

From: Scala, Mary Joy
Sent: Friday, May 24, 2013 12:10 PM
To: 'JOHN M ANDERSON'
Subject: BAR Action - 118 10-1/2 St NW

May 24, 2013

John Anderson
736 1st Street South
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 13-03-04
118 10-1/2 Street NW
Tax Map 10 Parcel 45
John Anderson, Applicant/ Diane Tanous, Owner
Additions and site work

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 21, 2013. The following action was taken:

Approved (8-0) as submitted.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (November 21, 2014), 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. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

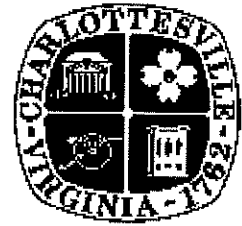
Upon completion of construction, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 21, 2013**



Certificate of Appropriateness Application
BAR 13-03-04
118 10-1/2 Street NW
Tax Map 10 Parcel 45
John Anderson, Applicant/ Diane Tanous, Owner
Additions and site work for the "Well House Café"

Background

This property is a contributing structure in the West Main Street ADC district. The original house was built sometime between 1883 and 1893 and then expanded in the 1920s. The house has had alterations since it was last surveyed in 1996, including the construction of a wrap-around side porch and the application of vinyl siding. See the attached survey and photographs for details.

March 19, 2013 – The applicant came to the BAR seeking a preliminary discussion of an addition of an accessible bathroom and expanded kitchen on the rear of the building. The applicant wanted to remove two rear windows and use vinyl siding on the addition to match the rest of the house. They also requested permission to add a new sign at the 10th Street NW entrance. The BAR was generally positive about the changes but recommended keeping the bathroom off the original chimney. They also suggested that a metal fence and vinyl siding repairs were appropriate. The BAR suggested that the owner restore the historic front porch, removing part of the later wrap around porch, which would create better pedestrian circulation outside the building.

Application

The applicant seeks approval for several exterior alterations and site improvements on the property, which will be converted into a café on the first floor. Two additions are being proposed to the side and rear of the building for a handicapped bathroom and an extension of the existing kitchen space. These additions add a total of approximately 75 square feet to the finished floor area of the building. The existing gas meter is shown moved to the front of the bathroom addition. The additions will be clad in stucco to match the existing addition. At the rear of the structure three windows will be taken out for the construction of the new handicapped bathroom and kitchen extension.

Site improvements include designating handicapped spaces, providing a wood screen at the trash bins, adding landscaping along 10th Street NW, adding a handicap ramp leading from the parking lot to the ground floor, and erecting a sign near the 10th Street NW parking lot entrance at the rear of the building. A second hanging sign is proposed on the 10-1/2 Street side of the building.

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;
 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (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) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and
- (8) Any applicable provisions of the city's Design Guidelines (see Sec. 34-288(6)).

Pertinent Design Review Guidelines – Rehabilitation

C. WINDOWS

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as

wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.

14) False muntins and internal removable grilles do not present an historic appearance and should not be used.

15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.

16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.

17) Storm windows should not damage or obscure the windows and frames.

18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.

19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.

20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.

21) The size of the shutters should result in their covering the window opening when closed.

22) Avoid shutters on composite or bay windows.

23) If using awnings, ensure that they align with the opening being covered.

24) Use awning colors that are compatible with the colors of the building.

L. Rear of Buildings

The area behind commercial buildings is often forgotten and neglected. This area may be a utilitarian space for deliveries and storage of discarded goods. However, in some cases the rear of the building may provide the opportunity for a secondary entrance, particularly if oriented to a public alley. The appearance of the back area then becomes important to the commercial district and to the individual business. Customers may be provided with direct access from any parking area behind the building. In these cases, the back entrance becomes a secondary entrance to the store and is the first contact the customer makes with the business.

