

Phvv/#Fdplh

Iurp= Z hughu#hiih|#E
Vhqw= Z hgqhvqd|#Q ryhp eh#54/#534;#1-49#SP
Wr= vdp p rqirwC jp dldfrp
Ff= P hvv/#dp lh
Vxemhfw= EDU#D fwrq#0#Q ryhp eh#53/#534;#0#5;#Eudqndq#vwhhw

Sam.
What happened to you last night?

At the bottom is the formal note e: BAR approval of your house. They did include some conditions. If you would like them to reconsider these, we can get you on the agenda for the December 18 BAR meeting.

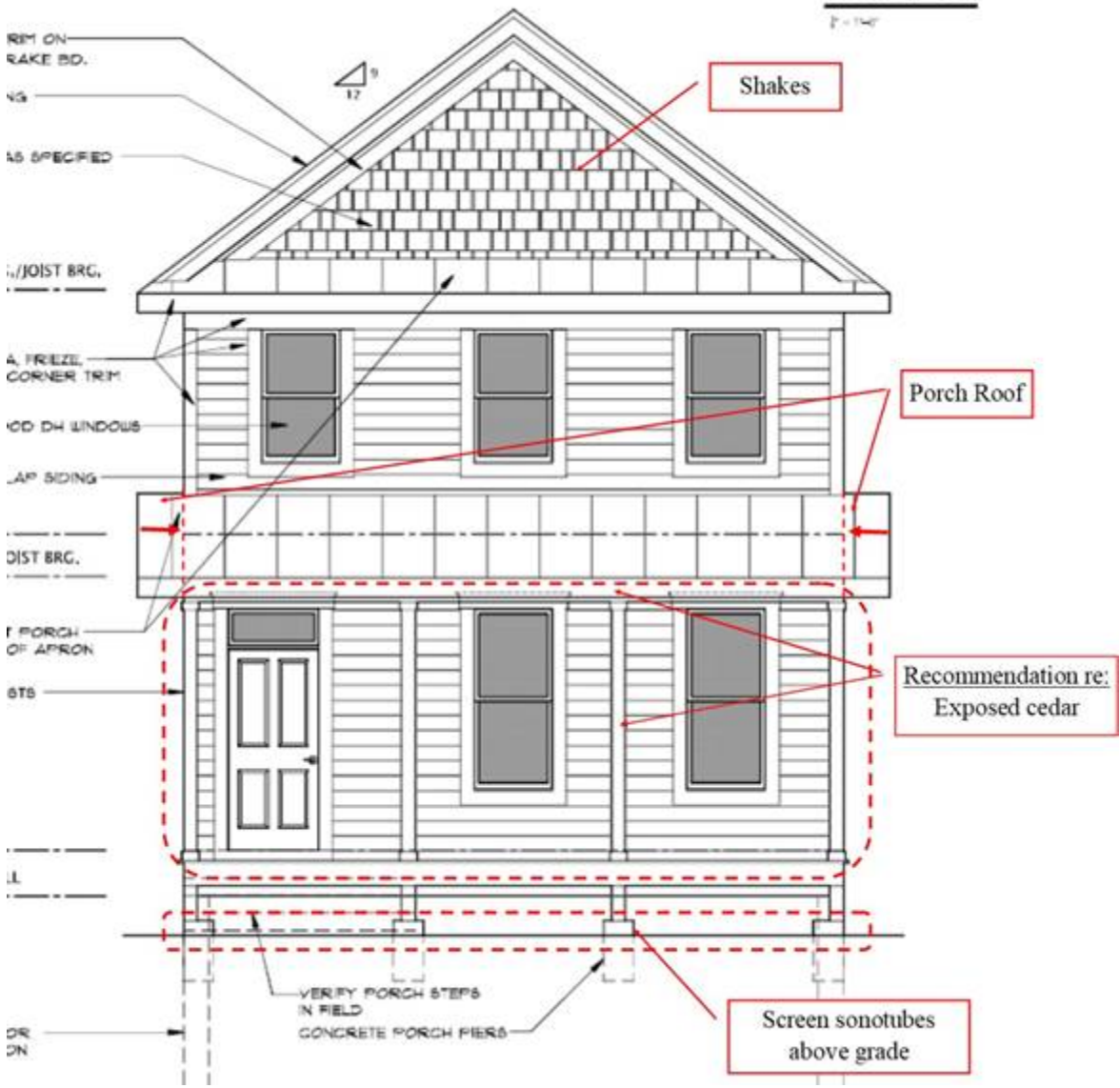
See the image below. We can discuss all of this next week

