 EXISTING RIGHT SIDE ELEVATION

1/8" = 1'-0"

Approved August 2019



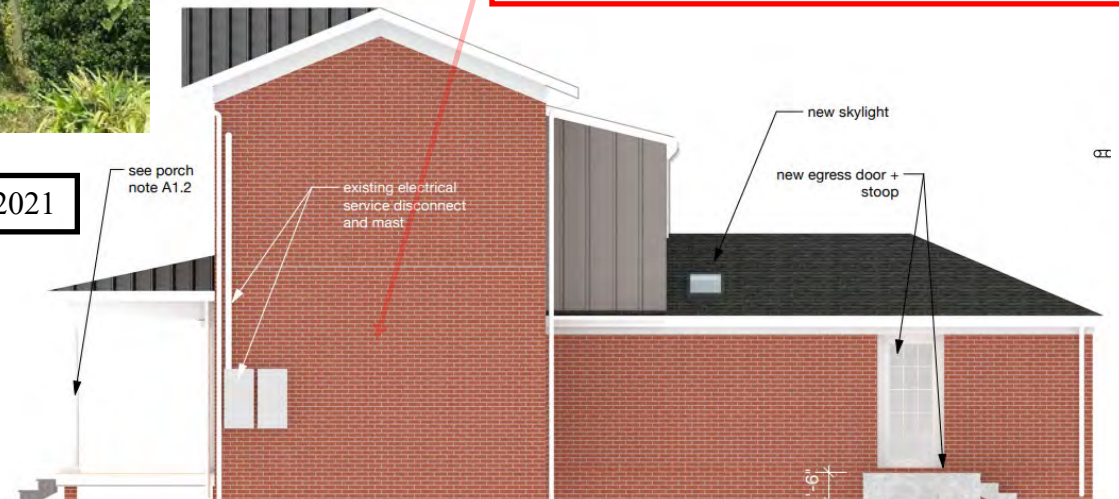
2 RIGHT SIDE ELEVATION

1/8" = 1'-0"



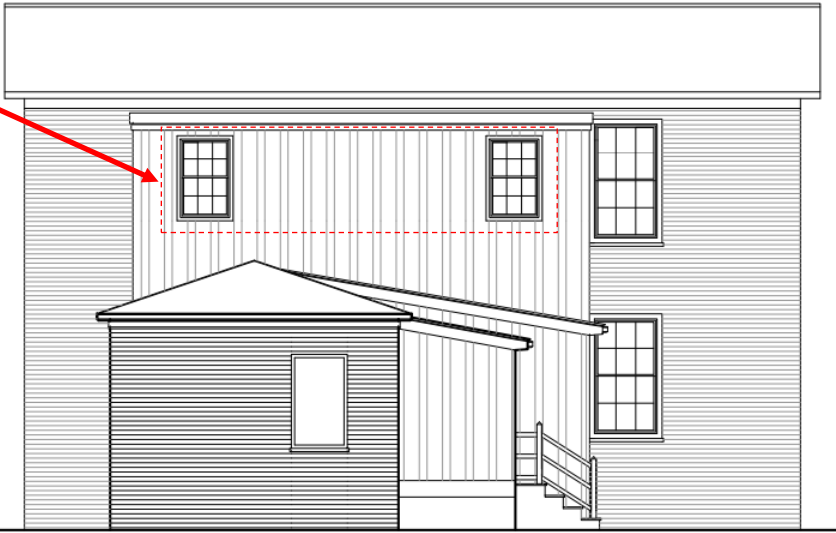
Staff note (9/2021): This window has already been removed. See staff report for discussion.

Proposed September 2021



Existing
(from Aug 2019 submittal)

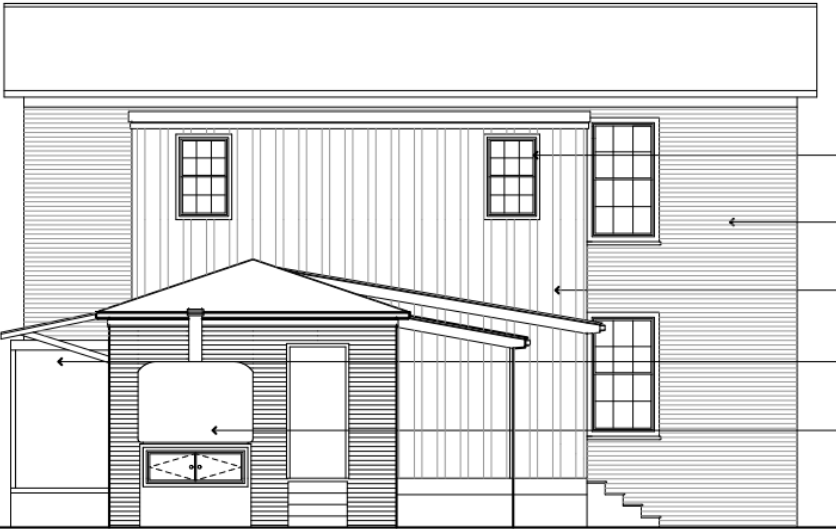
Staff note (9/2021): Windows shown incorrectly. Existing are single sash. (see below.)



EXISTING REAR ELEVATION

1/8" = 1'-0"

Approved August 2019

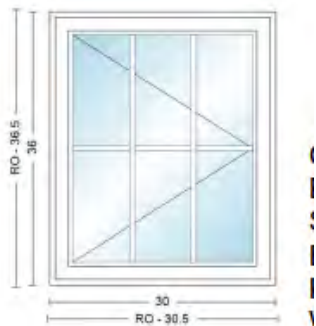


3 REAR ELEVATION

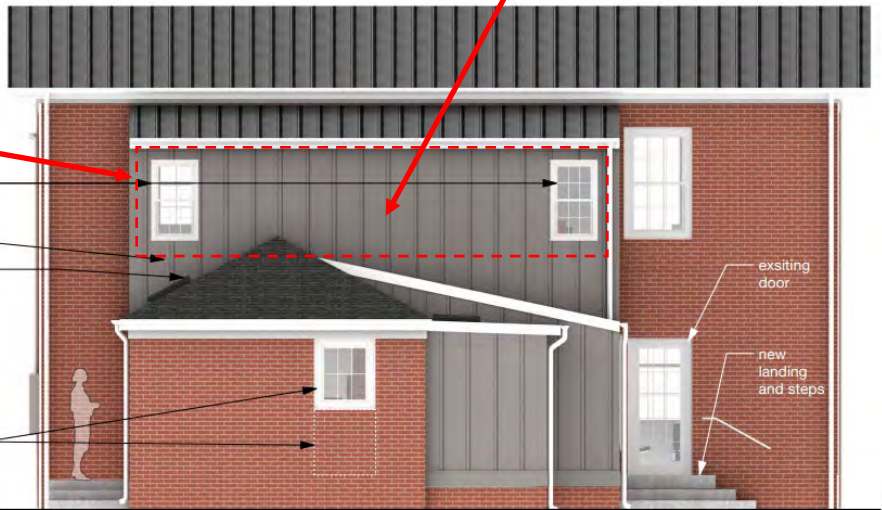
Siding is existing board and batten.

Proposed September 2021

See window note above. New windows to be 6-lite casement.



- replace rotted windows with new to match previous submission
- paint existing siding
- new skylight
- new window replaces previous approved door opening. match existing brick and mortar below



existing door
new landing and steps

4 REAR ELEVATION
A1.5 3/16" = 1'-0"

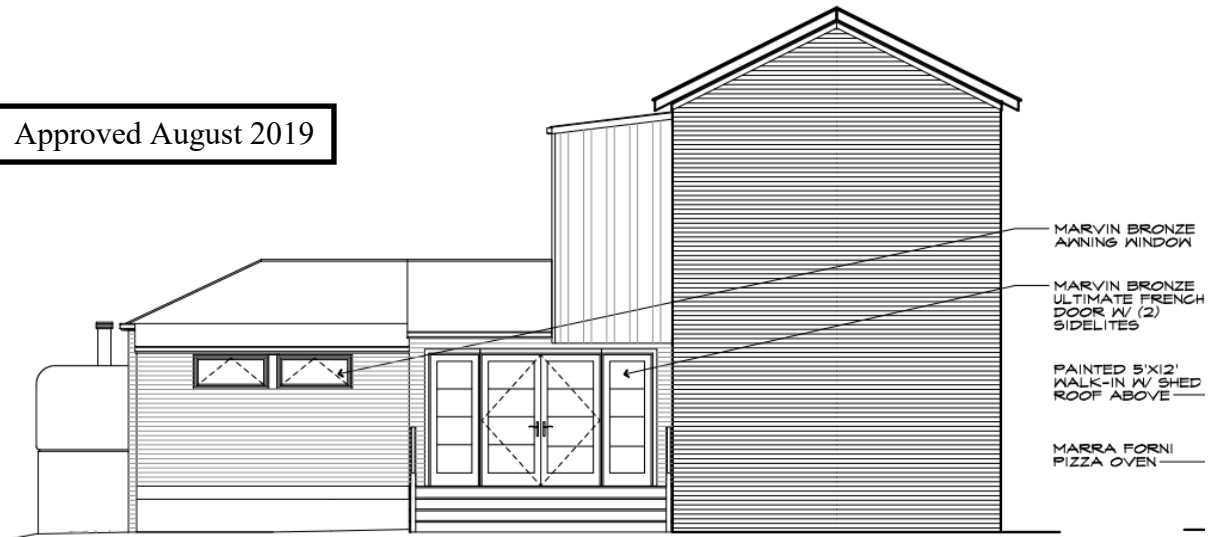
Existing
(from Aug 2019 submittal)



① EXISTING LEFT SIDE ELEVATION

1/8"=1'-0"

Approved August 2019



① LEFT SIDE ELEVATION

1/8"=1'-0"

Proposed September 2021

Siding is existing board and batten.



5 LEFT ELEV (FACING 213)
A1.3 3/16" = 1'-0"

Architectural And Historic Survey



Identification

STREET ADDRESS: 209 Second Street SW	HISTORIC NAME: Watson House
MAP & PARCEL: 28-77	DATE / PERIOD: 1880-81
CENSUS TRACT AND BLOCK: 1-223	STYLE: Vernacular
PRESENT ZONING: B-4	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: John D. Watson	DIMENSIONS AND LAND AREA: 44.83' x 91.5' (4338 sq. ft.)
ORIGINAL USE: Rental Property (Residence)	CONDITION: Good
PRESENT USE: Rental Property (2 apartments)	SURVEYOR: Bibb
PRESENT OWNER: Albemarle Bank & Trust Company	DATE OF SURVEY: Spring 1981
ADDRESS: Trustee for Caravati Land Trust #1 1425 Seminole Trail Charlottesville, VA 22901	SOURCES: City/County Records Sanborn Map Co. - 1891

ARCHITECTURAL DESCRIPTION

This simple vernacular two-storey brick house is nearly identical to the one next door. It is three bays wide and single pile, set on a low foundation without a basement. Brick is laid in 7-course American-with-Flemish bond on the facade and 7-course American bond elsewhere. The medium-pitched gable roof has an additional central gable on the facade. It is covered with standing-seam metal and has Philadelphia gutters, projecting eaves and verges, boxed cornice, and plain frieze. There are two interior capped chimneys, one on each side of the central hall. Windows are double-sash, 6-over-6 light, with architrave trim, slightly shorter at the second level. A one-storey veranda covers the facade. It has a low-pitched hip roof covered with standing-seam metal with boxed cornice and plain frieze, supported by four Tuscan columns. There is no balustrade. The entrance door, below a 2-light rectangular transom in the center bay of the facade, has two small lights above four panels. A long one-storey wing, half of which is probably original, covers the north bay of the rear elevation. It has a medium-pitched hip roof covered with composition shingles with boxed cornice and plain frieze. Brick is laid in 7-course American bond, and the 6-over-6 light windows have plain trim. There is no chimney in the wing. A complex of shed-roofed porches along the south side of the wing has recently been enclosed with vertical wooden siding, matching a wide and shallow shed-roofed addition covering the center bay at the second level.

HISTORICAL DESCRIPTION

John D. Watson purchased this lot and the adjoining one in 1880 (ACDB 79-151). Tax records show that he built the two identical houses in 1880 and 1881. Both were used as rental property. Watson died in 1916, and his son George N. Watson received these houses in the division of his estate (City WB 2-30, City DB 29-405). J. P. Verlander bought this one house in 1921 (DB 38-25) and sold it two years later to Mary C. Payne, wife of Charlottesville Fire Chief L. R. Payne (DB 44-288). They lived there for several years and then deeded it to Miss Edith B. Payne, who used it as rental property (DB 58-288). She sold it in 1936 to Susie H. Dickerson and Lucy H. Irving (90-276), who sold it to Clyde and Viola Woodson in 1948 (DB 137-303). C. T. O'Neil purchased it from them in 1956 (DB 193-43) and sold it to the present owners in 1980 (DB 416-764). The house has been used as residential rental property for half a century and is now being converted into offices. Additional References: City DB204-308, 313-444, 316-240.



VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no.
Negative no(s). 13:5067

SURVEY FORM

Historic name	Common name
County/Town/City ALBEMARLE / CHARLOTTESVILLE	
Street address or route number 207 SECOND STREET SW	
USGS Quad CHARLOTTESVILLE EAST, VA.	Date or period
Original owner	Architect/builder/craftsmen
Original use	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use	Foundation and wall const'n
Acreage	
	Roof type

State condition of structure and environs **AVERAGE**

State potential threats to structure

Note any archaeological interest

Should be investigated for possible register potential? yes ___ no

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

**BRICK (7 COURSE); 2 STORIES;
GABLE ROOF WITH FALSE GABLE FACING
SECOND STREET; 3 BAYS; ONE STORY, 3-BAY
PORCH SUPPORTED BY DORIC COLUMNS.
VERNACULAR. C. 1890. ENTRANCE IN CENTER
BAY: 3-LIGHT TRANSOM. 6/6 SASH WINDOWS
W/ SIMPLE WOODEN SURROUNDS. PLAIN
BOARD ~~W/~~ CORNICE BENEATH PROJECTING
EAVES.
SIMILAR TO 213 SECOND STREET (NEXT DOOR)**

Interior inspected? **No**

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

28-77 ✓

(card out after copied - re-check)

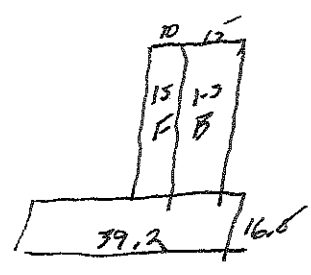
44.83 x 91.5 = 4228
B-4

209 2nd SW

- 416-764 alb Bank & Tr, Tr for
Caravati Land Tract #1 1980 \$33,000 plat 416-767
- 316-240 NB & Tr Co, CT O'Neill Jr, et al 1970
- 313-444 " " Trust (O'Neill) 1969
- 204-308 O'Neill Realty & Mortgage 1958
- 193-431 CT " 1956
- 137-202 Clyde & Viola Woodson

2-story, brick front wall, metal gable
1-1/2 bath, 7 rooms, 0 fireplace
old

1970:



~~John~~ Watson house
1880-81

maps: 1877-1891

1980 City Dir: 2 apt

1924 City Dir } ~~Payroll not there~~
1927 " } L.R. (city fire chief) - 209 2nd SW
1931, 36, 40 " } rented

1953 City Dir - rental
1962 " - Mrs. Emil Edwards - boarding house
1970 " - vacant

209 2nd SW

137-202 Susie H. Dickerson, wid, & Lucy H. Dwing, wid → Clyde M &
3/30/1948 Viola L. Woodson \$17,700
lot on 2nd SW (wide) adj Meth E pier. Parsonage,
41'8"
same as 90-276

90-276 Miss Edith B. Payne → Susie H. Dickerson or Lucy H. Dwing \$2,500
8/17/1936 (same description)
same as 58-228

58-228 Mary C & L R Payne → Miss Edith B. Payne
8/8/1927 209 2nd St SW
same as 44-288

44-288 J P & A S Verlander → Mary C. Payne \$6050
7/31/1923 209 2nd SW (same description)
same as 38-25, 5/17/1921, Geo N & Mary D Watson → Verlander
part of 29-405, 12/14/1916, Lewis R. Watson et al → Geo Morris Watson
" ACDB 77-151

29-405 John D. Watson dec. 1916 (WB 2-30)
12/14/1916 3 chn: Lewis Randolph Watson, Geo ~~N~~^{Boris} Watson, now Geo E Walker
division:
to Geo: property near Meth Ch:
ACDB _____, 10/20/1880, commr → John D. Watson - lot corner south & hill st
9 1/2' x ~~9~~ 9 1/2'

ACDB 77-151

Tax (209 + 213 2nd)

1889

John D. Watson 253, Hill St

+ 2725 = 3000

~~Sketch of house~~

209 2nd SW

apparently twin of 213

2.5, 3-bay, single-pile

low found

7-c am-wf. 1-lem facade, 7-c am rear

^{med} low gable roof w/ add'l cent gable, 55m, ~~gutter?~~,
proj eaves & verges, boxed cornice, pl frieze

trim painted ^{dk} choc brown

2 ^{int} ~~ext~~ capped chim, one each side cent hall

windows 6/6 w/ wooden sills & arch trim, sl shorter 2nd

1-5 veranda covers facade: low 55m hipe roof, boxed cornice,



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	Same Street LLC	Applicant Name	jim rounsevell architect
Project Name/Description	Rosejean B+B conversion	Parcel Number	280077000
Project Property Address	209 second street SW		

Applicant Information

Address: jim rounsevell architect
1113 Monticello Road, Cville 22902
Email: j1r@jnrstudio.com
Phone: (W) 434.226.0468 (C) 434.882.4992

Property Owner Information (if not applicant)

Address: Same street LLC
213 2nd street SW, Cville 22902
Email: tjohnburgess@gmail.com
Phone: (W) _____ (C) 434.409.0823

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]
Signature _____ Date _____
jim rounsevell 08.16.2021
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature]
Signature _____ Date _____
Tim Burgess 08.16.2021
Print Name Date

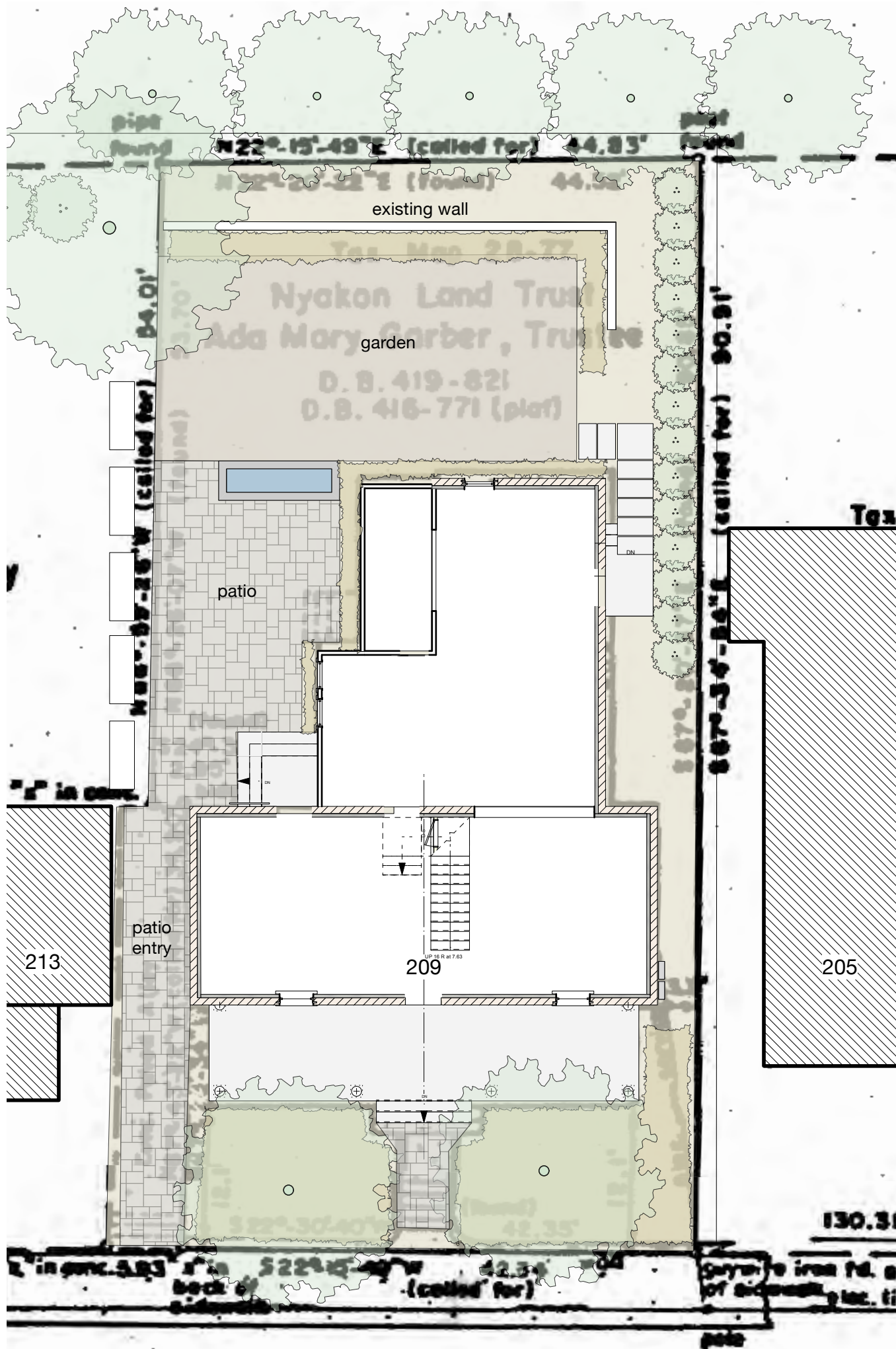
Description of Proposed Work (attach separate narrative if necessary):

This is an update to a previous submission, approved 08.20.19, the project was to convert the structure to restaurant use. This new submission is change of use by-right to a B+B. Modest reconfiguration of the floor plan nets five dwelling units. There are no major revisions to the building's structure.

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

Rosejean B+B BAR submission set. (7 pp)

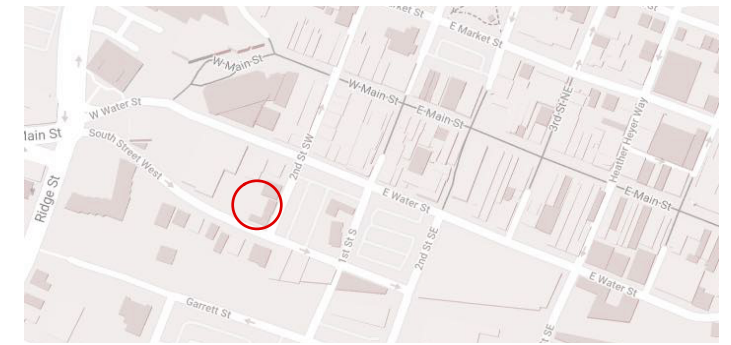
For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised 2016</i>	



1 SITE PLAN
A0.1 3/32" = 1'-0"

OWNER RoseJean LLC
213 Second Street SW
Charlottesville VA 22902

ARCHITECT Jim Rounsevell Architect
1113 Monticello Road
Charlottesville, VA 22902
434. 226.0468



NARRATIVE

This is an update to a previous submission to convert the structure to restaurant use, approved 08.20.19. Structural, plumbing, electrical, and HVAC modifications and upgrades had been completed and inspected.

This new submission is change of use (by-right) to a B+B. Modest reconfiguration of the floor plan nets five dwelling units (Residential use R-3).

There are no major revisions to the building's structure.

Along with renovation of the interior and repair of the front porch, upgrades to the existing outdoor patio in back are planned for guest use.

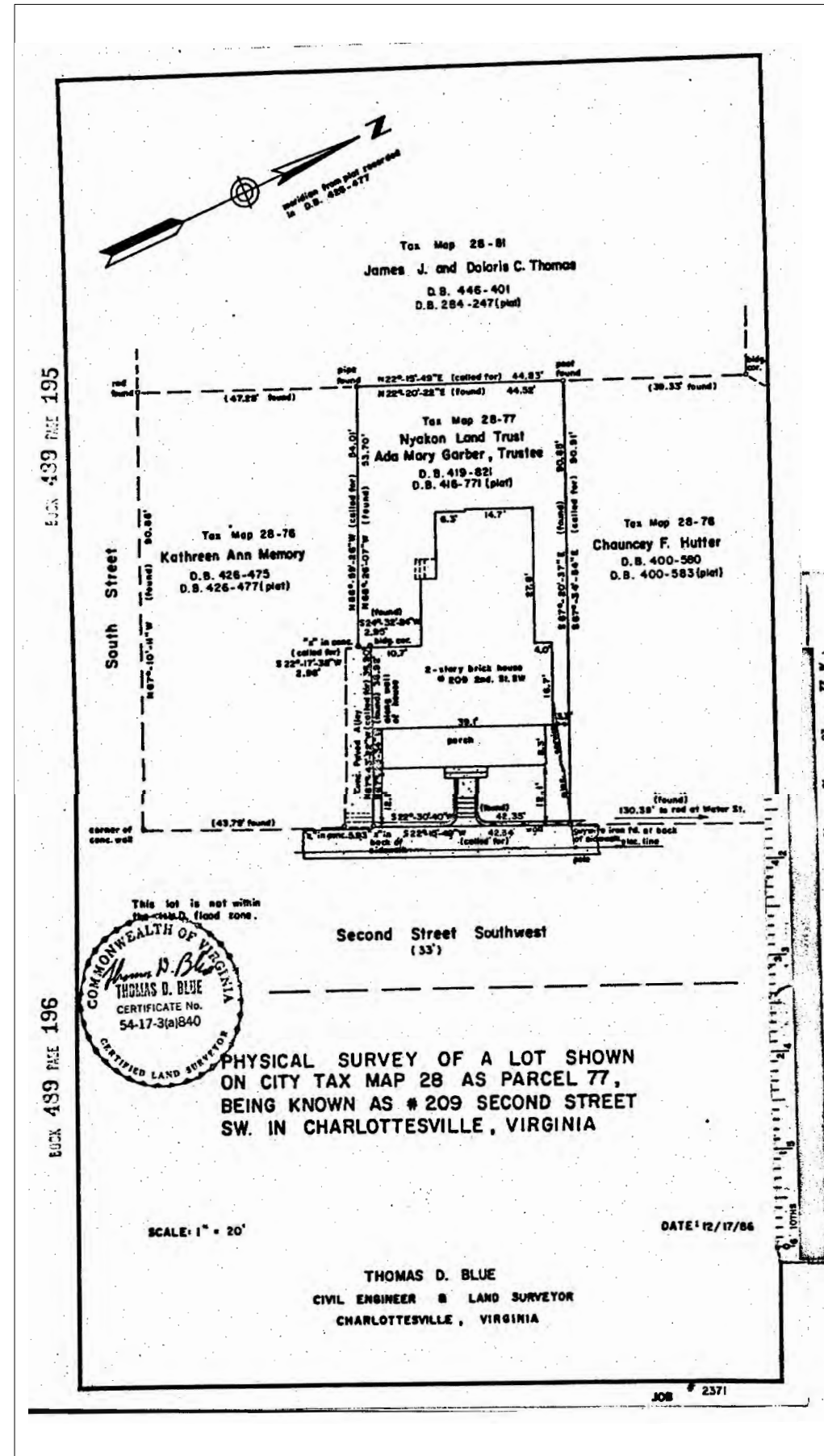
SCOPE

MAIN HOUSE:

1. Repair/renovate existing double hung windows. Existing windows do not function (do not meet Code for egress) Paint white to match existing.
2. Repair failing mortar as required. match existing with Lehigh flamingo color mortar.
3. Replace front porch columns with identical, stabilize roof structure. Replace porch flooring with traditional T+G porch flooring. Rebuild existing piers. Replace steps with code compliant treads/risers. See A 5.1
4. Replace front door. Existing in-swing door will be a hazard to transient occupants, swinging into a stair landing. (The existing stair and door swing was also dangerous). A new outswing door requires it be clear for safety.

