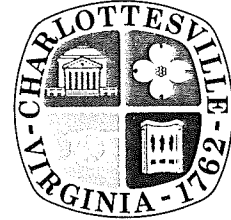


CITY OF CHARLOTTESVILLE

Department of Neighborhood Planning and Development Services

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



June 22, 2000

John Watkins
214 Lankford Avenue
Charlottesville, VA 22902

CERTIFICATE OF APPROPRIATENESS APPLICATION

BAR 00-6-23
214 Lankford Avenue
Tax Map 26 Parcel 1
Renovation
John Watkins, Applicant

Dear Mr. Watkins,

The above noted item was reviewed by the City of Charlottesville Board of Architectural Review at the last regularly scheduled meeting on June 20, 2000.

Kenneth Schwartz moved to approve the application with the following conditions:

1. Retain existing front porch columns
2. Applicant must submit to staff for approval the siding color for either the hardiplank siding or the wood siding.
3. Applicant must submit to staff for approval the roof material, including any roof shingle used. Please note the board preference for standing seam metal roof.
4. The elimination of the new 1/2 round window proposed for the front facade of the building. The justification given for the elimination of the 1/2 round window was that the front elevation has been in its current condition for 100 years and the integrity of the front elevation should be retained.

W.G. Clark seconded the motion and it was unanimously approved. If you have any questions or would like to discuss the staff approvals of the siding and roof, please do not hesitate to call me at 970-3182.

Sincerely,

Tarpley Vest

Tarpley Vest
Neighborhood Planner

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

June 13, 2000



CERTIFICATE OF APPROPRIATENESS APPLICATION

BAR 00-6-23
214 Lankford Avenue
Tax Map 26 Parcel 1
Renovation
John Watkins, Applicant

Background

214 Lankford Avenue, also known as the Howard-Jackson House, is an individually designated historic property. The eastern portion of the house incorporates an earlier one over one room cottage that dates to c. 1871. In 1906, the house was doubled in size towards the west, creating a two-story, three bay dwelling. Several existing features date to the 1906 construction, including the standing seam gable roof and the front porch details. The building was sheathed in weatherboards, which were eventually covered over with asbestos shingles.

The current owner is conducting a major rehabilitation/ renovation of the house. The owner has obtained building permits to conduct the on-going major interior work and is now seeking BAR approval for several changes to the exterior of the house.

Application

The applicant is seeking BAR approval for exterior renovations to the house. Exterior changes requiring approval include the following:

- *1/2 round window on front elevation.*
- Constructed new side porch on the eastern elevation, with new entrance door.
- Replace columns at the front of the house with new columns consistent with the side porch columns.
- Construct new wrap around porch/ deck on sides and rear of house, on sides of house painted to match trim, on the rear of the house, natural treated wood.
- Replace existing roof with either standing seam metal or shingle (shingle sample to be provided at the meeting).
- Apply new Hardiplank siding to the house or, if possible, restore the original weatherboard siding.
- New gable rooftop addition to the rear concrete block addition. Roof to be either metal or shingle, to be consistent with the rest of the house.
- New rear double hung windows on the southern and western elevations.

Discussion

The Design Guidelines for Rehabilitation relate to the project as follows:

WINDOWS:

"Replace windows only when they are missing or beyond repair. Reconstruction should be

based on physical evidence or old photographs. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, the reflective quality or color of the glazing, or use the appearance of the frame. Use true divided lights to replace similar examples and do not use false muntins in the replacement."

The applicant is retaining existing windows and reusing existing windows where possible. New windows are to be wood, double hung, with true divided lights. The proposed windows are appropriate.

ENTRANCES, PORCHES, AND DOORS

"Repair damaged elements, matching the detail of the existing original fabric."

"Replace an entire porch only if it is too deteriorated to repair or is completely missing. The new porch should match the original as closely as possible. "

"Do not strip entrances and doors of historic materials. Give more importance to the front and side porches than to the utilitarian back porches. "

"Do not remove or radically change entrances and porches important in defining the buildings' overall historic character. Avoid adding "Colonial" decorative elements such as broken pediments, columns, and pilasters..."

The applicant proposes replacing the existing front porch columns with columns to match the new side porch columns. The applicant has indicated that the existing front porch columns are structurally sound. Staff has concern about removing the existing front porch columns, which are part of the historic fabric of the building. The proposed new columns would significantly alter the front façade of the building.

ROOF

Gable Roof: "Materials may be metal, slate, or asphalt shingle."