- Porch roof: BAR didn't know if you intended the overhang or not; they preferred that it not, but you can make the case in Dec, if you want.
- Shakes: while the Hist Cons District rules are far less stringent, the BAR still felt the Hardie product would not result in the desired look.
- Sonotubes: tell builder to keep them low, then maybe screen with plants.
- Cedar on porch: Unclear whether or not you intended to stain or paint them. BAR prefers they not be bare wood, but you can make the case in Dec, if you want.

In any event, you can move forward with the Building Permit application.
Have a good Thanksgiving.
jbw

REAR E I

1/4" = 1'-0"



November 21, 2018

Certificate of Appropriateness Application (Historic Conservation District)
BAR 18-11-01
128 Franklin Street
Tax Parcel 560114400
Sam Monfort, Owner/Applicant
New Construction

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 20, 2018. The following action was taken:

Motion: Miller moved having considered the standards set forth within the City Code, including Historic Conservation District Guidelines for New Construction and Additions, I move to find that the proposed new construction satisfies the BAR's criteria and is compatible with this property and other properties in the Woolen Mills Village Historic Conservation District, and that the BAR approves the application as submitted with the following conditions:

- [sides of] Front porch roof brought within the width of the house
- Cementitious shakes change to cedar shakes [at front pediment]
- Sonotubes [at front porch] be appropriately screened
- Strong recommendation that cedar on front porch be painted

Earnst seconded. Approved (7-0).

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1331

This certificate of appropriateness shall expire in 18 months (May 20, 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. (See City Code Section 34-280. *Validity of certificates of appropriateness.*)

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

Sincerely yours,
Jeff Werner

Jeff Werner, AICP
Historic Preservation and Design Planner
City of Charlottesville
Neighborhood Development Services
City Hall | P.O. Box 911
610 East Market Street
Charlottesville, VA 22902
Phone: 434.970.3130
Email: wernerjb@charlottesville.org

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 20, 2018



Certificate of Appropriateness Application (Historic Conservation District)

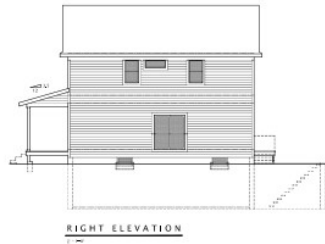
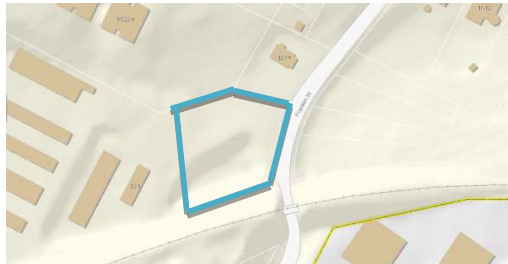
BAR 18-11-01

128 Franklin Street

Tax Parcel 560114400

Sam Monfort, Owner/Applicant

New Construction, Single Family Detached Residence



Background

Vacant parcel within Woolen Mills Village Historic Conservation District.

Previous BAR Approvals

October 17, 2017 - BAR approves the application as submitted [for SFD dwelling]. Earnst seconded. Motion was approved (7-0). **NOTE**: This project was not started; parcel sold to current applicant.

