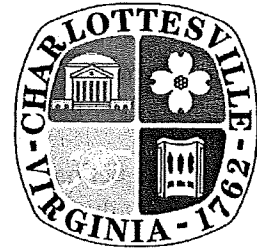


CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development
Services



City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

November 24, 2008

Gaffney Homes LLC
944 Glenwood Station Suite 301
Charlottesville, VA 22901
ATTN: Edward Zarzyski, Jr.

Certificate of Appropriateness Application

BAR 08-11-06

503 2nd Street NE

TM 33 P 21

Gaffney Homes, Applicant/ Frank & Judy Mueller, Owner
Replace rear awning with shed roof

Certificate of Appropriateness Application

BAR 08-11-07

505 2nd Street NE

TM 33 P 21

Gaffney Homes, Applicant/ Garry & Denny Berry, Owner
Replace rear awning with shed roof

Dear Mr. Zarzyski,

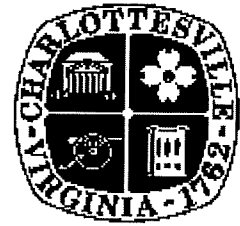
The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 18, 2008.

The BAR approved (8-0) replacing the rear awnings with shed roofs for both properties as submitted.

In accordance with Charlottesville City Code 34-285(b), these decisions may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

These certificates of appropriateness shall expire in one year (November 18, 2009), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced construction.

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 18, 2008**



Certificate of Appropriateness Application

BAR 08-11-06

503 2nd Street NE

TM 33 P 21

Gaffney Homes, Applicant/ Frank & Judy Mueller, Owner

Replace rear awning with shed roof

Background

501-507 2nd Street NE are four townhouse units built in 1981. They are located within the North Downtown ADC District.

Application

This application and the one next door at 505 2nd Street NE are identical. The applicant proposes to remove the existing awnings over the rear door and window and add a new canopy over the door.

The canopy will be 3 feet deep by 4 feet - 4 inches wide with a shed roof with 6/12 pitch. Materials are painted fir posts and M.D.O. or hardiplank panels, and 30-year architectural shingles. The canopy will be painted to match the existing siding and the shingles will match the existing roof.

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

Pertinent Guidelines for Additions

p. 3.18 – Additions

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.*

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.*

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.*

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.*

Materials and Features

- a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*

Attachment to Existing Building

- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*
- b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

Pertinent Guidelines for Rehabilitations

p. 4.6 – Entrances, Porches, and Doors

- 1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
- 2. Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
- 3. Repair damaged elements, matching the detail of the existing original fabric.*
- 4. Replace an entire porch only if it is too deteriorated to repair or is completely missing and design to match the original as closely as possible.*
- 5. Do not strip entrances and porches of historic material and details.*
- 6. Give more importance to front or side porches than to utilitarian back porches.*
- 7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.*