REAR ADDITIONS:

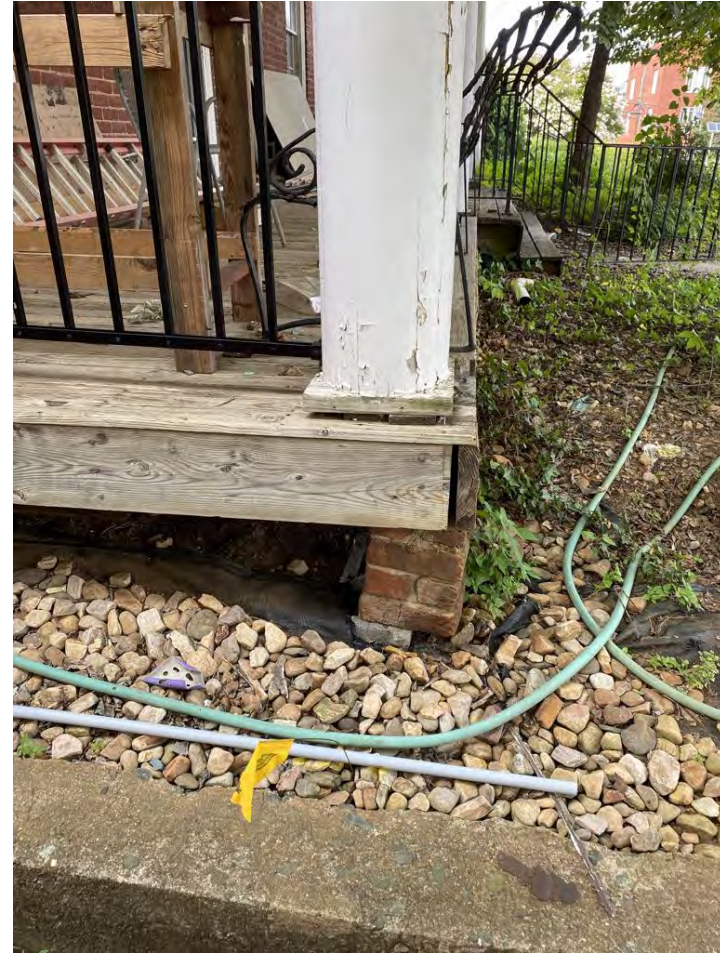
1. Paint existing board and batten siding Benjamin Moore Historical Color Amherst Gray HC-167.
2. Omit previously approved egress door and replace with new matching window. (window sill higher to not interfere with bed headboard). tooth in below with salvaged brick to match existing.
3. Omit previously approved windows and doors. Replace ganged window unit with two casement windows to meet egress requirements for bedroom #2. Omit two awning windows for bathroom privacy. Previously approved door on west side is filled back in for privacy.
4. Add new door, landing, and steps along north side for egress for bedroom # 3.
5. Add a new skylights on north and south roofs for bathrooms for daylighting (+ privacy).
6. Add a new landing and steps to courtyard in front of existing Lounge door. Replace door with outswing french door.
7. Replace two disintgrating upper level bath room windows with new windows to match previously approved windows.



2 PLAT
A0.1 not to scale



EXTERIOR-FRONT PORCH



EXTERIOR-FRONT PORCH DETAIL



EXTERIOR-FRONT CENTER



EXTERIOR-FRONT RIGHT



EXTERIOR-REAR OF COURTYARD



EXTERIOR-REAR LEFT SIDE



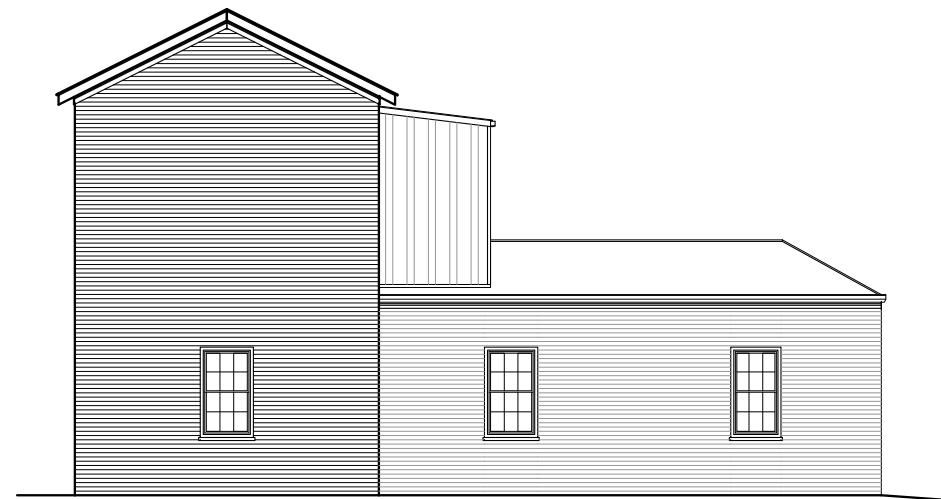
EXTERIOR-REAR RIGHT SIDE



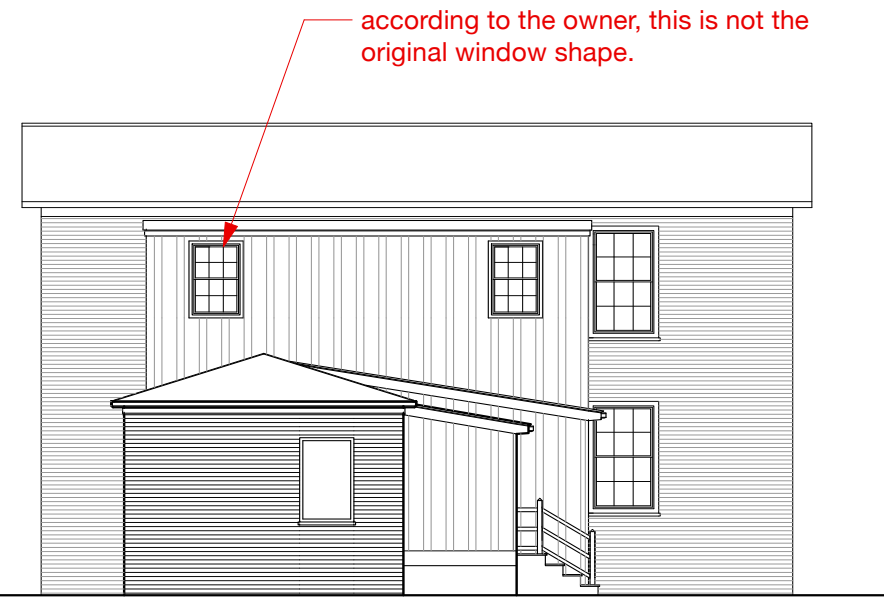
EXTERIOR-REAR LEFT SIDE



1 EXISTING LEFT SIDE ELEVATION 1/8"=1'-0"



2 EXISTING RIGHT SIDE ELEVATION 1/8"=1'-0"



3 EXISTING REAR ELEVATION 1/8"=1'-0"

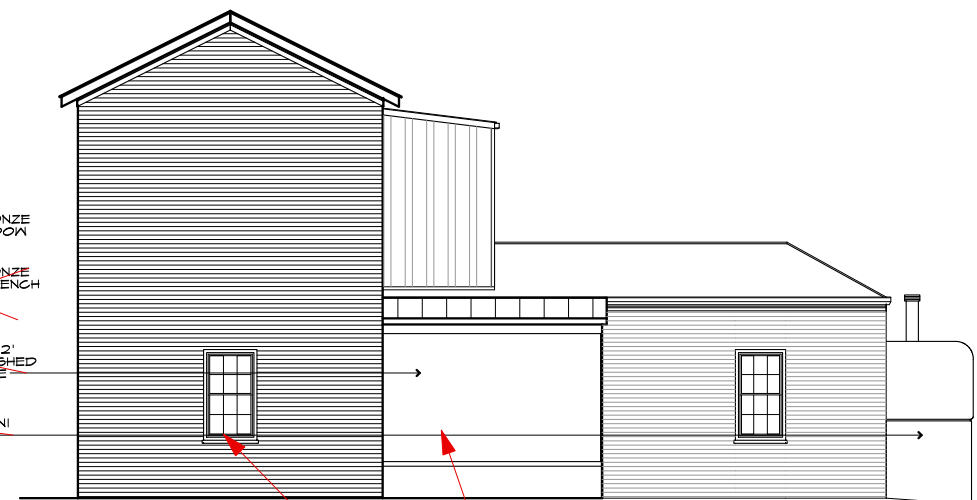
ORIGINAL

2019 APPROVED

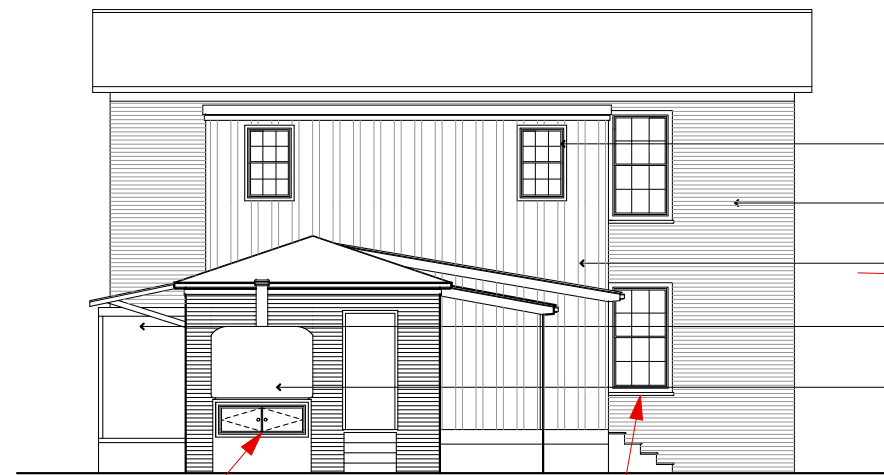
(Front Elevation not shown-(unchanged))



1 LEFT SIDE ELEVATION 1/8"=1'-0"



2 RIGHT SIDE ELEVATION 1/8"=1'-0"



3 REAR ELEVATION 1/8"=1'-0"

doors and steps were not installed: header was too short to fit doors.

walk-in cooler not installed

window omitted

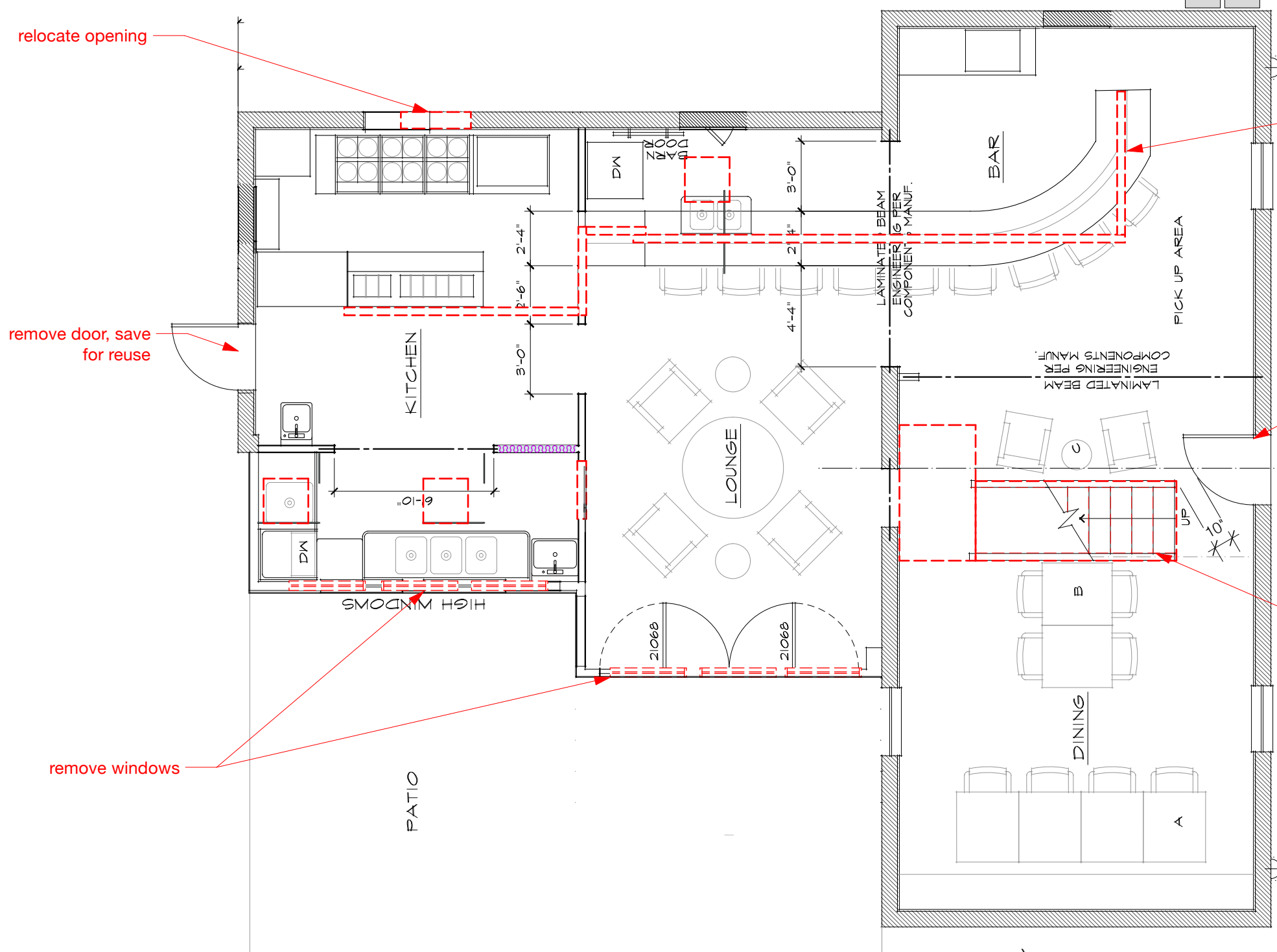
brick fired oven omitted

with adjacent doors unable to be installed, this opening was converted to a door for egress for the restaurant.