- 1) Meet all handicapped accessibility requirements.
- 2) Consolidate and screen mechanical and utility equipment in one location when possible.
- 3) Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.
- 4) Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.
- 5) Note building and ADA codes when and if changing dimensions or design of entrance.
- 6) Windows define the character and scale of the original façade and should not be altered.
- 7) If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.
- 8) If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.
- 9) Remove any blocked-in windows and restore windows and frames if missing.
- 10) Security grates should be unobtrusive and compatible with the building.
- 11) Avoid chain-link fencing.
- 12) If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen, and maintain the character of the original window's appearance from the exterior.
- 13) Ensure that the design of the lighting relates to the historic character of the building.
- 14) Consider installing signs and awnings that are appropriate for the scale and style of the building.
- 15) Design and select systems and hardware to minimize impact on the historic fabric of the

- building.
- 16) Ensure that any fire escapes meet safety regulations and that no site elements inhibit proper egress.
 - 17) Ensure that any rear porches are well maintained; and if used as upper floor entrance(s), are well lit and meet building codes while retaining their historic character.

Site Design

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
- 3) Match old fencing in material, height, and detail.
- 4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
- 5) For new fences, use materials that relate to materials in the neighborhood.
- 6) Take design clues from nearby historic fences and walls.
- 7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
- 8) Traditional concrete block walls may be appropriate.
- 9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
- 10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
- 11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
- 12) Fences should not exceed six (6) feet in height in the side and rear yards.
- 13) Fence structures should face the inside of the fenced property.
- 14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
- 15) Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.
- 16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

F. PARKING AREAS & LOTS

Most of the parking areas in the downtown consist of public or private surface lots or parking decks. Along West Main Street, Wertland Street, and the Corner, some larger lots have parking areas contained within the individual site.

- 1) If new parking areas are necessary, construct them so that they reinforce the street wall of buildings and the grid system of rectangular blocks in commercial areas.
- 2) Locate parking lots behind buildings.

- 3) Screen parking lots from streets, sidewalks, and neighboring sites through the use of walls, trees, and plantings of a height and type appropriate to reduce the visual impact year-round.
- 4) Avoid creating parking areas in the front yards of historic building sites.
- 5) Avoid excessive curb cuts to gain entry to parking areas.
- 6) Avoid large expanses of asphalt.
- 7) On large lots, provide interior plantings and pedestrian walkways.
- 8) Provide screening from adjacent land uses as needed.
- 9) Install adequate lighting in parking areas to provide security in evening hours.
- 10) Select lighting fixtures that are appropriate to a historic setting.

Discussion and Recommendations

The house has undergone many alterations through time and little of the original material is visible from the exterior. The windows and doors are all replacements. The exposed brick chimneys at either end may be original to the 1890s core of the house.

In general, the changes proposed will be a positive improvement to the historic property. The applicant and BAR could discuss materials for the new fence as well as the site improvements in more detail.

Regarding BAR suggestions at the preliminary discussion, the bathroom addition has been kept off the original chimney as recommended, but there is no plan to restore the original front porch (rather than keeping the wrap-around porch, which was added later). There does not seem to be circulation provided for someone arriving from 10-1/2 Street NW. Staff suggested moving the gas meter to the utilities area and extending the wood screen to hide the HVAC unit.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and for Site Design, I move to find that the proposed additions and site work satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application as submitted (or with the following modifications...).

14633
14634

Date 2.1996 File No. 104-325

Name Moon-Pleasants House

Town (118 10 $\frac{1}{2}$ St NW)

County Charlottesville

Photographer Dan Pezani

Contents 5 ext. views



543
104-325

STREET ADDRESS: 118 10 1/2 Street, NW
MAP & PARCEL: 10-46
CENSUS TRACT AND BLOCK:
PRESENT ZONING: B-3
ORIGINAL OWNER: J. Esten Moon & Thomas S. Moon
ORIGINAL USE: Residence
PRESENT USE: Rental Property (Residence)
PRESENT OWNER: John H. Pleasants, Jr.
ADDRESS: 909 Ridge Street
Charlottesville, Virginia 22901
HISTORIC NAME: Moon-pleasants House
DATE/PERIOD: c. 1883-1893, 1920's
STYLE: Vernacular
HEIGHT (TO CORNICE) OR STORIES: 2 Storeys
DIMENSIONS AND LAND AREA: 51' x 73' (3725 sq. ft.)
CONDITION: Fair
SURVEYOR: Bibb
DATE OF SURVEY: Summer 1986
SOURCES: City/County Records
1877 Gray Map of Charlottesville
Sanborn Map Co. - 1896, 1920, 1929-57

