

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Thursday, August 22, 2019 11:58 AM
To: tjohnburgess@gmail.com
Cc: Werner, Jeffrey B
Subject: BAR Action - August 20, 2019 - 209 2nd Street SW

August 22, 2019

Certificate of Appropriateness

BAR 19-08-06
209 2nd Street SW
Tax Parcel 280077000
Same Street LLC, Owner/Tim Burgess, Applicant
Site Alterations and Rehabilitations

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 20, 2019. The following action was taken:

Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed exterior alterations satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted except for painting the brick, with details of the wall submitted for the record. Gastinger seconded. Approved (9-0).

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=1382

This certificate of appropriateness shall expire in 18 months (February 20, 2021), 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.

Having completed this month's cycle of BAR design review, the applicant may now remove the public notice sign placed at or near the building address. These signs are typically placed directly on an element at the application address, or placed on a light pole within close proximity of the building address.

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

Sincerely yours,
Tim Lasley

--

Tim Lasley

Acting Assistant Historic Preservation and Design Planner
City of Charlottesville | Neighborhood Development Services
University of Virginia | Class of 2020

School of Architecture

Phone: (434)-970-3398

Email: lasleyt@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 20, 2019**



Certificate of Appropriateness Application

BAR 19-08-06

209 2nd Street SW

Tax Parcel 280077000

Same Street LLC, Owner/Tim Burgess, Applicant

Site Alterations and Rehabilitations



Background

Constructed c1880, the Watson House is a two-story vernacular house within the Downtown ADC District. This house--and the adjacent, matching house—feature three-bays, single pile, with a front-facing central gable and a medium-pitched gable roof. Sitting on a low foundation, the front porch is topped by a low pitched hip roof supported by four Tuscan columns. The roofs standing-seam metal with Philadelphia gutters. The historic survey is attached.

Prior BAR Actions

December 2018 - BAR approved chimney removal, roof replacement, Philadelphia gutters to be restored.

Application

Applicant Submitted:

- Henningsen Kestner Architects drawings for 209 2nd Street Restaurant resubmittal dated August 13, 2019: Cover, site photos, plans, elevations, and materials.

Request for a CoA to rehabilitate and renovate the exterior of the existing historic house and the existing rear addition.

Historic brick house:

- Paint the unpainted brick. Color: Benjamin Moore OC-122 “Cotton Balls.”
- Paint existing windows. Color: Benjamin Moore 2130-20 “Deep Caviar.”
- Note there are no physical changes to primary façade.

Rear Addition:

- Paint siding. Color: Benjamin Moore OC-122 “Cotton Balls.”
- Paint existing windows. Color: Benjamin Moore 2130-20 “Deep Caviar.”
- Install Marvin Bronze Ultimate French Doors with 2 side lites.
- Install two Marvin Bronze awning windows.
- Construct a 5-ft x 12-ft walk-in shed. Painted to match siding. Roofing to be dark bronze metal roofing.
- Install an exterior, Marra Forni Pizza Oven.
- Open up an existing window at the kitchen to install a door existing to the proposed garden.

Additionally, a CMU wall covered with white stucco has been proposed to enclose the property. The remaining area inside will function as a garden. The fence will be 3 feet in height and 38 feet long. The rear portion of the wall will have a series of perforations. A solid wall of the same material will extend out 9 feet to allow space for trash cans. This allows slightly over 6 feet of entrance into the rear garden/patio space from a parking lot.

Discussion

Staff finds the proposed alterations to the later, rear addition, including the proposed windows and door, pizza oven, CMU wall, and walk-in shed, are appropriate.

Staff does not recommend approval of painting the unpainted masonry of the historic house. (Note: This house mirrors/matches 213 2nd Street SW. Painting one would adversely impact that intentional relationship. The BAR should discuss whether this is appropriate, and if so, ensure that an appropriate paint is used.

The BAR should discuss the appropriateness of the proposed colors, specifically whether painting the historic windows black is appropriate.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed exterior alterations satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted.

(or with the following modifications/conditions...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed exterior alterations do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Downtown ADC District, and that for the following reasons the BAR denies the application as submitted.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;

- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Review Guidelines for Rehabilitations

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 incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
- 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
- 11) Provide needed barrier-free access in ways that least alter the features of the building.
 - a) For residential buildings, try to use ramps that are removable or portable rather than permanent.
 - b) On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
- 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.

K. Paint

A properly painted building accentuates its character-defining details. Painting is one of the least expensive ways to maintain historic fabric and make a building an attractive addition to a historic district. Many times, however, buildings are painted inappropriate colors or colors are placed incorrectly. Some paint schemes use too many colors, but more typical is a monochromatic approach in which one color is used for the entire building. On particularly significant historic buildings, there is the possibility of conducting paint research to determine the original color and then recreating that appearance.

- 1) Do not remove paint on wood trim or architectural details.
- 2) Do not paint unpainted masonry.
- 3) Choose colors that blend with and complement the overall color schemes on the street. Do not use bright and obtrusive colors.
- 4) The number of colors should be limited. Doors and shutters can be painted a different color than the walls and trim.
- 5) Use appropriate paint placement to enhance the inherent design of the building.

L. Rear of Buildings

The area behind commercial buildings is often forgotten and neglected. This area may be a utilitarian space for deliveries and storage of discarded goods. However, in some cases the rear of the building may provide the opportunity for a secondary entrance, particularly if oriented to a public alley. The appearance of the back area then becomes important to the commercial district and to the individual business. Customers may be provided with direct access from any parking area behind the building. In these cases, the back entrance becomes a secondary entrance to the store and is the first contact the customer makes with the business.