"When replacing a roof, match original materials as closely as possible. Avoid, for example, replacing a standing seam metal roof with asphalt shingles, as this would dramatically alter the buildings appearance."

The applicant proposes either a replacement roof of standing seam metal or a new roof of asphalt shingle. The asphalt shingles are being considered for cost reasons. Because of the overall cost of the rehabilitation, a new standing seam metal roof may not be feasible.

SIDING

Wood Replacement: "Match the original in material and design, by substituting materials that convey the same visual appearance or using surviving materials."

"Remove synthetic siding and restore original building material, if possible."

The applicant proposes restoring the original clapboard siding if possible. If not possible, the applicant proposes hardiplank siding, chosen to recall the character of the clapboard as closely as possible.

Recommendation

Staff recommends approval contingent upon the following:

- ◆ The applicant retains the existing front porch columns.
- ◆ Favorable review of the hardiplank siding color.
- ◆ Favorable review of the roof material.



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

A. Information on Property Applied For:

Address: 214 Lankford Ave.

City Tax Map No.: _____ Parcel: _____

C. Property Owner Information (If not applicant)

Name: _____

Address: _____

Phone: (B) _____ (H) _____

B. Applicant Information

Name: John Watkins & Emily Kaufman

Address: 214 Lankford Ave.
Charlottesville, VA 22902

Phone: (B) 804-974-4931 (H) 804-973-9323

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

(if applicable)

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

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

G. Property Owner Permission (If Not Applicant)

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

Signature Date

H. Signature of Applicant

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

John Watkins 6-6-00
Emily Kaufman 6-6-00

Signature Date

FOR OFFICE USE ONLY

Received By: _____ Approved: _____ Disapproved: _____

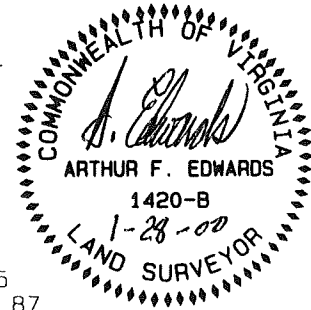
Date: _____ Conditions of Approval: _____

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

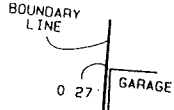
THIS IS TO CERTIFY THAT ON JANUARY 28, 2000 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND WALLS OF THE BUILDINGS ARE SHOWN HEREON. DECLARATION IS MADE ONLY TO THE ORIGINAL PURCHASER OF THE SURVEY AND HIS LENDERS, NOW OR IN THE FUTURE. IT IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OF THE PROPERTY. PROPERTY IS NOT IN A H.U.D. DEFINED 100 YEAR FLOOD ZONE BUT IS LOCATED IN FLOOD ZONE "C" AS SHOWN ON COMMUNITY PANEL No. 510033 0003C. NO TITLE REPORT FURNISHED.

ARTHUR F. EDWARDS

D.B. 157 P.477
D.B. 157 P.478

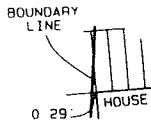


DETAIL "A"

