

From: [Murphy, Mollie](#)
To: ric7022@gmail.com
Cc: [Werner, Jeffrey B](#)
Subject: BAR # 23-05-03 - Action
Date: Wednesday, May 17, 2023 2:49:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Certificate of Appropriateness Application

BAR # 23-05-03

485 14th Street NW, TMP 090034000

Rugby Road-University Circle-Venable ADC District

Owner: Hoo House, LLC

Applicant: Greg Winkler, Kurt Wassenaar

Project: Rear addition

Mr. Trebour:

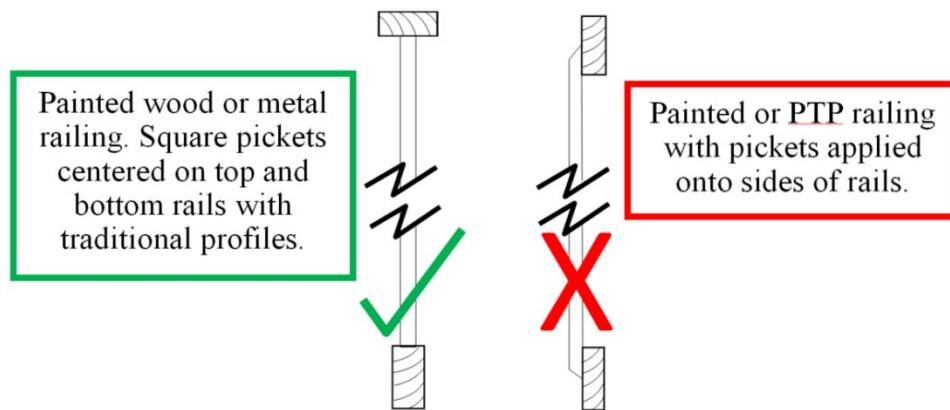
The CoA for the above referenced project was approved on by the City of Charlottesville Board of Architectural Review on May 16, 2023. The following action was taken:

Schwarz moved to approve consent agenda:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed rear addition (Phase 3) at 485 14th Street, NW, satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted, with the following conditions:

- There will be a concrete foundation.*
- There will be a fiber cement soffit and a standard aluminum gutter.*
- There will be a tall frieze board above the window heads.*
- No additional lighting is indicated; however, all exterior lighting will have lamping that is dimmable, have a CCT that does not exceed 3000 K, and will have a CRI not less than 80, preferably not less than 90.
- The trim color should match Phase 2.
- New mechanical units and meter/utility boxes will be located at/near the rear (west) and/or side (south) elevations of the Phase 3 addition.
- Railings at the rear (west) elevation: Wood or metal, painted. Design should be simple and traditional--square pickets centered on top and bottom rails, which can be square material or have traditional profiles. An alternate such as a cable railing can be considered. Railings with vinyl or PTP material and/or with pickets applied to the sides of the top and bottom rails are not permitted. (See images below.) The BAR allows for staff review of the railing design, provided they consult with the BAR chairs.

[* Match or similar to Phase 2.]



For context only. Not to scale.

Second by Mr. Bailey. Vote 7-0, motion passed unanimously.

Per the provisions of City Code Sec. 34-280: This CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit. (Link to Sec. 34-280: [CoA period of validity](#))

For specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzeuyv3iclklx1a?b=lif3i1bax7nylxdimbrh>

If you have any questions, please contact me or Jeff Werner (wernerjb@charlottesville.gov).

Sincerely,
Mollie



Mollie Murphy
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
City of Charlottesville
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<https://www.charlottesville.gov/264/Historic-Preservation-Design-Review>

<https://gisweb.charlottesville.org/GisViewer/>

<https://opendata.charlottesville.org/>

Certificate of Appropriateness Application

BAR # 23-05-03

485 14th Street NW, TMP 090034000

Rugby Road-University Circle-Venable ADC District

Owner: Hoo House, LLC

Applicant: Greg Winkler, Kurt Wassenaar

Project: Rear addition

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)

- [Application Submittal](#)

**City of Charlottesville
Board of Architectural Review
Staff Report
May 16, 2023**



Certificate of Appropriateness

BAR # 23-05-03

485 14th Street NW, TMP 090034000

Rugby Road-University Circle-Venable ADC District

Owner: Hoo House, LLC

Applicant: Greg Winkler, Kurt Wassenaar

Project: Phase 3 - Rear addition



Background

Year Built: 1920

District: Rugby Road-University Circle-Venable ADC District

Status: Contributing (Garage is non-contributing, razed 2021/22.)

Four square, Colonial Revival residence.

Prior BAR Reviews

April 20, 2021 - BAR approve CoA for Phase 1 application, excluding the window repairs and replacement, with the following conditions:

- any new elements match the existing; including, but not limited to:
 - beaded ceiling boards (no faux panels)
 - painted, wood tongue-and-groove flooring (no imitation material)
 - columns (round and engaged)
 - simple cornice at the entablature
 - the porch railing should be replaced in a manner appropriate to the period (similar to other properties on 14th Street as specified in the staff report), and the handrail leading down the porch steps should match

Staff report and submittal: [584 14th St NW Phase 1 CoA - BAR April 20 2021](#)

April 20, 2021 – Preliminary Discussion of Phases 2 and 3.

Staff report and submittal: [584 14th St NW Phases 2 and 3 Prelim - BAR April 20 2021](#)

October 19, 2021 – BAR approved CoA for Phase 2 with the conditions noted below. BAR requested a separate CoA submittal for Phase 3. Conditions applied to CoA for Phase 2:

- [side] porch will have wood square columns, with a beadboard ceiling, a wood deck.
 - There will be a concrete foundation.
 - The corner boards will be approximately 6” wide, to be consistent with the siding.
 - There will be a fiber cement soffit and a standard aluminum gutter.
 - There will be a tall frieze board above the window heads.
 - Only exterior lighting (Phase 2) will be in ceiling of [side] porch, and will be dimmable, have a CCT not exceeding 3000K, and a CRI not less than 80, preferably not less than 90.
 - The color of the siding and trim should match the paint color that is on the original house.
- Staff report and submittal: [584 14th St NW Phases 2 and 3 CoA - BAR Oct 19 2021](#)

Application

- Submittal: Wassenaar-Winkler Architects/Planners narrative and drawings for 485 14th St NW, Hoo House Phase 3: Narrative (one page, dated April 25, 2023) and sheets G1, EP1 - EP3, C1 - C4, A1 – A11 (19 pages, dated April 20, 2023).

Request for CoA for a two-story, brick addition onto the back (west) of the existing house.

NOTE: The applicant’s drawings are somewhat blurred. If necessary, staff has also attached the drawings from October 2021 (dated September 27, 2021). The two submittals are identical, except as follows:

- Sheet EP1: Photos updated to show Phase 2.
- Sheets A1 and A2: Shading revised to show Phase 2 as existing.
- Sheets A3 and A5: Note indicating Existing and Phase 3.

Discussion

The project as submitted and with staff’s recommended conditions (below) is consistent with the guidelines and adheres to the BAR’s prior discussions (see Appendix). Staff recommends approval as a Consent Agenda item, which will incorporate the motion for approval and conditions noted below. (The conditions are similar to those applied to the CoA for Phase 2.)

Materials for Phase 3

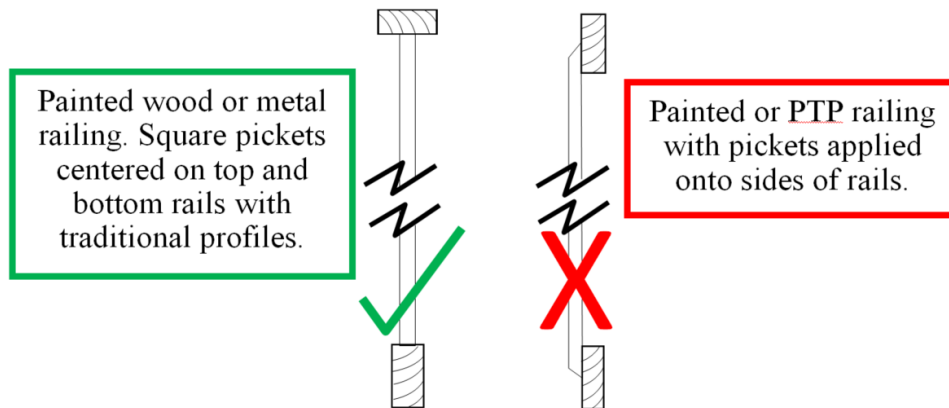
- Brick: General Shale. Color: *Old English Tudor*. (Mortar color not specified)
 - Trim: Hardieplank. Color: BM HC-108, *Sandy Hook Gray*
 - Roof: Timberline asphalt. Color: *slate*
 - Gutters and downspouts: Not specified. See conditions.
 - Windows: Pella Architect Series, 1/1, double-hung
 - Door railing at rear (west) elevation: Not specified. See conditions.
- [Note:** The applicant is preparing sketches for the BAR to consider; however, the proposed condition provides flexibility for staff review of the final design.]
- Landscaping: 6” cypress and 18” locust will be removed.
 - Location of mechanical units/utility boxes: Not specified. See conditions.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed rear addition (Phase 3) at 485 14th Street, NW, satisfies the BAR’s criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted, with the following conditions:

- There will be a concrete foundation.*
- There will be a fiber cement soffit and a standard aluminum gutter.*
- There will be a tall frieze board above the window heads.*
- No additional lighting is indicated; however, all exterior lighting will have lamping that is dimmable, have a CCT that does not exceed 3000 K, and will have a CRI not less than 80, preferably not less than 90.
- The trim color should match Phase 2.
- New mechanical units and meter/utility boxes will be located at/near the rear (west) and/or side (south) elevations of the Phase 3 addition.
- Railings at the rear (west) elevation: Wood or metal, painted. Design should be simple and traditional--square pickets centered on top and bottom rails, which can be square material or have traditional profiles. An alternate such as a cable railing can be considered. Railings with vinyl or PTP material and/or with pickets applied to the sides of the top and bottom rails are not permitted. (See images below.) The BAR allows for staff review of the railing design, provided they consult with the BAR chairs.

[* Match or similar to Phase 2.]



For context only. Not to scale.

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed rear addition (Phase 3) at 485 14th Street, NW, does not satisfy the BAR’s criteria and is not compatible with this property and other properties in this 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: [Chapter 2 Site Design and Elements](#)

- B. Plantings
- C. Walls and Fences
- D. Lighting
- E. Walkways and Driveways
- F. Parking Areas and Lots
- G. Garages, Sheds, and Other Structures
- H. Utilities and Other Site Appurtenances

Chapter III – *New Construction and Additions*

Link: [Chapter 3 New Construction and Additions](#)

Checklist from section P. Additions

- 1) Function and Size
 - a. Attempt to accommodate needed functions within the existing structure without building an addition.
 - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
 - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
 - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
 - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
 - a. New additions should not destroy historic materials that characterize the property.
 - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style

- a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
 - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
- a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
 - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Appendix

Excerpts: BAR meeting minutes for April 20 and October 19, 2021.

