



Board of Architectural Review (BAR) Certificate of Appropriateness

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

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

For a new construction project, please include \$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: 212 WINE STREET
City Tax Map/Parcel: MAP 33 PARCEL 32A

Name of Historic District or Property: 212 WINE ST.

Do you intend to apply for Federal or State Tax Credits for this project? _____

Applicant

Name: JEFF WERNER
Address: 212 WINE ST
CHARLOTTESVILLE VA 22902
Email: jwerner@pecva.org
Phone: (W) 977-2033 (H) 293-4839
FAX: 977-6306

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.)

Signature: [Handwritten Signature] Date: 4/29/08

Property Owner (if not applicant)

Name: _____
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):

EXTERIOR RESTORATION & MINOR RENOVATIONS PER ATTACHED.

Attachments (see reverse side for submittal requirements):

SEE ATTACHED.

For Office Use Only

Received by: [Signature]
Fee paid: 50.00 Cash/ck. # 7625
Date Received: 4-29-08

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

Scala, Mary Joy

From: Jeff Werner [Jwerner@pecva.org]
Sent: Thursday, May 15, 2008 2:33 PM
To: Scala, Mary Joy
Subject: RE: back porch

Right now is a painted standing seam matching the rest of the house. I know it is not original, but it is what I have in the old photos. My plan was to reinstall to match, but cost may be an issue. My real roof "focus" is on getting the front porch as correct as possible. I don't want to scrimp there, so if costs make me choose—and only if I had to choose—I'd maybe consider asphalt shingles in the back. But it's not that big a roof, so while there is difference between metal and shingles, I can't see it being a problem.

Sandy and I could not decide on what to do with any sort of windows on the back porch, so my plan is to simply reconstruct to match the existing, using the added dimension I have noted. We will probably have to think about it as we go and revisit at a later date; if at all. It's in bad shape and needs to be rebuilt no matter what, so at the very least I need to get the OK to dismantle it so we properly and easily can access the siding behind it.

Jeff

From: Scala, Mary Joy [mailto:scala@charlottesville.org]
Sent: Thursday, May 15, 2008 2:02 PM
To: Jeff Werner
Subject: back porch

What is the existing and proposed roof material on the back porch?

Mary Joy Scala, 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

*file 212 Wine Street***Scala, Mary Joy**

From: Jeff Werner [Jwerner@pecva.org]
Sent: Monday, November 26, 2007 3:53 PM
To: Scala, Mary Joy
Subject: 212 Wine Street Question
Attachments: porch detail.jpg; South Elevation 2007.jpg; South Elevation c1900.jpg

Mary Joy:

I need some help on what I can do with the porch on the back—south elevation—of my house at 212 Wine Street. As you can see in the attached images, the current porch is not the “original” porch, or at least it is not the same as in the c. 1900 photo. While the columns and rail may date to the early 1900’s, the floor framing, flooring and cinder block posts are contemporary—and in bad shape.

I need to rebuild the porch before it falls off the house, but when I do I would like to make it slightly deeper than the current 6’-6”. I’d keep the width at its current dimension. I know there are design criteria I would have to follow, so no problem with that. But how limited am I in changing the 6’-6” to, say, 8’ or 9’?

I should probably come in and review with you everything I have going on. Are you available some time Thursday?

Many thanks.
Jeff

11/26/2007

Architectural And Historic Survey



491

Identification

STREET ADDRESS: 212 Wine Street	HISTORIC NAME: Monticello Wine Company House
MAP & PARCEL: 33-32	DATE / PERIOD: c. 1884
CENSUS TRACT AND BLOCK:	STYLE: Vernacular
PRESENT ZONING: R-2	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: Monticello Wine Company	DIMENSIONS AND LAND AREA: 137.68' x 72.83' (10,027 sq. ft.)
ORIGINAL USE: Superintendent's Residence	CONDITION: Good
PRESENT USE: Rental Property (2 apartments)	SURVEYOR: Bibb
PRESENT OWNER: Lucius H. Bracey, Jr., and G. Lawson Drinkard III	DATE OF SURVEY: Summer 1982
ADDRESS: 724 Northwood Avenue Ch'ville, VA 22901	SOURCES: City/County Records G. Lawson Drinkard III Moore, Albemarle: Jefferson's County

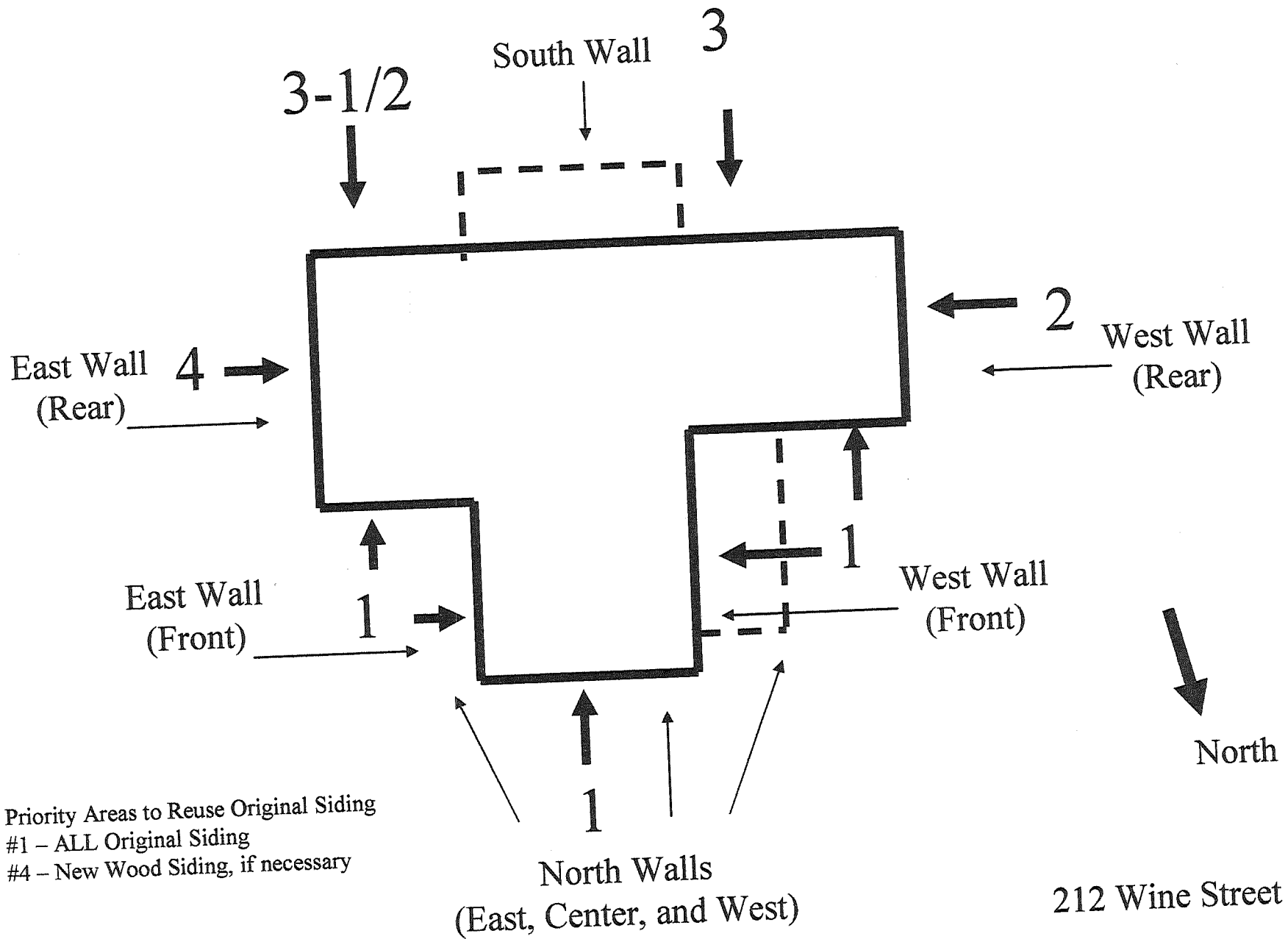
ARCHITECTURAL DESCRIPTION

Urban development of the Monticello Wine Company property has left the Superintendent's House facing away from the street. It originally faced south, toward the town. No alterations have been made to change the orientation of the house: It follows the central hall plan, and the back door simply became the front door. A very wide, 2-storey, 3-bay, single-pile, T-shaped house, it is supported on brick piers, later infilled with brick. The weatherboarded walls have been covered with white asbestos shingles. The low-pitched gable roof has an additional gable centered on the original facade. The roof is covered with standing-seam metal and has a boxed cornice with returns and a frieze of beaded weatherboarding. There are pierced circular air vents in the gables. There is one interior chimney. Windows are double-sash, randomly 2-over-2 and 6-over-6 light, with narrow architrave trim. A wide one-storey porch covers the center bay of the original (south) facade. It has a shed roof covered with standing-seam metal, no frieze, square posts with sawn brackets, a Victorian turned balustrade, and a wooden floor. Access is now from the east end of the porch. There is a window in the center bay with the entrance door beside it. A one-storey back porch (now used as the front porch) covers the west side of the rear (north) wing. Its posts and balustrade are similar to those of the other porch, and it has a concrete floor. It now has a flat roof covered with standing-seam metal which is used as a second-storey entrance deck. Access is by a one-flight stair west of the porch. A shallow 2-storey shed-roofed addition covers the east side of the rear of the house.

