

March 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Thu 3/18/2021 3:59 PM

To: Mike McMahon <southbranchcapital@gmail.com>

Certificate of Appropriateness Application

BAR 21-03-03

301 5th Street, SW, TMP 290104000

Individually Protected Property

Owner/Applicant: Michael McMahon

Project: Rear addition

Dear Mike,

On Tuesday, March 16, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please find the BAR's motion below:

Breck Gastinger moves: Having considered the standards set forth within the City Code, including the ADC District Guidelines, I move to find that the proposed addition and sitework at 301 5th Street SW satisfies the BAR's criteria and is compatible with this IPP property and that the BAR approves the application as submitted, with the following conditions:

- *Two entrance doors at the west elevation will be wood and with a design similar to that shown.*
- *The insulated glass in the windows will have an internal spacer bar aligned with the applied grilles.*
- *Shutters are wood or composite material, not vinyl or metal.*
- *For any future exterior lighting, the lamping will be dimmable, have a Color Temperature not to exceed 3,000K, and a Color Rendering Index not less than 80, preferably not less than 90.*
- *That the proposed 6 lacebark elms be substituted with appropriate species from the Charlottesville Tree List in the medium to large canopy category and that the owner should have discretion to align those trees with the street.*

Ron Bailey seconds motion.

Motion passes (9-0).

Please let me know if you have any further questions!

All the best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

**City of Charlottesville
Board of Architectural Review
Staff Report
March 16, 2021**



Certificate of Appropriateness Application

BAR 21-03-03

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Background

Year Built: prior to 1876. (A one-story frame rear wing was added in 1907, then later expanded. Razed in 2010.)

District: Individually Protected property

The Shelton-Fuller House is a contributing structure in the *Fifeville and Tonsler Neighborhoods Historic District*, listed on the Virginia Landmarks Register and the National Register of Historic Places. It was built by John Shelton, a Black carpenter, possibly a Freeman who, in 1880, resided there with his wife, Rebecca, a seamstress, and their daughter, Julia. (Historic survey attached.)

Prior BAR Review (See Appendix for complete summary)

August 17, 2010 – BAR approved the rear addition with the following conditions: Hand-crimped galvalume roof to be used on the main portions of the roof [no commercial ridge vent on either the addition or original structure], and an alternate material (such as terne metal) should be considered for the mansard roofs above the porch and bay window; provide a *revised site plan that considers an edge (hedge or wall) along Dice & 5th Streets*; and size and configuration of paved areas and confirmation of materiality in that area, to be submitted for administrative review in consultation with appropriate board members.

http://weblink.charlottesville.org/public/0/edoc/620393/BAR_301%205th%20Street%20SW_August2010.pdf

September 2011 – Staff review of drawings submitted for Building Permit

http://weblink.charlottesville.org/public/0/edoc/620395/BAR_301%205th%20Street%20SW_Sept2011.pdf

Application

- Submittal: Mitchell/Matthews drawings *301 5th Street SW Addition & Renovation Permit Set*, dated September 15, 2011: Sheets T-1, two unnumbered sheets, D-2 through D-4, D-1, L-1, A-1 through A-9, Jen-Weld window cut sheets (four sheets).

Request for a CoA to construct a rear addition and related sitework. (In 2010, the BAR approved a CoA for this project; however, that CoA expired in 2012.)

- Roofing:
 - Addition: Galvalum, standing-seam metal. Seamless gutters
 - Stair tower/Hyphen: EPDM
 - Note: The roof, soffit, fascia and crown on the house was replaced per the prior CoA.
- Walls: stucco, painted: *pearl*
- Trim: cement panels and wood, painted and stained.
- Windows: Jen-Weld clad wood. Simulated divided light. Color: *French White*.
 - Note: Jen-Weld's *Tradition Plus* windows are now known as the *W-2500™ Clad-Wood*. <https://www.jeld-wen.com/en-us/products/windows/w-2500-clad-wood>
- Entrance doors: TBD
- Garage doors: Insulated, steel, overhead doors
- Shutters: TBD
- Porch railing: Wood Guard rail system
- Lighting: No exterior lighting is indicated.
- Landscaping:
 - Lace Bark Elm. Six, along Dice Street
 - Japanese Maple. Three, at corners of house an addition
 - Misc. low plantings
 - Privacy fence: Fencing indicated on sheet L-1) is excluded from this request.
- Mechanical equipment: See sheet A-1 for location. To be screened with evergreens.

Discussion and Recommendations

BAR may request clarification on items not specified; however, staff recommends approval with the following conditions:

- Two entrance doors at the west elevation will be wood and with a design similar to that shown.
- The insulated glass in the windows will have internal spacer bar aligned with the applied grilles. (Note: Jen-Weld Windows were approved for 167 Chancellor Street. That applicant confirmed with the manufacturer that an internal spacer bar is available.)
- Shutters are wood or composite material, not vinyl or metal.

Additionally, while no exterior lighting is proposed, the BAR may apply the following condition

- For any future exterior lighting, if LED, the lamping will be dimmable, have a Color Temperature not to exceed 3,000K, and a Color Rendering Index not less than 80, preferably not less than 90.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Guidelines, I move to find that the proposed addition and sitework at 301 5th Street SW satisfies the BAR's criteria and is compatible with this IPP property and that the BAR approves the application as submitted..

[.. as submitted with the following modifications...]