Meting Minutes
City of Charlottesville
Board Of Architectural Review
Regular Meeting
April 20, 2021 – 5:00 PM
Excerpts re: 485 14th Street NW



Members Present: Jody Lahendro, Carl Schwarz, Andy McClure, James Zehmer, Breck Gastinger, Cheri Lewis, Robert Edwards, Tim Mohr

Members Absent: Ron Bailey

Staff Present: Patrick Cory, Joe Rice, Robert Watkins, Jeff Werner

Certificate of Appropriateness

BAR 21-04-05

485 14th Street, NW, TMP 090034000

Rugby Road-University Circle-Venable ADC District

Owner: Hoo House, LLC

Applicant: Greg Winkler, Kurt Wassenaar

Project: Phase 1. Repair/replace windows, misc. exterior repairs and sitework

Jeff Werner, Staff Report – Year Built: 1920 District: Rugby Road-University Circle-Venable ADC District Status: Contributing (garage in rear is non-contributing) Submittal: Wassenaar-Winkler Architects/Planners submittal for 485 14th St NW: o BAR Submittal Set, dated April 2, 2021: Narrative (two pages) and sheets G1, EP1 - EP3, C1 - C4, A1 – A11 (19 pages). o Hoo House Renovation - Phase 1, dated March 11, 2021: Sheets G-101, D-101, D-201, E-101 (5 pages). CoA request for repair/replacement of existing windows, the repair/reconstruction of the front porch, the planting of new street trees, and related site work. The existing garage will be razed; it is non-contributing, a CoA is not required for demolition. Also, the scope of work includes elements that are considered routine repair and maintenance, which do not require a CoA; however, in the context of this request, the BAR may ask for clarifications, if necessary. Phase 1, from the applicant’s submittal (numbered here for reference) 1. Repair or rebuilding of the front porch as it now exists and without any architectural changes to the design, size or materials of the porch. Trim in need of repair may be replaced with Azek or other similar materials. 2. Repair of the existing Philadelphia gutter system and downspouts. 3. Repair and/or replacement of the existing windows. (A qualified window restorer will complete an evaluation of the existing windows to determine which can be repaired and which should be replaced. Those findings will be submitted to the BAR.) The proposed replacement windows are, in general, identical to windows approved by the BAR at 513 14th Street. (Applicant will provide it sheets.) 4. Structural repair and cosmetic cleanup of the existing rear stair addition. 5. Landscape cleanup, and replanting including new street trees. 6. Gravel the rear parking area. Discussion and Recommendations Items 2, 4, 5, and 6. Staff finds these consistent with the design guidelines. Anticipating the removal of three trees, staff requested that Phase 1 include the planting of new trees, which are indicated on sheet C4, dated April 2, 2021. Item 1 proposes repair or rebuilding of the front porch as it now exists. Photographs indicate the porch is in disrepair. The railing and lattice are not original. The stairs may not be original; however, they align with the walk, so the original width and location are known. The piers, framing, apron, flooring, columns, entablature, ceiling, trim and roof all appear to be original, with some areas and elements in poor condition. Staff recommends that any new elements match the existing; including, but not limit to: beaded ceiling boards (no faux panels); painted, wood tongue-and-groove flooring (no imitation material); columns (round and engaged); simple cornice at the

entablature. Additionally, the porch railing should be replaced in a manner appropriate to the period. Two nearby homes were built at a similar time and might serve as examples for the porch rail--403 14th Street NW (1921) and 1401 Gordon Ave (1925), see images below. Both also have similar columns and entry door designs. Staff recommends that the new railings be similar to these existing examples, and not require custom profiles. The pickets are square stock and the bottom rail is not profiled. The hand rail detail, however, may require some discussion. Item 3 proposes the repair and/or replacement of the existing windows, which are all wood, one-over-one, double-hung. The applicant will rely on the recommendations of an experienced mechanic regarding which windows can be repaired and which should be replaced. That 485 14th Street, NW - CoA Phase 1 (April 15, 2021) 3 information has not yet been provided and, without it, staff cannot offer comment or recommendation. The applicant intends to use windows similar to those approved for 513 14th Street, which were Andersen E-Series, Talon double-hung windows with insulated glass. (The E-Series windows are aluminum clad wood, which the BAR has allowed.) There appears to be an available Andersen trim that is similar to the existing.

Kurt Wassenaar, Applicant – This is a repair project. I just want to introduce why we're doing this project in phases. I didn't want there to be any hidden agenda pieces of this. We started out with a house. This is the phase I piece that is general repair of a slightly deteriorating house. The back of the house is not in good shape right now. Our intention would be to rebuild right away. Part of this is drive by a desire to have this house repaired and ready for rental in the Fall. We're concerned about timing relative to getting it ready. The back piece is not in good shape and serviceable. We would propose to paint it and get it into structurally reasonable shape so that the house can be rented in the Fall. I thought staff's suggestions on the porch were fine. We don't have any problem at all in replicating the railings. We did not proceed to take apart the porch. There's enough loose stuff. I crawled under it. It is in one of those states. If you started to take it apart, you wouldn't know what you have gotten into. We figured we would leave that for later once we got into it. We didn't want to start a demolition on the thing before we talked with the BAR and gotten your 'blessing' with what we were going to do. What we're basically going to do is replace it and restore it as it is right now. Staff had suggested that we use bead board ceiling and that's fine. We will replace the columns. One or two of them are probably serviceable. The other ones may need to be replicated. We would proposed to do that as they are. The porch deck is a tongue in groove wood. We will do our best to replace that. It is probably going to have to come apart completely. It is pretty badly rotted out. You can see that the lattice at the bottom is damaged in a great number of places. A part of that due to a lot of vegetation that has crawled into the edges and pieces. We're going to strip that back and get rid of the pieces of landscaping that are contributing to the deterioration of the porch. We're happy to consider any suggestions the BAR might have on that. Our goal is to put it back as it was according to the Secretary Standards and make that happen. I will apologize to the BAR for not having the window thing resolved. It has been hard to find somebody to come look at the windows, who is qualified to determine if they can be repaired or replaced or restored. My proposal is that we would get that report done and submitted to staff for approval. I know that is a sensitive issue. We don't have any objections restoring the windows as they are. There are a lot of windows. Some in OK shape and some are in really bad shape. A lot of the trees are jaunt and really need to be taken out. We have proposed to replant where needed according to the city standards. We will do that as part of the first phase. The first phase would allow us, with your approval, to get the house put back together again and do the interior work. We have a parallel construction permit in with the city for the interior work. Staff and I talked about the gutters. It has existing Philadelphia gutters. It is my belief that they were probably reworked 5 or ten years ago. They were pretty quality jobs at the time. There were some welded seems that need to be retend and re-glued back together.

They're not in bad shape at all. There is fascia rot that would be repaired. We would put the fascia and soffits back as they are now. They're pretty simple profiles.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Schwarz – If you were to replace the windows, there was a window picked out that had a jam profile that matched the brick mold on the existing windows. Is the intention to remove the existing brick mold as well as the window?

Mr. Wassenaar – Yes. A lot of those are rotted out as well. We had gone through a very extensive exercise on the renovation of the house down the road with the BAR. We finally arrived at a brick mold window assembly virtually identical to what was there earlier that the BAR had approved. We are proposing effectively the same design and window for this, except these windows are one over one and don't have any divided light. Obviously, under the Secretary Standards, if we can restore or save pieces of it that work and are consistent with the replaced windows, we will do that. When we get into them, they might be rotted pieces or other chunks that need to be dealt with. We will include that in our report to you on all of those components of the entire window assembly.

Mr. Schwarz – Usually, it is a little easier to approve the replacement of window sash than the brick mold.

Mr. Wassenaar – The only reason I am hesitant to that is I don't know what we're going to get into once we start taking these things apart.

Mr. Mohr – What is the plan with the metal storms?

Mr. Wassenaar – They would go away. They're not an attractive feature of the house. In support of the idea of replacing the windows, we would have the opportunity to put in insulated glass and new systems, which would be a little bit better from the thermal performance standpoint. It is a balance between protecting the Secretary's Standards and doing a good job on the rest of it. That's really the purpose of the report we will get into some detail to try to figure out.

Mr. Schwarz – I am looking at your existing and proposed landscape plans. On the new plan, you have on the back corner an 18 inch black locust remain that doesn't show on the existing plan. Was that a mistake?

Mr. Wassenaar – That tree is there and it will stay.

Mr. Schwarz – There is a tree there and it will remain.

Mr. Wassenaar – In the phase III work, it would be demolished. It is a nice tree and one of the few trees that has any redeeming value. Unfortunately, it doesn't fit with the development plan that works in the fully developed phase. We would put in other trees to fill in that part.

Mr. Schwarz – We're getting three new poplars along the street. That's great.

Mr. Edwards – Why are we only voting on phase I right now? Why are we holding off on voting phases II and III? Is it because you need to see what happens in phase I?

Mr. Wassenaar – It is really from a timing standpoint. We have to move on our construction in order to make our deadline. We didn't want to deceive the Board. We also didn't want to delay what we needed to do to meet our deadline for the development side of it. When we talked with staff, we had to debate whether we should disclose the whole thing. Having been the chairman of the Board, we decided it would be better if we just showed you what we're doing completely. We can address that.

Mr. Werner – It covers the preliminary discussion as well. If we get it all here, you can see what fits and doesn't fit and get some feeling for it. There is a lot of stuff they can do that is maintenance in phase I that doesn't require the BAR approval. If there are issues with the windows, you may want to pare down so that it is clear what can be done. I would suggest wrapping up where you stand on this phase. We can dive into the next phase.

Mr. Lahendro – In the application, it indicates that repairs to the porch will be made to those elements that are severely damaged. They're going to be replaced with synthetic materials. I would certainly like to know more. Does that include Dutchman? Is there a drawing surveying the damage to the front porch that it is going to be repaired? If not, can I have a better description of things like the columns? How much of the columns are damaged? How much is going to be repaired?

Mr. Wassenaar – We do not have that information at this time. We went up on a ladder and looked at it and tried to figure out what was what. Until you actually take the thing apart and see what is in it and how it is put together and what the status is, it is very hard to know that.

Mr. Lahendro – Your alternative is to tell a carpenter to go at it?

Mr. Wassenaar – Not at all.

