

## Watkins, Robert

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**From:** Watkins, Robert  
**Sent:** Wednesday, October 16, 2019 4:13 PM  
**To:** svonstorch@s-vs.com  
**Cc:** Werner, Jeffrey B  
**Subject:** October BAR Action - 500 McIntire Road

### Certificate of Appropriateness Application

BAR 19-10-06  
500 McIntire Road  
Tax Parcel 330001100  
Nob Hill, LLC, Owner/Steve von Storch, Applicant  
Exterior stair replacement

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 15, 2019. A motion to approve your application was included in the meeting's consent agenda. BAR member Carl Schwarz moved to approve the consent agenda and Breck Gastinger seconded. The BAR approved the consent agenda (6-0). The following is the text of the motion to approve your application:

**Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed exterior stair replacement satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.**

If you would like to hear the specifics of the discussion, the meeting video will be posted online at:  
[http://charlottesville.granicus.com/ViewPublisher.php?view\\_id=2](http://charlottesville.granicus.com/ViewPublisher.php?view_id=2)

This certificate of appropriateness shall expire in 18 months (April 15, 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  
October 15, 2019**



**Certificate of Appropriateness Application**

BAR 19-10-06

500 McIntire Road

Tax Parcel 330001100

Nob Hill, LLC, Owner/Steve von Storch, Applicant

Exterior stair replacement

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**Background**

*Year Built:* 1964

*District:* North Downtown ADC

*Status:* Non-contributing

Constructed into the hillside, this 3-story, gable-roofed, 16-bay apartment complex has 24 units. Originally known as Hillside Apartments, Nob Hill Apartments is of brick construction with 2-story balconies resting on segmentally arched bays on the first floor facing McIntire Road. Parking is located behind the building at the end of Altamont Street.

**Prior BAR Actions**

None.

**Application**

Applicant Submitted:

- Applicant submittal dated September 23, 2019: Email, City Register document, recent photographs, and elevation and section drawings of the proposed new work.

Request for CoA to remove structurally failing exterior stairs at northeast end of balconies. The stairs would be replaced with private deck areas for tenants, and new stairs would be constructed three bays west of existing stairs. New stairs to match existing stairs in detail and color.

**Discussion**

The subject building is non-contributing and the proposed work would occur within the footprint of the existing building. The proposed new stair would match the existing stairs and balconies in detail and color. Given these considerations, staff recommends approval of the COA.

### **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 stair replacement satisfies the BAR's criteria and is compatible with this property and other properties in the North 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 stair replacement does not satisfy the BAR's criteria and is not compatible with this property and other properties in the North 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.



# 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	<u>Nob Hill, LLC</u>	Applicant Name	<u>Steve von Storch</u>
Project Name/Description	<u>Nob Hill Apartments</u>	Parcel Number	<u>330001100</u>
Project Property Address	<u>500 McIntire Road, Charlottesville, VA</u>		

### Applicant Information

Address: P.O. Box 1392  
Charlottesville VA 22902  
Email: svonstorch@msc-rents.com  
Phone: (W) 295-8204 (C) 962-6802

### Property Owner Information (if not applicant)

Address: P.O. Box 5306  
Charlottesville, VA 22905  
Email: dianecaton@msc-rents.com  
Phone: (W) 434-293-6069 (C) 434-962-4851

Do you intend to apply for Federal or State Tax Credits for this project? No

### Signature of Applicant

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

[Signature] 09.30.19  
Signature Date

Stephen von Storch 09.30.19  
Print Name Date

### Property Owner Permission (if not applicant)

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

[Signature] 9/23/19  
Signature Date

Richard H. Jones 9/23/2019  
Print Name Date

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

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

Description, Listing, Drawings and Photos

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
Revised 2016	

## Nob Hill Stair Replacement

BAR Board and Staff,

The existing stairs which provide a required exit route are structurally failing.

To provide new stairs while maintaining exit routes for the building two flights of new stairs are proposed in a different location. When those stairs are complete the old stairs will be demolished and the space they occupied infilled with private deck areas for the two end apartments adjacent.

The new stairs, floor openings and deck areas will provide guards and rails that match existing in detail and color so there new elements blend in with the existing panels of railing around them.

The new laminated wood stringer and steps will be stained a weathered wood grey tone so that this new element is visually more recessive. Note in the photos how the covered porch areas appear grey regardless of the actual color.