Application

Applicant submitted:

- Sam Monfort submittal dated October 30, 2018: Project phasing and timeline information, elevations, site plan, and material precedents.

New, two-story, framed residence.

Exterior

- Siding: Pre-finished fiber-cement lap siding and shakes at gable ends. (Color: James Hardie *Deep Ocean*)
- Trim and fascia: MiraTEC composite wood trim (white)
- Soffit: Fiber-cement vented panels (white)

Windows and Doors

- Windows: Pella ProLine 450 Series aluminum clad exterior, wood double hung. (Frames to be black)
- Entry door: Pella, aluminum clad frame with fiberglass panel and transom.

Roofing and Gutters

- Asphalt shingles: GAF Timberline HD Laminated Architectural Roof Shingles (color selected by owners).
- Metal: Hand-crimped, standing seam on front porch roof and gable roof return.
- Continuous aluminum 5" ogee gutter and 3"x4" downspouts (color selected by owners).

Front Porch

- Columns: 6x6 cedar with chamfered edges
- Trim: 1x10 cedar
- Flooring: Trex Enhance pre-finished composite decking
- Ceiling: bead board (color by owner)
- Porch skirt: MiraTEC 1x6, installed horizontally, painted

Discussion and Recommendations

Staff finds the design, materials and the colors (where selected) to be appropriate and recommends approval. BAR should require that applicant provide final color selections to staff for the BAR archive.

Note: The regulations and guidelines for projects within a Historic Conservation District (HCD) are, by design, less rigid than those for an ADC District or an IPP. The HCD designation is intended to preserve the character-defining elements of the neighborhoods and to assure that new construction is not inappropriate to that character, while minimally imposing on current residents who may want to upgrade their homes. Within the existing HCDs are buildings and/or areas that might easily qualify for an ADC District or as an IPP; however, in evaluating proposals within HCDs, the BAR may apply only the HCD requirements and guidelines.

Suggested Motion

Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines for New Construction and Additions, I move to find that the proposed new construction satisfies the BAR's criteria and is compatible with this property and other properties in the Woolen Mills Village Historic Conservation District, and that the BAR approves the application as submitted.

[...] as submitted with the following conditions...

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 New Construction and Additions (HC District)

Building Form – roofs and porches

1. Roof forms should reference contributing buildings on the same street or surrounding area. Other roof forms may be approved by the BAR when contextually appropriate.
2. If many of the contributing buildings on the same street have porches, then it is strongly recommended that the design of a new residence includes a porch or similar form of similar width and depth.

Building Openings – orientation, doors and windows

1. A single entrance door (or main entrance of a multifamily dwelling) facing the street is recommended.
2. Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.
3. Windows should be simple shapes compatible with those on contributing buildings, which are generally vertically oriented in residential areas.

Building Materials and Textures

1. The selection of materials and textures for a new building should relate architecturally to the district, and should be compatible with and complementary to neighboring buildings.
2. Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.

Building Paint

1. Painting unpainted brick or other masonry is discouraged because it is irreversible and may cause moisture problems.

Design Guidelines specific to the Woolen Mills Village HC District

Architectural character-defining features:

1. Encourage one-story front porches;
2. Encourage garages to be located in the rear yards
3. The levels of a building's stories should be consistent with those on surrounding structures with respect to the natural grade [for example, a first floor should not be raised so that it is higher than most surrounding first floors]
4. Do not exclude well-designed, new contemporary architecture [there may be a misconception that only historic-looking new buildings are permitted]
5. Encourage standing seam metal roofs
6. Maintain and encourage tree canopy [Maintain the existing tree canopy and encourage new large shade trees]
7. Maintain neighborhood massing and form; encourage the use of sustainable materials
8. Encourage existing site features (wrought iron fencing, stone walls, shared streets)
9. Encourage good stewardship of Riverview Cemetery.



