

CITY OF CHARLOTTESVILLE  
"A World Class City"

Department of Neighborhood Development Services



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December 4, 2007

Candace DeLoach  
410 East Jefferson Street  
Charlottesville, VA 22902

**Certificate of Appropriateness Application**  
**BAR 07-11-07**  
**400 East Jefferson**  
**TM 53 P 46**  
**Candace DeLoach**  
**Renovation**

Dear Ms. DeLoach,

The above referenced project was considered at a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 20, 2007.

The BAR took the following actions:

Approved (5-0-1) all the elements that were previously approved by the BAR in 2003, except items #16 and #17, including:

- #5 Replace the front porch brick columns with 12" round wood Doric columns with wood bases to match original back porch;
- #6 Replace brick front porch brick railing with wood railing (spindle design with centered "x");
- #7 Replace missing original railings on upper 2<sup>nd</sup> floor porches, front and back, with wood railings to match 1<sup>st</sup> floor designs;
- #9 Keep existing metal railing and add new decorative wood detail to brick at front steps (or) keep metal railing but remove bricks. This was previously allowed with staff approval but not the ornate fan. Staff will bring it back to the BAR if an issue.
- #10 Add two dormers on driveway side to match street side dormers.

- #11 Replace all dormer vents with wood casement windows with a slightly arched frame.
- #14 Replace upper (2<sup>nd</sup> floor) front and rear porch doors with 15-pane wood doors. (Door frames would not be altered.)
- #15 Add gas lantern on post in front of building next to driveway.

Approved (6-0) item #1 to add a new hand crimped metal roof with insulated roof panels raised above the existing roof not to exceed 2 x 6 + sheathing (6-1/4 - 6-1/2" total) with fascia and trim details as submitted to match the color of the slate roof.

Approved (5-1) item #2 replacement of existing Philadelphia gutters with new 6" half-round metal gutters either copper or painted white, and repair of rotted eave and soffit boards.

Denied (5-1) item #8 to add 3<sup>rd</sup> floor porch including 2<sup>nd</sup> floor columns and 3<sup>rd</sup> floor railing) based on guidelines.

Approved (5-1) item #12 to allow panel wood shutters, dimensioned to fit the windows and with operable hardware, on the upper front and all of 4<sup>th</sup> Street windows, but not on doors or dormers.

Denied (6-0) item #13 based on guidelines to enlarge the rear dormer for a door.

Failed to approve (3-3) item #16 decorative arch with gas lantern between buildings. One member objected to the concept; two others objected to the ornateness.

Approved (4-2) item #17 signage brackets.

Approved (6-0) item #18 to replace the metal canopies with cloth awnings subject to staff approval of awnings consistent with presented samples. [sign permit required if signage added]

Denied (6-0) two items requested at the meeting: railing around top of slate roof and painting of unpainted brick with white patina.

Approved (6-0) two skylights subject to staff approval of 3" max. depth; rectilinear; flat not radius top; on driveway side facing east.

Please submit additional information for staff approval of: decorative front stair detail; awnings; and skylights.

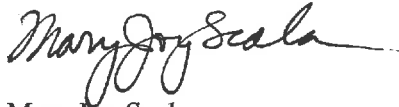
In accordance with Charlottesville City Code 34-285(b), these decisions may be appealed to the City Council in writing within ten working days of the date of the decisions. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in one year (November 20, 2008), 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. 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 970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

A handwritten signature in cursive script that reads "Mary Joy Scala". The signature is written in black ink and has a fluid, connected style.

Mary Joy Scala  
Preservation and Design Planner

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
November 20, 2007**



**Certificate of Appropriateness Application  
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**Background**

This property is a contributing structure in the North Downtown ADC District. This house is an example of middle class vernacular architecture of the early twentieth century. The most notable feature of the exterior is the mansard roof, one of the few remaining examples in the city. The main body of the house is built of seven course common bond brick, three bays wide with segmental arches over each opening. The veranda, while appropriate to a house of this date, is heavy in design and lacks the openness of earlier verandas. (Historic Landmark Study)

400: brick(7-course American bond); 2 stories; mansard roof; 3 bays; 1-story porch with square brick supports spans 3 bays of façade. Colonial Revival. 1920. High basement. Entrance in center bay. Plate – glass windows 1<sup>st</sup> story. Double 10-light casement replaced in right bay. 6/6 sash on 2<sup>nd</sup> story. N.R. (National Register of Historic Places Inventory- Nomination Form)

April 15, 2003 – The BAR took the following actions:

- Items 1-3. The BAR voted 4-3 to approve: replacing the front porch brick columns with 12” round wood Doric columns with wood bases; replacing the front porch brick railing with an “x” design wood railing; adding an “x” design wood railing to the upper front porch; and adding a straight spindle railing on the upper rear porch. [The intent of the new railings is to match the height and picket size of the existing rail on the back porch.]
  
- Item 5. A motion failed 2-5 to accept the decorative stair element, including a handrail at the owner’s discretion. (Those voting against noted the problem was that the fan is too ornate.)  
  
The BAR unanimously approved a motion to allow staff to approve the decorative stair element.
  
- Item 7. The BAR reversed a previous vote of March 18, 2003 by voting 6-1 to allow replacing all dormer vents with slightly arched windows. Their decision was made because the slight arch is an improvement; and a window is a better way of filling a dormer than a vent is.
  
- Item 9. The BAR voted unanimously to allow shutters only on the front, second-floor windows, and to deny shutters on the 4<sup>th</sup> Street side and the rear elevations. Those shutters were denied based on the guidelines, and the impracticability of shutters sharing space.
  
- Items 12-14. The BAR voted unanimously to approve the specific lantern design, with administrative approval of the gas line connection details.

March 18, 2003 – The BAR took the following actions:

- 1-3. The BAR voted 8-0 to approve: replacing the front porch brick columns with round wood Doric columns consistent with the back porch; and replacing the front porch brick railing with a straight spindle wood railing; and to replace the railing on the upper porches with a straight spindle wood railing consistent with the lower porches; all with the condition that the details are to come back to the BAR on a scale drawing.
4. The BAR voted 8-0 to deny the balustrade railing around the entire perimeter of the rooftop based on guideline 4-E-8: *Do not add new elements such as vents, skylights, or additional stories that would be visible on the primary elevations of the building, and guideline B6: Avoid adding "Colonial" decorative elements....*
5. The BAR voted 8-0 to have the details of the proposed metal stair handrail and decorative wood brackets come back to the BAR with the porch details.
6. The BAR voted 8-0 to allow the two new dormers on the driveway side of the building to match the street side dormers.
7. The BAR voted 8-0 to deny replacing all dormer vents with arched windows based on guideline 4-A-5: *Do not change the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing a replacement sash that does not fit the window opening.*  
The BAR voted 8-0 to allow the applicant to replace the dormer vents with rectangular windows to fit the existing openings.
8. Item 8 was deleted because the applicant did not want to change the dormer height.
9. A motion failed to allow shutters just on the windows, not dormers or doors.  
A motion failed to allow shutters just on the front windows.  
The chair suggested that you complete the other renovations, then come back to the BAR with the request for shutters in the context of the finished building. The pertinent guideline is 4-A-8: *Use shutters only on windows that show evidence of their use in the past. They should be wood (rather than metal or vinyl) and should be mounted on hinges. The size of the shutters should result in their covering the window opening when closed.*
10. The BAR voted 8-0 to allow replacement of the upper front porch door with a 15-pane door (door frame would not be altered).
11. The BAR voted 8-0 to deny painting the brick based on guideline 4-F-1: *Generally leave unpainted masonry unpainted.*
- 12-13. The BAR voted 8-0 to allow adding a gas lantern on a post in front of the building next to the driveway and to allow removing existing light fixtures from front and west elevations, subject to the BAR approval of details and photo of gas lantern.
14. The BAR voted 6-2 to allow a gas lantern suspended from decorative brackets to create an arch above the shared driveway subject to confirmation by BAR of how the gas line fits into the design.
- 15-16. The BAR voted 8-0 to approve decorative iron brackets off the building for shop signage and moving the "Antiques" sign from 410 E. Jefferson St. to a location on the west elevation above the center window.  
[Please note that all signs require final approval by the Zoning Administrator.]
- 17-18. The BAR voted 8-0 to approve removal of the exterior grill and screen in the lower left arch window and replace it with glass to match the right side, and to remove the existing pipe railing.

In 2000 the BAR approved a new building behind this building on 4<sup>th</sup> Street, but denied removing the existing rear porch of 400 E. Jefferson. The new building was not constructed.

In 1999 the applicant received approval to alter the exterior of the neighboring building, 410 E. Jefferson Street for the Inn at Court Square.

### Application

*Some of*

The renovations did not occur, and the previous approvals have expired. The applicant is seeking BAR approval for the following exterior renovations:

### Roof

1. Add new (hand crimped) metal roof raised over existing metal roof to create 10" for R-38 insulation value for 3<sup>rd</sup> floor living space. Fascia plate between existing slate and metal will match existing fascia with decorative molding. The proposed metal roof will match the color of the slate mansard roof.
2. Add new half-round metal gutters to replace rotted enclosed gutters. Half rounds to match those on 410 E. Jefferson Street. Repair rotted out boards in eaves.
3. Replace existing metal roofs on porches due to rot and rust with new metal roofs to match existing.
4. Add two small skylights to new rooftop, not visible from street.

### Porches and Railings

5. Replace front porch brick columns with 12" round wood Doric columns with wood bases to match original back porch;
6. Replace brick front porch brick railing with wood railing (spindle design with centered "x");
7. Replace missing original railings on upper 2<sup>nd</sup> floor porches, front and back, with wood railings to match 1<sup>st</sup> floor designs;
8. Add new 3<sup>rd</sup> floor porch (columns and railing) to rear for egress from 3<sup>rd</sup> floor living quarters;
9. Keep existing metal railing, and add new decorative wood detail to brick at front steps (or) keep metal railing but remove bricks.

### Doors and windows

10. Add two dormers on driveway side to match street side dormers.
11. Replace all dormer vents with wood casement windows with a slightly arched frame.
12. Add original panel type wood shutters on upper front and all 4<sup>th</sup> Street side windows (but not on dormers or doors).
13. Enlarge rear dormer for new 15-pane wood door to egress from the third floor.
14. Replace upper (2<sup>nd</sup> floor) front and rear porch doors with 15-pane wood doors. (Door frames would not be altered.)

### Lighting and signage

15. Add gas lantern on post in front of building next to driveway.
16. Suspend gas lantern from decorative brackets to create an arch above shared driveway between two buildings.
17. Mount decorative iron brackets on building for shop signage.

### Other

18. Remove existing 1960's canopies over both doors on 4<sup>th</sup> Street. Replace with traditional canvas awnings.

### Criteria 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.*

**Sec. 34-276. Standards for review of construction and alterations.**

- (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) 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.

**Pertinent Guidelines for Rehabilitations**

**G. Roof**

**P. 4.11**

- 1) Identify roof types and materials.*
- 2) Original roof pitch and configuration should be maintained.*
- 3) The original size and shape of dormers should be maintained.*
- 4) Dormers should not be introduced on visible elevations where none existed originally.*
- 5) Retain elements, such as chimneys, skylights, and light wells, that contribute to the style and character of the building.*
- 6) When replacing a roof, match original materials as closely as possible.*
  - a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles as this would dramatically alter the building's appearance.*
  - b. Artificial slate is an acceptable substitute when replacement is needed.*
- 7) Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.*
- 8) Do not add new elements, such as vents, skylights, or additional stories, that would be visible on the primary elevations of the building.*

**D. Entrance, Porches, and Doors**

**p. 4-6**

- 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.

### C. Windows

p.4-4

3. Uncover and repair covered up windows and reinstall windows where they have been blocked in.
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. False muntins and internal removable grilles do not present an historic appearance and should not be used.
14. 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.
18. Use shutters if compatible with the style of the building or neighborhood.
19. Shutters should be wood (rather than metal or vinyl) and should be mounted on hinges.
20. The size of the shutters should result in their covering the window opening when closed.
21. Avoid shutters on composite or bay windows.
22. If using awnings, ensure that they align with the opening being covered.
23. Use awning colors that relate to the colors of the building.

### Discussion and Recommendations

The applicant is proposing many exterior changes to the building. Some were previously approved by the BAR. The biggest concern is a new request to create a living space on the third floor, because it requires changes to the character-defining roof, and significant changes to the appearance. Staff recommendations are listed for each of the applicant's proposed changes:

#### Roof



1. Add new (hand crimped) metal roof raised over existing metal roof to create 10" for R-38 insulation value for 3<sup>rd</sup> floor living space. Fascia plate between existing slate and metal will match existing fascia with decorative molding. The proposed metal roof will match the color of the slate mansard roof.

