

Mess, Camie

From: Mess, Camie
Sent: Tuesday, February 27, 2018 12:11 PM
To: 'keith@rosneyarchitects.com'
Cc: Werner, Jeffrey B
Subject: BAR Action- February 21, 2018 - 540 Park Street

February 27, 2018

Certificate of Appropriateness

BAR 18-02-03
540 Park Street
Tax Parcel 520183000
Lynn and Tobias Dengel, Owner/ Keith Scott and Julie Dixon, Applicant
New roof and gutters

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 21, 2018. The following action was taken:

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed new copper roof and copper gutter system satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application with the following modification that you find a way to paint the downspouts to minimize visibility and, as much as possible, locate downspouts to minimize visibility, especially at prominent corners . Earnst seconded. Approved (5-0).

This certificate of appropriateness shall expire in 18 months (August 21, 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 Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,

Camie Mess

Camie Mess

Assistant Preservation and Design Planner
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902
Phone: (434) 970-3398
E-mail: messc@charlottesville.org



Board of Architectural Review (BAR)
Certificate of Appropriateness

RECEIVED

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

JAN 30 2018

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 LYNN & TOBIAS DENGEL Applicant Name KEITH SCOTT & JULIE DIXON
Project Name/Description NEW ROOF Parcel Number 520183000
Project Property Address 540 PARK ST. CHARLOTTESVILLE, VA. 22902

Applicant Information

Address: 108 5th ST. SE #306
CHARLOTTESVILLE VA 22902
Email: KEITH@ROSENEYARCHITECTS.COM
Phone: (W) 434-242-9679 (C)

Signature of Applicant

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

[Signature] 1-29-18
Signature Date

KEITH SCOTT 1-29-18
Print Name Date

Property Owner Information (if not applicant)

Address: 540 PARK ST.
CHARLOTTESVILLE VA 22902
Email: TOBIAS.DENGEL@GMAIL.COM
Phone: (W) (C) 202-439-1944

Property Owner Permission (if not applicant)

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

[Signature] 01/29/18
Signature Date

Tobias A Dengel 01/29/18
Print Name Date

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

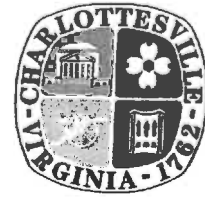
Description of Proposed Work (attach separate narrative if necessary): REPLACE EXISTING STANDING SEAM METAL ROOF WITH COPPER STANDING SEAM. (SEE ATTACHED)

List All Attachments (see reverse side for submittal requirements): PROJECT DESCRIPTION, PHOTOS OF PROPERTY, DRAWING OF PROPOSED GUTTER, PHOTOS OF PROPOSED GUTTER, MATERIAL REFERENCE PHOTO, PHOTOS OF ADJACENT PROPERTY(S)

For Office Use Only
Received by: L. Barmore
Fee paid: 12500 Cash/Ck. # 3311
Date Received: 1/30/18
Approved/Disapproved by:
Date:
Conditions of approval:

P18-0014

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 21, 2018**



Certificate of Appropriateness Application

BAR 18-02-03

540 Park Street

Tax Parcel 520183000

Lynn and Tobias Dengel, Owner/ Keith Scott and Julie Dixon, Applicant

New roof and gutters

Background

Built in 1900 by William Vandergrift for the Maphis family, Both the house and garden shed are listed as contributing resources in the North Downtown ADC District.

July 18, 2005- Administrative Approval given to repaint the house.

September 20, 2005- BAR approved with conditions (7-0-1) architectural and site changes with certain details to come back to BAR.

April 18, 2006- BAR approved (6-0) fence details.

October 16, 2007- BAR approved (6-0-1) the shed application as submitted. BAR requested that the roof framing on the underside of the exposed roof is dealt with similarly to the existing detail.

November 18, 2014- BAR approved (8-0) the application as submitted, with re-roofing details to be submitted for Administrative Approval. [Note that removal of Philadelphia gutters would require an additional application for BAR approval].