HISTORICAL DESCRIPTION

The Monticello Wine Company was founded in 1873 and purchased 2.6 acres just north of Charlottesville the same year (ACDB 68-542). Tax records indicate construction in 1873-74 and c. 1884. The 1877 map show the wine cellar, a 3½ storey brick building located on or just north of Perry Drive, but does not show the Superintendent's House, indicating that it must have been a part of the latter phase of construction. The Monticello Wine Company closed in 1914, a victim of Prohibition. In 1917 Adolph Russow, the former superintendent and general manager, purchased the house (City DB 30-227). A. C. Miller bought it from Russow's estate in 1932 (DB 77-365) and owned it until 1941 (DB 109-75). Jennie H. Mitchell bought it in 1945 (DB 121-243). The Mitchell family lived there for thirty years, and it was probably during this time that the walls were covered with asbestos shingles. Eric M. Heiner bought the house from Ernest R. Mitchell's estate in 1975 (DB 370-544) and sold it to Lucius H. Bracey, Jr. and G. Lawson Drinkard III the following year (DB 371-407). The house was divided into two apartments some years ago, and both are now used as rental property. The wine cellar burned in 1937.

Additional References: ACDB 81-404; City DB 118-80, 191-146.



Priority Areas to Reuse Original Siding
 #1 - ALL Original Siding
 #4 - New Wood Siding, if necessary



Approx. 6'-6"





212 Wine Street



BNC SUBMITAL
4/28/08

2121 Wine Street – Exterior Restoration
April 29, 2008

General Notes:

Cornice:

Scrape, prime, caulk, and paint cornice.
Repair/replace missing or damaged material.
Note that at gutters, original crown has been removed and both framing and trim material added to extend eave. Review alternative gutter attachment which might allow this crown to be restored.
OR, evaluate replacing existing blocking for more uniform appearance.
Retain existing half-round gutters—discuss where some minor rework necessary. Specifically at the inner corner of the northeast elevation and at the south elevation, above the rear porch.

Wood siding:

Remove original siding; strip paint; repair usable boards; prime; reinstall siding which effort to place as much original material on north façade, followed by east, then south façade. East façade to be last; using new material—as necessary, here.
Replace corner boards to match existing.
Before removing siding, construct story poles of original spacing; use when reinstalling siding.
Before installing repaired/new siding, install Tyvek house wrap at all exposed walls.
Install Ice&Water Guard at corners and at low siding courses where near grade.
Replace bottom course of siding with new wood drip cap similar to house at east end of Wine and Park Street. *Note: This differs from original material but no drip edge exists, some walls are extremely close to grade, and house had extensive termite damage. Resolving water infiltration is critical to long-term stabilization of this house.*

NOTE: During paint removal, removal of existing materials, and removal of old insulation, cover work area to collect all dust and materials. Clean work area daily.

Framing repairs:

Most framing repairs were addressed during interior renovations. As each wall cavity is exposed, review and discuss any work necessary, including fire stopping.

Insulation:

Insulate wall cavities where there is old material

- 1) 1st Flr, West Rm – three walls
- 2) 2nd Flr, Central Rm – south wall
- 3) 2nd Flr, North Rm – three walls

Remove old insulation from attic space and install new.

Window and Door Trim:

Repair/replace drip cap where needed.
Install new flashing cap
Scrape, prime, and paint trim and sills.
Discuss repairing damaged sill-horns.

Window Sash:

Strip, repair and reglaze sash at:
1st Flr, North Rm – 4 windows
1st Flr, South Room, 1 window

Masonry:

Discuss point-up/repairs of brick foundation.

Roof:

Install electric attic vent fans at rear elevation.
Consider either small operable skylight or light tube near west chimney.

Front Porch:

Remove existing membrane roof and install new metal roof to closely match old photographs.
Raise door jamb at roof as necessary, remove old screen door and install new shutter door (to simulate two shutters similar to old photographs.)

Back Porch:

Remove existing to allow work on exterior siding, window and door.
Strip, repair, prime and paint original posts, railing and brackets for re-use in new.
Construct new porch per details.
Review possible window wall which incorporates original posts and railing.

Electrical:

Coordinate relocation of temporary service to accommodate safe construction activity.

Gas:

Reroute existing gas line to cellar—either through house or underground.

Plumbing:

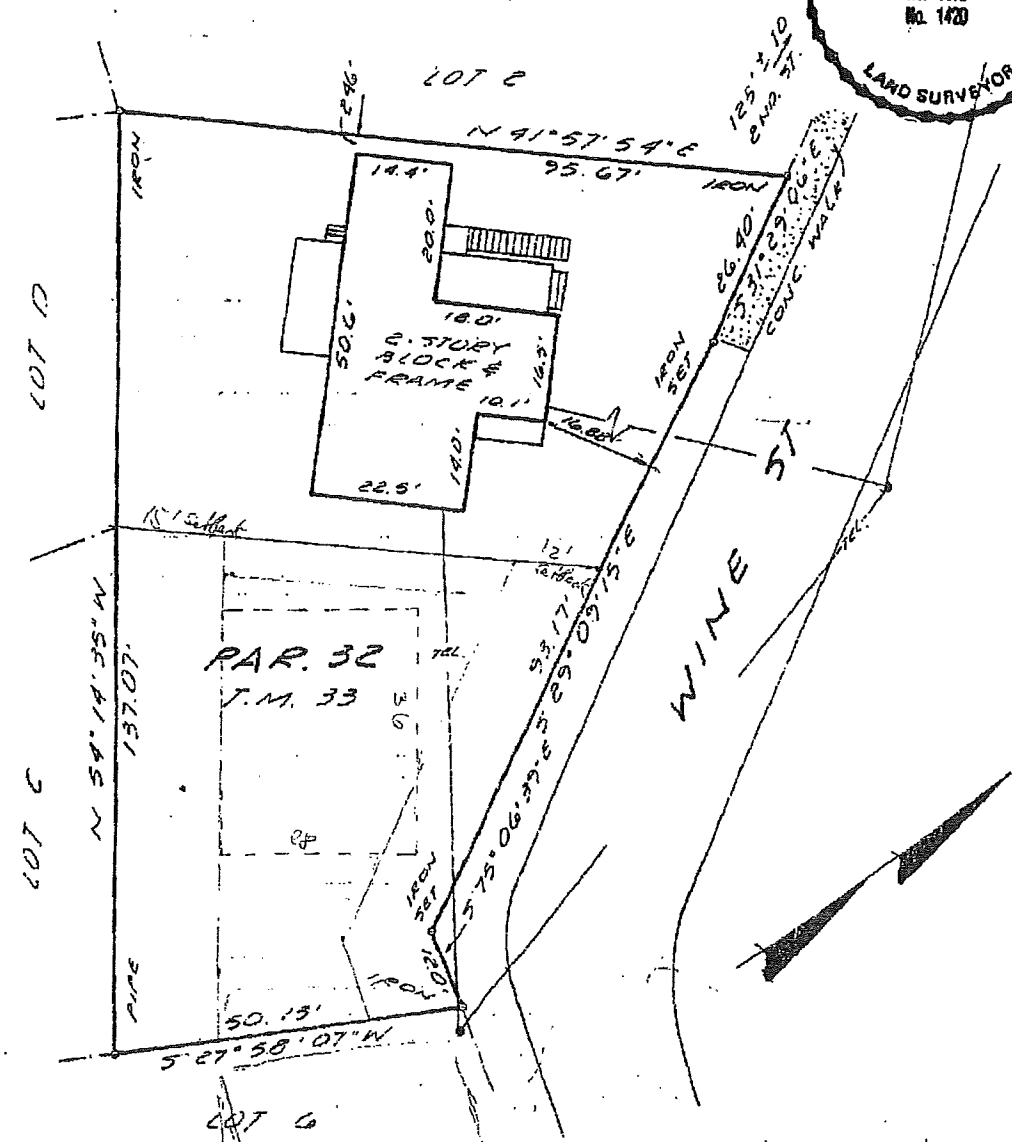
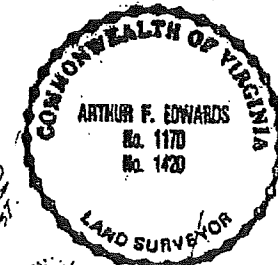
Extend spigot at east wall to extend beyond wood siding; patch wall opening.