This is a new request. The guidelines recommend against changing the original roof pitch and configuration; and recommend against adding an additional story that would be visible on the primary elevation. The metal hip roof is not currently visible from the street. With the proposed raising of the roof, it could significantly change the appearance of the house.

2. Add new half-round metal gutters to replace rotted enclosed gutters. Half rounds to match those on 410 E. Jefferson Street. Repair rotted out boards in eaves.

This is a new request. The guidelines recommend replacing wood elements when they are beyond repair to match the original in material and design.

3. Replace existing metal roofs on porches due to rot and rust with new metal roofs to match existing.

This is a maintenance item not requiring BAR approval.

4. Add two small skylights to new rooftop, not visible from street.

This is a new request. The guidelines recommend only that skylights should not be visible on primary elevations. The metal roof may be more visible from the street if it is raised up.

#### Porches and Railings

5. Replace front porch brick columns with 12" round wood Doric columns with wood bases to match original back porch;

The guidelines recommend that the original porch with square brick supports should be retained if it is important in defining the building's overall historic character. The proposed change was previously approved by the BAR on 4-15-2003.

6. Replace brick front porch brick railing with wood railing (spindle design with centered "x");

It is unknown if the perforated brick railing is original. The rear spindle porch railing seems like a good model to repeat, however, the guidelines do allow giving more importance to a front porch than back. The proposed change (with centered "x" design) was previously approved by the BAR on 4-15-2003.

7. Replace missing original railings on upper 2<sup>nd</sup> floor porches, front and back, with wood railings to match 1<sup>st</sup> floor designs;

There is evidence of wood railings on both the front and rear porch roofs. The proposed railings (plain spindle in rear; "x" design in front) were previously approved by the BAR on 4-15-2003.

8. Add new 3<sup>rd</sup> floor porch (2<sup>nd</sup> floor columns and 3<sup>rd</sup> floor railing) to rear for egress from 3<sup>rd</sup> floor living space;

This is a new request related to the third floor living space. The guidelines recommend against radically changing entrance and porches important to defining a building's character. This rear elevation is clearly visible from the street.

*HA 014*

9. Keep existing metal railing, and add new decorative wood detail to brick at front steps (or) keep metal railing but remove bricks.

The BAR rejected the decorative stair element on 4-15-2003 because the fan design was too ornate. This request needs to be clarified – a drawing is needed.

Doors and windows

10. Add two dormers on driveway side to match street side dormers.

The guidelines recommend against new dormers on visible elevations. The proposed dormers would not be easily visible. This proposed change was previously approved by the BAR on 3-18-2003.

11. Replace all dormer vents with wood casement windows with a slightly arched frame.

It is not known if the vents are original, or if the dormers may have contained windows. The guidelines recommend against changing the original size and shape of the dormers. Windows could be added without changing the size or shape. The proposed window is a wood casement window, 6-light, flat on top but with an arched frame. This request was previously approved by the BAR on 4-15-2003.

12. Add original panel type wood shutters on upper front and all 4<sup>th</sup> Street side windows (but not on dormers or doors).

It is unknown whether this house originally had shutters. Adjacent buildings on E. Jefferson Street and on 4<sup>th</sup> Street have shutters. The windows look elegant without them. However, they are easily added and removed. The guidelines recommend shutters if they are compatible with the style of building or neighborhood. They should be wood, mounted on hinges, and should be sized to cover the window if closed. The BAR previously (4-15-2003) allowed them only on the 2<sup>nd</sup> floor windows on the E. Jefferson Street side. Not all the windows on 4<sup>th</sup> Street are spaced to accept two shutters between them.

13. Enlarge rear dormer for new 15-pane wood door to egress from the third floor. <

This is a new request related to the third floor living space. This dormer is clearly visible from 4<sup>th</sup> Street. The guidelines recommend against changing the size or shape of a dormer. The shape of the created dormer roof is odd.

14. Replace upper (2<sup>nd</sup> floor) front and rear porch doors with 15-pane wood doors. (Door frames would not be altered.)

This is a new request to replace the rear door. The front and rear upper porch doors appear identical and original. However, the existing doors are not character-defining, and the original door frames will not be altered. The BAR approved replacing the upper (2<sup>nd</sup> floor) front porch door on 3-18-2003.

Lighting and signage

15. Add gas lantern on post in front of building next to driveway.

*014*

It is recommended that a simple gas lantern/post design should come back for administrative approval. The BAR approved the request on 3-18-2003 subject to BAR approval of details/ photo of the gas lantern.

16. Suspend gas lantern from decorative brackets to create an arch above shared driveway between two buildings.

The BAR approved this request on 3-18-2003 subject to confirmation by the BAR how the gas line fits into the design.

17. Mount decorative iron brackets on building for shop signage.

The BAR approved this request on 3-18-2003. All signs require a separate sign permit, to be approved by the zoning administrator and, in an ADC district, BAR staff.

Other

18. Remove existing 1960's canopies over both doors on 4<sup>th</sup> Street. Replace with traditional canvas awnings.

This is new request. The color/ design/ placement of the awnings may be approved administratively.

**Suggested motions**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the following requested changes satisfy the BAR's criteria and are compatible with this property, and that the BAR approves the following items....

(Staff recommendations: #3, 4, 5, 6, 7, 10, 11, 12 on E. Jefferson only, 14, 15, 16, 17, 18 with conditions where noted)

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the following requested changes do not satisfy the BAR's criteria and are not compatible with this property, and that the BAR denies the following items ...based on the following guidelines:.....

(Staff recommendations: #1, 2, 8, 13)

(A drawing is needed regarding #9)

March 19, 2003

Candace deLoach  
410 E. Jefferson Street  
Charlottesville, VA 22902

**BAR 03-03-03**  
**400 E. Jefferson Street**  
**Tax Map 53 Parcel 46**  
**Renovations**  
**Candace deLoach, Applicant**

Dear Ms. deLoach,

The above referenced project was scheduled before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 18, 2003. The BAR addressed the items separately, as outlined in the staff report.

- 1-3. The BAR voted 8-0 to approve: replacing the front porch brick columns with round wood Doric columns consistent with the back porch; and replacing the front porch brick railing with a straight spindle wood railing; and to replace the railing on the upper porches with a straight spindle wood railing consistent with the lower porches; all with the condition that the details are to come back to the BAR on a scale drawing.
4. The BAR voted 8-0 to deny the balustrade railing around the entire perimeter of the rooftop based on guideline 4-E-8: *Do not add new elements such as vents, skylights, or additional stories that would be visible on the primary elevations of the building*, and guideline B6: *Avoid adding "Colonial" decorative elements....*
5. The BAR voted 8-0 to have the details of the proposed metal stair handrail and decorative wood brackets come back to the BAR with the porch details.
6. The BAR voted 8-0 to allow the two new dormers on the driveway side of the building to match the street side dormers.
7. The BAR voted 8-0 to deny replacing all dormer vents with arched windows based on guideline 4-A-5: *Do not change the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing a replacement sash that does not fit the window opening.* The BAR voted 8-0 to allow the applicant to replace the dormer vents with rectangular windows to fit the existing openings.
8. Item 8 was deleted because the applicant did not want to change the dormer height.

9. A motion failed to allow shutters just on the windows, not dormers or doors.  
A motion failed to allow shutters just on the front windows.  
The chair suggested that you complete the other renovations, then come back to the BAR with the request for shutters in the context of the finished building. The pertinent guideline is 4-A-8: *Use shutters only on windows that show evidence of their use in the past. They should be wood (rather than metal or vinyl) and should be mounted on hinges. The size of the shutters should result in their covering the window opening when closed.*
10. The BAR voted 8-0 to allow replacement of the upper front porch door with a 15-pane door (door frame would not be altered).
11. The BAR voted 8-0 to deny painting the brick based on guideline 4-F-1: *Generally leave unpainted masonry unpainted.*
- 12-13. The BAR voted 8-0 to allow adding a gas lantern on a post in front of the building next to the driveway and to allow removing existing light fixtures from front and west elevations, subject to the BAR approval of details and photo of gas lantern.
14. The BAR voted 6-2 to allow a gas lantern suspended from decorative brackets to create an arch above the shared driveway subject to confirmation by BAR of how the gas line fits into the design.
- 15-16. The BAR voted 8-0 to approve decorative iron brackets off the building for shop signage and moving the "Antiques" sign from 410 E. Jefferson St. to a location on the west elevation above the center window. [Please note that all signs require final approval by the Zoning Administrator.]
- 17-18. The BAR voted 8-0 to approve removal of the exterior grill and screen in the lower left arch window and replace it with glass to match the right side, and to remove the existing pipe railing.

Please submit your revised materials by Tuesday, April 1, 2003 so that your item may be scheduled before the BAR at its next regular meeting on Tuesday, April 15, 2003.

In accordance with Charlottesville City Code 34-584, these decisions may be appealed to the City Council in writing within ten days of the date of the decisions. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

If you have any questions, please contact me at 970-3182 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala  
Neighborhood Planner

**Excerpt from 3-18-2003 BAR Minutes**

**E. Certificate of Appropriateness Application  
BAR 03-03-03  
400 East Jefferson Street  
Tax Map 53, Parcel 46  
Renovations  
Candace deLoach, Applicant**

Ms. Scala gave the staff report. A Certificate of Appropriateness Application was approved 17 July 2001 to replace the front porch with a wooden railed porch and to approve windows in the dormers; shutters were denied. The house is middle class vernacular architecture of the early 20th century and is one of the few remaining examples of a mansard roof in the City. The proposal is to replace the front brick porch with wood columns to match the back porch; to replace the original railing on the upper porches; a balustrade around the rooftop; to change the existing stair handrail to a wooden bracket design; add two new dormers on the alley side of the building; replace all dormer vents with arched windows; raise the dormer heights to match the proportions of the lower windows; add panel-type shutters to all windows; replace the upper front door with a 15 pane door; paint the brick in a historic whitewash manner; add a gas lantern on a post; remove existing light fixtures; mount decorative iron brackets for shop signage; move an existing antique sign from neighboring property to this property; remove an exterior grill and screen in a lower left arched window and replace with glass; and remove existing rail. The applicant is proposing many changes; some are historically correct, some may or may not be consistent with the original. The Board members had a written report detailing which items were and were not recommended by staff.

Candace deLoach was present to answer questions.

Ms. Fenton called for questions.

Mr. sought the purpose for the balustrade. Ms. DeLoach stated it was to bring it back the way it used to be. The purpose had not been to create a balcony.

Ms. Ewing asked which changes would be historically correct. Ms. Scala could not speak to that issue.

Ms. Ewing asked what kind of windows would go in the dormers. Ms. deLoach stated her hope to find old windows.

Ms. Fenton called for comments from the public and the Board.

Mr. Coiner expressed concern that this was an attempt to make the building something that it isn't. It is a 1925 building which is trying to be converted to a 19th century building.

Mr. Atkins stated he was relying on the landmark report and it's statement that the verandah, though heavy in design, were appropriate to a house of this date.

Ms. Heetderks stated that she was glad that someone was taking the building in hand. However, one of the guiding principles of the guidelines is to avoid false historicism. She expressed concern that some of the proposed additions changing the inherent nature of this building and the purpose for which it was considered historic in the landmark survey.

Mr. Tremblay stated this was taking a somewhat ugly building and making it look a lot better.

Mr. Coiner wanted to know how one could tell the brick on the porch was newer. Ms. deLoach stated one could tell by looking. She also stated her belief that the front and back porches would have been matching with wood spindles. Ms. Fenton asked if any Board members had looked at the brick. Mr. Coiner had but could not tell a difference.

Ms. Ewing stated if the back porch was historic, then perhaps the front porch should look similar to provide consistency.

Mr. Knight stated he had no problems with the columns or railings on the first floor.

Mr. Tremblay asked if the railings had to meet current Code. Mr. Coiner stated that the Building Inspector had allowed a variance from the current 42 inches called for by Code.

Mr. Atkins asked if the applicant could return with a more articulate measured drawing of the one proposal after discussion. Ms. Fenton asked if there was a consensus.

Regarding the fourth item of the proposal, the BAR was against the railing.

Regarding changing the existing stair handrailing, Mr. Atkins felt they should allow some flexibility. Ms. Fenton suggested checking with the City Code in regards to that handrail.

Regarding doors and windows, Mr. Knight sought clarification that the proposal mirrors the opposite side of the building. Ms. Heetderks expressed concern with arched windows. She also expressed concern that the mansard roof would be affected. Ms. Heetderks, Ms. Ewing and Mr. Coiner felt the windows should be square.

Regarding shutters, Mr. Tremblay stated shutters had been approved before. Ms. Heetderks referenced prior minutes to state that the motion was approved without the shutters. Ms. Heetderks referenced the guidelines, Section 4, Paragraph (a), number 8: Use shutters only on windows that show evidence of their use in the past.

Regarding the replacement of the upper front porch door with a 15 pane door, Mr. Knight stated that was an improvement.