Note that the new stair will be almost completely screened from view by the existing large evergreen tree to remain.

The City Register page for the building, recent photos from multiple views and drawings of the new work are provided.

Thank you,

Stephen von Storch



**500 McIntire Road**



<b>STREET ADDRESS:</b>	500 McIntire Road
<b>MAP &amp; PARCEL:</b>	33-1.1
<b>PRESENT ZONING:</b>	-3
<b>ORIGINAL OWNER:</b>	
<b>ORIGINAL USE:</b>	Apartment Building
<b>PRESENT USE:</b>	Apartment Building
<b>PRESENT OWNER:</b>	Hillside Limited Partnership
<b>ADDRESS:</b>	Elaine McDaniel MSC-Box 5186 Charlottesville, Va. 22905
<b>DATE/ PERIOD:</b>	Ca. 1964
<b>STYLE:</b>	Vernacular
<b>HEIGHT IN STORIES:</b>	3.0 Stories
<b>DIMENSIONS/LAND AREA:</b>	15,651 sq.ft./0.641 Acres
<b>SOURCES:</b>	Charlottesville City records and 2005 Architectural Survey
<b>CONTRIBUTING:</b>	No

ARCHITECTURAL DESCRIPTION

Constructed into the hillside, this 3-story, gable-roofed, 16-bay apartment complex has 24 units and was constructed in 1964. Originally known as Hillside Apartments, the property is now named Nob Hill Apartments and is of brick construction with 2-story balconies resting on segmentally arched bays on the first floor facing McIntire Road. Parking is located behind the building at the end of Altamont Street. Because of its age, this building is non-contributing resource in the District.





STREET VIEW – ENTIRE BUILDING



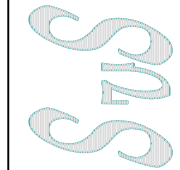
STREET VIEW – EXISTING STAIRS TO BE REPLACED



STREET VIEW – LOCATION OF NEW STAIRS

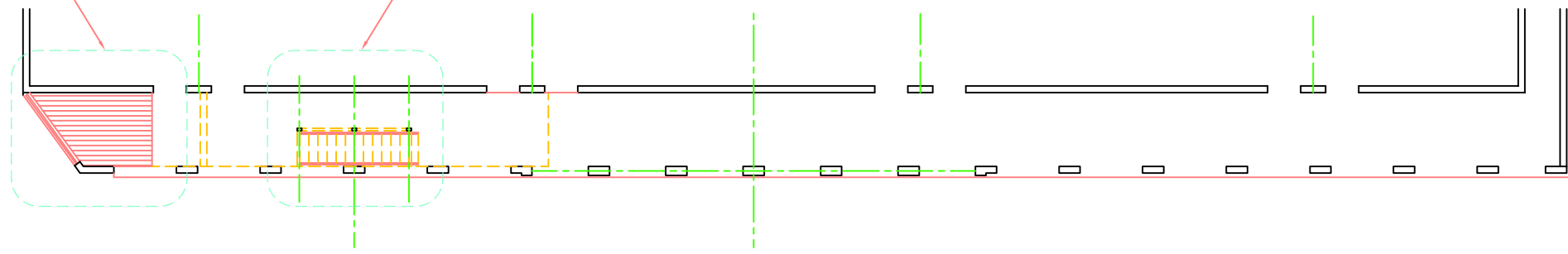
NOB HILL STAIR REPLACEMENT-PLAN AND ELEVATION

