

From: Scala, Mary Joy
Sent: Friday, September 29, 2017 1:35 PM
To: Weldon, Linda A. (la5h) (la5h@eservices.virginia.edu)
Subject: BAR Action - 1111 W Main Street - September 19, 2017

September 29, 2017

Linda A. Weldon, Associate Director
UVA Medical School Foundation
PO Box 800776
Charlottesville, VA 22908

RE: Certificate of Appropriateness Application
BAR 17-09-09
1111 West Main Street
Tax Parcel 100055000
University of Virginia Medical School Foundation, Owner/Linda Weldon, Applicant
Basement Window Replacement

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 19, 2017. The following action was taken:

Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed replacement windows satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the application as submitted. Clayborne seconded. The motion was approved (7-0).

This certificate of appropriateness shall expire in 18 months (March 19, 2019), 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 the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala
Preservation and Design Planner

Mary Joy Scala, AICP
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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 19, 2017**



Certificate of Appropriateness Application

BAR 17-09-09

1111 West Main Street

Tax Parcel 100055000

University of Virginia Medical School Foundation, Owner/Linda Weldon, Applicant

Basement Window Replacement

Background

1111 West Main Street, the John Vowles House, was built in 1824. (historic survey attached)
It is individually listed on the National and Virginia Registers, and is a contributing structure in the West Main Street ADC district.

*1985 doorway was removed
full width front porch removed in 1960's*

Application

The applicant is requesting approval to replace the two basement windows that had termite damage. The windows were not original to the building. They were poor quality, circa 1985. The proposed replacement windows are custom, high performance Andersen windows that match the third floor dormer windows. They are wood awning windows with SDLs, painted canvas color.

The applicant noted that water damage occurred in the front of the building. The dampness attracted termites which destroyed a portion of the window frame. Water was also leaking into the basement. They had to excavate the front foundation, seal it, and address drainage. The new windows have been ordered and will be installed sometime this month along with trim replacement. They will also have to excavate both the west and east sides of the building, although no windows will be involved and no termites were found there.

Criteria, Standards, 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.*

Pertinent Standards for Review of Construction and Alterations include:

- (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;

(8) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Review Guidelines for Rehabilitations

C. Windows

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows. Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 1. Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2. Retain original windows when possible.*
- 3. Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4. If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5. Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6. Replace historic components of a window that are beyond repair with matching components.*
- 7. Replace entire windows only when they are missing or beyond repair.*
- 8. If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 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. If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
- 14. False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 15. 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.*
- 16. Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
- 17. Storm windows should not damage or obscure the windows and frames.*

18. *Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
19. *The addition of shutters may be appropriate if not previously installed but are compatible with the style of the building or neighborhood.*
20. *In general shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.*
21. *The size of the shutters should result in their covering the window opening when closed.*
22. *Avoid shutters on composite or bay windows.*
23. *If using awnings, ensure that they align with the opening being covered.*
24. *Use awning colors that are compatible with the colors of the building.*

Discussion and Recommendations

Regarding any window replacement, the BAR should determine:

(1) If it is appropriate to replace the windows, based on the location, age, and significance of the building and windows, and the condition of the windows; and

(2) If appropriate, then what type of replacement window is permitted in each specific case. In general,

- Replacement windows or sashes should either be wood, or in some cases, aluminum-clad wood. The BAR has also approved, in certain locations, replacement windows of fiberglass like Marvin Integrity, or composites such as Anderson Renewal, which combine wood sawdust with vinyl. Vinyl windows are rarely permitted due to concerns with durability and appearance.
- The pattern of lights should match the existing pattern in most cases. If existing windows are divided, then simulated divided lights (SDLs) may be used. In that case, muntins should be applied to exterior with a spacer bar between the glass.
- The size of the window opening in the exterior wall should not change. The dimensions of the window, sashes, glass area, and muntins should match the original as closely as possible.
- All existing exterior window trim must be retained, and repaired if necessary.
- The glass must be clear (min70 VLT).