**Board of Architectural Review (BAR)
Conservation District - 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.

| | | | |
|--------------------------|----------------------------|----------------|--------------------|
| Project Name/Description | <u>New Dwelling</u> | Parcel Number | <u>560114400</u> |
| Project Address/Location | <u>128 Franklin Street</u> | | |
| Owner Name | <u>Sam Monfort</u> | Applicant Name | <u>Sam Monfort</u> |

Applicant Information

Address: 424 Meade Avenue
Charlottesville VA 22902
Email: sam.monfort@gmail.com
Phone: (W) _____ (H) (703) 624-2702

Property Owner Information (if not applicant)

Loft Realty and Investments, LLC
Address: 1719B Allied Street
Charlottesville, VA 22903
Email: anthony.mcgnee@gmail.com
Phone: (W) 434-494-8788 (H) _____

Signature of Applicant

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

| | |
|-----------------------|-------------------|
| <u>Sam Monfort</u> | <u>10/25/2018</u> |
| Signature | Date |
| <u>Samuel Monfort</u> | <u>10/25/2018</u> |
| Print Name | Date |

Property Owner Permission (if not applicant)

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

| | |
|--------------------------------|-----------------|
| <u>Anthony McGhee, Manager</u> | <u>10/29/18</u> |
| Signature | Date |
| <u>Anthony McGhee</u> | <u>10/29/18</u> |
| Print Name | Date |

Description of Proposed Work (attach separate narrative if necessary): _____
New dwelling per attached drawings/specs

List All Attachments (see reverse side for submittal requirements):
Spec sheet, site plan, front elevation, side elevation, rear elevation, photos of nearby similar homes

| | |
|----------------------------------|--------------------------------|
| For Office Use Only | Approved/Disapproved by: _____ |
| Received by: _____ | Date: _____ |
| Fee paid: _____ Cash/Ck. # _____ | Conditions of approval: _____ |
| Date Received: _____ | _____ |
| <i>Revised April 2017</i> | |

CONSERVATION DISTRICT ORDINANCE: You can review the *Historic Conservation Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-335 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

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

SUBMITTAL REQUIREMENTS: Per Sec 34-345, the applicant shall submit sufficient information to make a determination whether further review and a certificate of appropriateness is required. If the director determines that review and approval by the BAR is required, then the applicant shall submit a complete application that includes the following information:

- (1) A written description of proposed exterior changes;
- (2) A general sketch plan of the property including: the location of existing structures; property and setback lines; and any proposed new construction, additions or deletions, parking areas, and fences;
- (3) The total gross floor area of the existing building and of any proposed additions;
- (4) Elevation drawings depicting existing conditions and proposed exterior changes;
- (5) Photographs of the subject property in context of the buildings on contiguous properties;
- (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. The director may waive the requirement for a structural evaluation and cost estimates in the case of an emergency, or if the building is the primary residence of the applicant.

Phase # 10: Rough Framing

- Furnish & install all structural wood components according to plans. 9' ceiling height at 1st floor throughout. 8' ceiling height at 2nd floor throughout. Exterior walls 2x6 @ 16" O.C. with 7/16" OSB structural sheathing, wrapped with Tyvek weather resistant barrier. Interior partition walls 2x4 @ 16" O.C. Engineered floor systems using TJI I-beam joists (or equal) @ 16" or 19.2" O.C. per plans. 3/4" T&G Advantech Subfloor glued and nailed. Engineered roof trusses @ 24" O.C. per plans, with 5/8" Zip sheathing for weather resistant barrier. Use advanced framing techniques prescribed by NGBS as energy efficient.

Phase # 14: Finish Roofing and Gutters

- GAF Timberline HD Laminated Architectural Roof Shingles installed with aluminum drip edge (in standard color) at rakes and eaves and all required flashing. Color to be selected by owners
- Install Metal Roof at Front Porch Roof and Gable Roof Return: standing seam; method of installation is hand seamed, not machine seamed, for more authentic appearance. Standard Englert colors only, upgraded colors available at additional cost
- Ice and water shield to be installed at eaves to provide best practice.
- Continuous aluminum 5" OG gutter and 3"x4" downspouts (in standard color) installed at all eaves. Color to be selected by owners.