Stoneking / von Storch Architects  
P.O. Box 1332 Charlottesville, VA 22902



EXISTING STAIRS TO BE  
DEMOLISHED AND REPLACED  
FLOOR LEVEL DECK

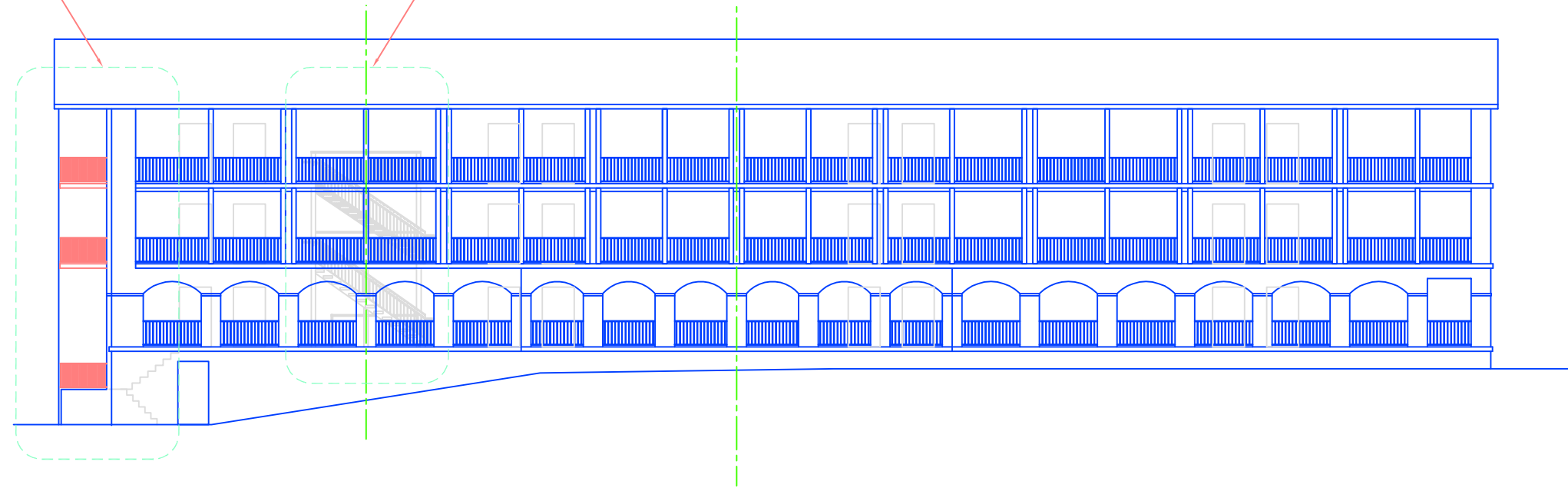
REPLACEMENT STAIR



PLAN — WEST PORCH  
1/6"=1'-0"