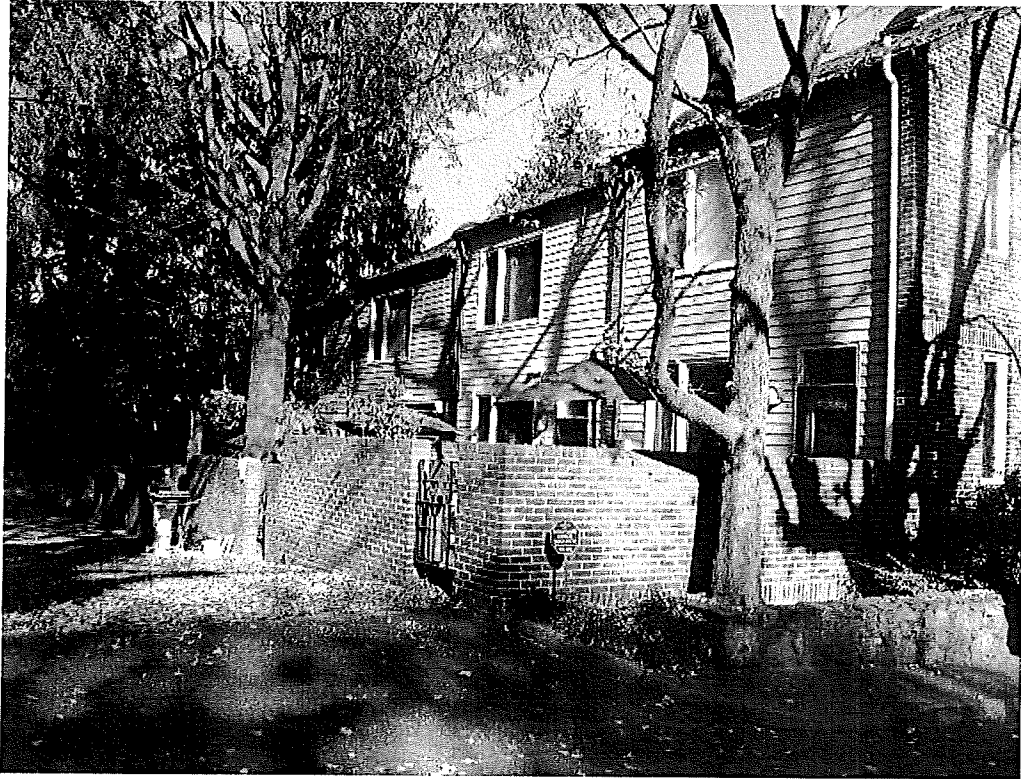
8. *Avoid adding "Colonial" decorative elements, such as broken pediments, columns, and pilasters or installing decorative iron supports.*
9. *Avoid adding a new entrance to the primary elevation.*
10. *Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
11. *Provide needed barrier-free access in ways that least alter the features of the building.*
 - a. *For residential buildings, try to use ramps that are removable or portable rather than permanent.*
 - b. *On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
12. *The original size and shape of door openings should be maintained.*
13. *New door openings should not be introduced on facades visible from the street.*
14. *Original door openings should not be filled in.*
15. *Reuse hardware and locks that are original or important to the historical evolution of the building.*
16. *Avoid substituting the original doors with stock size doors that do not fit the opening properly or do not blend with the style of the building.*
17. *Retain transom windows and sidelights.*
18. *When installing storm or screen doors, ensure that they relate to the character of the existing door.*

Discussion and Recommendations

In staff opinion, the proposed canopy is in keeping with the guidelines and is appropriate on this building in this location.

Suggested Motions

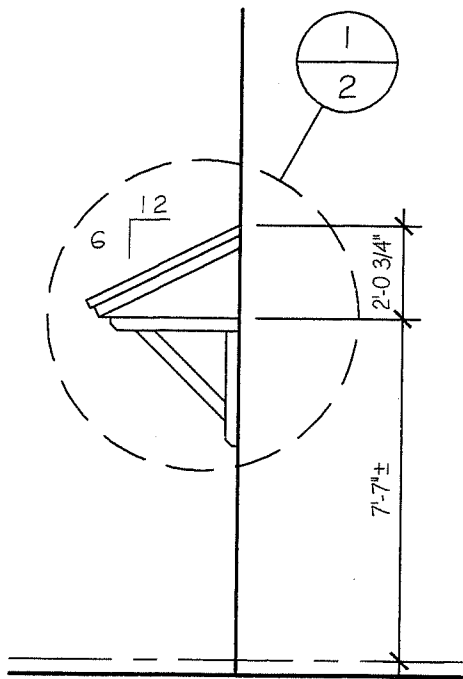
Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and for Rehabilitation, I move to find that the proposed new rear canopy satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in this district, and that the BAR approves the application as submitted.



