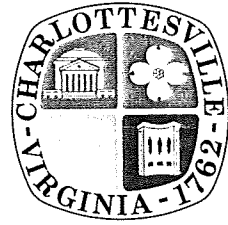


CITY OF CHARLOTTESVILLE

Department of Neighborhood Planning and Development Services

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



July 20, 2000

Charles Kabbash
308 E Market Street
Charlottesville, VA 22902

CERTIFICATE OF APPROPRIATENESS APPLICATION

BAR 00 7-31
308 E Market Street
Tax Map 33 Parcel 223
Construct new porch
Charles Kabbash, Applicant

Dear Mr. Kabbash

The above noted item was reviewed by the City of Charlottesville Board of Architectural review at their regular meeting on July 18, 2000. Kenneth Schwartz moved to deny the application as submitted with the following basis for the denial: the lack of appropriateness of a porchlike structure located 18 inches off of Market Street. The motion was seconded by W.G. Clark and the application was denied.

Specific concerns expressed by board members were as follows:

- ◆ Concern was expressed about the location of the porch in relation to Market Street and the proximity to Market Street.
- ◆ Concern was expressed about the extent (size) of the deck.
- ◆ Concern was expressed about quality and detail of the drawings submitted.

As per the requirements of Charlottesville City Code Section 34-584, you may appeal this decision in writing to the Charlottesville City Council within 10 days of the date of the decision. If you have any questions or would like to pursue a revised application for a porch design, please feel free to contact me at 970-3182 and I will be happy to help you.

Sincerely,

Tarpley Vest
Tarpley Vest
Neighborhood Planner

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 11, 2000**



CERTIFICATE OF APPROPRIATENESS APPLICATION

BAR 00 7-31
308 E Market Street
Tax Map 33 Parcel 223
Construct new porch
Charles Kabbash, Applicant

Background

300 and 308 E Market Street are both owned by the applicant, Charles Kabbash. 308 and 300 East Market Street are both two story brick colonial revival buildings built in the 1920's.

Application

The applicant wishes to construct a side porch which would physically adjoin the two buildings but which would be accessible only from his residence at 308 East Market Street. The porch is to be constructed of painted wood with a traditional wooden banister. It is the applicants' intend to salvage historic balustrade material appropriate to the buildings and district. The applicant has submitted two possible scenarios for review by the board. Exhibit A shows the proposed deck with an arched gable roof covering. Exhibit B shows the porch without a roof covering.

Discussion

The Design Guidelines for New Construction Address porches as follows:

"Most of Charlottesville's historic houses have some type of porch. There is much variety in the size, location, and type of porches and this variety relates to the different residential architectural styles...."

The Design Guidelines for Additions may be applied to the proposal as follows:

LOCATION: "Attempt to locate the addition on the rear or side elevations that are not visible from the street."

The proposal complies with this guideline.

DESIGN: "New additions should not destroy historic materials that characterize the property. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Based on the description of the proposed materials, the proposal complies with this guideline.

REPLICATION OF STYLE: "The new addition should not be an exact copy of the design of the existing building. If the new addition appears to be a part of the existing building, the integrity

of the original historic design is compromised and the viewer is confused over what is historic and what is new. The design of the new addition can be compatible with and respectful of existing buildings without being a mimicry of their original design. "

MATERIALS AND FEATURES: "Use materials, windows, doors, architectural detailing, roofs and colors that are compatible with historic buildings in the district. "

The proposed materials, as described, comply with this guideline.

ATTACHMENT TO EXISTING BUILDING: "Whenever possible, new additions... should be done in such a manner that, if such addition were to be removed in the future, the essential form and integrity of the building would be unimpaired. Therefore, the new design should not use the same wall plane, roof line, or cornice line of the existing structure. "

The proposal complies with this guideline.

Recommendation

Staff supports this application with the following:

1. Please submit for review and approval the proposed paint scheme as mentioned in your cover letter.
2. If Exhibit A is constructed, please submit for review and approval the proposed building materials.
3. Please provide illustrative details of the balustrade to be used, also providing information on the material and color.

Charles A. Kabbash
308 East Market Street
Charlottesville, VA 22901

July 7, 2000

TO: Downtown Board of Architectural Review

FROM: Charles A. Kabbash

SUBJECT: Application for approval of construction

Ladies and Gentlemen,

By this and the accompanying plans and exhibits, I am applying for approval of the construction of a suspended deck between two buildings I own.