Denial: Having considered the standards set forth within the City Code, including the ADC District Guidelines, I move to find that the proposed addition and sitework at 301 5th Street SW do not satisfy the BAR's criteria and are not compatible with this IPP property 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

- (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 Guidelines for Site Design:

B. Plantings

C. Walls and Fences

E. Walkways & Driveways

H. Utilities & Other Site Appurtenances

Pertinent Design Guidelines for New Construction

P. Additions

Pertinent Design Guidelines for Rehabilitation

G. Roof

APPENDIX

August 18, 2009 - The BAR approved (8-0) the certificate of appropriateness application (to rehabilitate the front porch, repair or replace deteriorated elements, rebuild the chimneys above the roofline, replace the roof, repair the rear brick wall, and regrade the yards and redesign site walls) with the following conditions: *the detail and resolution for the site retaining wall at the sidewalk*, as well as the restoration of the wall at the areaway and detail for the new front door *shall be brought back to the BAR for approval*. The other work included in the proposal is approved as submitted.

April 20, 2010 – The BAR had a preliminary discussion regarding demolishing a rear addition and sheds; and adding a new rear addition and site work. In general, the BAR applauded the idea of removing the rear sheds and addition; liked the concept of a new addition, but thought the proposal is excessively large and overwhelms the house; suggested a perpendicular bar or another simpler footprint; questioned the commercial-looking window groupings, pergola, and large eaves; details are more Arts & Crafts than Victorian like the house. They like opening the corner, using a contrasting material, and 2/2 windows.

June 15, 2010 - The BAR approved (6-2) demolition of sheds and rear addition, as well as general massing, scale and proportion of the new addition in concept only, with the provision that details related to the building envelope of the addition, precise window placement, and roof configuration, as well as details related to site design, colors, and materials all be submitted back to the BAR for final review.

April 16, 2013 - The BAR had a preliminary discussion with the owner present. There was consensus to rebuild a wall across the front and turn the corner slightly. First choice is stone to match original, similar to wall at 303 5th Street SW, or second choice would be a contemporary expression of the old wall (warm-colored concrete with rounded top and same proportions, with stone piers at entrance). The BAR wants the City to have prepared construction drawings showing elevation and section. They have concerns how the footing will be placed under the sidewalk.

Architectural And Historic Survey



Identification

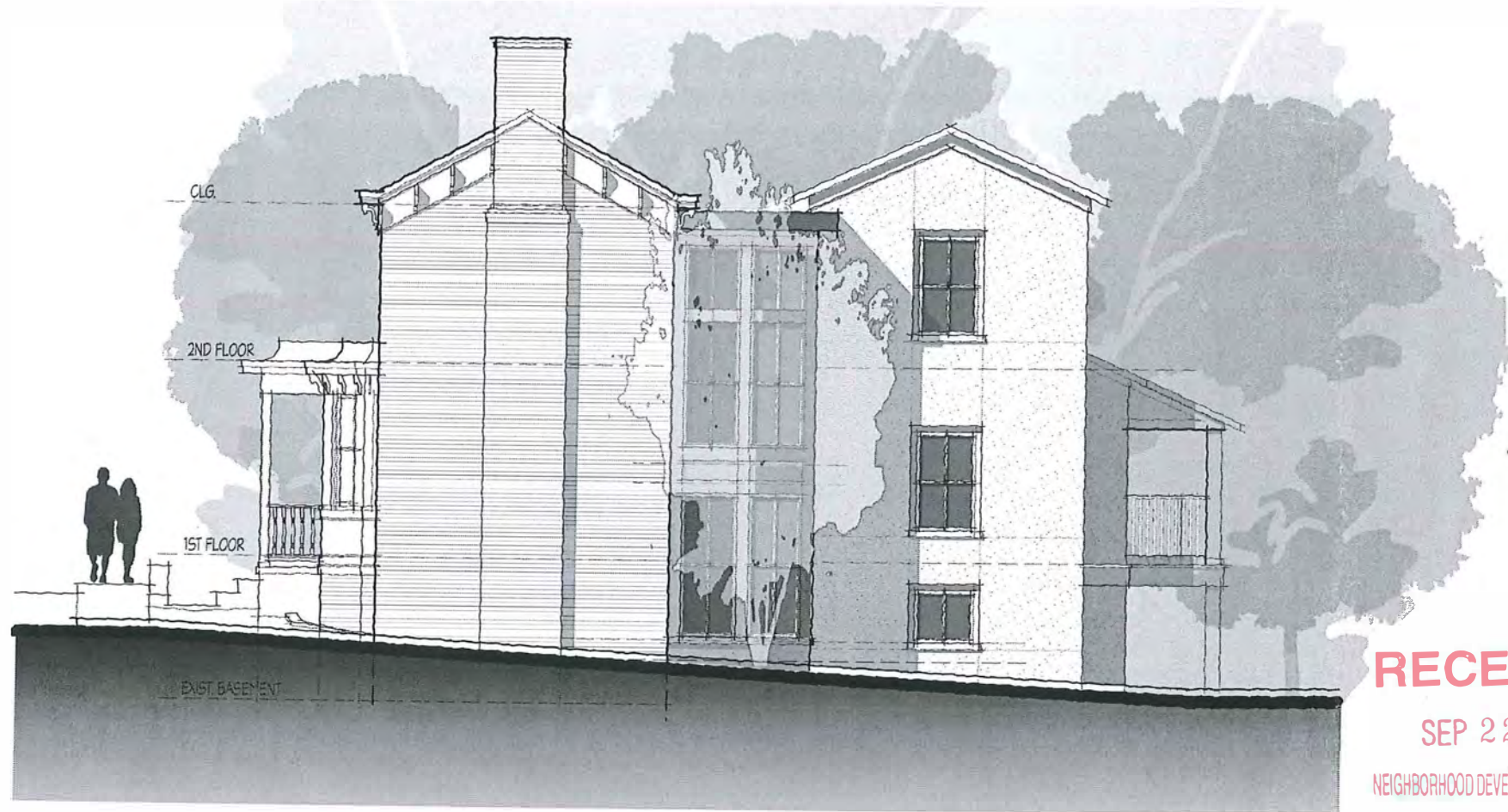
STREET ADDRESS: 301 Fifth Street, SW	HISTORIC NAME: Shelton-Fuller House
MAP & PARCEL: 29-104	DATE / PERIOD: Before 1876
CENSUS TRACT AND BLOCK:	STYLE: Victorian Vernacular
PRESENT ZONING: R-2	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: John and Rebecca Shelton	DIMENSIONS AND LAND AREA: 56' x 130' (7280 sq. ft.)
ORIGINAL USE: Residence	CONDITION: Good
PRESENT USE: Residence	SURVEYOR: Bibb
PRESENT OWNER: Lonnie Vest, Jr., Bertha M. Vest	DATE OF SURVEY: Spring 1984
ADDRESS: 301 Fifth Street, SW	SOURCES: City/County Records Bertha Vest
Charlottesville, Virginia 22901	1877 Gray Map Ch'ville City Directories
	Sanborn Map Co. 1907