501-507 2nd Street NE

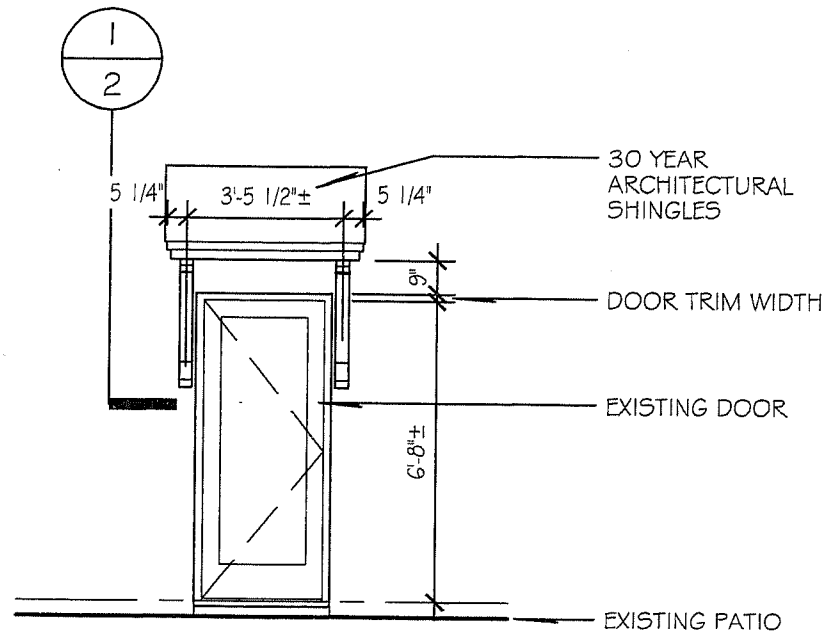


MUELLER RESIDENCE



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

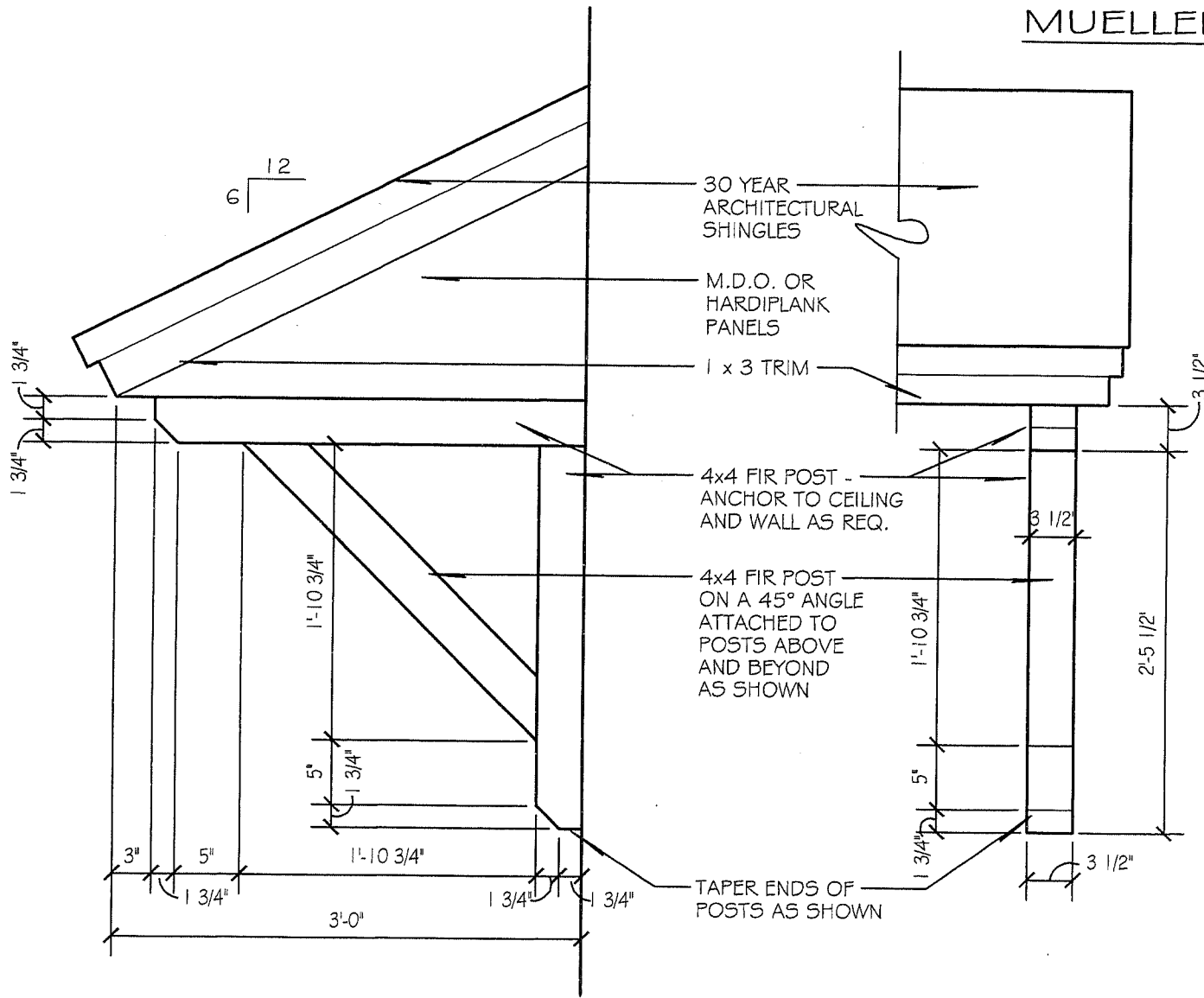
ELEVATIONS

12/21/2008

SHEET 1



MUELLER RESIDENCE



30 YEAR ARCHITECTURAL SHINGLES

M.D.O. OR HARDIPLANK PANELS

1 x 3 TRIM

4x4 FIR POST - ANCHOR TO CEILING AND WALL AS REQ.

4x4 FIR POST ON A 45° ANGLE ATTACHED TO POSTS ABOVE AND BEYOND AS SHOWN

TAPER ENDS OF POSTS AS SHOWN

1 BRACKET / ROOF DETAIL
 2 SCALE: 1" = 1'-0"

DETAILS

12/21/2008

SHEET 2



Memo to:
Architectural Review Board
City of Charlottesville

From:
Susan Scott
501 Second Street NE
Charlottesville, Va 22902
(804) 295-7502

I would like to place the new compressor for my airconditioning between the side of my house and the wall that parallels Hedge Street. The wall is 42" high, and the unit, which is a low profile unit, is 20 3/4" high. It will only be visible to someone walking on the sidewalk. I have landscaped the whole side area, and I think the unit will be very unobtrusive. It is a super quiet unit. I am told that one can carry on a conversation standing right next to it. If it is ok to do this, it will free up space on my back patio where a unit is now located.