Application

Replace the existing painted standing seam metal roof with a copper standing seam roof with pan dimensions and seam heights to match the existing. The new roof will have copper snow guards in a 2-1-2 pattern. Replace the Philadelphia Gutter system with 6" copper half round gutters mounted on eaves with 4" copper downspouts.

Criteria 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 Guidelines for Rehabilitation:

G. ROOF

- 1. When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.*
- 2. If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.*
- 3. Original roof pitch and configuration should be maintained.*
- 4. The original size and shape of dormers should be maintained.*
- 5. Dormers should not be introduced on visible elevations where none existed originally.*
- 6. Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.*
- 7. When replacing a roof, match original materials as closely as possible.*
 - a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.*
 - b. Artificial slate is an acceptable substitute when replacement is needed.*
 - c. Do not change the appearance or material of parapet coping.*
- 1. Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.*
- 2. Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.*

Discussion and Recommendations

The material change from painted metal standing seam to a copper standing seam with matching roof pans complies with the ADC Guidelines. However, the removal of the Philadelphia Gutter system with downspouts to be replaced with 6" copper half round gutters mounted on eaves with 4" copper downspouts is something the BAR will need to discuss, especially since these aesthetic changes would be visible from the street.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed new copper roof and gutter system satisfies/does not satisfy the BAR's criteria and guidelines and is compatible/not compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves/denies the application as submitted (or with the following modification...)

{ ROSNEY CO }

ARCHITECTS

January 30, 2018

Re: 540 Park Street – New Roof Project

To members of the Charlottesville Board of Architectural Review:

The owners of 540 Park Street are undertaking the project of replacing the existing painted standing seam roof with a new standing seam copper roof with pan dimensions and seam heights that match the existing. The copper will be 16-ounce material. No ridge vents will be installed.

The existing roof has a Philadelphia Gutter system with downspouts that run through the cornice and soffit of the roof eave.

The owners would like to eliminate the Philadelphia Gutter and install 6" copper half round gutters with 4" copper downspouts. The new roof will also have copper snow guards in a 2-1-2 pattern.

Our position and that of the roofers that we have reviewed this issue with (W.A. Lynch Roofing, Martin Roofing and Blue Ridge Roofing) is that the elimination of the Philadelphia Gutter system will provide a much more long-term weather tight roofing solution. Philadelphia Gutters are notorious for leaks as the soldered joints begin to fail, and the home owners are reluctant to invest in a roofing system that has an inherent flaw built in.

Thank you for your consideration of this matter.