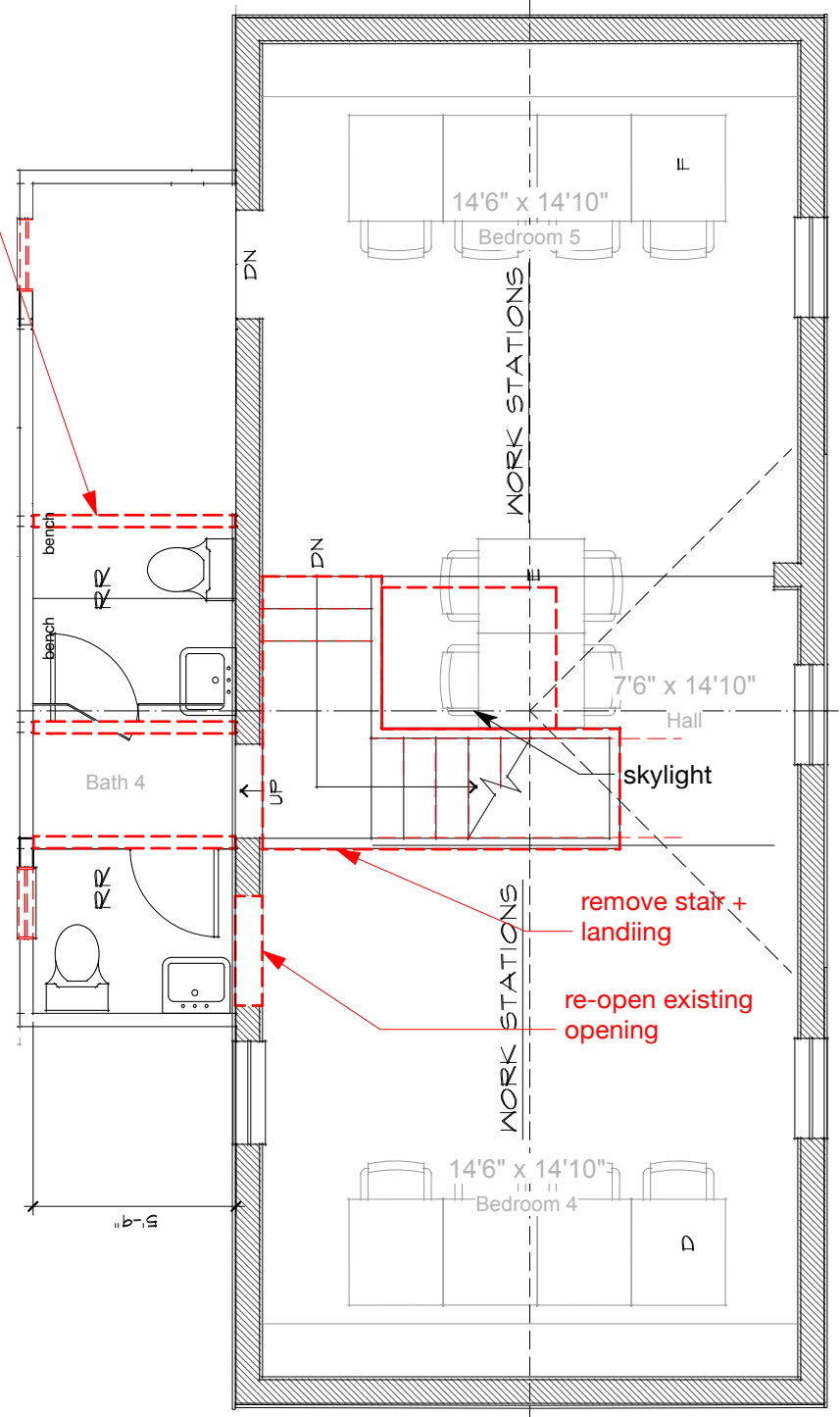
MARVIN BRONZE AWNING WINDOW
MARVIN BRONZE ULTIMATE FRENCH DOOR w/ (2) SIDELITES
PAINTED 5'X12' WALK-IN W/ SHED ROOF ABOVE
MARRA FORNI PIZZA OVEN

PAINT EXIST. WOOD WINDOWS BM-2130-20
PAINT EXIST. BRICK BM-06-122
PAINT EXIST. SIDING BM-06-122
PAINTED 5'X12' WALK-IN W/ SHED ROOF ABOVE
MARRA FORNI PIZZA OVEN

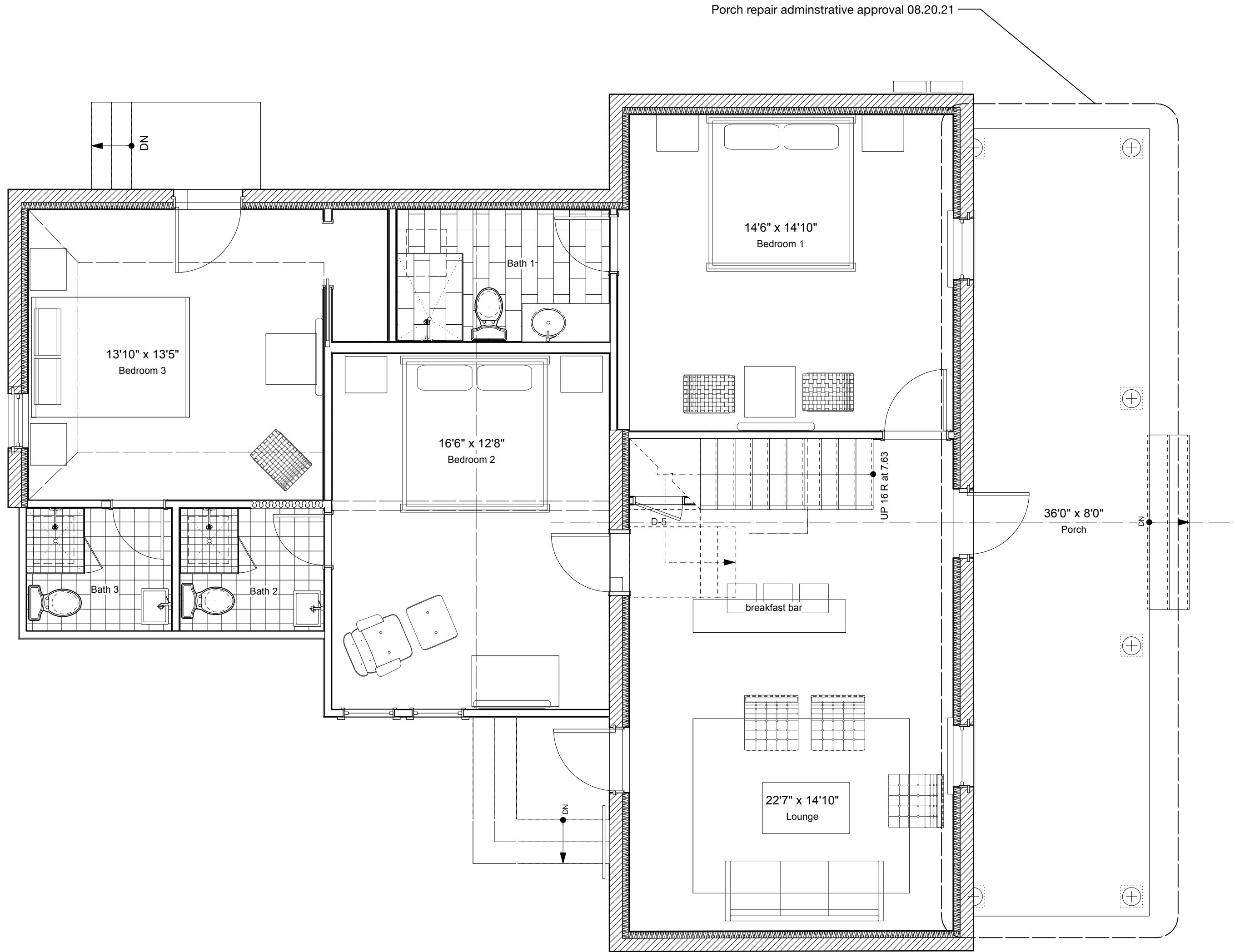
NOT TO SCALE



2 DEMOLITION- MAIN LEVEL
 A0.3 3/16" = 1'-0"



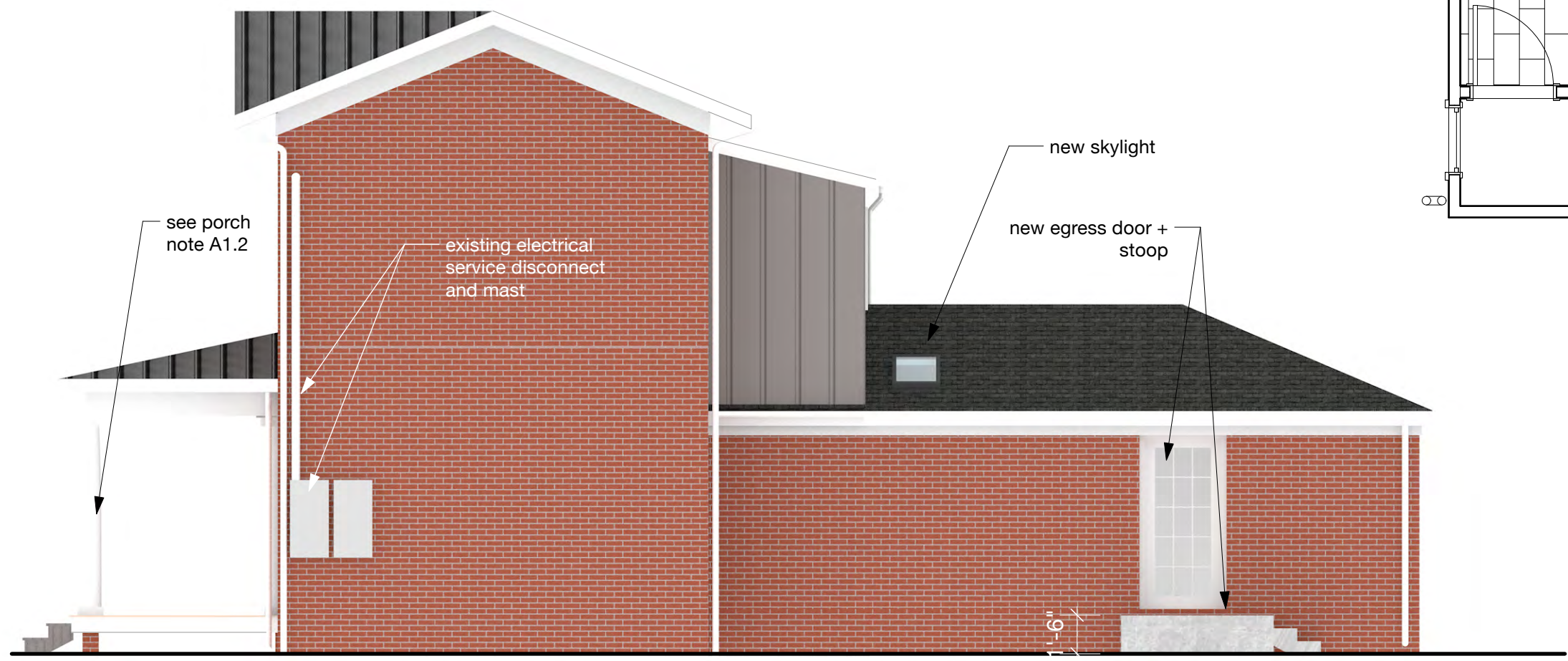
1 DEMOLITION-UPPER LEVEL
 A0.3 3/16" = 1'-0"