ARCHITECTURAL DESCRIPTION

This side hall plan house is two storeys tall and 2 unequal bays wide. The front section is single pile, but a 2-storey wing which covers the entire rear elevation makes the house double pile. Part of its first storey is probably original. The house is set on a low brick foundation. The walls are covered with wooden shingles painted a brick olive green with deep cream trim. The low-pitched T-shaped gable roof is covered with standing seam metal. It has projecting eaves and verges and exposed rafter ends. There is a brick exterior end chimney with a small cap and one set of weatherings at the south end of the front section. There are two small chimneys in the rear wing. Windows are double-sash, 2-over-2 light, with plain trim. A one-storey veranda covers the facade. It has a low hip roof covered with composition roofing with boxed cornice, a plain frieze, chamfered square posts, a simple balustrade, and a concrete floor. There is a single-light transom over the 6-paneled entrance door at the northern end of the facade. A 2-storey addition with a low-pitched shed roof covers the southern side of the rear section of the house. It has almost square 6-light hinged-sash windows. There is a door with a small and primitive entrance porch on its southern elevation. A one-storey shed-roofed back porch has been enclosed. All of these additions are wooden-shingled.

HISTORICAL DESCRIPTION

J. Esten Moon & Thomas S. Moon purchased a lot on University Street (West Main) in 1879 (ACDB 74-344, 81-130). Tax records show no buildings on the lot at that time, although the Gray map appears to show two in 1877. According to tax records, something was built in 1885, and there was more construction on this lot and an adjacent one at Tenth and West Main in 1891 and 1893. The 1896 Sanborn Map shows

104-325

the two houses at 110 and 118 10 1/2 Street and a sawmill on the other lot. Thomas S. Moon received this house when they divided the property in 1903 (City DB 14-63), and he sold it to his sister (?) Pochuntas Pleasants in 1920 (DB 36-218, 45-250). From the Sanborn Maps, it appears that she enlarged the rear wing before 1929. Her family occupied the house for many years and it is now owned by her son John H. Pleasants, Jr., and is used as rental property (DB 232-457).



Picture 5: Proposed Sign Location



**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

RECEIVED
APR 18 2013
NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Owner Name Diane Tanous Applicant Name John Anderson
Project Name/Description The Well House Cafe Parcel Number _____
Property Address 118 10 1/2 St NW, Charlottesville, Va 22903

Applicant Information

Address: 736 1st South St
Charlottesville, Va 22902
Email: johnandersonconst@embargmail.com
Phone: (W) 434-296-5182 (H) _____
FAX: _____

Property Owner Information (if not applicant)

Address: 4996 Bybees Church Rd
Troy Va 22974
Email: Tanous@Embargmail.com
Phone: (W) 434-989-1485 (H) 434-589-4620
FAX: _____

Do you intend to apply for Federal or State Tax Credits for this project? No

Signature of Applicant

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

John Anderson 4/6/13
Signature Date
John Anderson 4/6/13
Print Name Date

Property Owner Permission (if not applicant)

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

Diane Tanous 4/18/13
Signature Date
Diane Tanous 4/18/13
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): We are adding a handicap bathroom along with a ramp connecting the parking to ground floor. A kitchen is being added to the first floor. The first floor is being converted to a cafe.

