

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Thursday, October 18, 2018 12:09 PM
To: 'victoriamfort@gmail.com'
Cc: Werner, Jeffrey B; Mess, Camie
Subject: BAR Actions - October 16, 2018 - 406 Dice Street

October 18, 2018

Certificate of Appropriateness Application

BAR 18-10-02
406 Dice Street
Tax Parcel 290122000
Victoria Fort and Dylan McKenzie, Owner/Applicant
Exterior Renovation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 16, 2018. The following action was taken:

Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and Site Elements and Design, I move to find that the proposed changes satisfy the BAR's criteria and are compatible with this Individually Protected Property, and that the BAR approves the application as submitted and also approves the door design that was circulated via email on 10/15/2018. Mohr seconded. Approved (7-0).

This certificate of appropriateness shall expire in 18 months (April 16, 2020), 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 wernerjb@charlottesville.org.

Sincerely yours,
Jeff Werner

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Tim Lasley

Intern | Historic Preservation and Design Planning
City of Charlottesville | Neighborhood Development Services
University of Virginia | Class of 2020
School of Architecture

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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 16, 2018**



Certificate of Appropriateness Application

BAR 18-10-02

406 Dice Street

Tax Parcel 290122000

Victoria Fort and Dylan McKenzie, Owner/Applicant

Exterior Renovation



Background

Built in 1871 by Tyree Thomas, the Tyree Thomas House is an example of a Victorian Vernacular house. Throughout the years, it has been a residence as well as a rental property. The house is designated by the city as an IPP. (Property is listed on the Virginia Landmarks Register and the National Register of Historic Places as a contributing structure within the Tonsler-Fifeville Historic District.) The historic survey is attached.

It is worth noting that Tyree Thomas was an African American born c1836 and died c1898. The 1880 US Census lists Tyree's occupation as *Servant* and his wife, Levenia [sic], as *Keeping House*. Both were born in Virginia; neither can read nor write. Living with them are daughters Lilly and Martha and sons John, Tyree, and George. In 1900, Lavinia [sic], now a widow, still resides here with sons Tyree and Charles. She works as a *Laundress*; both sons are *Hotel Porters*. Also in the house are boarders Lewis and Pocahontas Jackson (The 1880 Census does not note this, but in 1900 the Thomas family own the house.) In 1910, Luvenia [sic] and son, Tyree, share the house with two boarders—Sarah and Charles Roberson. By 1920, Lavinia has moved to Philadelphia where, until her death in 1932, she resides with her daughter Martha. There are no records of Tyree Thomas' death or place of burial.

Application

Applicant's submittal:

- Application dated September 25, 2018: project narrative (page 1), description of work to be completed (page 2-4), and elevations (page 5).

Requesting approval for:

- replace existing metal roof with a new standing seam metal roof (galvalume)
- install white, aluminum gutters (half-round) and downspouts
- repair and replace rotten and damaged soffit and fascia, paint to match existing trim (white)
- Front Porch
 - install bead-board on porch ceiling

- install new light fixture (appropriate to style of the house)
- replace metal entry door with new wood door (salvaged, appropriate to the style of the house)
- install new wooden gate at front walkway to match existing fence
- add new windows to the east and west (side) elevations (salvaged sash with lite pattern to match existing; bar width, rail and stile dimensions to be similar; exterior trim and sill detail to match existing.)

Discussion and Recommendations

Except for the added windows and new gate, the proposed repairs and improvements restore exterior features of the house's historic fabric.

Staff notes that 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.

The placement of the new windows are on the sides of the house and on the segment added to the original structure. Their placement is consistent with the character of the house and—while the Guidelines for an IPP consider all sides of a structure--the windows will, generally, not be visible from the street.

Regarding the front door replacement and light fixtures, the applicant is working with city staff in choosing historically appropriate fixtures. Once chosen, details will be provided for the BAR archives. If these features deviate from the historic characteristics of the structure, the applicant understands they may be subject to BAR approval at a future meeting.

Staff recommends approval of this request and wishes to compliment the owners on their diligence and determination to restore this home in a manner that is appropriate and sensitive to its history.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and Site Elements and Design, I move to find that the proposed changes satisfy the BAR's criteria and are compatible with this Individually Protected Properties, and that the BAR approves the application as submitted and with the condition that when the historically appropriate front door and front porch light are selected, details will be provided to staff for the BAR archives.

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

- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) 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 Site Design and Elements

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville’s historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

1. Maintain existing materials such as stonewalls, hedges, wooden picket fences, and wrought-iron fences.
2. When a portion of a fence needs replacing, salvage original parts for a prominent location.
3. Match old fencing in material, height, and detail.
4. If it is not possible to match old fencing, use a simplified design of similar materials and height.
5. For new fences, use materials that relate to materials in the neighborhood.
6. Take design clues from nearby historic fences and walls.