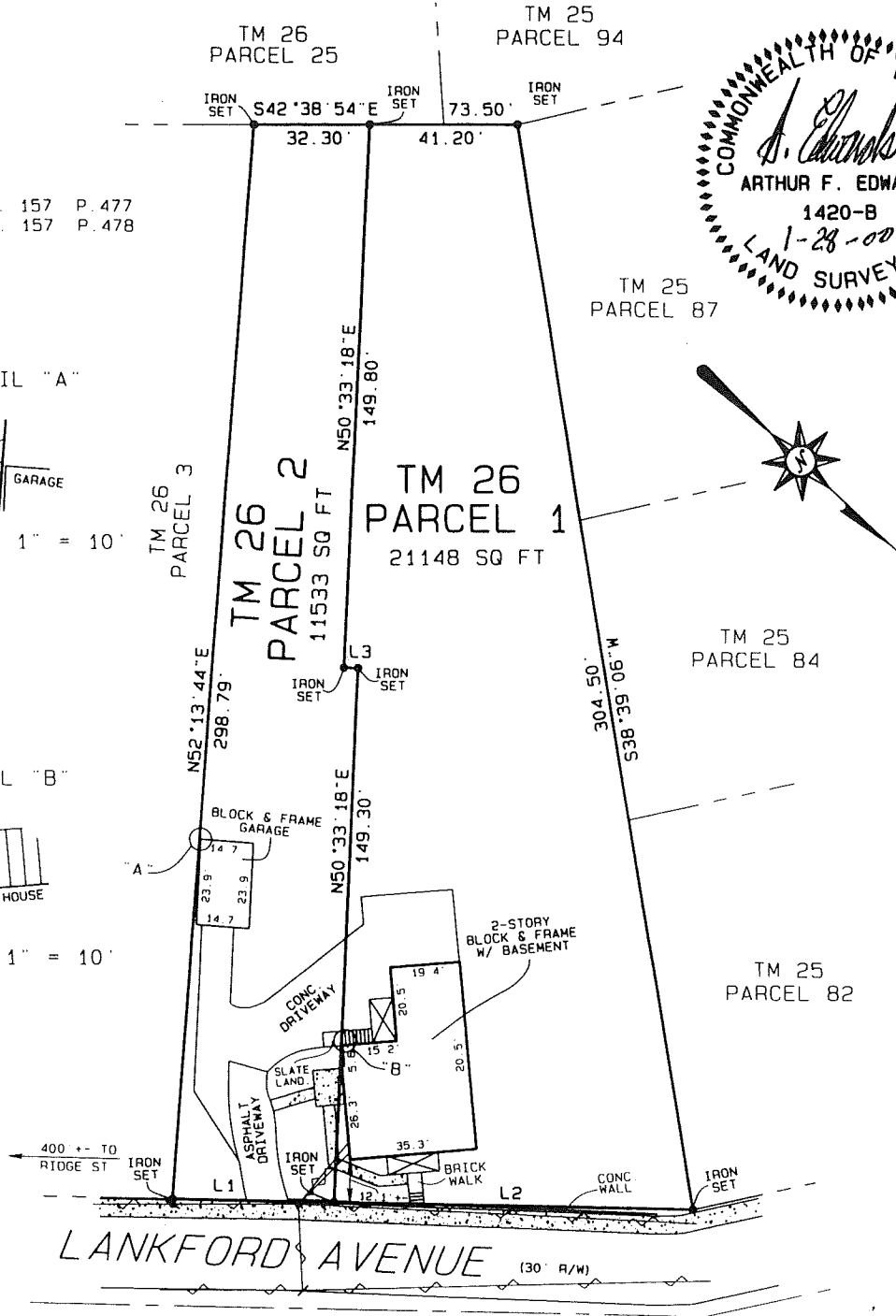


SCALE: 1" = 10'

DETAIL "B"



SCALE: 1" = 10'



LINE	BEARING	DISTANCE
L1	S41°20'54"E	45.00
L2	S41°20'54"E	100.00
L3	S41°20'54"E	4.00

PHYSICAL SURVEY SHOWING
**PARCELS 1 AND 2 AS SHOWN ON
 TAX MAP 26**

SCALE: 1" = 40'

