

# CITY OF CHARLOTTESVILLE

Department of Community Development

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



Ron Keeney  
Keeney and Company Architects  
90 Whitewood Rd. Suite 1  
Charlottesville VA, 22901



May 24, 1999

BAR 99-5-19  
409 3<sup>rd</sup> Street N.E.  
Tax Map 33 Parcel 72  
New Building Addition  
Ron Keeney, Architect/Applicant

Dear Mr. Keeney,

- ◆ The above noted item was reviewed by the City of Charlottesville Board of Architecture Review at the regularly scheduled meeting on May 18, 1999.

Mr. Schwartz moved to approve the application with the conditions that the windows be wood with true divided lights and that the roof be metal. Mr. Oschrein seconded the motion. The motion was unanimously approved.

If you have any questions or if I can be of assistance, please feel free to call me at 804-970-3182.

Sincerely,

  
Tarpley Vest

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
May 10, 1999**



BAR 99-5-19  
409 3<sup>rd</sup> Street NE  
Tax Map 33 Parcel 72  
New Office Additions  
Ronald Keeney, Architect/ 400 Third Street N.E. L.C., Applicant

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**Background**

401 3<sup>rd</sup> Street N.E. is located within the North Downtown Architectural Design Control District. The house was built c. 1914 as a residential duplex. The current owner is leasing the building for use as the new Public Defender's office.

**Application**

The applicant proposes replacing one existing porch with a new addition and enclosing one covered porch to create additional interior office space. The roof material of the new addition will be consistent with the existing porch. All windows are to be wood double hung windows, consistent with the existing windows on the house. The additions are to have wood siding painted to match the color of the existing trim.

**Discussion**

The Design Guidelines for new additions state the following:

*"SIZE: Limit the size of the addition so it does not visually overpower the existing building"*

*"LOCATION: Attempt to locate the addition on rear or side elevations that are not visible from the street."*

The additions have been placed on the side elevations, but will be visible from the street.

*"DESIGN: New additions should not destroy historic materials that characterize the property. 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 new addition should not be an exact replication of the design of the existing historic building... "*

*"MATERIALS AND FEATURES: Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district."*

*"ATTACHMENT TO EXISTING BUILDING: Whenever possible, new additions should be done in such manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired."*

In staff's assessment, the addition complies with these guidelines.

**Recommendation:**

Staff recommends approval.

The existing house is quite true to the original version with only one building addition and two exterior alterations. The original roof entablature did not extend out to support built-in gutters as at present. Rather it was more like the portico cornice in form but with details as revealed during reconstruction. The two rear windows on the east and west facades may have been triple hung and not double hung with a fixed lower below as at present, although no evidence has been found to confirm this. The 11 foot deep by 34 foot wide north addition was built by Thomas Farish in 1850 as determined from tax records.<sup>25</sup> It is quite compatible with the original house in terms of the integration with the roof and the window placement. Close examination reveals that it was a later addition because the brickwork is different, the interior partitions are wood framed and the interior woodwork is different.

Unfortunately, the north addition masks the original appearance of the north facade and poses some interesting questions about this side of the original house. The north windows on the original house are located near the corners instead of in line with the fireplaces as in the south facing rooms. Since these are original, one wonders whether there was a two story portico on the original house as there was at Edgemoor.<sup>26</sup> The placement of the doors connecting the north rooms to the addition, if they are original, would corroborate this. These openings are formed in the original north masonry wall as opposed to being cut into this wall. The present north entrance with its fanlight is the exact dimension of the arched opening on the lower floor. Was there also such a doorway on the second floor out to the portico as indicated by the present arched opening? If the original house did have a two story portico, where was the present distyle portico, assuming it was original? Also, was it supported on an arched brick base as at present? These puzzles may be resolved by further exploration.