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

Site Plan, Elevations, Photos

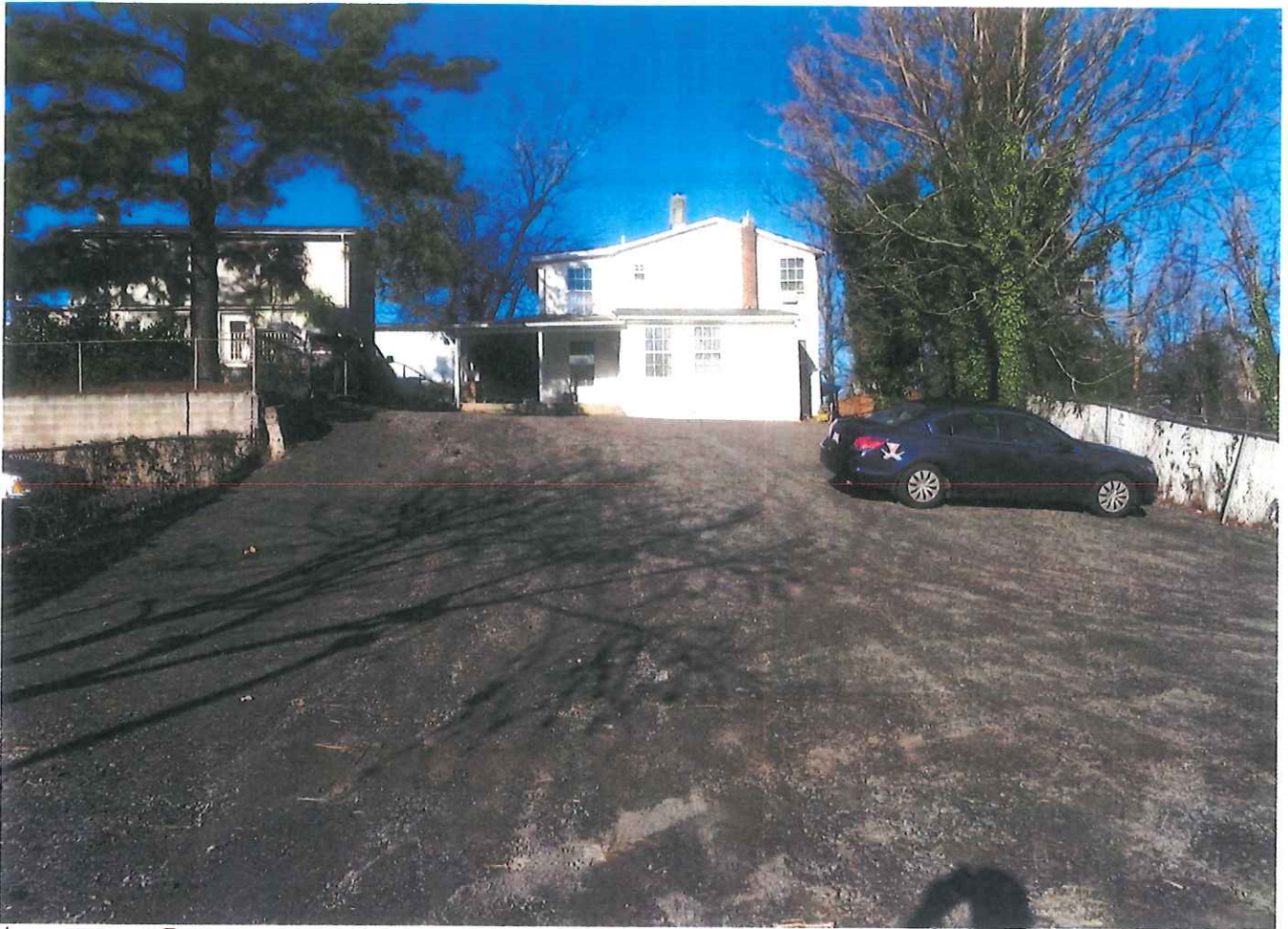
For Office Use Only
Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____



Picture 1 : Front



District 2 - Side



Picture 3: Rear



Picture 4: Porch

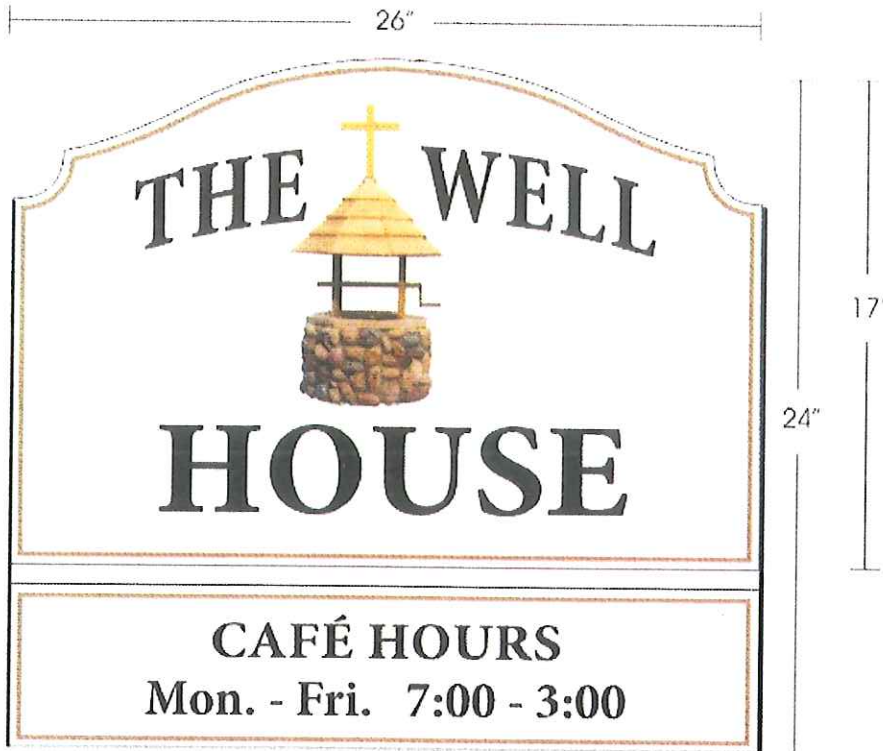
6.5"x24"