Mr. Lahendro – It would be nice to know what is damaged before you start repairing.

Mr. Wassenaar – I will make a suggestion to the Board. What we have done in the past on situations like this where we have difficulty figuring out what is what is to do a little bit of exploratory surgery/repair report for the Board and have it reviewed by staff or a couple members of the Board to make sure we're on track with your standards. From my standpoint as an architect, this is pretty straightforward. The Secretary's Standards are very clear about how we use materials and how they would work. I am open to any suggestions you would like us to follow relative to addressing those concerns.

Mr. Lahendro – My memory of the Secretary's Standards is that you don't do Dutchman or replace historic wooden elements with synthetic material.

Mr. Wassenaar – I think that is generally the case. We have had a lot of discussions over the years on a number of projects about what point you shift to modern materials that don't require painting and maintenance. If they look identical to what you started out with, are they OK or not? There are a lot of scenarios which develop out of that. I don't know if I have ever gotten

complete clarity on what the right direction of that is. We're aware of the standards. We would follow the Secretary's Standards on materials as much as we could.

Mr. Lahendro – I don't know what advantage you get if you have a number of ballisters with 20 of them and five need to be replaced. You do those in Azick. You keep the other wood ballisters. I don't know what advantage there is in that. You don't paint those five as often.

Mr. Wassenaar – I guess there is a common sense practicality piece of this. My normal suggestion would be if we can replace historic materials with things that look identical to the historic materials in every way, shape, or form, that's a reasonable outcome from an economic and historic preservation standpoint. On the Gordon Avenue building, The Bridges, we had very difficult construction problems relative to face brick application with the setback numbers. We actually used a very thin set brick on a metal backing that was indistinguishable from actual brick. We put up a test panel. The BAR looked at it and approved it. I don't know that anybody had known different about the fact it was fairly sophisticated piece of work to achieve a look and a feel that is indistinguishable from real brick. I am not trying to argue with you. I am just trying to seek clarification. If you can suggest a pathway to resolve these things, I am happy to consider it. We want to be consistent with the city standards and with the Secretary's guidelines. At the same time, I would appeal for any common sense practicality in this particular case. The railing is not consistent with any of the normal typological forms on other railings. I would anticipate we're going to be replacing the entire railing. I don't think we would want any of the existing ballisters or profiles to be part of the final work.

Mr. Lahendro – I would like to know what specifically is being requested and for the applicant to do the research and to make the design decisions in consultation with the guidelines and the Secretary's standards and come to us with what they're proposing.

Mr. Zehmer – When I look at sheet A-101, which is phase I. It says Phase I work scope. The bullet points specifically say: new replacement windows throughout, removal of front porch and front decking surface, replace with five quarter treated decking, repairs to front floor joice, porch ceiling joice, roof rafters to restore pre-damaged state. The letter in front of the application talks about trying to make repairs where possible. The notes in the scope of work say full scale replacement. I think there's a discrepancy between the description and what is in the drawing. That's making it difficult for me to know what we're approving.

Mr. Wassenaar – The intent of those indications was that we were going to deal with one way or the other. You're correct in the notations.

Mr. Zehmer – For me, it does come back to Jody's recommendation of a more thorough survey to document existing conditions and really understand what can be repaired, which is our preference, versus what is so far gone and may need to be replaced.

Mr. Wassenaar – What we didn't want to do was to begin a disassembly exercise in order to determine what was workable and what wasn't workable and get ourselves in trouble with the Board from proceeding with a construction project that wasn't authorized and approved. I am open to whatever process you suggest as the optimum one. We're trying to follow the rules here and do something that makes sense. Guidance would be appreciated.

Mr. Schwarz – If they're going to basically replace what is there in kind, that is considered maintenance. That is something that is not under our purview. Is that correct? What we need to

do in our motion is to decide how much of this replacement can be done with alternative materials. Is that a fair statement?

Mr. Werner – There is a lot of stuff where I would communicate with people. There is a level of trust.

Mr. Schwarz – If the applicant was to use all wood to match what is existing to do any patching or repair. If no profiles change, it was all put back the way it was. That is something the applicant could do without an application?

Mr. Werner – Yes. Given that the porch railing no longer exists if this was only the porch, I could probably work with the applicant to see this is what needs to happen. You should look at it all together. We say matched in kind. I get a photograph.

Mr. Schwarz – You have offered some pictures of neighboring porches that were built at about the same time. We could put in our motion the railing should match the more historic railings. I think we can find a way to craft a motion to make this work for phase I.

Mr. Wassenaar – We are also the contractors for the project. We're licensed A contractors. There's not going to be some third party running around and doing this randomly on the project.

Mr. Zehmer – To answer your question- it is common practice to do architectural probes to determine the amount of deterioration.

Mr. Wassenaar – If you take a column apart or try to figure out if it is good or not, you don't really know that until you get in there into the inside of it and see how it is put together. Sometimes, I have had the experience of you don't know where to end as you start taking things apart. They're not suitable or structural or reasonable to deal with. There are parts of this porch that have those attributes that worry me about how far we go and where we start to do it. If it was simply drilling a hole into it and saying that it looks fine, that would be one thing. If I am dealing with a whole top of the capital of a column, I am not going to know that until I take that apart. My plea would be the standard if we discover that, we put it back. We can almost do a halves review where we take a picture of the profile. We document the profile. We agree to put it back together in a way that you can't tell that it was repaired. That would be the reasonable standard. I will defer to your judgement on where that line is. We're trying to do this without spending a million dollars. It is a repair job; not a complete rebuild of the house.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Schwarz – I would like to be able to see if we can craft a motion that says what the line is between when replacements need to be the same material or where a synthetic material can be used. We can just say all must go back as wood. I think the applicant can proceed on the porch almost at will. The main construction on this is the stair piece on the back. We have some site issues and we have the details about the porch.

Motion – Ms. Lewis - Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed porch repairs and

landscaping at 435 14th Street NW satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC District, and that the BAR approves the submitted Phase I application, excluding the window repairs and replacement, with the following conditions:

- Any new elements match the existing; including, but not limited to
 - Beaded ceiling boards (no faux panels)
 - Painted, wood tongue-and-groove flooring (no imitation material)
 - Columns (round and engaged)
 - Simple cornice at the entablature of the porch
- The porch railing should be replaced in a manner appropriate to the period (similar to other properties on 14th Street as specified in the staff report), and the handrail leading down the porch steps should match

Carl Schwarz seconds motion. Motion passes (8-0).

Preliminary Discussion

485 14th Street, NW, TMP 090034000

Rugby Road-University Circle-Venable ADC District

Owner: Hoo House, LLC

Applicant: Greg Winkler, Kurt Wassenaar

- The BAR and the applicant had a discussion regarding phases II and III of 485 14th Street Northwest.
- The applicant provided information on the renovation of the existing house.
- The building will meet code requirements in the occupancy, according to the applicant.
- There is a high probability of doing the whole project according to the applicant. It will be dependent on the timing.
- The little additions in the back were done later. The applicant wants to differentiate from the existing part of the house with the new part of the house that is being added.
- The applicant is trying to keep the rooflines together.
- The project is very similar to a project down the street from this project.
- No landscaping included to show the different architectural aspects of the project.
- The BAR asked questions and provided feedback to the applicant regarding phases II and III of this project.
- The applicant indicated that he would return to the BAR with both phases II and III at the same time.

Bar Minutes
City of Charlottesville
Board of Architectural Review
Regular Meeting
October 19, 2021 – 5:00 PM
Excerpts re: 485 14th Street, NW



Members Present: Cheri Lewis, James Zehmer, Carl Schwarz, Ron Bailey, Jody Lahendro, Breck Gastinger, Robert Edwards, Tim Mohr
Staff Present: Patrick Cory, Joe Rice. Jeff Werner, Robert Watkins

Certificate of Appropriateness

BAR 21-10-03
485 14th Street, NW, TMP 090034000
Rugby Road-University Circle-Venable ADC District
Owner: Hoo House, LLC
Applicant: Greg Winkler, Kurt Wassenaar
Project: Phases 2 and 3 - Renovations and rear addition

Jeff Werner, Staff Report – Year Built: 1920 District: Rugby Road-University Circle-Venable ADC District Status: Contributing (garage in rear is non-contributing). Four square, Colonial Revival residence. CoA request for Phases 2 and 3 of a three-phase project. (CoA for Phase 1 approved in April 2021.) The applicant has requested that the two phases be evaluated and considered as a single CoA request. Phase 2 includes removal of the existing rear stairs and construction of a two-story addition. Phase 3 includes a two-story addition onto the Phase 2 addition.

Materials for Phases 2 and 3

- Brick (Phase 3 only): General Shale. Color: *Old English Tudor*. (Mortar color not specified)
- Siding: Hardieplank. Color: *Cobblestone*
- Trim: Hardieplank. Color: BM HC-108, *Sandy Hook Gray*
- Roof: Timberline asphalt. Color: *slate*
- Gutters and downspouts: Not specified
- Windows: Pella Architect Series, 1/1, double-hung
- Doors: Not specified
- Porch deck, columns, ceiling (Phase 2 only): Not specified
- Balcony rails (Phase 3 only): Not specified
- Landscaping: (See landscape plans in Appendix) Phase 2 retains a 6” cypress and a 18” locust; however, these will be removed in Phase 3.
- Walkway: Not specified
- Exterior lighting: Not specified
- Location/screening of mechanical units and utility boxes: Not specified

Discussion and Recommendations

Staff recommends that additional information and material specifications are necessary for a complete review and formal action; however, the general design and materials, as presented, are not inconsistent with the design guidelines. With that, while staff recommends this request be deferred, the BAR should discuss the project, as presented, and express any modifications, if necessary, and request the specific information that should be provided when this application is resubmitted.

This project will also require a site plan review. Because that process may result in changes to the proposed work—landscaping, building footprint, parking area, etc.—by deferring this application any necessary changes can be incorporated into what is resubmitted for the BAR design review. *Regarding a deferral:* The BAR can defer this request, which would require the applicant resubmit the in time for the November 16 BAR meeting. Or, the BAR can accept the applicant’s request for deferral, which allows the applicant to choose the timing of any resubmittal.

Additionally, it should be made clear that a CoA has an 18-month period of validity, which, if certain conditions are not met, can be extended for reasonable cause and at the applicant’s request. (Refer to Sec. 34-280 for the specific conditions applicable to the period of validity.) The requested CoA would apply to Phases 2 and 3 as presented, so the conditions for the period of validity apply to both. For example, if Phase 2 is initiated, but work on Phase 3 is delayed and the period of validity conditions related to Phase 3 are not met, a new CoA would be required.