Staff recommends approval of the application.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed replacement windows satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the application as submitted (or with the following modifications...).



LANDMARK

SURVEY

IDENTIFICATION

Street Address: 1111-1113 West Main Street
 Map and Parcel: 10-55
 Census Track & Block: 2-303
 Present Owner: Bernard Caperton
 Address: 611 Preston Place
 Present Use: Antique Shop and offices
 Original Owner: John Vowles
 Original Use: Residences

BASE DATA

Historic Name: John Vowles House
 Date/Period: cir. 1823
 Style: Federal
 Height to Cornice:
 Height in Stories: 2 1/2
 Present Zoning: B-3
 Land Area (sq.ft.): 54 x 208
 Assessed Value (land + imp.): 17,500 + 11,130 = 28,630

ARCHITECTURAL DESCRIPTION

While appearing to be one structure, 1111 & 1113 W. Main were built at different times and have slightly different floor plans. The house to the east (1113) is the older, built around 1823, and is the typical side hall two room deep plan with two interior chimneys in the western, now party, wall. The original mantles in the Georgian-Federal style remain. The stair landing between the first and second floors is lit by a circular headed window, and a tondo window is between the second and third floors. This is a common Georgian feature, but this example is unique to Charlottesville. The original staircase with its slender newel and square balusters remains as does the entrance transom with a circular motif pattern. The dormer on the rear also appears to be original. 1111 was probably built shortly after 1113. The continuous Flemish bond brickwork of the facade indicates that it is a veneer on the older structure and is intended to unite the separate units. Both houses employ double hung sash windows, although those at 1111 are larger suggesting a later date, and diminish on the second floor. Both have the characteristic wooden lintels and originally shared a common cornice level. The transom at 1113 is the fish eye pattern seen at 224 Court Square and the Carter Gilmer House. However, 1113 is 3 rooms deep with corner fireplaces in the front two rooms and an interior chimney in the rear room. The chimneys are connected by a curtain. 1111 is not as deep as 1113, and the juncture of the two structures verifies that they were built as separate units.

HISTORICAL DESCRIPTION

James Dinsmore, the carpenter brought from Philadelphia by Jefferson to work on Monticello and the University, sold John Vowles a half acre lot on the road from the town west to the University in 1823 for \$150. (ACDB 23-342). Vowles probably built his residence (1113 W. Main) shortly thereafter. In 1830 he purchased the half acre lot "adjoining the lot and present residence of said John Vowles" to his east (ACDB 29-86). The adjoining structure was probably built shortly after Vowles completed his residence and was certainly standing when Vowles sold the property to Michael Johnson in 1839. The houses have had many owners in their 150 year history. Bernard Caperton, the present owner, purchased them in 1969. It is interesting that these two structures have always been conveyed as one property.

GRAPHICS

180 (L.)

180 (R.)