In December, 1993, the house was purchased by architects Michael Bednar and Elizabeth Lawson and restored as their private residence. Exterior work included roof repairs, all new built-in gutters and soffits, new downspouts, brick repointing, rebuilding the front portico and painting of all exterior woodwork. Much of the interior work involved demolition removal of partitions, old bathrooms, old kitchens, a fireplace, plywood and linoleum floors, hung ceilings, the sprinkler system and a fire escape. The interior alterations to the original body of the house involved the relocation of one door, the closing of two small doors in the lower hall (one to a closet, the other to the corner of the southwest room), and the creation of two small doors linking the southeast and northeast rooms. A new electrical system was provided with all wiring channeled into the brick walls. A new plumbing system was installed with all work located in the rear addition. The central heating system in the form of radiators, installed during the Michie era, was retained. Plaster walls were patched as necessary and new drywall ceilings were installed everywhere except the three south rooms on the first floor. Secondary wood floors, previously added to the hallways on both floors and the two north rooms, were sanded and finished. Original heart pine floors were scraped and



# CERTIFICATE OF APPROPRIATENESS APPLICATION

Please Return To: Department of Community Development  
P. O. Box, 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (804) 970-3132; Fax (804) 970-3359

**A. Information on Property Applied For:**

Address: 409 THIRD STREET N.E.  
CHARLOTTESVILLE, VA

City Tax Map No.: 33 Parcel: 72

**B. Applicant Information**

Name: RON KEENEY

Address: KEENEY & Co., ARCHITECTS  
90 WHITEWOOD RD, SUITE ONE  
CHARLOTTESVILLE, VA 22901

Phone: (B) 804-978-2000 (H)  
Fax: 978-7438

**C. Property Owner Information (If not applicant)**

Name: 409 THIRD STREET N.E., ~~THE~~ L.C.

Address: 211 EAST HIGH STREET  
CHARLOTTESVILLE, VA 22902

Phone: (B) 977-7977 (H) \_\_\_\_\_

**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.

- REPLACEMENT OF EXISTING COVERED PORCH ON SOUTH END OF BUILDING WITH SINGLE STORY OFFICE ADDITION.
- ENCLOSURE OF EXIST COVERED PORCH ON NORTH END OF BUILDING TO PROVIDE ADDITIONAL OFFICE SPACE.

**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.

SITE PLAN  
FLOOR PLAN (PROPOSED  
PHOTOGRAPHS @ BLDG.

EXISTING EXTERIOR BLDG. ELEVATIONS  
PROPOSED EXTERIOR BLDG. ELEVATIONS.

**G. Property Owner Permission (If Not Applicant)**

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

[Signature] 5/6/99  
Signature \_\_\_\_\_ Date \_\_\_\_\_

**H. Signature of Applicant**

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

[Signature] 5/05/99  
Signature KEENEY & Co. ARCHITECTS. Date \_\_\_\_\_

**FOR OFFICE USE ONLY**

Received By: \_\_\_\_\_  
Date: \_\_\_\_\_

Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_  
Conditions of Approval: \_\_\_\_\_

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

# KEENEY & CO., ARCHITECTS

Ronald M. Keeney, RA, NCARB, CSI

90 Whitewood Rd., Suite One  
Charlottesville, VA 22901-1668  
(804) 978-2000 FAX 978-7438

May 6, 1999

Tarpley Vest, ARB Coordinator  
Dept. of Planning & Community Development  
P.O. Box 911  
Charlottesville, VA 22902

re: **PROPOSED ADDITION TO 409 THIRD STREET NE**  
Architectural Review Board Application

KCA # 9908

Dear Tarpley,

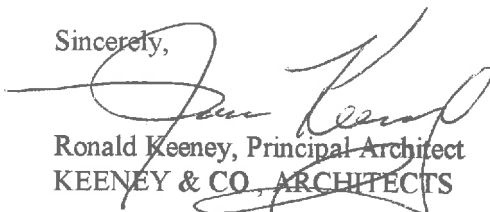
In support of our request to receive a Certificate of Appropriateness from the Charlottesville Architectural Review Board, enclosed are the following items:

1	Completed Application Form	
10	Site Plan / Context Plan (by others, augmented)	11x17
1	Proposed Floor Plan (1/4" scale)	24x36
10	Proposed Floor Plan E (reduced)	8x14
1	Existing Exterior Building Elevations (1/4" scale)	24x36
10	Existing Exterior Building Elevations (reduced)	8x14
1	Proposed Exterior Building Elevations (1/4" scale)	24x36
10	Proposed Exterior Building Elevations (reduced)	8x14
1 set	Color photographs of building exterior in context	

At this time, trim details and colors for the addition are being specified to match the existing building trim and colors.