Finally, Sec. 34-277(a)(2)—below--requires that demolition of the existing rear porch be addressed as a separate CoA, not with the CoA permitting alterations. Staff erred in not making this distinction. Deferring the current CoA request will allow that matter to be properly resolved.

Sec. 34-277. - Certificates of appropriateness; demolitions and removals.

(a) No contributing structure located within a major design control district, and no protected property, shall be moved, removed, encapsulated or demolished (in whole or in part) unless and until an application for a certificate of appropriateness has been approved by the BAR, or the city council on appeal, except that:

(2) Where the moving, removing, encapsulation or demolition of any contributing structure or protected property will disturb or affect fewer than twenty-five (25) square feet, total, of exterior wall, roof or other exterior surfaces, such activity shall be deemed an alteration subject to the review process set forth within section 34-275, above.

Kurt Wassenaar, Applicant – This is an update of Phase I that you approved back in April. We have successfully found a company to restore the windows. Those are now being completed. There were no new windows added to the building. The existing windows were restored. We were able to save the ceiling wood, which is a B board trim. That’s being saved and restored. There was some question about the deck material for the front porch. That is being replaced with wood. There’s some structural damage underneath that. We’re replacing that with wood. There was a suggestion/requirement that we replace the railings with the railings that were done down the road at a similar project to this. We’re following those guidelines. I don’t believe there are any items we had on prior conditions that have not been addressed by us. It has been consistent with your recommendations and goals. I think we have everything done. We did have a survey of the site done. We are completely within the survey boundaries in our zoning envelope for all of the building parts. I don’t know if there are any issues where the building is outside of anything. It would not change from the zoning envelope. I think everything you’re seeing is within your purview and not a zoning related issue relative to the building envelope. The existing backyard structure is pretty close to collapse. We did look at trying to work with it. It is really gone. We are planning on taking it off and using it as a link piece. I don’t know if there are any outstanding issues on the existing Phase I piece.

With Phase II, there are some code-related issues of the existing house that need to be addressed. They conform under the existing building code. They’re really not up to code standards that the owner is comfortable with. The Phase II part is a two story addition. It does include a rear fire exit

and a rear fire stair, which is conforming to the current code. That was a safety issue we wanted to address as well as providing a living space for the 2 four bedroom units that are on the two floors of the existing building. There is a front porch on the existing Phase II building. This is the 2nd floor. It is a common bathroom, living room, etc. We have finished construction drawings for these projects. We're happy to provide the full drawings. (Next Slide) This is the proposed Phase II side elevation from Gordon Avenue. We're just trying to work with the typology of the building. You had requested that we shift the eave line in the rear section to distinguish it from the original house. We shifted the colors on that to more properly contrast the existing trim and roof with the existing house with the new addition. (Next Slide) This is the rear Phase II addition. It faces the alley. There are parking spaces in front of the house. We did not show all of the plantings in front of this with these renderings. There are plantings that go along the base of that. (Next Slide) We're just trying to follow the basic geometry and typology of the existing house. (Next Slide) This is a street view. We're just trying to fit in with the existing houses and the buildings around it. (Next Slide) This is the view from the alleyway drive in with the Phase II configuration. We have parking along the back. We're proposing a standard curb. The alley is gravel now. We will pave that back parking area. We do have bike racks, which offset two of the parking requirements on the zoning. (Next Slide) This is a side elevation from the entrance of the alley looking at the back of the house. You can see two entrance doors. The door on the left is a door into the main floor of the ground floor unit of the existing house. The door on the right is the door to the stairway that goes up to the upper floor addition section. (Next Slide) This is the back of the Phase II addition. (Next Slide) This is oblique corner from the adjacent house looking at the backyard. There is quite a bit of yard there. (Next Slide) These are the specifications of the windows. These are the exact same window type on the project that we did down the road. These are consistent with the similar addition we 3 years ago up the street towards 17th Street. Roofing is hardy plank siding. We picked the trim colors to match your recommendations on the contrast you had asked us to provide. These windows are one over one double hung windows.

With Phase III, the current plan of the owner is to build the second phase of the project right now. We're working quickly to get the first phase done for January occupancy. We would proceed onto the Phase II work. I am aware of the validity period of the BAR approval. If the Board sought to extend this for us to save your workload down the road, I would certainly be happy to have any extensions you're preparing to offer on this. There is a high probability that we will build it within the envelope of the current approval. This is the view from Gordon Avenue looking at the addition. We adjusted the building to fit the recommendations you have given us in April relative to the offset between the buildings. The door that you see is the door to the ground floor of the rear addition section. The stairway that you saw in the Phase II addition serves the upper floor apartments. There's no other entrance door. (Next Slide) The new addition essentially wraps the existing Phase II addition. It is completely encapsulated by the Phase III work. It is on two floors. (Next Slide) This is the Gordon Avenue elevation. The end of the porch is cut off by the new addition. It effectively joins that stairway that you saw. It is effectively wrapping the end of the Phase II addition and encompassing that stair piece. (Next Slide) This is the rear elevation. We're trying to do a little bit more long-term harmonious design. It will be the permanent solution to the design down the road. It has parking within 4 feet of the back of the building. (Next Slide) This is the elevation from the adjacent house. It is the connector piece on the other side. (Next Slide) This is the same oblique view from the alleyway looking across at the house. With the meeting in April, we took careful notes and tried to do everything you advised us to do. We agreed with the consensus opinion of the Board. We have been consistent with implementing the recommendations of the Board at that time. I hope that we're coming to you with what you had asked us to do as completely as we could make it. (Next Slide) There are some nice trees across the back. We're saving those. Staff mentioned that there were trees that we're removing. Most of those are not

survivable trees. They're old and damaged. If they had been something we thought that was worthy of saving, we would have tried to do that. They're not viable trees. They have been badly banged up by cars, kids, and everything else. (Next Slide) This is the material palette. We picked a contrasting brick color at the recommendation of the Board.

As you know, city utilities are a mystery in places. Our contractor is excavating to try to find all of those, which is why we haven't yet submitted a site plan. As soon as we are successful in identifying all of the utility pieces, we will be submitting the site plan.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Schwarz – The windows show some heavy jambs. Is that a graphical error?

Mr. Wassenaar – Yes. The windows are the same that we had approved in the prior addition.

Mr. Schwarz – It's more the brick mold that goes around them?

Mr. Wassenaar – We can give you additional detail that will match. We also modified the eave line to drop it a little bit so that the rooflines don't conflict. They don't portend that they're emulating the existing house.

Mr. Schwarz – Can you describe the two back, little balconies?

Mr. Wassenaar – Those are just flat balconies with a railing that the doors open in. They're not protruding beyond the edge. We're within a foot of the zoning envelope. We're just trying to provide a nice living room experience off that backside of the building.

Mr. Schwarz – Are they wood that is painted?

Mr. Wassenaar – It will be a metal railing.

Mr. Gastinger – You described a difference in the brick color. I sense a color difference in some of the renderings. Would you describe more about how they would compare/contrast?

Mr. Wassenaar – We have dealt with this with the National Park Service guidelines on not trying to emulate or duplicate the color of the existing brick. The general rule is that we want shift the color enough that it looks different when you see it in various light conditions. That's the goal. I think we did that. If there's a question about that, we can certainly refine the design intent. The samples that we provided to you do that relative to the existing brick color. We just got a new color rendering that is going to give us a better ability to match the brick colors without having a problem with that. It's been hard to get those exactly right because of the lighting and the variation of the existing brick that has aged on the existing house. The design intent is that it be a contrasting red brick that is different from the front house brick.

Mr. Gastinger – It looks like a little bit more brown and lighter. How would you describe the difference? We just have the renderings.

Mr. Wassenaar – The palate of the back of the house that we were working with was to try to go to more of a lighter color because of the mass of the building. It reduces the visual mass in that alley corner. It is obviously a subjective call.

Mr. Gastinger – With Phase III, there are a number of plantings that are suggested in the renderings. Will we be receiving a planting plan?

Mr. Wassenaar – Yes. That’s going to be part of our site plan submission.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Schwarz – My one concern is the change in colors. It is obviously going to be new construction. Even the brick will obviously be new brick. You are just continuing the roofline. I know our guidelines are picky about breaking the roofline. You are recessing the roofline. I am not sure the change in colors was necessary.

Mr. Wassenaar – We were following your suggestions. We thought it wasn’t a bad suggestion. Whether we got the colors right or contrast right, I am open to suggestions from my colleagues. It’s pretty open ended. The National Park Service Guidelines want there to be a differentiation. What that means is really anybody’s guess.

Mr. Gastinger – I feel it is impossible to evaluate the brick with the perspectives. Relative to color, they’re washed out. It is hard to tell. We know, from the existing photos, that is a really rich, red brick. Seeing the two photos of a brick panel against existing, I can be swayed either way. The project is very straightforward and appropriate for the context. It just needs a little more detail, seeing the landscape plan, and some clarity about the brick intentions.

Mr. Wassenaar – We have this new color emitter technology that we can actually do a map of the exact color frequencies of the existing brick. We’re limited in terms of what is available in the market place. We can come back to you with a review of the sample boards of what the actual color is. We may be able to get some of the brick as we do the demolition of that little chunk in the back and present that to you.

Mr. Schwarz – If still stuck with COVID issues, you can also drop off a sample panel.

Mr. Lahendro – I think it is impossible to match the existing bricks. You come as close as you can. It will be distinct enough to be able to tell that it is a later addition. I agree with Karl about making it deliberately different. That does worry me. I would say to get as close as you can. It’s going to be different.

Mr. Wassenaar – That’s a subjective comment. I am hoping to consider the Park Guidelines to lead us in the direction of doing something that is contrasting so you don’t mistake the old with the new. This is such a small building on an intimate scale. If you want us to match, we can certainly do that. The shifts in the rooflines are enough along with the difference in construction.

Mr. Lahendro – I guarantee you that the mortar joints will be different. There is so much that is going to be different even if you try to match it exactly. It’s going to read as a different building.

Mr. Wassenaar – We have never succeeded in matching these things on historical restorations very well. In general, I favor a contrast than a badly matched attempt.

Mr Lahendro – Putting a brown brick addition on a red brick building bothers me.

We're being asked for a COA approval for Phase III? I am worried about improving something that we know that the windows are shown to be wrong. Some other details are wrong on the packets we have received. Is that what we're being asked to do?

Mr. Schwarz – Staff has suggested that we defer this. It does need a little more information. It needs a landscape plan and some lighting.

Mr. Zehmer – A deferral would be for Phase II and Phase III?

Mr. Schwarz – Correct. We should have a good conversation. When the applicant brings it back, he knows exactly what he needs to do to get an approval.

Mr. Zehmer – I want to be considerate of his schedule. If he is coming back next month and trying to get Phase II complete by January that might be tough.