As regarded new paint, no one was in favor of the proposal.

Regarding the gas lamp and post on the front building, more detail was wanted including a picture from the lamp manufacturer.

Regarding the removal and replacement of existing light fixtures, there was no opposition expressed.

As regarded the suspension of a gas lantern from decorative brackets, more detail was sought about the brackets.

Regarding the removal of the exterior grill and screen and removal of existing railing, there was no opposition expressed.

Ms. Fenton called for any further Board comments. Ms. Heetderks asked if the BAR should vote point by point or recommend deferral and have the applicant return. Ms. Fenton expressed the possibility that the applicant make a presentation at the work session to be held 1 April. Mr. Coiner did not want the work session to be sacrificed since it was important. Mr. Coiner also reminded Ms. Fenton that votes could not be taken during a work session.

Mr. Tremblay made a motion for approval of items one through three with the caveat that the final approval of the size of the columns come to staff to meet guidelines -- presumably ten or 12 inch columns -- and with a preference for a straight spindle design. Mr. Knight seconded the motion. Mr. Coiner sought clarification that all pickets would be vertical. Mr. Tremblay concurred. Mr. Knight expressed a preference for approval of the design detail to be with the BAR. Mr. Tremblay amended his motion to come back to BAR as opposed to staff. Mr. Knight accepted the amendment. The motion carried unanimously.

Ms. Heetderks made a motion to deny the X-railing on the rooftop based on the guidelines, Section 4, Paragraph (e), number 8 and Section 4, Paragraph (b), number 6. Mr. Atkins seconded the motion. The motion carried unanimously.

Mr. Tremblay made a motion to approve the change the existing stair handrail. Mr. Knight seconded the motion. The motion carried unanimously. Mr. Knight made a motion to accept the addition of the two dormers on the driveway side. Mr. Atkins seconded the motion which carried unanimously.

Ms. Heetderks made a motion to deny the replacement of the dormer vents with arched windows and raising the dormer height on the basis of Section 4, Paragraph (a), number 5 about cutting larger openings in existing window openings. Mr. Coiner seconded the motion. Mr. Tremblay asked that they approve a rectangular window opening. Ms. Heetderks retracted her motion. Mr. Tremblay made a motion that the BAR allow the applicant to replace the dormer vents with rectangular windows.

Ms. Heetderks seconded the motion. The motion carried unanimously. Mr. Tremblay made a motion to allow the shutters to be applied to the house as the applicant's requested, but not on the doors. Ms. Winner seconded the motion. Mr. Knight asked if they were being approved for the dormers. Mr. Tremblay stated he was excluding the dormers. Ms. Heetderks stated she would have to vote against a motion that was that



broad. Mr. Coiner and Ms. Ewing also stated they would not support the motion. The motion failed. Mr. Tremblay made a motion to approve shutters on the front windows only, not including the dormers nor door. Mr. Knight seconded the motion. The motion failed. Ms. Winner made a motion to accept replacing the doors. Mr. Tremblay seconded the motion. The motion carried unanimously. Ms. Fenton asked for a motion to deny the paint. Ms. Heetderks made a motion to deny based on Guideline Number 4, Paragraph (f). Ms. Ewing seconded the motion. The motion carried unanimously.

Ms. Ewing made a motion to approve the lighting and signage. Mr. Atkins seconded the motion. Ms. Fenton reminded the BAR that there was a note to ask for administrative approval. Ms. Ewing restated her motion to approve with administrative approval of the details. Mr. Tremblay stated his understanding that the BAR had wanted to see a picture of the gas lantern. Ms. Ewing added the phrase "including a picture of the gas lantern." Ms. Fenton clarified that the motion was only covering points 12 and 13. Ms. Ewing restated her motion to approve items 12 and 13, gas lantern on post in front of buildings and remove the existing light fixtures from the front and west elevations contingent on staff approval of the photo of the gas lantern. Mr. Atkins seconded the amended motion. Mr. Knight stated a preference for approval to come back to the Board rather than staff. Ms. Ewing restated the motion to approve items 12 and 13, gas lantern on post and the removal/replacement of existing light fixtures from the front and west elevations contingent on BAR approval of the details and photos provided. Mr. Knight seconded the motion. The motion carried unanimously.

Mr. Tremblay moved for approval of item 14, suspend gas lanterns with decorative brackets subject to the confirmation of how the gas line would be incorporated in the design. Mr. Atkins seconded the motion. The motion passed 6-2, with Ms. Heetderks and Mr. Knight voting against. Mr. Atkins made a motion to approve items 15 and 16. Ms. Winner seconded the motion. The motion carried unanimously. Ms. Winner made a motion to approve items 17 and 18. Mr. Atkins seconded the motion. The motion carried unanimously.

# 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



April 16, 2003

Candace deLoach  
410 E. Jefferson Street  
Charlottesville, VA 22902

**BAR 03-03-03**  
**400 E. Jefferson Street**  
**Tax Map 53 Parcel 46**  
**Renovations**  
**Candace deLoach, Applicant**

Dear Ms. deLoach,

The above referenced project was scheduled before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 15, 2003. The BAR addressed the items separately, as outlined in the staff report.

Items 1-3. The BAR voted 4-3 to approve: replacing the front porch brick columns with 12" round wood Doric columns with wood bases; replacing the front porch brick railing with an "x" design wood railing; adding an "x" design wood railing to the upper front porch; and adding a straight spindle railing on the upper rear porch. [The intent of the new railings is to match the height and picket size of the existing rail on the back porch.]

Item 5. A motion failed 2-5 to accept the decorative stair element, including a handrail at the owner's discretion. (Those voting against noted the problem was that the fan is too ornate.)

The BAR unanimously approved a motion to allow staff to approve the decorative stair element.

Item 7. The BAR reversed a previous vote of March 18, 2003 by voting 6-1 to allow replacing all dormer vents with slightly arched windows. Their decision was made because the slight arch is an improvement; and a window is a better way of filling a dormer than a vent is.

Item 9. The BAR voted unanimously to allow shutters only on the front, second-floor windows, and to deny shutters on the 4<sup>th</sup> Street side and the rear elevations. Those shutters were denied based on the guidelines, and the impracticability of shutters sharing space.

The pertinent guideline is 4-A-8: *Use shutters only on windows that show evidence of their use in the past. They should be wood (rather than metal or vinyl) and should be mounted on hinges. The size of the shutters should result in their covering the window opening when closed.*

Items 12-14. The BAR voted unanimously to approve the specific lantern design, with administrative approval of the gas line connection details.

Please submit a copy of the lantern design for the file.

In accordance with Charlottesville City Code 34-584, these decisions may be appealed to the City Council in writing within ten days of the date of the decisions. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

If you have any questions, please contact me at 970-3182 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,



Mary Jey Scala  
Neighborhood Planner

**Excerpt from 4-15-2003 BAR Minutes**

**C. Certificate of Appropriateness Application (Deferred)**

**BAR 03-03-03**

**400 East Jefferson Street**

**Tax Map 53 Parcel 46**

**Renovations**

**Candace deLoach, Applicant/Sheeran Architects**

Ms. Scala gave the staff report. The Board members had a written list of all previous actions with certain items in bold type, which needed action from the Board. The applicant submitted three versions. Ms. Scala displayed version 1, which had straight spindle railings and shutters. The applicant preferred version 2 with X railings and detailed shutters. Version 3 has straight spindles and no shutters, which had received BAR approval with the condition that details were to come back in scaled drawings. The applicant also submitted a sketch of the proposed decorative wood stair brackets and handrail. Approval is sought for the porch columns, railing details, stair railing and brackets, shutters, gas lantern and posts, driveway arch and lantern details. Staff previously recommended the straight spindle -- Ms. Scala thought the decorative stair brackets were too elaborate, but possible -- a simple gas lantern post design, a simple metal arch over the driveway and as the shutters may not be original but are easily added and removed, a compromise would be to add them only on the East Jefferson side; on the Fourth Street elevation, two shutters do not fit on the center window and that elevation particularly looks nice without the shutters. Ms. Scala stated those were still her recommendations.

Ms. deLoach presented the Board with photographs of the actual lanterns. The lanterns are from the same period as the house.

Ms. Fenton called for questions from the public and then the Board.

Mr. Knight asked if the pickets on the porch railing were drawn to scale since they didn't seem to match the existing. Ms. deLoach explained they would match the back porch.

Ms. Fenton called for comments from the public and then the Board.

Mr. Coiner requested that the Board handle the elements one at a time.

Mr. Coiner expressed concern over the use of aluminum support at the bottom of the columns since it would be unattractive. Ms. DeLoach agreed with Mr. Coiner but stated the architect had proposed that. Mr. Tremblay asked

if a less obtrusive, white aluminum was available rather than the metal finish.

Ms. Heetderks stated that the straight spindles seemed more appropriate for the facade. Mr. Tremblay stated it seemed that a front porch would be more ornate than a back porch. Ms. Heetderks asked if the applicant would be willing to do an X spindle on the front but not on the back. Ms. deLoach stated that was a great compromise. Mr. Coiner stated he would not support the X railings either way. He further stated the BAR had, in the March meeting, taken the action that straight spindles would be better. Ms. Lewis stated that the X spindles accentuate the asymmetry of the front facade; she stated spindles would be better than the Xs on the front.

Mr. Tremblay made a motion to approve the door columns as presented with the X rails in the front and the straight rails on the back, as they currently exist, with the wood base rather than aluminum. Mr. Atkins seconded the motion. Mr. Knight made a friendly amendment that the applicant matches the size and spacing of the pickets on the back porch. Mr. Tremblay and Mr. Atkins accepted the friendly amendment. The motion passed with a vote of 4-3 with Ms. Heetderks, Mr. Coiner and Ms. Lewis voting against.

Ms. Fenton called for discussion of the metal stair rail. Ms. Scala stated she had originally recommended that the scrolling brackets were too elaborate. The Building Code official felt the proposed rail was fine and would not apply the current guardrail requirements to it since the building did not originally have guardrails. Mr. Coiner did not like the proposal. Mr. Tremblay saw it as an unobtrusive element, which could be removed in the future.

Mr. Tremblay made a motion for acceptance of the decorative stair element minus the rail. Mr. Atkins seconded the motion. Mr. Tremblay adopted his resolution to include the rail at the owner's discretion as a safety measure. Mr. Atkins concurred. The motion failed with a 2-5 vote with Mr. Tremblay and Mr. Atkins voting in favor.

Ms. deLoach stated the current rail was not original and would accept suggestions for something better. She asked if the Board would prefer a simple iron rail. Ms. Lewis stated she was in favor of keeping a rail there for safety reasons. Ms. Fenton clarified that the problem was with the ornateness of the proposal.

Ms. Lewis made a motion that the decorative stair element be approved administratively by staff. Mr. Coiner seconded the motion. The motion carried unanimously.

Ms. Fenton called for discussion on the shutters. Ms. Heetderks stated that Section 4, Paragraph A, Number 8 of the guidelines still applied: Use shutters only on windows

which show evidence of their use in the past. Mr. Knight asked if shutters could be used on the first floor of the Jefferson Street side. The applicant stated her preference for putting shutters on the front elevation rather than just partially on the side.

Ms. Lewis made a motion for shutters on the front, East Jefferson Street side elevation as shown in the drawing and to deny shutters on the Fourth Street side and the rear. Mr. Knight seconded the motion, which carried unanimously. Ms. Scala clarified that shutters were denied on the other elevations due to the guidelines.

Ms. Fenton called for discussion on the lanterns.

Ms. Lewis made a motion to approve the lanterns. Mr. Atkins seconded the motion. Ms. Heetderks sought clarification that the lanterns had been approved subject to how the gas would get to them. Mr. Atkins offered an amended motion to approve the specific lanterns with administrative approval of how the gas would get to the lantern. Mr. Coiner seconded Mr. Atkins motion. The motion carried unanimously.

Ms. Fenton called for discussion on the dormer window.

Ms. Lewis moved for approval of the dormer window. Mr. Coiner seconded the motion. Ms. Heetderks clarified that the basis for the previous denial was the guideline which specified that there should be no new openings cut. Mr. Coiner stated they had approved taking out the vent. Mr. Atkins suggested that removing the vent and replacing it with a window was an improvement. The motion carried with only Ms. Heetderks voting against.

Ms. Lewis commended the applicant for her attention to authentic materials.



400 East Jefferson







C. BELLOACH  
11/19/02

• PINCHED  
SEAM ROOFING

• PLYWOOD &  
2X10'S

• R-38 INSUL.