- 1) Meet all handicapped accessibility requirements.
- 2) Consolidate and screen mechanical and utility equipment in one location when possible.
- 3) Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.
- 4) Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.
- 5) Note building and ADA codes when and if changing dimensions or design of entrance.
- 6) Windows define the character and scale of the original façade and should not be altered.
- 7) If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.
- 8) If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.
- 9) Remove any blocked-in windows and restore windows and frames if missing.
- 10) Security grates should be unobtrusive and compatible with the building.
- 11) Avoid chain-link fencing.
- 12) If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen, and maintain the character of the original window's appearance from the exterior.
- 13) Ensure that the design of the lighting relates to the historic character of the building.
- 14) Consider installing signs and awnings that are appropriate for the scale and style of the building.
- 15) Design and select systems and hardware to minimize impact on the historic fabric of the building.
- 16) Ensure that any fire escapes meet safety regulations and that no site elements inhibit proper egress.
- 17) Ensure that any rear porches are well maintained; and if used as upper floor entrance(s), are well lit and meet building codes while retaining their historic character.

Architectural And Historic Survey



Identification

STREET ADDRESS: 209 Second Street SW	HISTORIC NAME: Watson House
MAP & PARCEL: 28-77	DATE / PERIOD: 1880-81
CENSUS TRACT AND BLOCK: 1-223	STYLE: Vernacular
PRESENT ZONING: B-4	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: John D. Watson	DIMENSIONS AND LAND AREA: 44.83' x 91.5' (4338 sq. ft.)
ORIGINAL USE: Rental Property (Residence)	CONDITION: Good
PRESENT USE: Rental Property (2 apartments)	SURVEYOR: Bibb
PRESENT OWNER: Albemarle Bank & Trust Company	DATE OF SURVEY: Spring 1981
ADDRESS: Trustee for Caravati Land Trust #1 1425 Seminole Trail Charlottesville, VA 22901	SOURCES: City/County Records Sanborn Map Co. - 1891

ARCHITECTURAL DESCRIPTION

This simple vernacular two-storey brick house is nearly identical to the one next door. It is three bays wide and single pile, set on a low foundation without a basement. Brick is laid in 7-course American-with-Flemish bond on the facade and 7-course American bond elsewhere. The medium-pitched gable roof has an additional central gable on the facade. It is covered with standing-seam metal and has Philadelphia gutters, projecting eaves and verges, boxed cornice, and plain frieze. There are two interior capped chimneys, one on each side of the central hall. Windows are double-sash, 6-over-6 light, with architrave trim, slightly shorter at the second level. A one-storey veranda covers the facade. It has a low-pitched hip roof covered with standing-seam metal with boxed cornice and plain frieze, supported by four Tuscan columns. There is no balustrade. The entrance door, below a 2-light rectangular transom in the center bay of the facade, has two small lights above four panels. A long one-storey wing, half of which is probably original, covers the north bay of the rear elevation. It has a medium-pitched hip roof covered with composition shingles with boxed cornice and plain frieze. Brick is laid in 7-course American bond, and the 6-over-6 light windows have plain trim. There is no chimney in the wing. A complex of shed-roofed porches along the south side of the wing has recently been enclosed with vertical wooden siding, matching a wide and shallow shed-roofed addition covering the center bay at the second level.

HISTORICAL DESCRIPTION

John D. Watson purchased this lot and the adjoining one in 1880 (ACDB 79-151). Tax records show that he built the two identical houses in 1880 and 1881. Both were used as rental property. Watson died in 1916, and his son George N. Watson received these houses in the division of his estate (City WB 2-30, City DB 29-405). J. P. Verlander bought this one house in 1921 (DB 38-25) and sold it two years later to Mary C. Payne, wife of Charlottesville Fire Chief L. R. Payne (DB 44-288). They lived there for several years and then deeded it to Miss Edith B. Payne, who used it as rental property (DB 58-288). She sold it in 1936 to Susie H. Dickerson and Lucy H. Irving (90-276), who sold it to Clyde and Viola Woodson in 1948 (DB 137-303). C. T. O'Neil purchased it from them in 1956 (DB 193-43) and sold it to the present owners in 1980 (DB 416-764). The house has been used as residential rental property for half a century and is now being converted into offices. Additional References: City DB204-308, 313-444, 316-240.



VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no.
Negative no(s). 13:5067

SURVEY FORM

Historic name	Common name
County/Town/City ALBEMARLE / CHARLOTTESVILLE	
Street address or route number 207 SECOND STREET SW	
USGS Quad CHARLOTTESVILLE EAST, VA.	Date or period
Original owner	Architect/builder/craftsmen
Original use	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use	Foundation and wall const'n
Acreage	
	Roof type

State condition of structure and environs **AVERAGE**

State potential threats to structure

Note any archaeological interest

Should be investigated for possible register potential? yes ___ no

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

BRICK (7 COURSE); 2 STORIES;
GABLE ROOF WITH FALSE GABLE FACING
SECOND STREET; 3 BAYS; ONE-STORY, 3-BAY
PORCH SUPPORTED BY DORIC COLUMNS.
VERNACULAR. C. 1890. ENTRANCE IN CENTER
BAY: 3-LIGHT TRANSOM. 6/6 SASH WINDOWS
W/ SIMPLE WOODEN SURROUNDS. PLAIN
BOARD ~~W/~~ CORNICE BENEATH PROJECTING
EAVES.
SIMILAR TO 213 SECOND STREET (NEXT DOOR)

