

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Thursday, August 22, 2019 11:58 AM
To: cfhutter@aol.com
Cc: Werner, Jeffrey B
Subject: BAR Action - August 20, 2019 - 205 2nd Street SW

August 22, 2019

Certificate of Appropriateness Application

BAR 19-08-05
205 2nd Street SW
Tax Parcel 280078000
Chauncey Hutter, Owner/Applicant
Roof Replacement

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: Lahendro moved to defer the application. Miller 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

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

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



Certificate of Appropriateness Application

BAR 19-08-05

205 2nd Street SW

Tax Parcel 280078000

Chauncey Hutter, Owner/Applicant

Roof Replacement



Background

Constructed c1879 as the parsonage for the First Methodist Church (at the corner Water Street and 2nd Street), this vernacular Victorian house is a contributing structure in the Downtown ADC District. The two-story, brick house features a T-shaped gable roof, a single story front porch, and a projecting bay on the front façade. The roof of the building has a steep metal truncated hip roof with a boxed cornice with small brackets. The historic survey is attached.

Prior BAR Reviews

None

Application

Applicant Submitted:

- Applicant submittal dated July 31, 2019: Cover letter and photographs of the building.

CoA to remove the existing standing-seam metal roof and replace rear portions of the roof with 50-year, asphalt shingles and the front portions—including porch and bay window—with standing-seam metal.

Discussion

The BAR should discuss the appropriateness of the roof replacement since the replacement of standing-seam metal roof with asphalt shingles should be avoided per City Design Guidelines.

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 roof replacement satisfies the BAR's criteria and is 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 roof replacement does not satisfy the BAR's criteria and is 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

G. Roof

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



Architectural And Historic Survey



Identification

STREET ADDRESS: 205 Second Street SW (formerly Hill St.)	HISTORIC NAME: Old Methodist Parsonage
MAP & PARCEL: 28-78	DATE / PERIOD: 1879?
CENSUS TRACT AND BLOCK:	STYLE: Victorian Vernacular
PRESENT ZONING: B-4	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: Trustee of Methodist Episcopal Church	DIMENSIONS AND LAND AREA: 56.3' x 90' (5044 sq. ft.)
ORIGINAL USE: Residence South Parsonage at Ch'ville	CONDITION: Good
PRESENT USE: Offices	SURVEYOR: Bibb
PRESENT OWNER: Chanuncey F. and Hermione D. Hutter	DATE OF SURVEY: Spring 1981
ADDRESS: 970 Broomley Road Charlottesville, VA	SOURCES: City County Records Alexander, <u>Recollections of Early Charlottesville</u> 1877 Gray Map of Charlottesville

Sanborn Map Co. - 1891, 1896, 1907, 1920, 1929-55

ARCHITECTURAL DESCRIPTION

This brick house is a popular Victorian form with projecting side bays front and rear and a T-shaped gable roof. It is two storeys tall and three bays wide and set on a low foundation. The brick is laid in 5-course American-with-Flemish bond on the facade and in 6-course American bond elsewhere. The facade and north side are now painted pale yellow with white trim. The medium-pitched gable roof is covered with standing-seam metal and has projecting eaves and verges, Philadelphia gutters, and a boxed cornice with scroll brackets. There are interior capped chimneys on the north side of the central hall and between the two rooms on the south side. Windows are double-sash, 2-over-2 light, with wooden sills and architrave trim. They are the same height at both levels. There is a one-storey semi-octagonal bay window on the projecting bay of the facade. It has a steep metal truncated hip roof with boxed cornice with small paired brackets. There are 1-over-1 light windows at the sides and a 2-over-2 light window in the center plane. A one-storey, two-bay veranda covers the rest of the facade. It has a steep metal truncated hip roof with boxed cornice and a plain frieze with two pairs of small brackets in each bay and large brackets between the bays. The square posts have chamfered corners and delicately pierced brackets. Only one section of the sawn balustrade remains. The porch floor was replaced with brick in 1979. There is a new entrance door beneath the one-light rectangular transom in the center bay of the facade and an additional entrance (not original) at the north end of the facade. A single-flight open stair with winders at the top rises from the central hall. A two-storey rear wing, the first storey of which may be original, covers the northern bay. It is constructed of brick laid in 7-course American bond and has a nearly flat hip roof with projecting eaves and boxed cornice. There is an interior end chimney at the rear. Windows on its north side match those in the main block, but there are small 2-light casement windows on the rear elevation. A smaller and later two-storey addition, constructed of brick laid in stretcher bond, projects from the southwest corner. Between these two rear wings is a two-storey back porch now enclosed with weatherboarding.