ARCHITECTURAL DESCRIPTION

This is a basic 2-storey, 3-bay, single-pile Virginia I-house set on an English basement. The front yard has now been filled in behind a brick retaining wall that curves around the front of the house from each side of the entrance porch. Walls and foundation are constructed of brick laid in 7-course (and some 9-course) American bond. The medium-pitched bellcast gable roof is covered with standing-seam metal and has projecting eaves and verges, a boxed cornice with sawn brackets on the front and side elevations, and a plain frieze. There is a low central gable on the facade. Each of the two exterior end chimneys has a small cap and one set of weatherings at the sides. The south chimney also has two weatherings on the face of the chimney, both between the first and second storey levels. Windows are double-sash, 2-over-2 light, with plain trim at the basement level and architrave trim at the two upper levels. First storey windows are somewhat taller than those at the other two levels. A one-storey, entrance porch covers the central bay of the facade. It has a bellcast truncated hip roof covered with sheet metal with a boxed cornice, paired cornice brackets, and a plain frieze. Two of the original chamfered square posts with large sawn brackets remain attached to the facade, but the other two posts have been replaced with wrought iron, as has the balaustrade. There is a concrete floor. The entrance door has also been replaced, but the rectangular transom and 3-light sidelights over panels with moulded rails remain. There is a one-storey semi-octagonal bay window in the northern bay of the facade. Its roof matches that of the entrance porch, except that the cornice brackets are not paired. There are narrow 1-over-1 light windows at the sides and a 2-over-2 light window in the center plane. At the basement level, there is only a 6-over-6 light window in the center plane. A one-storey cinderblock wing with a low-pitched gable roof covers the center bay of the rear elevation, probably replacing an earlier frame wing. It has now been extended to both sides.

HISTORICAL DESCRIPTION

An 1876 deed of trust noted that John N. Fry had contracted to sell to John & Rebecca Shelton "the house and lot where they now reside on the west side of the Old Still House Road...." (ACDB 70-262). This house appears on the 1877 Gray Map. Shelton died before he finished paying for the house, and his son-in-law Charles Fuller paid the rest and received a deed in 1896 (City DB 7-286). A one-storey frame rear wing was added before 1907. After the deaths of Fuller and his wife, their heirs used the house as rental property for many years before finally selling it in 1979 to Lonnie & Bertha Vest (DB 307-217, 404-175).



CONTACTS

OWNER /
CONTRACTOR

MICHAEL & ASHLEY McMAHON
332 CLARKS TRACT
KESWICK, VIRGINIA 22947

P: 434.531.3663



MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
300 N. STONEMAN LANE - CHARLOTTESVILLE, VIRGINIA 22903
Tel: 434.979.7550 Fax: 434.979.5220

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA

301 5TH STREET SW
ADDITION & RENOVATION
CHARLOTTESVILLE, VIRGINIA

RECEIVED

SEP 22 2011

NEIGHBORHOOD DEVELOPMENT SERVICES

VICINITY MAP



INDEX OF DRAWINGS

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PERMIT SET
09.15.11

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The contractor is responsible for checking and verifying all fields and dimensions and shall report any discrepancies to the Architect.

TITLE SHEET

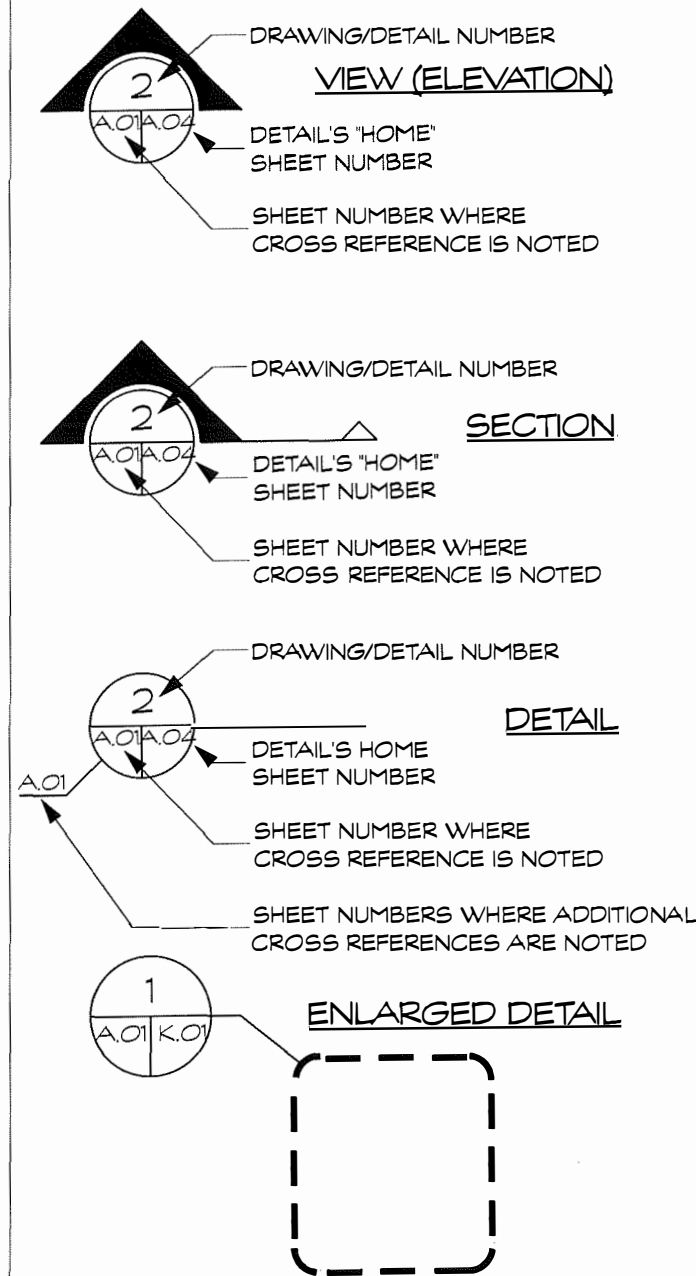
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T-1