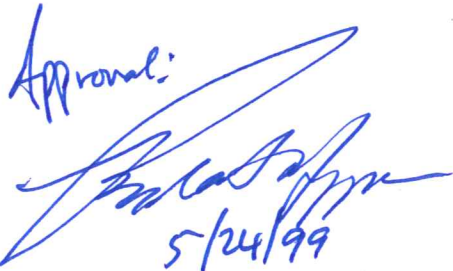
Is this an issue for Board approval? I want to make sure before I order the unit. If this is something I can go ahead with at this time, please let me know.

Thank you.



Susan Scott

May 19, 1999

Approval:

5/24/99





CERTIFICATE OF APPROPRIATENESS APPLICATION

Please Return To: Department of Community Development
P. O. Box, 911, City Hall
Charlottesville, Virginia 22902
Telephone (804) 970-3182; Fax (804) 970-3359

A. Information on Property Applied For:

Address: 501, 503, 505, 507
SECOND ST NE

City Tax Map No.: _____ Parcel: _____

C. Property Owner Information (If not applicant)

Name: _____

Address: _____

Phone: (B) _____ (H) _____

B. Applicant Information

Name: Susan SCOTT

Address: 501 SECOND ST NE

Phone: (B) 979-1210 (H) 295-5702

D. Federal Tax Credits: Do you intend to apply for Federal Historic Preservation tax credits for this project? ____ (y) ____ (n). (Please note that approval of this application does not assure certification of rehabilitation work for Federal preservation tax incentives.