CONDITIONS

Average

SOURCES

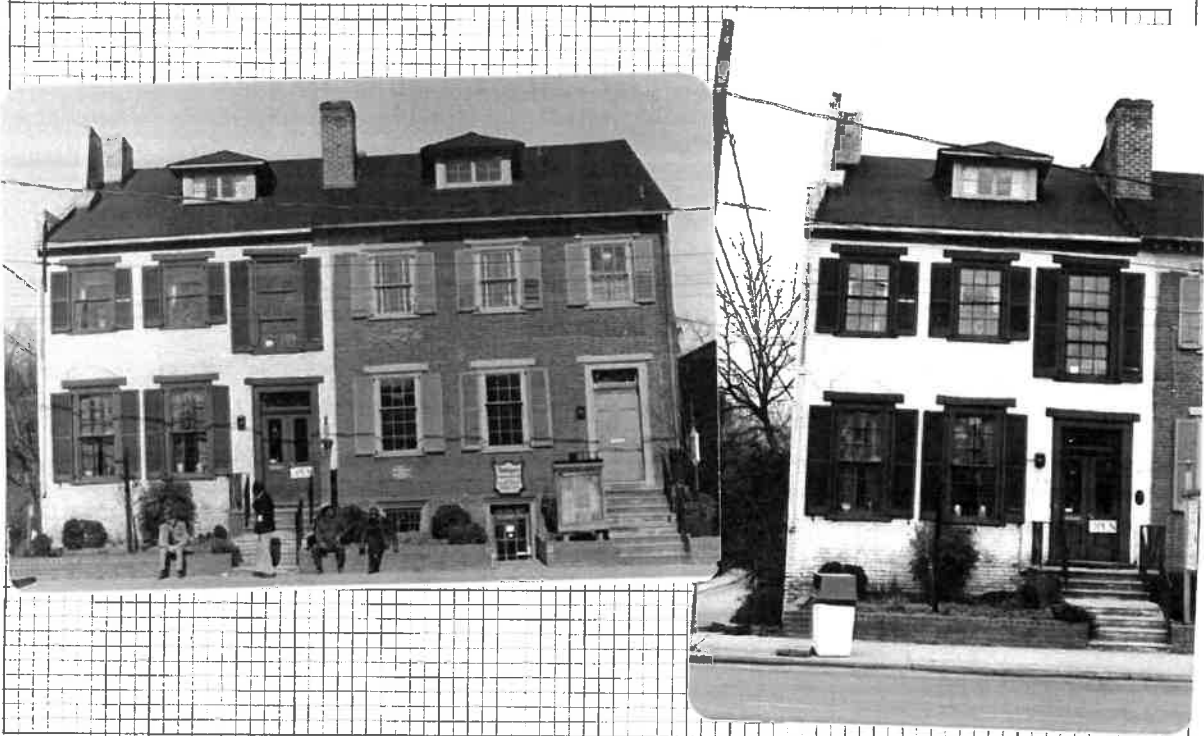
City/County Records
Velora Thomson

Sources and bibliography
Published sources (Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder
Jack Abgott, Charlottesville

Date
March 1980

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



September 5, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 17-09-09

1111 West Main Street

Tax Parcel 100055000

University of Virginia Medical School Foundation, Owner/Linda Weldon,

Applicant

Basement Window Replacement

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, September 19, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Mary Joy Scala".

Mary Joy Scala, AICP
Preservation and Design Planner



14635
14704

Date 2 + 3. 1996 File No. 104-40

Name John Vowles House (1111-13 W. Main St.)

Town _____

County Chauchoyville

Photographer Dan Perzow

Contents 10 ext. views





**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 Email scala@charlottesville.org

RECEIVED
AUG 31 2017

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make 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 3:30 p.m.

Owner Name: UVA Medical School Foundation **Applicant Name:** Linda A. Weldon, Associate Director
Project Name/Description: Replace Basement Windows **Parcel Number:** _____
Project Property Address: 1111 West Main Street, Charlottesville, VA 22903

Applicant Information

Mailing Address: P.O. Box 800776
Charlottesville, VA 22908
Email: LA5H@virginia.edu
Phone: (W) 434-924-1732

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

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

Signature of Applicant

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

Linda A. Weldon 8/10/17
Signature Date

LINDA A. WELDON 8/10/17
Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): We are replacing basement windows that had termite damage. The windows were not original to the building. They were circa 1985 and a sub-quality window. We have ordered custom, high performance Andersen windows that match the third-floor dormer windows.