• EXIST'G  
TIN

2X10"

2X8"

EXISTING

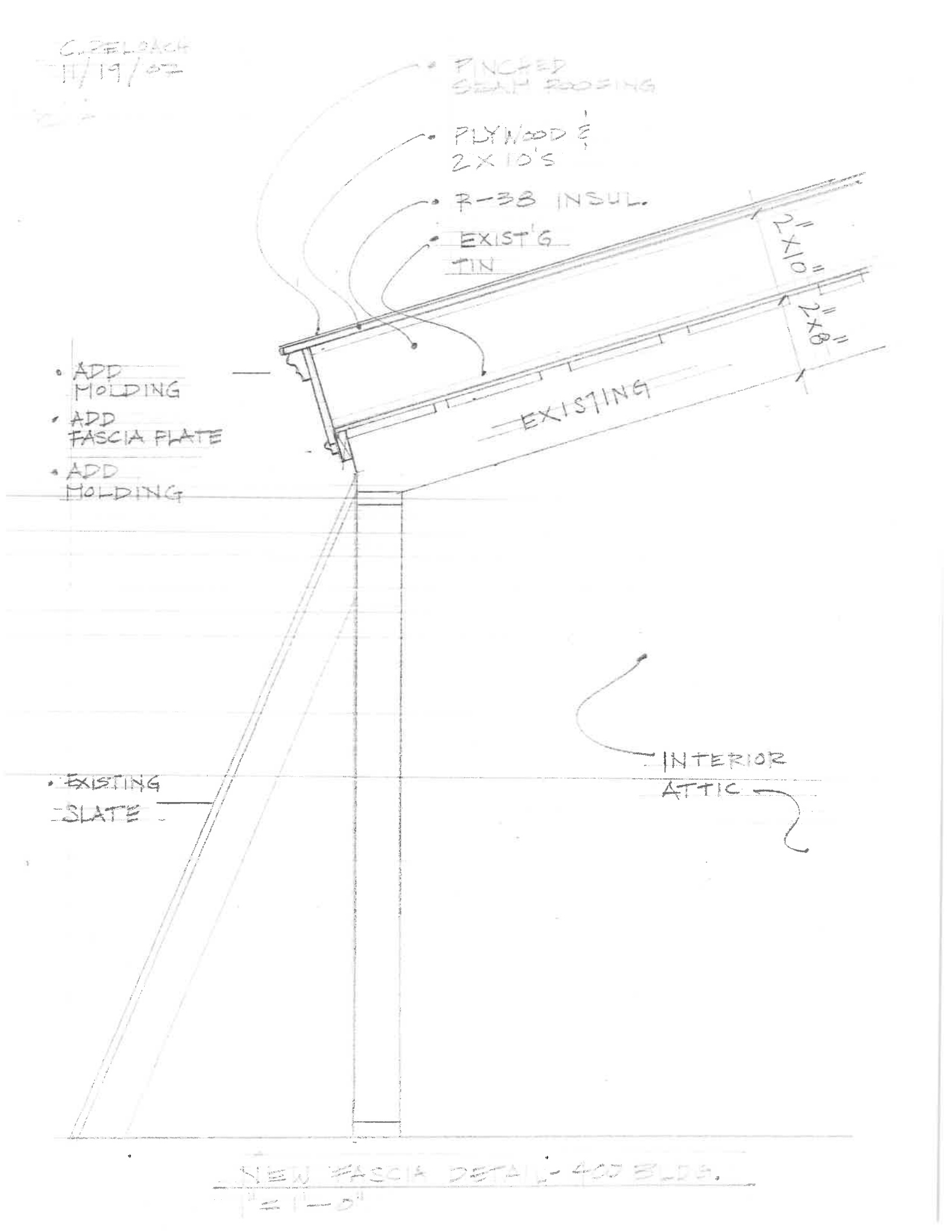
- ADD MOLDING
- ADD FASCIA PLATE
- ADD MOLDING

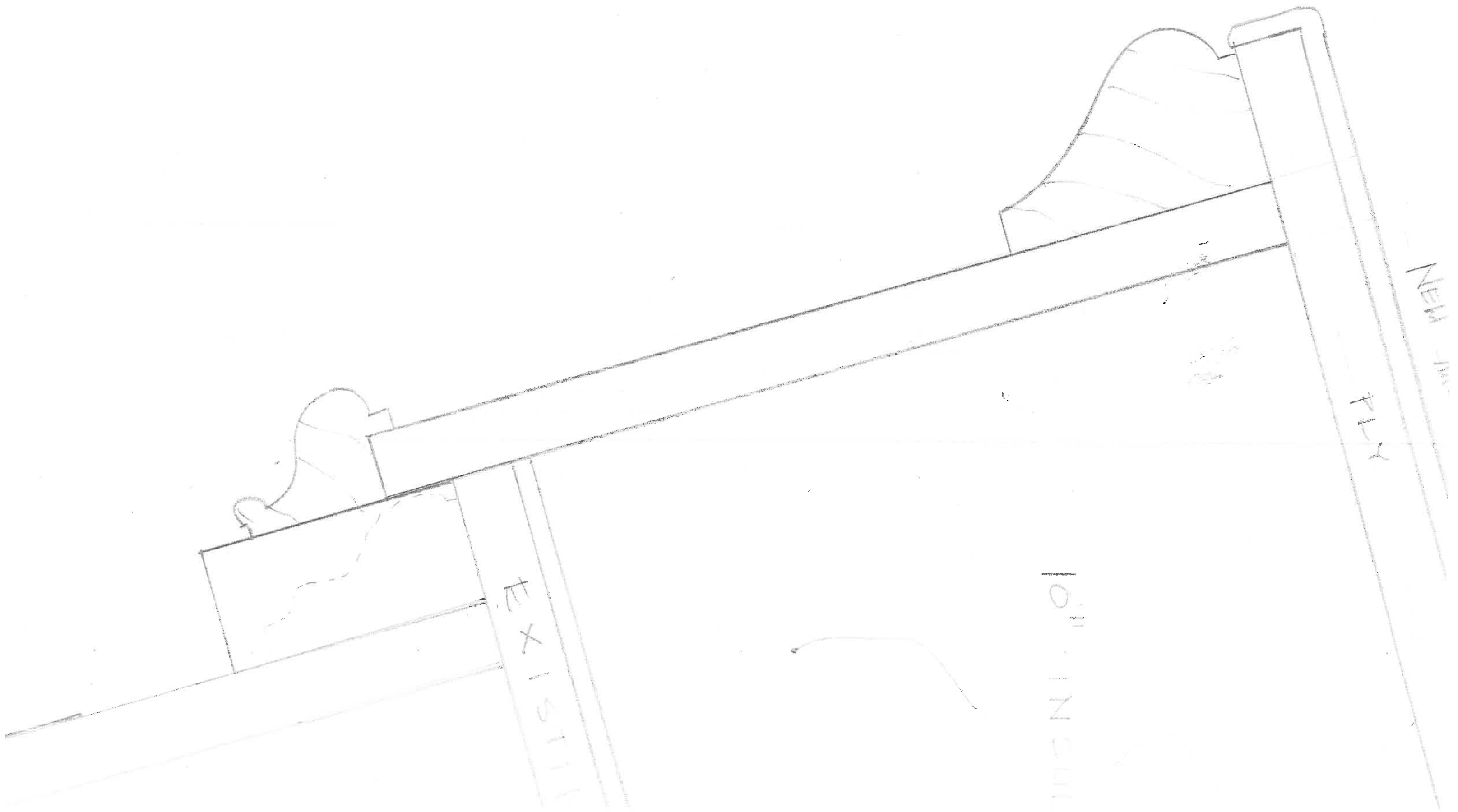
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SLATE

INTERIOR  
ATTIC

NEW FASCIA DETAIL - 400 BLDG.

12" x 10"





EXISTING

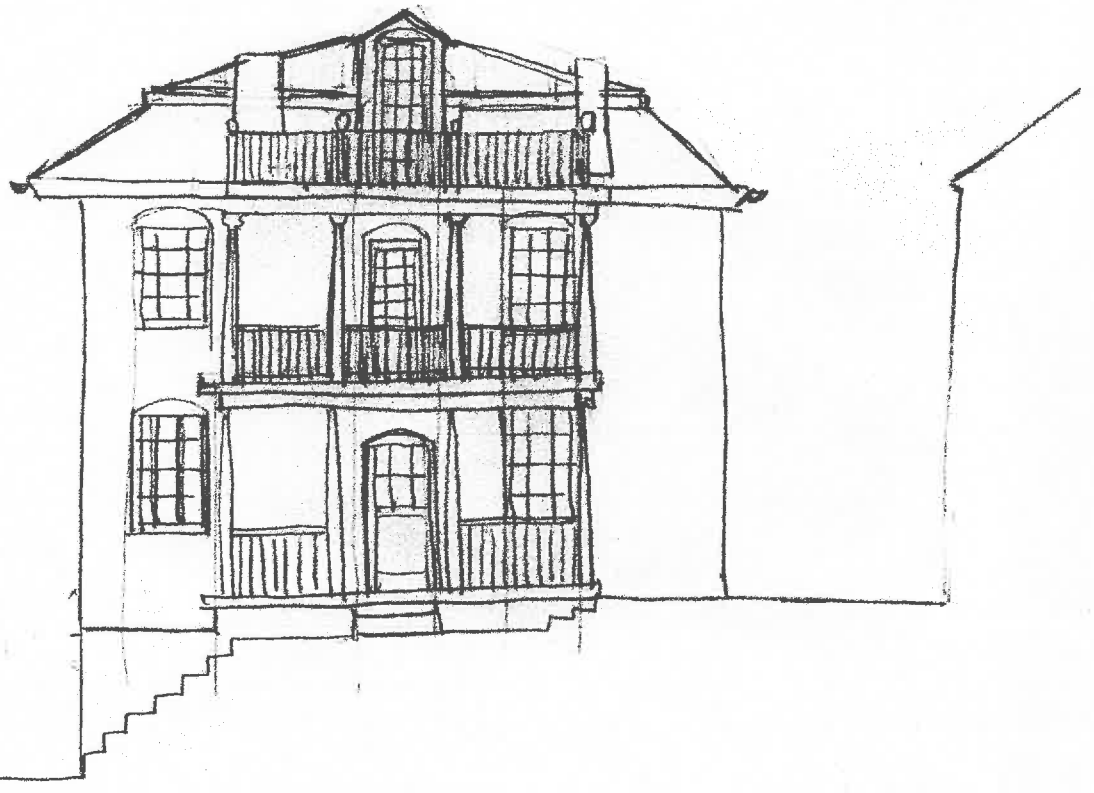
10" INSUL

PLY

NEW

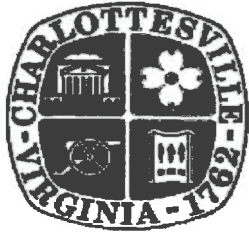


PROPOSED FRONT ELEVATION



4TH ST.

PROPOSED  
REAR ELEVATION



# 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) 970-3859

**RECEIVED**

**OCT 31 2007**

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$250 application fee. For all other projects requiring BAR approval, please include \$50 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 \$50 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 5 p.m.

### Information on Subject Property

Physical Street Address: 400 EAST JEFFERSON ST  
CHARLOTTESVILLE VA. 22902  
City Tax Map/Parcel: 53-46

Name of Historic District or Property: DOWNTOWN

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

### Applicant

Name: CANDACE DELOACH  
Address: 410 EAST JEFFERSON ST.  
CHARLOTTESVILLE VA 22902  
Email: INNATCOURTSQUARE@AOL.COM  
Phone: (W) (434) 2952800 (H) (434) 4662997  
FAX: (434) 2952800

### 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.)

Candace DeLoach 10/30/07  
Signature Date

### Property Owner (if not applicant)

Name: SAME  
Address: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (H) \_\_\_\_\_  
FAX: \_\_\_\_\_

### Property Owner Permission (if not applicant)

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

Attachments (see reverse side for submittal requirements): \_\_\_\_\_

### For Office Use Only

Received by: d. Bamore  
Fee paid: \$50<sup>00</sup> Cash/Ck. # 7590  
Date Received: 10/31/07

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

# DELOACH DESIGN & DECORATION

RESUBMITTAL FOR B.A.R. NOVEMBER 20<sup>TH</sup>, 2007  
400 E. JEFFERSON ST.  
CHARLOTTESVILLE, VA 22902

## PREVIOUS B.A.R. SUBMITTALS AND APPROVALS

- Approved 4.16.03      Replace modern brick columns with round Doric columns to match original back porch.
- Approved 4.16.03      Replace perforated 1950's brick railing with the original X railing consistent with house and neighborhood.
- Approved 4.16.03      Replace original x railing on upper porches that were removed.
- Approved 3.18.03      Replace upper porch doors with a 15-pane doors. Doorframes would not be altered.
- Add x railing around entire perimeter of new proposed rooftop.
- Add decorative metal railing on front stairs.
- Approved 4.16.03      Add two dormers on driveway side to match street side dormers.
- Approved 4.16.03      Replace vents back to original slightly arched windows.
- 1/2 approved 4.16.03      Replace original paneled shutters.
- Patina brick in a historic white wash-manner.
- Approved 4.16.03      Add gas lantern on post in front of the building next to driveway.
- Approved 4.16.03      Suspend gas lantern from decorative brackets to create an arch above shared driveway between two buildings.
- Approved 4.16.03      Mount decorative iron brackets off building for signage.