Misc:

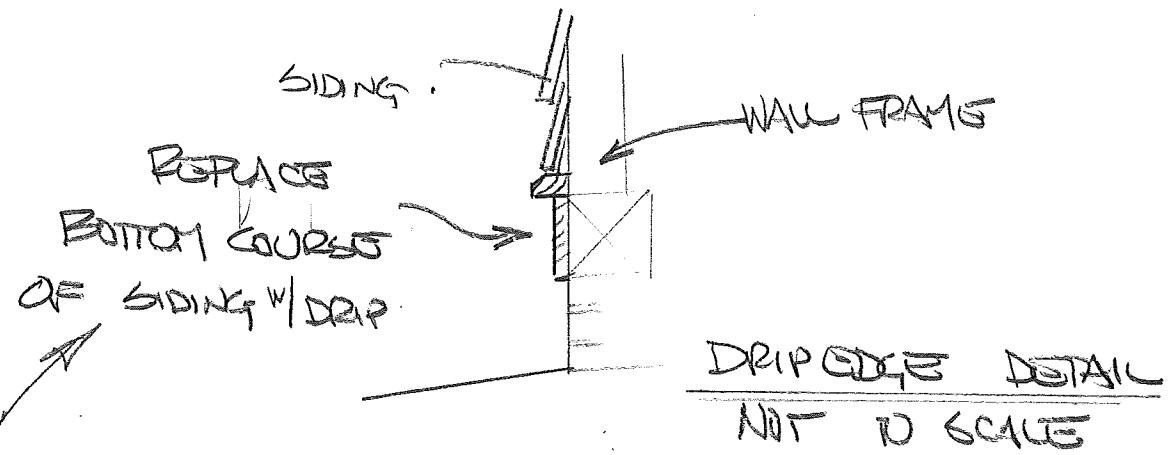
Provide portajohn for worker use.

THIS IS TO CERTIFY THAT ON MAY 27, 1987, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND WALLS OF THE BUILDINGS ARE SHOWN HEREON.
 PROPERTY IS NOT IN THE HUD DEFINED 100 YEAR FLOOD ZONE.

Arthur Edwards
 ARTHUR F. EDWARDS



PHYSICAL SURVEY SHOWING
 PARCEL 32 AS SHOWN ON SHEET 33
 CHARLOTTESVILLE CITY TAX MAPS
 SCALE 1"=20' CHARLOTTESVILLE, VIRGINIA, MAY 27, 1987
 B. AUBREY HUFFMAN & ASSOCIATES, LTD.
 CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
 CHARLOTTESVILLE, VIRGINIA



NEW INSULATION @ WALL CAVITY



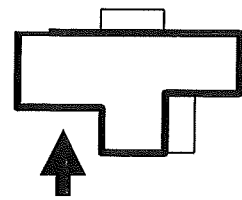
212 WINE ST.

NORTH ELEVATION
H11

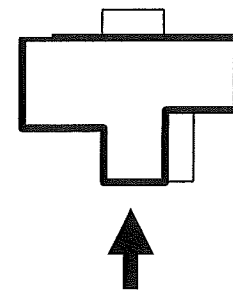
4/11/08



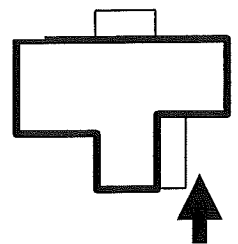
North Elevation
(east side)



North Elevation
(center section)



North Elevation
(west side)





NEW
INSULATION @
WALL CAVITY

REMOVE FLAT ROOF
& REBUILD NOW TO
MATCH ORIGINAL.
SEE ATTACHED DETAILS

14'-10" +/-

REMOVE &
REBUILD EXIST
PORCH -
SEE ATTACHED
DETAIL.

NEW
INSULATION
@
WALL

6'-4"

DOOR

BACK

212 WEST ST.

EXISTING CONDITIONS @ PROPOS

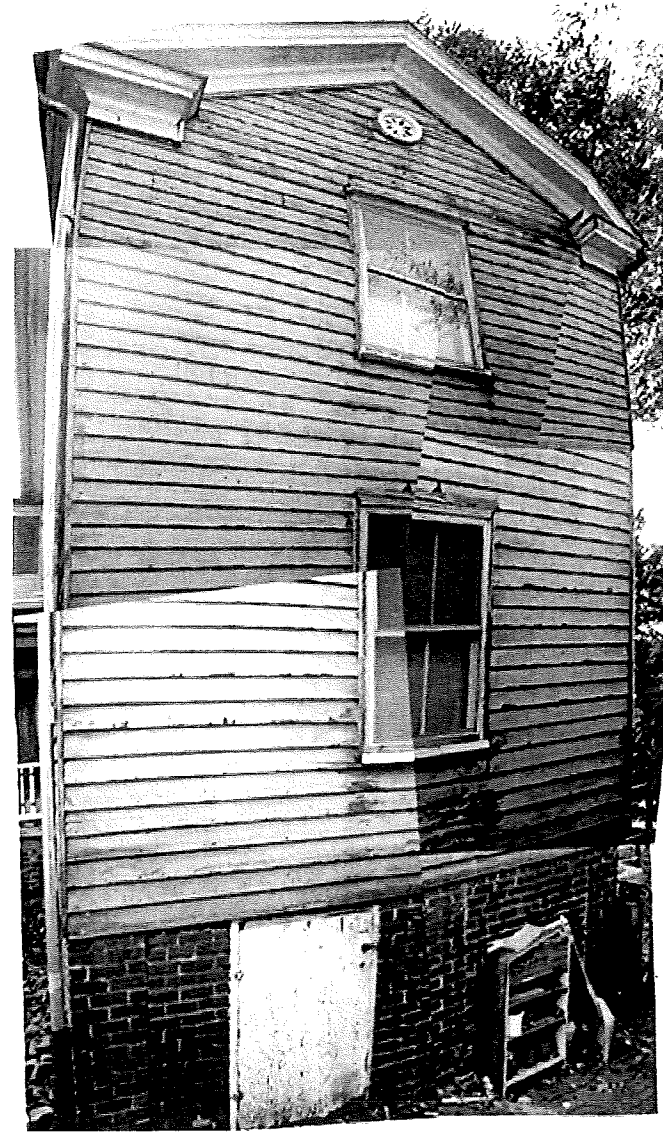
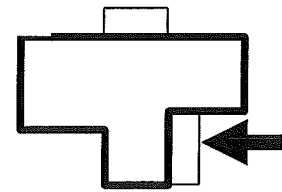
WEST ELEVATION

1/4"

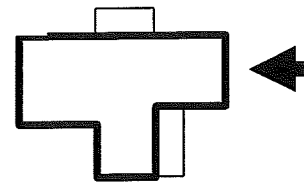
4/13/03



West Elevation at Front



West Elevation at Side



East Elevation
(circa 1890)

SKYLIGHT OR LIGHT TUBE?

NEW INSULATION @

WALL CAVITY

ADD VENT FANS @
ATTIC

EXISTING
SIDING
TO REMAIN

NEW
INSULATION
& WALL
CAVITY.