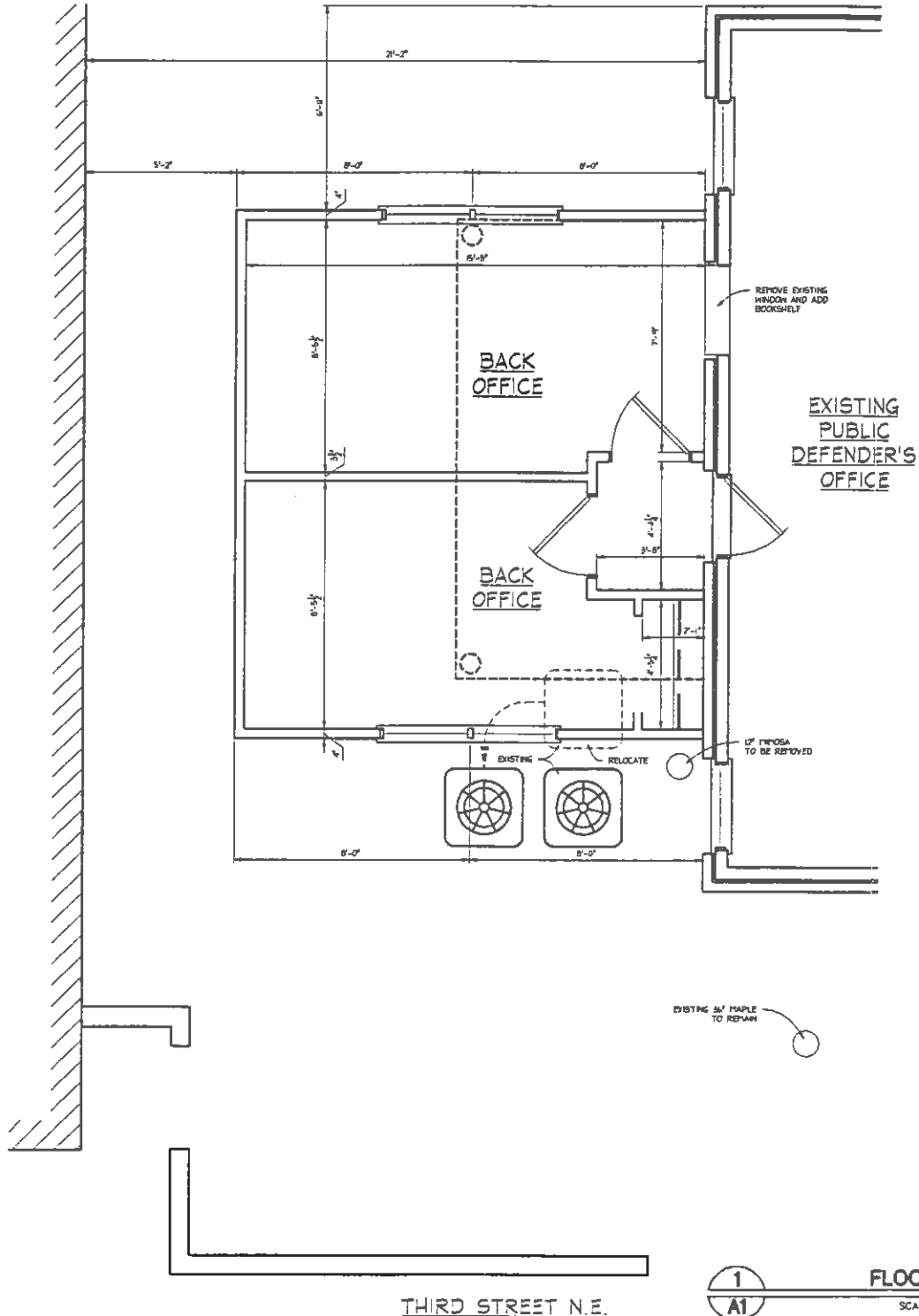
It is my understanding that this project will be scheduled for initial review by the Board on May 18, 1999 at 5 PM in Room B-281, the Michie Annex Conference Room. Please advise us immediately if any other items are required or requested.