E. Description of Proposed Work (Use Back if Necessary) - Please provide complete information in order to avoid having to come back to the board for subsequent approval. Repaint - see attachment


F. List attached information (Drawings and Site Plans to Scale, Photographs, etc.) - Please note that site plans must be approved by the Department of Community Development before submission to the board.

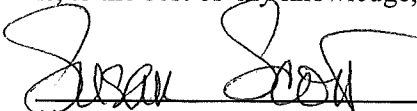
G. Property Owner Permission (If Not Applicant)

H. Signature of Applicant

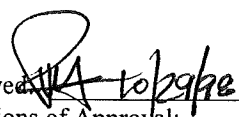
I have read this application and hereby give my consent to its submission.

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

SS 
Signature _____ Date _____

 10/28/98
Signature _____ Date _____

FOR OFFICE USE ONLY

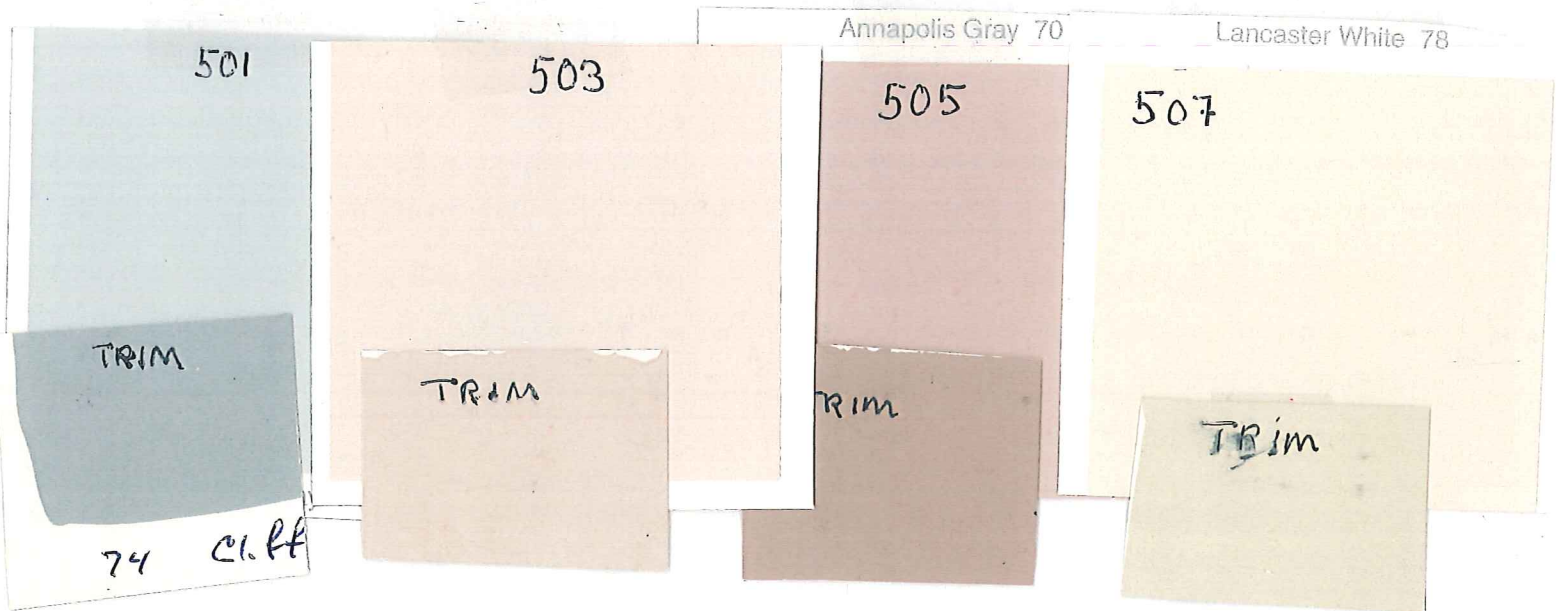
Received By: _____ Approved:  Disapproved: _____
Date: _____ Conditions of Approval: _____

PLEASE NOTE THAT ADDITIONAL PERMITS (BUILDING, SIGN, ETC.) MAY BE NECESSARY

Townhouses of Second Street

501, 503, 505, 507 Second St NE

Present siding colors to be repeated:



Present trim color is dark brown. We propose to change trim to a shade two intensities deeper for the siding color of each unit. This will make the paint adhere & last better.