Phase # 15: Windows and Exterior Doors

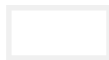
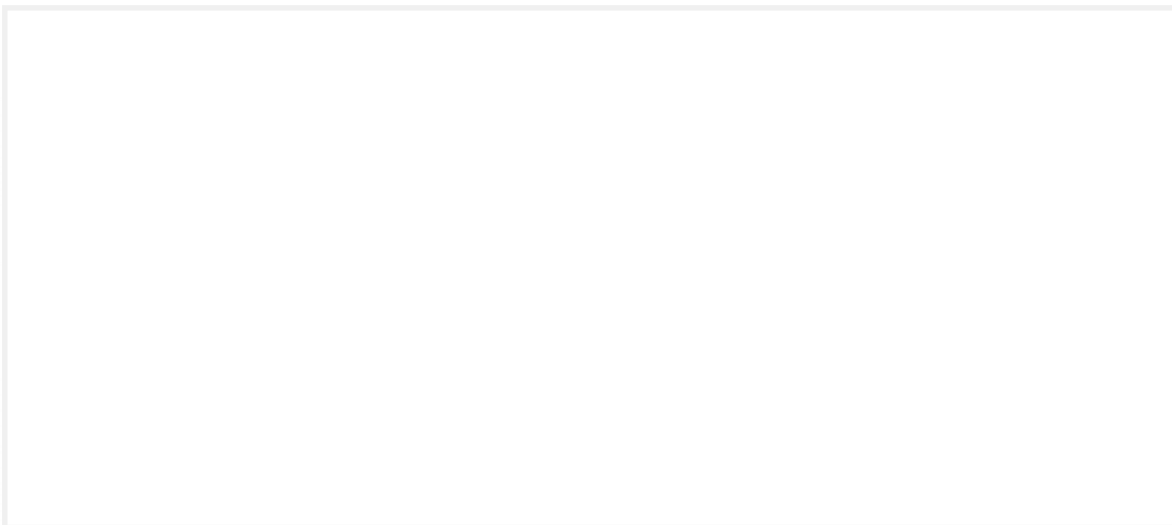
- Pella Proline 450 Series aluminum clad, double hung, wood frame windows per plan locations. Primed wood pine interiors for paint finish. Standard exterior color to be selected by owners. Full In-View screens included at all windows. Window U-Factor = .30, SHGC = 3.0 .
- Entry door: Pella Entry Door (36"x96") as illustrated on plans, aluminum clad frame with fiberglass panel, and transom for paint finish. Threshold and weather stripping included. Screen door not included.

AM
Jim Jan

- Back Deck Door: Pella Entry Door (32"x80") as illustrated on plans, aluminum clad frame with fiberglass panel and ½ lite w/ low E-glass. Threshold and weather stripping included. Screen door not included.
- Basement Door: Therma-Tru, Traditions Series, White Aluminum, 72" x 80" TS206 LHI 6-9/16", Double Door, ½ lite over 2 panel, with insulating core, primed for paint. Threshold and weather stripping included. Screen door not included.
- Basement Windows: Install (4) windows in basement, approximately 36" wide x 16" tall. Windows to be Pella Proline 450 to match rest of house