Interior inspected? **No**

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

28-77 ✓

(card out after copied - re-check)

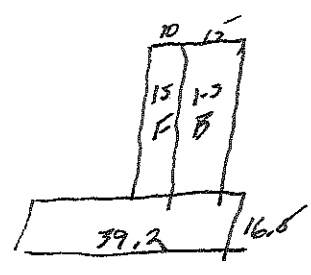
44.83 x 91.5 = 4228
B-4

209 2nd SW

- 416-764 alb Bank & Tr, Tr for
Caravati Land Trust #1 1980 \$33,000 plat 416-767
- 316-240 NB & Tr Co, CT O'Neill, et al 1970
- 313-444 " " trust (O'Neill) 1969
- 204-308 O'Neill Realty & Mortgage 1958
- 193-431 CT " 1956
- 137-202 Clyde & Viola Woodson

2-story, brick front walls, metal gable
1-1/2 bath, 7 rooms, 0 fireplace
old

1970:



~~John~~ Watson house
1880-81

maps: 1877-1891

1980 City Dir: 2 apt

1924 City Dir } ~~Pages not there~~
1927 " } L R " (city fire chief) - 209 2nd SW
1931, 36, 40 " } rented

1953 City Dir - rental
1962 " - Mrs. Emil Edwards - boarding house
1970 " - vacant



209 2nd SW

137-202 Susie H. Dickerson, wid, & Lucy H. Dwing, wid → Clyde M &
3/30/1948 Viola L. Woodson \$17,700
lot on 2nd SW (wide) adj Meth Episc. Parsonage,
41'8"
same as 90-276

90-276 Miss Edith B. Payne → Susie H. Dickerson or Lucy H. Dwing \$2,1500
8/17/1936 (same description)
same as 58-228

58-228 Mary C & L R Payne → Miss Edith B. Payne
8/8/1927 209 2nd St SW
same as 44-288

44-288 J. P & A S Verlander → Mary C. Payne \$6050
7/31/1923 209 2nd SW (same description)
same as 38-25, 5/17/1921, Geo N & Mary D Watson → Verlander
part of 29-405, 12/14/1916, Lewis R. Watson et al → Geo Morris Watson
" ACDB 77-151

29-405 John D. Watson dec. 1916 (WB 2-30)
12/14/1916 3 chn: Lewis Randolph Watson, Geo ~~N~~^{Boris} Watson, now Geo E Walker
division:
to Geo: property near Meth Ch:
ACDB _____, 10/20/1880, comm → John D. Watson - lot corner south & hill st
9 1/3' x ~~9~~ 9 1/2'

ACDB 77-151

Tax (209 + 213 2nd)

1889

John D. Watson 255, Hill St

+ 2725 = 3000

~~Sketch of building~~

209 2nd St W

apparently twin of 213

2.5, 3-bay, single-pile

low found

7-c am-wf. 1-flm facade, 7-c am rear

^{med}
~~low~~ gable roof w/ add'l cent gable, 55m, ~~gutter?~~,
proj eaves & cornice, boxed cornice, pl frieze

trim painted ^{dk} choc brown

2 ^{int} ~~ext~~ capped chim, one each side cent hall

windows 6/6 w/ wooden sills & arch trim, sl shorter 2nd

1-5 veranda covers facade: low 55m hipe roof, boxed cornice,

RENOVATION

FOR

209 2ND STREET RESTAURANT

CHARLOTTESVILLE, VIRGINIA

BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS
APPLICATION PACKAGE
FINAL

20 AUGUST 2019



HENNINGSEN KESTNER
ARCHITECTS

1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO. DATE DRAWING RELEASE
1 8.20.19 BAR REVISED

NO. DATE REVISION

209 2ND STREET
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1907 FILE NO. 1907-BAR01

BAR.01



EXISTING - FRONT FROM SIDEWALK



EXISTING - ALLEY BY BANG



EXISTING - PROPOSED PATIO AREA



EXISTING - REAR, PROPOSED PIZZA OVEN AREA



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NO.	DATE	DRAWING RELEASE
1	6/20/19	BAR REVISED
NO.	DATE	REVISION

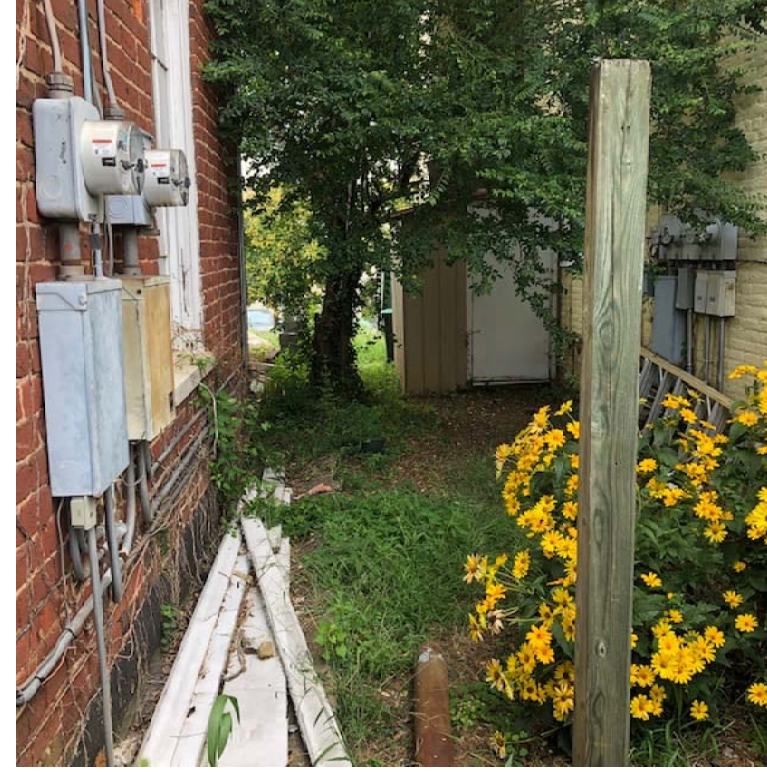
209 2ND STREET
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1907 FILE NO. 1907-BAR02