Mr. Lahendro – Would it help if we went ahead and voted on a COA for Phase II?

Mr. Wassenaar – It would. That would avoid the brick problem.

Mr. Werner – There are some details to know what we're getting. It would be helpful. I am putting that out there to cover my bases. I think that it would be wise to split these up. That would help them. There is an investment going on in this expansion. Saving \$125 on making this application is probably the best idea. It would be fine for you to evaluate it and make it clear that you're approving only Phase II. There still might be some clarification points that you want to address.

Mr. Mohr – It seems to me that we should hold it to the same standard we ask of other people. There's nothing here that is going to be a problem. The applicant already has the construction drawings. As long as he shares the eave detail, column detail, and fascia detail, we're consistent with how we treat other people.

Mr. Lahendro – I would ask that staff be clear in what the applicant is lacking.

Mr. Werner – It is always a struggle from a design review. Renderings are really helpful. Renderings can illustrate but they're not construction drawings. I have had things come in where renderings look like the picture. That's not what it was. I look at this and see a porch detail, porch ceiling, porch columns, and porch flooring. We have done awnings on the backs of buildings and asked for a section through how those are attached. It comes back to us.

Mr. Wassenaar – If you want to make approval of the construction drawings for Phase II, we're happy to do that. We're close to be able to do that. It would be helpful to us to not to defer to November because of our construction schedule if possible. I respect the wisdom of the Board.

Mr. Werner – We have a porch that is a prominent feature. I want to make sure we have gone to great length in discussing column details. Is there something going on here that needs to be expressed and articulated when it comes in, I am not “catching hell” for it?

Mr. Wassenaar – Let us provide you with construction drawings of what it is. We’ll do that as part of a conditional approval.

Mr. Schwarz – We can’t have staff administratively approve anything unless it has been fully described to us. We can say that staff can confirm what we discussed in the meeting has been achieved and has been met. If we’re going to approve this Phase II, we’re going to have to pick out some of these details in this meeting right now. Everyone is going to have to feel comfortable with you verbally telling us. For example, the porch columns appear to be round Tuscan columns. Is that what we’re seeing? Are they wood?

Mr. Wassenaar – They’re wood, square columns because they’re a secondary column from the front porch.

Mr. Schwarz – Is there any exterior lighting?

Mr. Wassenaar – Yes. It is recessed lighting. The ceiling of that would be bead-board. The deck below, on the porch is a wood deck similar in type and construction to the front porch deck.

Mr. Mohr – How does the building meet the ground at the porch and along the siding edge? Is that brick or concrete?

Mr. Wassenaar – It is a concrete sub-piece that sits there. The front of that edge will sit up on it. We will match the windows from what we did in the other project that you have already approved. We can give you a detail on the fascia and soffits.

Mr. Mohr – The corner boards look wide. Is that how it is going to go?

Mr. Wassenaar – It is a narrower one consistent with the width of the hardy plank.

Mr. Zehmer – What is the porch floor?

Mr. Wassenaar – The porch floor is wood.

Mr. Schwarz – The corner boards will be about 6 inches. Is that correct?

Mr. Wassenaar – That’s correct.

Mr. Werner – We have entablature on the front porch. We have a porch ceiling. That can be a guide.

Mr. Wassenaar – We’re going to follow that. That’s the intent.

Mr. Lahendro – As it has been pointed out, this is to be distinguished from the historic part of the building. We’re not looking to exactly reproduce the front porch. This is a secondary porch. Simplify the details that give the character without exactly matching.

Mr. Wassenaar – The proportions need to be familial and consistent with an appropriate proportion with the front of the house.

Mr. Schwarz – We have the lighting and porch construction. We have a better understanding of the trim boards. It will be a concrete foundation that will be exposed underneath the siding underneath the porch.

Mr. Mohr – There needs to be frieze to the window heads. On the old house there is the jack arch and the freeze board? The rendering implies it is doing the same thing.

Mr. Wassenaar – That is correct. In Phase II, there is no brick. We would include a detail for that in the Phase III submittal.

Mr. Schwarz – With Phase II, you have a wide freeze board above the top of the windows. Is that the intent?

Mr. Wassenaar – That is correct.

Mr. Schwarz – I am trying to get you to verbally describe any of these questions. That's the only way we're going to be able to approve this tonight. We're teasing out things. Can you describe the eave? What type of soffit is going up there?

Mr. Wassenaar – It is going to be a hardy plank flat. The existing house is a Philadelphia Gutter. These gutters are going to be regular, aluminum gutters.

Mr. Mohr – Set on a flat fascia at 1x6?

Mr. Wassenaar – That's correct.

Mr. Mohr – The windows in Phase II are down by a flat casing that makes up the difference of that jack arch to line up?

Mr. Wassenaar – That's correct. I can see this either way. I thought this was more appropriate. It's really a secondary part of the typology of the building. It is more modern of its time.

Mr. Mohr – I was wondering about taking the freeze board down to land on the casing lengths for the new part and have a distinction between how the window heads are handled.

Mr. Wassenaar – My preference is what we have drawn here. I can see it the other way if that was important.

Mr. Schwarz – For simplicity and if we are going to vote on this tonight, we probably want to leave it as he has drawn it.

Mr. Wassenaar – I see the Phase II piece as a separate part of the building that is secondary to the main house. I don't know if it needs mimic the detail on the brick part of the building.

Mr. Schwarz – If we voted on this tonight, it would be without a full landscape plan. We understand what trees are going and staying for Phase II. Are we comfortable with that?

Mr. Gastinger – I am comfortable with that. It doesn't seem that there is any new proposed plantings or demolitions as part of Phase II.

Mr. Werner – I understand that it is being expressed verbally so there is a record here. I am trying to envision this. It's good. It's difficult to not have a piece of paper. Two years ago, unless it was an administrative review, decisions could not be deferred to staff. Things had to be addressed completely. Things seem to make sense at the moment.

Mr. Wassenaar – I spent a decade on the Board.

Mr. Gastinger – I don't think there is much objectionable in the proposal. We're spending way too much time on this project.

Mr. Wassenaar – It is a simple building. It is not that complex of a building.

Motion (Phase II) – Mr. Schwarz – Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that only the proposed Phase 2 alterations and construction at 485 14th Street NW satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC District, and that the BAR approves the Phase 2 portions of the application, as has been verbally confirmed in this meeting. Those items include:

- The porch will have wood square columns, with a beadboard ceiling, a wood deck.
 - There will be a concrete foundation.
 - The corner boards will be approximately 6" wide, to be consistent with the siding.
 - There will be a fiber cement soffit and a standard aluminum gutter.
 - There will be a tall frieze board above the window heads.
 - The only exterior lighting for Phase 2 will be in the ceiling of the porch, and will be dimmable, will have a color temperature that does not exceed 3000 K, and will have a color rendering index of not less than 80, preferably not less than 90.
 - The color of the siding and trim should match the paint color that is on the original house.
- Mr. Lahendro seconds motion. Motion passes (8-0).

April 25, 2023

Mr. Jeff Werner
BAR Administrator
City Of Charlottesville, VA

Department of Neighborhood Planning
P.O. Box 911, City Hall
Charlottesville, Virginia 22902

Re: Hoo House Phase #3 Submittal
485 14th Street, Charlottesville, VA 22902

Dear Mr. Werner,

Attached please find our submittal application, drawing set for the proposed phase 3 addition, BAR review comments from the Phase 2 & 3 preliminary BAR review and the phase 2 review comments which have been executed in the completed phase 2 addition.

Hoo House Phase # 3 Project Narrative

This application follows on the completed construction of the Hoo House Phase #2 addition which was reviewed by the BAR in April of 2021 and approved with a certificate of appropriateness. The recommendations and requirements of the BAR were implemented in the completed addition phase 2 as approved.

At the time that the Phase 2 addition was reviewed by the BAR, the Phase 2 addition proposal was also reviewed as a preliminary review and these recommendations have been incorporated into our Phase 3 submittal for review by the BAR. There are no changes to the proposed Phase 3 addition which were not discussed in the Phase 3 preliminary discussions, review and recommendations. Accordingly we ask that the BAR now move to review the proposed Phase 3 addition to the Phase 1 and 2 work and issue the project a certificate of appropriateness for the Phase 3 addition to the existing building.

We would be happy to meet with Staff or any BAR members should their be questions or comments on the proposed Phase 3 addition. Please let us know if a meeting or contact would be helpful.

With Kind Regards,


Kurt Wassenaar, Architect – Wassenaar + Winkler Architects and Planners

ADC District or IPP



**Board of Architectural Review (BAR)
Certificate of Appropriateness ADC Districts and IPPs**

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall **Staff contacts:**
Charlottesville, Virginia 22902 **Jeff Werner** wernerjb@charlottesville.gov
Telephone (434) 970-3130

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).
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. **Note: No submittal deadline**
The BAR meets the third Tuesday of the month. **for Admin Review**
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Hoo House LLC Applicant Name Eric Trebour
Project Name/Description Hoo House Renovation Phase #3 Parcel Number 090034000
Project Property Address 485 14th Street NW, Charlottesville, VA 22902

Applicant Information

Address: 190 Blue Springs Lane
Charlottesville VA 22903
Email: _____
Phone: (W)ric7022@gmail.com(C) 434-962-4800
434-964-1067

Property Owner Information (if not applicant)

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

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.