PORCH NOT SHOWN - SEE DETAIL

NEW
Drip
CAP
(TYP)

5'-0 1/2" +/-

19'-0 1/2" +/-

16'-2" +/-

13'-9" +/-

15'-11" +/-

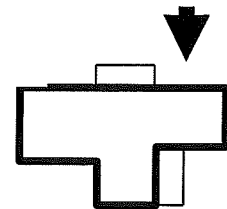
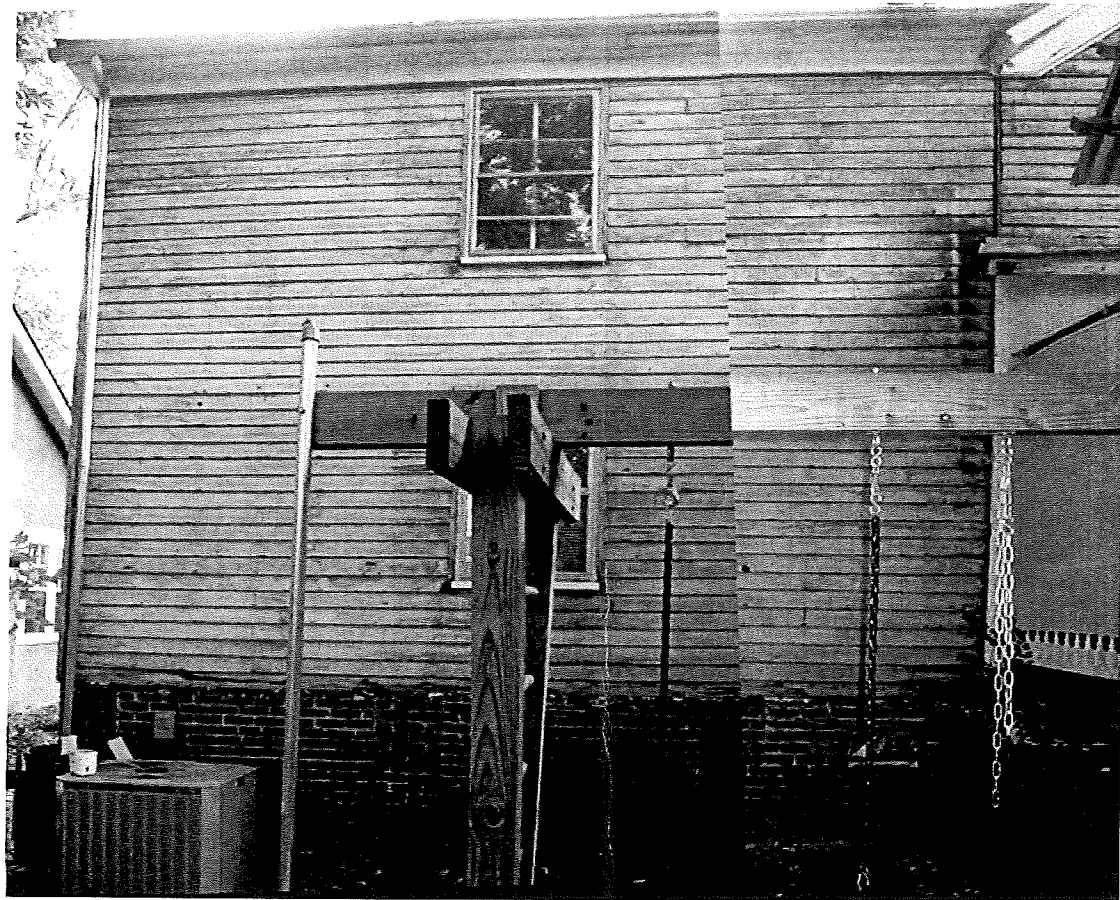
REAR ELEVATION - SOUTH

1/4"

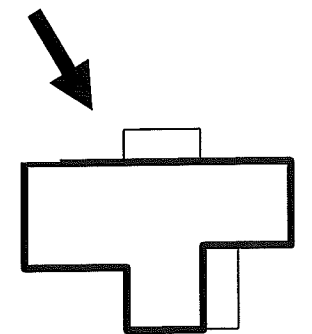
212 WINE STREET

212 WINE ST.





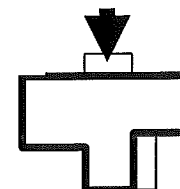
South Elevation (west)



South Elevation



Circa 1900





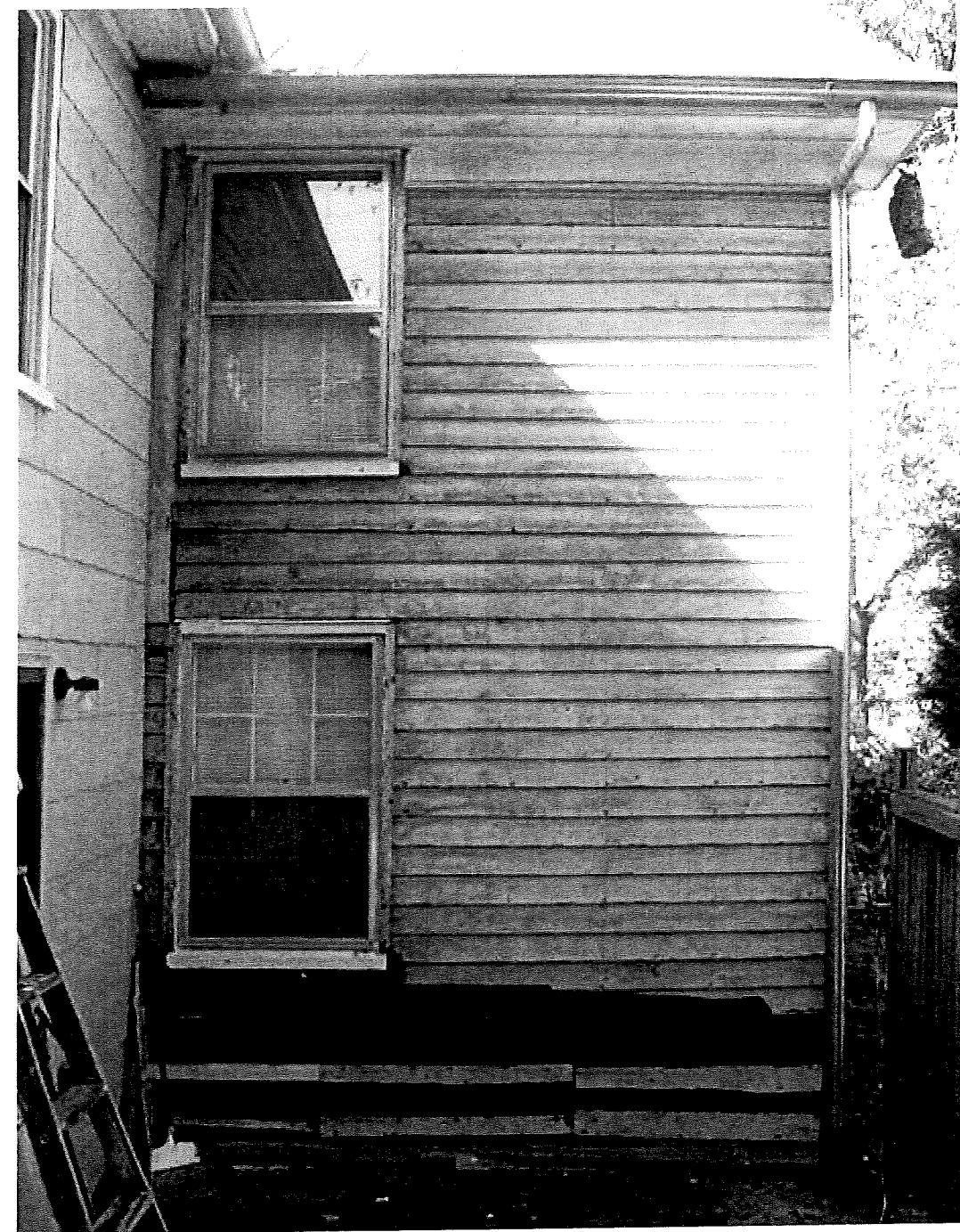
2

REPAIR OUTDOOR
FAUCET - EXTEND OUT.

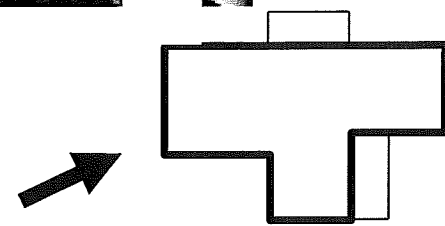
REWORK GAS PIPE TO CELLAR

NEW
INSULATION
@
WALL
CAVITY.

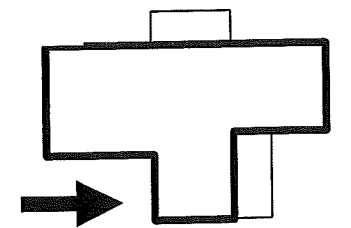
EAST ELEVATION
1/4" 4/12/03
212 WINE ST.