GENERAL NOTES

- 1) Provide a finished, complete and watertight building as described and illustrated in these construction documents. Fully complete all portions of the work, including those items of work, finishes, fixtures, equipment or materials that may not be shown but would reasonably be included in a finished project of this nature.
- 2) The Contractor is responsible to coordinate all General Notes and associated work with electrical, mechanical, plumbing and site work.
- 3) All components, systems and all other manufactured articles, materials components and equipment shall be applied, installed, connected, erected, used, cleaned, stored, handled, conditioned and maintained, etc. as per manufacturer's recommendations. Any conflict, discrepancy or question concerning these documents or manufacturers' recommendations should be brought, in writing, to attention of the Owner before proceeding with the work. All assemblies required to be fire rated must be UL listed or Factory Mutual rated.
- 4) Equal materials or components to those specified may be considered. Discuss any proposed substitutions with the Owner and obtain an approval before ordering or proceeding with work.
- 5) All finished work shall be properly protected from damage by subsequent work or trades. All damage shall be repaired or replaced at the expense of parties responsible for damage. Any surfaces, materials, or equipment developing cracks, tears, dislocations, blemishes, or problems of like nature shall be replaced, repaired or relieved in a manner acceptable to the Owner. All cost related thereto shall be paid by the contractor without additional cost to Owner.
- 6) 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.
- 7) It is expected and required that the General Contractor, individual specialized contractors and all sub-contractors be experienced in their trades and shall use workmen who are skilled in their particular field. Quality workmanship and sound, solid, trouble-free construction will be the standard of acceptance.
- 8) It is further expected that construction shall proceed in compliance with generally accepted good building practices. IF THERE IS ANY QUESTION CONCERNING NEED FOR ADDITIONAL DETAIL, METHOD, SUBSTITUTION OF MATERIAL OR EQUIPMENT, ETC.... THE CONTRACTOR SHALL CONSULT THE OWNER FOR ADDITIONAL DRAWINGS OR CLARIFICATION OF THE INTENT OF THE DOCUMENTS BEFORE PROCEEDING WITH THE WORK.
- 9) Do not scale these drawings. Where dimensions are incomplete or directions are not clear, contact the Owner for clarification.
- 10) Due to the irregular nature of the existing building and building materials, dimensions shown are to be field verified. The dimensions shown are for planning purposes only. The Contractor SHALL verify all site and existing conditions and dimensions prior to commencing work.
- 11) The Contractor is responsible for any damage to existing roads and utilities which occur as a result of this construction project within or contiguous to existing rights-of-way.
- 12) It is the Contractor's responsibility to coordinate any work shown herein with any other separate, connecting or contiguous work.
- 13) Extreme care shall be taken to protect the existing building and landscape. Repair of any damage to existing physical features that are scheduled to remain (trees, shrubs, walks, buildings, etc.) shall be the responsibility of the Contractor. Repairs or replacement shall be made as necessary at no cost to the Owner - and shall be to the Owner's satisfaction.
- 14) Provide "material compatible" and manufacturer's approved caulking at all exterior joints to ensure water-tight & air-tight installation.
- 15) Provide blocking required in all walls for the support of wall hung and wall attached elements - such as cabinets, casework, handrails, mirrors, sinks, etc.

SYMBOLS



MATERIALS

NOTE: MATERIALS LIST FOR GENERAL GUIDANCE ONLY. MATERIAL SYMBOL MAY NOT BE SHOWN IN ALL INSTANCES. CONSULT ARCHITECT FOR ANY CLARIFICATIONS.

	EARTH
	CONCRETE (SECTION)
	CONCRETE (PLAN)
	PLYWOOD
	FINISHED WOOD
	ROUGH WOOD
	BLOCKING

SITE & BUILDING DATA

Reference: Parcel 290104000
 Owner: Michael & Ashley McMahon
 Tax Map #: TMP 29-104
 Zoning: R-1S H
 Use: Single Family Residence
 Area: 7,746 sf.
 Location: 301 Fifth Street SW

OCCUPANCY GROUP..... SINGLE FAMILY RESIDENCE
 TYPE OF CONSTRUCTION..... MASONRY & WOOD WALLS / WOOD ROOF & FLOOR W/ BASEMENT

BUILDING AREAS:

PERMIT SET
 09.15.11

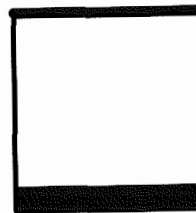


MITCHELL / MATTHEWS ARCHITECTS PLANNERS
 308 Park Springs Lane - Charlottesville, Virginia 22903
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301 FIFTH STREET
 McMAHON RESIDENCE
 CHARLOTTESVILLE, VIRGINIA

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PROJECT _____
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ABBREVIATIONS

ABBR.	LABEL	ABBR.	LABEL	ABBR.	LABEL	ABBR.	LABEL	ABBR.	LABEL
ABV	ABOVE	EMER.	EMERGENCY	LAM	LAMINATED	RFL	REFLECT (ED) (NE) (DR)	W	WEST
AFF	ABOVE FINISHED FLOOR	ENC	ENCLOSE (URE)	LAV	LAVATORY	REFR	REFRIGERATOR	W	WIDTH, WIDE
A.P.	ACCESS PANEL	EQ	EQUAL	L.H.	LEFT HAND	RCP	REINFORCED CONCRETE PIPE	WIN	WINDOW
ACT	ACCUSTICAL TILE	EQUIP	EQUIPMENT	LT	LIGHT	REQD	REQUIRED	W	WITH
ADD	ADDENDUM	ETC.	ET CETERA	LL	LIVELOAD	RA	RETURN AIR	WO	WITHOUT
ADJ	ADJACENT	EXG	EXISTING			REV	REVISION (S), REVISED	WD	WOOD
AC	AIR CONDITIONING	E.B.	EXPANSION BOLT	MFR	MANUFACTURE (ER)	RH	RIGHT HAND		
AHU	AIR HANDLING UNIT	E.J.	EXPANSION JOINT	MAS	MASONRY	ROW	RIGHT OF WAY		
ALUM	ALUMINUM	EXT.	EXTERIOR	MO	MASONRY OPENING	RD	ROOF DRAIN		
ADA	AMERICANS WITH DISABILITIES ACT	E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	MTL	MATERIAL (S)	RFG	ROOFING		
AB.	ANCHOR BOLTS			MAX	MAXIMUM	RM	ROOM		
ARA	AREA OF RESCUE ASSISTANCE	FB	FACE BRICK	MECH	MECHANIC (AL)	R.O.	ROUGH OPENING		
ARCH	ARCHITECT (URAL)	FOC	FACE OF CONCRETE	MED	MEDIUM	RS	RISER		
ASPH	ASPHALT	FOB	FACE OF BLOCK	MET	METAL				
AWI	ARCHITECTURAL WOODWORK INSTITUTE	FOS	FACE OF STUD	M	METER	SCH	SCHEDULE		
BSMT	BASEMENT	FOW	FACE OF WALL	MM	MILLIMETER	SECT	SECTION		
BM	BEAM	FCU	FAN COIL UNIT	MIN	MINIMUM	SHT	SHEET		
BRG	BEARING	FT	FEET, FOOT	MIN	MINUTE	SIM	SIMILAR		
BLK	BLACK	FIN.	FINISH	MISC	MISCELLANEOUS	SC	SOLID CORE		
BLKG	BLOCKING	FFE	FINISH FLOOR ELEVATION	MR	MOISTURE RESISTANT	S	SOUTH		
BD.	BOARD	FFL	FINISH FLOOR LINE	MLD	MOULDING	SPEC	SPECIFICATION (S)		
BOT	BOTTOM	FRT	FIRE RETARDANT TREATED	MT	MOUNT (ED) (NG)	SQ	SQUARE		
BLDG	BUILDING	FP	FIREPROOF			STD	STANDARD		
		FLR	FLOOR (NG)	N.E.R.	NATIONAL EVALUATION REPORT	ST	STEEL		
CAB	CABINET	FD	FLOOR DRAIN	NOM	NOMINAL	STO	STORAGE		
CSMT	CASEMENT	FTG	FOOTING	N	NORTH	SD	STORM DRAIN		
CLG	CEILING	FR	FRAME (D) (NG)	N.I.C.	NOT IN CONTRACT	STRUCT.	STRUCTURAL		
CL	CENTER LINE	FS	FLOOR SINK	N.T.C.	NOT TO SCALE	SYM	SYMMETRY (ICAL)		
CM	CENTIMETER	FBO	FURNISHED BY OTHERS	NO.NUM.#	NUMBER	SYN	SYNTHETIC		
CT	CERAMIC TILE					SYS	SYSTEM		
CR	CIRCLE	GA	GAUGE	OC.	ON CENTER				
CIRC	CIRCUMFERENCE	GALV	GALVANIZED	OPG	OPENING	TEL	TELEPHONE		
COL	COLUMN	GC	GENERAL CONTRACTOR	OPP	OPPOSITE	TV	TELEVISION		
COMM	COMMUNICATIONS	GB	GRAB BAR	OPP.H.	OPPOSITE HAND	TEMP	TEMPORARY		
CONC.	CONCRETE	GD	GRADE, GRADING	OD	OUTSIDE DIAMETER	THK	THICK (NESS)		
CMU	CONCRETE MASONRY UNIT	GYP	GYP SUM	OA	OVERALL	TPD	TOILET PAPER DISPENSER		
CONST	CONSTRUCTION	GYP. BD.	GYP SUM DRY WALL			TOL	TOLERANCE		
CONT.	CONTINUOUS OR CONTINUE			PNT	PAINT	TOM	TOP OF MASONRY		
C.J.	CONTROL JOINT	HDWR	HARDWARE	PTD	PANED	T & G	TONGUE AND GROOVE		
CS	COUNTER SINK	HDR	HEADER	PNL	PANEL	TB	TOWEL BAR		
COOR	COORDINATE	HTG	HEATING	PB	PANIC BAR	TRD	TREAD		
CORR	CORRIDOR	HVAC	HEATING VENTILATING AIR CONDITIONING	PAR	PARALLEL	TRTD	TREATED		
CFT	CUBIC FOOT			PK	PARKING	TS	TUBULAR STEEL		
CYD	CUBIC YARD	HT	HEIGHT	PVMT	PAVEMENT	TYP	TYPICAL		
		HM	HOLLOW METAL	PERF	PERFORATE (D)				
DL	DEAD LOAD	HOR	HORIZONTAL	PLAM	PLASTIC LAMINATE	UL	UNDERWRITERS LABORATORIES		
DEMO	DEMOLISH OR DEMOLITION	HB	HOSE BIB	PL	PLATE	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARD		
D	DEPTH	HWH	HOT WATER HEATER	PLUMB	PLUMBING				
DTL	DETAIL	HR	HOUR	PLVD	POLYWOOD	USBC	UNIFORM STATEWIDE BUILDING CODE		
DIA.	DIAMETER			PNT	POINT	UON	UNLESS OTHERWISE NOTED		
DIM.	DIMENSION	INCL	INCLUDING	PVC	POLYVINYL CHLORIDE	UR	URINAL		
DR	DOOR	INS	INSULATE (D) (ON)	PCF	POUNDS PER CUBIC FEET				
DH	DOUBLEHUNG	I.J.	INSULATION JOINT	PLF	POUNDS PER LINEAL FOOT	VB	VAPOR BARRIER		
DS	DOWNSPOUT	INT	INTERIOR	PSI	POUNDS PER SQUARE INCH	V.I.F.	VERIFY IN FIELD		
DI	DRAIN INLET	JC	JANITORS CLOSET	PCC	PRECAST CONCRETE	VERT	VERTICAL		
DWG	DRAWING	JT	JOINT	PT	PRESSURE TREATED	VAT	VINYL ASBESTOS TILE		
DF	DRINKING FOUNTAIN	JST	JOIST	PROD.	PRODUCT	VB	VINYL BASE		
EA	EACH					VT	VINYL TILE		
E	EAST	K.F.	KRAFT FACED	QT	QUARRY TILE				
ELEC	ELECTRIC (AL)					WSCT	WAINSCOT		
EWH	ELECTRIC WATER HEATER	LBL	LABEL			WC	WATER CLOSET		
EL	ELEVATION	LAB	LABORATORY	RAD	RADIUS	WP	WATER PROOFING		
ELEV	ELEVATOR	LAB	LABORATORY	RWL	RAIN WATER LEADER				
		LB	LAG BOLT	REF	REFERENCE	WVM	WELDED WIRE MESH		