BAR.02



EXISTING - SIDE YARD FROM REAR



EXISTING - SIDE YARD FROM FRONT



EXISTING - PROPOSED GARDEN AREA



EXISTING - REAR, PROPOSED PIZZA OVEN AREA

HK

HENNINGSEN KESTNER
ARCHITECTS

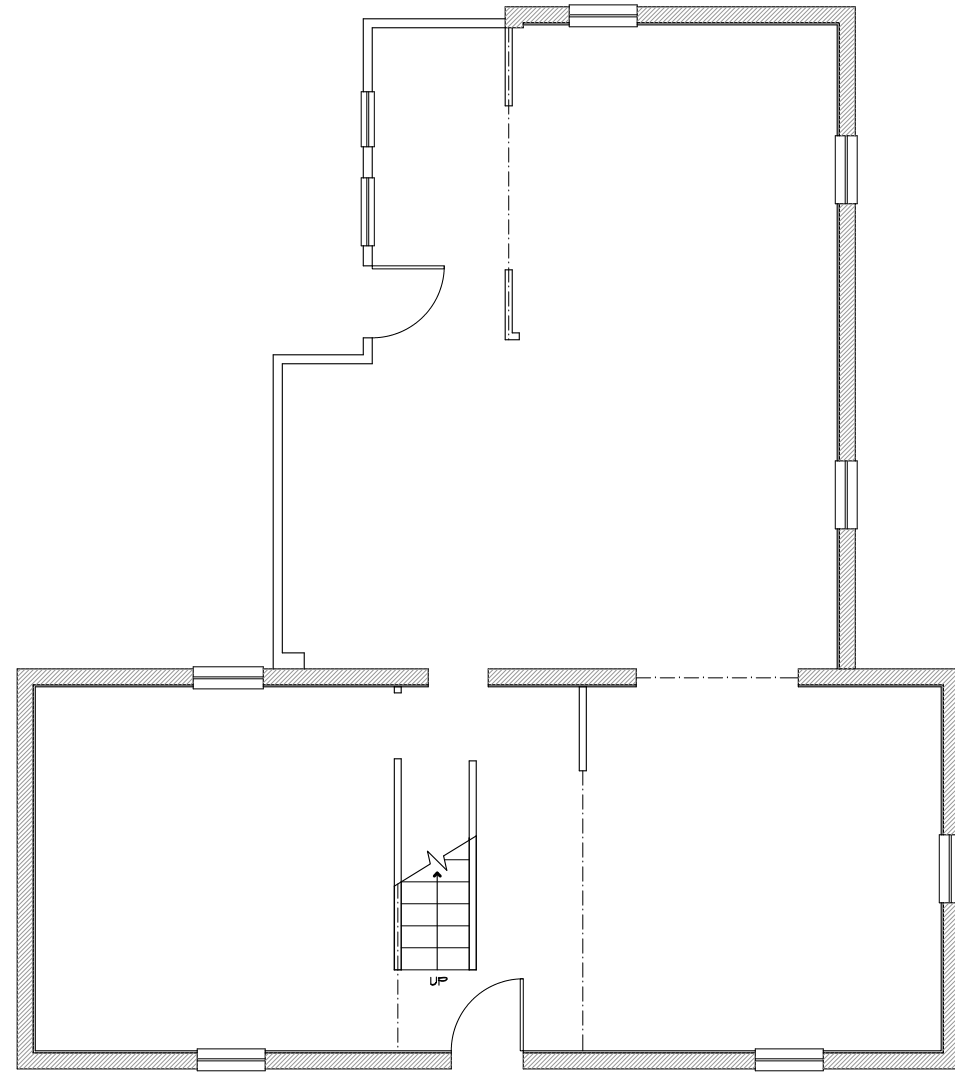
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
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209 2ND STREET
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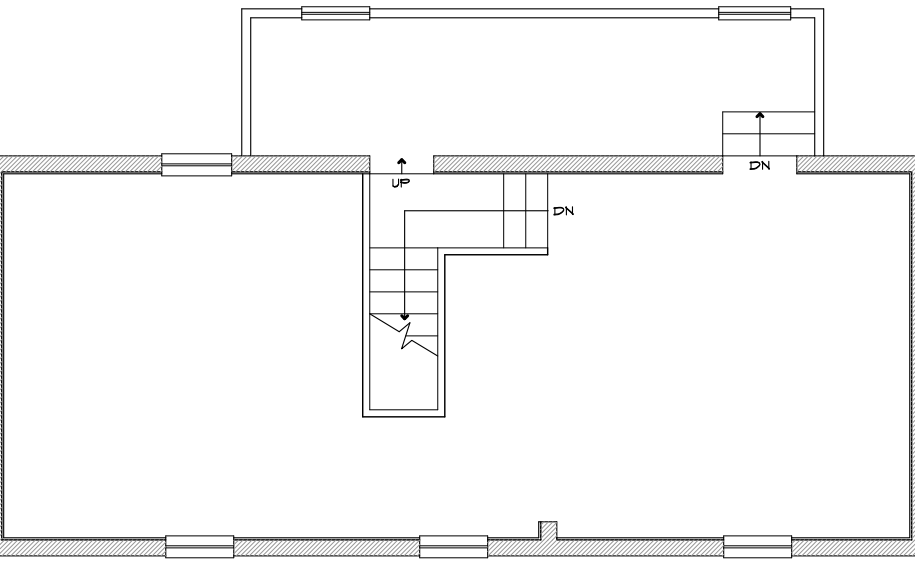
JOB NUMBER 1907 FILE NO. 1907-BAR03