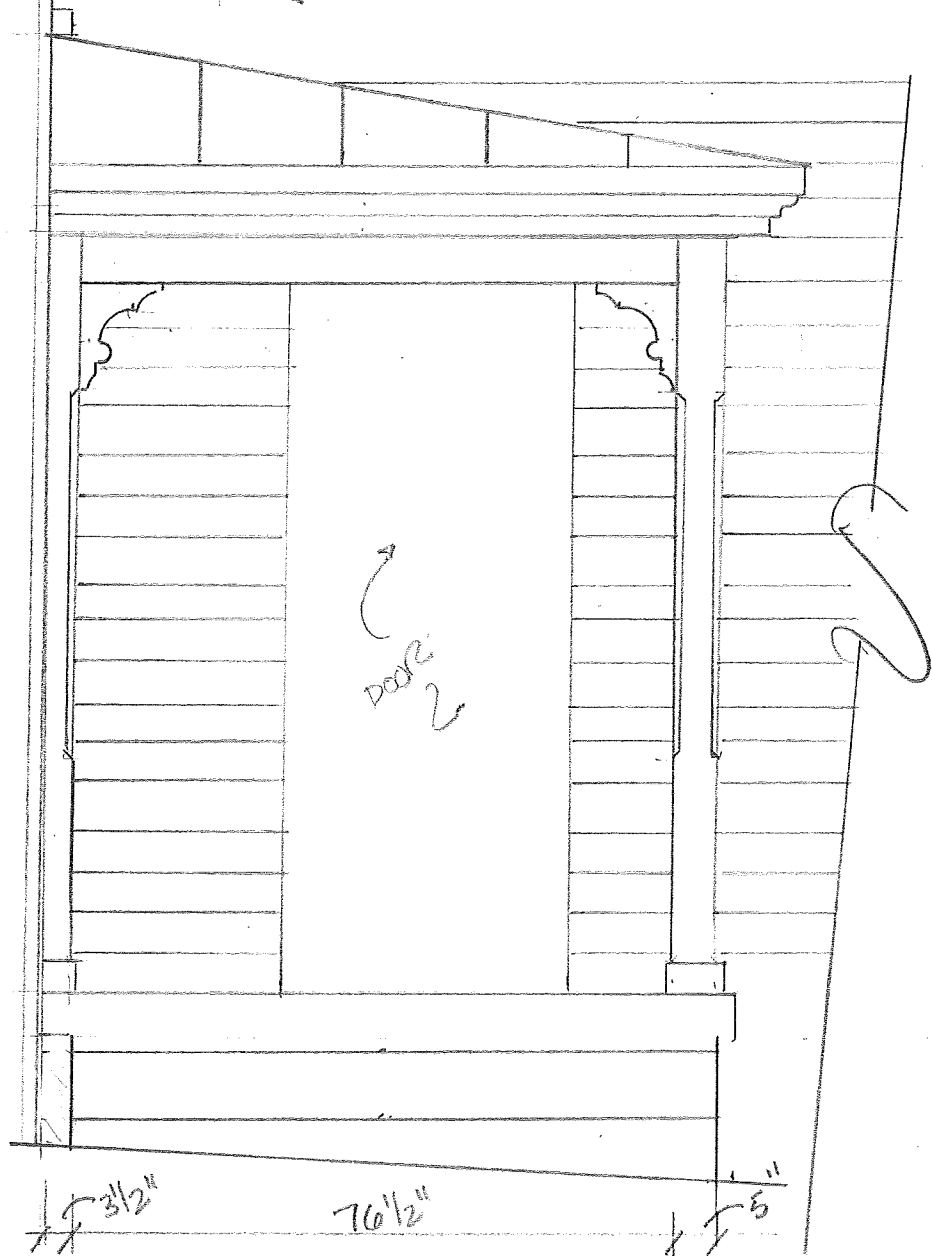
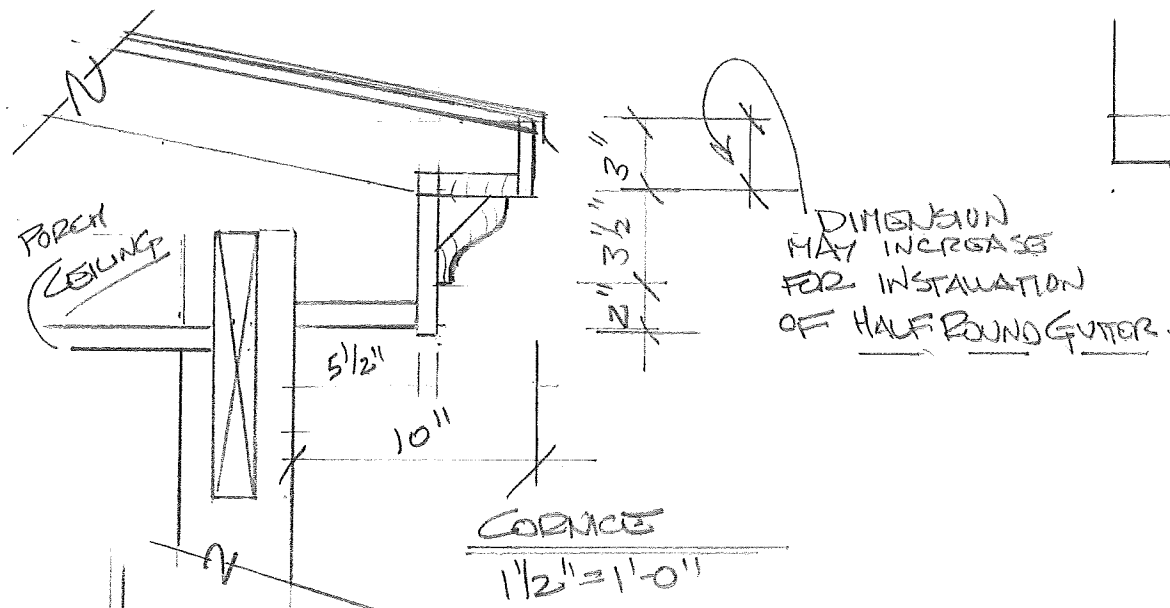