## 4.16.03 RREPORT ATTACHED WITH PHOTOS AND DRAWINGS

# DELOACH DESIGN & DECORATION

## ADDITIONAL PROPOSED ITEMS

Add matching rear porch and railing for egress from 3<sup>rd</sup> floor living quarters.

Enlarge rear dormer for 15-pane door access to above proposed porch.

Add new metal roof over existing metal roof to create 10" for R-38 insulation value for 3<sup>rd</sup> floor living space. Fascia plate between existing slate and metal will match existing fascia with decorative molding.

New half round metal gutters to replace rotted gutters. Half rounds to match 410 building also own by Deloach. (Oldest house in downtown). Repair rotted out boards in eaves.

Existing porch rooftops replaced with new metal roof due to rot and rust.

Remove existing 60's rotted, leaking awnings over doors (2) to antique shop along 4<sup>th</sup> street. Replace with traditional canvas awnings.

Add 2 small skylights to new rooftop, not visible from street.

# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 400 East Jefferson Street  
Map and Parcel: 53-46  
Census Tract & Block: 1-111  
Present Owner: Homer Richey  
Address: 107 Sturbridge Road  
Present Use: Offices  
Original Owner: Molly Johnson  
Original Use: Residence

## BASE DATA

Historic Name: Johnson-Mundy House  
Date/Period: 1920  
Style: Vernacular  
Height to Cornice: 26.67  
Height in Stories: 2  
Present Zoning: B-3  
Land Area (sq.ft.): 33 x 84  
Assessed Value (land + imp.): 7490 + 6960 = 14,450

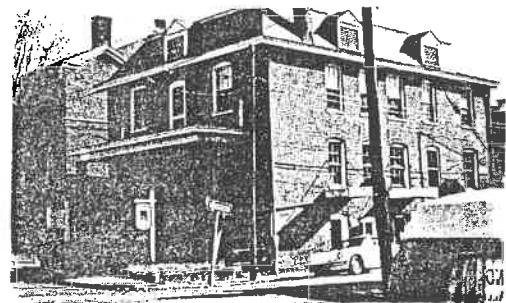
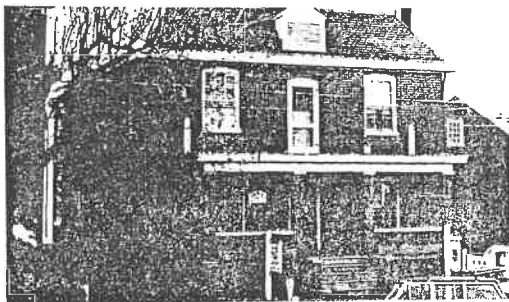
## ARCHITECTURAL DESCRIPTION

This house is an example of the middle class vernacular architecture of the early twentieth century. The most notable feature of the exterior is the Mansard roof, one of the few remaining examples in the city. The main body of the house is built of seven course common bond brick, three bays wide with segmental arches over each opening. The veranda, while appropriate to a house of this date, is heavy in design and lacks the openness of earlier verandas.

## HISTORICAL DESCRIPTION

In 1918 Molly Johnson purchased a frame residence from W. E. Norris for \$2850. Shortly thereafter the frame house was torn down and the existing structure was built. The property was sold in 1942 to Dr. J. O. Mundy by the heirs to the original owner. Deed references: 34-83, 110-399, 324-584.

## GRAPHICS



## CONDITIONS

Average

## SOURCES

City Records





400 EAST JEFFERSON STREET  
FRONT ELEVATION



EXISTING FRONT PORCH



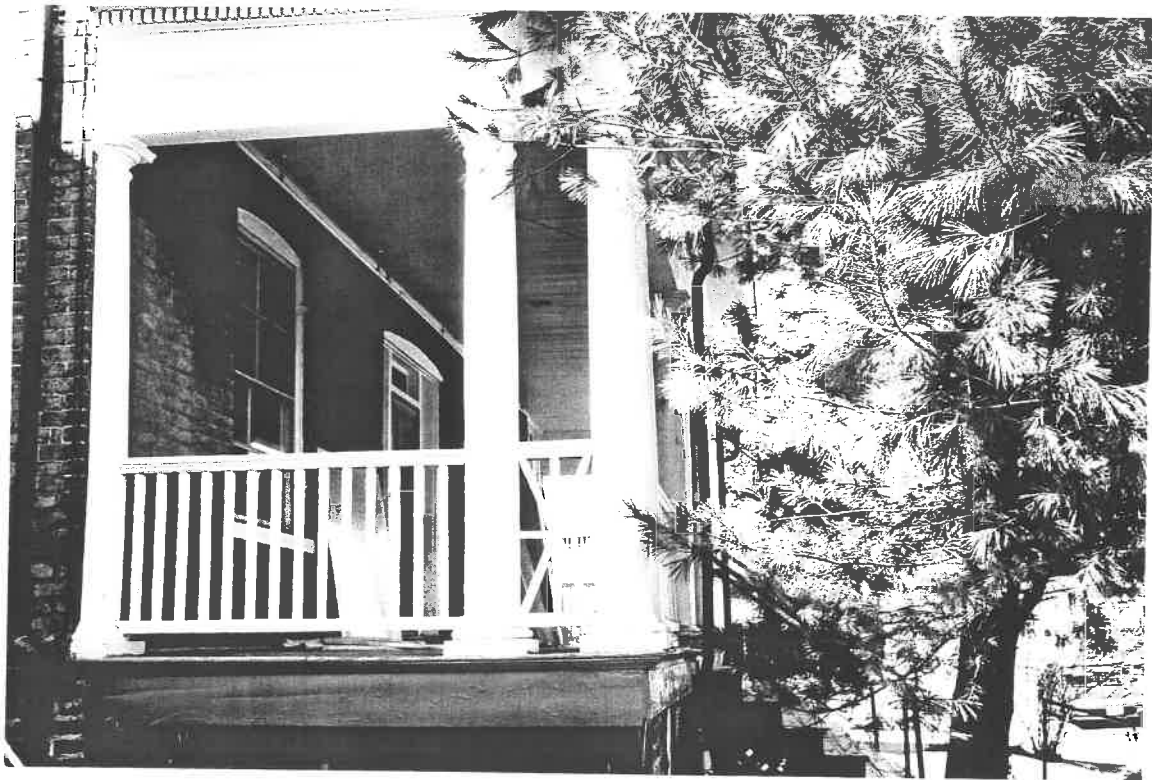
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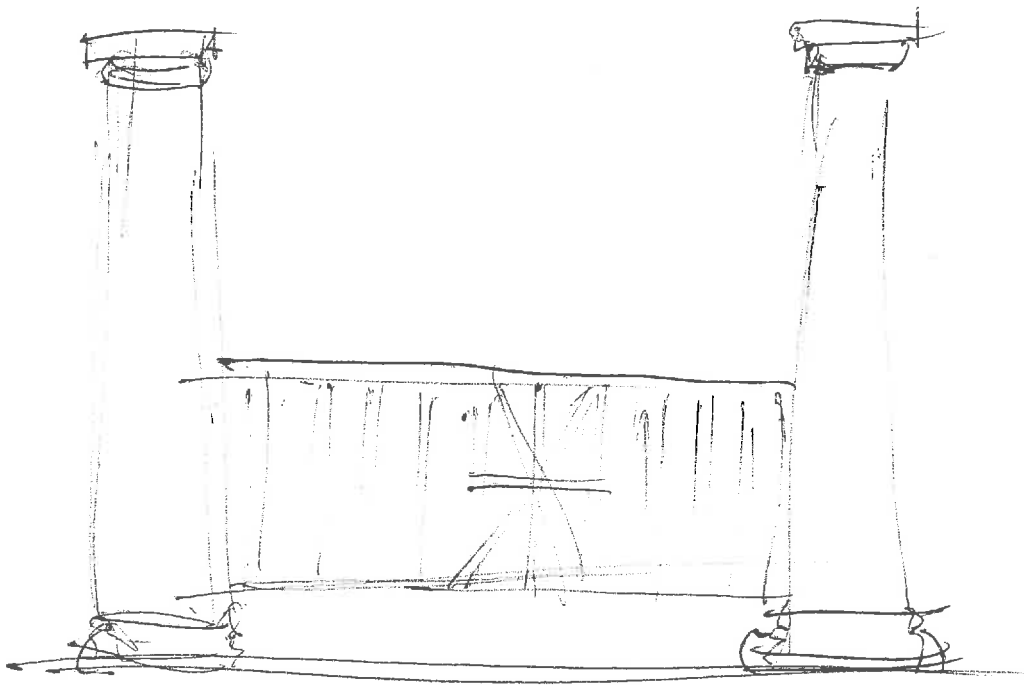
PROPOSED FRONT ELEVATION  
TO MATCH EXISTING REAR ELEVATION