HISTORICAL DESCRIPTION

The second building of the First Methodist Church (Formerly the Charlottesville Methodist Church) stood at the corner of Hill (Second) and Water Streets, next to this house. Construction was begun in 1859, but was interrupted by the Civil War and not completed until 1866-67. This house served as its parsonage. Tax records and the 1877 Gray map indicate that the house on this site at least as early as 1871. A large increase in the 1880 tax appraisal, however, suggests that it was either enlarged or replaced with the present house in 1879; and architectural evidence favors the latter theory. In that year the Trustees of the Methodist Episcopal Church South Parsonage at Charlottesville, Va., purchased both the church building and this property adjoining it from B. C. Flannagan (ACDB 76-127 & 129). Sanborn maps indicate that the second storey of the northern rear wing was added between 1896 and 1920. The present church building at Jefferson and First Streets was completed in 1924, and a new parsonage was established. The old parsonage was sold in 1929 to Mary Ella Griffith, who used it as rental property (City DB 64-26). She sold it in 1950 to Lee H. Hoff, who divided it into several apartments (DB 151-51). The southwest rear wing was probably added at that time. Chauncey F. and Hermione D. Hutter bought it from Lee H. Hoff, Jr., in 1979 (WB 21-288; DB 392-605, 400-580). They have extensively renovated it, painted the east and north walls, and converted it into offices. Additional References: City DB 292-605.

28-78 ✓

40.4 x 90
15.9 x 83.5
(40.56.3 x 90) = 5044
B-4

205 2nd SW

40580	Chauncey F & Hermione D Hutter	1977	plot 400-583
392-605	Lee H. Hoff, Jr	1978	
WB 21-288	" " est	1977	
151-51	" "	1950	" 64-206

office
2-story, brick found & walls, metal gable
old
1977 - convert home to offices

old Methodist Parsonage

maps: ≤ 1877 ~~1877~~ & prob. ≥ 1874 , \therefore c. 1874-77

$$\begin{array}{r}
 56 \\
 90 \overline{) 5044} \\
 \underline{450} \\
 544 \\
 \underline{540} \\
 4
 \end{array}$$

1914-15 City Dir - Meth parsonage

1931 " Edwin (+ Mary E) ^{Griffith} ~~place~~ - tailor, 119 2nd NW, h Morrin Ave
 " " 205 2nd rented
 1940 " " vacant
 1947 " " ~~was~~ rented
 1953 " " " - 4 apts
 1962 " 7 apts! (4 vacant)
 1970 " " " (" ")

1877 Gray 

1891 Sanborn 

Frank doesn't know

Mr. Hutter:

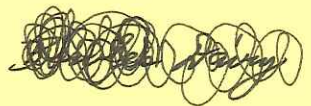
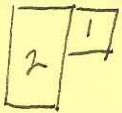
Early Ch'ville

pgs. 39-40 B.C. Flannagan lived in Lyons House

(i.e. not 205 2nd, & it was a little fancy for rental property,
so may have been built by church)

Flannagan - Monticello Bank

1886

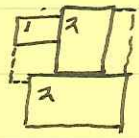
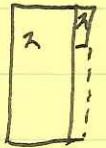