Sincerely,

  
Ronald Keeney, Principal Architect  
KEENEY & CO., ARCHITECTS

cc: F. Buck, Owner

Drawn by: J. M. H. / 10/10/10 5-4-99 000000 01 001



THIRD STREET N.E.

1  
A1

FLOOR PLAN

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

DO NOT SCALE THE DRAWING!  
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING WORK AND ACCORDINGLY ADJUST THE DRAWING WHERE NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES. ALL DIMENSIONS AND CONDITIONS SHALL BE AS SHOWN ON THE PROJECT DRAWINGS AT THE TIME OF THE PROJECT. CONTRACT BY: R. M. KEENEY, INC.

**KEENEY & CO. ARCHITECTS**  
 RICHARD M. KEENEY, P.A., ARCHITECT, COTC 05  
 "BACHEN VILLAGE" 401 off Hydraulic Road  
 50 WHELEWOOD ROAD, SUITE #1  
 CHARLOTTE, NC 28201  
 Telephone: (704) 576-9000  
 Fax: (704) 576-7438

**409 THIRD STREET N.E. ADDITION**  
 409 THIRD STREET N.E. ADDITION 22082  
 CHARLOTTE, N.C. 28201  
 FOR WESTON HOMES

**FIRST FLOOR PLAN**

DATE ISSUED:	DATE PRINTED:
DRAWN BY: JCH	CHECKED BY:
PROJECT NO: 9908	<b>A1</b>



1  
A2  
EXISTING FRONT ELEVATION



2  
A2  
EXISTING LEFT SIDE ELEVATION



3  
A2  
EXISTING REAR ELEVATION



4  
A2  
EXISTING RIGHT SIDE ELEVATION

D:\Users\kelly\p\A\2008\409\308 3-4-09 8:58:05 pm EST

DO NOT SCALE THIS DRAWING!  
 NORTH ARROW AND NOT DIMENSIONS ONLY  
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS  
 AND APPROXIMATELY 1/4" FOR THE JOB. VERIFY  
 ALL DIMENSIONS AND APPROXIMATELY 1/4" FOR THE JOB.  
 KEENEY & CO., ARCHITECTS  
 400 E. 10TH ST., SUITE 101  
 CHARLOTTE, NC 28202  
 ALL DRAWINGS AND SPECIFICATIONS SHALL BE  
 OWNED BY KEENEY & CO., ARCHITECTS  
 COPYRIGHT BY R. M. KEENEY, 2008

**KEENEY & CO., ARCHITECTS**  
 HOWARD M. KEENEY, P.A. LICENSED ARCHITECT  
 400 E. 10TH ST., SUITE 101  
 CHARLOTTE, NC 28202  
 Telephone: 804.978-2000  
 Fax: 804.978-7138

409 THIRD STREET NE  
 ADDITION  
 409 THIRD STREET NE  
 CHARLOTTEVILLE, VIRGINIA 22082  
 FOR  
 WESTON HOMES

EXISTING  
 ELEVATIONS

DATE ISSUED:	DATE PRINTED:
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PROJECT NO: 9908	A2