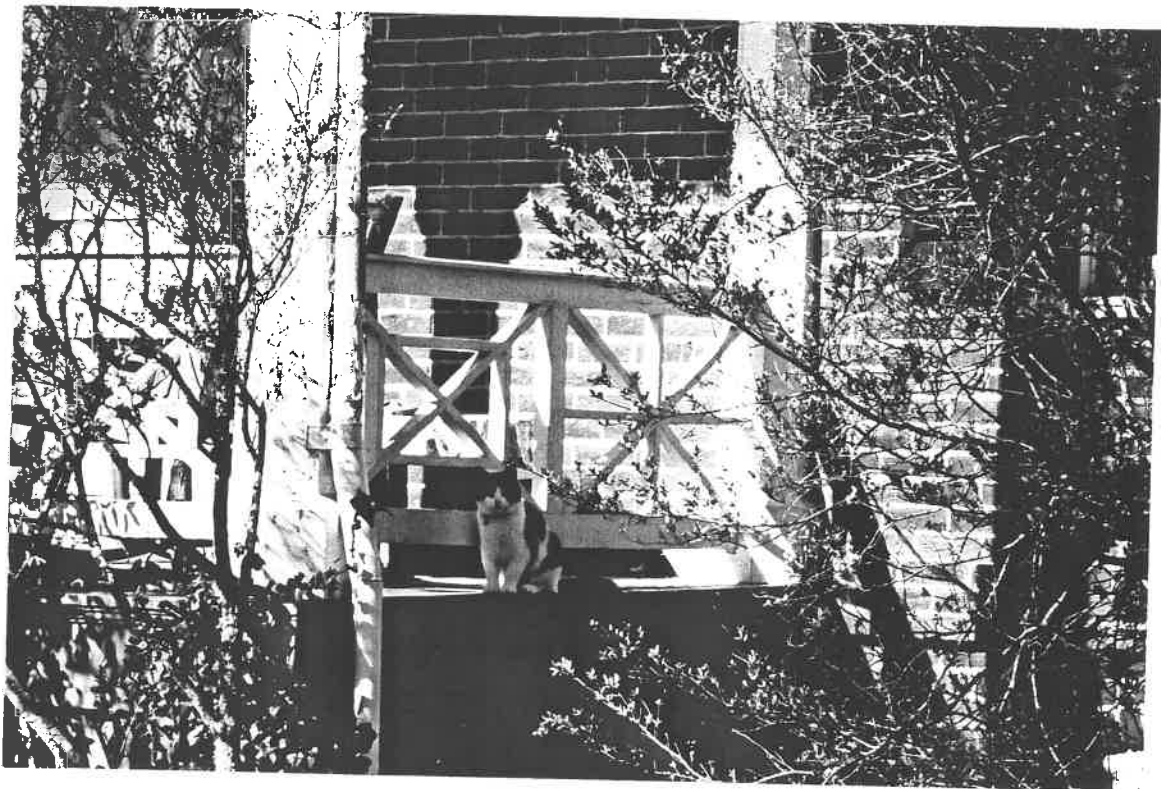
EXISTING FRONT PORCH



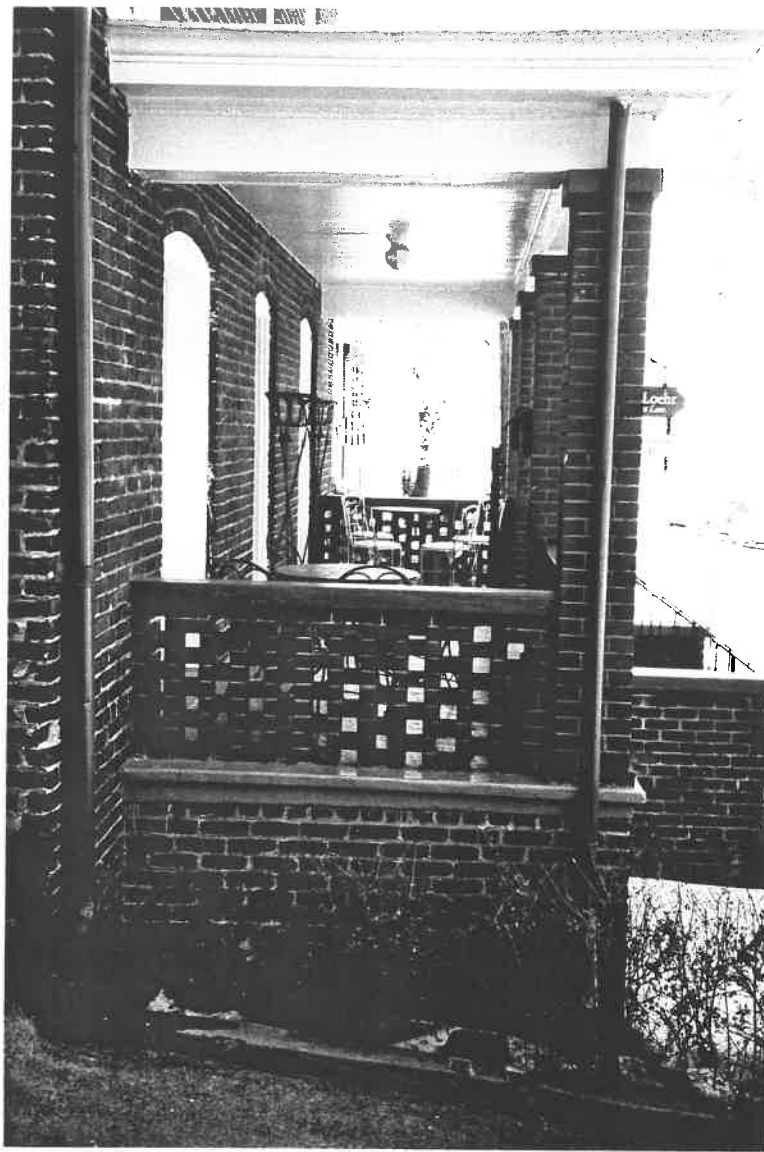
PROPOSED PORCH RAILING  
HIGH STREET RESIDENCE



PROPOSED DORIC COLUMNS  
WITH CENTER X-RAIL



PROPOSED X-RAIL  
PARK STREET RESIDENCE



EXISTING BRICK RAILING



PROPOSED RAILING

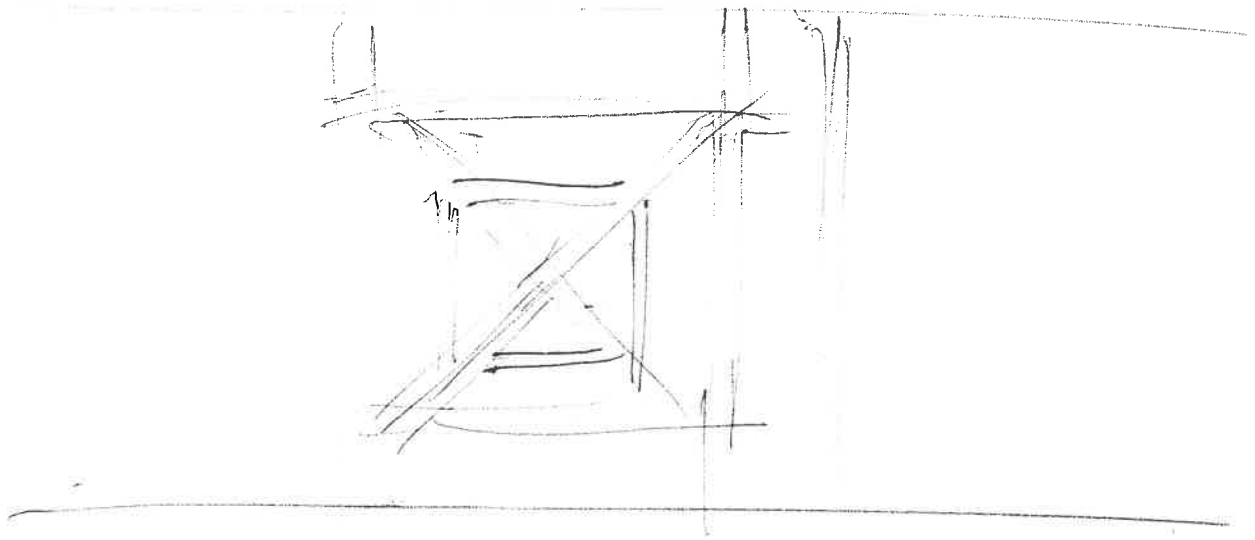




EXISTING PERFORATED RAILING



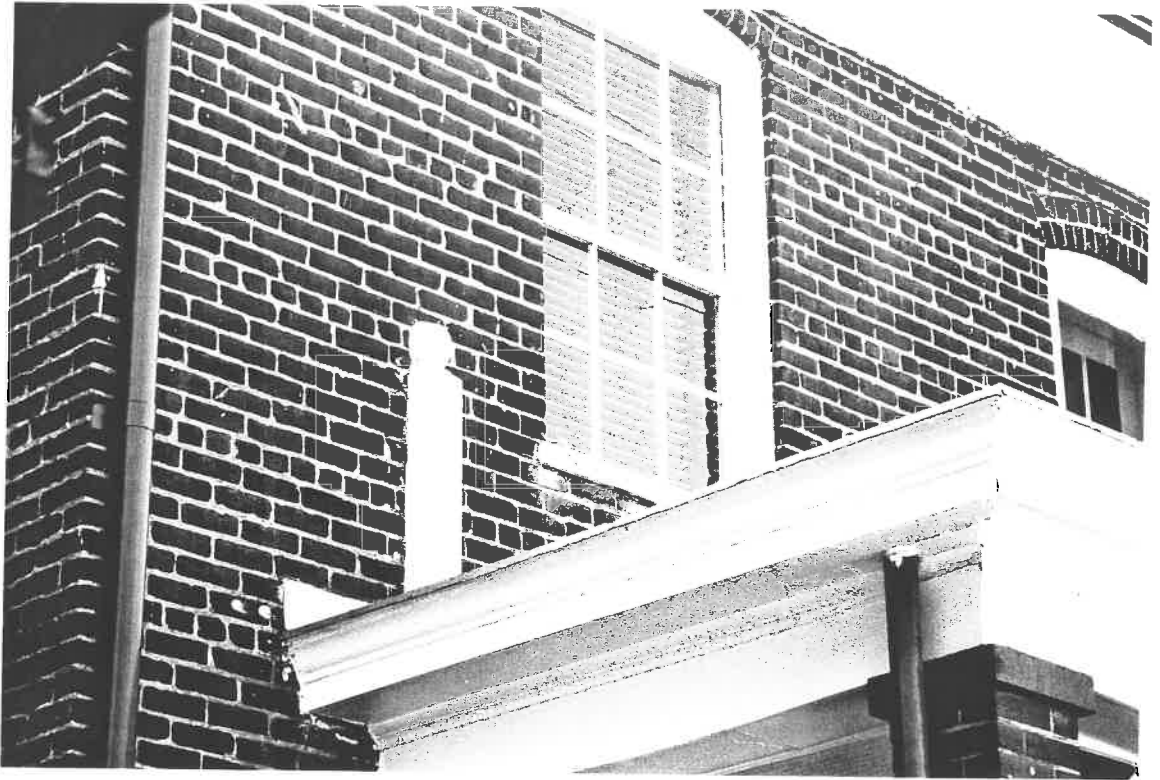
PROPOSED RAILING FROM HIGH STREET RESIDENCE