Eric Trebour 4/25/23
Signature Date

Eric Trebour 04/25/23
Print Name Date

Property Owner Permission (if not applicant)

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

Signature Date

Print Name Date

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

List All Attachments (see reverse side for submittal requirements):
BAR Drawing Set for Phase #3 of project. Narrative of Project

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

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at charlottesville.gov or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at charlottesville.gov

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per Sec. 34-282 (d) in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per Sec. 34-286. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

CHARLOTTESVILLE ARCHITECTURAL DESIGN CONTROL DISTRICTS DESIGN GUIDELINES

Chapter 1 Introduction (Part 1)

http://weblink.charlottesville.org/public/0/edoc/793062/2_Introduction%20I_BAR.pdf

Chapter 1 Introduction (Part 2)

http://weblink.charlottesville.org/public/0/edoc/793063/1_Introduction%20II_BAR.pdf

Chapter 2 Site Design and Elements

http://weblink.charlottesville.org/public/0/edoc/793064/3_Chapter%20III%20Site%20Design%20and%20Elements_BAR.pdf

Chapter 3 New Construction and Additions

http://weblink.charlottesville.org/public/0/edoc/793065/4_Chapter%20III%20New%20Construction%20and%20Additions_BAR.pdf

Chapter 4 Rehabilitation

http://weblink.charlottesville.org/public/0/edoc/793066/5_Chapter%20IV%20Rehabilitation_BAR.pdf

Chapter 5 Signs, Awnings, Vending, and Cafes

http://weblink.charlottesville.org/public/0/edoc/793067/6_Chapter%20V%20Signs%20Awnings%20Vending%20and%20Cafes_BAR.pdf

Chapter 6 Public Improvements

http://weblink.charlottesville.org/public/0/edoc/793068/7_Chapter%20VI%20Public%20Improvements_BAR.pdf

Chapter 7 Moving and Demolition

http://weblink.charlottesville.org/public/0/edoc/793069/8_Chapter%20VII%20Moving%20and%20Demolition_BAR.pdf

485 14th St NW Addition - Phase 3

Charlottesville, VA 22903

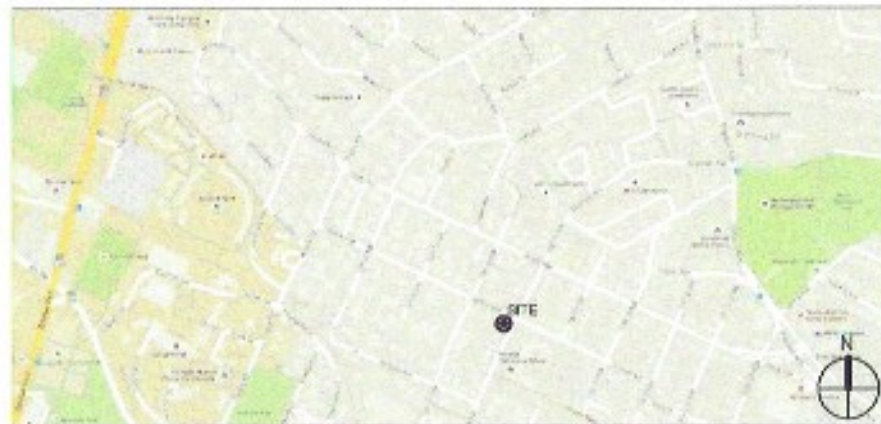
BAR SUBMITTAL SET

SHEET LIST

- G1 COVER
- EP1 EXISTING STRUCTURE PHOTOS
- EP2 EXISTING NEIGHBORHOOD PHOTOS
- EP3 EXISTING NEIGHBORHOOD PHOTOS
- C1 SITE DEVELOPMENT SUMMARY
- C2 EX & PRO SITE DIAGRAMS
- C3 EX & PRO LANDSCAPE
- A1 FIRST FLOOR PLAN
- A2 SECOND FLOOR PLAN
- A3 EXTERIOR ELEVATION
- A4 EXTERIOR ELEVATION
- A5 EXTERIOR ELEVATION
- A6 PERSPECTIVE
- A7 PERSPECTIVE
- A8 PERSPECTIVE
- A9 PERSPECTIVE
- A10 PERSPECTIVE
- A11 MATERIALS/WINDOW DETAIL



Perspective



Vicinity Map

ARCHITECT :

Wassenaar - Winkler, PLLC
200 West 12th Street
Waynesboro, VA 22980
540-941-3567
Kurt Wassenaar, Principal Architect
kurt@wpluswdesign.com

OWNER:

Hoo House, LLC
Eric Trebour
190 Blue Springs Lane
Charlottesville, VA 22903

W **W**
ASSENAAR
INKLER
ARCHITECTS | PLANNERS
200 West 12th Street, Waynesboro, VA 22980
Telephone: (540) 941-3567

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

G1
PHASE 3

April 20, 2023



SIDE OF RESIDENCE FROM GRODON AVENUE



SIDE OF RESIDENCE FROM ALLEY



REAR OF RESIDENCE FROM ALLEY



REAR OF RESIDENCE FROM ALLEY

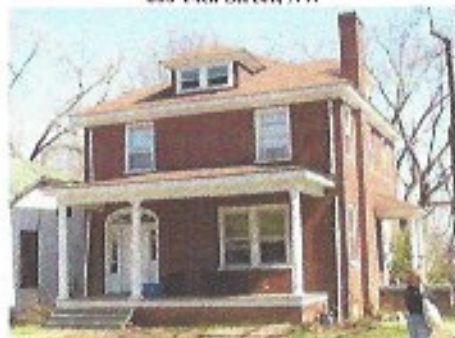
EXISTING RESIDENCE PHOTOS

ASSENAR
INKLER
ARCHITECTS | PLANNERS
300 West 12th Street, Waynesboro, VA 22980
Telephone: (540) 341-2367

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

EP1
PHASE 3
April 24, 2023

600 14th Street, NW

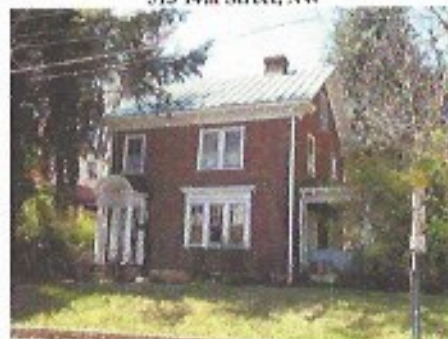


STREET ADDRESS: 600 14th Street, NW
MAP & PARCEL: 4-4
PRESENT ZONING: UMD
ORIGINAL OWNER: Residential – single family
PRESENT USE: Residential – single family
PRESENT OWNER: Leggett, William E. Jr.
ADDRESS: 7 Deer Path Road
 Charlottesville, Va.
 22903
DATE/ PERIOD: Ca. 1930
STYLE: American Foursquare
HEIGHT IN STORIES: 2.5 stories
DIMENSIONS AND LAND AREA: 1,628 sq ft/0.149 acres
SOURCES: Charlottesville City Records
 and 2004 Architectural
 Survey
CONTRIBUTING: Yes

ARCHITECTURAL DESCRIPTION

This 2 1/2-story, 2-bay, brick American Foursquare features Colonial Revival-style detailing including: a hipped roof with front and side hip-roofed dormers; 1/1 windows; semi-exterior-end brick chimney, door surround with fanlight and sidelights; and 2-bay hip-roofed front porch with Tuscan columns and plain balusters. Constructed ca. 1930, it is a contributing resource to the District.

513 14th Street, NW



STREET ADDRESS: 513 14th Street, NW
MAP & PARCEL: 5-87
PRESENT ZONING: UMD
ORIGINAL OWNER: Residential – single family
PRESENT USE: Residential – single family
PRESENT OWNER: Newlen, Charles E.
ADDRESS: 22903
 910 King Street
 Charlottesville, Va.
 22903
DATE/ PERIOD: Ca. 1925
STYLE: Colonial Revival
HEIGHT IN STORIES: 2.0 stories
DIMENSIONS AND LAND AREA: 1,339 sq ft/0.143 acres
SOURCES: Charlottesville City Records
 and 2004 Architectural
 Survey
CONTRIBUTING: Yes

ARCHITECTURAL DESCRIPTION

This 2-story, 2-bay, side-passage-plan, Colonial Revival-style brick dwelling has the following architectural details: single, paired, and triple 6/1 windows (triple ones are a bay window), standing-seam metal gable roof, central brick chimney; gable-end returns, overhanging eaves; bracketed wood cornice; soldier course of brick above second-story windows; side porch; and 1-bay round-arched entrance porch with Tuscan column supports. This well-preserved dwelling, constructed in the mid-1920s, is a contributing resource in the District. It is very similar to the house next door at #519.

EXISTING NEIGHBORHOOD PHOTOS

ASSENAAR
INKLER
 ARCHITECTS | PLANNERS
 200 West 12th Street, Charlottesville, VA 22902
 Telephone (541) 941-3367

485 14th Street NW Renovation
 485 14th Street NW
 Charlottesville, VA 22903

EP2
 PHASE 3

April 20, 2023

510 14th Street, NW



STREET ADDRESS: 510 14th Street, NW
MAP & PARCEL: 4-111
PRESENT ZONING: R-1SU
ORIGINAL OWNER:
ORIGINAL USE: Residential- single family
PRESENT USE: Residential – single family
PRESENT OWNER: R & I Building Co. PC
 c/o Hamridge, Gregory
 656 Rockfish Orchard Drive
 Afton, Va.
 22920

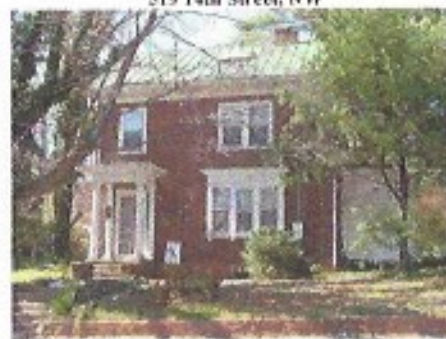
ADDRESS:

DATE/ PERIOD: Ca. 1938
STYLE: Colonial Revival
HEIGHT IN STORIES: 2.0 stories
DIMENSIONS AND LAND AREA: 1,790 sq ft/0.175 acres
SOURCES: Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING: Yes

ARCHITECTURAL DESCRIPTION

Constructed ca. 1938, this 2-story, 3-bay, gable-roofed, Colonial Revival-style brick dwelling features the following details: 6/6-sash windows; paneled shutters; brick jack arches on the first floor, a semi-exterior-end brick chimney; a fanlight and sidelights around the door; a side shed-roofed porch; and a well-detailed front portico with gable end returns, a plain frieze, a denticulated cornice, and paired Tuscan columns as supports. This well-preserved dwelling is a contributing resource in the District.

519 14th Street, NW



STREET ADDRESS: 519 14th Street, NW
MAP & PARCEL: 5-88
PRESENT ZONING: UMD
ORIGINAL OWNER:
ORIGINAL USE: Residential – single-family
PRESENT USE: Residential – single-family
PRESENT OWNER: Veliky LC

ADDRESS: 3125 Dundee Road
 Earlysville, Va.
 22936

DATE/ PERIOD: Ca. 1925
STYLE: Colonial Revival
HEIGHT IN STORIES: 2.0 stories
DIMENSIONS AND LAND AREA: 1,560 sq ft/0.197 acres
SOURCES: Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING: Yes

ARCHITECTURAL DESCRIPTION

This 2-story, 2-bay, side-passage-plan, Colonial Revival-style brick dwelling has the following architectural details: single, paired, and triple 6/1 windows (triple ones are a bay window supported by brackets); standing-seam metal gable roof; central brick chimney; gable-end returns; overhanging eaves; bracketed wood cornice; soldier course of brick above second-story windows, enclosed side porch; and 1-bay hip-roofed entrance porch with Tuscan column supports. This well-preserved dwelling, constructed in the mid-1920s, is a contributing resource in the District. It is very similar to the house next door at #513.

