

Lasley, Timothy G

From: Mess, Camie
Sent: Thursday, March 21, 2019 4:03 PM
To: Shimp, Justin; nscro@gallifreyenterprises.com
Cc: Werner, Jeffrey B; Lasley, Timothy G
Subject: March BAR Action - 120 Franklin Street

March 21, 2019

Certificate of Appropriateness (Historic Conservation District)

BAR 19-03-06

120 Franklin Street

Tax Parcel 560114200

Loft Realty and Investments, LLC, Owner/Blackbird of Charlottesville, LLC, 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 March 19, 2019. The following action was taken:

Motion: Schwarz 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 design 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.

- **Encourage the planting of trees as shown on the plan to be selected from the city's medium to large deciduous tree list**
- **This approval is based on the drawings submitted February 26, 2019 and the materials list that was submitted in at the BAR meeting on 3/19/2019**
- **Any design changes need to be circulated through staff**

Balut seconded. Approved (8-0.)

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=1354

This certificate of appropriateness shall expire in 18 months (September 19, 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 434-970-3998 or messc@charlottesville.org.

Sincerely,
Camie Mess

Camie Mess
Assistant Historic Preservation and Design Planner
City of Charlottesville
Phone: 434.970.3398
Email: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
March 19, 2019**



Certificate of Appropriateness (Historic Conservation District)

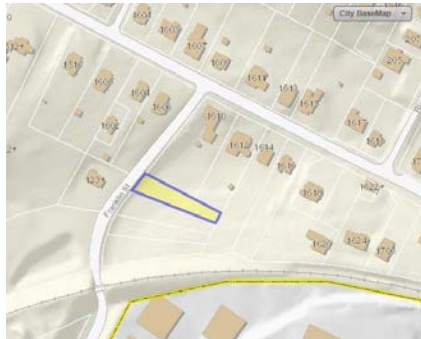
BAR 19-03-06

120 Franklin Street

Tax Parcel 560114200

Loft Realty and Investments, LLC, Owner/Blackbird of Charlottesville, LLC, Applicant

New Construction



Background

120 Franklin Street is vacant parcel in the Woolen Mills Village Historic Conservation District. A Certificate of Appropriateness is required for new buildings and structures within an HC District.

Note: This short segment of Franklin Street—between East Market Street and the railroad tracks—lies at the southern edge of the HC District. Fronting on Franklin Street are one existing structure (123) and four vacant lots (120, 124, 128, and 132). In 2017, the BAR approved COAs for new dwellings on 128 and 132. In 2018, the BAR approved the COA for a revised design at 128. (See Appendix.)

Application

Applicant's submittal:

- Application dated February 26, 2019: Renderings; Parcel layout (Shimp Engineering); Franklin St., Lot 124, sheets #A0.1, A1.1, A1.2, A2.1, A2.2, A2.3, A3.1 (Jeff Miniger Designs).

Requesting CoA for a new, single family detached dwelling.

Staff has requested material specifics.

Discussion and Recommendations

In addition to the Historic Conservation District Guidelines, the BAR must consider the *architectural character-defining features* established for the Woolen Mills Village HC District:

- Encourage one-story front porches.
 - *Design complies.*
- Encourage garages to be located in the rear yards.
 - *No garage proposed.*
- The levels of a building's stories should be consistent with those on surrounding structures with respect to the natural grade.
 - *Design complies.*
- Do not exclude well-designed, new contemporary architecture.
 - *Design complies.*

- Encourage standing seam metal roofs.
 - *Asphalt shingles on house; front porch roof appears to be standing seam (confirm).*
- Maintain and encourage tree canopy
 - *No landscaping shown on plan. No existing street trees.*
- Maintain neighborhood massing and form; encourage the use of sustainable materials
 - *Design is consistent with massing and form of existing contributing structure at 123 Franklin Street and with approved designs at 128 and 132 Franklin Street. Building materials are not specified.*
- Encourage existing site features (wrought iron fencing, stone walls, shared streets)
 - *Not applicable.*
- Encourage good stewardship of Riverview Cemetery.
 - *Not applicable.*

The proposed design is consistent with the HCD Design Guidelines and, where applicable, complies generally with the Woolen Mills HCD criteria. Information regarding building materials—siding, doors, windows, landscaping, etc.—should be provide prior to approval.

This property is in a Historic Conservation District where guidelines are less stringent than an ADC District.

Suggested Motion

Approval:

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 design 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 and with the following modifications/conditions:...

Denial:

Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that the proposed design does not satisfy the BAR’s criteria and is not compatible with this property and other properties in the Woolen Mills Village Historic Conservation District, and that the BAR denies the application as submitted.

Criteria, Standards and Guidelines

Review Criteria Generally (Historic Conservation District)

Sec. 34-341 of the City Code states that

- (a) 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 conservation district design guidelines; and
 - (2) The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.

Pertinent Standards for Review of New Construction and Additions (Historic Conservation District) include:

- (1) Whether the form, height, scale, mass and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;
- (2) The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;
- (3) The impact of the proposed change on the essential architectural form and integrity of the existing building;

- (4) The effect, with respect to architectural considerations, of the proposed change on the conservation district neighborhood;
- (5) Any applicable provisions of the city's conservation district design guidelines.

Pertinent Design Review Guidelines for New Construction and Additions (HC District)

Building Location – setback and spacing

1. Align a new building close to the average building setback line on the same street, if established, or consistent with the surrounding area.
2. Maintain average spacing between buildings on the same street.

Building Scale – height and massing

1. Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.
2. Keep the height and width of new buildings within the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.
3. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.
4. An accessory building should appear secondary to the main building in scale and design.
5. Larger buildings (commercial or multi-family) otherwise permitted by zoning should be designed and articulated to be compatible with the scale of the majority of adjacent buildings on the same street or block.

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.

Site

1. Fences or walls that abut a City street (or fences located in a side yard between a street and the front of the principal structure on a lot) should not exceed three and one-half feet in height.

Appendix



1606 East Market Street



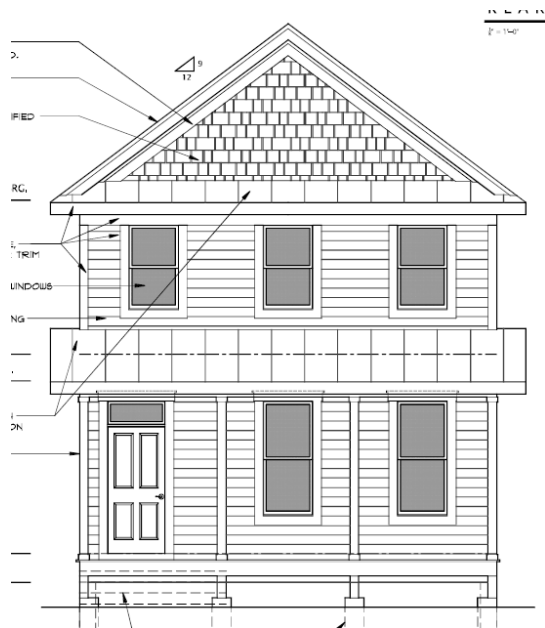
1610 East Market Street



123 Franklin Street (Originally built as a store, c1955.)



Design previously approved for 128 and 132 Franklin Street (October 2017)



Revised design approved for 128 Franklin Street (October and November 2018)

120 Franklin Street (March 11, 2019)



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 120 & 124 Franklin Street Parcel Number 560114200 \$
560114200
 Project Address/Location 120 & 124 Franklin Street
 Owner Name Loft Realty and Investments, LLC Applicant Name Blackbird of Charlottesville, LLC

Applicant Information

Address: 912 East High Street Suite
C, Charlottesville, Virginia 22902
 Email: nscro@gallifreyenterprises.com
 Phone: (W) 434-218-0513 (H) _____

Signature of Applicant

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

[Signature]
 Signature _____ Date _____
Nicole Scro 2/26/19
 Print Name _____ Date _____

Property Owner Information (if not applicant)

Address: 1719 B Allied Street
Charlottesville, Virginia 22903
 Email: _____
 Phone: (W) _____ (H) _____

Property Owner Permission (if not applicant)

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

[Signature] 02/26/2019
 Signature _____ Date _____
2/26/2019 11:58:59 AM EST

Kyle Miller for Loft Realty & Investments LLC
 Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): two new single
family detached homes

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

general sketch & plans/elevations

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

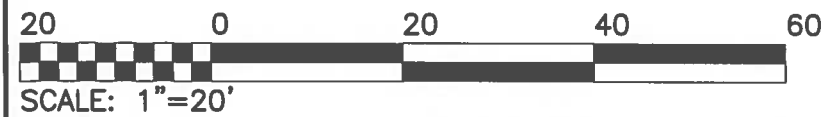
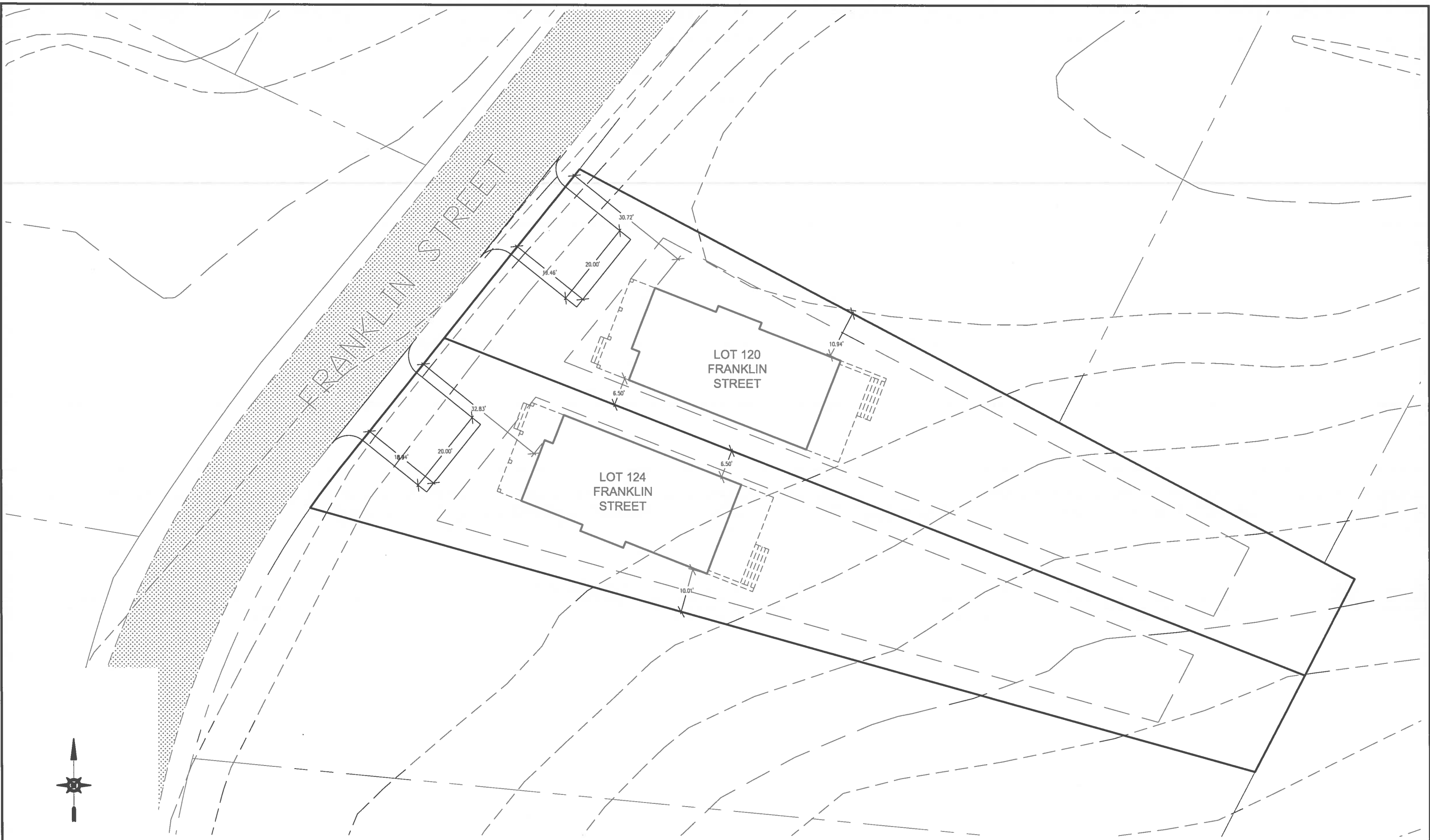
CONSERVATION DISTRICT ORDINANCE: You can review the *Historic Conservation Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-335 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

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.





120 & 124 FRANKLIN STREET: RESIDENTIAL LAYOUT
Revised: 02-26-2019

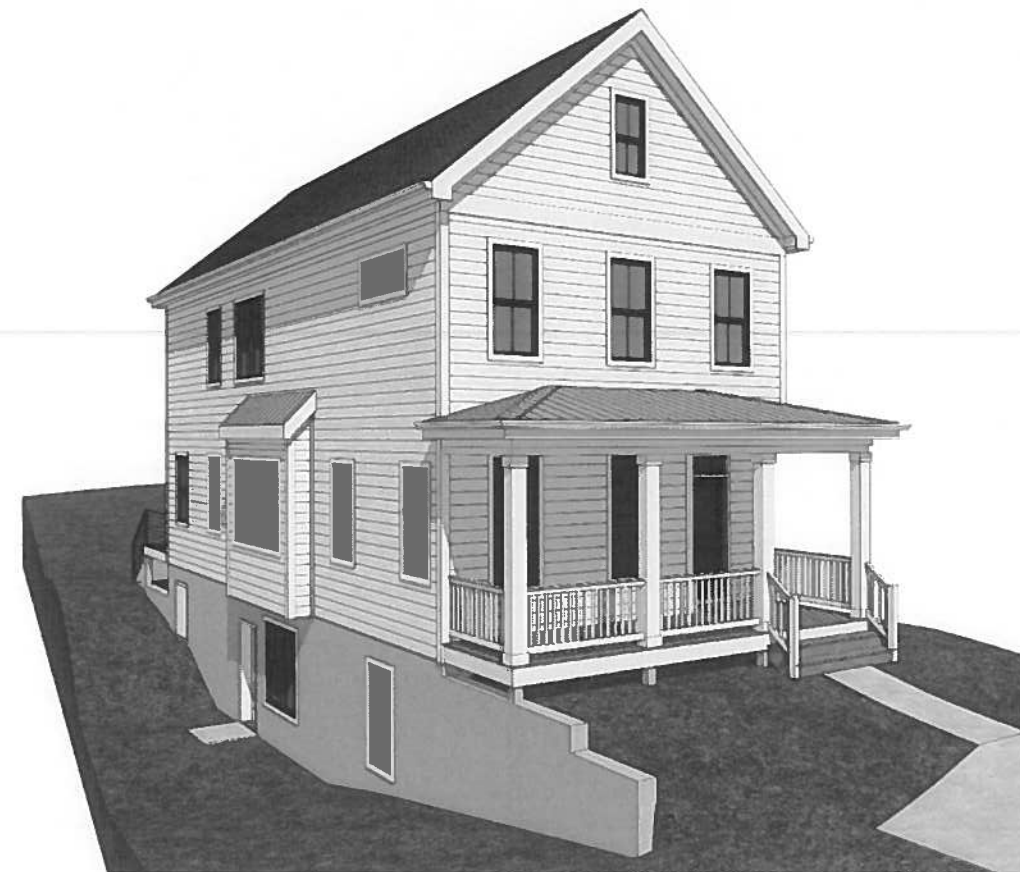
SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
912 EAST HIGH STREET
CHARLOTTESVILLE, VA 22902
PHONE: (434) 227-5140
JUSTIN@SHIMP-ENGINEERING.COM

