

## Watkins, Robert

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**From:** Watkins, Robert  
**Sent:** Wednesday, September 18, 2019 2:22 PM  
**To:** cfhutter@aol.com  
**Cc:** Werner, Jeffrey B  
**Subject:** September BAR Action - 205 2nd Street SW

### Certificate of Appropriateness Application

BAR 19-09-06  
205 2<sup>nd</sup> 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 September 17, 2019. The following action was taken:

**Motion: BAR Member Carl Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the BAR approves the replacement of only the area labelled “shed roof” on the diagrams that staff has provided with an alternative material, recommended membrane-style roof due to its low slope, and that the remaining roof area shall be replaced with metal to match what is currently there, matching in pan width, seam height and with no large commercial ridge cap, and with the retention of Philadelphia-style gutters, and with that, this application satisfies the BAR’s criteria and is compatible with this property and other properties in the Downtown ADC district and that the BAR approves this application as modified  
Breck 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=1387](http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1387)

This certificate of appropriateness shall expire in 18 months (March 17, 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. (See City Code Section 34-280. Validity of certificates of appropriateness.)

Sincerely,  
Robert Watkins

Robert Watkins  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
PO Box 911  
Charlottesville, VA 22902  
(434) 970-3398

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 17, 2019**



**Certificate of Appropriateness Application**

BAR 19-08-05

205 2nd Street SW

Tax Parcel 280078000

Chauncey Hutter, Owner/Applicant

Roof Replacement

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**Background**

Constructed c1879 as the parsonage for the First Methodist Church (at the corner Water Street and 2<sup>nd</sup> 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**

August 20, 2019 – (BAR 19-08-05) BAR voted (9-0) to defer application regarding roof replacement.

**Application**

Applicant Submitted:

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

Request for CoA to remove the existing standing-seam and flat-seam metal roofs 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.

Staff prepared additional images of the structure (attached) identifying five, distinct roof components and requested from the applicant clarification on what is proposed for each. (As of this writing, the applicant has not provided that information.)

- Hipped Roof (south): Existing is standing seam, painted metal with Philadelphia gutters.
- Hipped Roof (north): Existing is standing seam, painted metal with Philadelphia gutters.
- Bay Window: Existing is flat seam, painted metal with Philadelphia gutters.
- Front Porch: Existing is flat seam, painted metal with Philadelphia gutters.
- Shed Roof (at rear): Existing is flat seam, painted metal; gutter type uncertain.

## **Discussion**

Should the requested information not be presented at the September 17 meeting, staff suggests three options for the BAR to consider:

1. Deny the request based on failure to provide adequate and requested information.
2. Defer the request.
3. Approve the request with conditions, based on the information provided.

If approval is considered, staff recommends the following:

Replacement of the two hipped roofs, the bay window roof, and the front porch roof with standing-seam or flat-seam metal matching or similar to the existing. The preference would be to retain the Philadelphia gutters, however the BAR has allowed replacement on a case-by-case basis. Staff recommends that the Philadelphia gutters on the bay window roof and the front porch roof be retained/replicated.

Replacements of the shed roof components on the rear additions with an alternative to metal would be acceptable—either membrane or asphalt, provided that the low pitch would allow use of the latter. Eave-mounted gutters would be acceptable.

## **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	SOURCES: City County Records
Charlottesville, VA	Alexander, <i>Recollections of Early Charlottesville</i> 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.





## 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) 434-295-2545 (C) \_\_\_\_\_

#### 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: [Signature]  
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 &lt;hutter.chauncey@gmail.com&gt;