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Pertinent Design Review Guidelines for Rehabilitation

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.

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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.

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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.

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D. ENTRANCES, PORCHES, AND DOORS

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence. The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
2. Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
3. Repair damaged elements, matching the detail of the existing original fabric.
4. Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
5. Do not strip entrances and porches of historic material and details.
6. Give more importance to front or side porches than to utilitarian back porches.
7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.
8. Avoid adding decorative elements.
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12. The original size and shape of door openings should be maintained.
13. Original door openings should not be filled in.
14. When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
15. Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
16. Retain transom windows and sidelights.
17. When installing storm or screen doors, ensure that they relate to the character of the existing door.
 - a. They should be a simple design where lock rails and stiles are similar in placement and size.
 - b. Avoid using aluminum colored storm doors.
 - c. If the existing storm door is aluminum, consider painting it to match the existing door.
 - d. Use a zinc chromate primer before painting to ensure adhesion

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.
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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.
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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

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 Victoria Fort and Dylan McKenzie Applicant Name Victoria Fort and Dylan McKenzie
Project Name/Description 406 Dice Street Parcel Number 290122000
Project Property Address 406 Dice Street, Charlottesville, VA 22903

Applicant Information

Address: 1454 Avon Street
Charlottesville, VA 22902
Email: victoriamfort@gmail.com
Phone: (W) _____ (C) (804) 814-3024

Property Owner Information (if not applicant)

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

Signature _____ Date _____

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): See attached narrative.

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

Project Narrative with photos and sketches.

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

**Charlottesville BAR - Certificate of Appropriateness Application
406 Dice Street**



Project Narrative:

Restore the exterior features of our home at 406 Dice Street in a manner that is in keeping with the historical nature of the house and its distinct architectural properties. The house was previously operated as a rental property, and decades of deferred maintenance are threatening the longevity of the structure. We will use materials appropriate to the build and style of the house, where possible. The house is located on Dice Street between 4th St SW and 5th St SW, see below views of the house from Dice Street:



Below is a listing and description of the work intended to be completed:

1. Replace existing metal roof with new standing seam metal roof (galvalume). The existing roof is severely corroded, and existing leaks have caused damage to the eaves and interior of the house. Contractors have determined that repair is not an option. The porch mansard roof will be replaced with silver metal to match existing. The photos below show the existing condition of the roof on the main portions of the house (left) and the front porch (right):



2. Repair and replace (as needed) rotted out and damaged soffit and fascia and paint white to match existing trim, see photo below:



3. Install white half-round aluminum gutters and downspouts to match house trim (similar to those recently installed at 405 Dice Street, see photo, right). The main section of the roof is currently not equipped with gutters or downspouts (they appear to have been removed by previous owners), resulting in water damage to the interior of the house, and to the soffit and fascia.



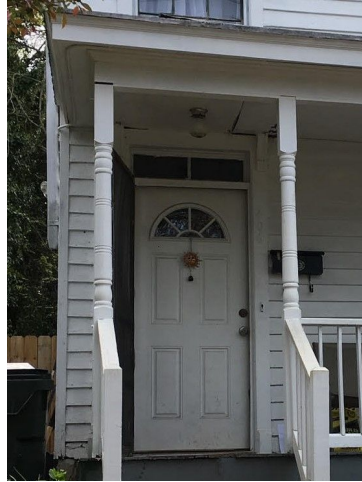
4. Install beadboard on porch ceiling. Existing ceiling was water damaged (see photo, right) and has been removed. Install new light fixture appropriate to style of house.



5. Install new wooden gate at front walkway to match existing fence (similar to those at multiple neighboring houses, see photo of 404 Dice Street, right).



6. Replace metal entry door, (left), with period-appropriate wooden entry door (exact style TBD). Historic records show the house previously had a four-panel wooden door. For a replacement door, we are considering a half-lite paneled wooden door similar to the two examples shown on the right:



7. Add new windows to the east and west elevations (sides) of the house. The original house was constructed in 1874. A rear addition was constructed before 1907, and multiple remodels included the addition and removal of porches, exterior doors, windows and other features. This resulted in multiple sizes and shapes of windows with irregular spacing and of varying age and condition. Due to the close spacing of houses, very little of the rear addition is visible from Dice Street.