Phase # 16: Exterior Finish Materials

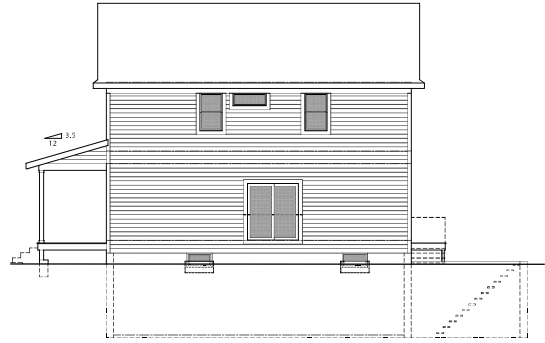
- Exterior Siding: Pre-finished Fiber cement lap siding and shake siding, as illustrated on plans, in standard color from manufacturer
- Exterior Trim & Fascia: Miratec primed composite wood trim, as illustrated on plans, to be painted.
- Soffit: Primed fiber cement vented soffit, as illustrated on plans, to be painted.
- Porch Decking: Trex Enhance pre-finished composite decking (stock color), 5-1/2" x 1", to be installed parallel with front of house.
- Porch Columns: Cedar 6x6 wood columns with chamfered edges (applied trim to match plans is not included on columns). Porch beams to wood framed, wrapped with cedar 1x10 trim.
- Porch Ceiling: Primed beadboard panels, to be painted.
- Porch Stair Handrail: Cedar wood stair rail: 2x4 w/ routed edge for top and bottom rail, 4x4 newel posts, 1-1/4" square balusters.
- Porch Skirting: Primed Miratec 1x6 trim boards, installed horizontally, spaced roughly 1" apart, to be painted.
- Exposed Foundation: Superior Wall to remain unfinished
- Basement Stairs: 6' wide, built from pressure treated lumber with spaced Trex Enhance composite deck treads and Miratec risers, fastened to superior wall concrete walls extending from basement



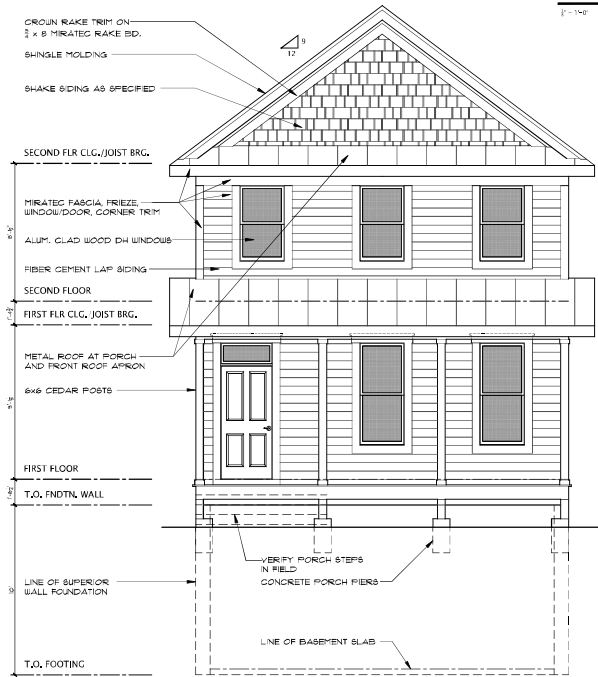
Handwritten signature: JAM
Handwritten signature: JAM



REAR ELEVATION

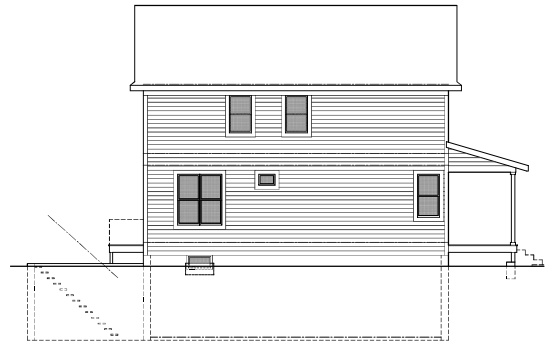


RIGHT ELEVATION



ENTRY ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

© 2018 Smith & Robertson, Inc.