PERMIT SET
09.15.11

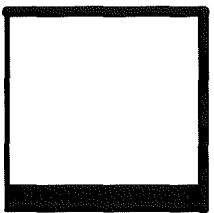


MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
300 Park Synonym Lane - Charlottesville, Virginia 22903
Tel: 634-979-1550 Fax: 634-979-5320

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA

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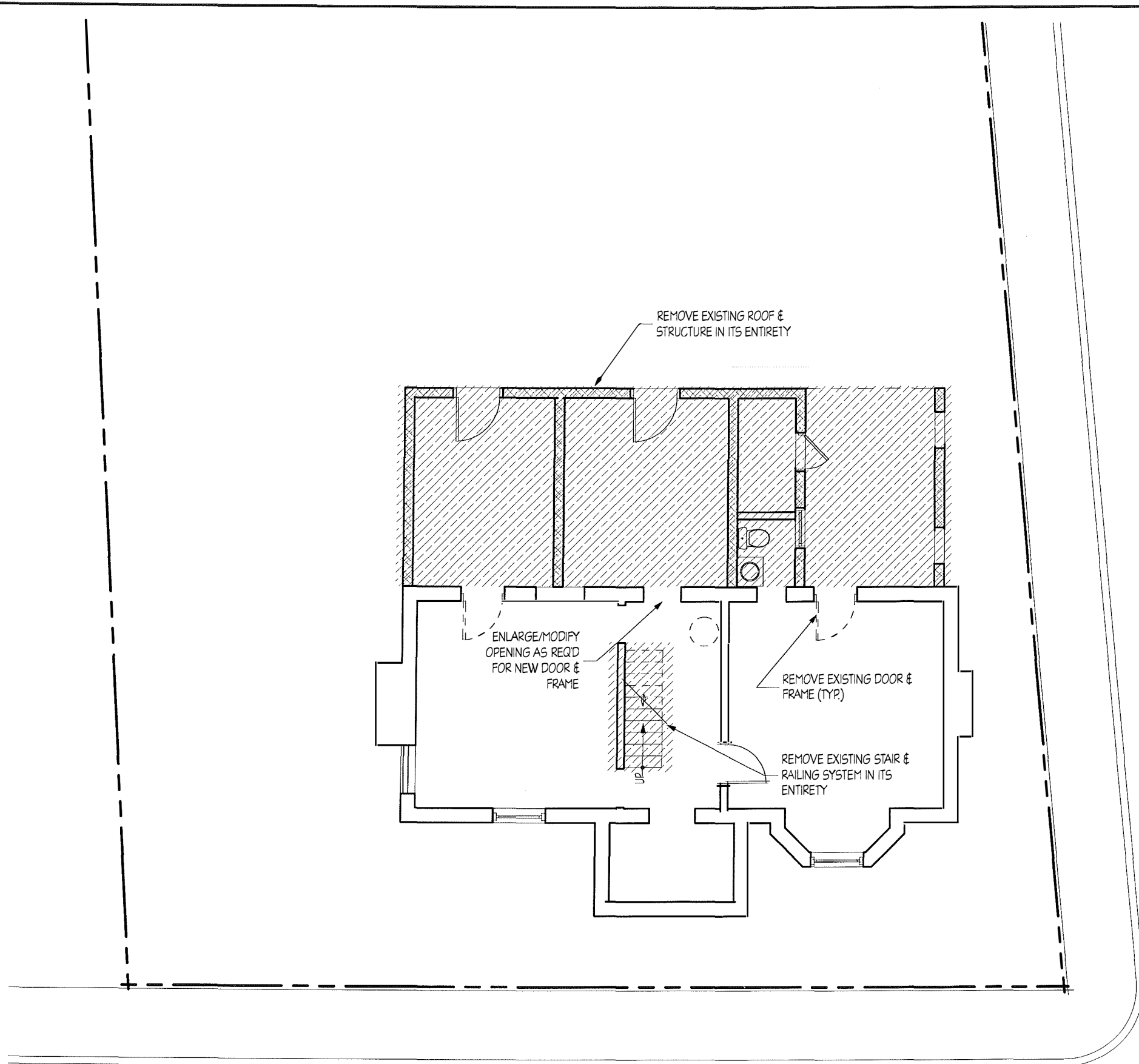
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CHECKED _____
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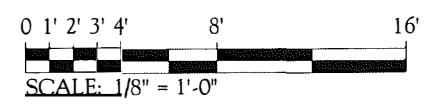
MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
309 Lenoir Street, Suite 1000 - Charlottesville, Virginia 22902
Tel: 434-979-7550 Fax: 434-979-5220