Sign Construction: 3/4" MDO
Finish: Paint / Vinyl
Face(s): 1 - Sided
Dimensions (Overall): 6.5"x24"
Lighting: N/A

Picture 5: Hariana Sign

Proposed Sign Plan for 118 10-1/2 Street NW / Zoning: Mixed Use - MSN

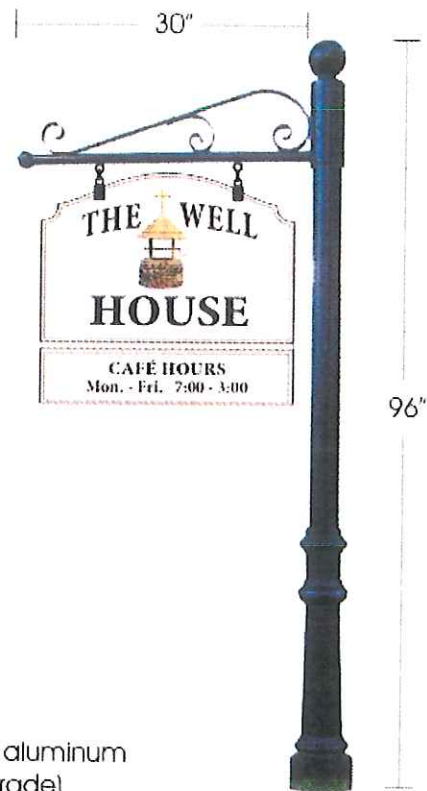


Sign Construction: 3/4" MDO
Finish: Paint / Vinyl
Face(s): 2 - Sided
Dimensions (Overall): 24"x26"
Lighting: Ground

Property of:



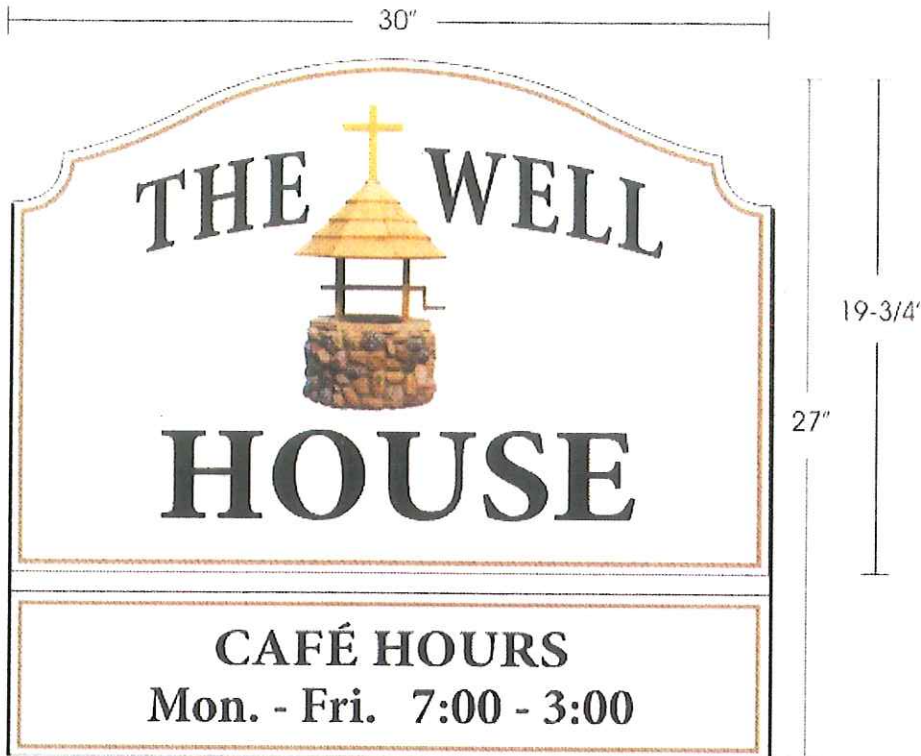
77 Zion Park Court
Troy, VA 22974
434-591-4514