Franklin St. Lot 120

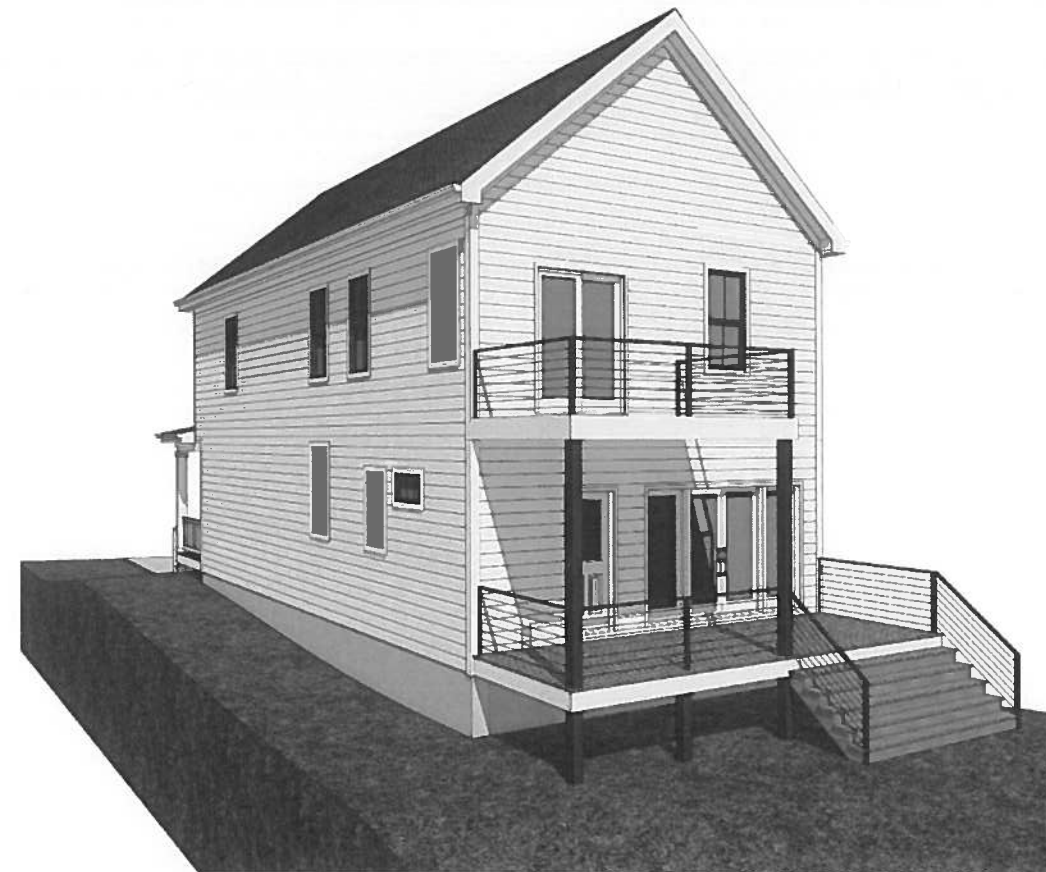
Sheet Index		
Label	Title	Description
A0.1	COVER SHEET	Overview/ General Notes
A1.1	PLAN VIEW	1st & 2nd Floor Plans
A1.2	PLAN VIEW	Basement Plan/ Roof Layout
A2.1	EXTERIOR ELEVATIONS	Front & Back Side Views
A2.2	EXTERIOR ELEVATIONS	Right Side View
A2.3	EXTERIOR ELEVATIONS	Left Side View
A3.1	SECTION DETAILS	Sections & Ext. Trim Details

GENERAL NOTES:

- 1 WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 - A. THESE GENERAL NOTES, UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS. B. ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES AND REGULATIONS. C. IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODOLOGY, THE CONTRACTOR SHALL BE BOUND TO PERFORM WORK IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND/OR RECOMMENDATIONS.
- 2 ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- 3 THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.
- 4 THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS. WHEN A DISCREPANCY IS DISCOVERED, HE SHALL PROMPTLY REPORT IT TO THE OWNER FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.
- 5 IN THE EVENT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED ELSEWHERE ON THE DRAWINGS OR AS FOUND IN OTHER FINISHED AREAS.
- 6 ALL WORK IS TO BE PERFORMED IN A PROFESSIONAL MANNER AND IN ACCORDANCE WITH STANDARD PRACTICE AND CONSISTENT WITH THE MANUFACTURER'S AND SUPPLIER'S RECOMMENDED INSTALLATION PROCEDURES.
- 7 DIMENSIONS SHALL BE READ OR CALCULATED, NEVER SCALED. ALL DIMENSIONS ARE TO THE ROUGH UNLESS NOTED OTHERWISE.
- 8 ALL COMPONENTS, SYSTEMS, AND ALL OTHER MANUFACTURED ARTICLES, MATERIALS, COATINGS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, STORED, HANDLED, CONDITIONED, AND MAINTAINED, ETC. PER THE MANUFACTURER'S RECOMMENDATIONS.
- 9 THE CONTRACTOR IS RESPONSIBLE FOR CAREFULLY AND THOROUGHLY REVIEWING ALL DRAWINGS AND SPECIFICATIONS BEFORE BEGINNING ANY WORK OR ORDERING ANY MATERIALS. ANY DISCREPANCIES IN THE DRAWINGS SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- 10 CONTRACTOR SHALL INSPECT AND PREPARE ALL SUBFLOOR AND SUBSTRATE SURFACES TO ENSURE COMPLIANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER FOR THE WALL, CEILING AND/OR FLOOR FINISHES. CONTRACTOR TO CORRECT ANY DEFICIENCIES PRIOR TO INSTALLING FINISHES.
- 11 IF HAZARDOUS MATERIALS ARE SUSPECTED OR DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY.
- 12 MECHANICAL, PLUMBING AND ELECTRICAL FIXTURES REPRESENTED ON THE ARCHITECTURAL PLANS ARE SHOWN FOR PHYSICAL LOCATION, DESIGN INTENT, AND COORDINATION PURPOSES ONLY.
- 13 SUBCONTRACTOR TO THOROUGHLY AND COMPREHENSIVELY REVIEW MECHANICAL, PLUMBING AND ELECTRICAL LAYOUT IN RELATION TO PROPOSED ARCHITECTURAL PLANS AND EXISTING STRUCTURE & SUBMIT PROPOSED DESIGN TO OWNER FOR REVIEW PRIOR TO COMMENCEMENT OF WORK. NOTIFY OWNER OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS.
- 14 ALL BEDROOMS MUST INCLUDE 1 EGRESS WINDOW. WINDOW SIZES NOTED ON THE PLAN MUST BE VERIFIED TO MEET THE MANUFACTURER'S EGRESS CRITERIA.
- 15 REFER TO STRUCTURAL DOCUMENTS FOR ANY ENGINEERED FLOOR SYSTEMS, WALLS, TRUSSES, BEAMS, HEADERS, ETC IF REQUIRED.



FRONT ELEVATION VIEW



BACK ELEVATION VIEW

JEFF MININGER
DESIGNS
525 Maple Ave. Waynesboro, VA 22980
Phone 540.241.0182

Franklin St. Charlottesville, VA 22902

COVER SHEET
Overview/ General Notes

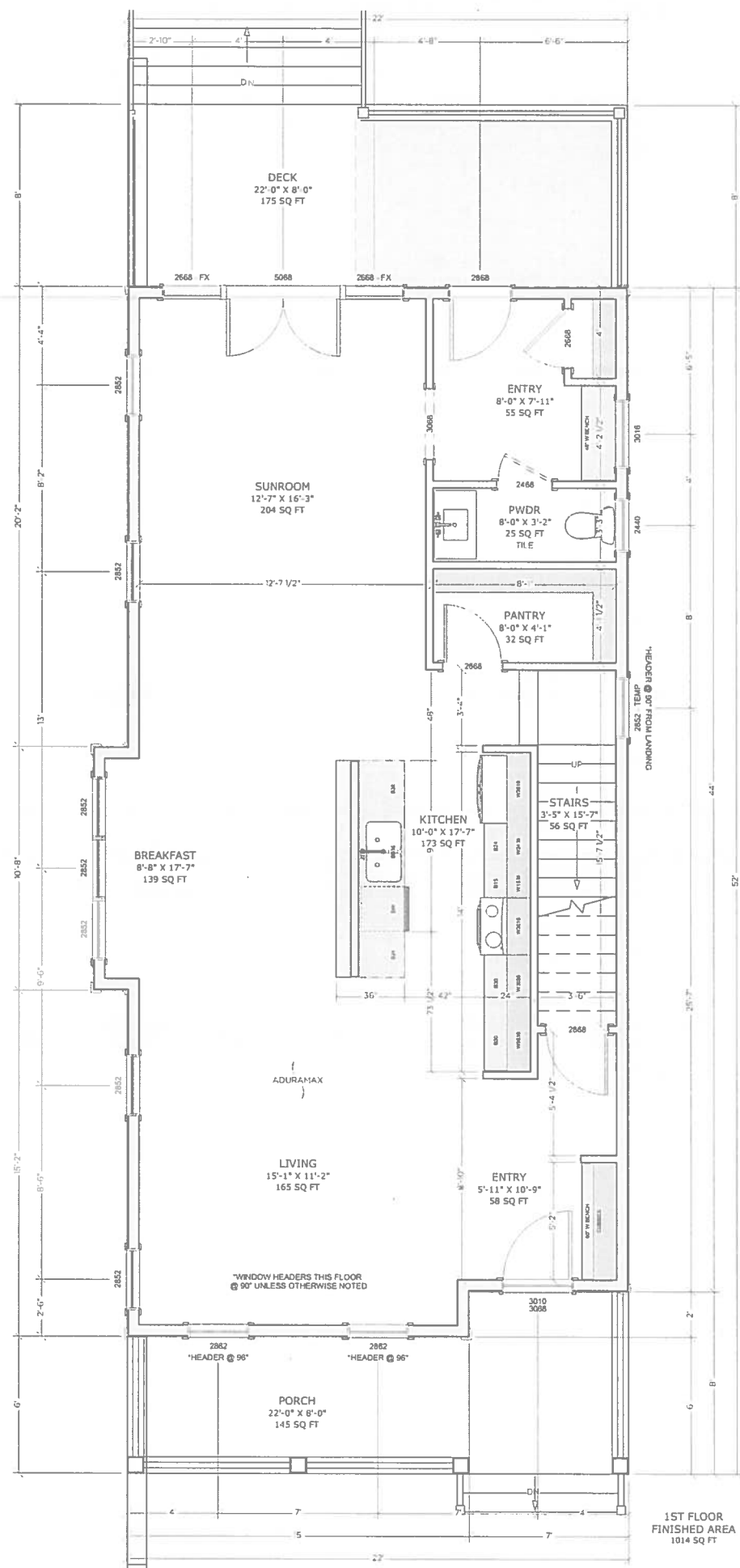
DATE:
2/26/19

SCALE:

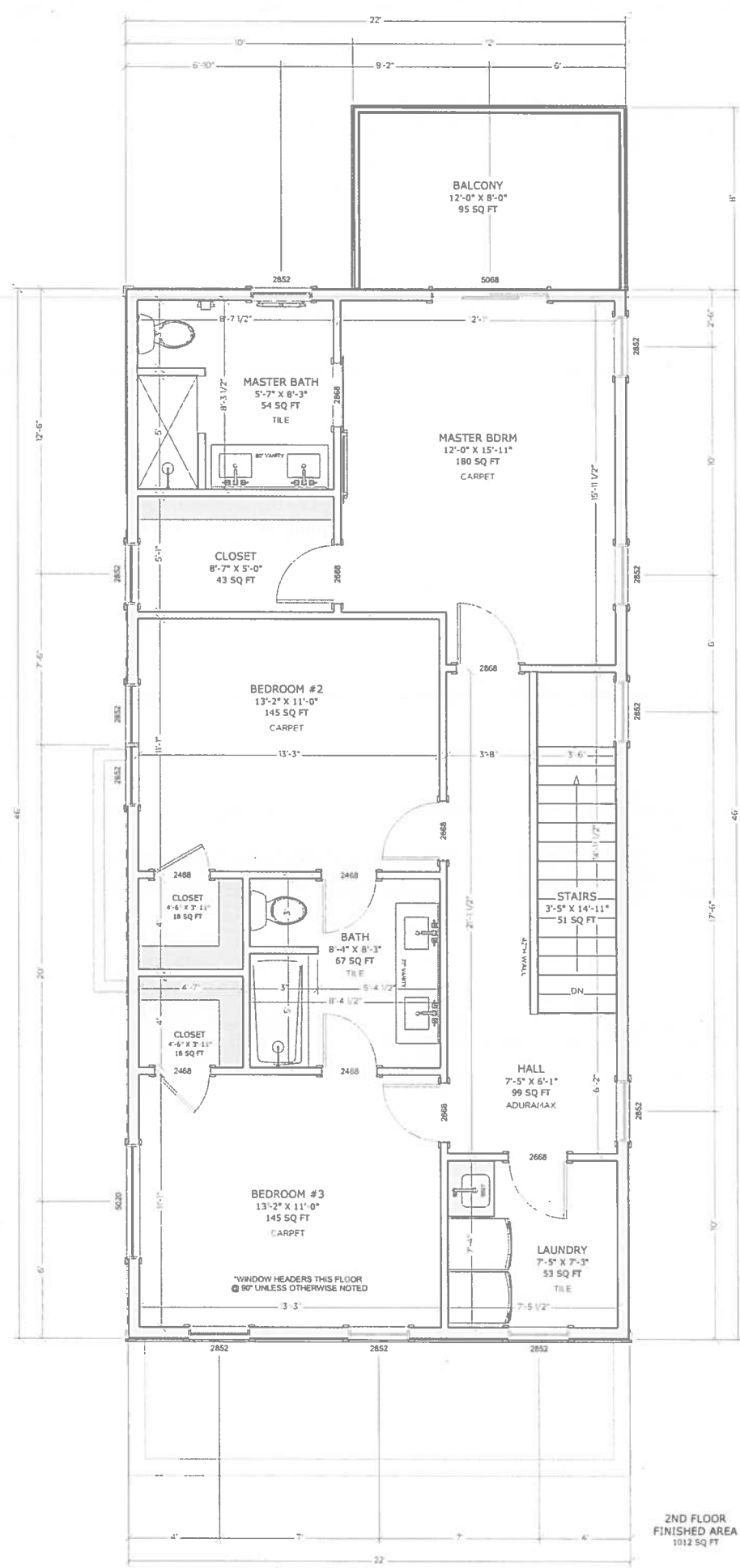
PAPER SIZE:
ARCH C (18" x 24")

SHEET:

A0.1



1ST FLOOR
FINISHED AREA
1014 SQ FT



2ND FLOOR
FINISHED AREA
1012 SQ FT

**JEFF MININGER
DESIGNS**
525 Maple Ave. Waynesboro, VA 22980
Phone 540.241.0182

Franklin St. Charlottesville, VA 22902

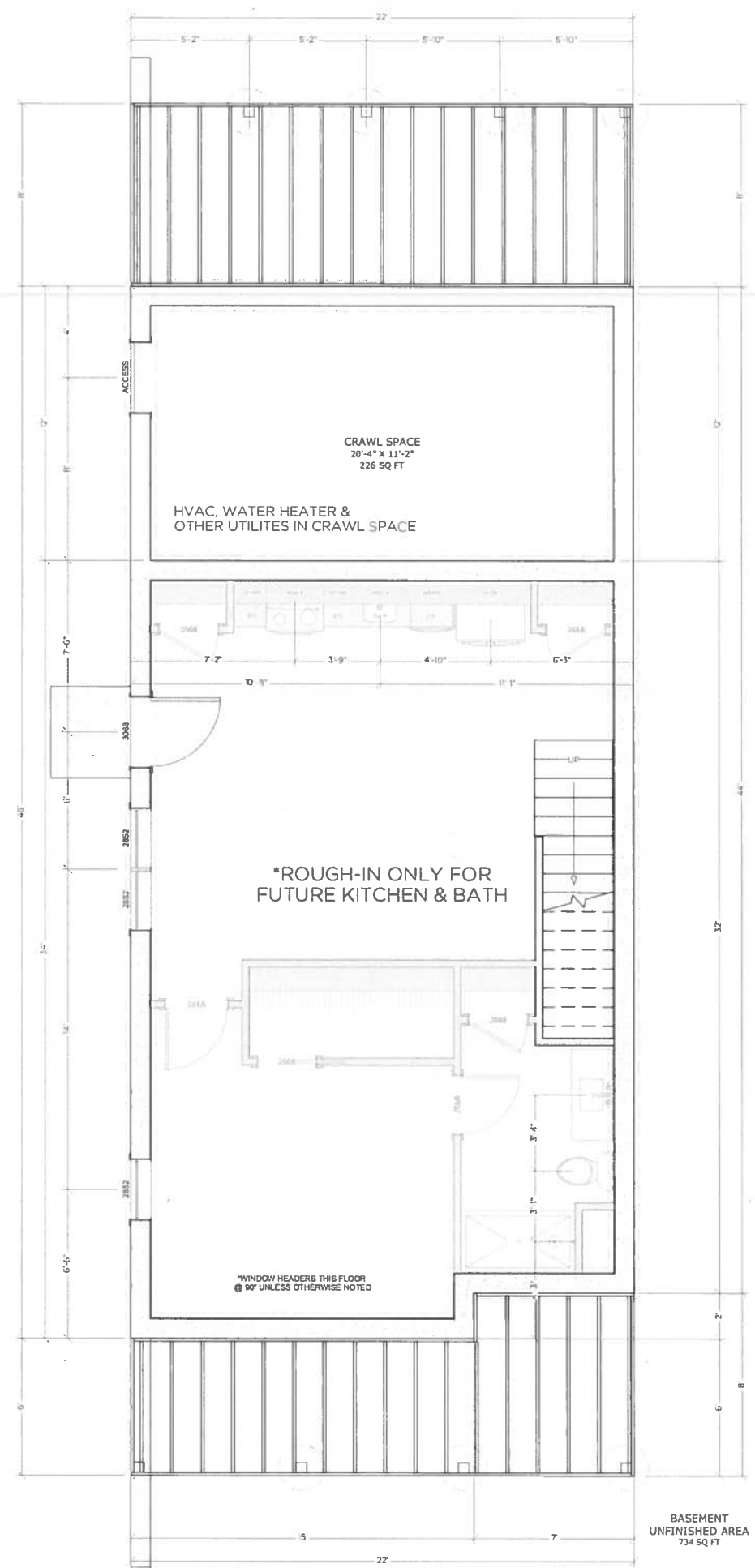
PLAN VIEW
1st & 2nd Floor Plans

DATE:
2/26/19

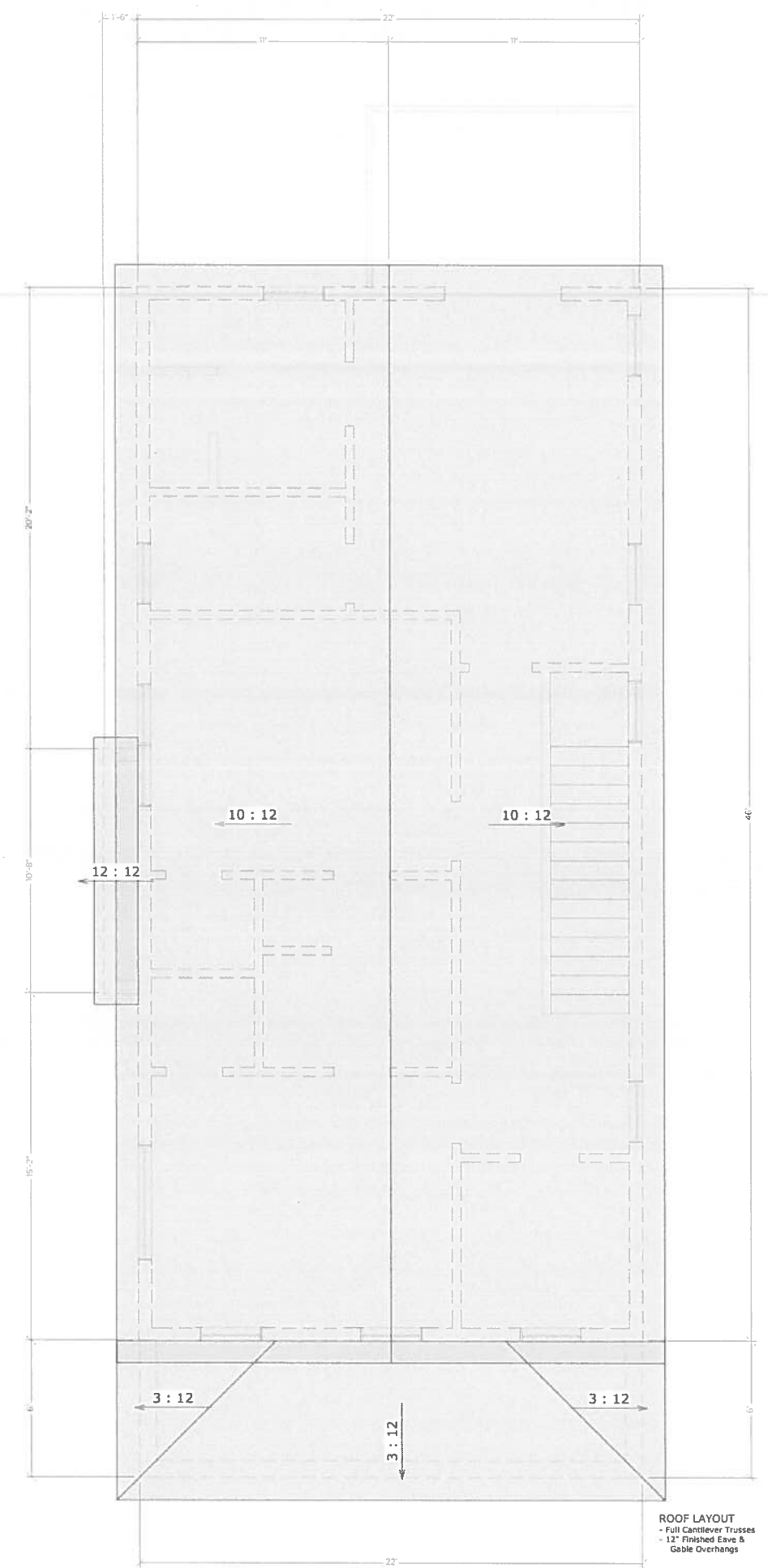
SCALE:
1/4" = 1'

PAPER SIZE:
ARCH C (18" x 24")

SHEET:
A1.1



BASEMENT UNFINISHED AREA
734 SQ FT



ROOF LAYOUT
- Full Cantilever Trusses
- 12" Finished Eave & Gable Overhangs

JEFF MININGER
DESIGNS
525 Maple Ave. Waynesboro, VA 22980
Phone 540.841.0182

Franklin St. Charlottesville, VA 22902

PLAN VIEW
Basement Plan/ Roof Layout

DATE:

2/26/19

SCALE:

1/4" = 1'

PAPER SIZE:
ARCH C (18" x 24")

SHEET:

A1.2



EXTERIOR ELEVATION FRONT



EXTERIOR ELEVATION BACK

JEFF MININGER
DESIGNS



525 Maple Ave. Waynesboro, VA 22980
Phone 540.211.0182

Franklin St. Charlottesville, VA 22902

EXTERIOR ELEVATIONS
Front & Back Side Views

DATE:

2/26/19

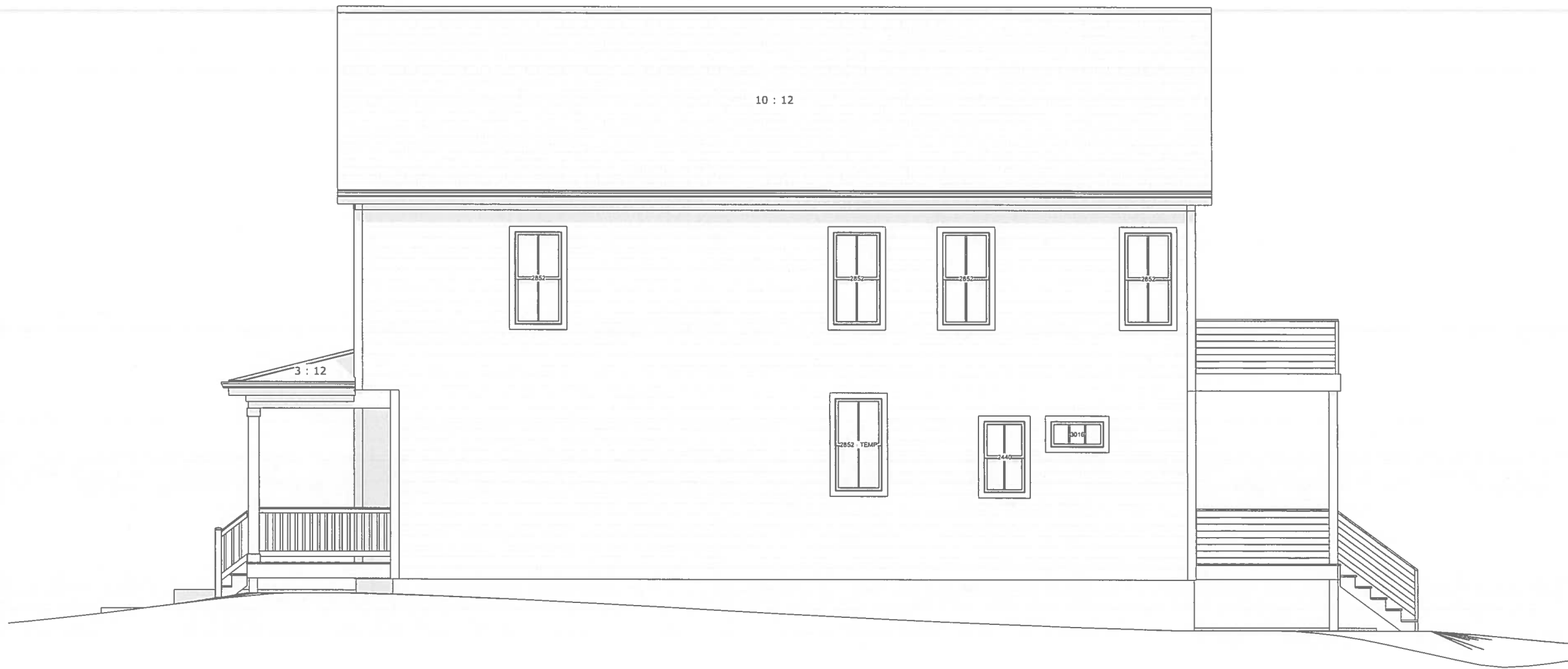
SCALE:

1/4" = 1'

PAPER SIZE:
ARCH C (18" x 24")

SHEET:

A2.1



EXTERIOR ELEVATION RIGHT

**JEFF MININGER
DESIGNS**
525 Maple Ave. Waynesboro, VA 22980
Phone 540.241.0182

Franklin St. Charlottesville, VA 22902

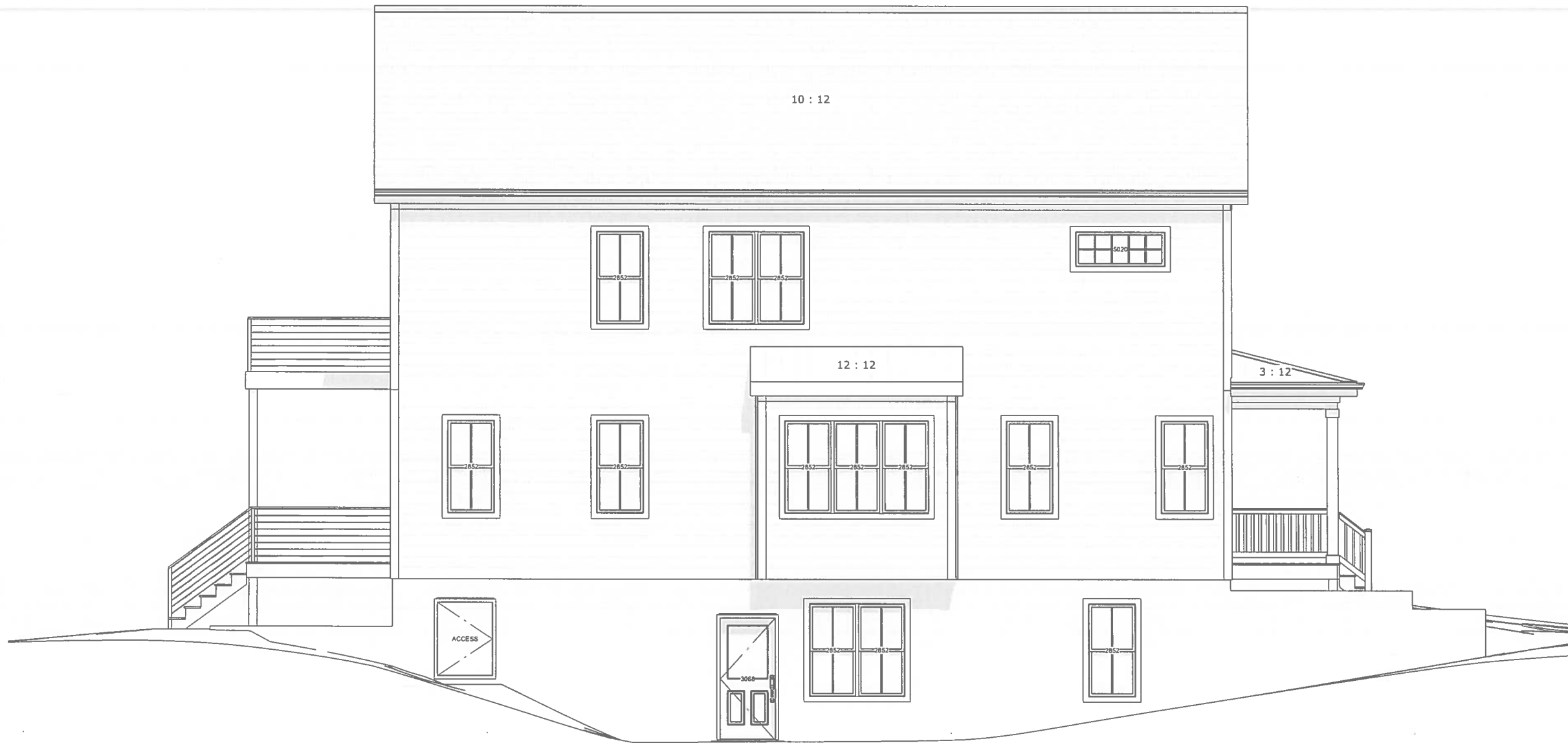
EXTERIOR ELEVATIONS
Right Side View

DATE:
2/26/19

SCALE:
1/4" = 1'

PAPER SIZE:
ARCH C (18" x 24")

SHEET:
A2.2



EXTERIOR ELEVATION LEFT

JEFF MININGER
DESIGNS

525 Maple Ave. Waynesboro, VA 22980
Phone 540.841.0182



Franklin St. Charlottesville, VA 22902

EXTERIOR ELEVATIONS
Left Side View

DATE:

2/26/19

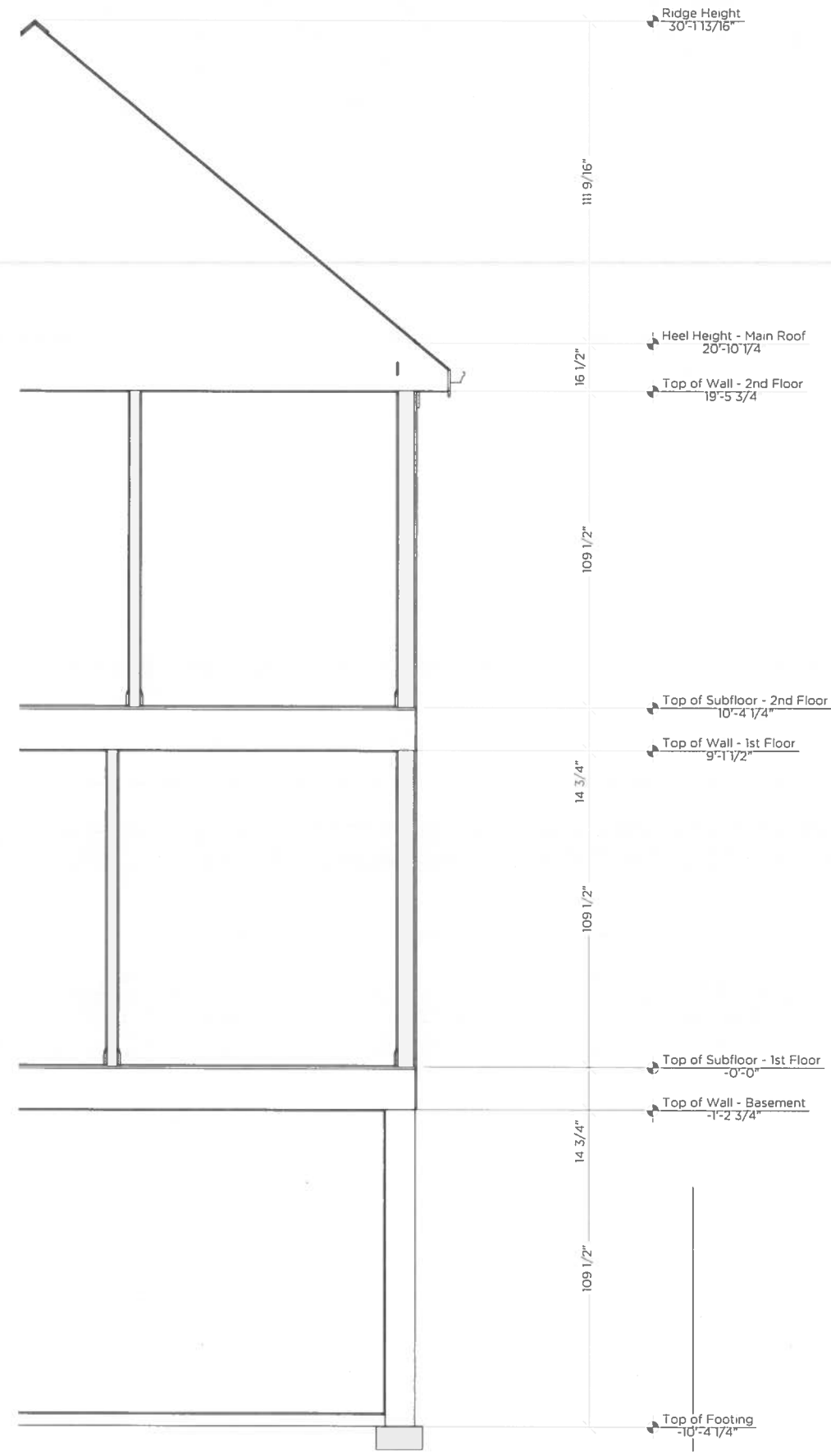
SCALE:

1/4" = 1'