PROPOSED X-RAIL



PROPOSED X-RAIL  
PARK STREET RESIDENCE

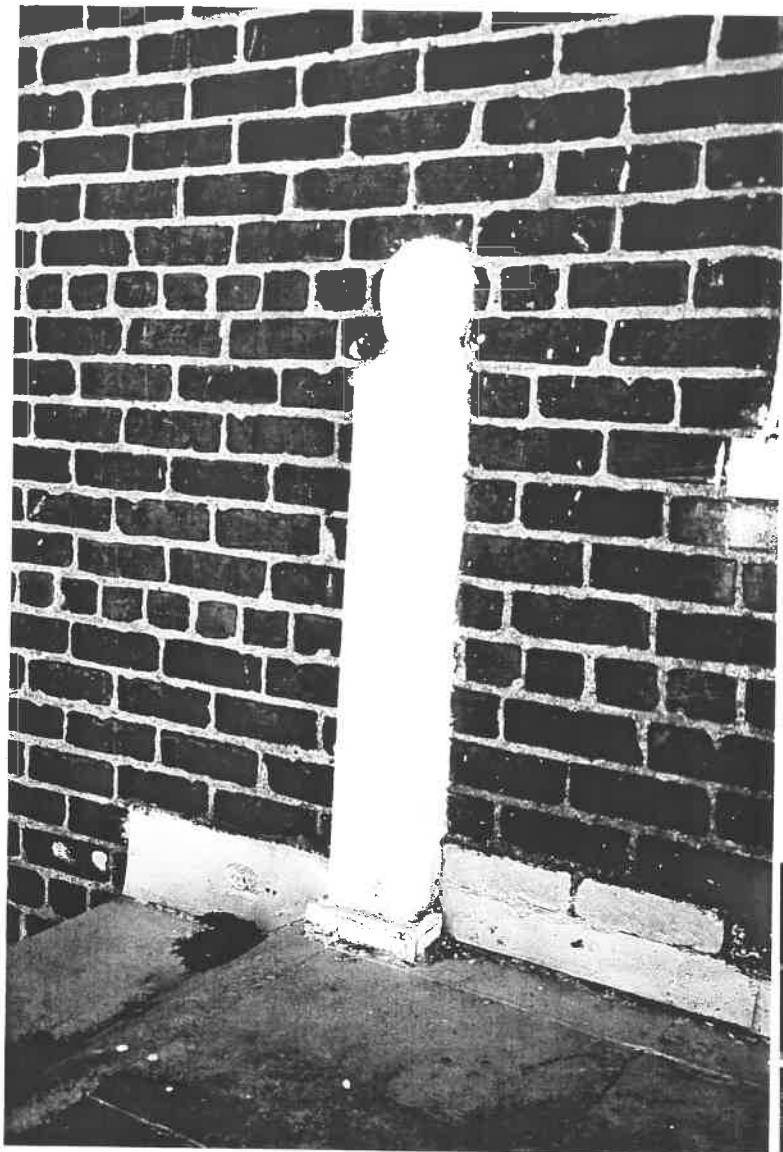


EXISTING UPPER FRONT PORCH



PROPOSED UPPER FRONT PORCH





EXISTING BACK PORCH  
POST OUTLINE WHERE  
UPPER RAILING WAS  
REMOVED



EXISTING FRONT PORCH  
POST WHERE ORIGINAL  
UPPER RAILING WHICH WAS  
REMOVED



EXISTING UPPER BACK PORCH



PROPOSED UPPER BACK PORCH



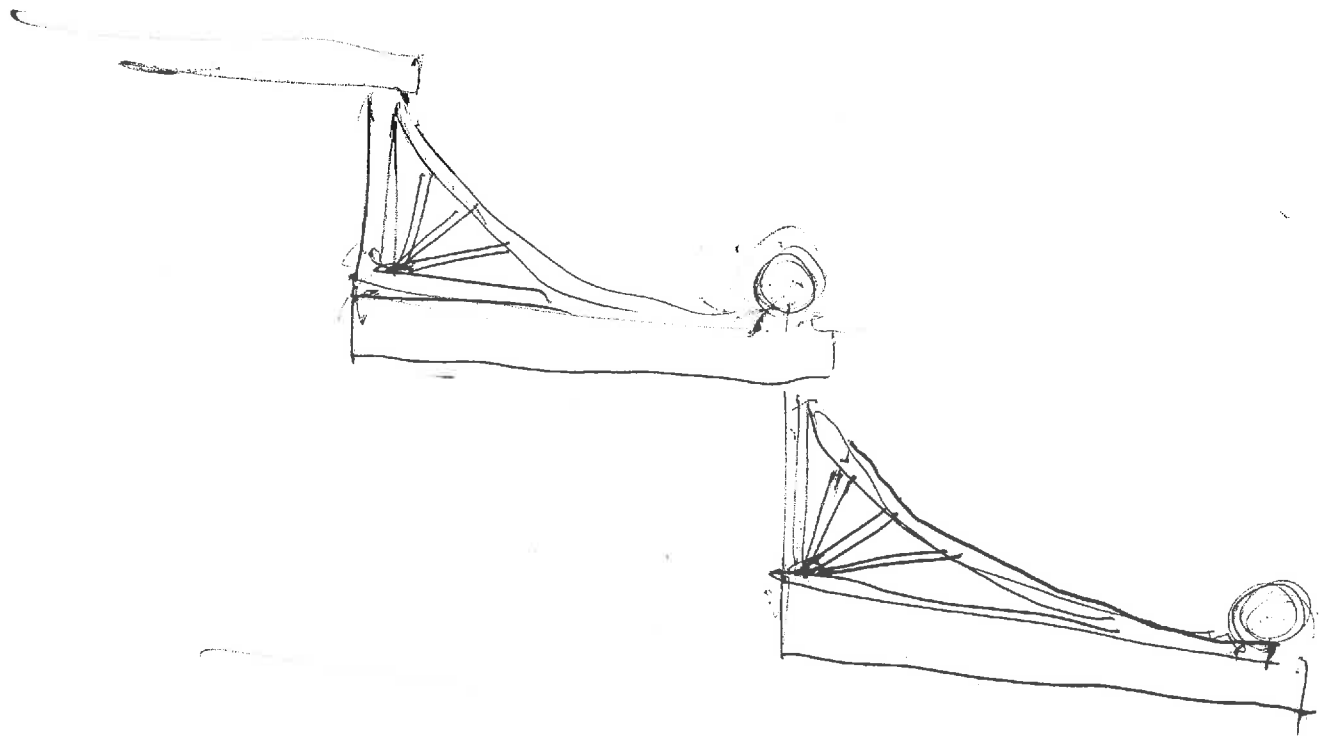
EXISTING UPPER PORCH DOOR



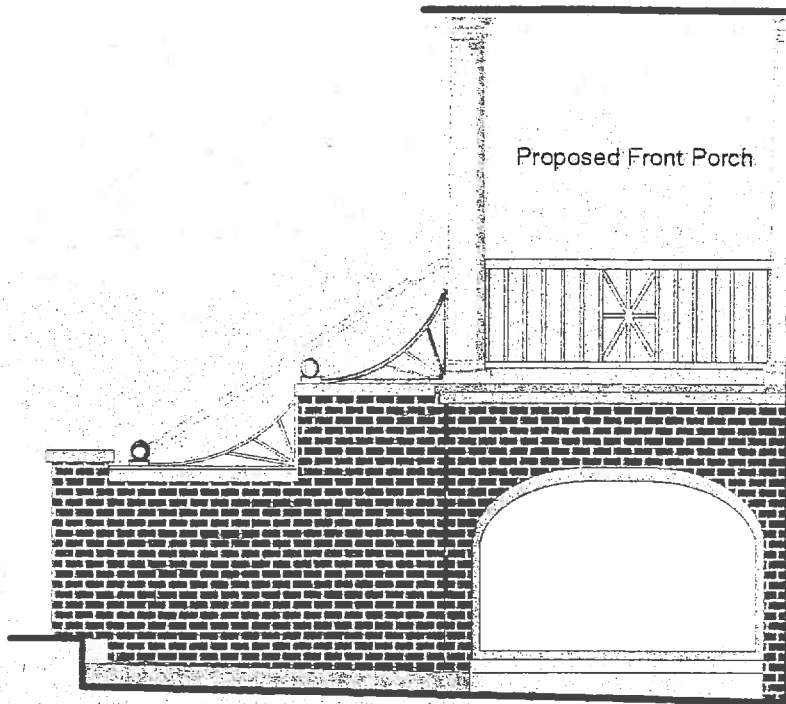
PROPOSED UPPER PORCH DOOR  
FIFTEEN PAYNE DOOR