East Elevation at Side

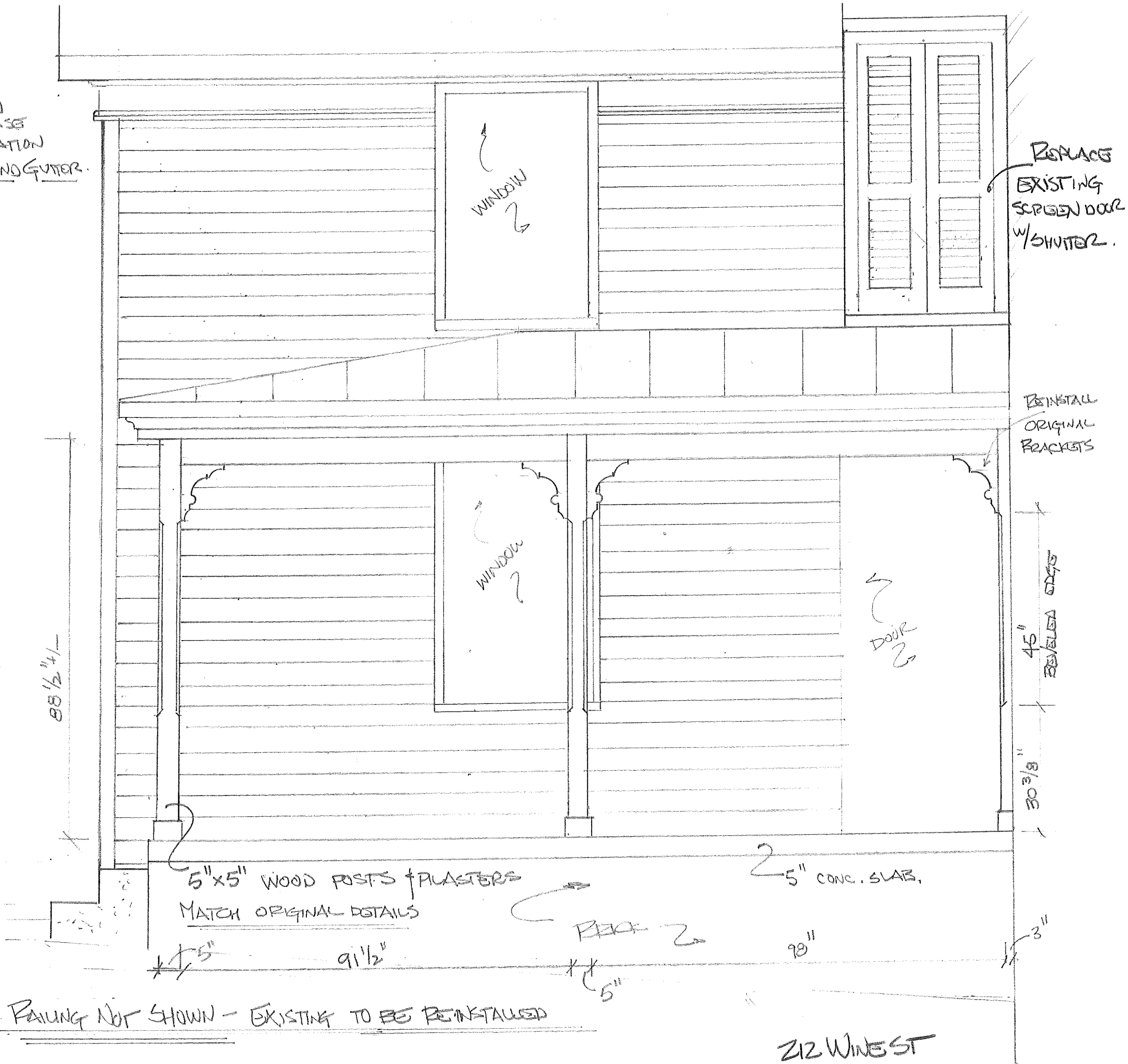


East Elevation at Front



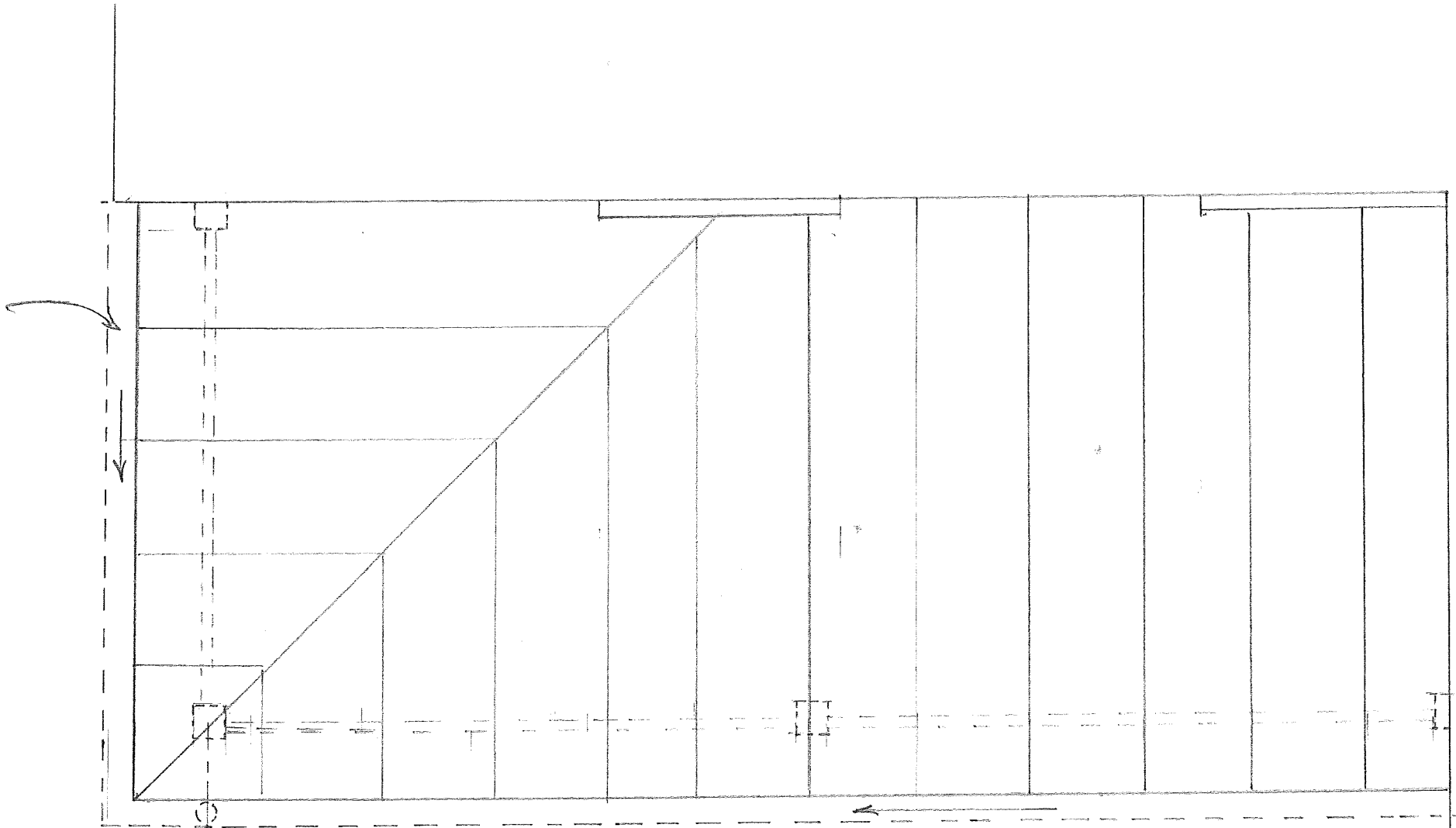


FRONT PORCH - NEW ROOF
1/2" 4/20/08



ZIZ WINEST

NEW
HALF ROUND
GUTTER



ADD
DOWNSPOUT
W/ $\frac{1}{2}$ " OF POST.

FRONT PORCH - NEW ROOF PLAN

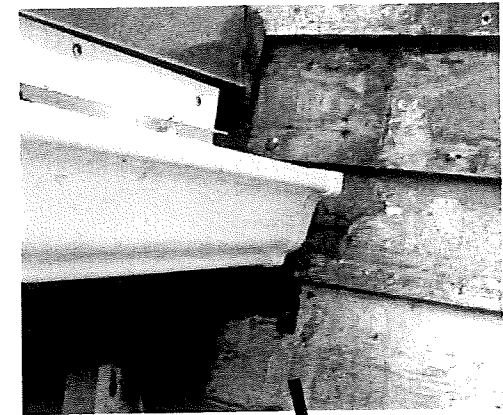
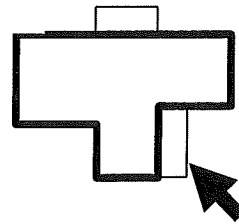
$\frac{1}{2}$ "