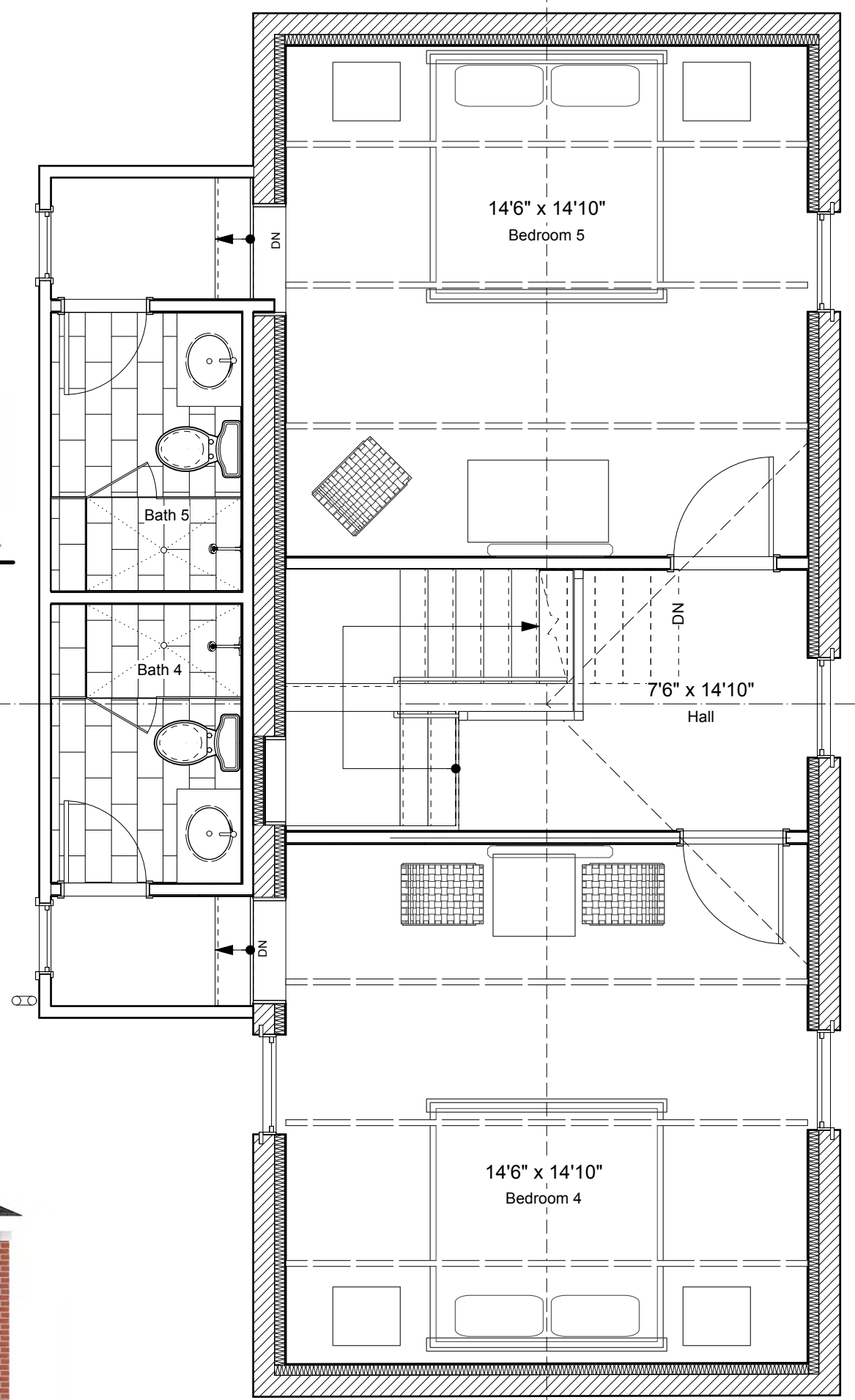
1	MAIN LEVEL
A1.2	1/4" = 1'-0"



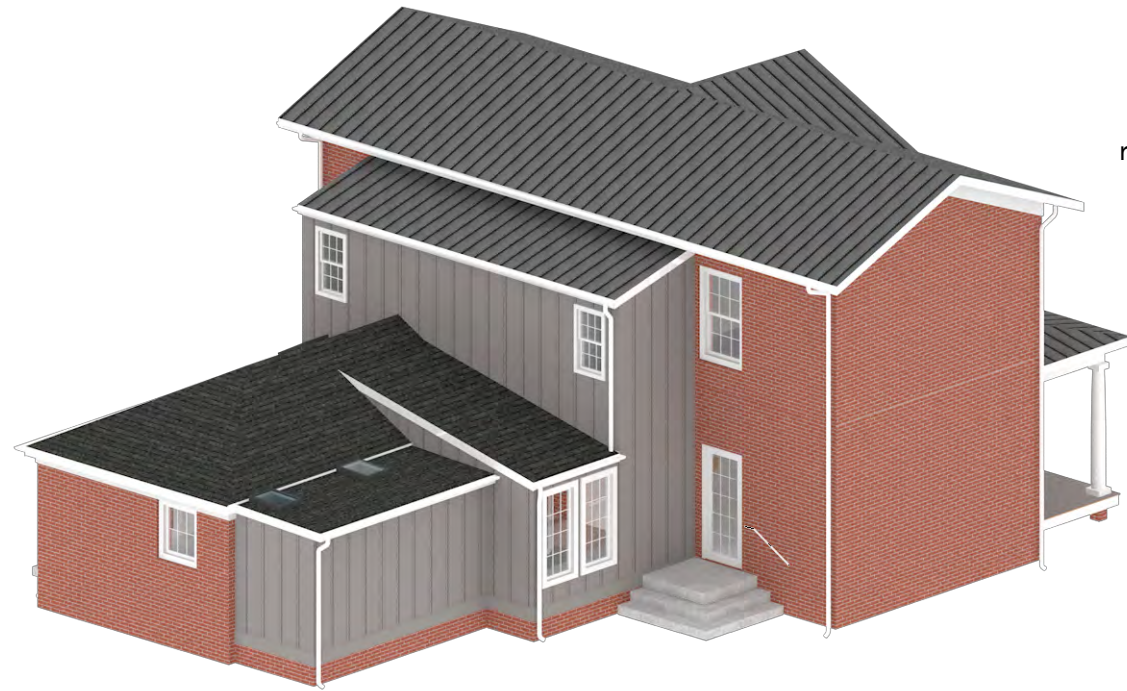
5 LEFT ELEV (FACING 213)
A1.3 3/16" = 1'-0"



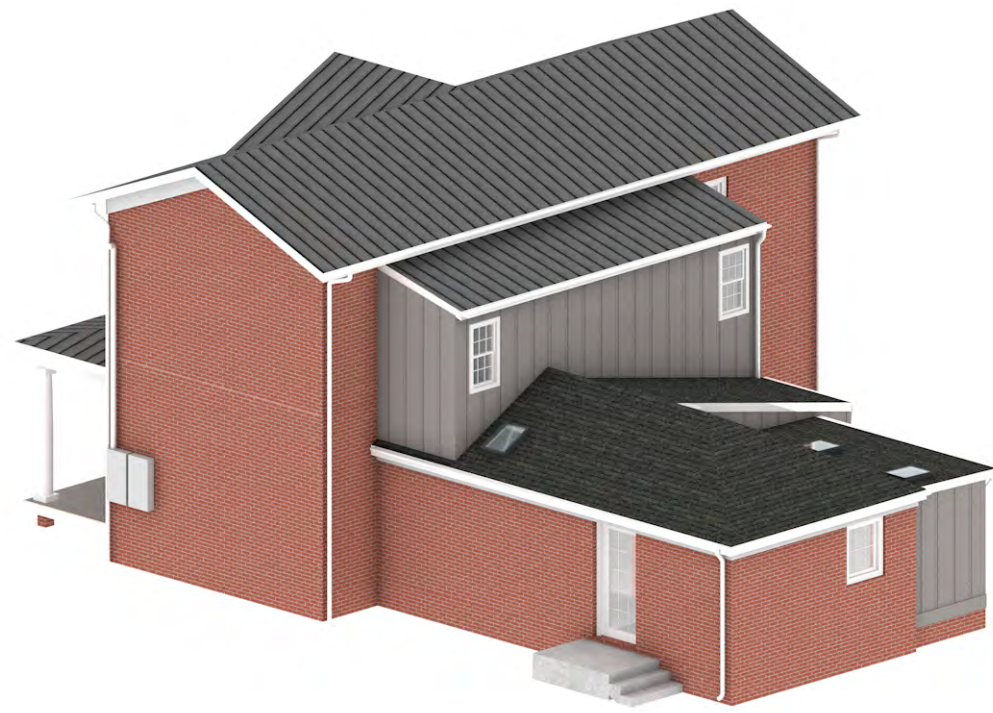
6 RIGHT ELEV (FACING 205)
A1.3 3/16" = 1'-0"



2 Upper Level
A1.3 1/4" = 1'-0"



2 LEFT REAR ISOMETRIC
A1.5 3/32" = 1'-0"



3 RIGHT REAR ISOMETRIC
A1.5 3/32" = 1'-0"

existing new standing seam roof (typ)

renovate all existing windows to meet egress. reglaze, repaint, repair weights, replace hardware as required.

new egress door



1 FRONT ELEVATION
A1.5 3/16" = 1'-0"

replace rotted windows with new to match previous submission

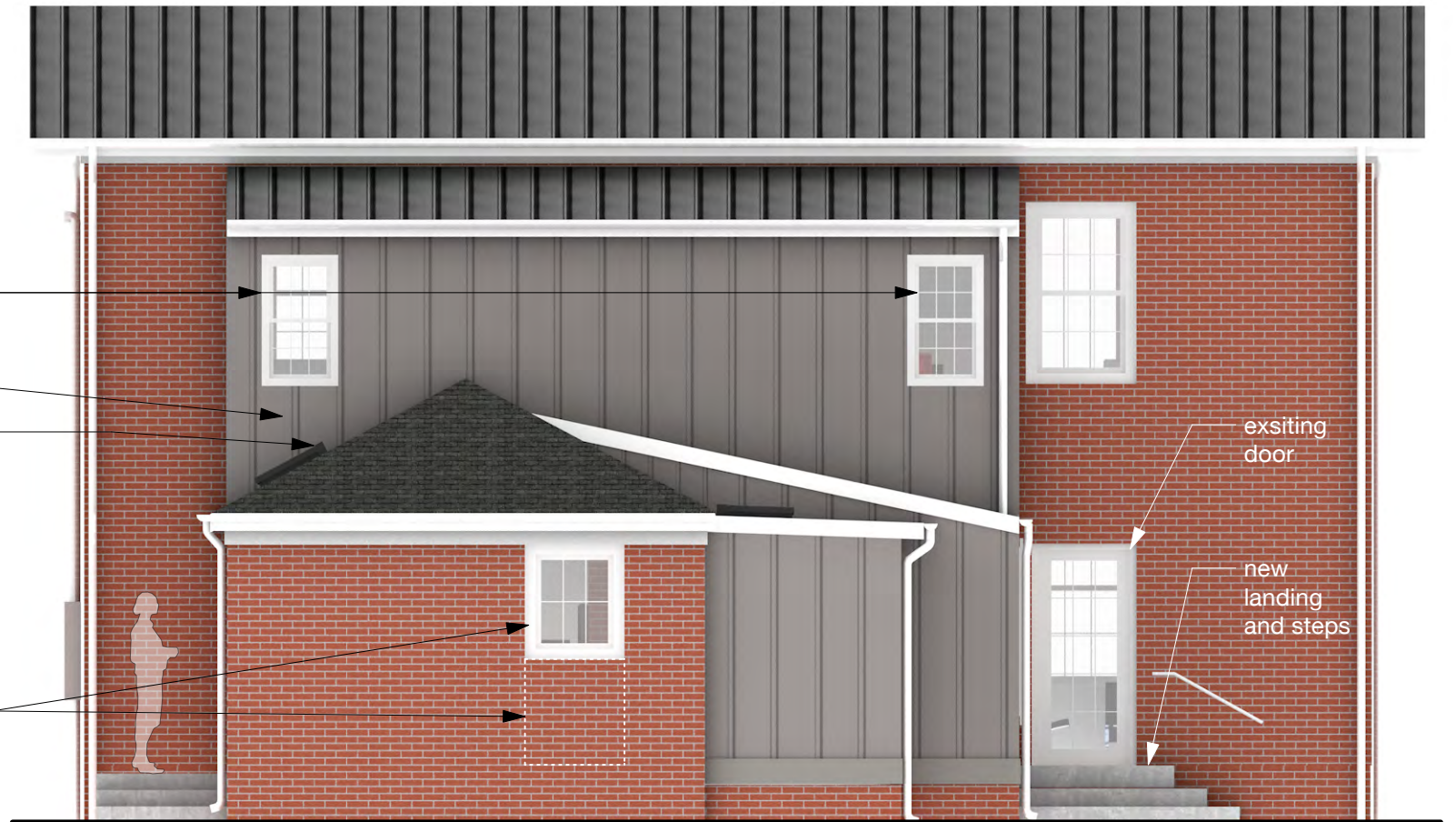
paint existing siding

new skylight

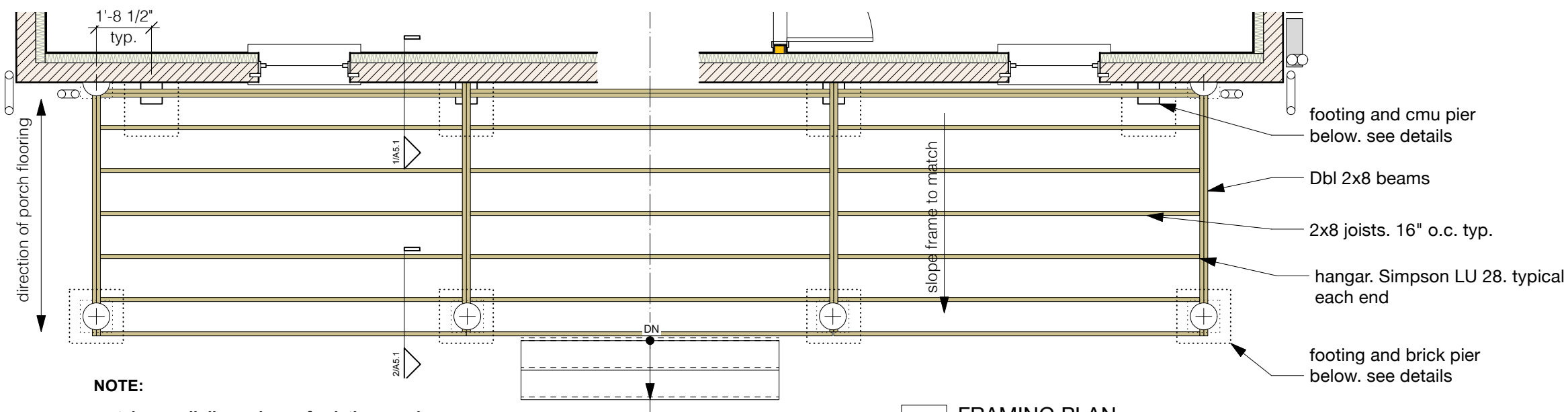
new window replaces previous approved door opening. match existing brick and mortar below