I currently reside in the second floor apartment of my building at 308 East Market Street. I also own 300 East Market Street, which is separated from 308 E. Market St. by a driveway to the rear of the two buildings. It is my desire to construct a deck, accessible from my apartment at 308 E. Market St., only. The deck will be supported into the masonry of both buildings, suspended above the driveway at a height of approximately 12 feet.


Grover Smiley of the Building and Life Safety Department has met with me on site and in his office and has approved the method of construction. The deck is to be constructed of 2x12 pressure treated lumber, lag bolted into the masonry of both 308 and 300 E. Market and sealed in place with epoxy cements. Upon completion, the deck will be encased in historic materials.

To enhance the appearance of both building fronts and the decks, I plan a paint scheme to include painting the entry archways of both buildings grey as well as the deck railing, spindles and banisters. The windows casings and the underneath of the deck will be painted white.

Exhibit's A and B attached show the deck with a plain bannister and with an arch matching the building fronts. I would be content with either design and leave it to the Board to choose the more appropriate design.

Thank you for your consideration. If you have further questions, I will be available at your convenience.

Sincerely,



Charles A. Kabbash



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: 308 E. MARKET ST.
CHARLOTTESVILLE, VA 22902

City Tax Map No.: _____ Parcel: _____

C. Property Owner Information (If not applicant)

Name: CHARLES KROBBAK

Address: 308 E. MARKET ST.
CHARLOTTESVILLE, VA 22902

Phone: (B) 977-4242 (H) 999-8434

B. Applicant Information

Name: SAME -

Address: _____

Phone: (B) _____ (H) _____

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.

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.

CONSTRUCT PORCH BETWEEN 300 E. MKT. & 308 E. MKT

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.

PHOTOGRAPHS, ELEVATION, FLOOR PLAN, NARRATIVE

G. Property Owner Permission (If Not Applicant)

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

[Signature] _____
Signature Date 6/27/00

H. Signature of Applicant

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

SAME _____
Signature Date

FOR OFFICE USE ONLY

Received By: _____
Date: _____

Approved: _____ Disapproved: _____
Conditions of Approval: _____

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

Charles A. Kabbash
308 East Market Street
Charlottesville, VA 22901

July 7, 2000

TO: Downtown Board of Architectural Review

FROM: Charles A. Kabbash

SUBJECT: Application for approval of construction

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Thank you for your consideration. If you have further questions, I will be available at your convenience.

Sincerely,



Charles A. Kabbash



Front view of 300 East Market Street



Front view of 308 East Market Street



Street view of 308 East Market Street with alley between 300 and 308 East Market Street



Corner view of 300 and 308 East Market Street

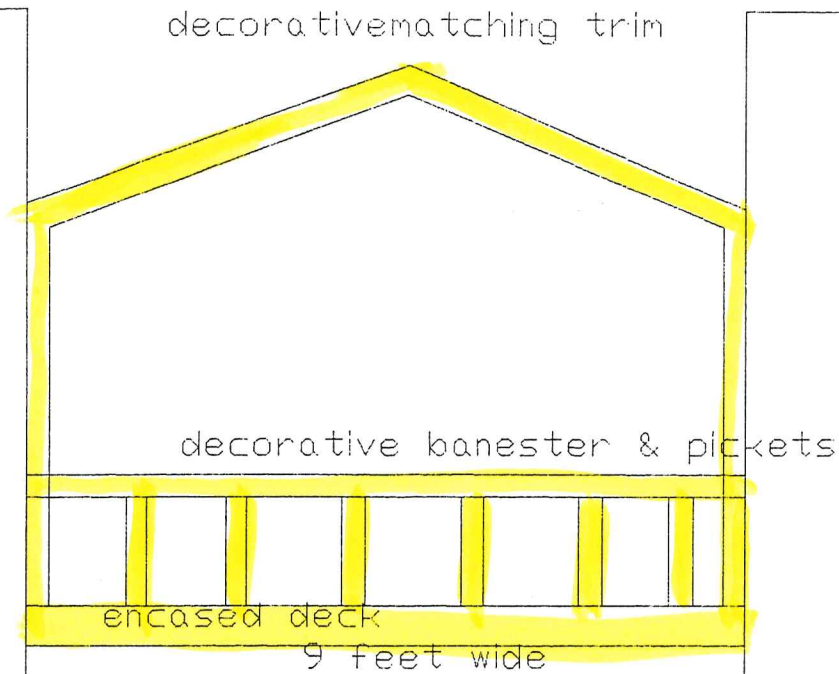


From Market Street looking into driveway



Driveway looking toward Market Street

08 e. market st.