**205 2nd Street SW — Replace Roof (pictures)**

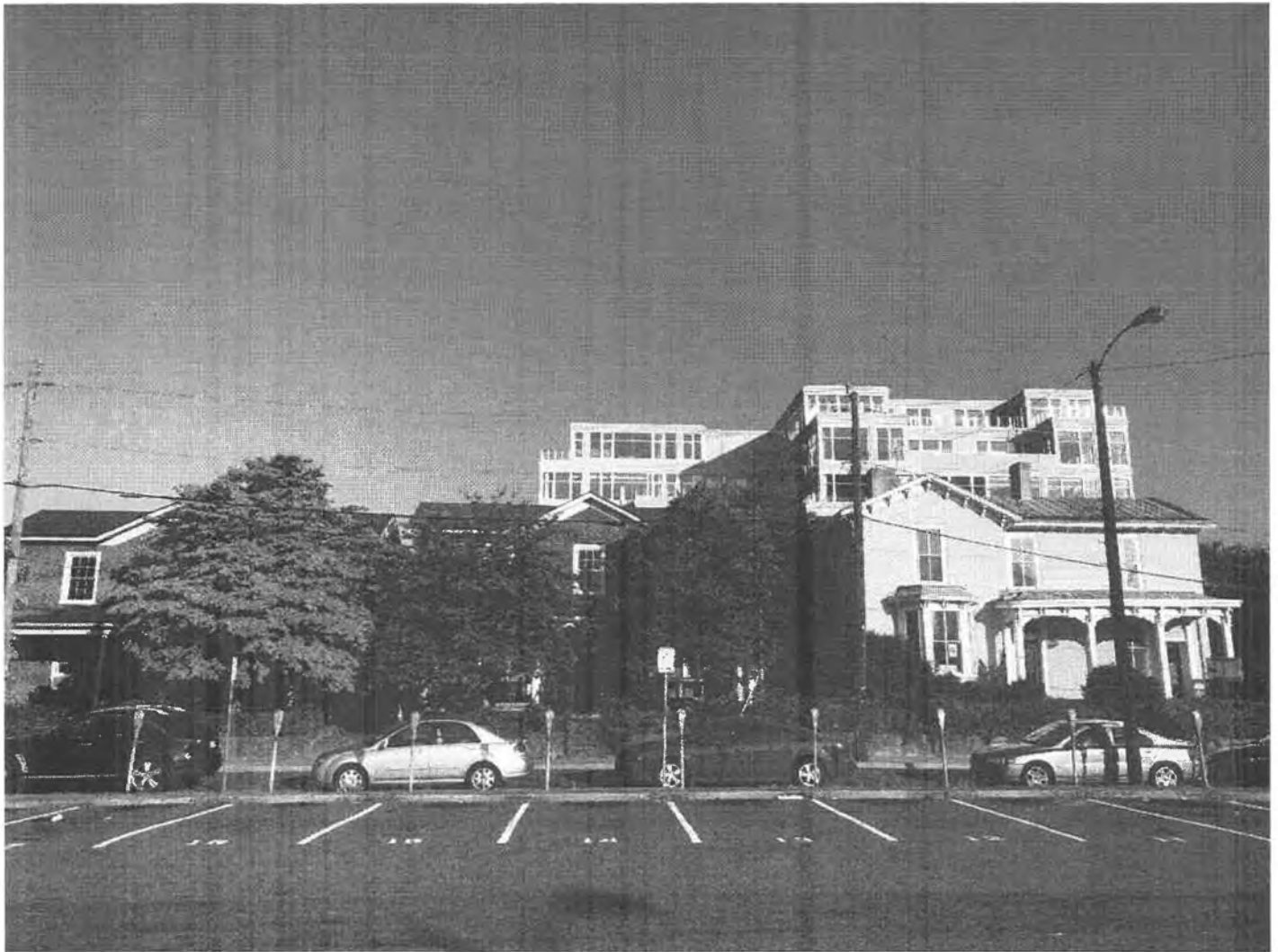
1 message

**Hutter Chauncey** <hutter.chauncey@gmail.com>  