existing door

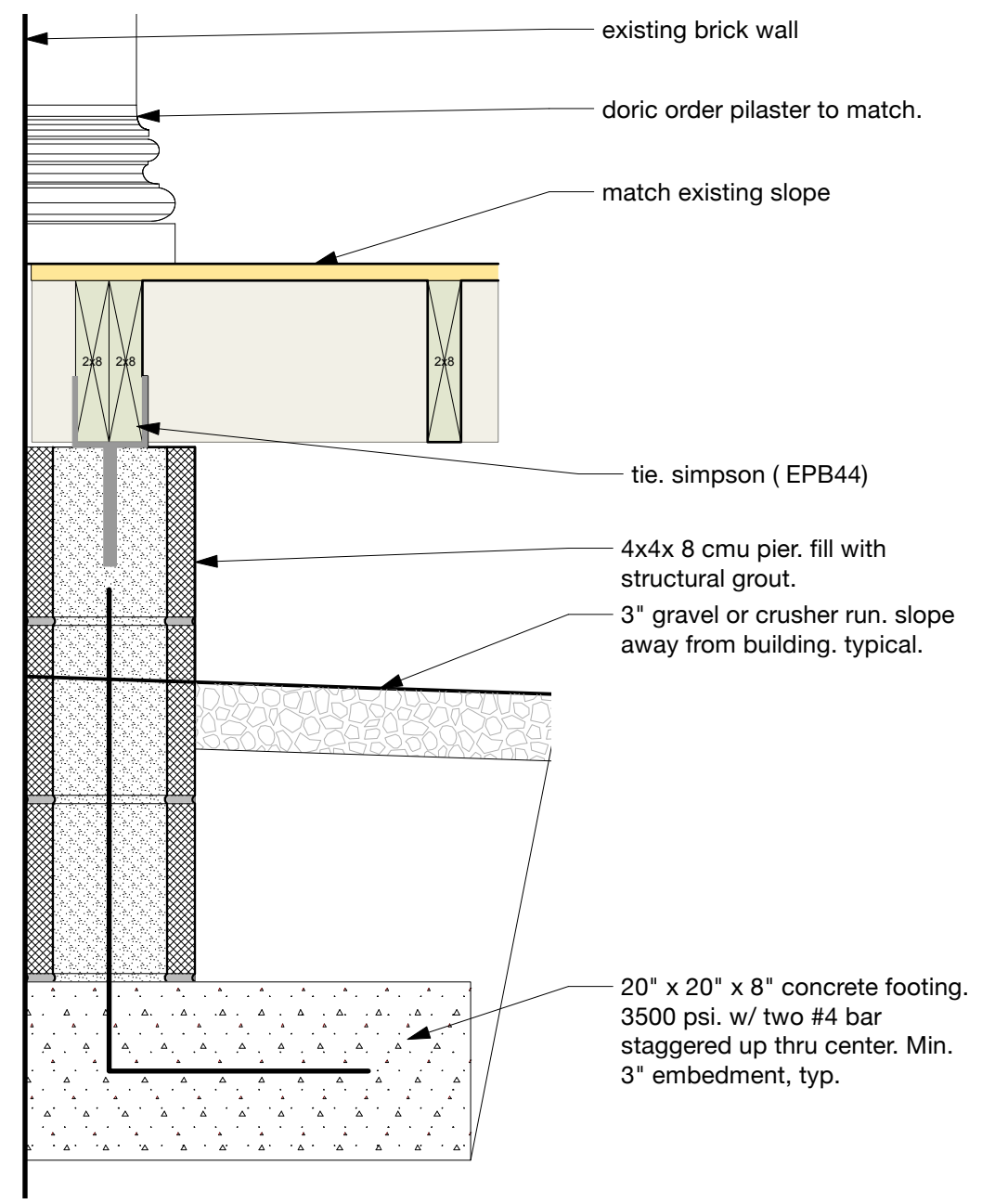
new landing and steps



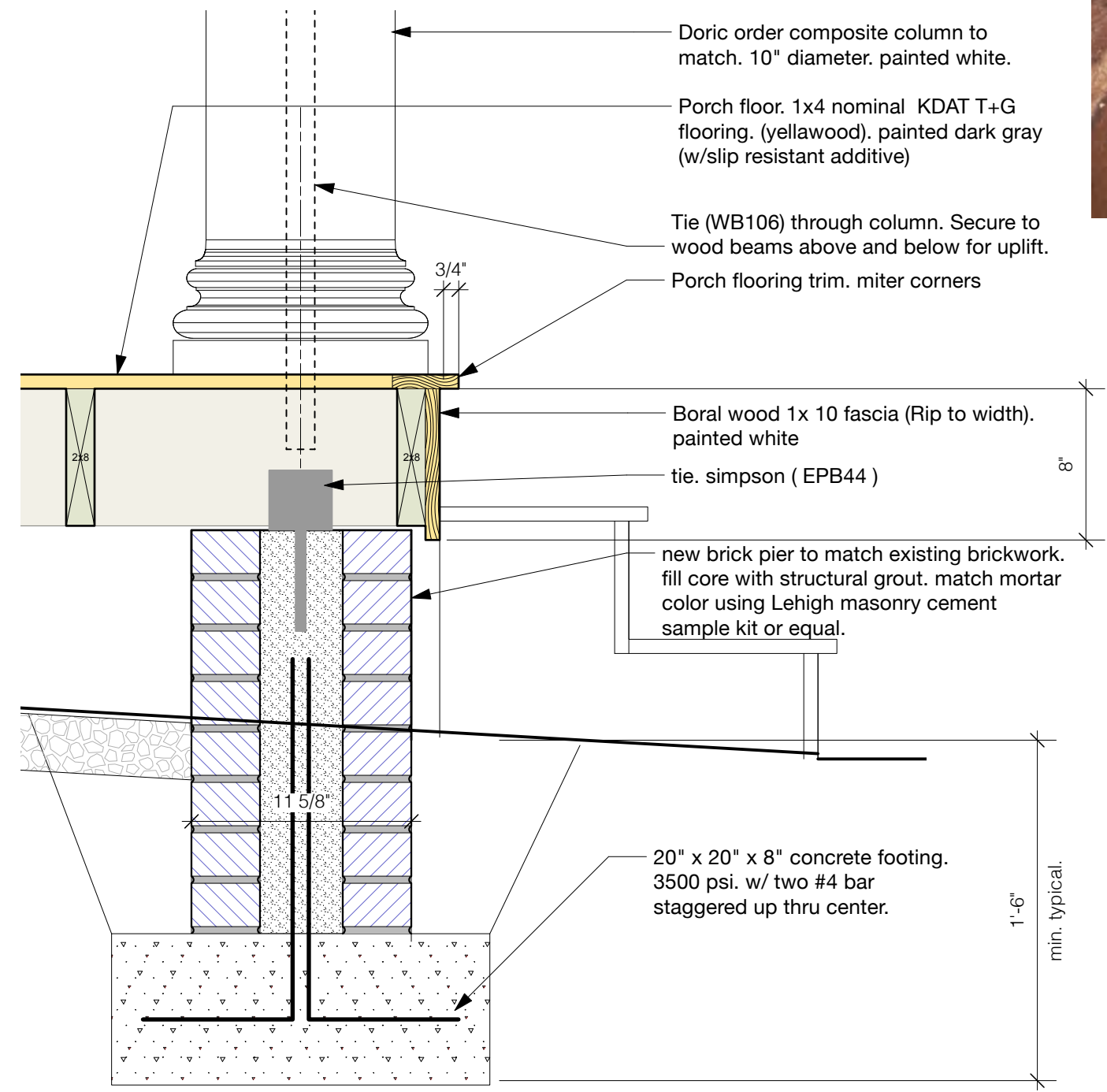
4 REAR ELEVATION
A1.5 3/16" = 1'-0"



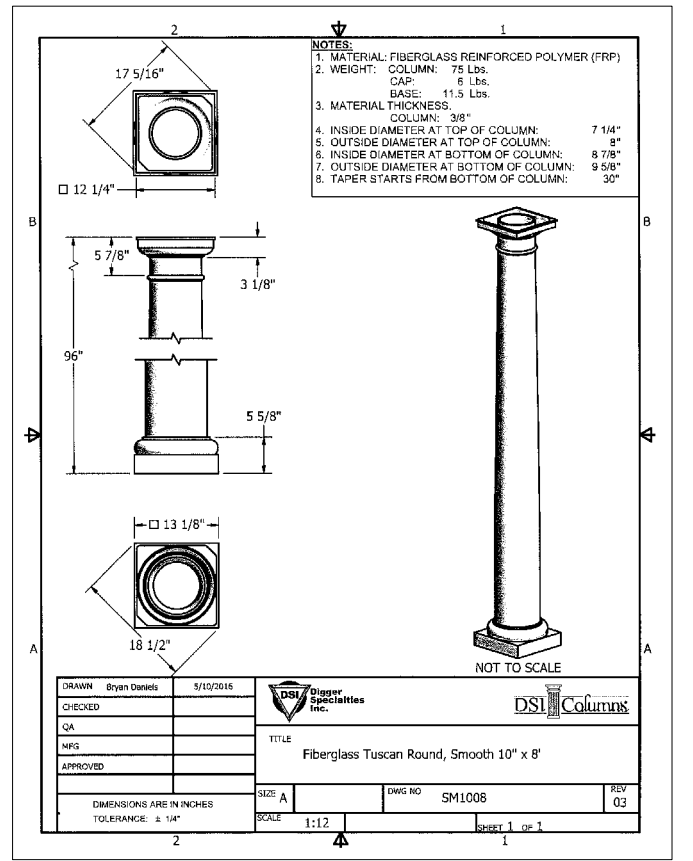
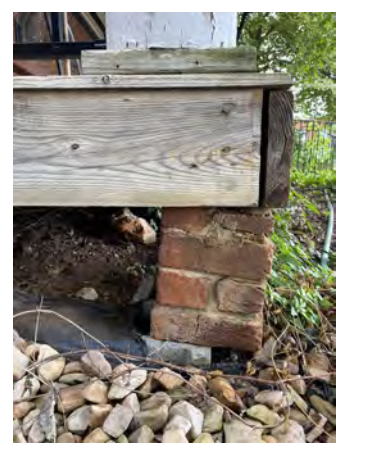
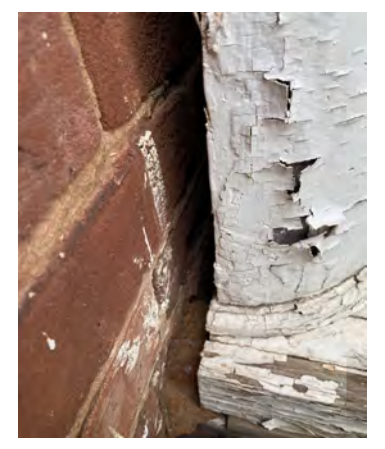
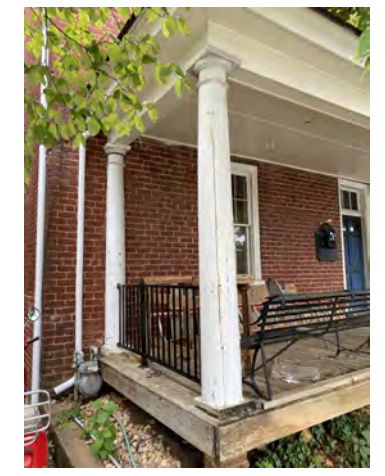
3 FRAMING PLAN
A5.1 1/4" = 1'-0"



1 PILASTER DETAIL
A5.1 1 1/2" = 1'-0"



2 COLUMN DETAIL
A5.1 1 1/2" = 1'-0"



Administrative approval 08.20.2021

209 2nd Street SW
Clarifications.
Sept 9, 2021

Staff: Entry door replacement.

- Assume existing frame, transom and trim will be retained.
- If the new door is insulated glass with applied grill, confirm the glass will have internal spacer bars.
- Confirm the door lites will align with the transom lites.
- Provide a cut sheet for the proposed door.

Applicant:

Yes. Frame, trim, and transom remain. New door is IG (I hate not having spacer bars). Attached is a quote for windows and doors. Be advised that supply chains are completely fubar right now. Marvin is 22 weeks out (not doing that). Anderson quote attached (12 weeks). All have 5/8" putty munitins to match existing. Not sure what you mean by door and transom lites aligning. Lites in the existing door don't align. Door lites will never align with transom lites because any glass door has a wider stile than the transom sash. (The existing heavy horizontal intermediate head breaks this visual alignment). Doors come standard 15 lite unless you all prefer a 10 lite which they can do. Basically, the new door replaces the blue door. Everything else remains.



Staff: 2nd Floor rear windows.