List All Attachments (see reverse side for submittal requirements):

For Office Use Only
Received by: J. Barrow
Fee paid: \$125.00 Cash Ck. # 001872
Date Received: 9/12/2017
Revised 2016 P17-0166
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

*UVA Medical Alumni Association
1111 West Main Street*



No. 1111
Residence
built by
John Dowles
circa 1824

Where new windows will be installed



Courtyard by Marriott
1201 West Main Street



1107 West Main Street



Replacement window



Andersen Windows - Abbreviated Quote Report

Project Name: MICKY MCDONALD



Quote #: 492

Print Date: 08/01/2017

Quote Date: 08/01/2017

iQ Version: 17.0

Dealer:

Sales Rep: Administrator

Created By:

Customer:

Billing

Address:


Phone:

Contact:

Trade ID:

Fax:

Promotion Code:

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
	0001	2 AAN2814 (V)		\$ 521.09	\$ 1042.18

RO Size = 2' 8" W x 1' 4" H Unit Size = 2' 7 1/4" W x 1' 3 1/4" H

A Series

Unit, 4 9/16" Frame Depth, Canvas/Pine, Primed, V Handing, High Performance Low-E4, Divided Light with Spacer, Colonial, 3W1H, 3/4", Ext Grille - Canvas, Int Species - Pine, Int Grille Color - Primed, (Includes Additional Widths, 7 1/16", Factory Applied, Pine, Primed, Complete Unit Extension Jamb) Insect Screen - Aluminum, White AAN, Traditional Folding, White

Zone: North-Central

U-Factor: 0.28, SHGC: 0.23, ENERGY STAR® Certified: Yes

Customer Signature _____

Total Load Factor

0.194

Subtotal

\$ 1,042.18

Tax (0.000%)

\$ 0.00

Grand Total

\$ 1,042.18

Dealer Signature _____

** All graphics viewed from the exterior

** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

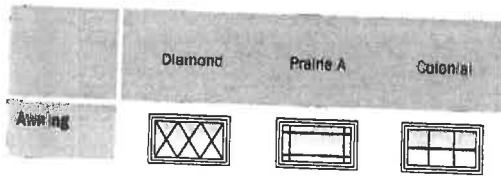
Quote #: 492

Print Date: 08/01/2017

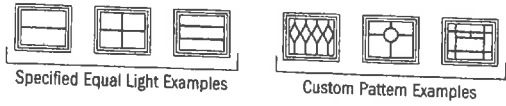
Page 1 Of 2

iQ Version: 17.0

Grille Patterns



Number of lights and overall pattern varies with window size. Patterns shown may not be available for all sizes. Specified equal light and custom patterns are also available. For more information on divided light, see pages 10-11 or visit andersenwindows.com/grilles.



Awning Window Details

Scale 1 1/2" (38) = 1'-0" (305) - 1:8

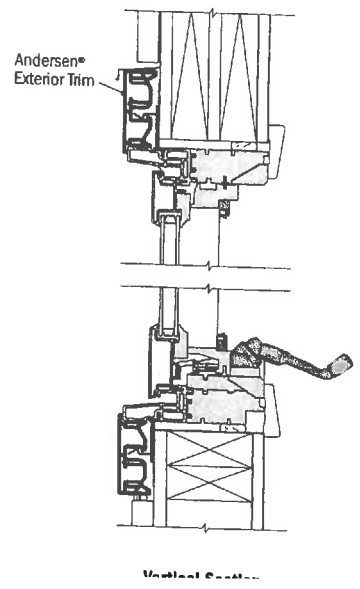
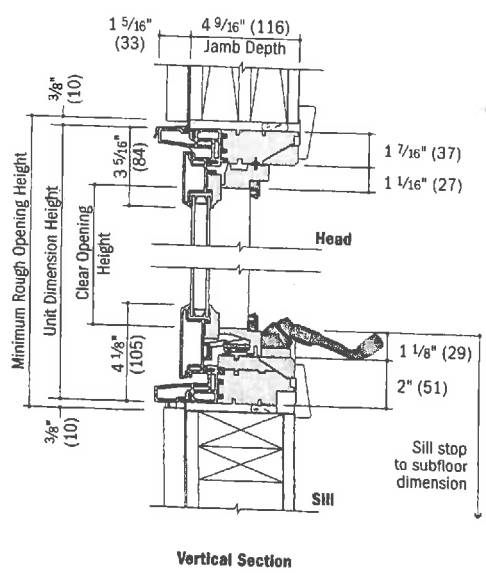
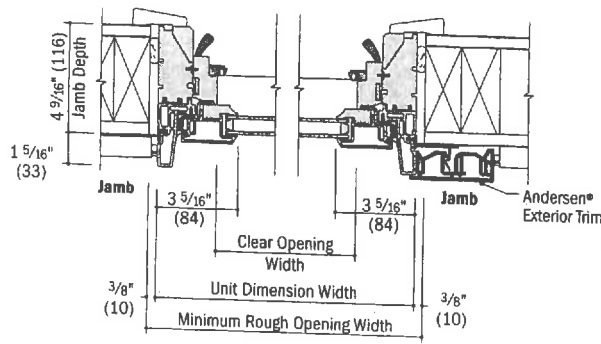