EXISTING NEIGHBORHOOD PHOTOS

W ASSENAAR
W INKLER
 ARCHITECTS | PLANNERS
 200 West 12th Street, Waynesboro, VA 22980
 Telephone (540) 841-3587

485 14th Street NW Renovation
 485 14th Street NW
 Charlottesville, VA 22903

EP3
 PHASE 3

April 20, 2023

SITE DEVELOPMENT SUMMARY :

TAX MAP 9 PARCEL 34

CURRENT ZONING R-UMD (UNIVERSITY MEDIUM DENSITY)
w/ ARCHITECTURAL DESIGN CONTROL (ADC) DISTRICT
OVERLAY - DISTRICT H (RUGBY-ROAD UNIVERSITY CIRCLE-
VENABLE NEIGHBORHOOD).

EXISTING USE MULTI-FAMILY RESIDENTIAL
PROPOSED USE MULTI-FAMILY RESIDENTIAL
EXISTING (2) 4 BEDROOM RENTAL UNITS
PROPOSED (2) 3 BEDROOM RENTAL UNITS

TRASH COLLECTION PRIVATE COLLECTION (TOTTERS)

GROSS RESIDENTIAL DENSITY:

BY RIGHT DENSITY 43 D.U.A. MAX PER SEC. 34-420, WHERE A MAXIMUM OF 150
BEDROOMS ALLOWED, NOT MORE THAN (4) BEDROOMS PER DWELLING UNIT FOR UNITS
ATTRIBUTABLE TO DENSITY OF UP TO 21 DUA AND NOT MORE THAN (3) BEDROOMS PER DWELLING
UNIT FOR UNITS ATTRIBUTABLE TO DENSITY IN EXCESS OF 21 DUA PER SEC. 34-367 (2)

EXISTING ACRE SITE PER SURVEY = 0.227 ACRES
150 BR / ACRE * 0.227 = 34.05 ALLOWABLE BEDROOMS
4 BR / UNIT @ 21 DUA * 0.227 = (4.767) ALLOWABLE 4 BR UNITS

PROJECT INCLUDES (2) 4-BEDROOM EXISTING UNITS PLUS
(2) 4-BEDROOM PROPOSED UNITS = 16 BEDROOMS
PROJECT IS BELOW ACCEPTABLE GROSS RESIDENTIAL DENSITY MAXIMUMS FOR BOTH TOTAL
NUMBER OF BEDROOMS AND NUMBER OF 4 BEDROOM UNITS.

PARKING REQUIRED PER SEC. 34-884 (1) SPACES PER 1-BR UNIT
(1) SPACES PER 2-BR UNIT
(2) SPACES PER 3-BR UNIT
(2) SPACES PER 4-BR UNIT

PROJECT INCLUDES EXISTING (2) 4 BEDROOM UNIT (4 REQ'D)
PROPOSED (2) 3 BEDROOM UNIT (4 REQ'D)
TOTAL REQ'D = 8 PARKING SPACES

PER SEC. 34-885 (b) (3) ONE PARKING SPACE CAN BE SUBTRACTED
FROM PARKING REQUIRED WITH USE OF 5 BIKE LOCKERS.
8 MINUS 1 = 7 REQ'D PARKING SPACES (7 TOTAL PROVIDED; 8 STD + 1 ADA)

BIKE RACKS REQ'D PER SEC. 34-881 (2) . . (1) BICYCLE SPACE PER 2 DWELLING UNITS.
PROJECT INCLUDES 4 DWELLING UNITS, SO 2 BIKE SPACES REQUIRED.

PROJECT INCLUDES BIKE RACK AREA THAT PROVIDES LOCKING FOR 8 BIKES.

SETBACKS :

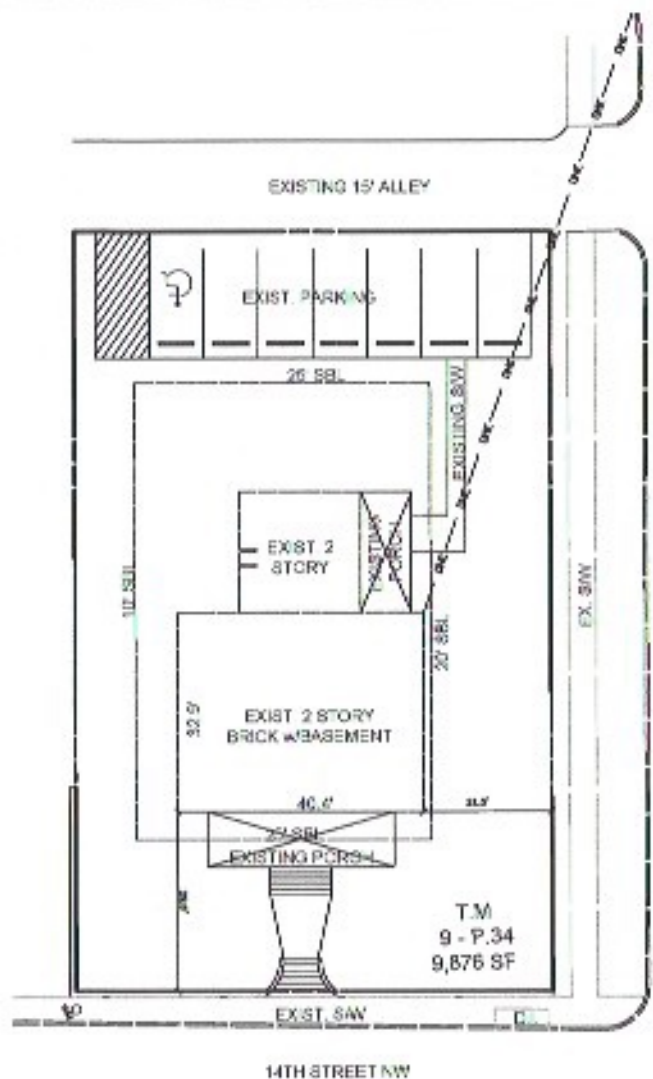
FRONT 25 FEET
SIDE 1-2 STORIES 10 FEET MIN,
3-5 STORIES 1 FT per 3 FT HEIGHT
NEW BUILDING IS 2 STORIES
(10' SETBACK TO BE USED)
CORNER STREET SIDE 20' MIN

REAR 25 FEET
HEIGHT 50' MAX (24'-6" TOTAL HEIGHT PROPOSED)
LAND COVERAGE 80% MAX (56.7% PROPOSED)

ASSENAAR
INKLER
ARCHITECTS | PLANNERS
200 West 12th Street, Weymouth, VA 22090
Telephone (540) 841-2827

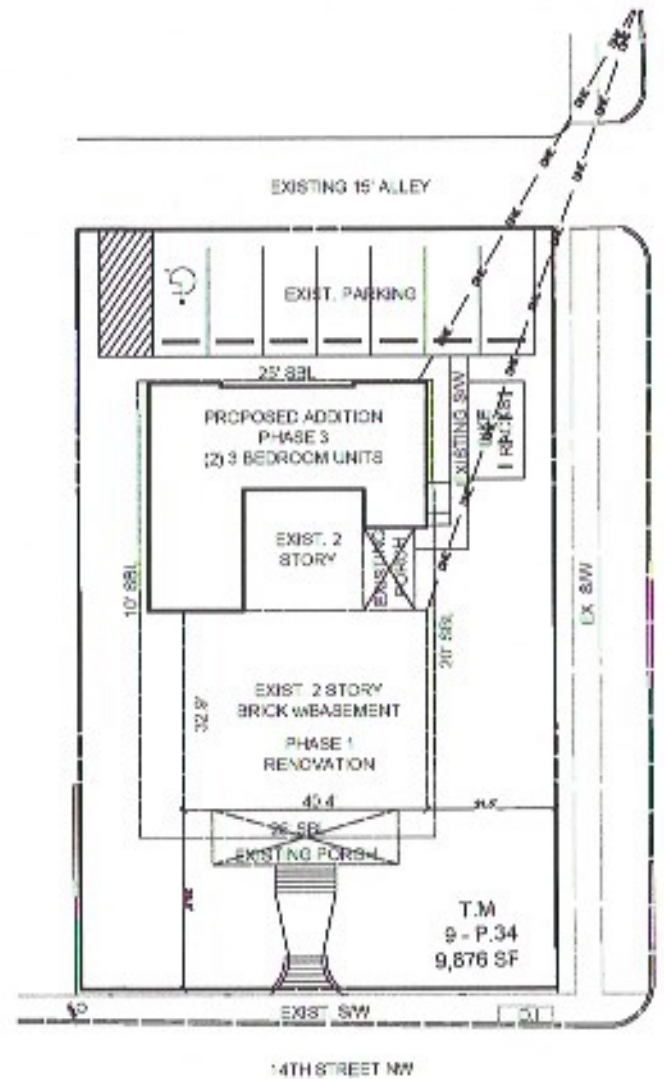
485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

C1
PHASE 3
April 20, 2023



EXISTING SITE PLAN

SCALE 1" = 20'-0"



PROPOSED SITE PLAN

SCALE 1" = 20'-0"

ASSENAAR
INKLER
ARCHITECTS | PLANNERS
200 West 12th Street, Waynesboro, VA 22680
Telephone: (540) 841-2667

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

C2
PHASE 3
April 20, 2023



ELEVATION - GORDON AVENUE

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED FOR GRAPHIC CLARITY AT ADDITION.