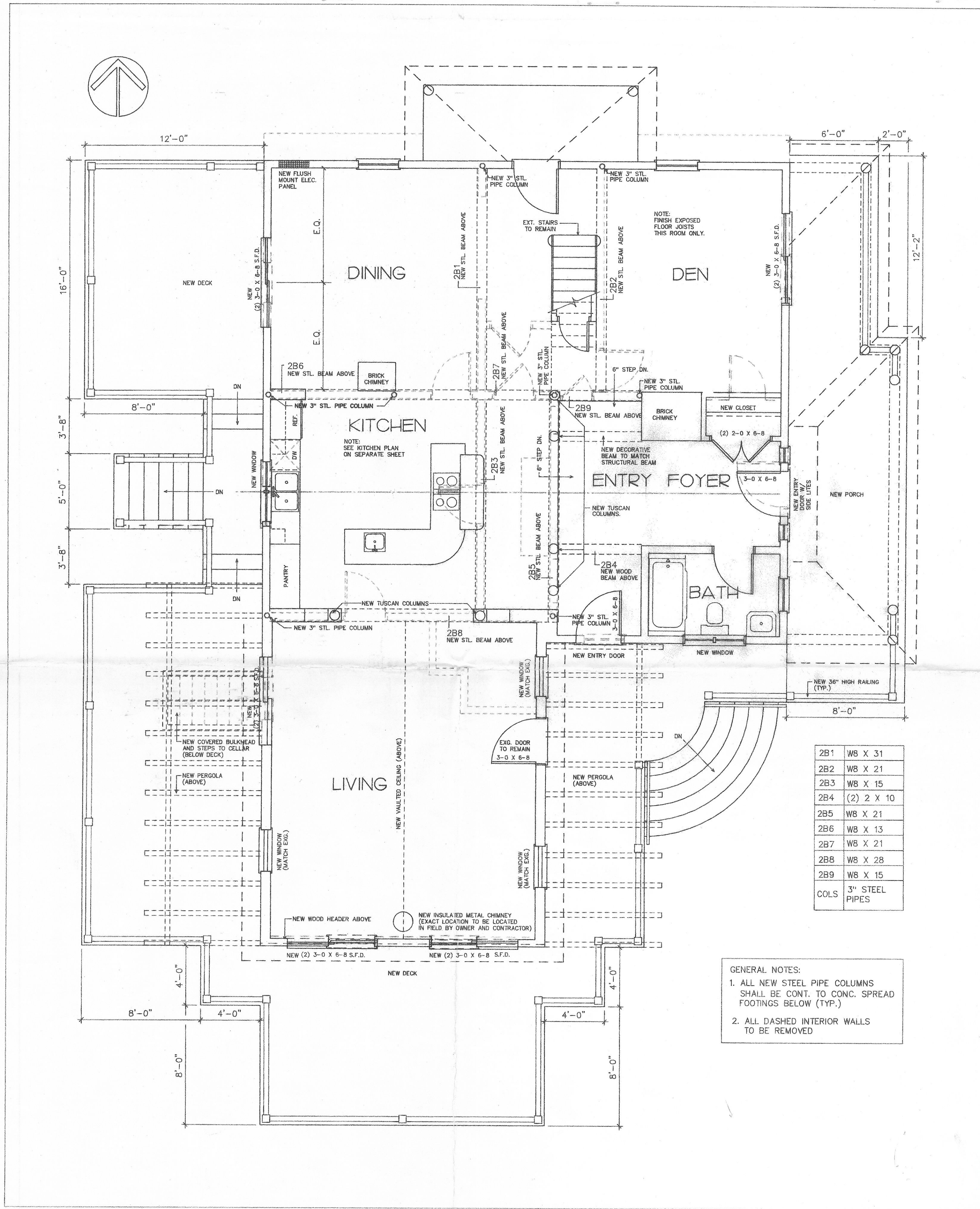
CHARLOTTESVILLE, VIRGINIA

JANUARY 28, 2000

B. AUBREY HUFFMAN & ASSOCIATES. LTD.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
 CHARLOTTESVILLE, VIRGINIA





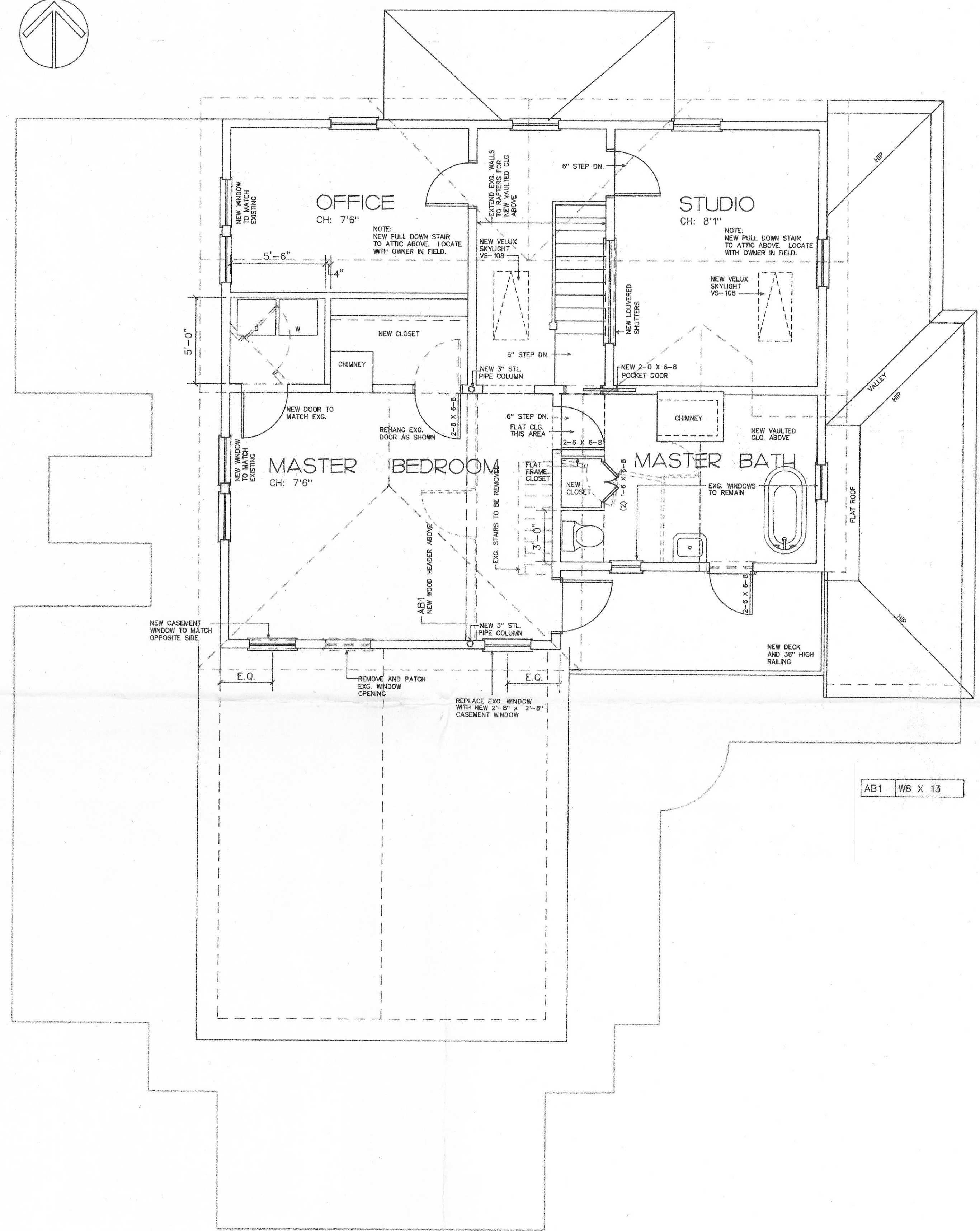
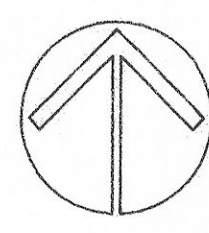
108 2ND. ST. N.W.
 CHARLOTTESVILLE
 VIRGINIA, 22902
 Tel : 804.977.9919
 Fax : 804.296.5770
 email : hfoesch@mindspring.com
 http : //www.hfoesch.com