1891
~~1897~~

205 2nd SW

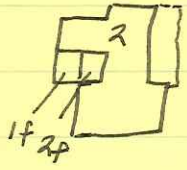
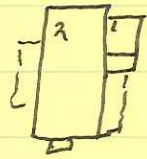
1896

114
2nd SW



209 + 213 same as now

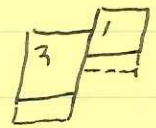
1920
~~1898~~



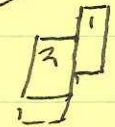
1st 2p

1920

312
9th SW



1929 ✓



— long RBR & manuscripts

Bicen Prog

p. 2

published booklet: "a Century of Methodism in Ch'ville, Va"

Jesse Scott negro, 1834 deed to church
(Alexander says $\frac{1}{2}$ white, $\frac{1}{2}$ Indian)

p. 4

(2nd) church begun 1859, completed 1866-67
" enlarged & remodeled 1887
" used until ^{10/25} 1924

Early Ch'v

p. 91

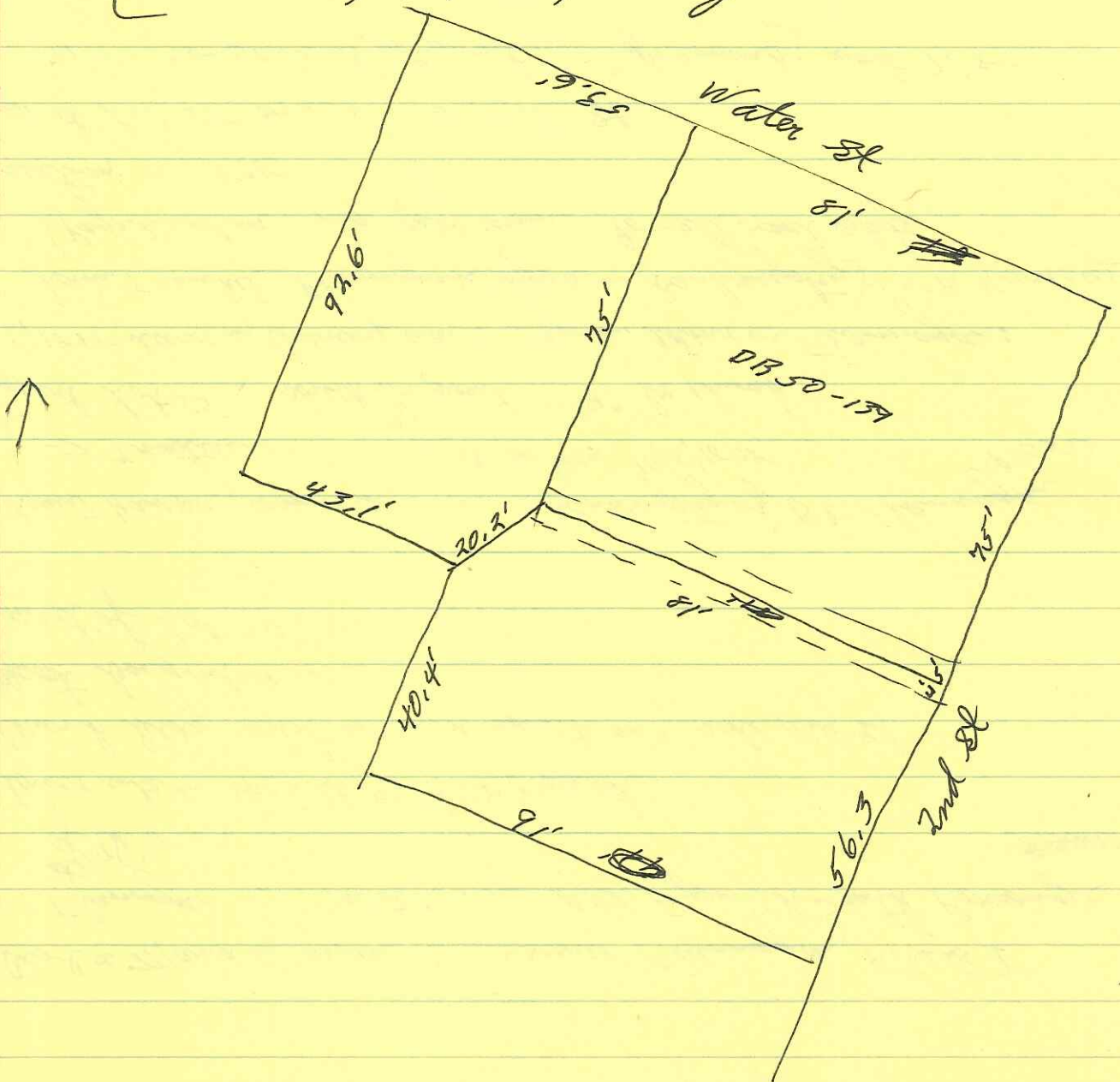
first Meth Ch bldg: ^{W. side south 1st} ~~corner 2nd & 1st~~, built 1834-35-
2nd " " " : corner 2nd & Water, built 1859-1867