Present door colors are blue and red. We propose all four doors be moss as per sample below. This moss color is found in the stone wall in front of all units. See sample below.



Present wrought iron railings are dark brown. We propose a cinnamon or lighter shade of brick brown to correspond with the existing brick work. See sample below.



October 28, 1998

file

City of Charlottesville
Department of Community Development

City Hall • P.O. Box 911
Charlottesville, VA • 22902
Telephone 804-970-3182
Fax: 804-970-3359



June 19, 1998

Judith and Frank Mueller
503 2nd Street NE
Charlottesville, VA 22902

CERTIFICATE OF APPROPRIATENESS APPLICATION

BAR 98-6-30
The Townhouses of Second Street
501; 503; 505; 507 2nd St. NE
Tax Map 33 Parcels 191; 192; 193; 194
New Copper Roof


Dear Mr. and Ms. Mueller,

The above noted item was reviewed by the City of Charlottesville Board of Architectural Review at the regularly scheduled meeting on June 16, 1998.

Mr. Kenneth Schwartz moved to approve the standing seam copper roof. Mr. Brent Nelson seconded the motion. The motion was approved with Mr. Celentano, Ms. Fenton, Ms. Hook and Mr. Oschrein voting in favor and with Ms. Winner abstaining.

If you have any questions you may contact me at 804-970-3182.

Sincerely,


Tarpley Vest
Planner I

CC: Andrew Evans, Zoning Administrator
Susan Scott
Rhoda Cohen-Surath
Linda Winner



**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 9, 1998**

BAR 98-6-30
The Townhouses of Second Street
501; 503; 505; 507 2nd St. NE
Tax Map 33 Parcels 191; 192; 193; 194
New Copper Roof

Background

501-507 2nd Street NE are a row of four townhouses located in Design Control District B and in the North Downtown neighborhood. The Townhouses were built in 1980. The existing townhouses have a high-pitched standing seam tin roof painted red.

Application

The existing standing seam tin roof is in need of replacement. The applicants propose a new standing seam copper roof to replace the existing tin roof.

Discussion

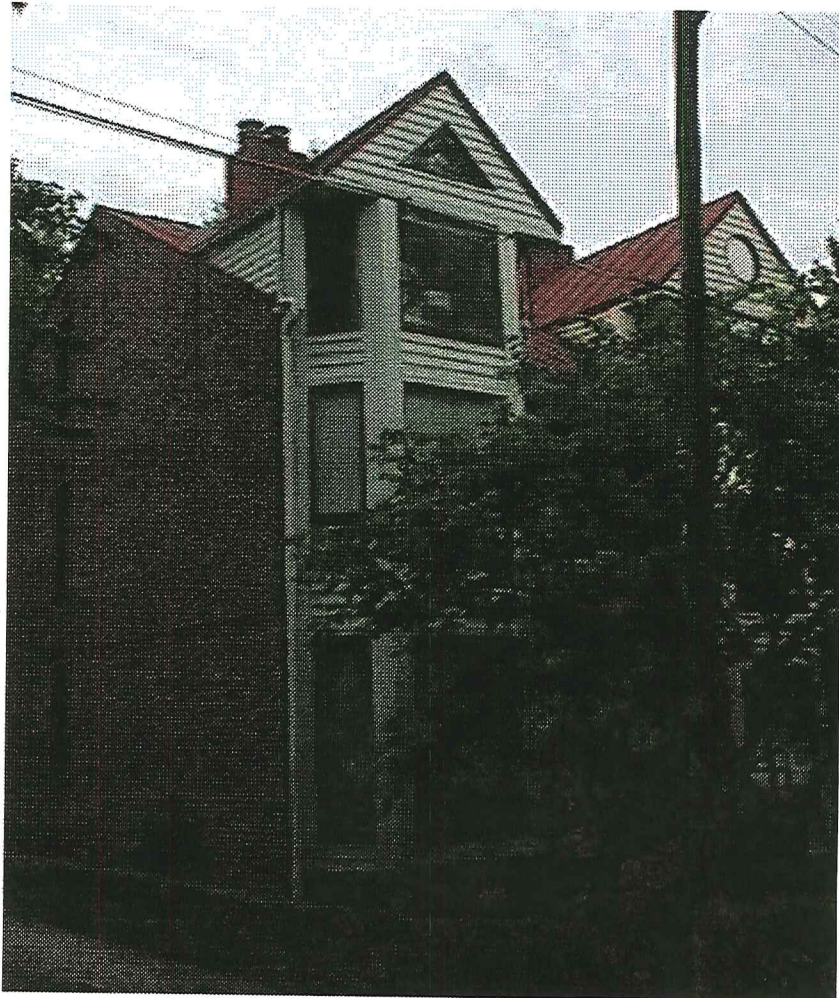
The Design Guidelines state that: "Common roof materials in the historic districts include metal, slate, and composition shingles". Staff finds that a standing seam copper roof is compatible with the context of North Downtown. Additionally, copper is an appropriate material for this structure. Staff concludes that a standing seam copper roof at this location will enhance both the building and the historic district.