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA



1 DEMO - TERRACE LEVEL
SCALE: 1/8" = 1'-0"
PLAN/NORTH

PERMIT SET
09.15.11

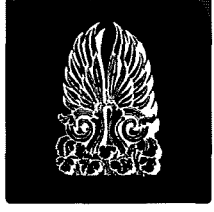


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• The contractor is responsible for checking and verifying all levels and dimensions and shall report any discrepancies to the Architect.

**BASEMENT
DEMO
PLAN**

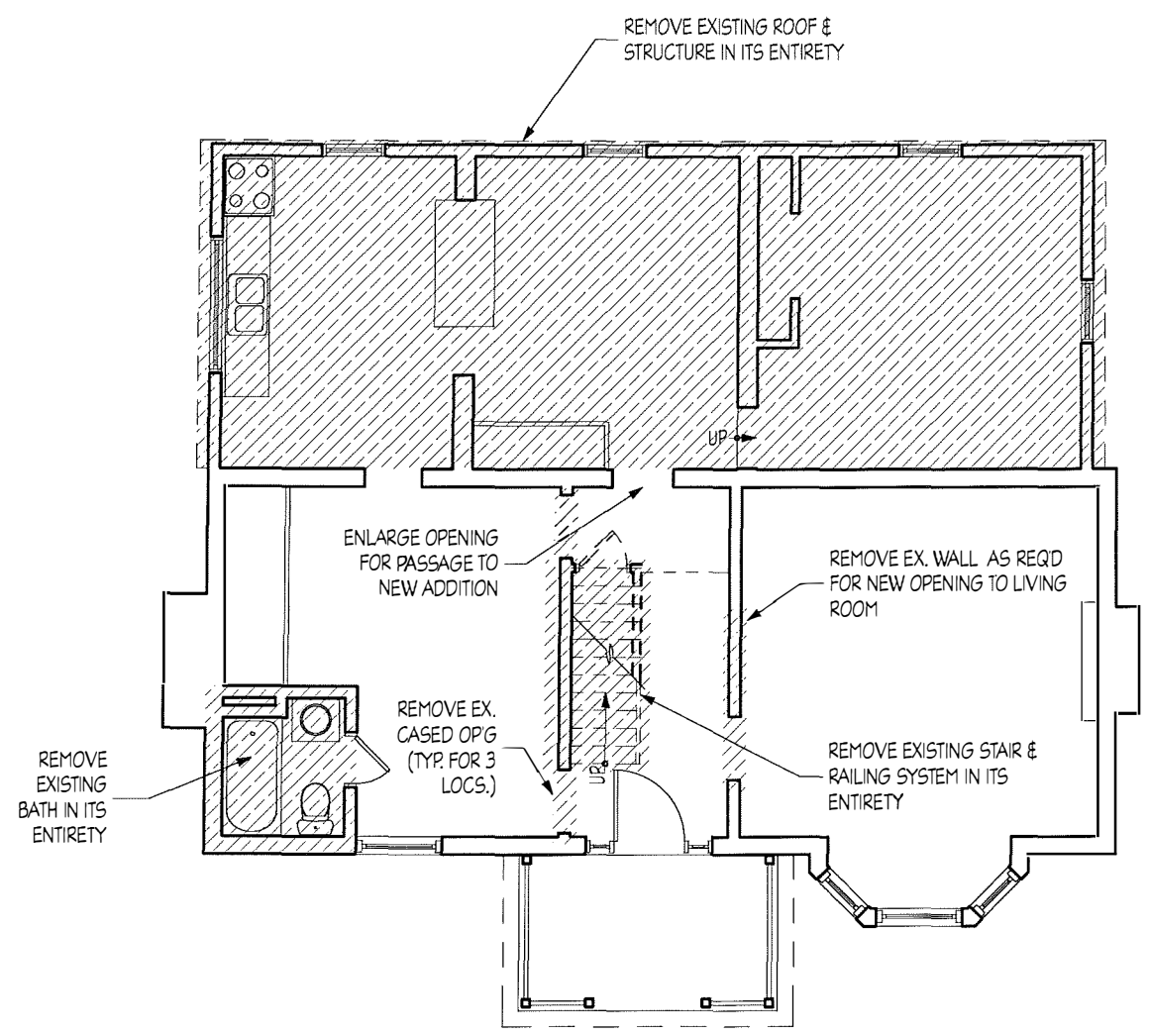
PROJECT _____
DATE _____
DRAWN _____
CHECKED _____
REVIEWED _____