To: "Ch@taxmarketing.com" <Ch@taxmarketing.com>

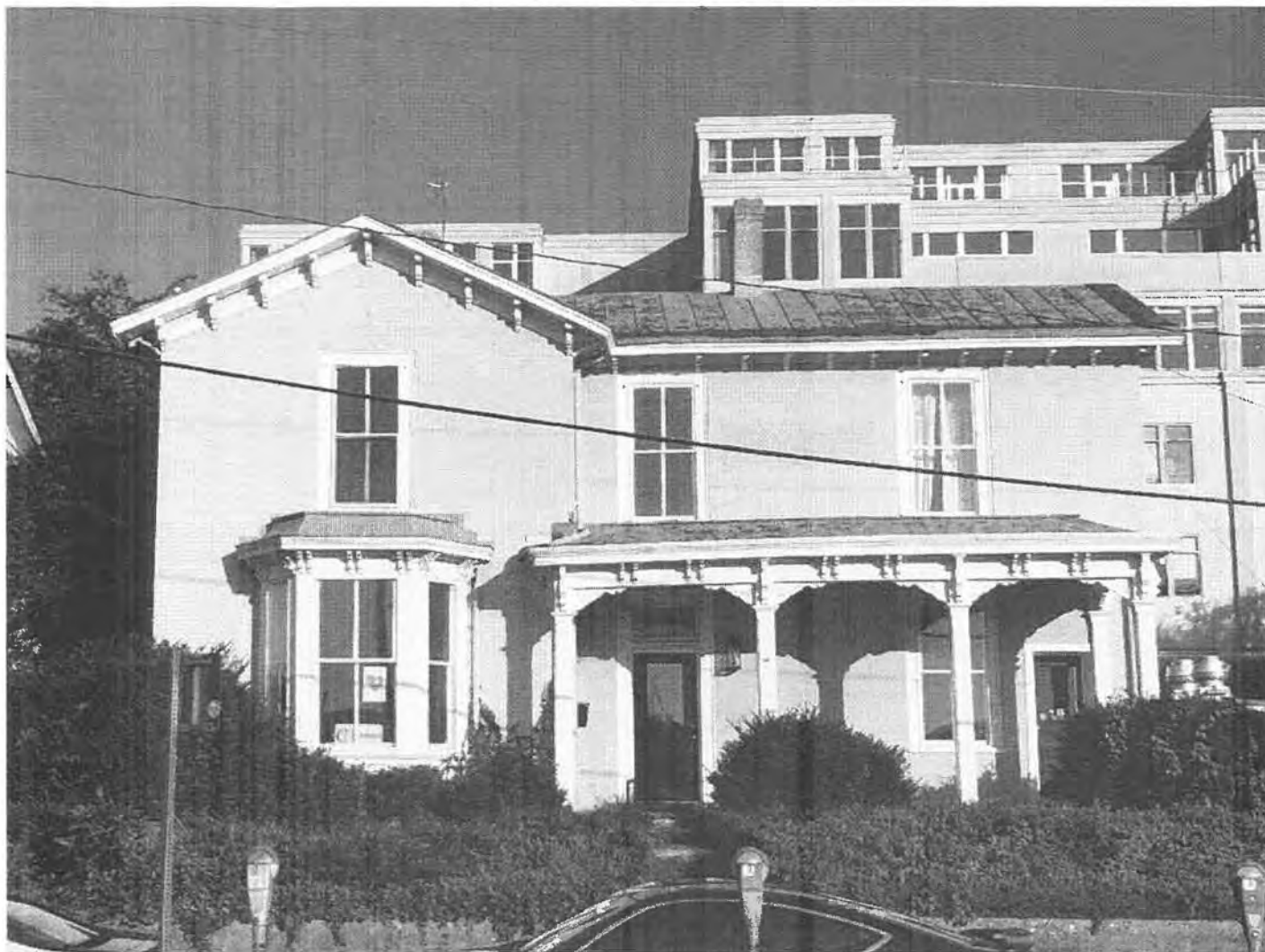
Tue, Jul 30, 2019 at 9:29 AM