Recommendation

Staff recommends approval.

BAR 98-6-30

The Townhouses of Second Street



Front and Side View



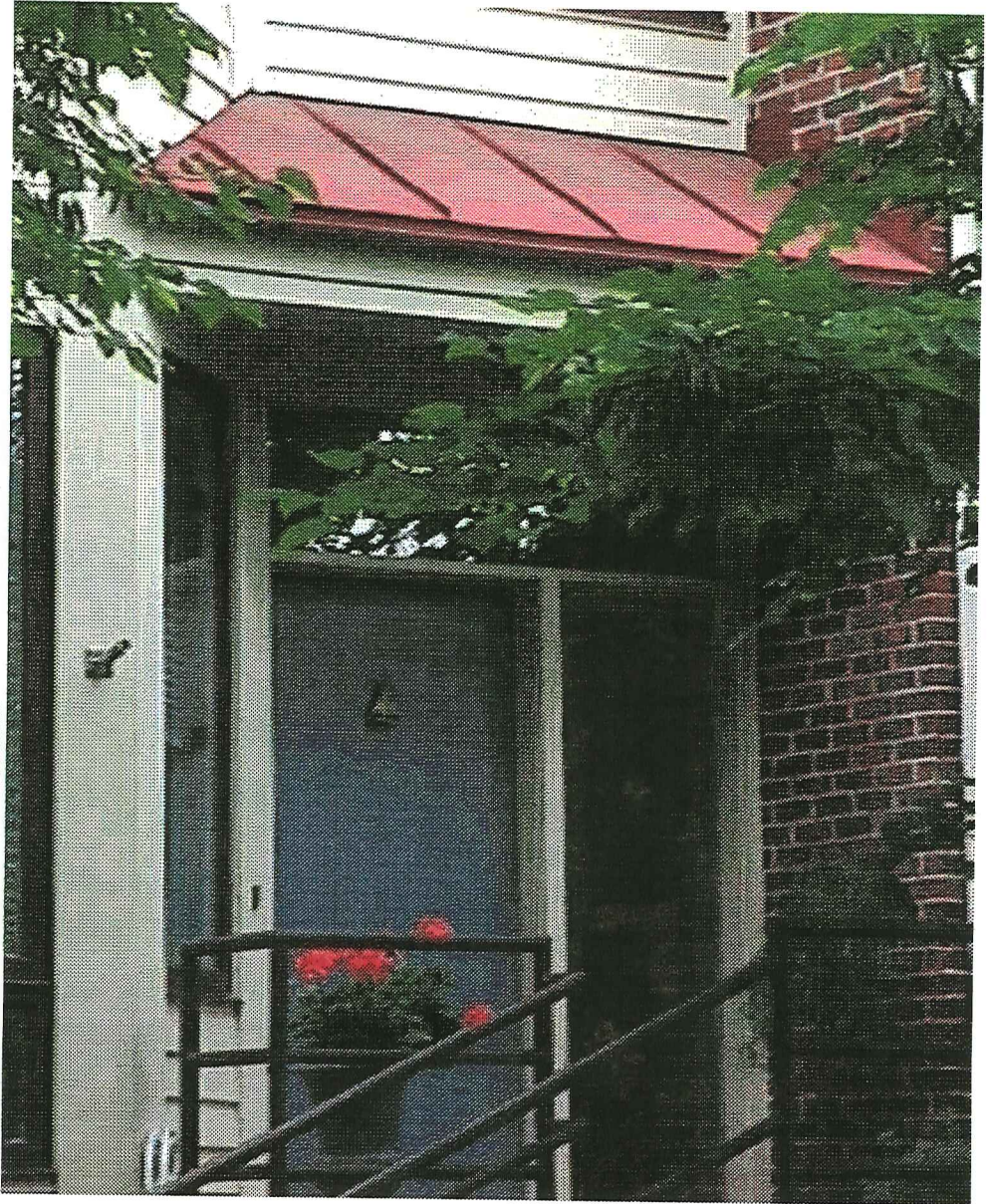
Front View



Roof



Above Front Doors



Front Entrance

P08-0638



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$350 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. Checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Information on Subject Property

Physical Street Address: 503 2ND ST. NE
CHARLOTTESVILLE, VA 22902
City Tax Map/Parcel: 336021000

Name of Historic District or Property: _____
CHARLOTTESVILLE
Do you intend to apply for Federal or State Tax Credits for this project? NO

Applicant

Name: GAFFNEY HOMES LLC
Address: 944 GLENWOOD STATION
SUITE 301 CHARLOTTESVILLE, VA 22901
Email: AAAAAA.EDDYZ@GAFFNEYHOMES.COM
Phone: (W) 434 978-1884 (H) 760-2162
FAX: 434 978-3604

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Edward J. Gaffney Jr. 10/20/08
Signature Date

Property Owner (if not applicant)

Name: FRANK + JUDY MUELLER
Address: 503 2ND ST N.E
CHARLOTTESVILLE, VA 22902
Email: MULEMAX@HOTMAIL.COM
Phone: (W) _____ (H) 977-6645
FAX: _____

Property Owner Permission (if not applicant)

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

Frank O. Mueller 10-20-08
Signature Date

Description of Proposed Work (attach separate narrative if necessary): REMOVE PEAR AWNINGS AND REDLAGE ~~AND~~ WITH 1 4x3' OVERHANG OVER DOOR ONLY. SEE PHOTO + PLAN. PAINTED TO MATCH SIDING + MATCHING SHINGLES.

Attachments (see reverse side for submittal requirements): PLAN + PICTURE

For Office Use Only	
Received by: <u>BSD</u>	Approved/Disapproved by: _____
Fee paid: <u>100.00</u> Cash/Ck. # <u>14648</u>	Date: _____
Date Received: <u>10/23/08</u>	Conditions of approval: _____

CITY OF CHARLOTTESVILLE
"A World Class City"



Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

November 10, 2008

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for approval of a Certificate of Appropriateness by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 08-11-06

503 2nd Street NE

TM 33 P 21

Gaffney Homes, Applicant/ Frank & Judy Mueller, Owner

Replace rear awning with shed roof

Certificate of Appropriateness Application

BAR 08-11-07

505 2nd Street NE

TM 33 P 21

Gaffney Homes, Applicant/ Garry & Denny Berry, Owner

Replace rear awning with shed roof

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, November 18, 2008, starting at 5pm in City Council Chambers, City Hall.** Enter City Hall from the Main Street pedestrian mall entrance.

An agenda is available on the BAR's home page accessible through <http://www.charlottesville.org> with approximate times. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

A handwritten signature in cursive script that reads "Mary Joy Scala".

Mary Joy Scala
Preservation and Design Planner