BAR.03



1 EXISTING FIRST FLOOR PLAN

1/8"=1'-0"



2 EXISTING SECOND FLOOR PLAN

1/8"=1'-0"

THE PROPOSED DESIGN STAYS WITHIN THE EXISTING BUILDING FOOTPRINT, MINUS THE TEMPORARY WALK-IN COOLER ON THE RIGHT SIDE. THE EXTERIOR RENOVATION INCLUDES NEW WINDOWS AND DOORS IN THE REAR ADDITIONS, REPAIR AND PAINT OF EXISTING WOOD WINDOWS AND NEW EXTERIOR PAINT THROUGHOUT. THE EXISTING BRICK AND SIDING WILL BE PAINTED WHITE AND THE EXISTING AND NEW WINDOWS AND DOORS WILL BE A DARK BRONZE (SEE ELEVATION LABELS FOR MORE DETAILED SPECIFICATIONS).



HENNINGESEN KESTNER
ARCHITECTS

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PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGESENKESTNER.COM

DRAWING RELEASE

NO. DATE

1 8.20.14

BAR REVISED

NO. DATE

REVISION

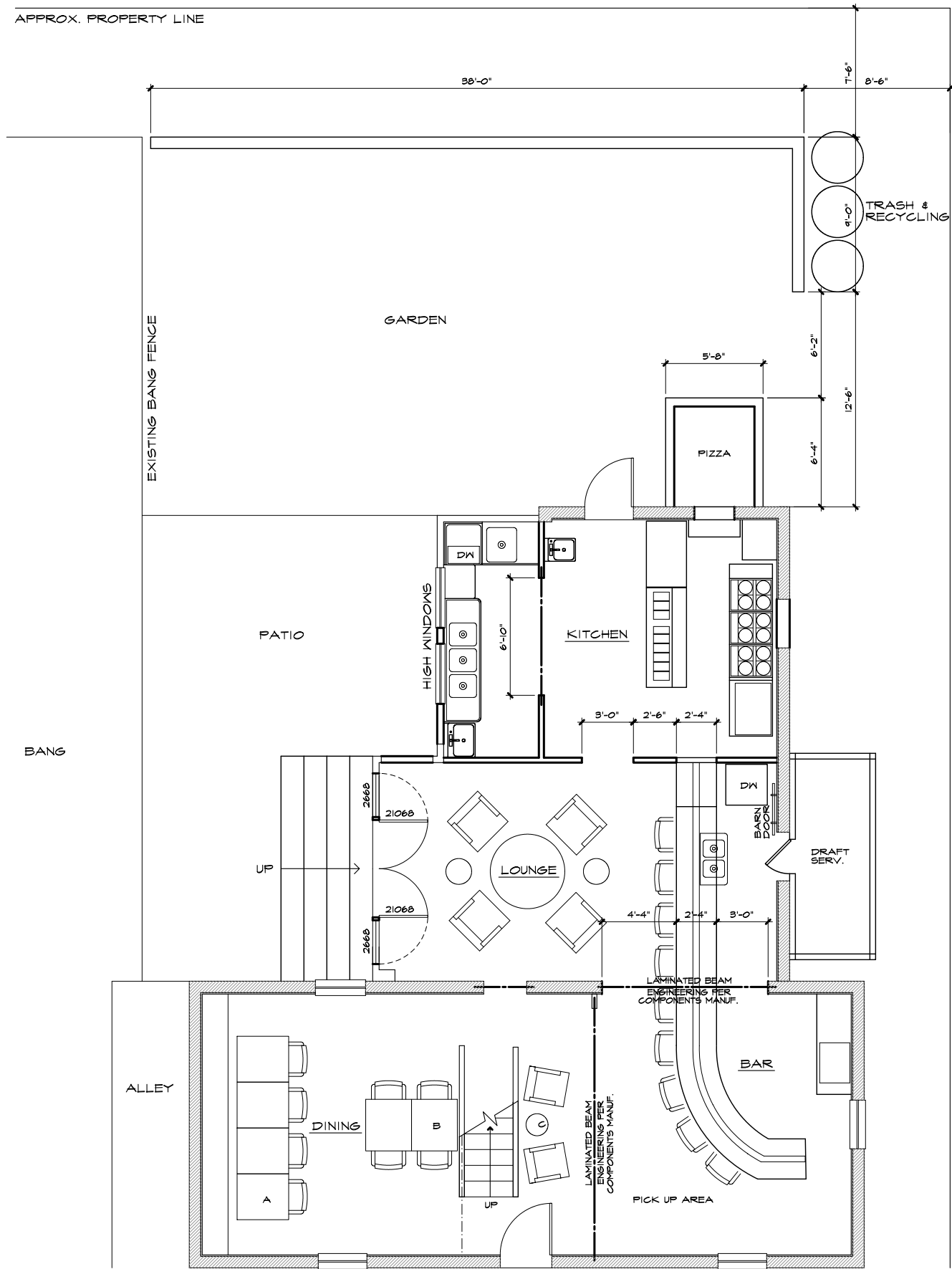
201 2ND STREET
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 1407