205 2nd SW

151-51 Mary Ella Briffith Fitzhugh & husband James M. Fitzhugh \$12,600
6/5/1950 → Lee H. Hoff
West side 2nd St SW "known as the Old Methodist Parsonage"
Lot 2 on 1928 plat 64-206
56.3' x
same as 64-26

64-26 Trustee of the 1st Meth Episc. Ch South, of Ch'v, Va \$16,300
1/22/1939 → Mary Ella Briffith
"lot known as the Old Parsonage of the 1st Meth Ch" on S 2nd St
part of { ACDB 31-491, 10/22/1834, Wm Hammett → church
" 76-129, 4/34/1880, common = "
" " -127, 2/20/1877, Geo C Ayers → "

#64-206



ACD B

76-129

2/20/1879

Geo C & Maria E Ayres; B C & Anne F Flannagan, R K & S I
Flannagan → Trustees of Meth Episc Ch South Parsonage
at of Ch' or Vg ~~#13000~~

dower int in the Old Meth Ch Property
Church bldg & lot immed south on W side Hill St
deport bought 1878
part of Lot 55

76-129

4/24/1880

Louis T Hankel, corner in bankruptcy of B C Flannagan
→ Trustee ... at auction 10/5/1878 ~~#13000~~ #1050

part Lot 55, south fr point 7'9" fr church

5/1878 decree in Chancery cause Payne's Admr vs Flannagan:

Louis T Hankel (Flannagan's assignee in bankruptcy) & W R Burnley
(Payne's admr) app spec comm to sell real estate
auction 10/1878

part Lot 55 on west side Hill St

71'8" along Hill St fr point 7'9" fr church; west 71'8"

77-131

decree May 1878

"part of 'Old Meth Ch Property', 'corner lot, South & Hill Sts

(Church bldg & 25' x 74' lot)

50-152

1925

permission to sell part of property, at 2nd & Water to raise
money for new church

50-139

plat shows church bldg & parsonage

63-455

permission to sell parsonage & other lot

205 2nd St

1863

1872, 73	BC Flannagan	+ J. W. Payne	Lot 55	700 + 800 = 1500	} 1872-1879
1876	"	"	"	"	
1878, 79, 79, 79	R K	"	"	"	
1879	"	"	"	"	
1880	Richard K	+ Wm C	"	600 + 1400 = 2000	

Summary - ≤ 1877 (maps)
 prob. ≥ 1874 (Alexander)
~~(call church & see Ch' v. Brien Prop)~~
 (where did Flannagan live?) - Lyons Court

1878 (deed 1879-80) \rightarrow Mth Ch, incl church bldg
 1879 construction (or tax increase)