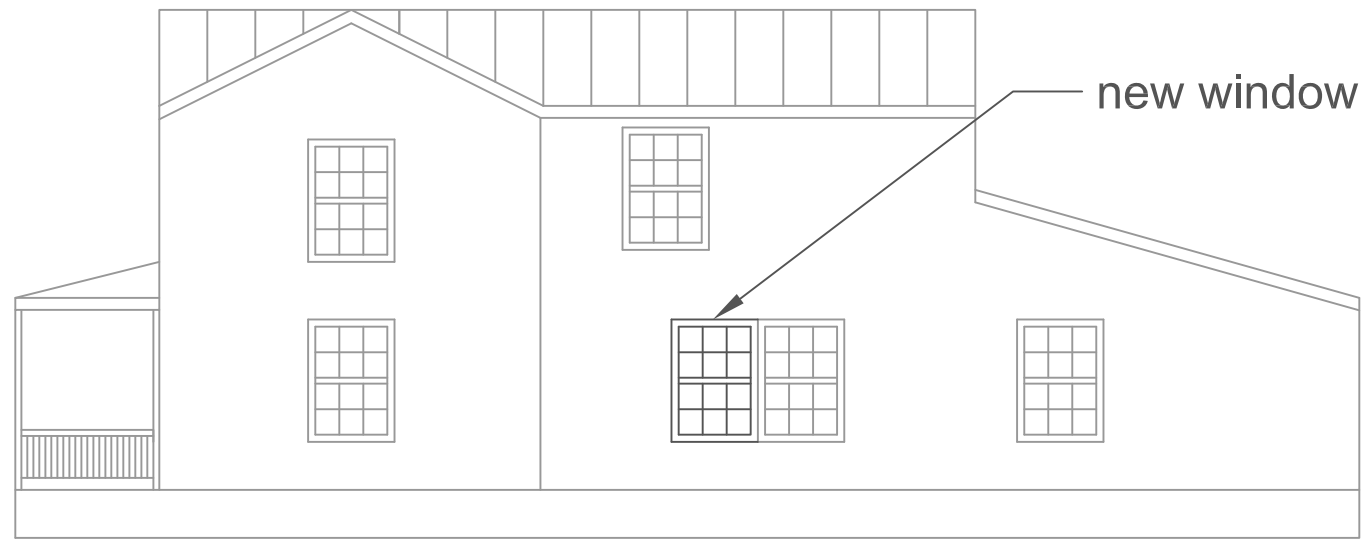
One window (A) will be added to the dining room (west elevation), mirroring the double window in the kitchen on the east side of the house. The second proposed new window (B) will be on the east elevation of the house on the first floor. See photos below showing new window locations. The proposed new windows and trim will match existing windows in the house (six-over-six double hung wooden sash, single-glazed). A drawing showing the east and west elevations of the house is attached separately..

(A) - WEST

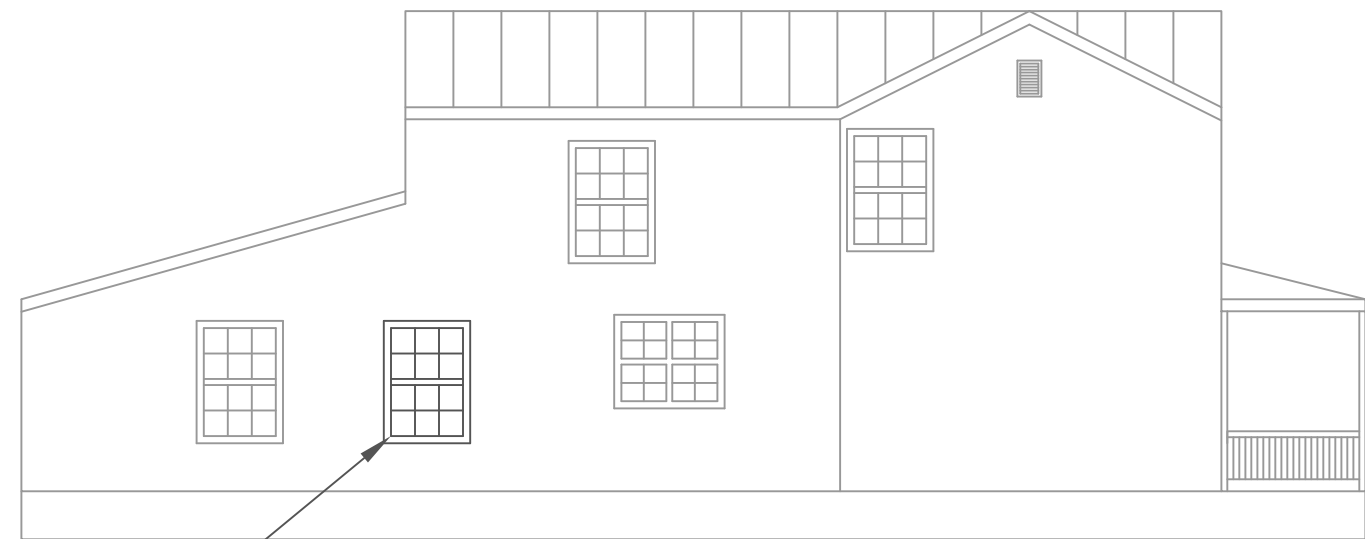


(B) - EAST





WEST ELEVATION



EAST ELEVATION