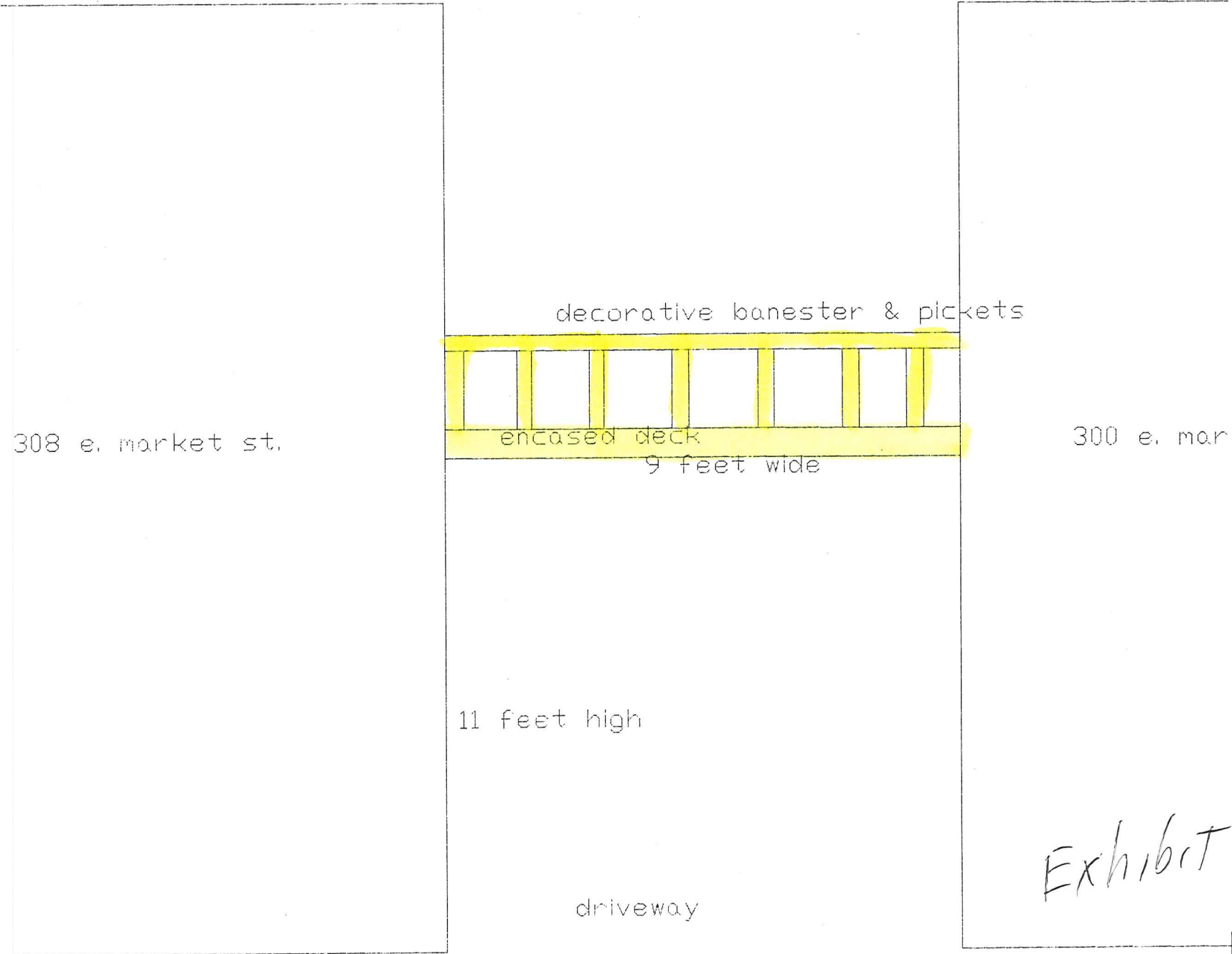


300 e. mar

11 feet high

driveway

Exhibit "A"



308 e. market st.

decorative banister & pickets

encased deck

300 e. mar

9 feet wide

11 feet high

driveway

Exhibit "1"