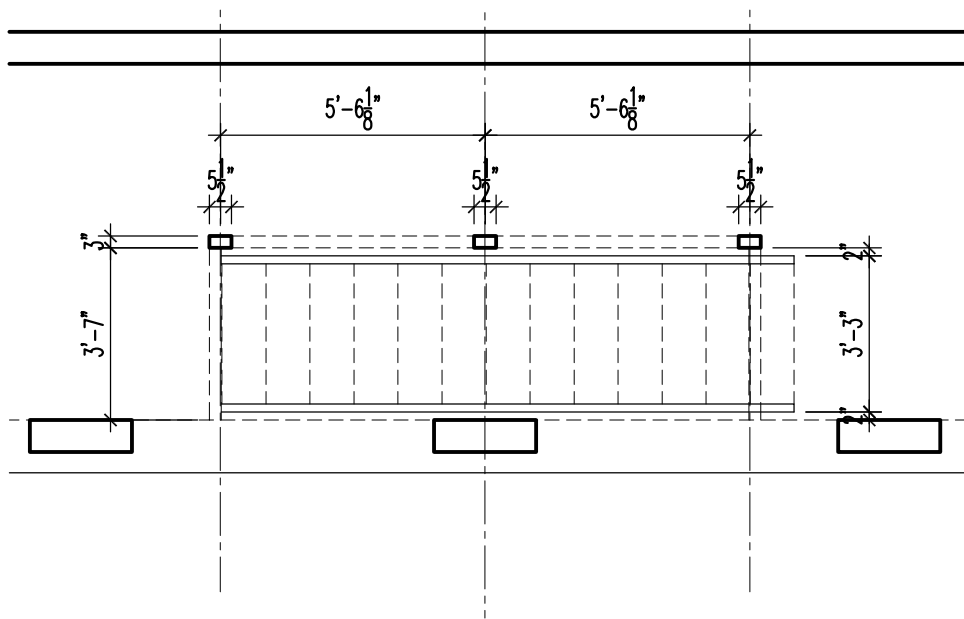
EXISTING STAIR LOCATION  
SHOWN WITH REPLACEMENT  
FLOOR LEVEL DECKS

REPLACEMENT STAIR

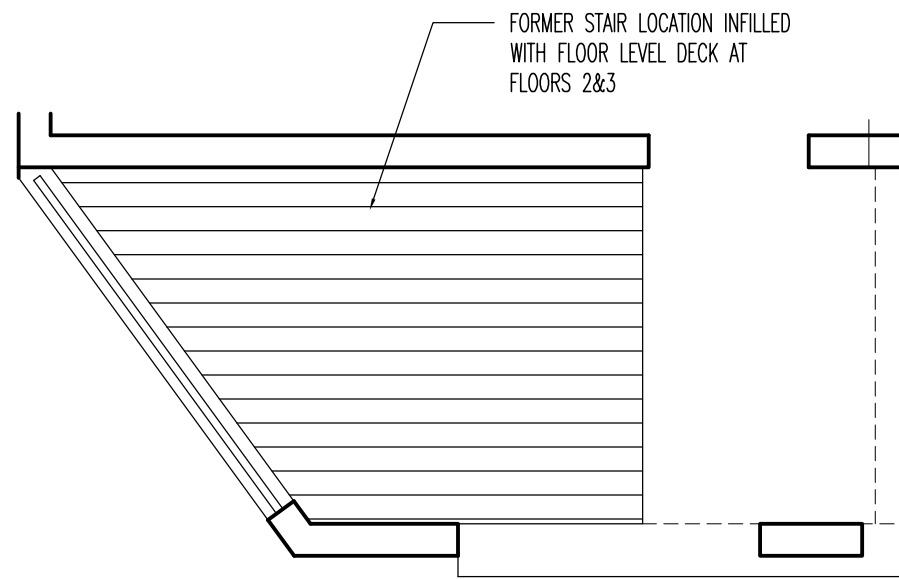


WEST (STREET FACING) ELEVATION  
1/6"=1'-0"