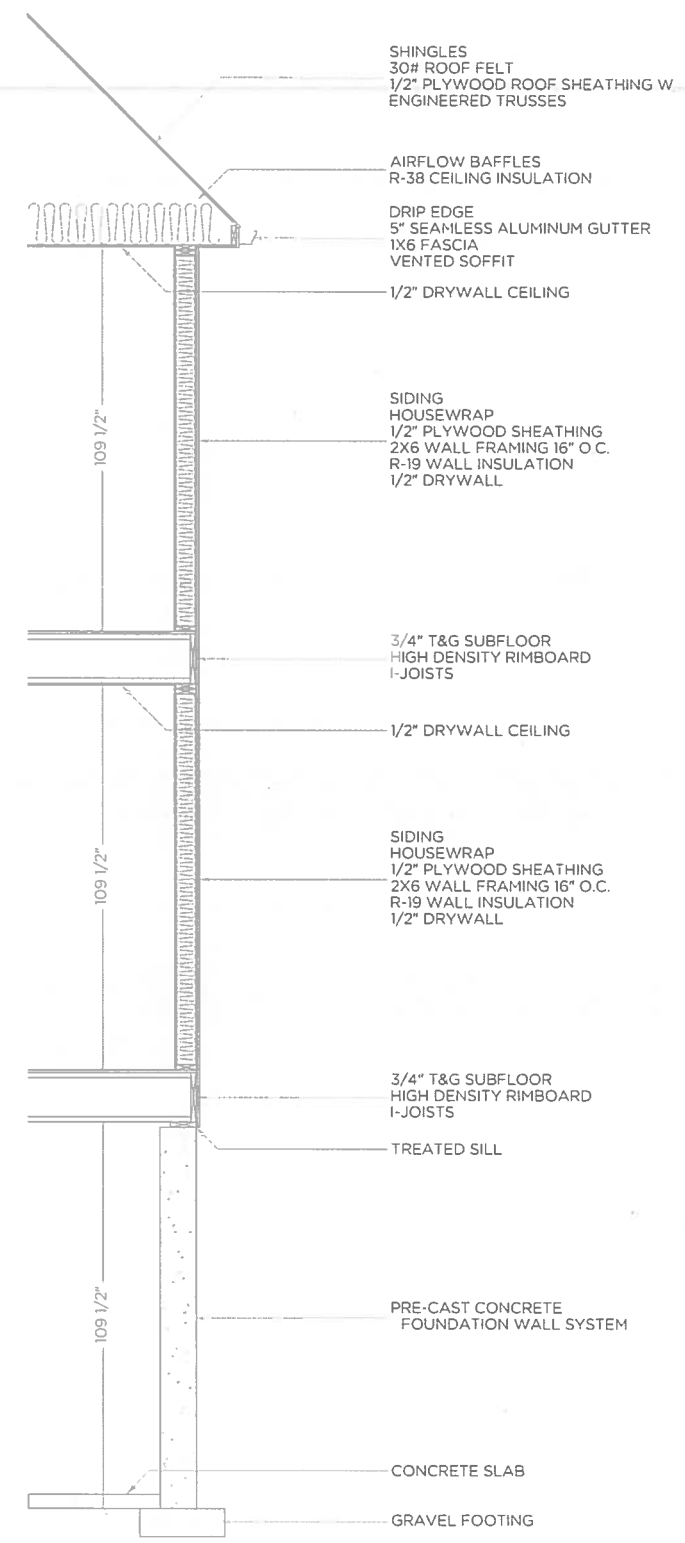
PAPER SIZE:
ARCH C (18" x 24")

SHEET:

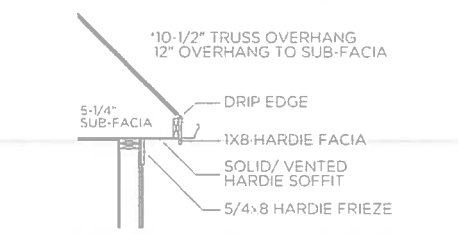
A2.3



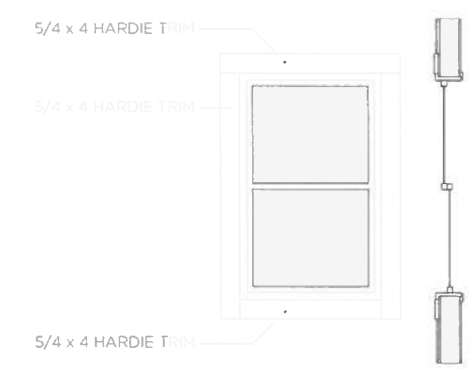
ELEVATION POINTS



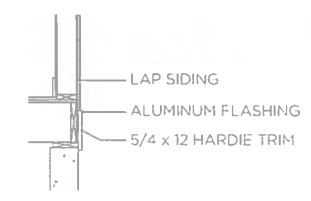
CROSS SECTION 01



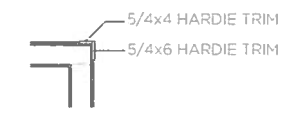
EAVE DETAIL - FULL CANTILEVER



WINDOW CASING



SKIRT DETAIL



CORNER BOARD DETAIL - Plan View

EXTERIOR TRIM DETAILS

JEFF MININGER
DESIGNS
 525 Maple Ave. Waynesboro, VA 22980
 Phone 540.241.0182

Franklin St. Charlottesville, VA 22902

SECTION DETAILS
 Sections & Ext. Trim Details

DATE:

2/26/19

SCALE:

3/8" = 1'

PAPER SIZE:
 ARCH C (18" x 24")

SHEET:

A3.1

Franklin St. PLAN #02

Lot 124

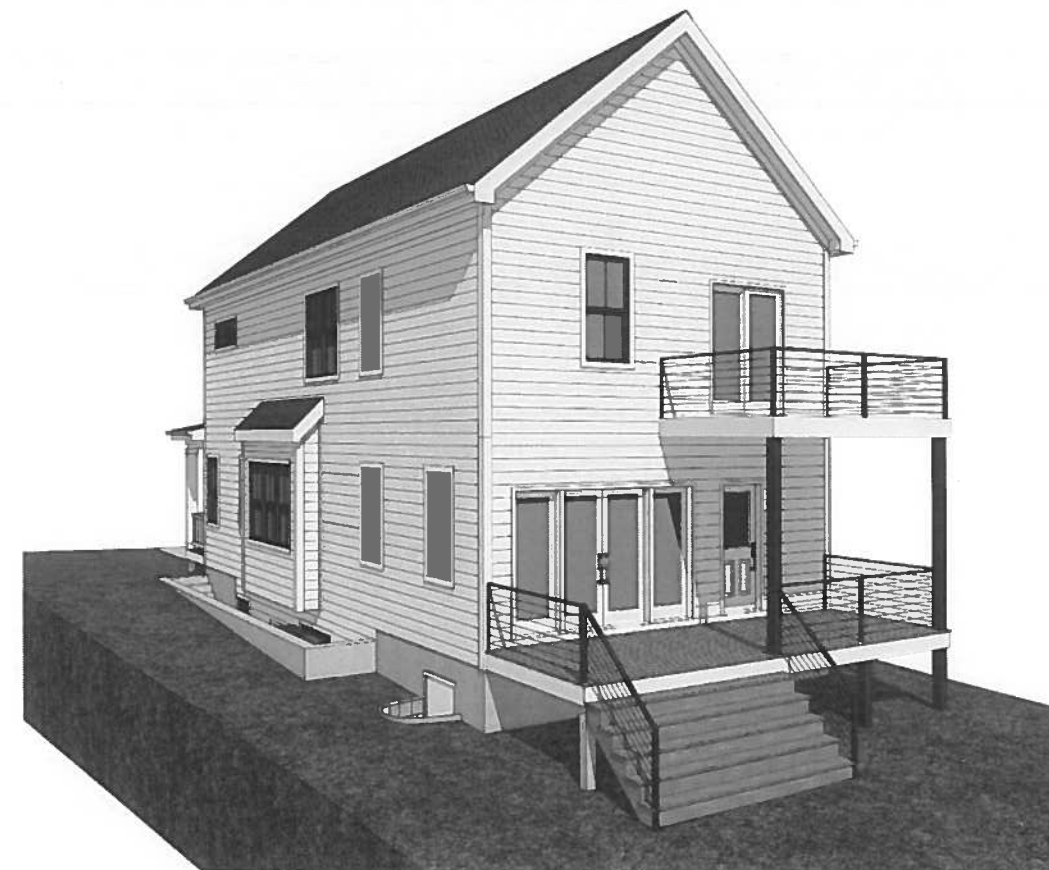
Sheet Index		
Label	Title	Description
A0.1	COVER SHEET	Overview/ General Notes
A1.1	PLAN VIEW	1st & 2nd Floor Plans
A1.2	PLAN VIEW	Basement Plan/ Roof Layout
A2.1	EXTERIOR ELEVATIONS	Front & Back Side Views
A2.2	EXTERIOR ELEVATIONS	Right Side View
A2.3	EXTERIOR ELEVATIONS	Left Side View
A3.1	SECTION DETAILS	Sections & Ext. Trim Details

GENERAL NOTES:

- 1 WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 - A. THESE GENERAL NOTES, UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS. B. ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES AND REGULATIONS. C. IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODOLOGY, THE CONTRACTOR SHALL BE BOUND TO PERFORM WORK IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND/OR RECOMMENDATIONS.
- 2 ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- 3 THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.
- 4 THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS. WHEN A DISCREPANCY IS DISCOVERED, HE SHALL PROMPTLY REPORT IT TO THE OWNER FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.
- 5 IN THE EVENT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED ELSEWHERE ON THE DRAWINGS OR AS FOUND IN OTHER FINISHED AREAS.
- 6 ALL WORK IS TO BE PERFORMED IN A PROFESSIONAL MANNER AND IN ACCORDANCE WITH STANDARD PRACTICE AND CONSISTENT WITH THE MANUFACTURER'S AND SUPPLIER'S RECOMMENDED INSTALLATION PROCEDURES.
- 7 DIMENSIONS SHALL BE READ OR CALCULATED, NEVER SCALED. ALL DIMENSIONS ARE TO THE ROUGH UNLESS NOTED OTHERWISE.
- 8 ALL COMPONENTS, SYSTEMS, AND ALL OTHER MANUFACTURED ARTICLES, MATERIALS, COATINGS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, STORED, HANDLED, CONDITIONED, AND MAINTAINED, ETC. PER THE MANUFACTURER'S RECOMMENDATIONS.
- 9 THE CONTRACTOR IS RESPONSIBLE FOR CAREFULLY AND THOROUGHLY REVIEWING ALL DRAWINGS AND SPECIFICATIONS BEFORE BEGINNING ANY WORK OR ORDERING ANY MATERIALS. ANY DISCREPANCIES IN THE DRAWINGS SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- 10 CONTRACTOR SHALL INSPECT AND PREPARE ALL SUBFLOOR AND SUBSTRATE SURFACES TO ENSURE COMPLIANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER FOR THE WALL, CEILING AND/OR FLOOR FINISHES. CONTRACTOR TO CORRECT ANY DEFICIENCIES PRIOR TO INSTALLING FINISHES.
- 11 IF HAZARDOUS MATERIALS ARE SUSPECTED OR DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY.
- 12 MECHANICAL, PLUMBING AND ELECTRICAL FIXTURES REPRESENTED ON THE ARCHITECTURAL PLANS ARE SHOWN FOR PHYSICAL LOCATION, DESIGN INTENT, AND COORDINATION PURPOSES ONLY.
- 13 SUBCONTRACTOR TO THOROUGHLY AND COMPREHENSIVELY REVIEW MECHANICAL, PLUMBING AND ELECTRICAL LAYOUT IN RELATION TO PROPOSED ARCHITECTURAL PLANS AND EXISTING STRUCTURE & SUBMIT PROPOSED DESIGN TO OWNER FOR REVIEW PRIOR TO COMMENCEMENT OF WORK. NOTIFY OWNER OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS.
- 14 ALL BEDROOMS MUST INCLUDE 1 EGRESS WINDOW. WINDOW SIZES NOTED ON THE PLAN MUST BE VERIFIED TO MEET THE MANUFACTURER'S EGRESS CRITERIA.
- 15 REFER TO STRUCTURAL DOCUMENTS FOR ANY ENGINEERED FLOOR SYSTEMS, WALLS, TRUSSES, BEAMS, HEADERS, ETC IF REQUIRED.



FRONT ELEVATION VIEW



BACK ELEVATION VIEW

JEFF MININGER
DESIGNS

525 Maple Ave. Warrenton, VA 22980
Phone 510 241.0182

PLAN #02
Franklin St. Charlottesville, VA 22902

COVER SHEET
Overview/ General Notes

DATE:

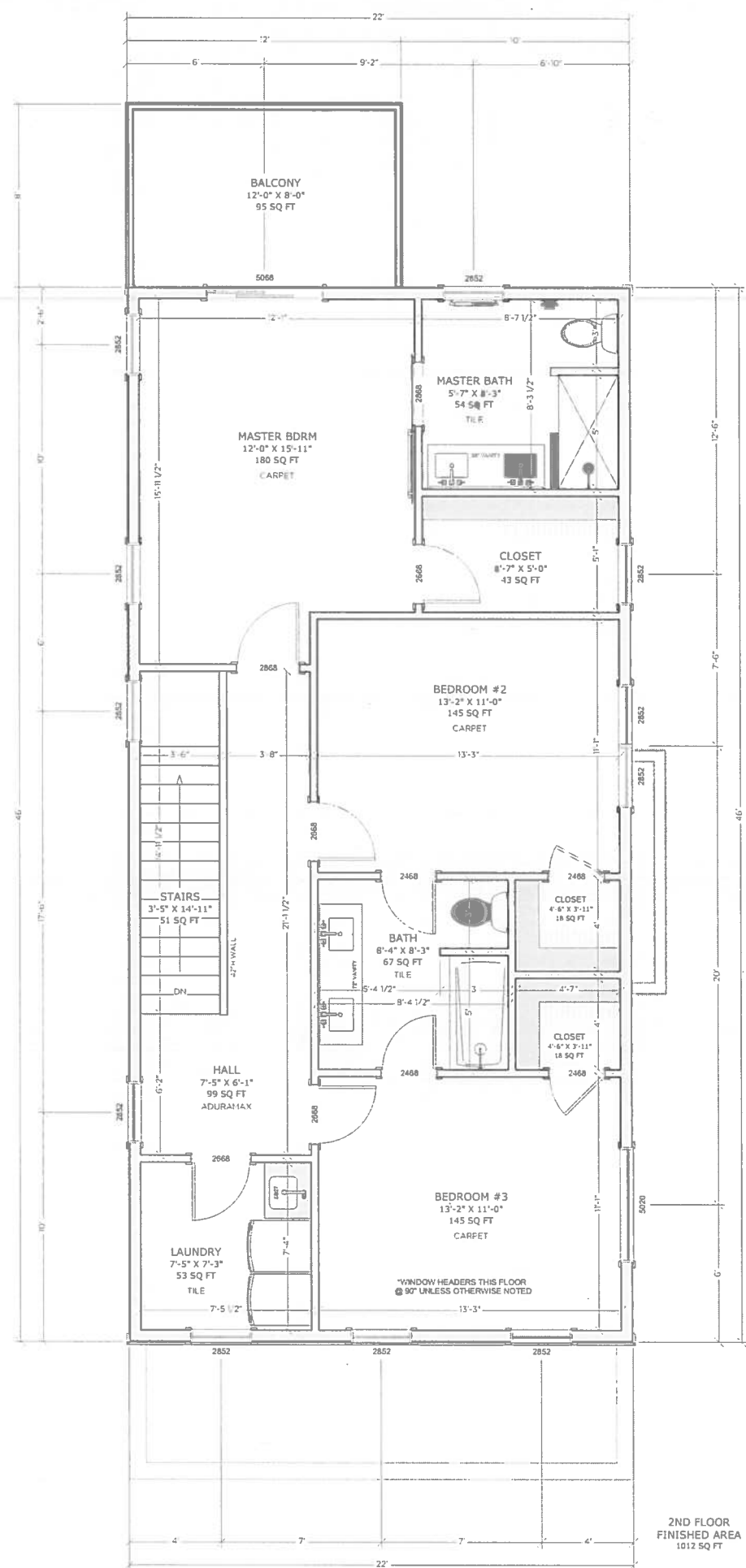
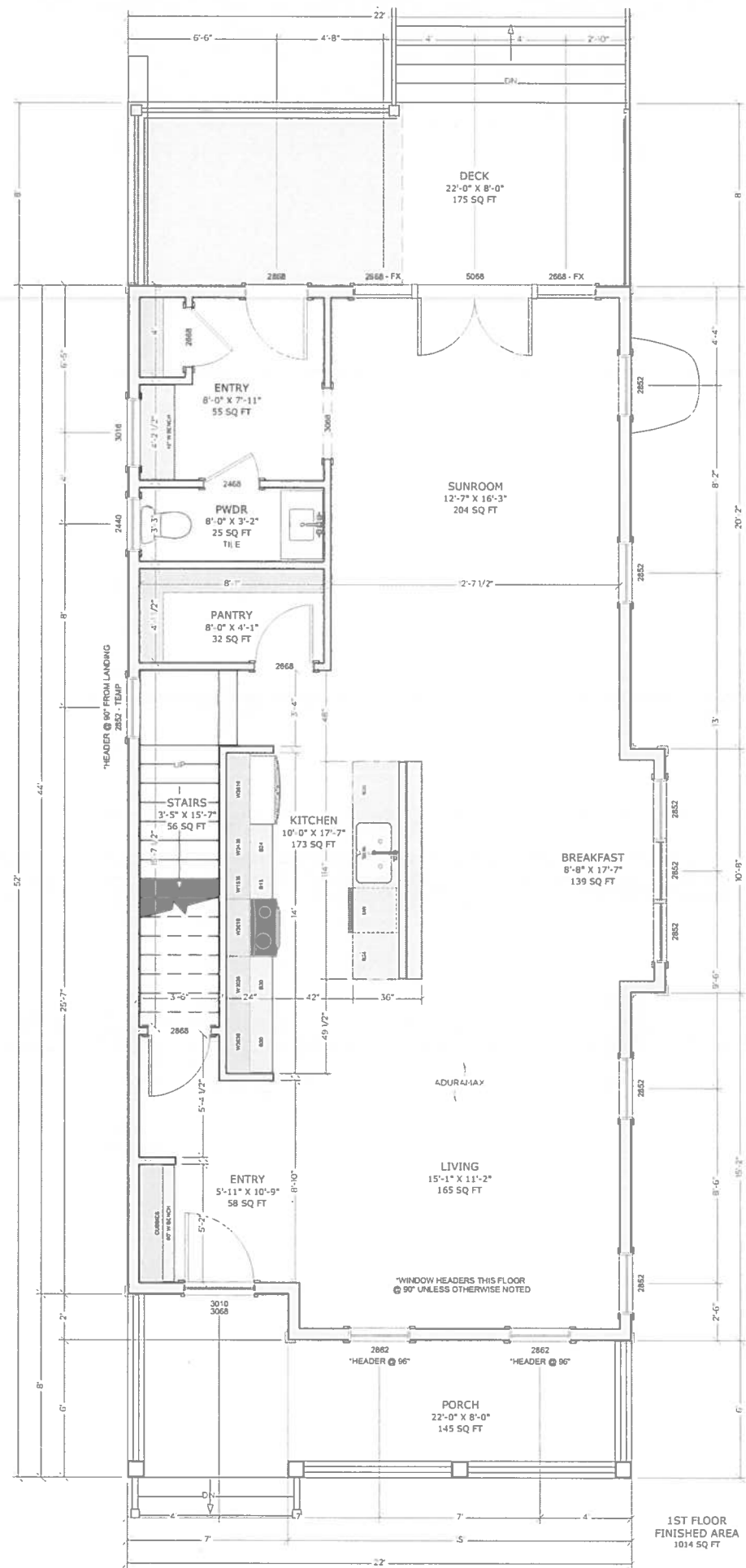
2/26/19

