

CITY OF CHARLOTTESVILLE

Department of Community Development

City Hall • P.O. Box 911
Charlottesville, Virginia • 22902
Telephone 804-970-3182 (VOICE/TDD)
Fax: 804-970-3299



April 9, 1997

Randy Ralston
617 Park Street
Charlottesville, VA 22902

Re: BAR -97-04-08 617 Park Street
Porch Window Replacement

Dear Mr. Ralston:

The City of Charlottesville Board of Architectural Review will meet on Tuesday, April 15, 1997 at 3:00 PM to review the above noted item. The meeting will be held in the Michie Annex Conference Room in City Hall. Someone must be present to represent the item.

A copy of the staff report and agenda has been included for your convenience.

If you have any questions, please call me.

Sincerely,

A handwritten signature in black ink, appearing to read "S.H. by Manoj", is written over the printed name of Satyendra Singh Huja.

Satyendra Singh Huja
Director of Planning and Community Development

CITY OF CHARLOTTESVILLE MEMO

TO: City of Charlottesville Board of Architectural Review

FROM: Satyendra Singh Huja, Director of Planning and Community Development

DATE: April 15, 1997

RE: BAR 97-04-08 617 Park Street
Porch Window Replacement



Tax Map 52 Parcel 186

Background

This house lies in the Architectural Design Control District along Park Street. The house has been historically surveyed (see attached). The house was built in the 1870's and 1880's, with the entrance and shaker shingles added in the 1920's.

The existing windows on the front and sides of the building are 2 over 2 light sash windows. One window over the entrance and in the rear of the building has 6 over 6 sash windows.

Proposal

The applicant proposes enclosing a screened in porch by placing vinyl clad casement or double hung windows in the existing voids. If exterior grills are proposed, the specifications imply that the chlorinated polyvinyl chloride grills are permanently applied.

The Design Guidelines suggest that original windows should be retained and that windows should only be replaced 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 the appearance of the frame. Use true divided lights to replace similar examples and do not use false muntins in the replacement."

Recommendation

To follow the guidelines one would need evidence of the windows existing prior to the voids, this addition was a screened in porch and never contained windows. Because it would be difficult to match the two over two windows staff recommends **approval** with the following conditions:

- 1) Use six over six double hung (sash) windows
- 2) Use wood framed windows, with wood muntins.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 617 Park Street
 Map and Parcel: 80-188
 Census Tract & Block: 4-511
 Present Owner: James Hubbard
 Address: 617 Park Street, Cary
 Present Use: Residence
 Original Owner: George L. Sampson
 Original Use: Residence

BASE DATA

Historic Name: Sinclair House
 Date/Period: ca. 1880
 Style: Victorian Vernacular
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: R-2
 Land Area (sq.ft.): 94 x 190
 Assessed Value (Land - 70% of 1990) = 5700 = 10,500

ARCHITECTURAL DESCRIPTION

This structure is typical of the Victorian vernacular houses built in Charlottesville in the seventies and eighties. Three bays, two stories, with a central gable and overhanging eaves, and L-shaped in plan with a central hall and interior chimneys, this house was a bit finer than others as it has handsome black veined marble Victorian mantles. The shaker shingles, Federal style entrance and stoop were added by the Quarles family who owned the house between 1901 and 1993.

HISTORICAL DESCRIPTION

Julie Holladay sold the southern part of the lot of land known as "Northwood" to George L. Sampson for \$1,000 in 1878. Sampson probably built the present house which is stylistically very similar to others such as the Watson-Bosserman House on North First Street built at about the same time. JAK records indicate that the house was standing in 1888 when Charlottesville was incorporated. In 1896 Sampson conveyed the property to Charles G. Sinclair (DB 13-118) for \$3,450. He resided there until 1901 when he sold to his son, J.C. Quarles, who added the shaker shingles and Colonial Revival detailing. The house remained in the Quarles family until 1953. James Hubbard, the present owner, purchased the property in 1973 (DB 146-567).

GRAPHICS





CERTIFICATE OF APPROPRIATENESS APPLICATION



Please Return To: Department of Community Development, P. O. Box 911, City Hall, Charlottesville, Virginia 22902 Telephone (804) 970-3182

A. Information on Property Applied for:

Address: 617 Park Street
City Tax Map No.: 52 Parcel: 1866
R-1A

B. Applicant Information

Name: Randy Ralston
Address 617 Park St.
22902
Phone: (B) 293-8191 (H) 979-7720

C. Property Owner Information (If not Applicant)

Name: _____
Address: _____
Phone: (B) _____ (h) _____

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

E. Description of Proposed Work (Use Back if Necessary) - Please provide complete information in order to avoid having to come back to the board for subsequent approval. Install window units and one (1) glass door (patio) on sleeping porch. Porch is located on back of residence. windows to be installed on first and second floors of porch.

F. List Attached Information (Drawings and Site Plans to scale, Photographs, etc.) - Please note that site plans must be approved by the Department of Community Development before submission to the board.
Photographs and literature to be provided.

G. Property Owner Permission (If Not Applicant)
I have read this application and hereby give my consent to its submission.

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

Signature Date

E. Randall Ralston 4/1/97
Signature Date

FOR OFFICE USE
Received By: _____ Approved: _____ Disapproved _____
Date: _____ Conditions of Approval: _____

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