Remodeling Plans for
 Emily Kaufman & John Watkins
 Charlottesville, Virginia

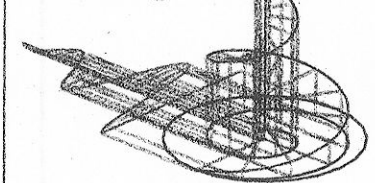
MAIN FLOOR PLAN

DRAWN BY
H.F.Ø

DATE 03.03.00
 REV 06.07.00
 SCALE 1/4" = 1'-0"
 COAM
 SHEET A1 OF 4



Øesch
Environmental
Design



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Fax : 804.296.5770
email : hoesch@mindspring.com
http : //www.hoesch.com

Remodeling Plans for
Emily Kaufman & John Watkins
Charlottesville, Virginia

UPPER FLOOR PLAN

DRAWN BY
H.F.Ø.

DATE 03.03.00
REV 06.07.00

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

SHEET
A2 OF 4



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

3

EASTERN ELEVATION



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

4

WESTERN ELEVATION

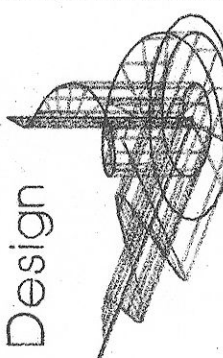
DATE	03.03.00
REV	06.07.00
SCALE	1/4" = 1'-0"
COMM	
SHEET	A4
OF	4

DRAWN BY
H.F.Ø

Remodeling Plans for
Emily Kaufman & John Watkins
Charlottesville, Virginia

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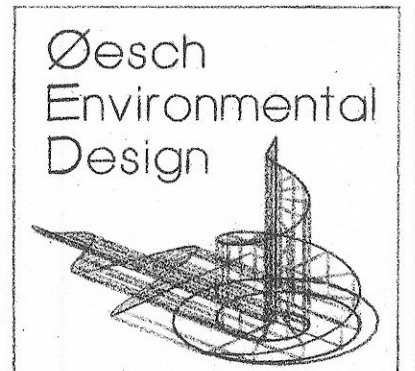




SCALE: 1/4" = 1'-0" ① NORTH ELEVATION



SCALE: 1/4" = 1'-0" ② SOUTHERN ELEVATION



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Remodeling Plans for
Emily Kaufman & John Watkins
Charlottesville, Virginia

DRAWN BY
H.F.Ø.

DATE 03.03.00
REV 06.07.00

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

SHEET OF
A3 4