- 2019 approval: Existing windows to remain.
- 2021 request: Replace windows to *match existing*; however, the photos indicate the originals have been removed. What's the plan?
- Additionally, to approve window replacements, applicant must provide information on the existing conditions and why replacement, vs repair, is necessary.
- Provide cut sheets on the proposed windows.

Applicant: This one is a bit muddy. My understanding is the 2019 approval only correctly depicted the right window. The left one is still in place and my understanding is they never matched. The left one is a simple in-swing hinge and a rotting thermal disaster that leaks (no weather seal, no flashing, water damage on framing etc) For the right side, I don't have the history on what is there now, but it needs to come out. Matching the drawings of the 2019 approval seemed to make the most sense, especially given failure of the left side, and non-

matching unit on the right. See attached window quote for cut sheets.

Exterior:



Interior (note water damage + original framing)



Staff: First floor, north window.

Request to remove window and brick the opening. Photos indicate this has already been done. The BAR may not approve this and require the window be reinstalled. Was the window retained?

Applicant: The bricked-in condition was existing when I came on board, so I did not include a request to modify it in this submission (left it alone). Wasn't sure how to handle it. If the BAR does request that a window be re-installed, best we can do is replace it with a new one that matches as closely as possible and be fire-rated. But appears this still might not meet

the building code. (The other end of the building does not have an opening). This north end of the building is approximately 3' from the property line (hard to tell). The building code (VRC R302.1) does not allow openings 3' or less from a property line. Additionally, any penetration/opening less than 5' is required to be fire rated, which an existing window clearly would not have met and would have been required to be replaced regardless to meet VEBC (2018) (601.1), which stipulates that alterations shall comply with the current VCC. Let me know how you all want to address this.



Staff: Mortar repairs. House dates to c1880. Confirm that an appropriate mortar must be used.

Applicant: Lehigh Flamingo masonry cement, type N
<https://www.lehighhanson.com/products/cement/colored-masonry-Cement>
 Match existing color. pacific beach C105 or equal. Determine in the field.



Staff: Skylights. Provide cut sheets.

Applicant: Velux. Fixed. FCM 2222 over bath 1, Fixed CFP 6060 for baths 2+3.

Staff: New steps and landings (rear). Will these be wood or masonry?

Applicant: Wood at door to lounge. Steps detailed identical to front steps. Need to maintain access to a crawl below, so the landing has to be wood. The landing same 3 1/2" T + G wood used on the porch. (Front porch steps will be wood to match the porch as is customary for southern porches). Steps and landing to bed rm #3, bluestone.

Staff: Patio Area. Provide a plan showing the existing.

Applicant: The patio area is yet to be determined and currently not in the scope of work (future). It has not really been designed but a concept was included as a courtesy. Existing paving and pea gravel to be removed.

Staff: Indicate and identify any new plantings.

Applicant: Existing white wall in back gets virginia creeper which turns red in the fall. Don't know what is around the building base yet-TBD (monkey grass?). A small water feature to counteract heat island effect TBD. Out front, trees are existing dogwoods to remain with new dark green ground cover below, maybe Woodland phlox?

Staff: What is the proposed paving?

Applicant: Garden is honeydust (crushed brown stone a-la- bocce court). Patio is bluestone pavers on stonedust. Like next door, new bluestone treads on over decaying concrete for front steps (safety issue-see existing images). Overgrown north side is replaced with bluestone stepping stones to access bed room #3. A low hedge (<3' high) shields the base of the adjacent building along the Northside.

Staff: Lighting.

No exterior lighting is indicated, but the BAR will ask. If there is lighting, cut sheets would be helpful. The BAR has adopted a standard that all lamping must be dimmable, have a Color Temp not exceeding 3,000K (preferably not exceeding 2,700K), and have a Color Rendering Index not less than 80 (preferably not less than 90).

Applicant: Exterior lighting for the patio is yet to be determined. All exterior lighting to be 2700K, CRI of 95 or better. All low voltage, low key, landscape lighting. No exterior flood lights, no bright lighting (bad for business). No wall mounted fixtures other than two full cut off fixtures at both entries (see cut sheet attached). Porch has ceiling cut outs for three 3 1/2" recessed dimmable MR16 fixtures that will light the porch volume. (Contraste lighting, white trim). All lighting done in consultation with Mark Schulyer Lighting Design.

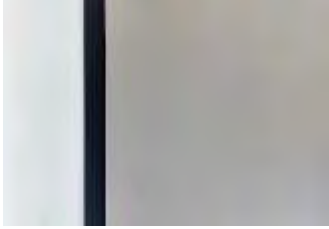
Staff: Painting.

2019 approval: Windows Ben. Moore 2130-20 *Deep Caviar*. Rear addition Ben. Moore OC-122 *Cotton Balls*. (Painting the brick was not approved.) Have these changed? It would be helpful to note the color palette for all components.

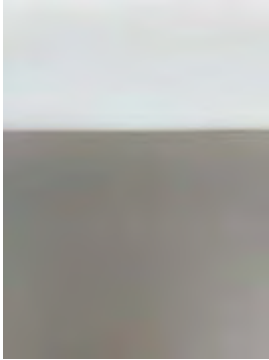
Applicant:

- No brick is to be painted. Colors have changed. Tried to be accurate with the rendered elevations.
- All windows, doors, exterior trim, fascias, risers, porch columns, ceiling, beams etc: Ben Moore Super white semi-gloss (OC-152) to match existing white on existing windows fascias, freeze boards, etc.

- Wood siding (rear): gray, Ben Moore HC-168 *Chelsea Gray*. Flat.
- Porch flooring, treads: gray, BM AC-27 *Galveston gray*, semi gloss, with non-slip additive.
- Existing handrails: black. BM *Black* 2132-10, gloss.
- Photos of color samples below.
- Porch columns, fascia, handrails, flooring:



- White windows + wood siding.



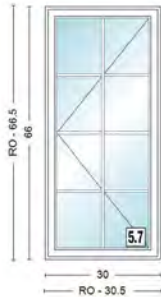
SOLD BY:
 Better Living, Inc. Troy
 PO Box 7627
 Charlottesville, VA 22906-7627
 Fax: 434-973-9276

SOLD TO:

QUOTE DATE
8/27/2021

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
jim rounsevell	209 second street	1217826		
ORDER NOTES:		DELIVERY NOTES:		



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Left	W-04L	\$1,264.81	\$1,264.81

RO Size = 30 1/2" x 66 1/2"

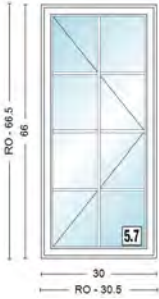
Unit Size = 30" x 66"

CAX2656, Unit, E-Series Casement, 2 7/8" Frame Depth, Exterior Trim Installation Flange, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Left, Standard Hinge, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 4 High, Specified Equal Light Pattern, White, 2604, Pine w/Primed, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Handle w/Cover, White, Standard, High Performance Keeper, White, Full, Fiberglass
 Wrapping: 2" Brickmould 3-Sided White 2604 1 1/2" Deep Sill Nose Factory Applied Exterior Trim, 4 9/16" Interior Extension Jamb Pine / Primed Standard Complete Unit Extension Jambs, Factory Applied

WHT LH HARDWARE KIT CSMT BAG W6204PKLKW7 PN:9078351

Insect Screen 1: E-Series Casement, CAX2656 Full Fiberglass White

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.26	A1	21.8125	61.3125	9.28740	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	1	Right	W-04R	\$1,264.81	\$1,264.81

RO Size = 30 1/2" x 66 1/2" Unit Size = 30" x 66"

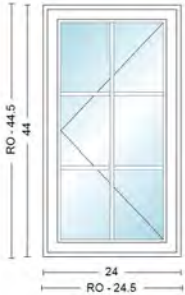
CAX2656, Unit, E-Series Casement, 2 7/8" Frame Depth, Exterior Trim Installation Flange, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Right, Standard Hinge, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 4 High, Specified Equal Light Pattern, White, 2604, Pine w/Primed, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Handle w/Cover, White, Standard, High Performance Keeper, White, Full, Fiberglass

Wrapping: 2" Brickmould 3-Sided White 2604 1 1/2" Deep Sill Nose Factory Applied Exterior Trim, 4 9/16" Interior Extension Jamb Pine / Primed Standard Complete Unit Extension Jambs, Factory Applied

WHT RH HARDWARE KIT CSMT BAG W6204PKRKW7 PN:9078352

Insect Screen 1: E-Series Casement, CAX2656 Full Fiberglass White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.31	0.26	A1	21.8125	61.3125	9.28740	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	1	Left	W-06	\$991.41	\$991.41

RO Size = 24 1/2" x 44 1/2" Unit Size = 24" x 44"

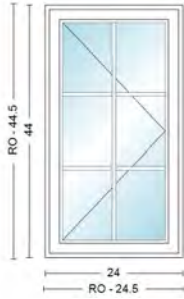
CAX 2'X3' 8", Unit, E-Series Casement, 2 7/8" Frame Depth, Exterior Trim Installation Flange, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Left, Standard Hinge, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 3 High, Specified Equal Light Pattern, White, 2604, Pine w/Primed, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Handle w/Cover, White, Standard, High Performance Keeper, White, Full, Fiberglass

Wrapping: 2" Brickmould 3-Sided White 2604 1 1/2" Deep Sill Nose Factory Applied Exterior Trim, 4 9/16" Interior Extension Jamb Pine / Primed Standard Complete Unit Extension Jambs, Factory Applied

WHT LH HARDWARE KIT CSMT BAG W6204PKLKW7 PN:9078351

Insect Screen 1: E-Series Casement, CAX 24 x 44 Full Fiberglass White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.31	0.26	A1	15.8125	39.3125	4.31690	



Item	Qty	Operation	Location	Unit Price	Ext. Price
400	1	Right	W-06	\$991.41	\$991.41

RO Size = 24 1/2" x 44 1/2" Unit Size = 24" x 44"

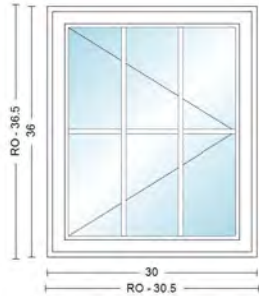
CAX 2'X3' 8", Unit, E-Series Casement, 2 7/8" Frame Depth, Exterior Trim Installation Flange, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Right, Standard Hinge, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 3 High, Specified Equal Light Pattern, White, 2604, Pine w/Primed, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Handle w/Cover, White, Standard, High Performance Keeper, White, Full, Fiberglass

Wrapping: 2" Brickmould 3-Sided White 2604 1 1/2" Deep Sill Nose Factory Applied Exterior Trim, 4 9/16" Interior Extension Jamb Pine / Primed Standard Complete Unit Extension Jambs, Factory Applied

WHT RH HARDWARE KIT CSMT BAG W6204PKRKW7 PN:9078352

Insect Screen 1: E-Series Casement, CAX 24 x 44 Full Fiberglass White

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.26	A1	15.8125	39.3125	4.31690	



Item	Qty	Operation	Location	Unit Price	Ext. Price
500	1	Right	W-05	\$918.58	\$918.58

RO Size = 30 1/2" x 36 1/2" Unit Size = 30" x 36"

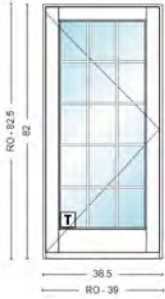
CAX2630, Unit, E-Series Casement, 2 7/8" Frame Depth, Exterior Trim Installation Flange, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Right, Standard Hinge, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, 2604, Pine w/Primed, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Handle w/Cover, White, Standard, High Performance Keeper, White, Full, Fiberglass

Wrapping: 2" Brickmould 3-Sided White 2604 1 1/2" Deep Sill Nose Factory Applied Exterior Trim, 4 9/16" Interior Extension Jamb Pine / Primed Standard Complete Unit Extension Jambs, Factory Applied

WHT RH HARDWARE KIT CSMT BAG W6204PKRKW7 PN:9078352

Insect Screen 1: E-Series Casement, CAX2630 Full Fiberglass White

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.26	A1	21.8125	31.3125	4.74310	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
600	1	Right	D4	\$2,784.66	\$2,784.66

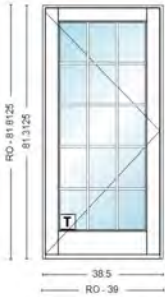
RO Size = 39" x 82 1/2"

Unit Size = 38 1/2" x 82"

AFDI32610, Unit, E-Series Inswing Door-1 Panel-French, Standard Panel, 4 9/16" Frame Depth, Factory Assembled, Rigid Vinyl w/Integral Vinyl Drip Cap, Dark Bronze Anodized On-Floor Drainage Sill, 4 11/16" Stile Width, 4 11/16" Top Rail Height, 8" Bottom Rail Height, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Right, Dual Pane Low-E4 Tempered Argon Fill Full Divided Light (FDL) 3 Wide, 5 High, Specified Equal Light Pattern, White, 2604, Pine w/Primed, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Hardware Preparation, FSB 1035, Black, Black

Trim Set 1: AFDI Right FSB 1035 Black PN:9184744

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.21	A1	34.0000	78.3750	18.5052	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
700	1	Right	3L	\$3,306.20	\$3,306.20

RO Size = 39" x 81 13/16"

Unit Size = 38 1/2" x 81 5/16"

AFDO32610, Unit, E-Series Outswing Door-1 Panel-French, Standard Panel, 4 9/16" Frame Depth, Factory Assembled, Rigid Vinyl w/Integral Vinyl Drip Cap, Dark Bronze Anodized On-Floor Sill, 4 11/16" Stile Width, 4 11/16" Top Rail Height, 8" Bottom Rail Height, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Right, Dual Pane Low-E4 Tempered Argon Fill Full Divided Light (FDL) 3 Wide, 5 High, Specified Equal Light Pattern, White, 2604, Pine w/Primed, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Hardware Preparation, FSB 1035, Black, Black, Exterior Keyed Lock, Lock Cylinder Keyed Alike

Trim Set 1: AFDO Right FSB 1035 Black PN:9184747

Exterior Keyed Lock - Keyed Alike 1: AFDO RH FSB 1035 Black PN:9056134

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.34	0.22	A1	34.1250	77.9375	18.4696	



Fixed Skylight FCM Model

VELUX Fixed Skylights are perfect for visually expanding and transforming areas, such as hallways, stairwells, and other closed-in, dark spaces with bright light and sky views. As an economical choice, fixed skylights create a spacious home full of natural light.