ASSENAAR
INKLER
 ARCHITECTS | PLANNERS
 200 West 12th Street, Waynesboro, VA 22380
 Telephone (540) 841-2867

485 14th Street NW Renovation
 485 14th Street NW
 Charlottesville, VA 22903

A3
 PHASE 3
 April 20, 2023



ELEVATION - REAR

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

ASSENAAR
INKLER
ARCHITECTS | PLANNERS
200 West 12th Street, Waynesboro, VA 22980
Telephone: (540) 341-2567

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

A4
PHASE 3
April 20, 2023



ELEVATION - SIDE

N.T.S

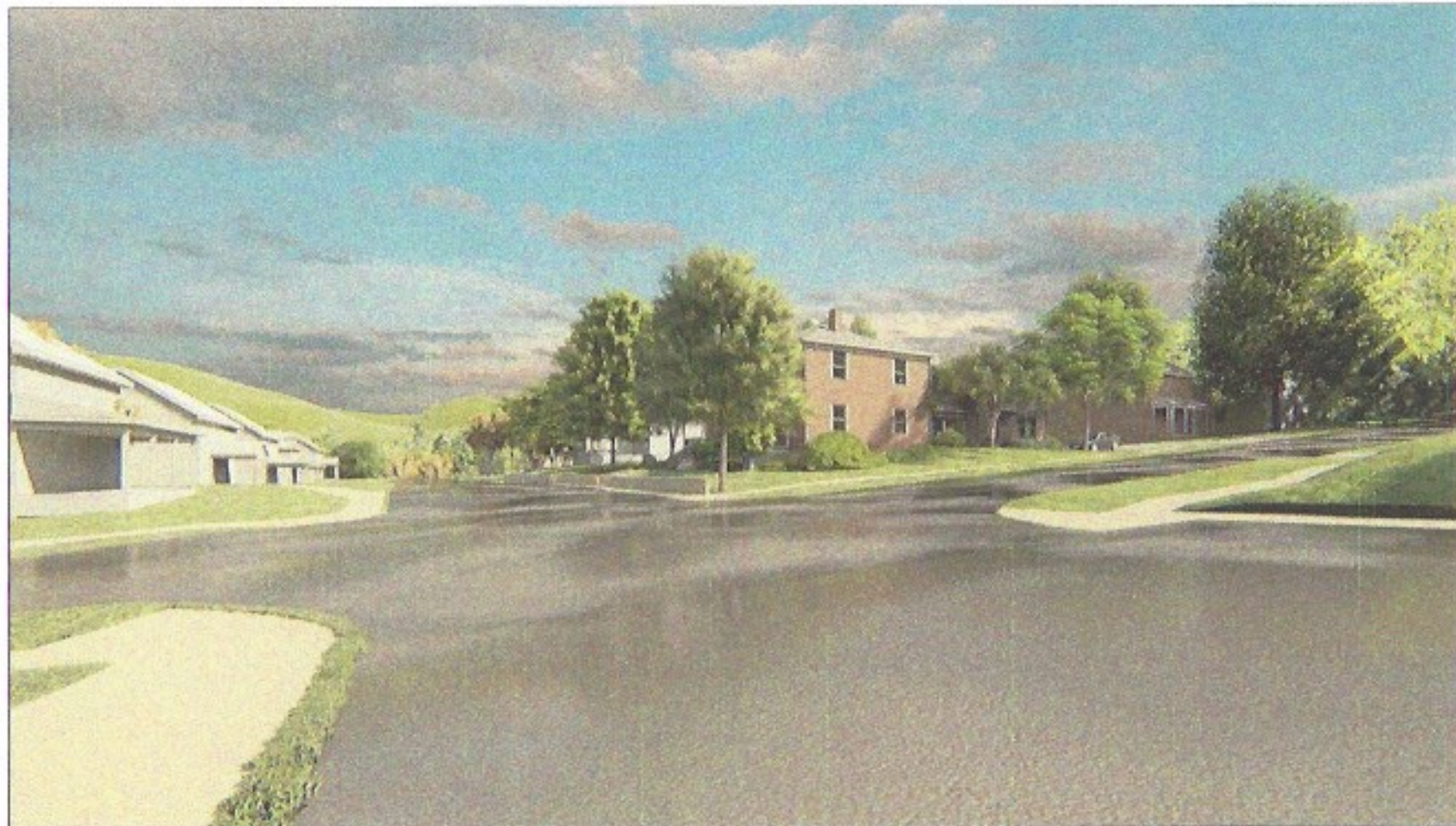
PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

ASSENAAR
INKLER
ARCHITECTS | PLANNERS
200 West 12th Street, Waynesboro, VA 22980
Telephone (540) 841-3587

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

A5
PHASE 3

April 20 2023



RENDERING - VIEW A

VIEW FROM CORNER OF 14TH ST. AND GORDON

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

ASSENAAR
INKLER
ARCHITECTS | PLANNERS
300 West 12th Street, Waynesboro, VA 22980
Telephone (540) 841-3857

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

A6
PHASE 3

April 20, 2023



RENDERING - VIEW B

VIEW FROM GORDON AVE.

NTS

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

ASSENAAR
INKLER
ARCHITECTS | PLANNERS
200 West 12th Street, Weymouth, VA 22580
Telephone (940) 941-3367

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

A7
PHASE 3
April 20, 2023



RENDERING - VIEW C

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

ASSENAAR
INKLER
ARCHITECTS | PLANNERS
300 West 12th Street, Waynesboro, VA 22386
Telephone (540) 241-3987

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

A8
PHASE 3

April 20, 2023



RENDERING - VIEW D

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

W ASSENAAR
W INKLER
ARCHITECTS | PLANNERS
300 West 12th Street, Waynesboro, VA 22980
Telephone: (540) 941-3567

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

A9
PHASE 3
April 20, 2023



RENDERING - VIEW E

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

W ASSENAAR
W INKLER
ARCHITECTS | PLANNERS
200 West 12th Street, Waynesboro, VA 22680
Telephone (540) 941-3667

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

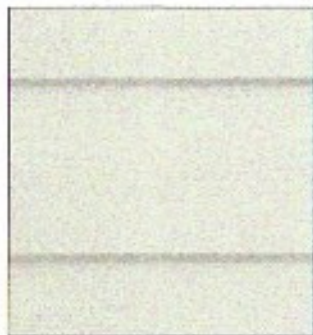
A10
PHASE 3
April 20, 2023



BRICK
GENERAL SHALE -
OLD ENGLISH TUDOR



ROOFING
TIMBERLINE - SLATE



SIDING
HARDPLANK - COBBLESTONE



TRIM
BENJAMIN MOORE COLOR - HC-106
(HISTORIC - SANDY HOOK GRAY)



Pella Architect Series[®] Traditional wood

Discover refined wood windows that add architectural interest.

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Three Finishes



- **DESIGNED WITH ARCHITECTURAL INTEGRITY**
Crafted with classic proportions to make a statement and add architectural interest to your project, inside and out.
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From light to dark, Architect Series Traditional wood windows and patio doors are available in a range of classic, natural wood colors. Plus, options are available in four paints, 17 stains and painted and stained options.
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Choose from Pella's exclusive collection of iron, brass and other historic finishes.
- **OPTIONAL INTEGRATED SECURITY OPTIONS**
Built-in security features that let you choose to have when your windows and doors are open or locked, while being virtually invisible when the products are closed.
- **ENERGY STAR[®] CERTIFIED**
Pella windows offer energy efficiency and comfort that will meet or exceed ENERGY STAR's criteria in all 50 states. Architect Series Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Award in 2014.
- **LONG-LASTING DURABILITY**
Complement your exterior with EnduraGuard[®] finish, a proven to last coating that can be used for seasonal protection. After the season has been over and sealed, just wipe it off for easy cleanup.
- **THE BEST LIMITED LIFETIME WARRANTY**
Pella Architect Series Traditional products are covered by the best limited lifetime warranty for wood windows and patio doors in the industry.
- **TESTING BEYOND REQUIREMENTS**
At Pella, our products are tested beyond requirements to help ensure they're meeting today's performance and noise reduction for you.

PELLA ARCHITECT SERIES
COLOR TO MATCH EXISTING

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scale: N.T.S.

2 WINDOW CUT SHEET
scale: N.T.S.

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 ARCHITECTS | PLANNERS
 200 West 12th Street, Charlottesville, VA 22902
 Telephone: (540) 941-2827

485 14th Street NW Renovation
 485 14th Street NW
 Charlottesville, VA 22903

A11
 PHASE 3
 April 20, 2023

City of Charlottesville
Board of Architectural Review
Staff Report
April 20, 2021



Preliminary Discussion

485 14th Street, NW, TMP 090034000
Rugby Road-University Circle-Venable ADC District
Owner: Hoo House, LLC
Applicant: Greg Winkler, Kurt Wassenaar
Project: Phases 2 and 3. Additions and associated site work



Background

Year Built: 1920
District: Rugby Road-University Circle-Venable ADC District
Status: Contributing (garage in rear is non-contributing)

Four square, Colonial Revival residence.

Prior BAR Reviews

n/a

Application

- Submittal: Wassenaar-Winkler Architects/Planners narrative and drawings for 485 14th St NW Addition:
 - *BAR Submittal Set*, dated April 2, 2021: Narrative (two pages) and sheets G1, EP1 - EP3, C1 - C4, A1 - A11 (19 pages).
 - *Phase 2*, dated March 11, 2021: Sheets A1 - A8.
 - *Phase 3*, dated March 11, 2021: Sheets A1 - A8.

Preliminary discussion on Phases 2 and 3. Due to the estimated cost of the project(s), City Code section Sec. 34-282(c)(4) requires a pre-application conference [or preliminary discussion] prior to any formal BAR action.

Paraphrased from the applicant's submittal:

Phase 2

Replace the existing rear stair addition, construct a new, code access stair, common bathroom, and living area.

- Rear elevation of the phase II addition will be fully encapsulated as a part of phase 3.
- No new units are being added.
- Proposed Hardie Plank siding is intended to distinguish the existing brick building from the new addition and be consistent with the historical manner in which these additions have been traditionally completed in similar buildings nearby. The addition will conform to the NPS historical renovation standards.

Phase 3

Add two additional units to the building, per the maximum allowed by zoning.

- Work follows the general size and proportions of the existing house except it is exterior sheathed in brick of a familial but contrasting color of the brick. The massing of the new rear section is at the building setback lines on the Gordon Avenue front and is intended to be typologically consistent with the existing house but of its time. Window treatment will be consistent with the existing front house building.

Discussion

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project or elements of the project. Such comments will not constitute a formal motion and will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

In response to questions from the applicant and/or for recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements*, Chapter III--*New Construction and Additions*, and Chapter VII – *Demolitions and Moving*.

The BAR should consider the building elements and details necessary to evaluate the project. Renderings and schematics communicate mass, scale, design and composition; however a complete application should include details and specific information about the projects materials and components. For example:

- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

Suggested Motions

For a preliminary discussion, the BAR cannot take action on a formal motion.

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

B. Plantings

C. Walls and Fences

D. Lighting

E. Walkways and Driveways

F. Parking Areas and Lots

G. Garages, Sheds, and Other Structures

H. Utilities and Other Site Appurtenances

Chapter III – New Construction and Additions

Checklist from section P. Additions

- 1) Function and Size
 - a. Attempt to accommodate needed functions within the existing structure without building an addition.
 - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
 - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.

- b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
 - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
- a. New additions should not destroy historic materials that characterize the property.
 - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style
- a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
 - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
- a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
 - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Chapter VII – *Demolitions and Moving*

Reference Sec. 34-278. - Standards for considering demolitions.

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

- a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:
 - 1. The age of the structure or property;
 - 2. Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;
 - 3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
 - 4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
 - 5. Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and
 - 6. The degree to which distinguishing characteristics, qualities, features or materials remain;

- b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.
- c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;
- d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and
- e) Any applicable provisions of the city's design guidelines.