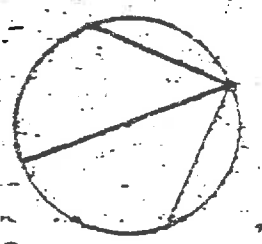


1164 ST. CHARLOTTEVILLE, VA.

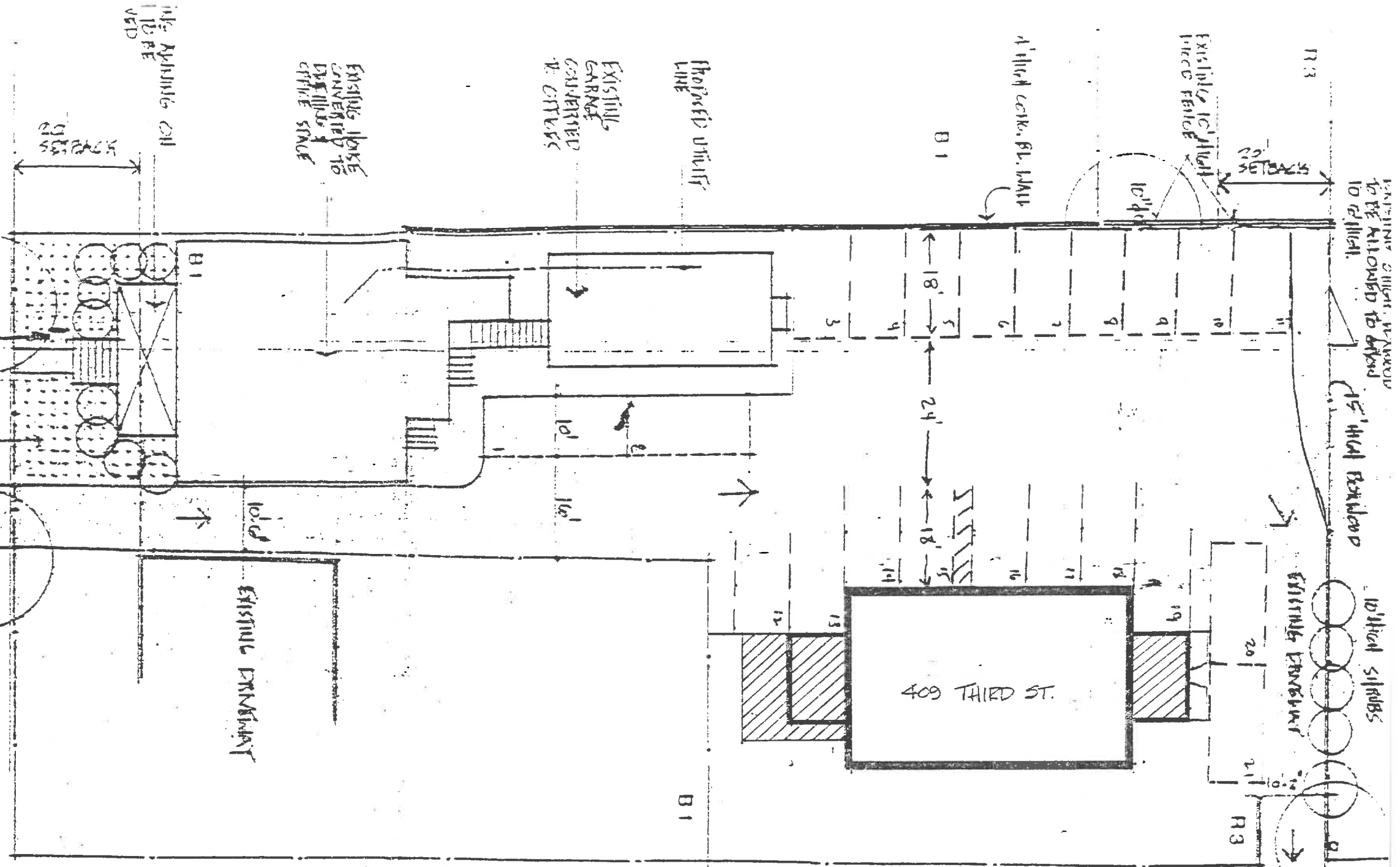
NOV 19 1978  
RECEIVED  
COMMUNITY DEVELOPMENT

WANNER  
BOESCHENSTEIN

NOTE: INDICATES EXISTING  
 LANDSCAPING



**PROPOSED SITE PLAN**  
LAWSON



**THIRD STREET**

NOTE: Asphalt berm to be added along low side of exit drive from top to bottom to control drainage.

Replace EXISTING CURB CUT to city standards if cut is possible

Cutout FIVE INCHES WIDE ACROSS CUT AS TO CUREN'S WIDE ACROSS CUT AS POSSIBLE

EXISTING CURB CUT TO BE ALLOWED TO REMAIN TO BE ALLOWED TO REMAIN TO BE ALLOWED TO REMAIN

EXISTING CURB CUT TO BE ALLOWED TO REMAIN TO BE ALLOWED TO REMAIN

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