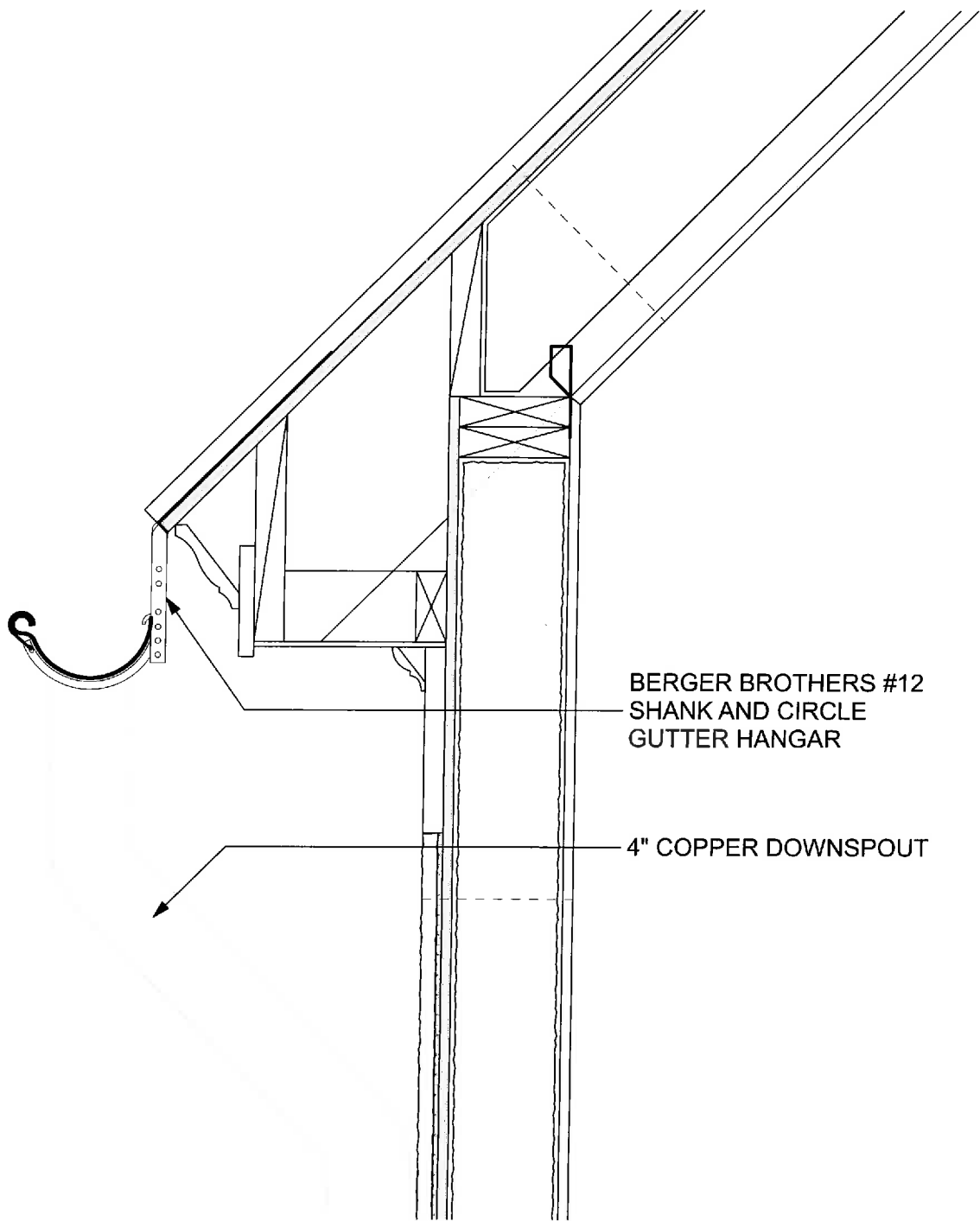
Warm Regards,



Keith Scott, Principal



Subject Property
Existing Conditions
540 Park Street



BERGER BROTHERS #12
SHANK AND CIRCLE
GUTTER HANGAR

4" COPPER DOWNSPOUT

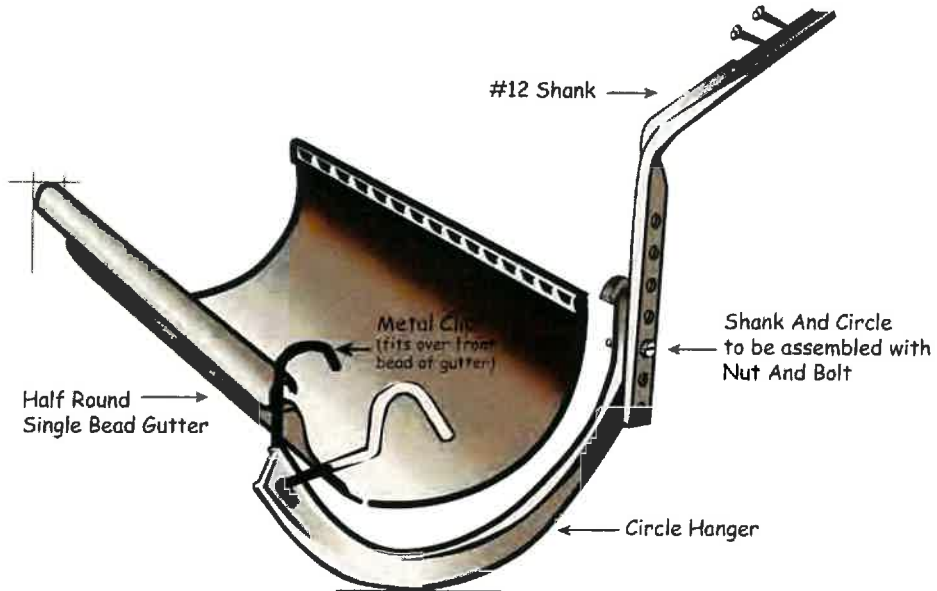
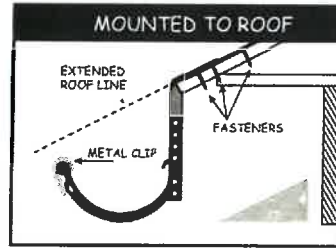
Proposed Representative Eave Section