Table of Double-Hung Window Sizes

Scale 1/8" (3) - 1'-0" (305) - 1:96

Unit Dimension	1'-7 1/4" (489)	1'-11 1/4" (591)
Minimum Rough Opening	1'-8" (508)	2'-0" (610)
Unobstructed Glass (lower sash only)	12 5/8" (321)	16 5/8" (422)

Unit Dimension	1'-7 1/4" (489)	1'-11 1/4" (591)
2'-11 1/4" (895)	3'-0" (914)	12 13/16" (325)
3'-3 1/4" (997)	3'-4" (1016)	14 13/16" (376)
3'-7 1/4" (1099)	3'-8" (1118)	16 13/16" (427)
3'-11 1/4" (1200)	4'-0" (1219)	18 13/16" (478)
4'-3 1/4" (1302)	4'-4" (1321)	20 13/16" (529)
4'-7 1/4" (1403)	4'-8" (1422)	22 13/16" (579)
4'-11 1/4" (1505)	5'-0" (1524)	24 13/16" (630)
5'-3 1/4" (1607)	5'-4" (1626)	26 13/16" (681)
5'-7 1/4" (1708)	5'-8" (1727)	28 13/16" (732)
6'-0" (1809)	6'-0" (1829)	30 13/16" (783)

Model	Model	Model
ADH1830	ADH2030	ADH2030
ADH1834	ADH2034	ADH2034
ADH1838	ADH2038	ADH2038
ADH1840	ADH2040	ADH2040
ADH1844	ADH2044	ADH2044
ADH1848	ADH2048	ADH2048
ADH1850	ADH2050	ADH2050
ADH1854	ADH2054	ADH2054
ADH1858	ADH2058	ADH2058

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City Hall Post Office Box 911
Charlottesville, Virginia 22902
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Fax 434-970-3359
www.charlottesville.org



RECEIPT

****NOTE** This is a receipt only - not a Building Permit. This does not authorize work to begin the project.**

RECEIPT NUMBER: R17002469

DATE: 9/12/2017

TIME: 3:54:06 PM

CUSTOMER: UNIVERSITY OF VA MEDICAL SCHOOL FOUNDATION

APPLICANT: LINDA WELDON

OWNER: UNIVERSITY OF VA MEDICAL SCHOOL FOUNDATION

TOTAL ACTIVITY FEE DETAILS:

<u>PERMIT NO.</u>	<u>AMOUNT</u>	<u>FEE DESCRIPTION</u>
P17-0166	\$125.00	BAR ALL OTHER

RECEIPT TRANSACTIONS:

<u>PAYMENT TYPE</u>	<u>AMOUNT</u>	<u>CHECK NO</u>
Check	\$125.00	001872

RECEIPT AMOUNT DUE: \$125.00

RECEIPT AMOUNT PAID: \$125.00