EXISTING STAIR HAND RAILING



PROPOSED STAIR HAND RAILING



Proposed Front Porch

Proposed Decorative Stair Element

400 East Jefferson Street

Candace DeLoach, Owner

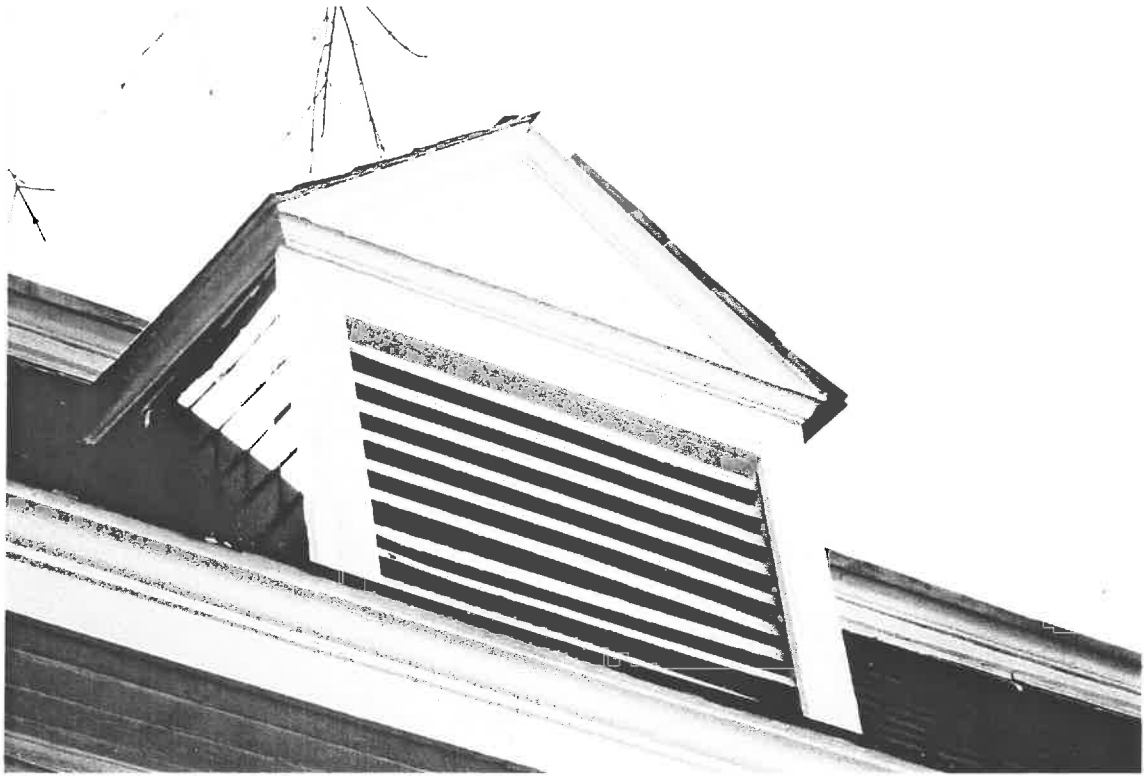




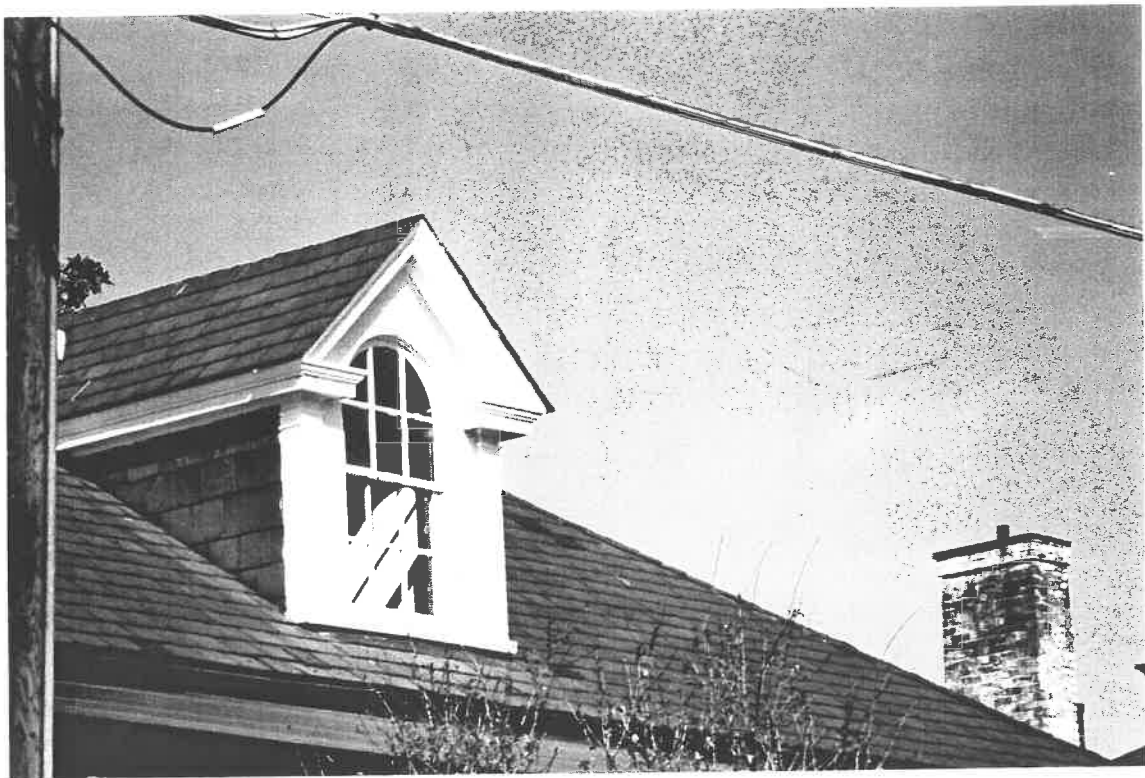
EXISTING EAST ROOF  
TO MATCH WEST SIDE



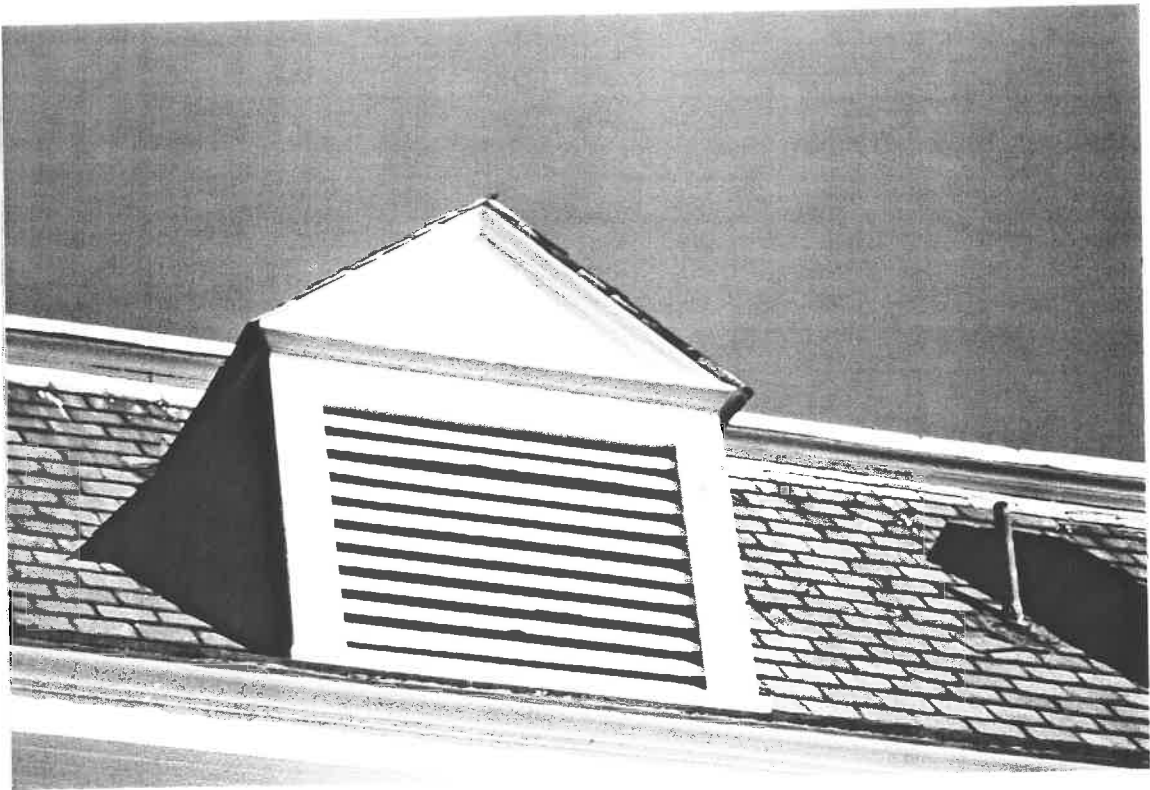
WEST ROOF WITH DORMERS



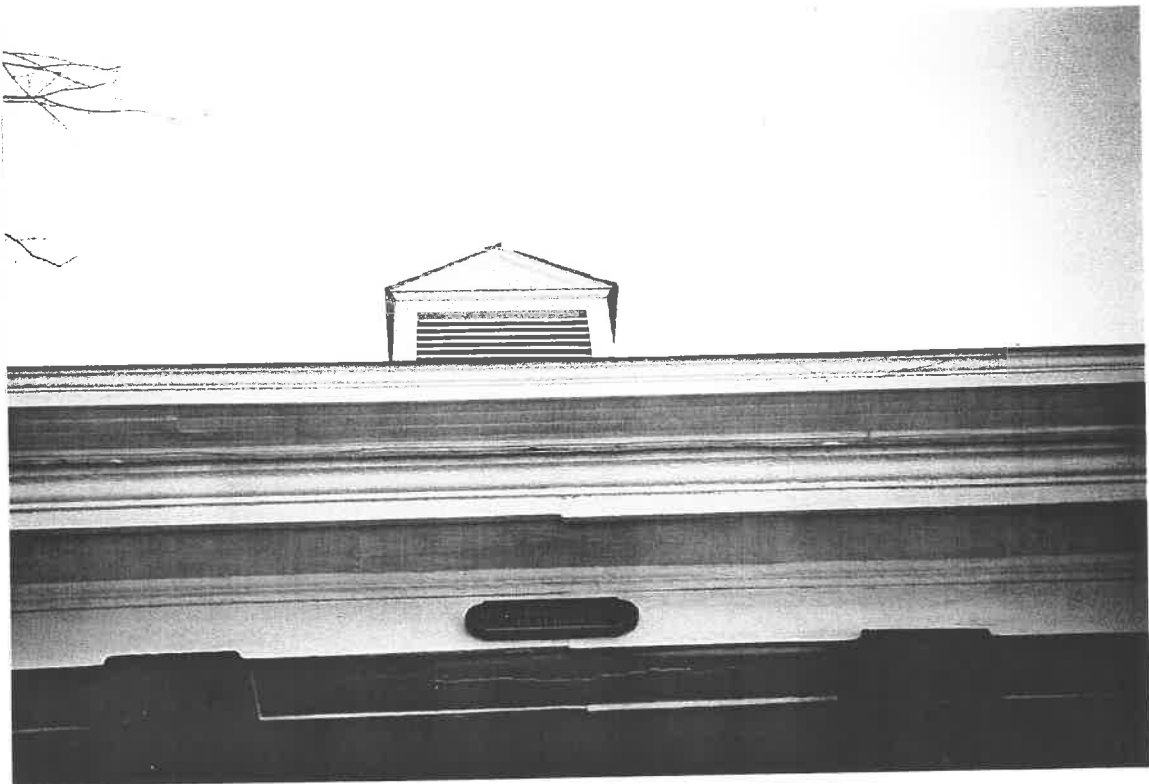
EXISTING VENTS IN DORMERS



PROPOSED WINDOWS IN DORMERS  
COURT SQUARE BUILDING



EXISTING VENTS IN DORMERS







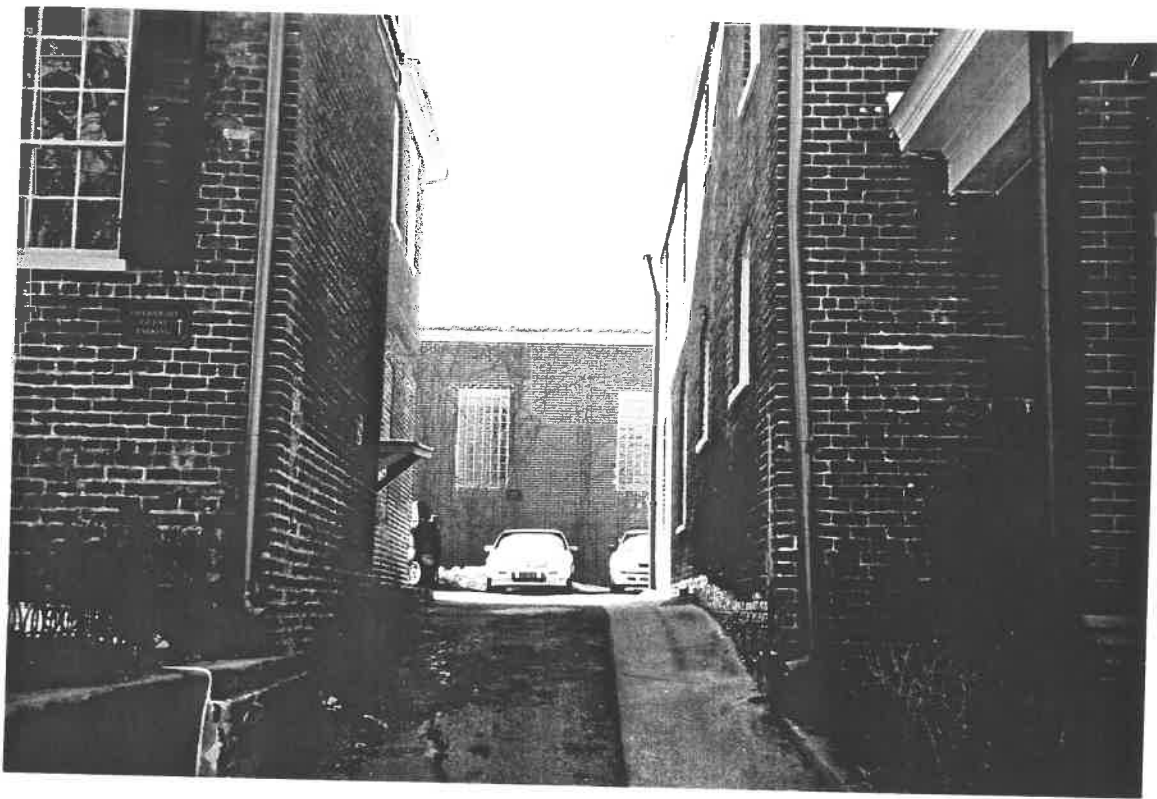
410 EAST JEFFERSON STREET  
WITHOUT SHUTTERS



WITH SHUTTERS



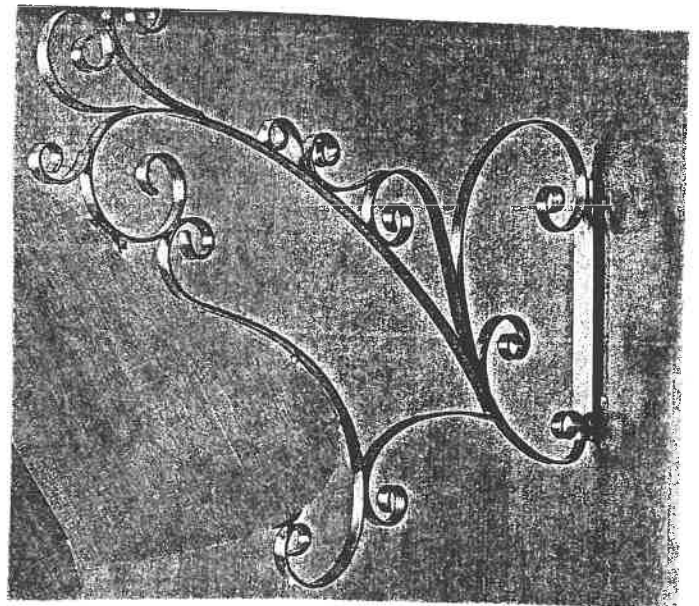
PROPOSED PANEL SHUTTERS  
O COURT SQUARE



EXISTING DRIVEWAY ENTRANCE FOR  
400 AND 410 E. JEFFERSON



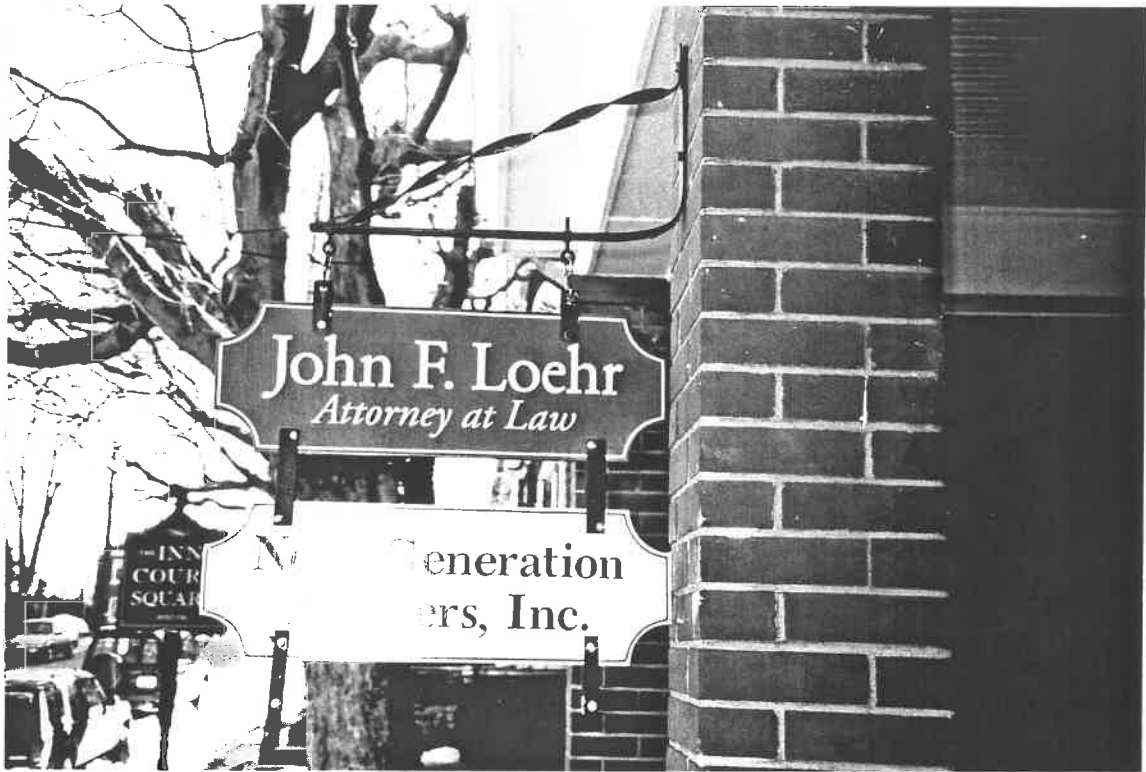
EXISTING DRIVEWAY EXIT



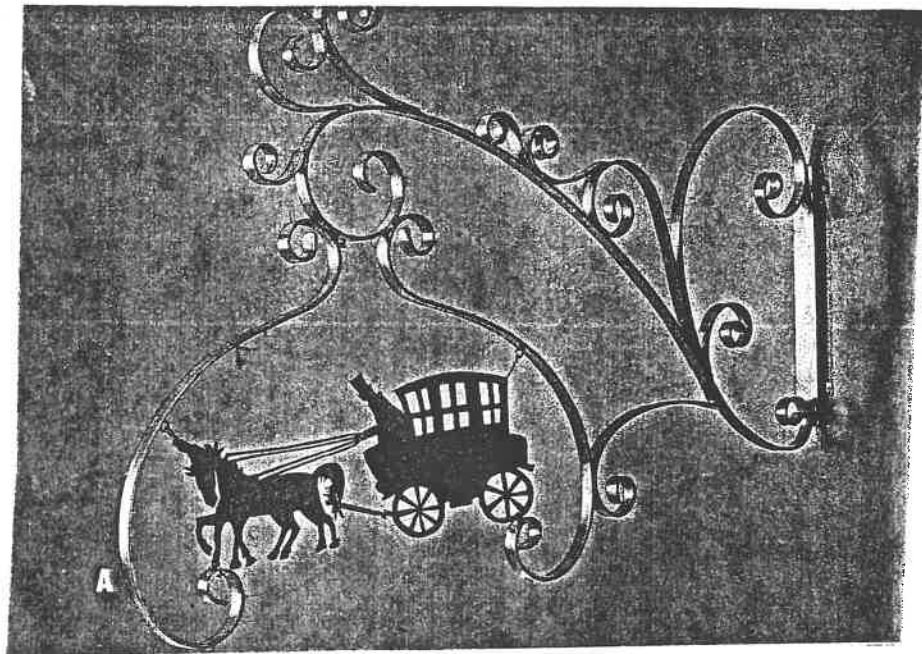
PROPOSED DECORATIVE  
BRACKETS TO SUSPEND  
GAS LANTERN AND TO  
CREATE AN ARCH BETWEEN  
TWO BUILDINGS



PROPOSED GAS LANTERN  
AND DECORATIVE BRACKETS  
FOR DRIVEWAY SHARED  
BETWEEN 400 & 410 E. JEFFERSON



EXISTING SIGNAGE BRACKET



PROPOSED SIGNAGE BRACKET



EXISTING WEST ELEVATION  
ANTIQUE SHOP ENTRANCES





*Approved by BAR 4-15-03 with wood base on columns and arched dormer window*

**PROPOSED FRONT ELEVATION**



*Approved 4-15-03 w/ arched dormer window*

**PROPOSED REAR ELEVATION**



**PROPOSED FOURTH STREET ELEVATION**

**400 East Jefferson Street**