SCALE: 1 1/2"= 1'-0"

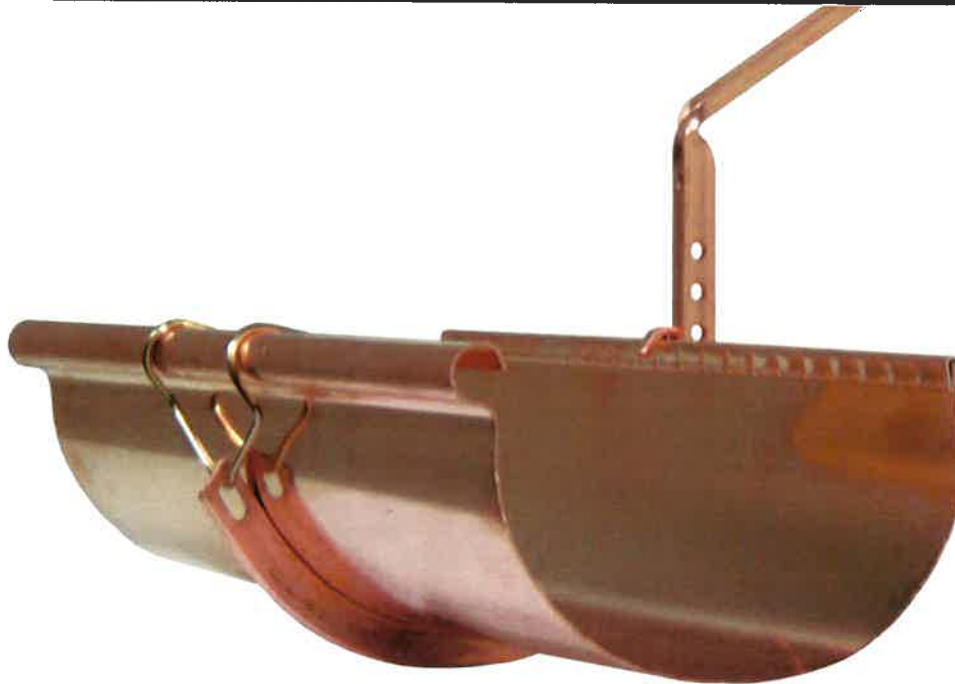
540 Park Street

**#12 Shank
Roof Mount for 4/12 Pitch Roof**

Available Metals:
Copper, Aluminum, Galvanized Steel
and Lead-Coated Copper



Only one hole on shank and circle will line up for nut and bolt. The flange on the circle hanger will act as a guide to stabilize the two parts together. Position nuts and bolts in lower holes of shanks to provide proper pitch in gutter.



Gutter Hangar System



Material Reference



Adjacent Property
534 Park Street



Adjacent Property
616 Park Street



Adjacent Property
603 Farish Street