4/28/08

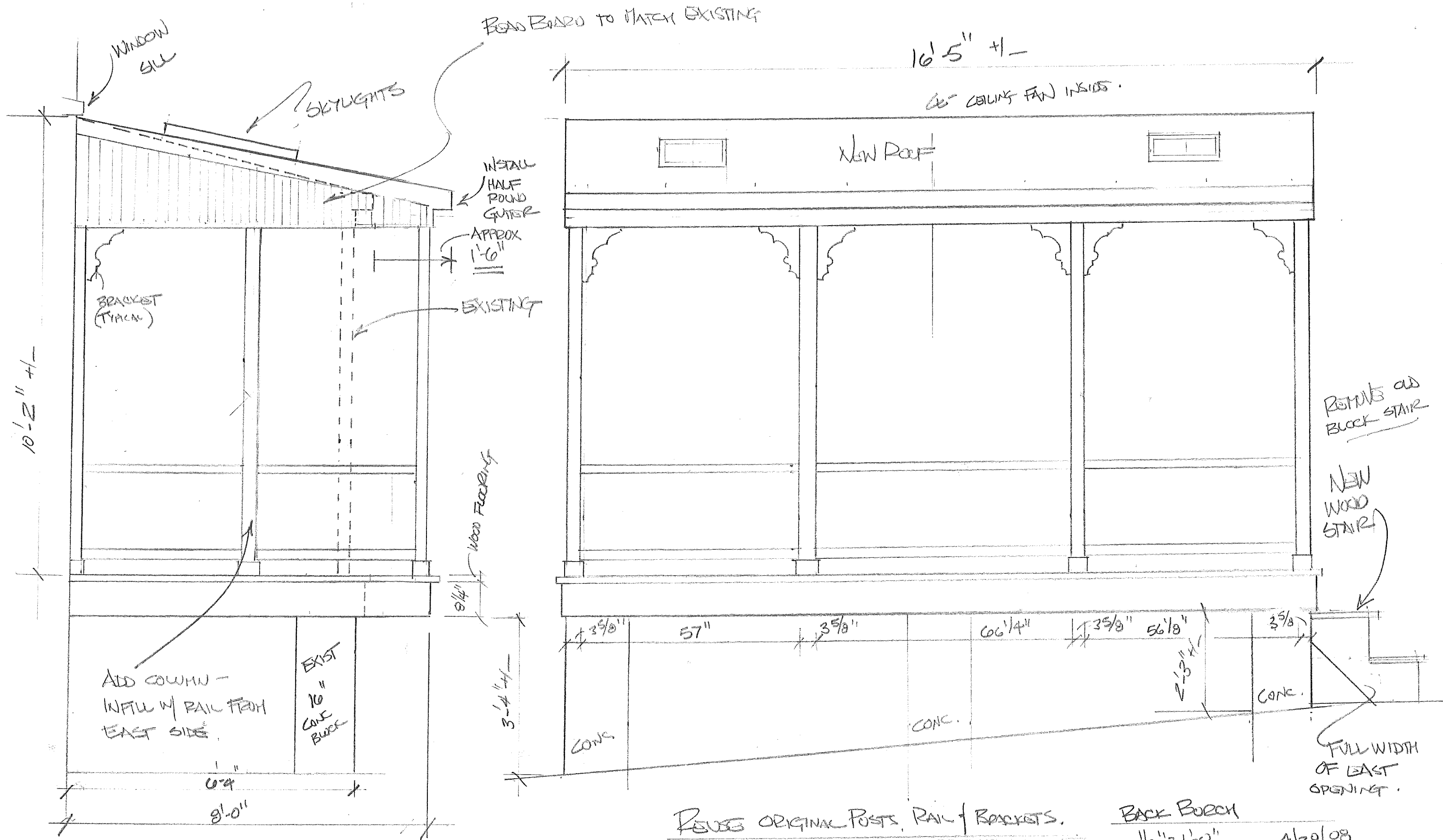
212 WINE ST.



Circa 1925

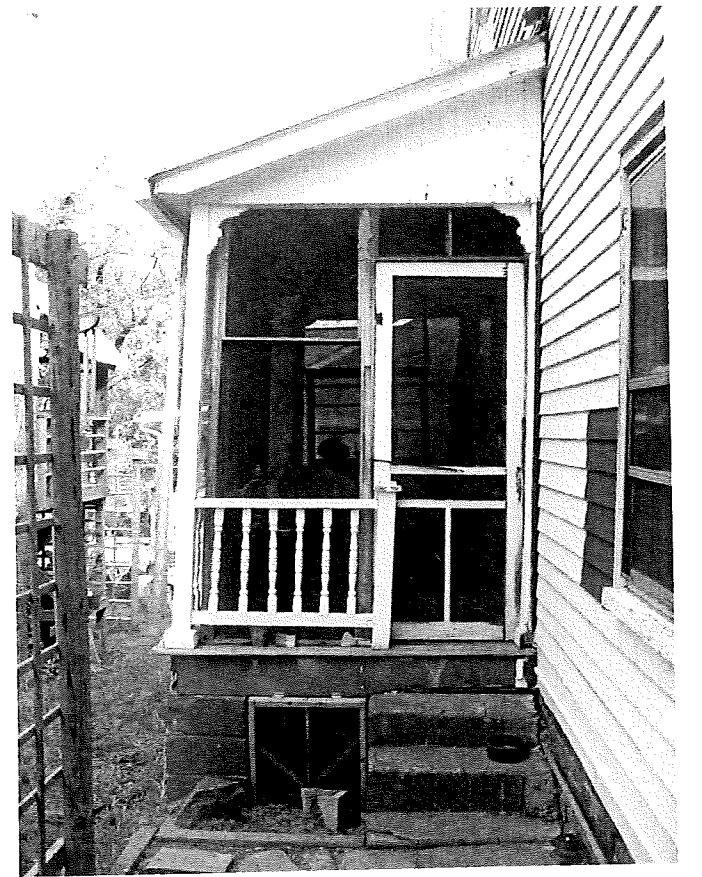
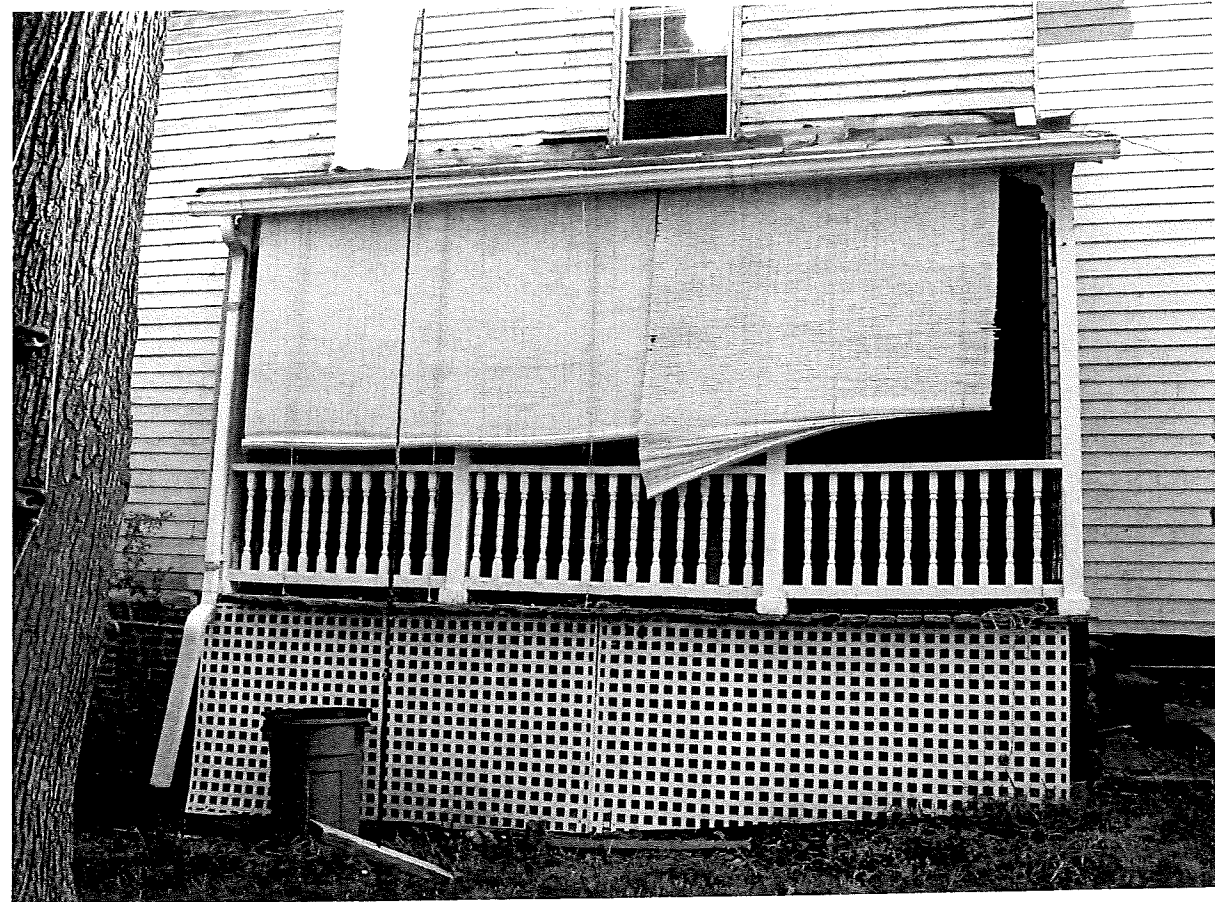