205 2nd SW

2-5, 3-bay, single pile

low found

brick 3-c dm w/ 5 len,
6-c dm sides & rear

facade & N
18 painted

pale yellow w/ white trim 1979

~~low~~ gable roof, 55m, proj eaves & verge, boxed cornice,
scroll brackets, < gutters, gable over proj⁵ side bay on facade
& rear?

int capped
chim

N cent hall & bet rooms on 5

windows 2/2 w/ wooden sills & arch trim, same ht both levels

semi-ent

1-5 bay window on proj bay on facade, ^{stage} truncated hip roof,
sheet metal?, boxed cornice w/ the impaired brackets, 1/1 wind at sides
& 2/2 cent

2-bay, 1-5 veranda: ^{stage} truncated hip roof, sheet metal?,
boxed cornice w/ pl fringe, large brackets at posts
& 2 pr smaller on a bet, pierced sawn post brackets,
sq pillar w/ chamfered corner, sawn bal now only N end,
brick floor (1979)

new

1-l ent door w/ 1-l rect trans cent bay
another door N of N bay

2-3 addn N bay rear, 7-c dm

nearly flat ^{hip} roof w/ boxed cornice & proj eaves
int end chim rear

wind mark @ N, sm 2-l casement rear

→ see any Sanborn for shape

sm 2-5 addn off SW corner, stretcher band

205
2-storey porch bet, ~~post and brick~~, all now incl
weatherboarding

205 2nd Street SW

c1970 photograph





Board of Architectural Review (BAR) Certificate of Appropriateness

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

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Chauncey Hutter Applicant Name Chauncey Hutter
Project Name/Description Roof Replacement Parcel Number 280078000
Project Property Address 205 2nd Street SW

Applicant Information

Address: Chauncey Hutter
525 Kellogg Drive, C-ville, VA 22903
Email: cfhutter@aol.com
Phone: (W) _____ (C) 434-295-2545

Property Owner Information (if not applicant)

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

Do you intend to apply for Federal or State Tax Credits
for this project? N/A

Signature of Applicant

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

Chauncey F. Hutter 7-30-19
Signature Date

CHAUNCEY F. HUTTER 7-30-19
Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): _____

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

For Office Use Only

Received by: Eubank
Fee paid: 125.00 Cash/Ck. # 1095
Date Received: 7/31/19

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

30 July 2019

To the Board of Architectural Review,

In 1979, we purchased two contiguous properties on the corner of Water St. and 2nd St. SW, this house and a former gas station. Considered a slum and inhabited by derelicts, the properties likely would have been flattened for new construction.

We made *major* repairs and improvements during the years before and after the property was designated historic. We were in a good location for our ProTax business to compete with the H&R Block tax office nearby. At the time of purchase, the property was not designated historic, and we had no say in the change.

We now have a leaking roof that has been repaired countless times and must be replaced. We've been given standing seam metal roof bids that are far beyond what we can afford. We have also gotten 50-year asphalt shingle bids which are one third the cost of standing seam metal roof bids. Because we are absolutely unable to pay the cost of a standing seam metal roof, we strongly request to install a roof we can budget. There are only two outcomes of this dilemma--leaving the old, leaking roof to rot, or repairing the water damage and applying a new asphalt shingle roof. **This roof is not visible from the street.** Because the front porch and bay window *are* visible from the street, we would install a standing seam metal roof in those areas.

We are not including roof photographs in this request because the roof is not visible from the street. The asphalt shingle roof will be the same charcoal gray.

Thank you for your consideration.

Chauncey Hutter



Hutter Chauncey <hutter.chauncey@gmail.com>

205 2nd Street SW — Replace Roof (pictures)

1 message

Hutter Chauncey <hutter.chauncey@gmail.com>

Tue, Jul 30, 2019 at 9:29 AM

To: "Ch@taxmarketing.com" <Ch@taxmarketing.com>