- Provides twice as much light as vertical windows.
- The lower profile of the fixed skylight gives your roof a clean, streamlined appearance.



Free installation
of in-stock blinds available

**GO
SOLAR**

Add a pre-installed, solar blind to your fixed skylight and be eligible to receive a Federal Solar Tax Credit on products and installation.














Includes:



Pre-Installed,
Solar Blind



VELUX ACTIVE with
NETATMO Gateway + App
One VELUX ACTIVE Gateway per order

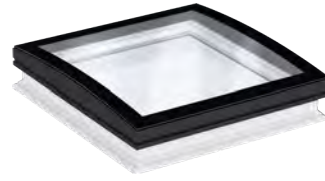
Model	 0° - 60° 0:12 - 20:12												
		1430	1446	2222	2230	2234	2246	2270	3030	3046	3434	3446	4646
Outside curb	(W-in. x H-in.)	17 ½ x 33 ½	17 ½ x 49 ½	25 ½ x 25 ½	25 ½ x 33 ½	25 ½ x 37 ½	25 ½ x 49 ½	25 ½ x 73 ½	33 ½ x 33 ½	33 ½ x 49 ½	37 ½ x 37 ½	37 ½ x 49 ½	49 ½ x 49 ½

*For more information visit: veluxusa.com/go-solar

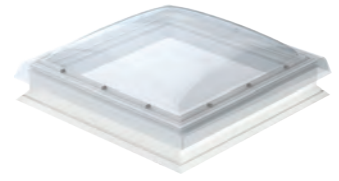


CFP – Fixed Flat Roof Skylight

- Brings in a tremendous amount of light on flat roofs.
- PVC insulated curb included.
- Available as large as 5' x 5'.



CurveTech Protective Cover



Polycarbonate Protective Cover



Size Code	6060	6090	8080	90120	120120	150150
Rough Opening (WxH) inches	23 5/8 x 23 5/8	23 5/8 x 35 7/16	31 1/2 x 31 1/2	35 7/16 x 47 1/4	47 1/4 x 47 1/4	59 x 59
Exterior Frame (WxH) inches	30 11/16 x 30 11/16	30 11/16 x 42 1/2	38 9/16 x 38 9/16	42 1/2 x 54 5/16	54 5/16 x 54 5/16	66 1/8 x 66 1/8

CXP – Flat Roof Exit Skylight

- Provides roof access to flat roofs.
- Sleek internal appearance with a 60° opening angle.
- Insect screen not available.
- Available as large as 4' x 4'.
- Manually operated.



Polycarbonate Protective Cover



Size Code	90120	100100	120120
Rough Opening (WxH) inches	35 7/16 x 47 1/4	39 3/8 x 39 3/8	47 1/4 x 47 1/4
Exterior Frame (WxH) inches	42 1/2 x 54 5/16	46 7/16 x 46 7/16	54 5/16 x 54 5/16

FCM – Fixed Skylight

- Versatile in shape, allowing for a greater flexibility and positioning options for your room.
- Equipped with high-quality, Low-E3 glass that is coated to keep the skylight surface virtually spotless.
- Able to fit any VELUX blind to give you ultimate control over the light levels in your space.



Fixed Curb-Mount Skylight



Size Code	1430	1446	2222	2230	2234	2246	2270	3030	3046	3434	3446	4646
Inside Curb (WxH) inches	14 1/2 x 30 1/2	14 1/2 x 46 1/2	22 1/2 x 22 1/2	22 1/2 x 30 1/2	22 1/2 x 34 1/2	22 1/2 x 46 1/2	22 1/2 x 70 1/2	30 1/2 x 30 1/2	30 1/2 x 46 1/2	34 1/2 x 34 1/2	34 1/2 x 46 1/2	46 1/2 x 46 1/2
Outside Curb (WxH) inches	17 1/2 x 33 1/2	17 1/2 x 49 1/2	25 1/2 x 25 1/2	25 1/2 x 33 1/2	25 1/2 x 37 1/2	25 1/2 x 49 1/2	25 1/2 x 73 1/2	33 1/2 x 33 1/2	33 1/2 x 49 1/2	37 1/2 x 37 1/2	37 1/2 x 49 1/2	49 1/2 x 49 1/2



BRAND

Hinkley Lighting

DESCRIPTION

The Silo Dark Sky Outdoor Wall Sconce is the perfect addition to exteriors from coastal to modern. The compact design blends seamlessly into your space. Dark Sky Ordinance was developed as outdoor lighting standards that reduce glare, light trespass, and sky glow. Coated with anti-fading finishes, for maximum durability in harsh climates. Finished in Architectural Bronze, Black, and Satin White with an Etched Glass diffuser. Dark Sky and JA8 complaint. Wet location rated. UL and CSA listed.



Shown in: Black / Etched Glass

SHADE COLOR	Etched Glass
BODY FINISH	Black
WATTAGE	6.5W
DIMMER	Standard 120V
DIMENSIONS	4.5"W x 8"H x 5.75"D
LAMP	1 x MR16/GU10/6.5W/120V LED

Technical Information

LUMINOUS FLUX	500 lumens
LUMENS/WATT	76.92
LAMP COLOR	2700 K
COLOR RENDERING	80 CRI

ITEM NUMBER	HIN990361
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COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE

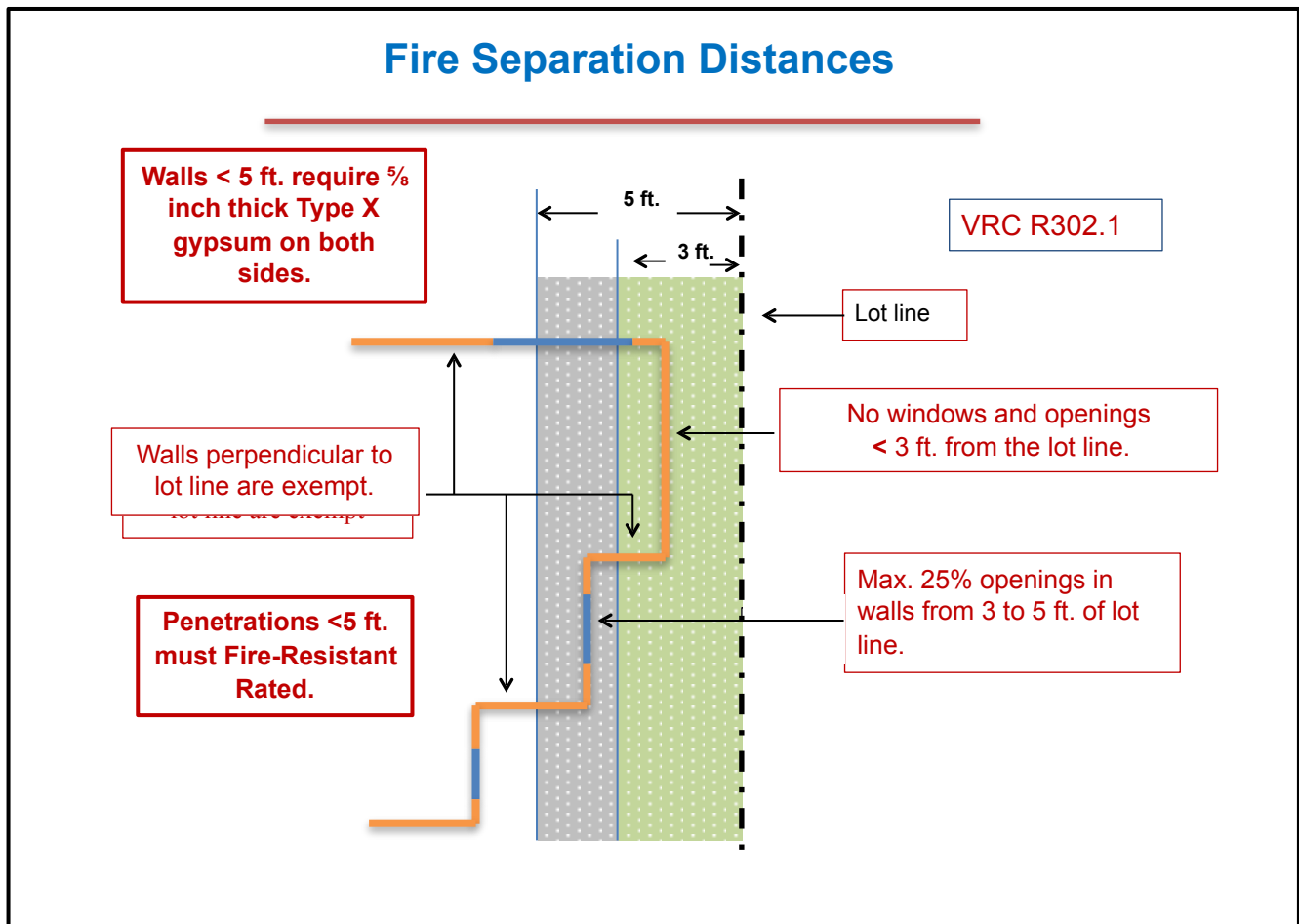


CITY OF CHARLOTTESVILLE

Exterior Wall Fire Separation Distance Requirements

Regarding the exterior wall protection, the *Virginia Residential Code* (IRC amended) assumes that an owner has no control over an adjoining property. Thus, the exterior walls of homes and garages relative to the property line require regulation.

Please refer to the illustration below for general exterior wall, penetrations and opening requirements in respect to the property line.



CAUTION:

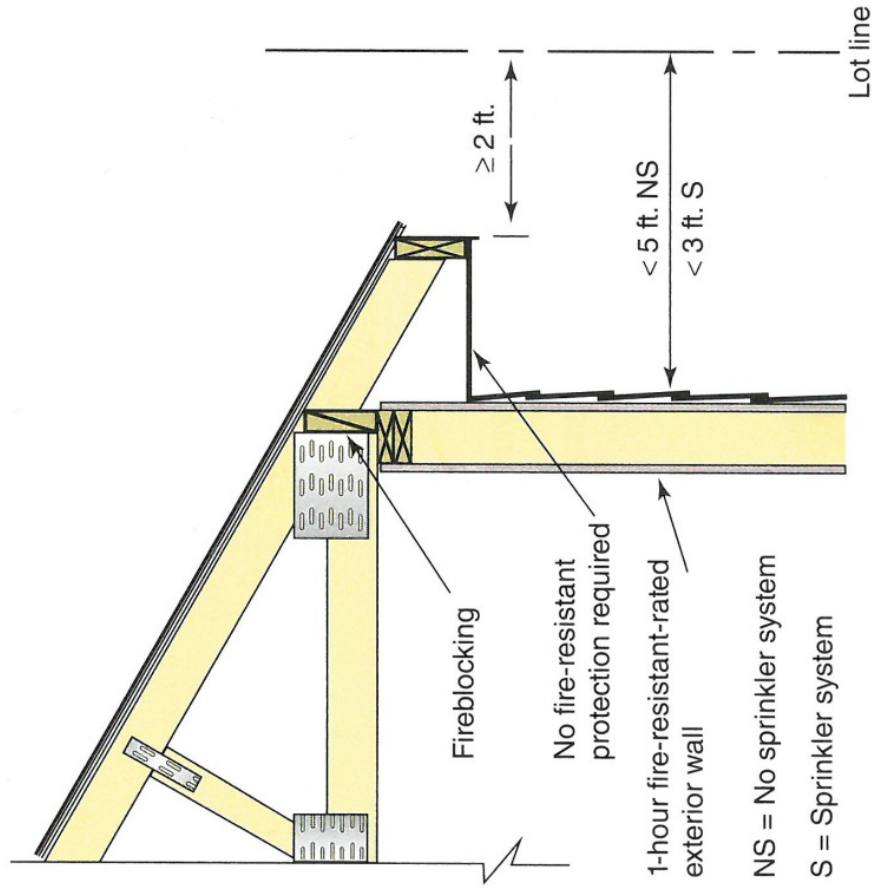
Projections (roof overhangs, bay windows, etc.) less than 5 ft. from the property line require $\frac{5}{8}$ th Type X gypsum on the underside and are prohibited less than 2 ft. from the property line. See reverse side for additional details. Exception: decks and open porches are exempt from this requirement.

ATTENTION: a "Fire Wall" inspection must be requested in addition to the rough-in inspection. This inspection is to be done before concealment of the exterior sheathing and painting of the rated walls.

Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fireblocking is provided from the wall top plate to the underside of the roof sheathing.

The following materials are approved for fireblocking above the exterior wall to the underside of the roof deck (Ref. R302.11).

1. Two-inch nominal lumber.
2. Two thicknesses of 1-inch nominal lumber with broken lap joints.
3. One thickness of 23/32-inch (3/8) wood structural panels with joints backed by 23/32-inch wood structural panels.
4. One thickness of 3/4-inch particleboard with joints backed by 3/4-inch particleboard.
5. One-half-inch gypsum board.
6. One-quarter-inch cement-based millboard.



Fire resistance rating is not required for roof eave projections when fireblocking is installed.