Front Porch Roof Detail

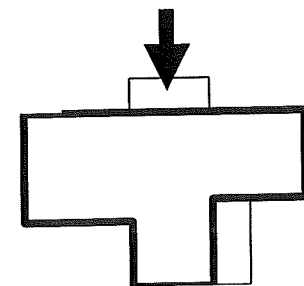


4/20/08

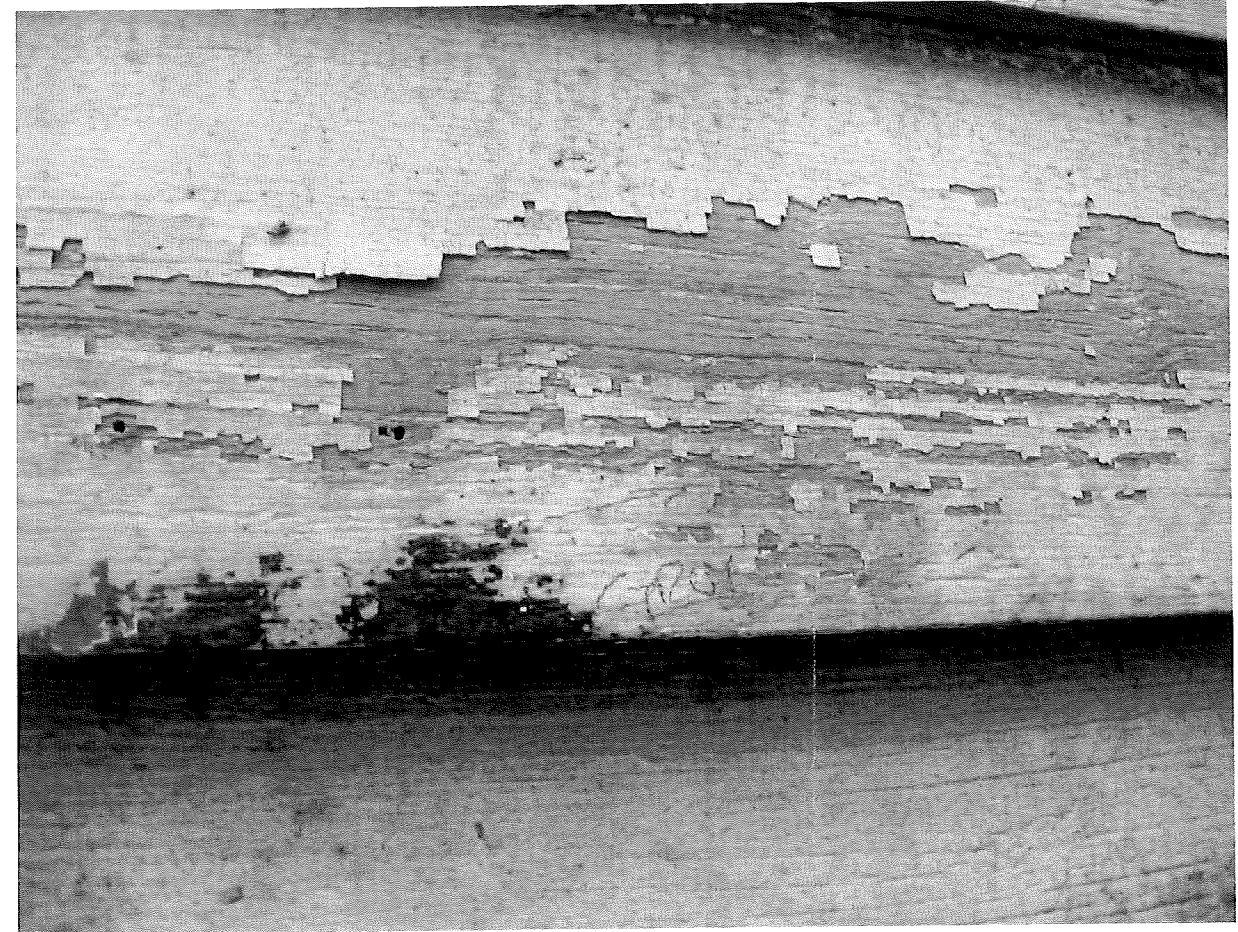
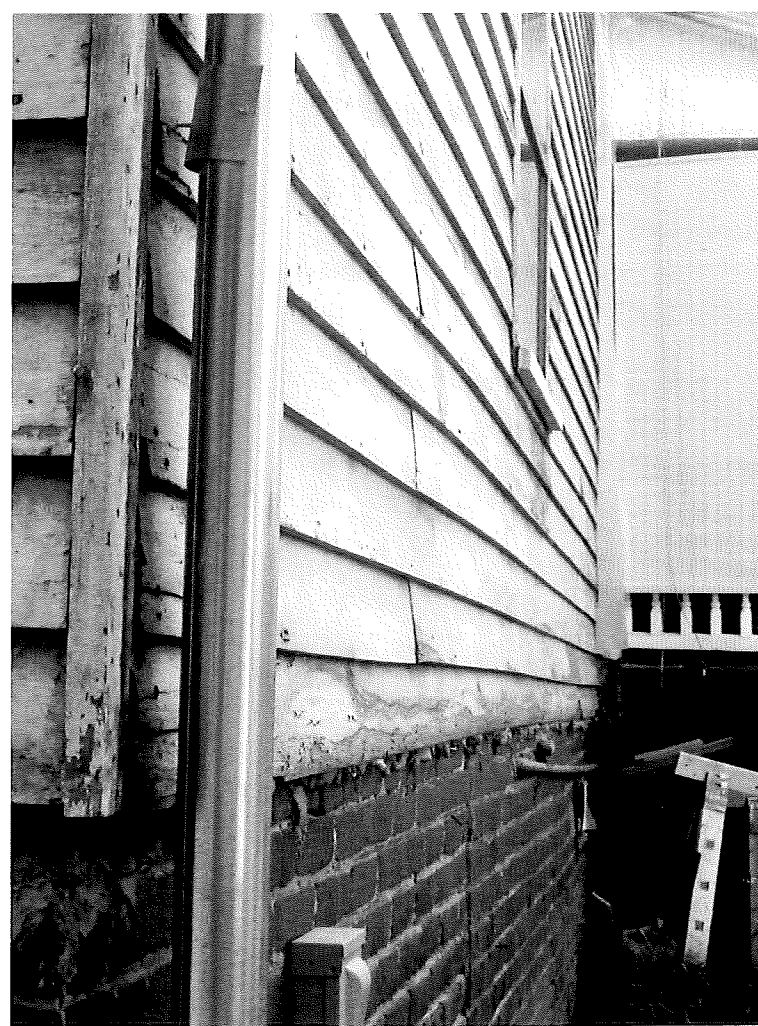
212 WINE ST.



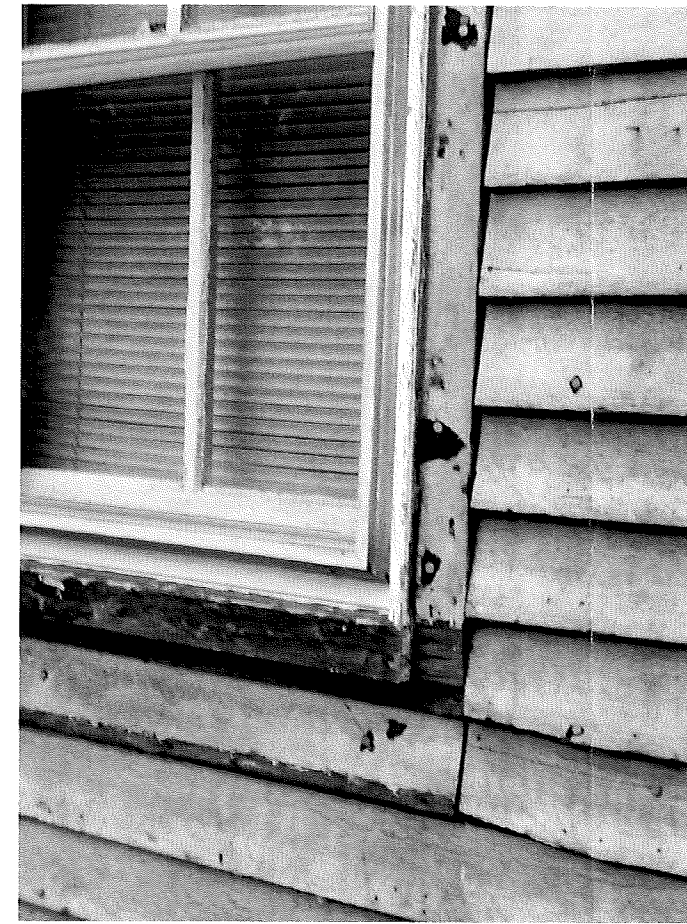
South Elevation circa 1900



Back Porch



Condition of Existing Siding



Condition of Existing Window Trim and Sill