FILE NO. 1407-BAR04

BAR.04

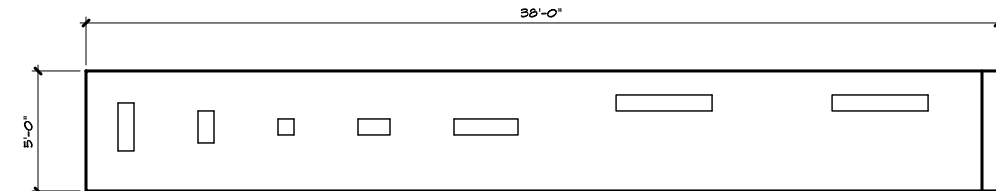
APPROX. PROPERTY LINE



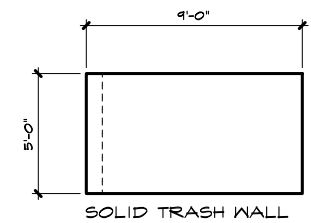
1 PROPOSED FIRST FLOOR PLAN

1/8"=1'-0"

APPROX. PROPERTY LINE



SITE WALL DESIGN - OPENINGS IN WALL RELATING TO DESIGNATED SPACES
BLOCK CONSTRUCTION WITH STUCCO FINISH



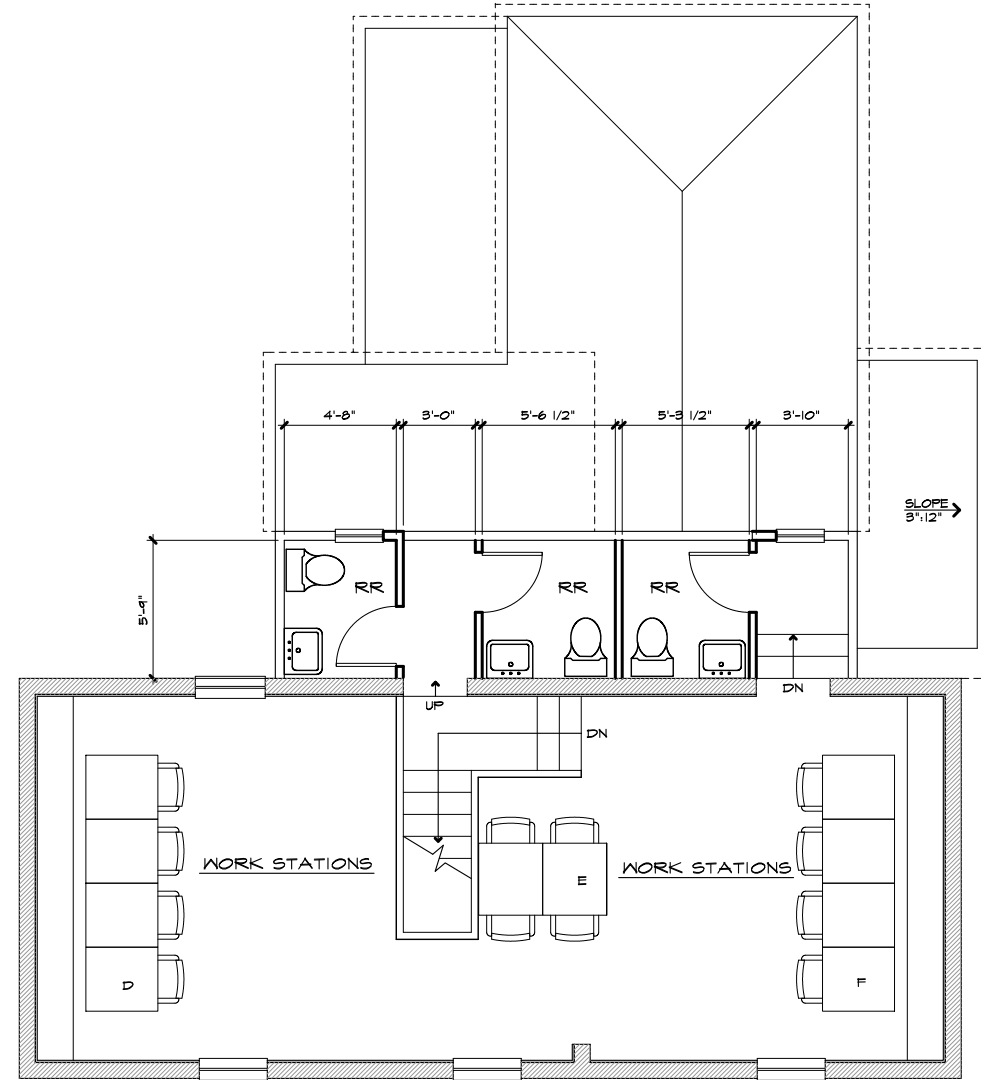
SOLID TRASH WALL



EX. OF STUCCO COLOR

3 WALL DESIGN

1/8"=1'-0"



2 PROPOSED SECOND FLOOR PLAN

1/8"=1'-0"



HENNINGSEN KESTNER
ARCHITECTS

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NO.	DATE	REVISION

209 2ND STREET
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APPLICATION PACKAGE