Single Sign Post System consists of:
A 30" Arm Bracket
10' tall x 3" diameter round direct burial aluminum post (typically buried at least 2' below grade)
24" tall slip over cast aluminum base cover that slides down to ground level

Sign Drawing 2

Proposed Sign Plan for 118 10-1/2 Street NW / Zoning: Mixed Use - MSN

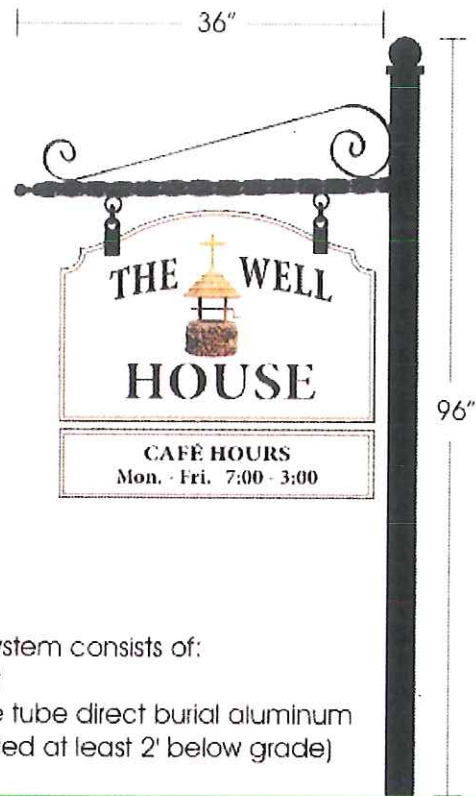


Sign Construction: 3/4" MDO
Finish: Paint / Vinyl
Face(s): 2 - Sided
Dimensions (Overall): 24"x26"
Lighting: Ground

Property of:



77 Zion Park Court
Troy, VA 22974
434-591-4514



Single Sign Post System consists of:
A 36" Arm Bracket
10' tall x 3" square tube direct burial aluminum post (typically buried at least 2' below grade)

Sign Drawing 1

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



AFFIDAVIT OF MAILING

To File: 118 10 1/2 Street NW (BAR 13-03-04)

I, Kristin Rourke, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on May 3, 2013.

Signed:



Kristin Rourke

ADDRESSES

See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 3rd day of June 2013, by Kristin Rourke.

My Commission Expires: AUGUST 31 2015




Notary Public

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



May 3, 2013

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review 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 13-03-04
118 10-1/2 Street NW
Tax Map 10 Parcel 45
John Anderson, Applicant/ Diane Tanous, Owner
Additions and site work

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, May 21, 2013, starting at 5:30 pm in City Council Chambers, City Hall.** Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org> 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 black ink that reads "Mary Joy Scala".

Mary Joy Scala, AICP
Preservation and Design Planner

WOODARD PROPERTIES, LLC
224 14TH STREET NW
CHARLOTTESVILLE VA 22903

UNIVERSITY OF VIRGINIA FOUNDATION
P O BOX 400218
CHARLOTTESVILLE VA 22904

CURTIS-ALEXANDER LLC
P O BOX 685
CHARLOTTESVILLE VA 22902

WOOD, TILMAN D & DAVID G
971 PAYNE MILL ROAD
TROY VA 22974

KNAUF, HARRY D JR & ERNESTINE C
2709 NORTHFIELD RD
CHARLOTTESVILLE VA 22901

STUDIO HOUSE LLC
214 W WATER ST STE 100
CHARLOTTESVILLE VA 22902

INGE, THOMAS F JR & LILLIAN E
1527 RUTLEDGE AVENUE
CHARLOTTESVILLE VA 22903

KNAUF, HARRY D III & ERNESTINE G
2709 NORTHFIELD RD
CHARLOTTESVILLE VA 22901