SCALE:

PAPER SIZE:
ARCH C (18" x 24")

SHEET:

A0.1



JEFF MININGER
DESIGNS



525 Maple Ave. Waynesboro, VA 22980
Phone 310.211.0182

PLAN #02
Franklin St. Charlottesville, VA 22902

PLAN VIEW
1st & 2nd Floor Plans

DATE:

2/26/19

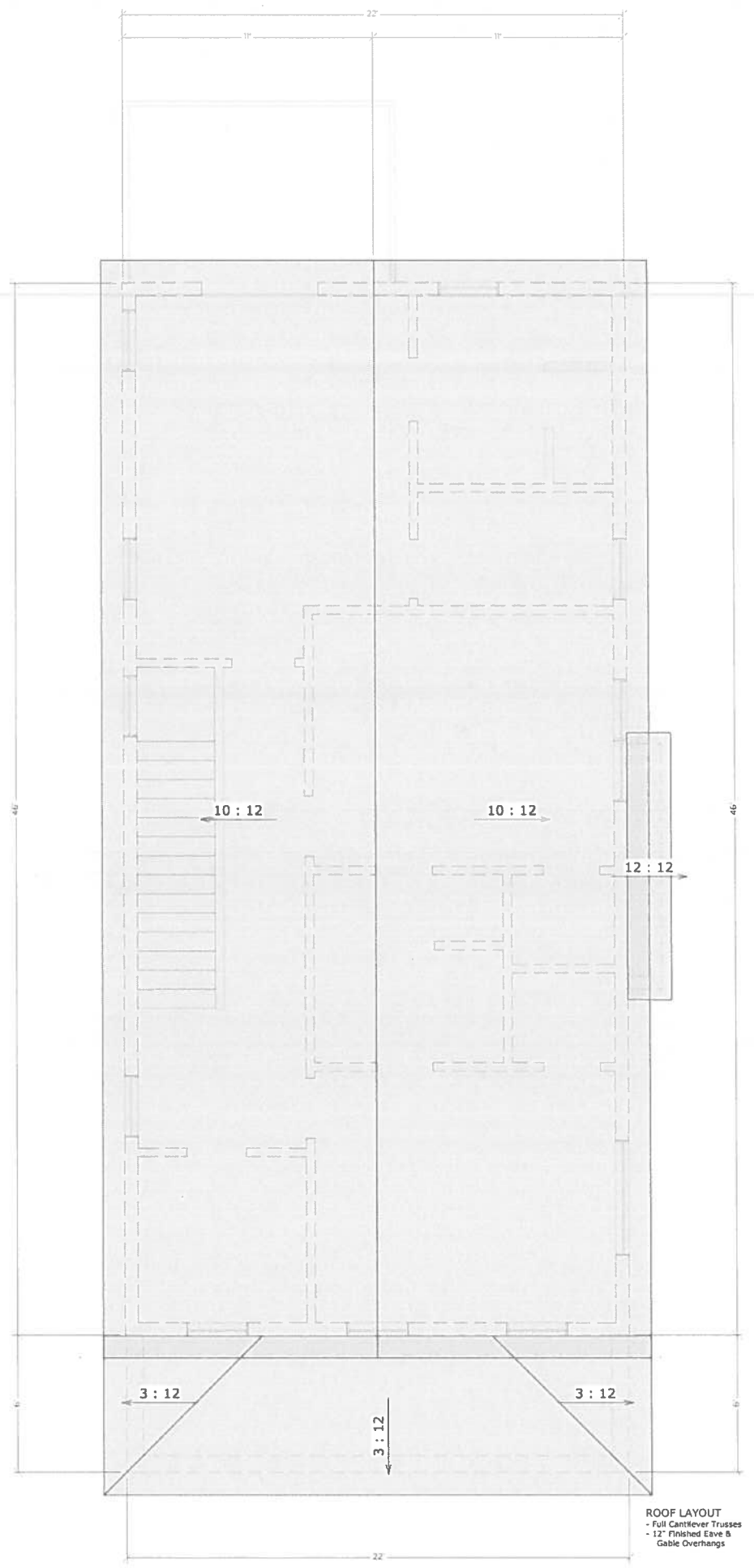
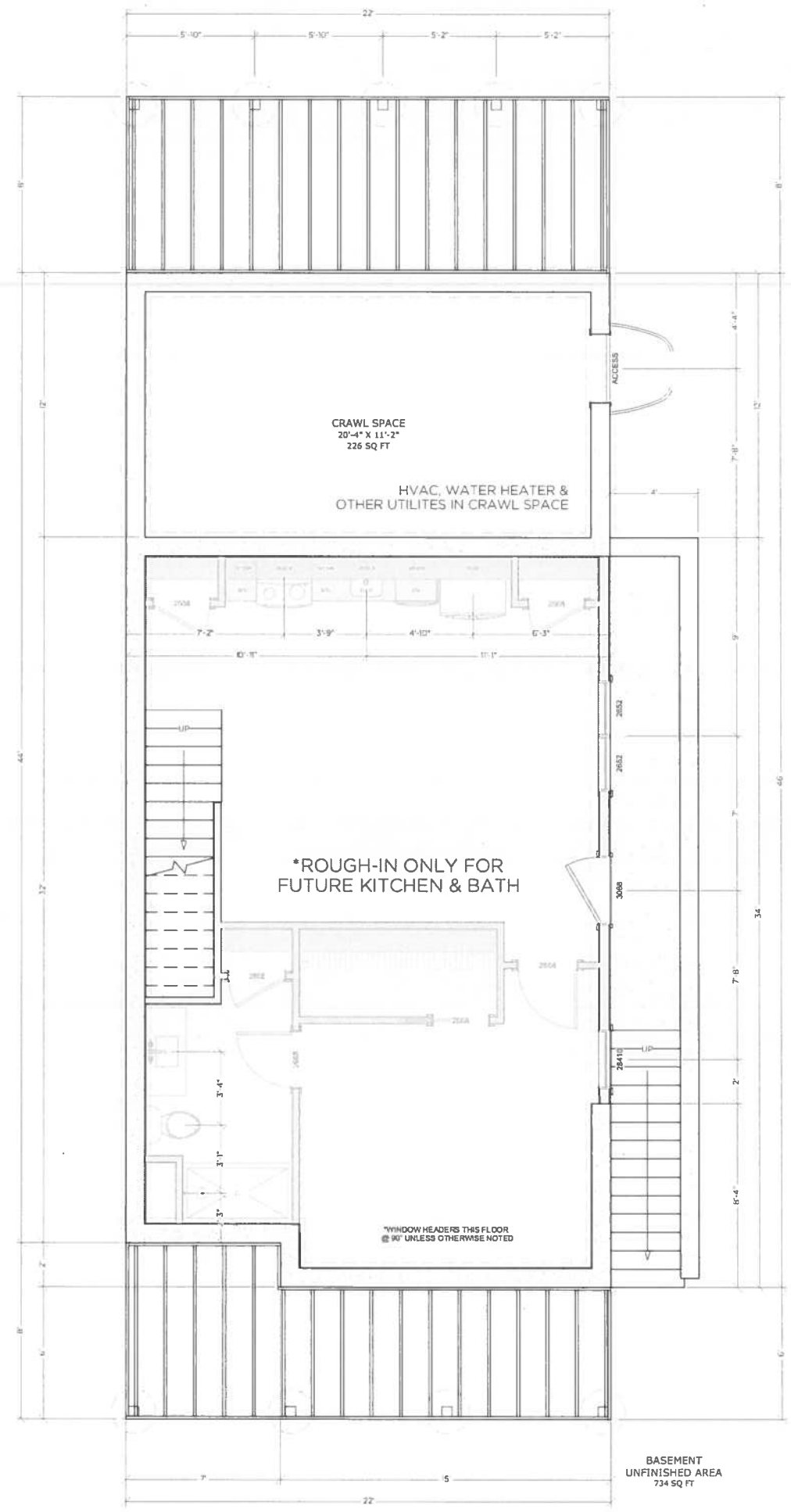
SCALE:

1/4" = 1'

PAPER SIZE:
ARCH C (18" x 24")

SHEET:

A1.1



JEFF MININGER
DESIGNS
 525 Maple Ave. Warrenton, VA 22980
 Phone: 540.241.0182

PLAN #02
 Franklin St. Charlottesville, VA 22902

PLAN VIEW
 Basement Plan/ Roof Layout

DATE:
 2/26/19

SCALE:
 1/4" = 1'

PAPER SIZE:
 ARCH C (18" x 24")

SHEET:
 A1.2



EXTERIOR ELEVATION FRONT



EXTERIOR ELEVATION BACK

JEFF MININGER
DESIGNS

325 Maple Ave
Waynesboro, VA 22980
Phone: 540.271.0182

PLAN #02
Franklin St. Charlottesville, VA 22902

EXTERIOR ELEVATIONS
Front & Back Side Views

DATE:

2/26/19

SCALE:

1/4" = 1'

PAPER SIZE:
ARCH C (18" x 24")

SHEET:

A2.1



EXTERIOR ELEVATION RIGHT

JEFF MININGER
DESIGNS

525 Maple Ave. Waynesboro, VA 22980
Phone 540.241.0182

PLAN #02
Franklin St. Charlottesville, VA 22902

EXTERIOR ELEVATIONS
Right Side View

DATE:

2/26/19

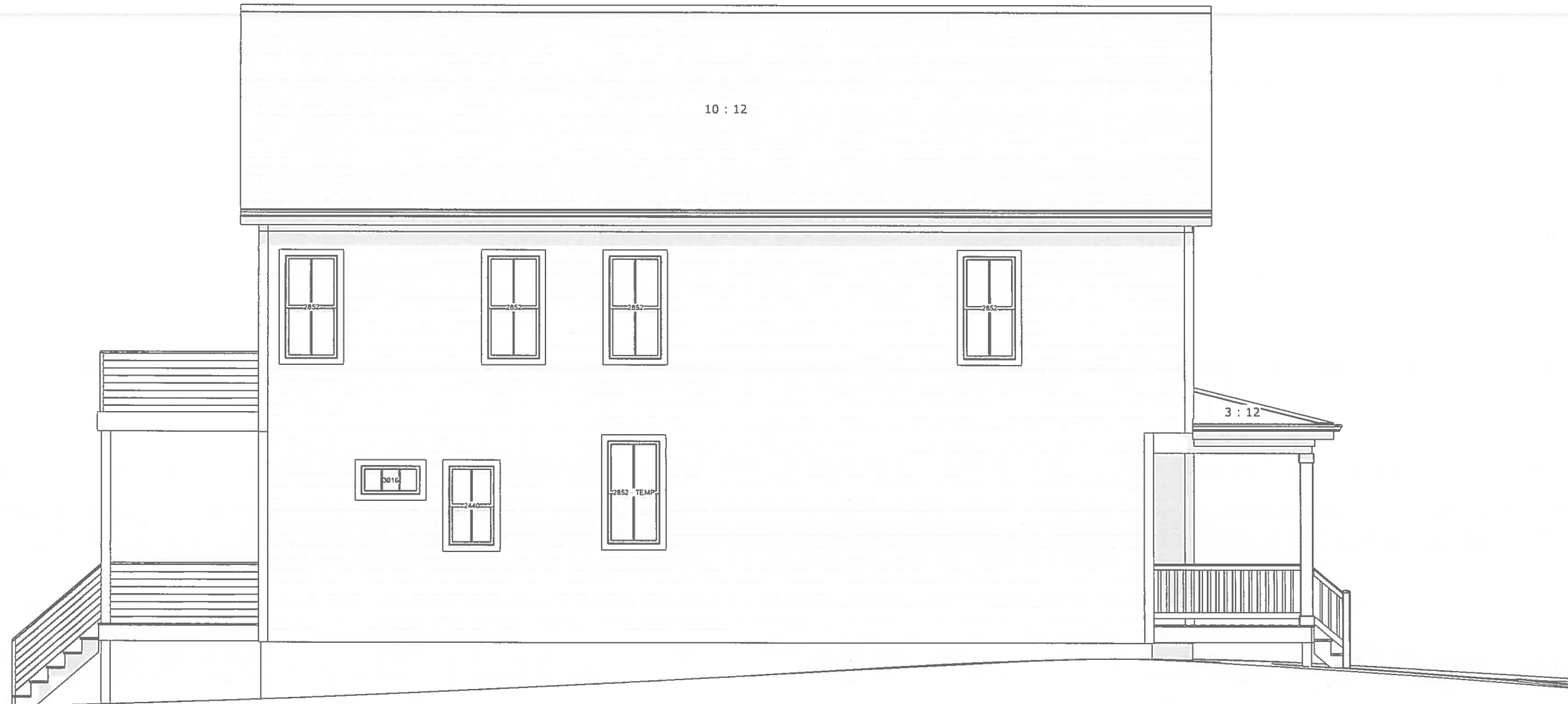
SCALE:

1/4" = 1'

PAPER SIZE:
ARCH C (18" x 24")

SHEET:

A2.2



EXTERIOR ELEVATION LEFT

JEFF MININGER
DESIGNS

525 Maple Ave
Waynesboro, VA 22980
Phone 540-221-0182

PLAN #02
Franklin St. Charlottesville, VA 22902

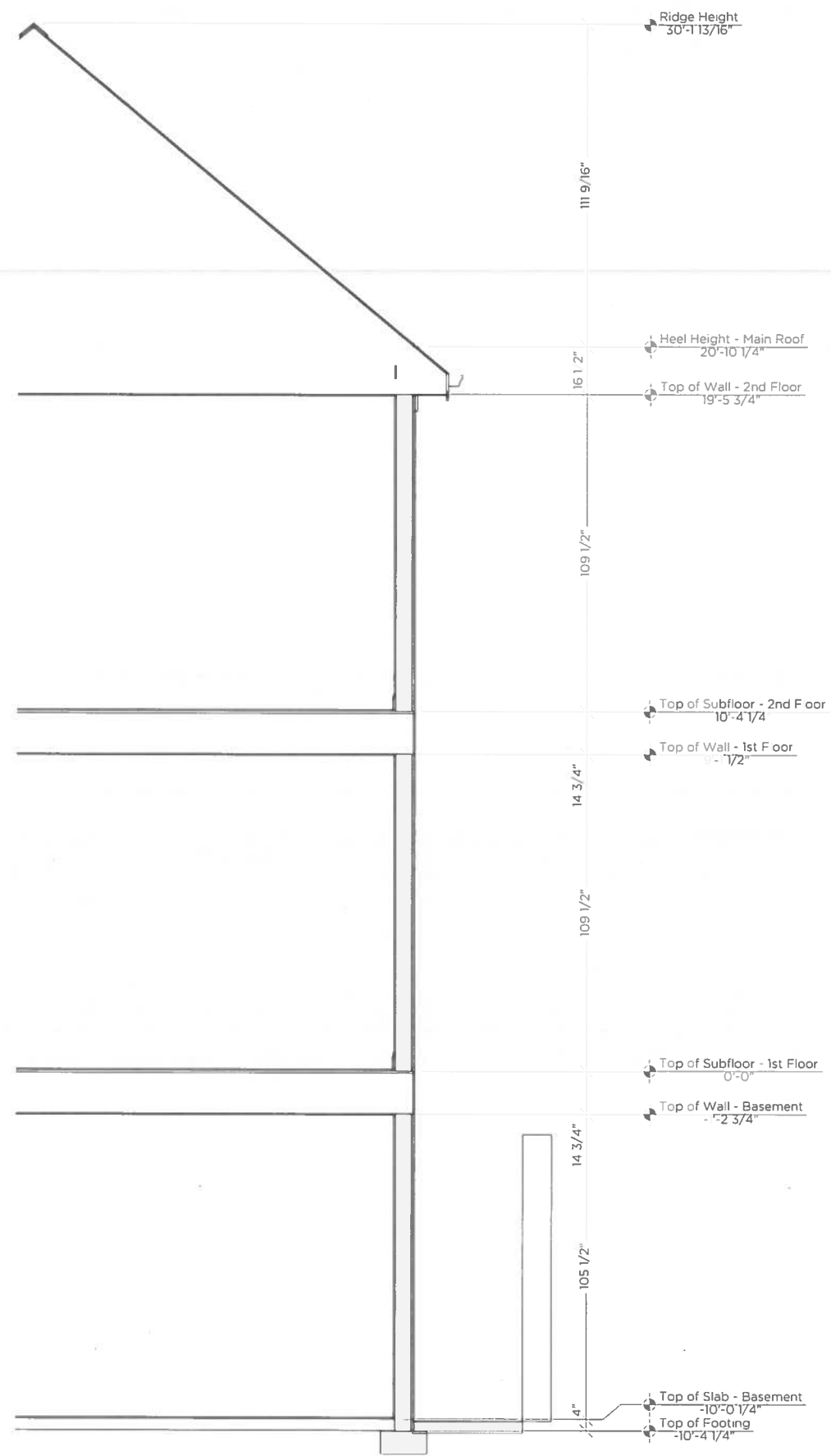
EXTERIOR ELEVATIONS
Left Side View

DATE:
2/26/19

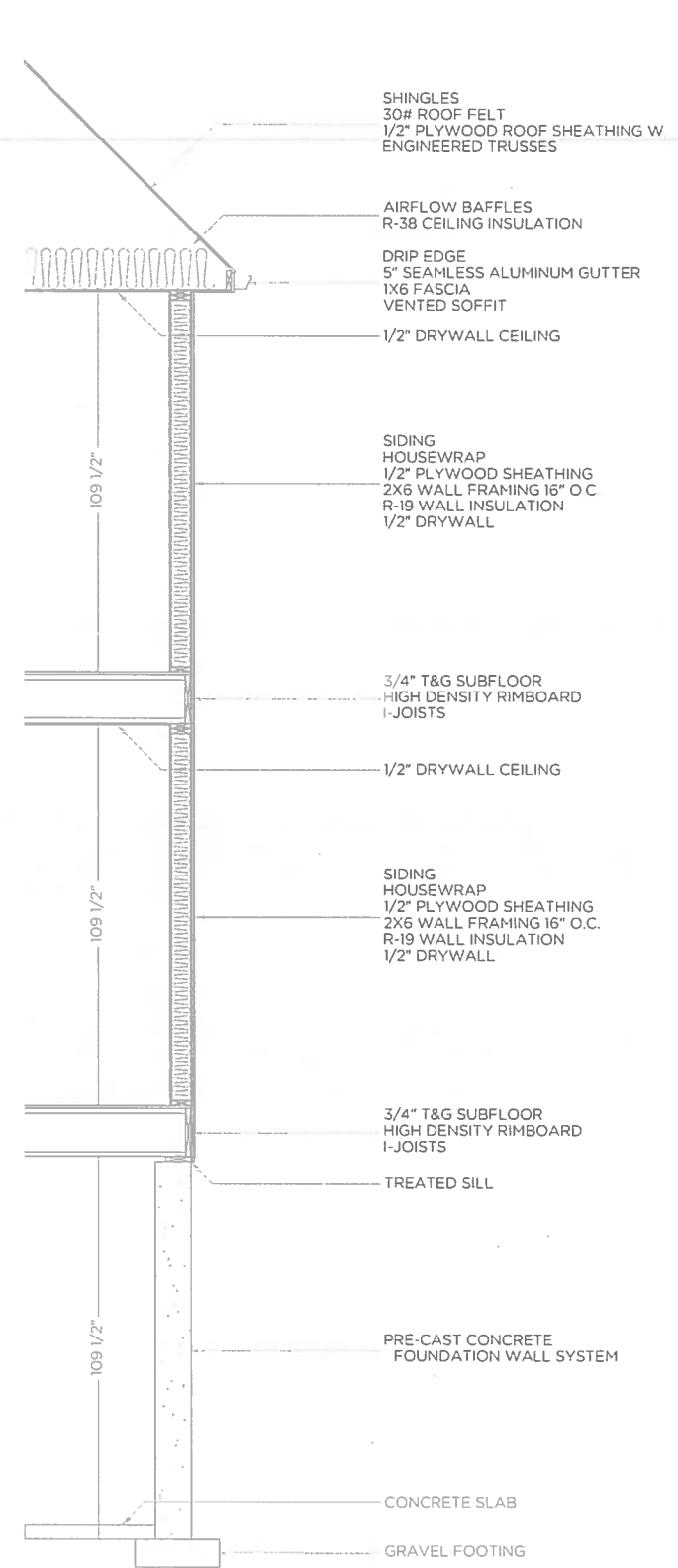
SCALE:
1/4" = 1'

PAPER SIZE:
ARCH C (18" x 24")

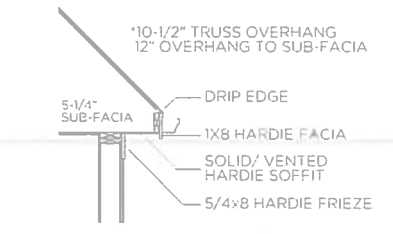
SHEET:
A2.3



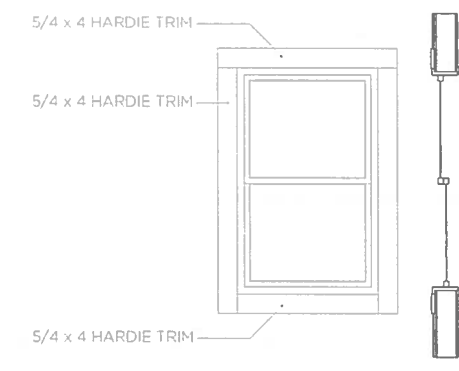
ELEVATION POINTS



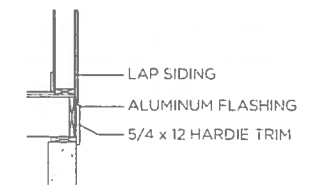
CROSS SECTION 01



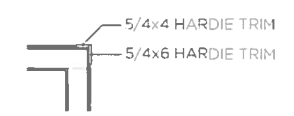
EAVE DETAIL - FULL CANTILEVER



WINDOW CASING



SKIRT DETAIL



CORNER BOARD DETAIL - Plan View

EXTERIOR TRIM DETAILS

JEFF MININGER
DESIGNS
525 Maple Ave. Waynesboro, VA 22980
Phone 540.841.0182

PLAN #02
Franklin St. Charlottesville, VA 22902

SECTION DETAILS
Sections & Ext. Trim Details

DATE:
2/26/19
SCALE:
3/8" = 1'
PAPER SIZE:
ARCH C (18" x 24")
SHEET:
A3.1

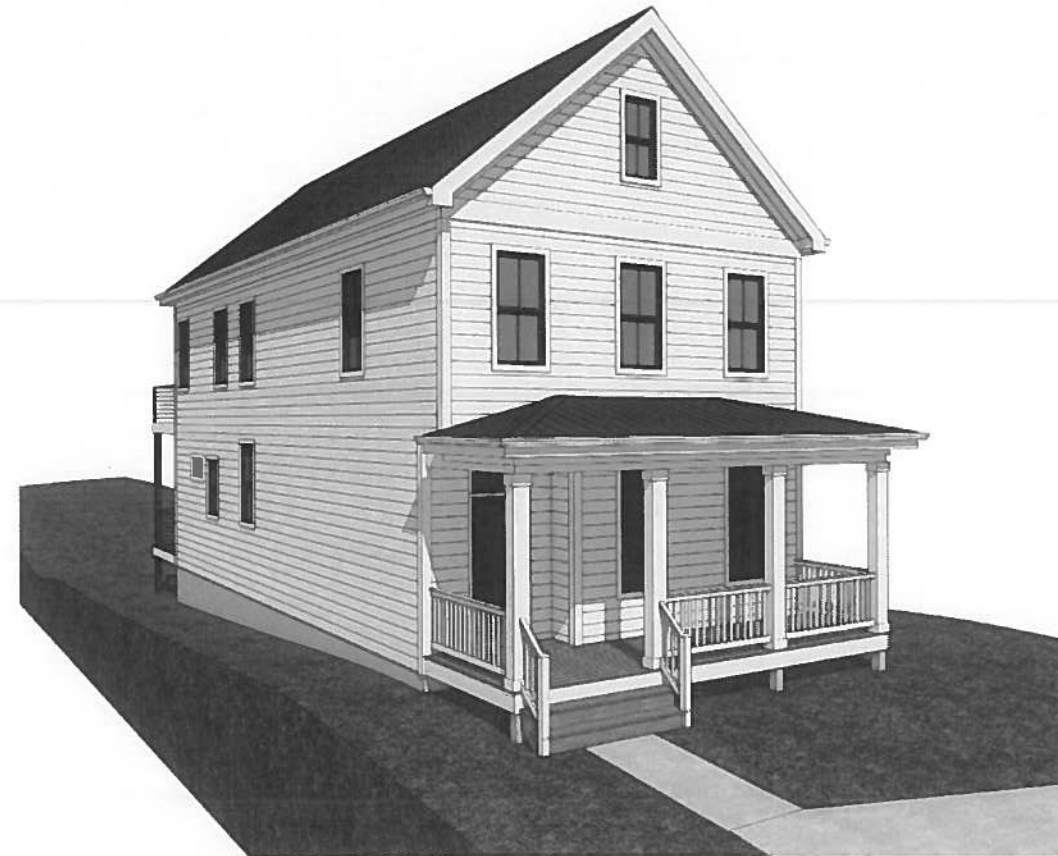
Franklin St. PLAN #02

Lot 124

Sheet Index		
Label	Title	Description
A0.1	COVER SHEET	Overview/ General Notes
A1.1	PLAN VIEW	1st & 2nd Floor Plans
A1.2	PLAN VIEW	Basement Plan/ Roof Layout
A2.1	EXTERIOR ELEVATIONS	Front & Back Side Views
A2.2	EXTERIOR ELEVATIONS	Right Side View
A2.3	EXTERIOR ELEVATIONS	Left Side View
A3.1	SECTION DETAILS	Sections & Ext. Trim Details

GENERAL NOTES:

- 1 WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 - A. THESE GENERAL NOTES, UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS. B. ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES AND REGULATIONS. C. IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODOLOGY, THE CONTRACTOR SHALL BE BOUND TO PERFORM WORK IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND/OR RECOMMENDATIONS.
- 2 ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- 3 THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.
- 4 THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS. WHEN A DISCREPANCY IS DISCOVERED, HE SHALL PROMPTLY REPORT IT TO THE OWNER FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.
- 5 IN THE EVENT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED ELSEWHERE ON THE DRAWINGS OR AS FOUND IN OTHER FINISHED AREAS.
- 6 ALL WORK IS TO BE PERFORMED IN A PROFESSIONAL MANNER AND IN ACCORDANCE WITH STANDARD PRACTICE AND CONSISTENT WITH THE MANUFACTURER'S AND SUPPLIER'S RECOMMENDED INSTALLATION PROCEDURES.
- 7 DIMENSIONS SHALL BE READ OR CALCULATED, NEVER SCALED. ALL DIMENSIONS ARE TO THE ROUGH UNLESS NOTED OTHERWISE.
- 8 ALL COMPONENTS, SYSTEMS, AND ALL OTHER MANUFACTURED ARTICLES, MATERIALS, COATINGS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, STORED, HANDLED, CONDITIONED, AND MAINTAINED, ETC. PER THE MANUFACTURER'S RECOMMENDATIONS.
- 9 THE CONTRACTOR IS RESPONSIBLE FOR CAREFULLY AND THOROUGHLY REVIEWING ALL DRAWINGS AND SPECIFICATIONS BEFORE BEGINNING ANY WORK OR ORDERING ANY MATERIALS. ANY DISCREPANCIES IN THE DRAWINGS SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- 10 CONTRACTOR SHALL INSPECT AND PREPARE ALL SUBFLOOR AND SUBSTRATE SURFACES TO ENSURE COMPLIANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER FOR THE WALL, CEILING AND/OR FLOOR FINISHES. CONTRACTOR TO CORRECT ANY DEFICIENCIES PRIOR TO INSTALLING FINISHES.
- 11 IF HAZARDOUS MATERIALS ARE SUSPECTED OR DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY.
- 12 MECHANICAL, PLUMBING AND ELECTRICAL FIXTURES REPRESENTED ON THE ARCHITECTURAL PLANS ARE SHOWN FOR PHYSICAL LOCATION, DESIGN INTENT, AND COORDINATION PURPOSES ONLY.
- 13 SUBCONTRACTOR TO THOROUGHLY AND COMPREHENSIVELY REVIEW MECHANICAL, PLUMBING AND ELECTRICAL LAYOUT IN RELATION TO PROPOSED ARCHITECTURAL PLANS AND EXISTING STRUCTURE & SUBMIT PROPOSED DESIGN TO OWNER FOR REVIEW PRIOR TO COMMENCEMENT OF WORK. NOTIFY OWNER OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS.
- 14 ALL BEDROOMS MUST INCLUDE 1 EGRESS WINDOW. WINDOW SIZES NOTED ON THE PLAN MUST BE VERIFIED TO MEET THE MANUFACTURER'S EGRESS CRITERIA.
- 15 REFER TO STRUCTURAL DOCUMENTS FOR ANY ENGINEERED FLOOR SYSTEMS, WALLS, TRUSSES, BEAMS, HEADERS, ETC IF REQUIRED.



FRONT ELEVATION VIEW



BACK ELEVATION VIEW

JEFF MININGER
DESIGNS



525 Maple Ave
Waynesboro, VA 22980
Phone 540.221.0102

PLAN #02
Franklin St. Charlottesville, VA 22902

COVER SHEET
Overview/ General Notes

DATE:

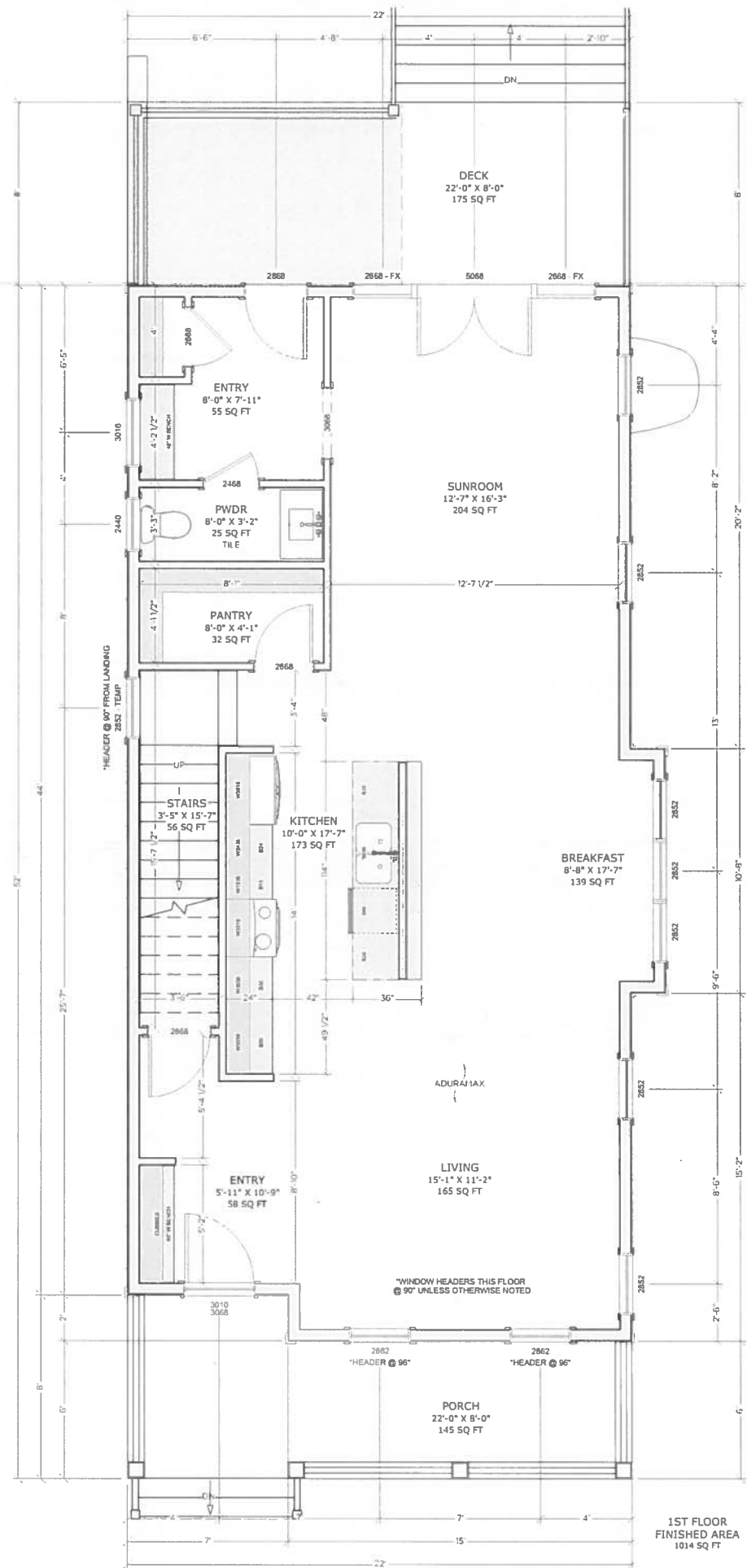
2/26/19

SCALE:

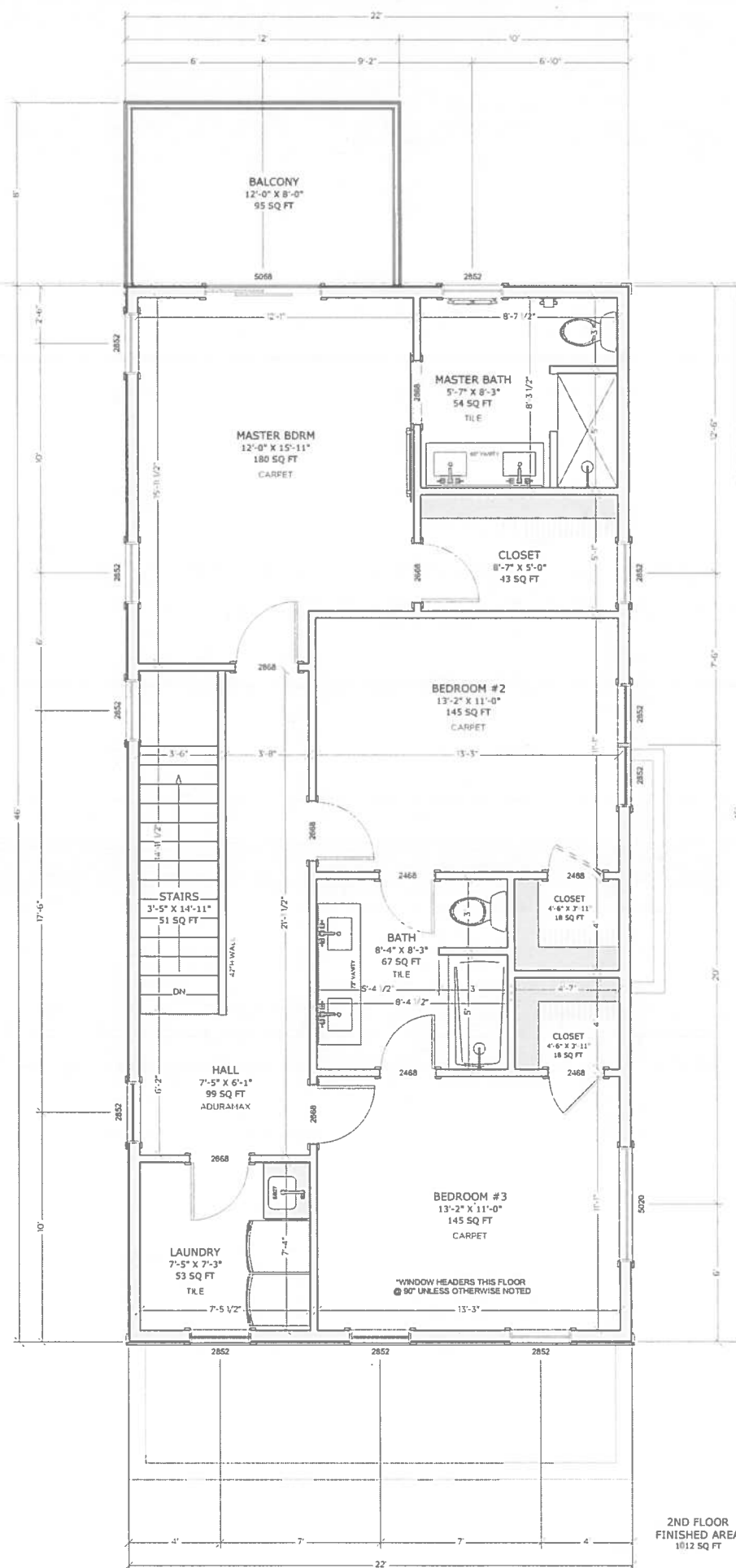
PAPER SIZE:
ARCH C (18" x 24")

SHEET:

A0.1



1ST FLOOR
FINISHED AREA
1014 SQ FT



2ND FLOOR
FINISHED AREA
1012 SQ FT

DATE:

2/26/19

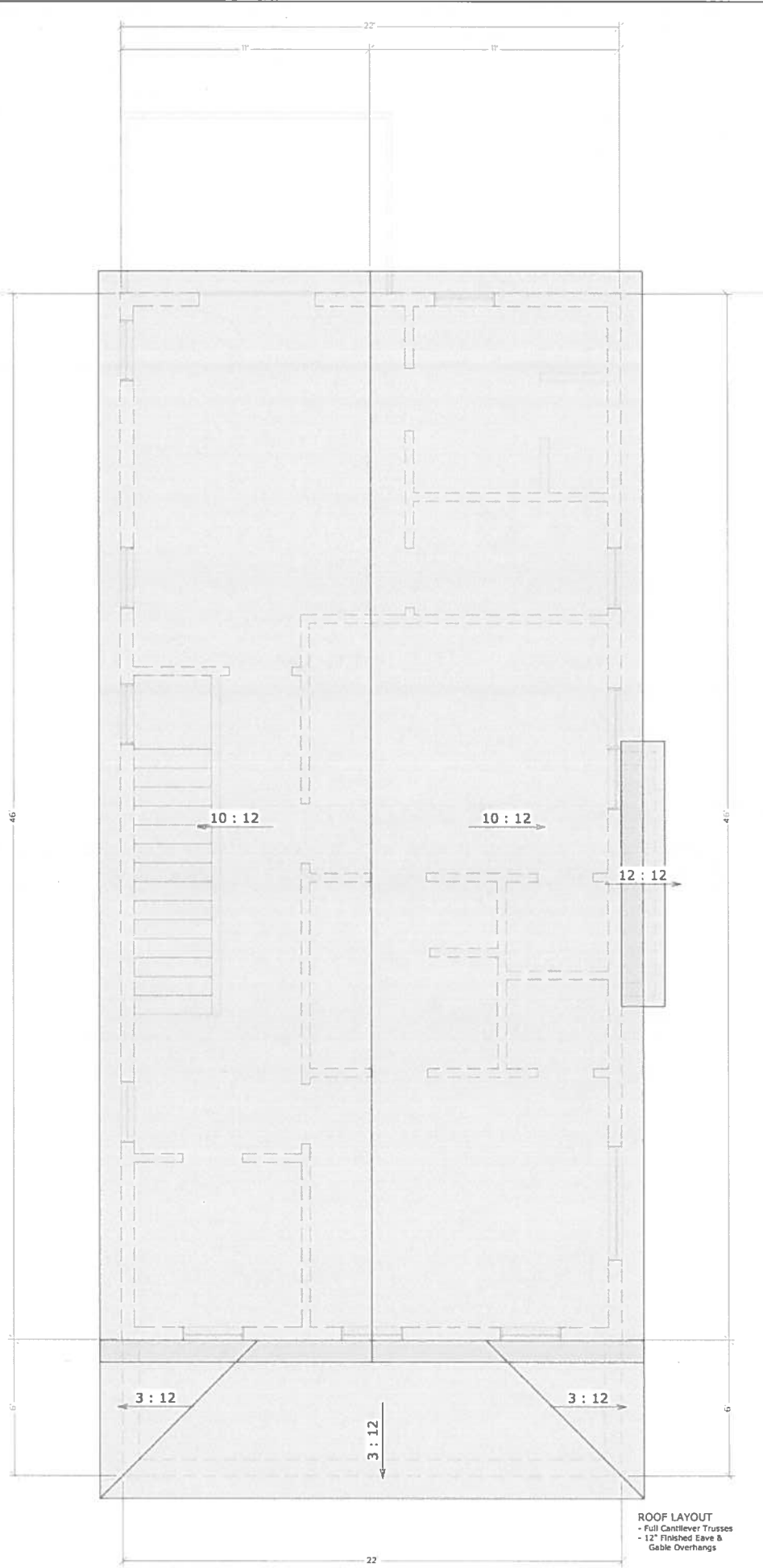
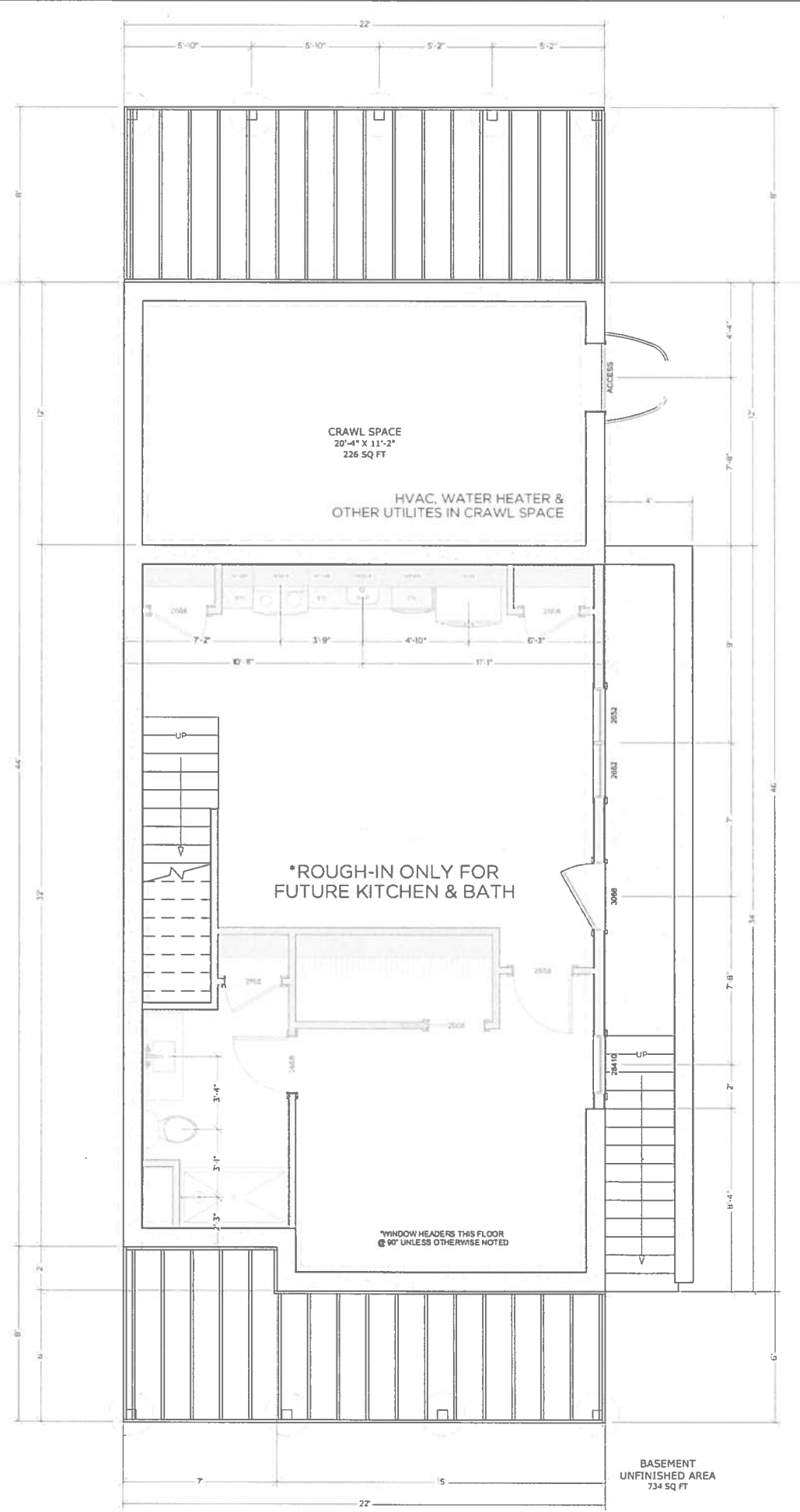
SCALE:

1/4" = 1'

PAPER SIZE:
ARCH C (18" x 24")

SHEET:

A1.1



J
**JEFF MININGER
DESIGNS**
625 Maple Ave. Waynesboro, VA 22980
Phone: 540-241-0182

PLAN #02
Franklin St. Charlottesville, VA 22902

PLAN VIEW
Basement Plan/ Roof Layout

DATE:
2/26/19

SCALE:
1/4" = 1'

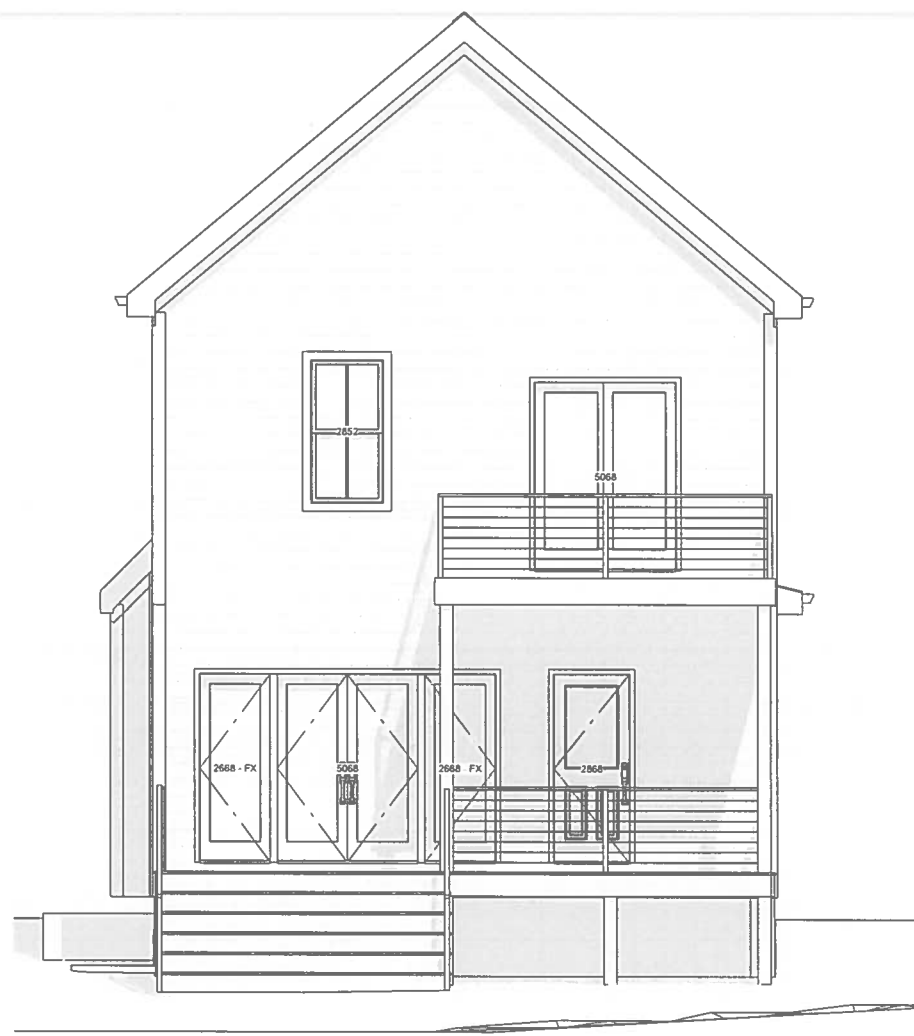
PAPER SIZE:
ARCH C (18" x 24")

SHEET:
A1.2

ROOF LAYOUT
- Full Cantilever Trusses
- 12" Finished Eave & Gable Overhangs



EXTERIOR ELEVATION FRONT



EXTERIOR ELEVATION BACK

JEFF MININGER
DESIGNS



525 Maple Ave. Waynesboro, VA 22980
Phone 540 741-0182

PLAN #02
Franklin St. Charlottesville, VA 22902

EXTERIOR ELEVATIONS
Front & Back Side Views

DATE:

2/26/19

SCALE:

1/4" = 1'

PAPER SIZE:
ARCH C (18" x 24")

SHEET:

A2.1



EXTERIOR ELEVATION RIGHT

JEFF MININGER
DESIGNS
525 Maple Ave. Waynesboro, VA 22980
Phone 540.241.0182

PLAN #02
Franklin St. Charlottesville, VA 22902

EXTERIOR ELEVATIONS
Right Side View

DATE:

2/26/19

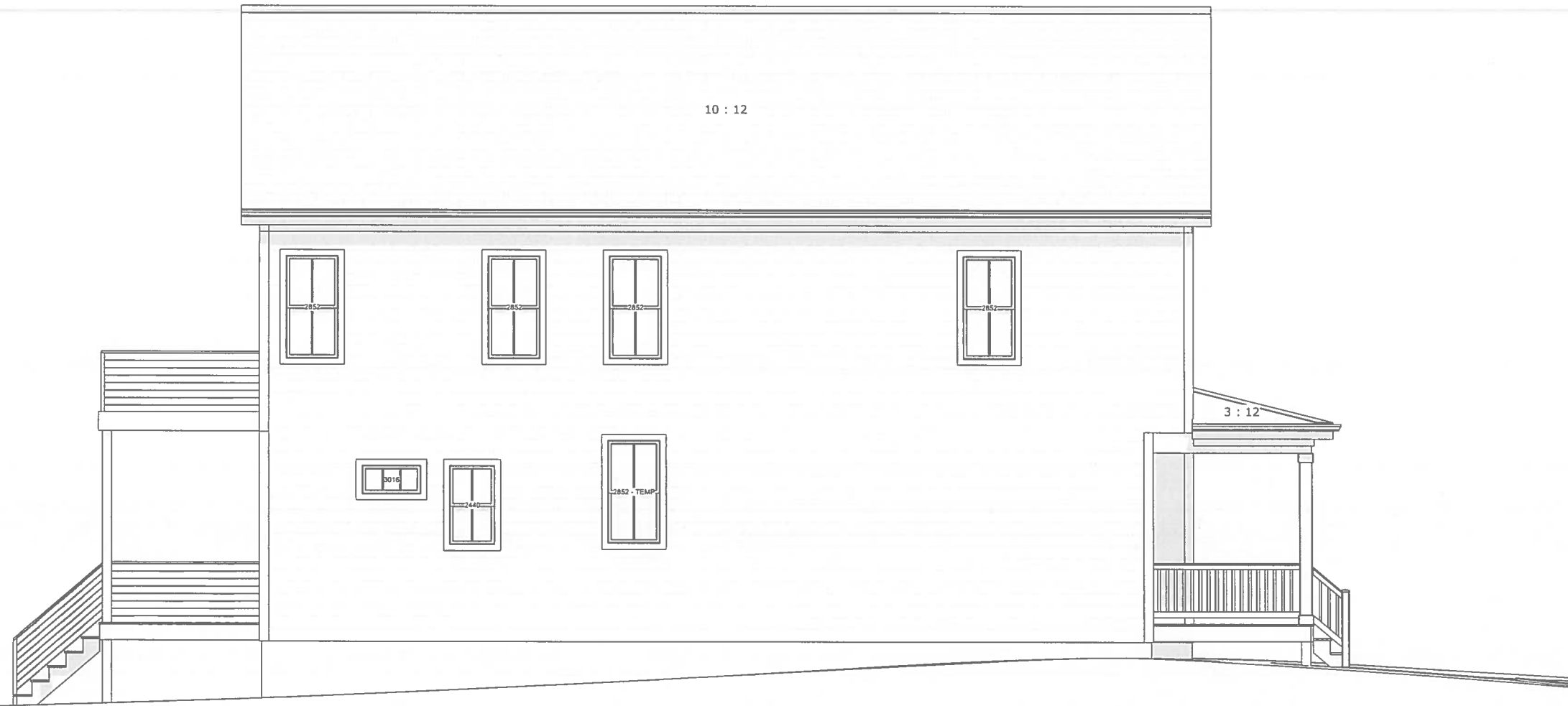
SCALE:

1/4" = 1'

PAPER SIZE:
ARCH C (18" x 24")

SHEET:

A2.2



EXTERIOR ELEVATION LEFT

JEFF MININGER
DESIGNS

525 Maple Ave. Waynesboro, VA 22980
Phone 540 841-0182

PLAN #02
Franklin St. Charlottesville, VA 22902

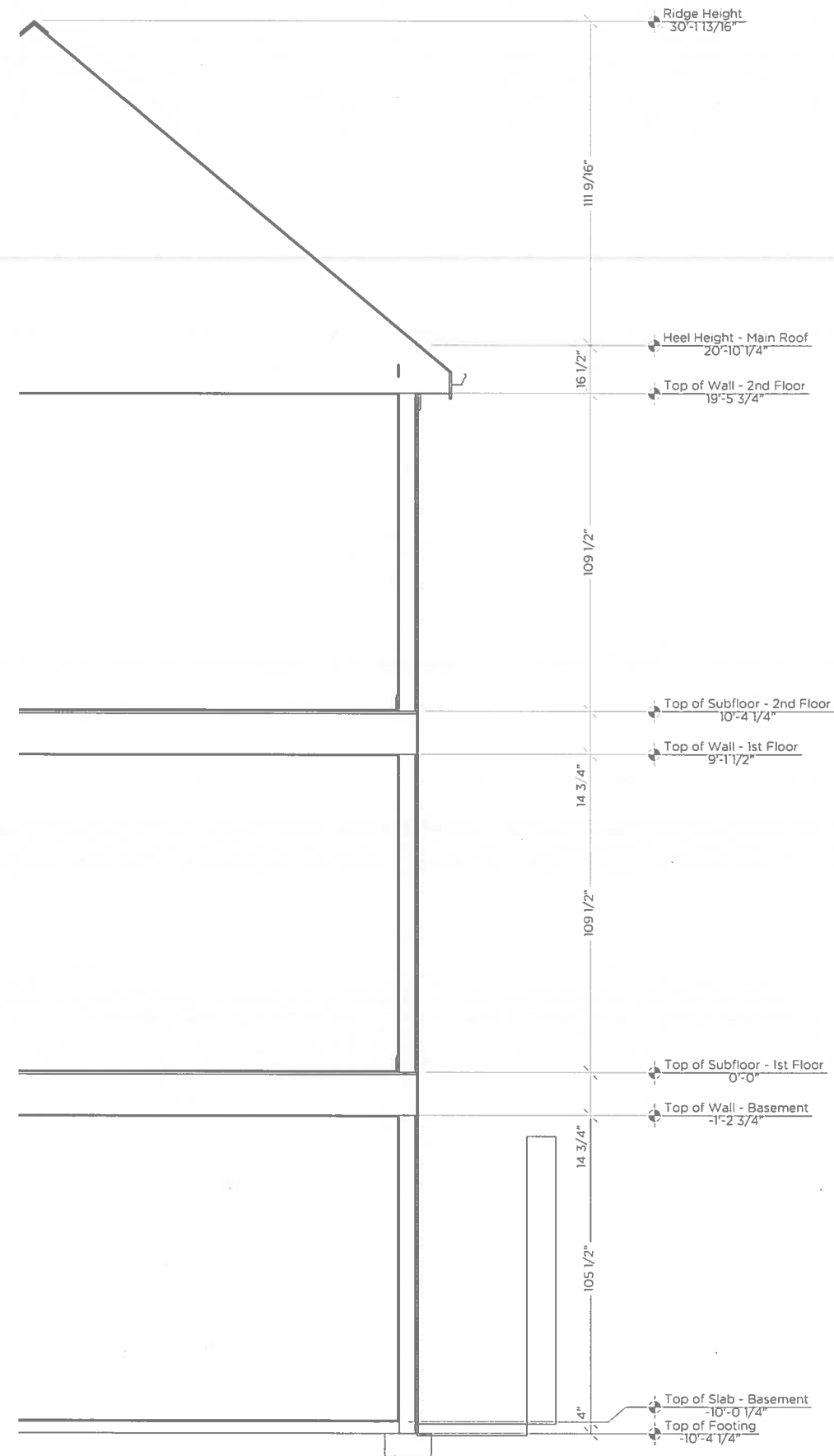
EXTERIOR ELEVATIONS
Left Side View

DATE:
2/26/19

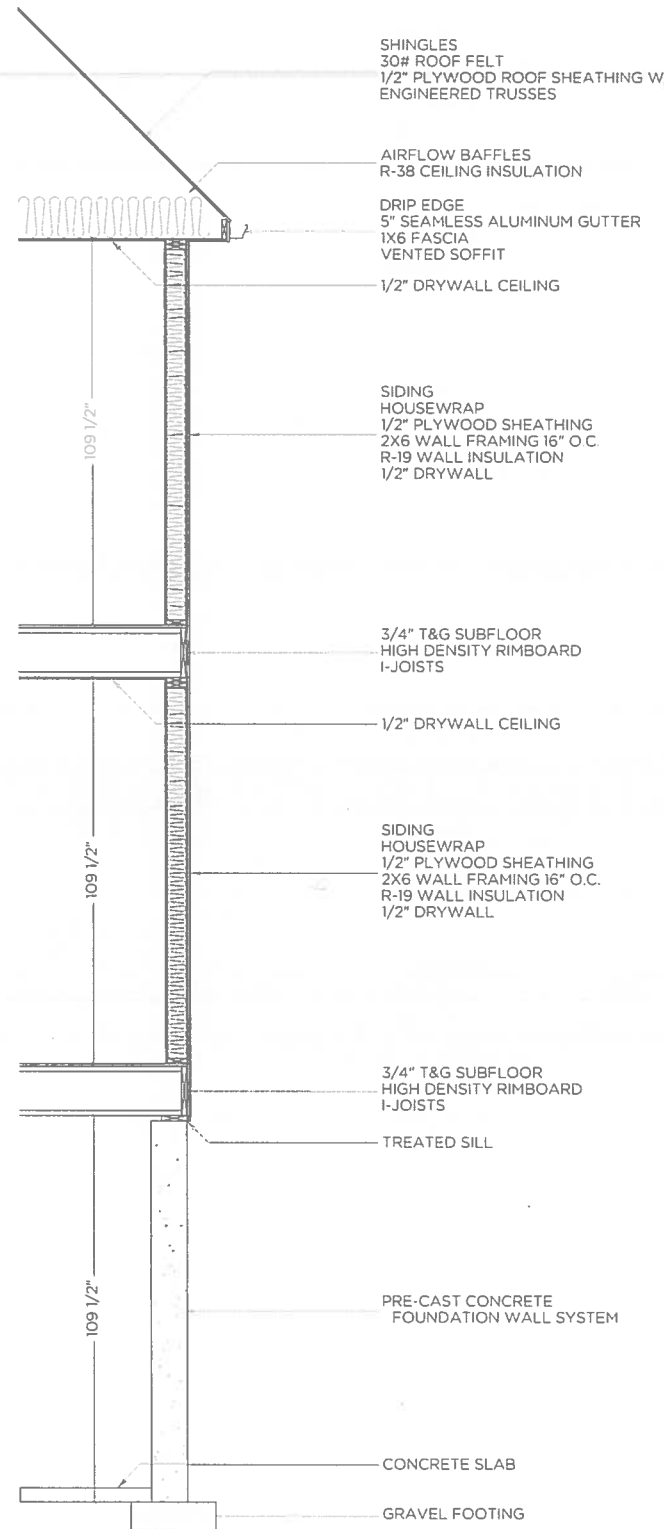
SCALE:
1/4" = 1'

PAPER SIZE:
ARCH C (18" x 24")

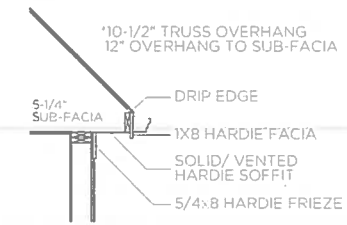
SHEET:
A2.3



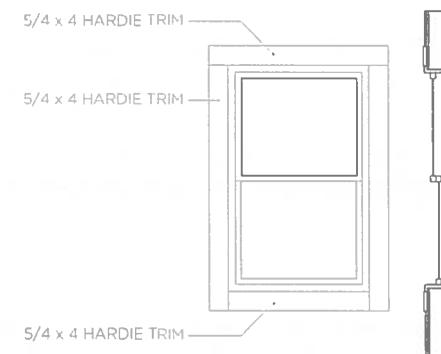
ELEVATION POINTS



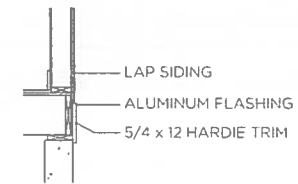
CROSS SECTION 01



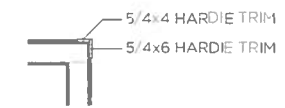
EAVE DETAIL - FULL CANTILEVER



WINDOW CASING



SKIRT DETAIL



CORNER BOARD DETAIL - Plan View

EXTERIOR TRIM DETAILS

JEFF MININGER
DESIGNS

525 Maple Ave. Waynesboro, VA 22980
Phone 540.241.0382

PLAN #02
Franklin St. Charlottesville, VA 22902

SECTION DETAILS
Sections & Ext. Trim Details

DATE:

2/26/19

SCALE:

3/8" = 1'

PAPER SIZE:
ARCH C (18" x 24")

SHEET:

A3.1

Dear BAR members,

March 17, 2019

Tuesday March 19 you will consider proposed new construction at 120 and 124 Franklin Street in the Woolen Mills Village Historic Conservation District.

Conservation district guidelines and zoning are sometimes referred to as “ADC lite”. But despite the fact that zoning code and guidelines are short and sweet I hope you will impress on applicants, proposing to build in any conservation district, that the guidelines and code have meaning.

Ten years ago, March 15, 2009 City Council approved the Conservation District ordinance. As time goes on hopefully builders, with your guidance, will cleave to the spirit of the ordinance and guidelines.

It is my hope that in issuing the COA’s for 120 and 124 Franklin you will emphasize, with the applicant, four items from the code and neighborhood guidelines.

Setback, orientation, front elevation and trees.

The setbacks of the proposed buildings before you tonight are good. Regarding placement. Generally houses in the Woolen Mills CV are perpendicular to the frontage street.

The front elevations look good. Please impress on the developer that you require the “as built” to follow the elevations.

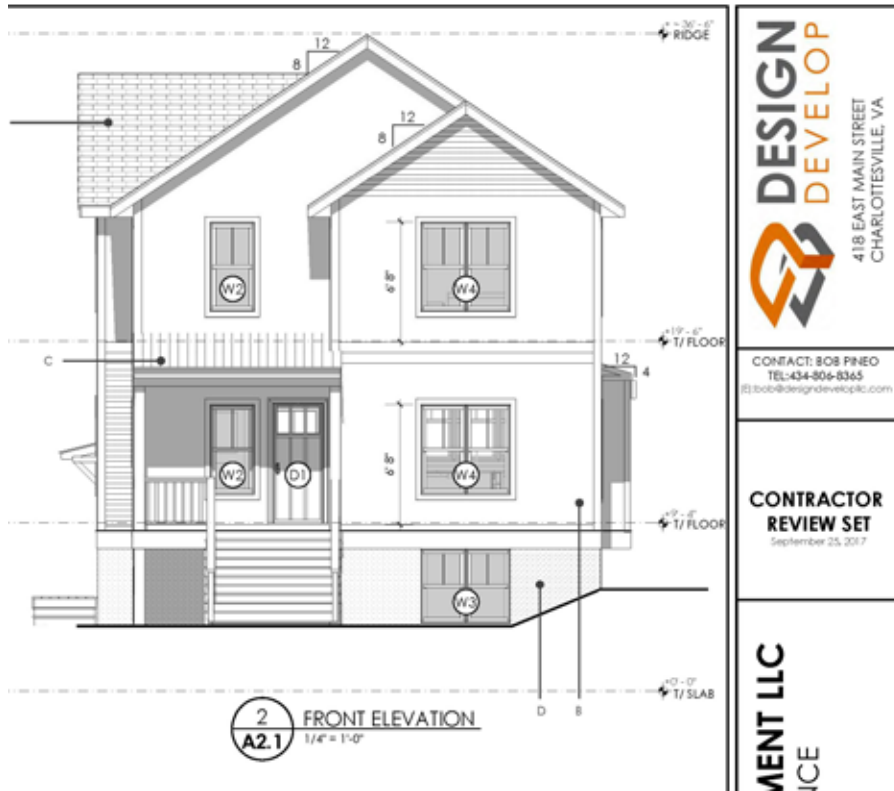
Historically, Woolen Mills houses didn’t have parking lots located prominently in the front yards. If only these homeowners could be encouraged to plant large shade trees along the street! Trees would provide much needed edge friction to reduce automobile speeds on Franklin as well as providing the ecosystem services of the urban forest.

Thanks for your work!

Bill Emory 1604 E Market Street, Charlottesville VA



I am not an engineer. The house outlines are not to scale. Happy to see that the houses are getting closer to Franklin. Now if only we could address orientation and street trees.



As presented to the BAR



As built.



132 Franklin St
 Charlottesville, VA 22902

FOR SALE
\$525,000
 Est. Mortgage \$2,411

3 beds • 3 baths • 2,324 sqft • 0.29 acres lot size • Single-Family Home

LORRAINE PERRY
 1 year in Charlottesville
 I want to...
 Following this professional on Zillow will allow you to see all the properties they are currently listing on Zillow.

34-335 Purposes of a conservation district #2 To assure that new structures, additions, and related elements will be in harmony with the scale and character of the existing buildings, structures and areas;

34-336(b) Prior to the adoption of any such ordinance, the board of architectural review (“BAR”) shall define, taking into consideration information that may be provided by neighborhood residents, the architectural character-defining features of the proposed conservation district. Those features would be referenced and reinforced when applying the conservation district design guidelines. (See excerpt below dated 9/13/2016)

Sec. 34-342. - Standards for review of new construction and addition #1 Whether the form, height, scale, mass and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;



2019

128 Franklin 132 Franklin



2006-Monticello to left, Monalto to right,
Franklin Street foreground

9/13/2016

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]
6. Maintain and encourage tree canopy [Maintain the existing tree canopy and encourage new large shade trees]

NEW CONSTRUCTION AND ADDITIONS

Building Location – setback and orientation

Guidelines:

1. Align a new building close to the average building setback line on the same street, if established, or consistent with the surrounding area.
2. Maintain existing consistency in spacing between buildings on the same street.
3. The front elevation should be respectful of the neighborhood characteristics and features of adjacent buildings.