JOB NUMBER 1407 FILE NO. 1407-BAR05

BAR.05



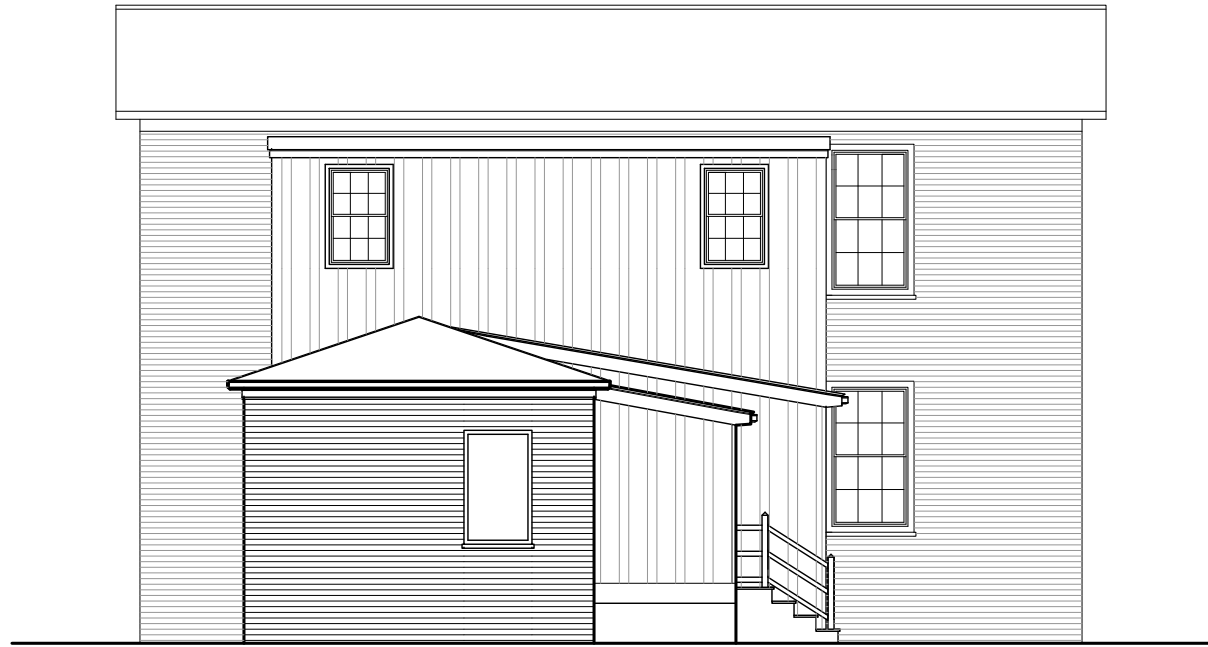
1 EXISTING LEFT SIDE ELEVATION

1/8"=1'-0"



2 EXISTING RIGHT SIDE ELEVATION

1/8"=1'-0"



3 EXISTING REAR ELEVATION

1/8"=1'-0"



4 FRONT ELEVATION

1/8"=1'-0"



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PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGESENKESTNER.COM

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209 2ND STREET
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APPLICATION PACKAGE

JOB NUMBER 1407 FILE NO. 1407-BAR06

BAR.06



MARVIN BRONZE
AWNING WINDOW

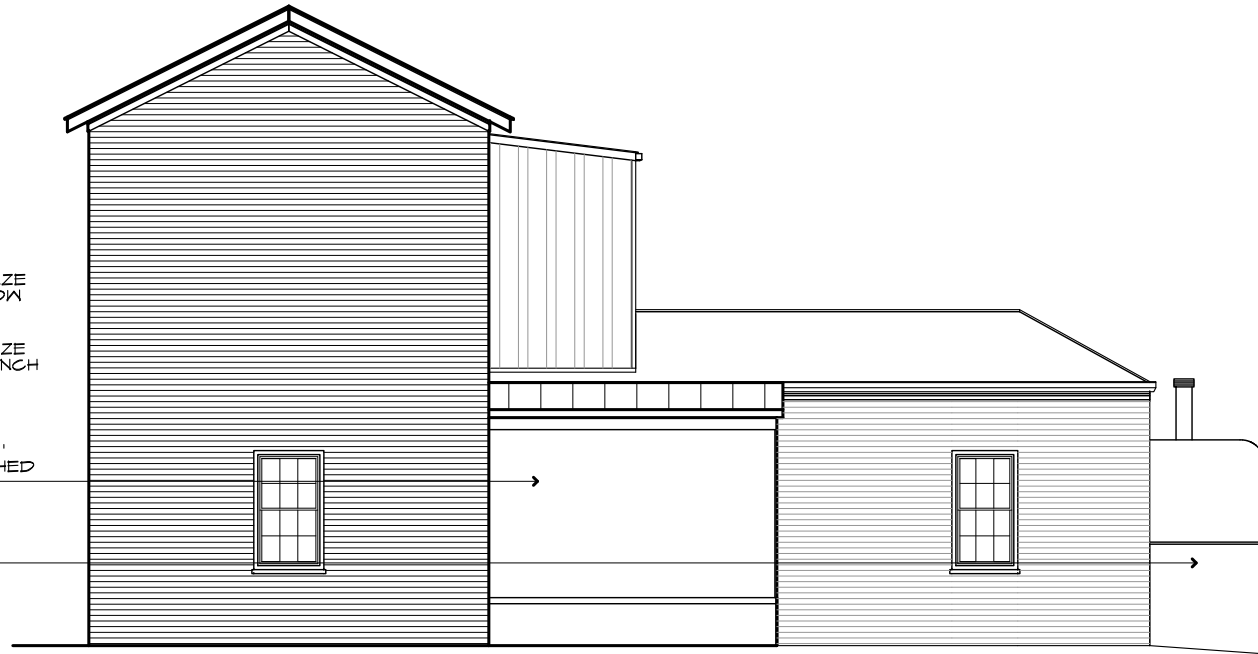
MARVIN BRONZE
ULTIMATE FRENCH
DOOR W/ (2)
SIDELITES