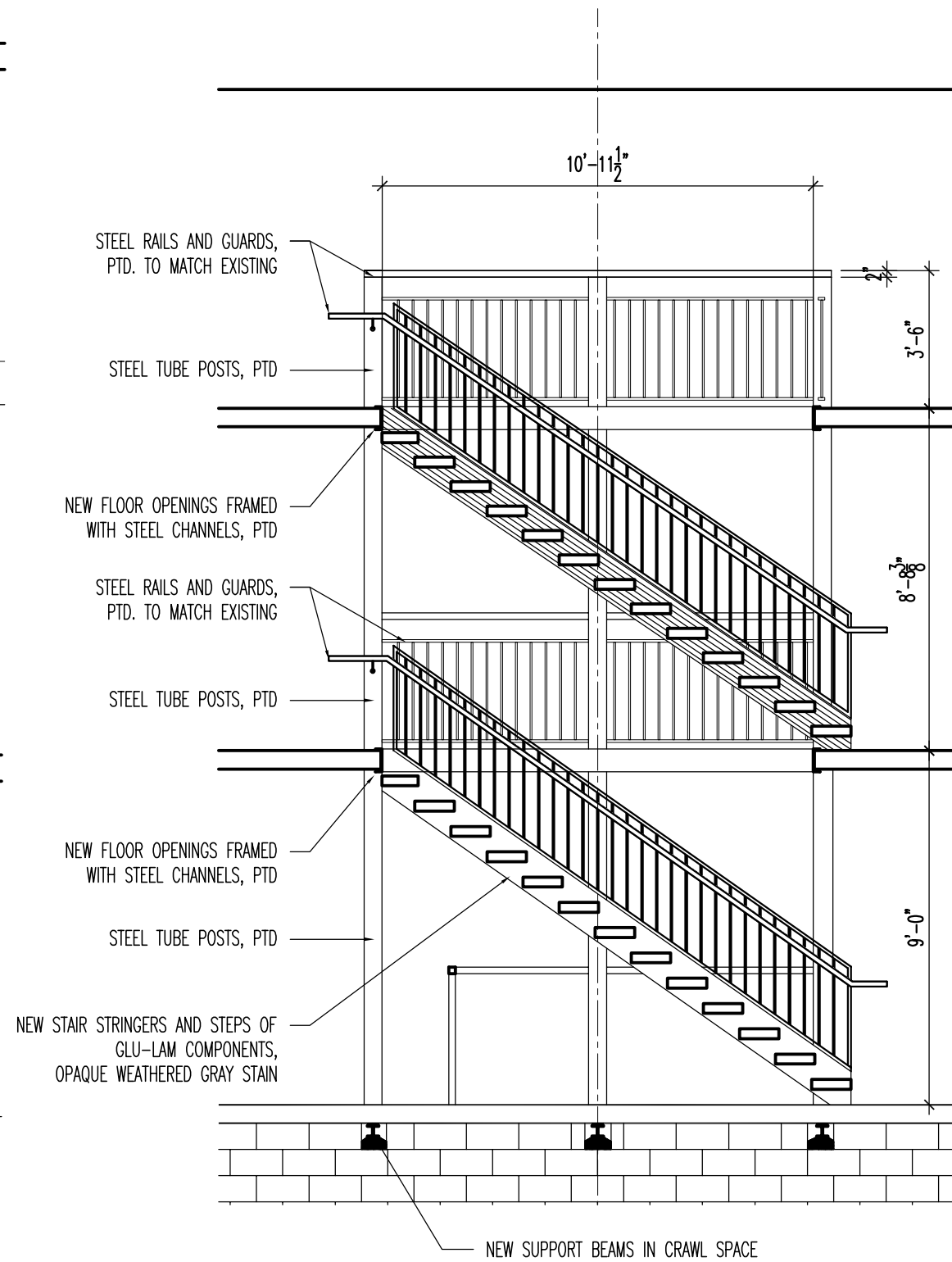




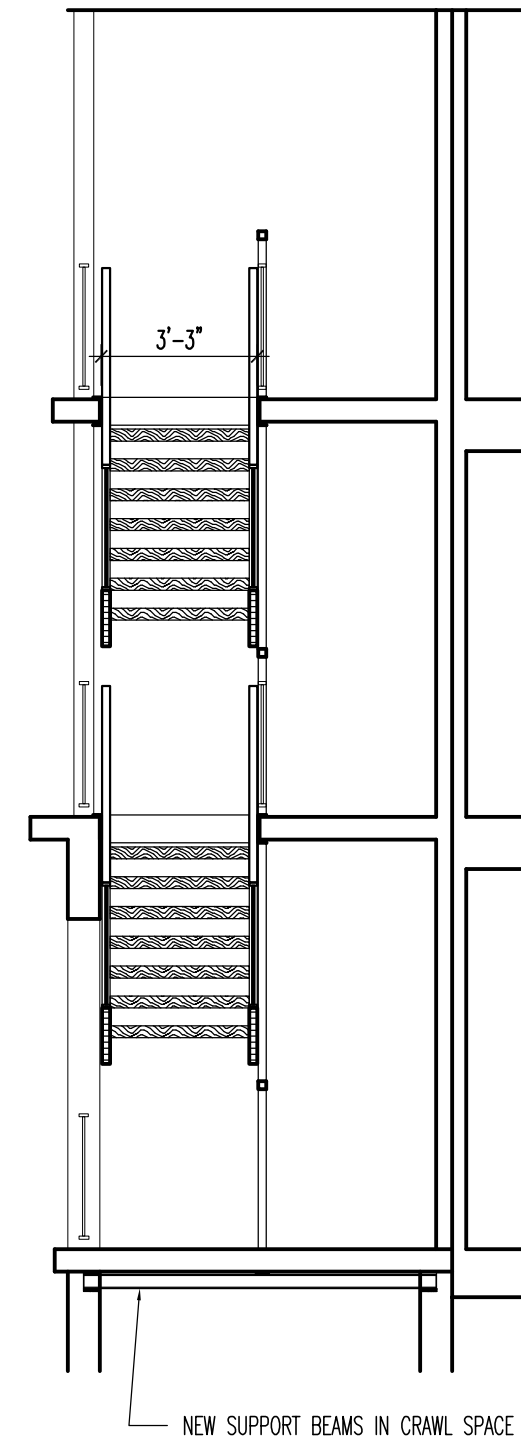
PLAN — REPLACEMENT STAIR AT GROUND FLOOR  
1/4"=1'-0"



PLAN — NEW DECK AT FLOORS 2 & 3  
1/4"=1'-0"



PLAN — REPLACEMENT STAIR  
1/4"=1'-0"



PLAN — REPLACEMENT STAIR  
1/4"=1'-0"