1128 East High Street
 Charlottesville, VA 22902
 Phone: (434) 971-0256
 Fax: (434) 971-1113
 www.smithandrobertson.com

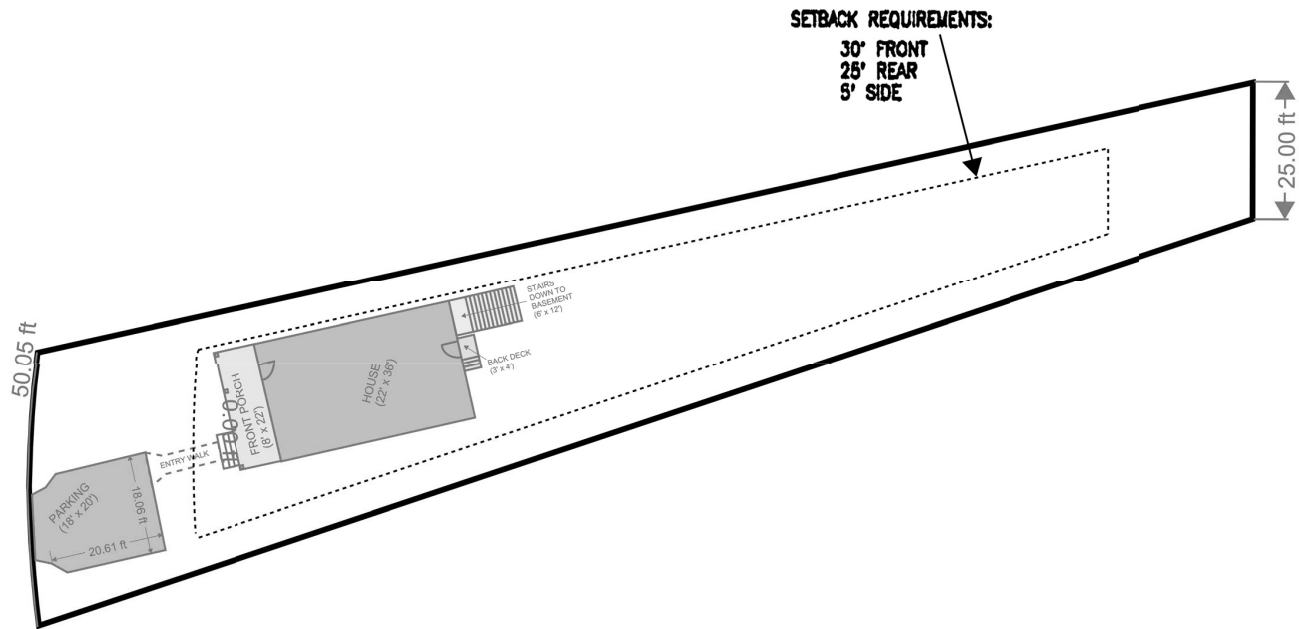
SMITH & ROBERTSON
 ARCHITECTS
 Custom Building & Design
 Since 1976

MONFORT RESIDENCE

128 FRANKLIN ST.
 CHARLOTTESVILLE, VIRGINIA

ISSUED CONSTR. 10-16-2018

A-2



SETBACK REQUIREMENTS:
 30' FRONT
 25' REAR
 5' SIDE



S I T E P L A N

$\frac{1}{16}'' = 1'-0''$

1128 East High Street
 Charlottesville, VA 22902
 Phone: (434) 971-7026
 Fax: (434) 971-7113
 www.smithandrobertson.com

SMITH & ROBERTSON
 ARCHITECTS
 Custom Building & Design
 Since 1976

MONTFORT RESIDENCE
 CHARLOTTESVILLE, VIRGINIA

ISSUED
 10-2-2018

SP-1

The houses pictured below are both on Market street, a few minutes' walk from our lot.

Our siding will be "Deep Ocean", a blue color from James Hardie. Deep Ocean is very similar to the color on this house below, at 1707 Market St. Please note the Cedar columns, which we will also have.



Window frames will be black with white trim, like the house below. This house is near the Woolen Mills Chapel.