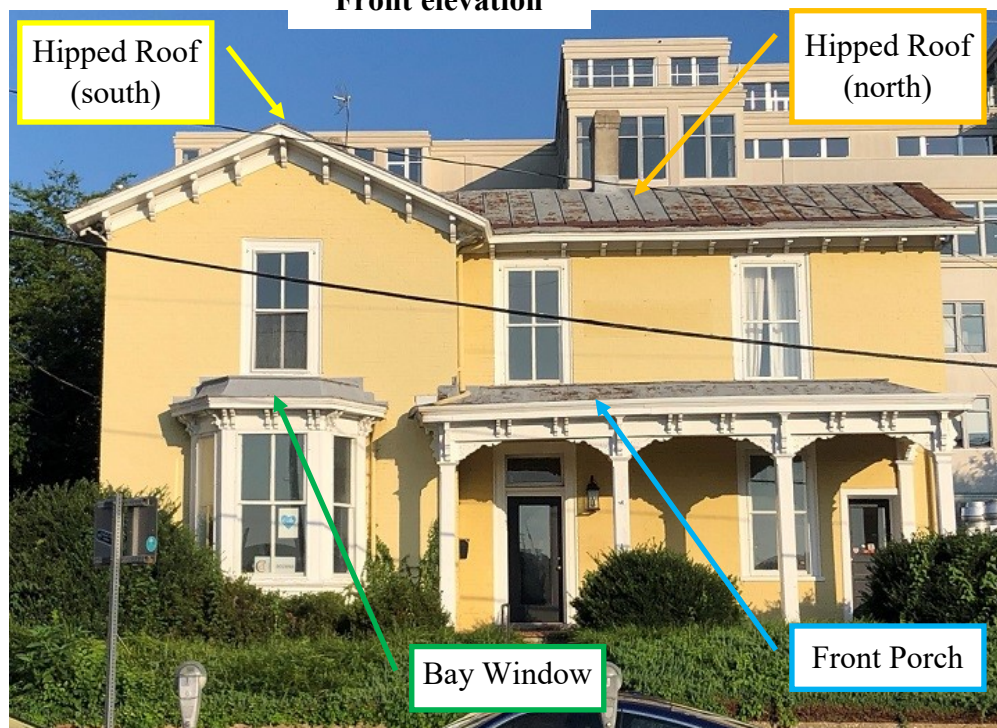




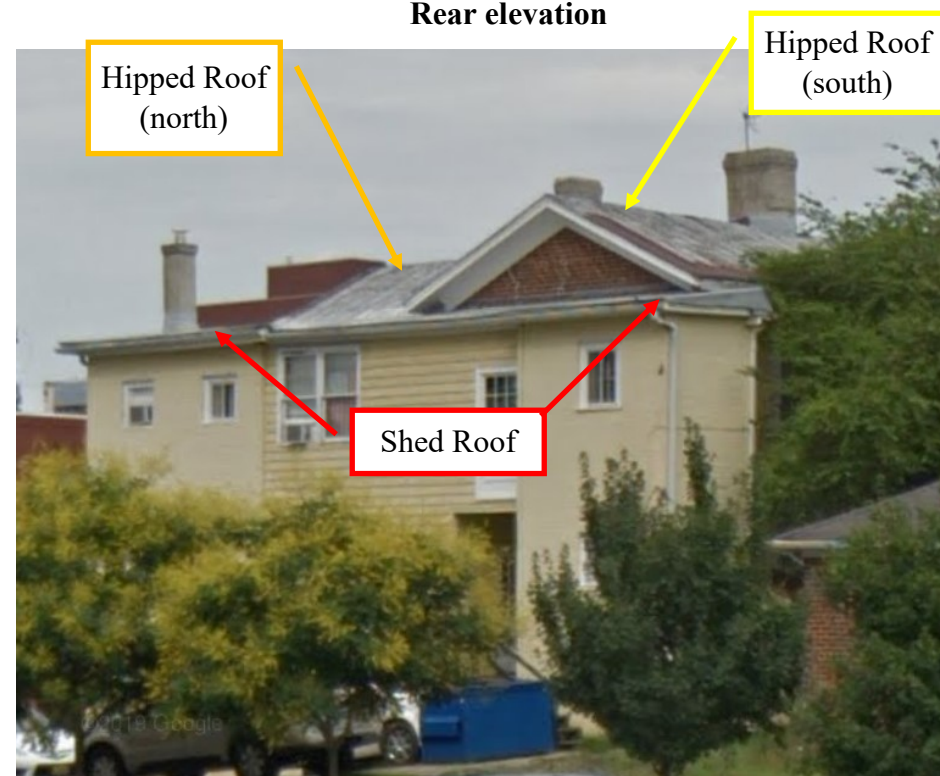
205 2nd St SW



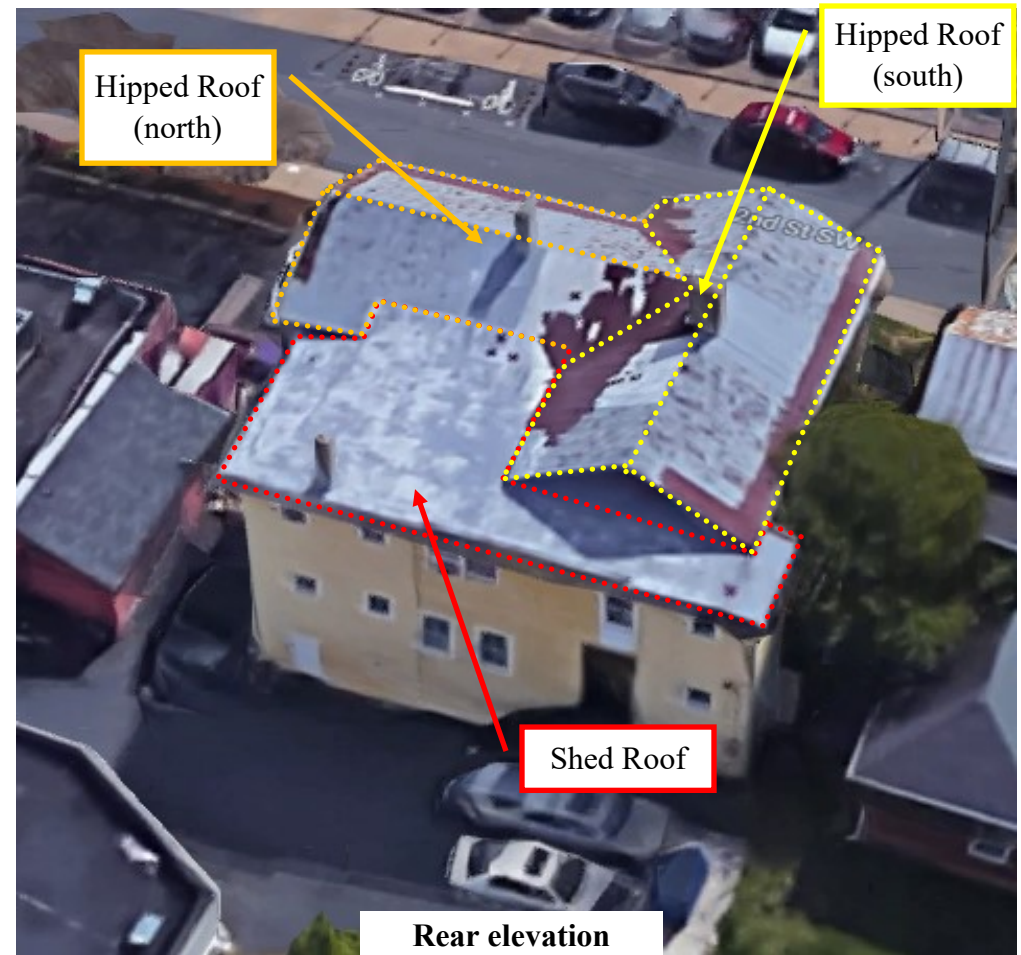
**Front elevation**



**Rear elevation**











Hipped Roof  
(south)

Shed Roof

Hipped Roof  
(north)

Bay Window

Front Porch

Moe's