PAINTED 5'X12'
WALK-IN W/ SHED
ROOF ABOVE

MARRA FORNI
PIZZA OVEN

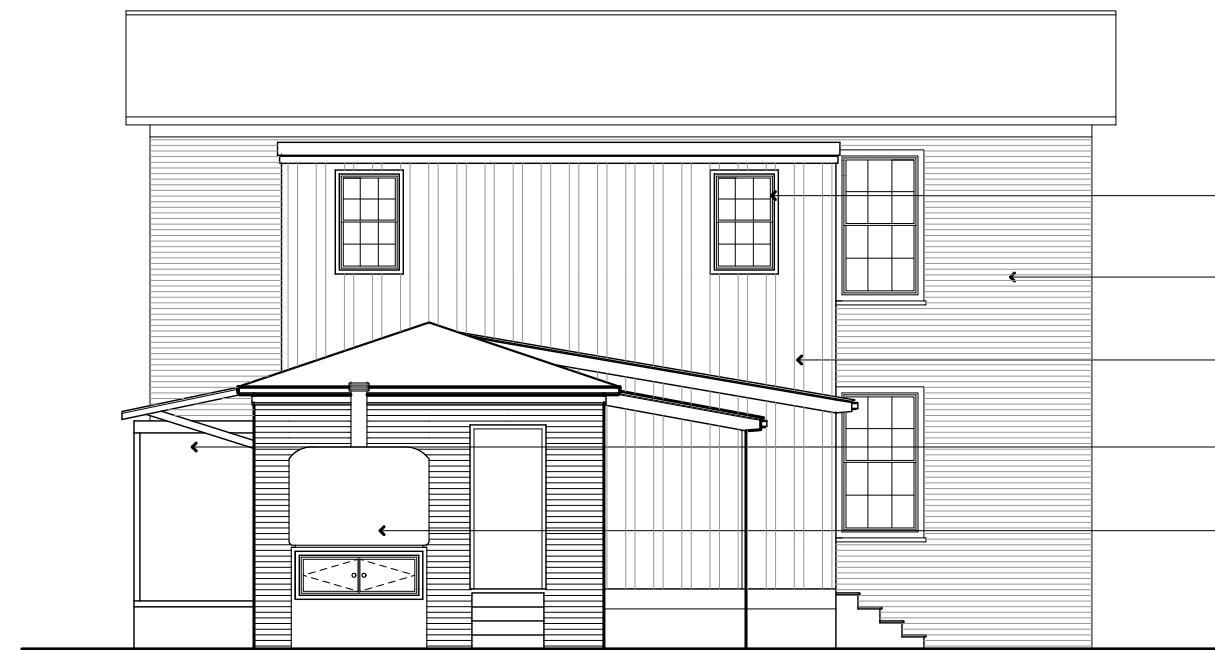
1 LEFT SIDE ELEVATION

1/8"=1'-0"



2 RIGHT SIDE ELEVATION

1/8"=1'-0"



PAINT EXIST. WOOD
WINDOWS BM 2130-20

PAINT EXIST. BRICK
BM OC-122

PAINT EXIST. SIDING
BM OC-122

PAINTED 5'X12'
WALK-IN W/ SHED
ROOF ABOVE

MARRA FORNI
PIZZA OVEN

3 REAR ELEVATION

1/8"=1'-0"



4 FRONT ELEVATION

1/8"=1'-0"

HK

HENNINGSEN KESTNER
ARCHITECTS

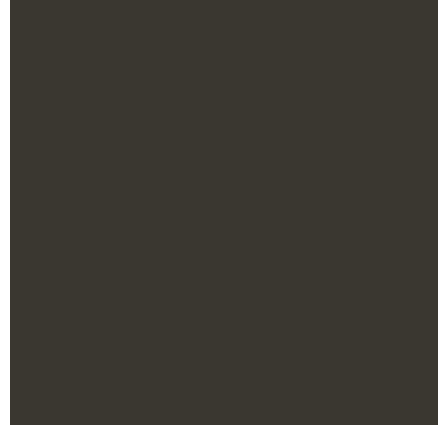
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE	DRAWING RELEASE
1	8.20.19	BAR REVISED
NO.	DATE	REVISION

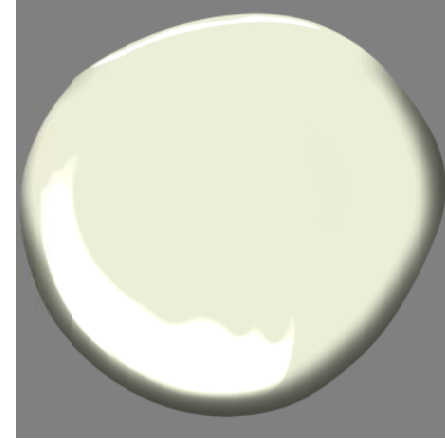
209 2ND STREET
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JOB NUMBER 1907 FILE NO. 1907-BAROT

BAR.07



MARVIN BRONZE NEW WINDOWS & DOORS



BM 06-122
COTTON BALLS



BM 2130-20
DEEP CAVIAR



DARK BRONZE METAL ROOF



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BAR.08