D-2



MITCHELL / MATTHEWS
 ARCHITECTS PLANNERS
 200 Park Emerald Lane - Charlottesville, Virginia 22903
 Tel: 434.979.7550 Fax: 434.979.5220

301 FIFTH STREET
 McMAHON RESIDENCE
 CHARLOTTESVILLE, VIRGINIA



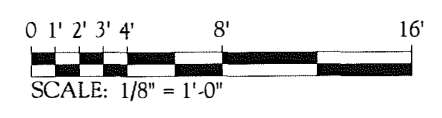
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1ST FLOOR
 DEMO
 PLAN

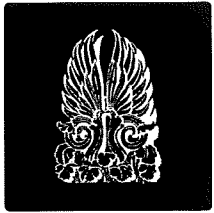
PROJECT	_____
DATE	_____
DRAWN	_____
CHECKED	_____
REVIEWED	_____

PERMIT SET
 09.15.11

1 DEMO - FIRST FLOOR
 SCALE: 1/8" = 1'-0"
 PLAN NORTH

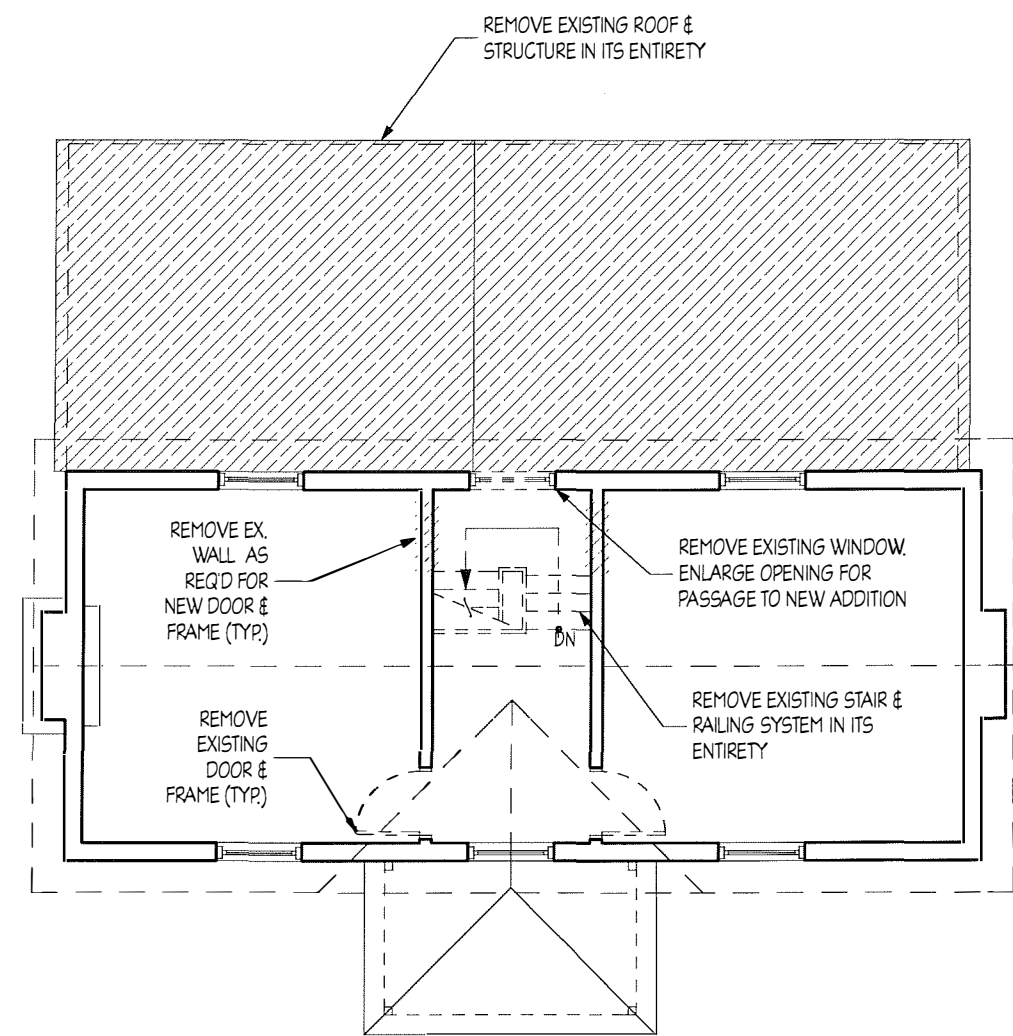


D-3



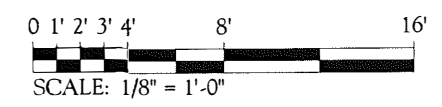
MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
300 York Street Lane - Charlottesville, Virginia 22903
Tel: 434.979.7550 Fax: 434.979.5520

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA



PERMIT SET
09.15.11

1 DEMO - SECOND FLOOR
SCALE: 1/8" = 1'-0" PLAN NORTH

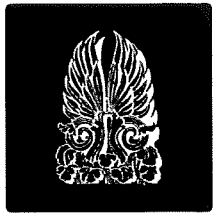


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2ND
FLOOR
DEMO
PLAN

PROJECT _____
DATE _____
DRAWN _____
CHECKED _____
REVIEWED _____

D-4



MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
388 Park Lane - Charlottesville, Virginia 22903
Tel: 434.979.7550 Fax: 434.979.5320

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA

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EX. SITE/
DEMO
PLAN

PROJECT _____
DATE _____
DRAWN _____
CHECKED _____
REVIEWED _____

D-1

Legal Reference:
D.B.952 Pg.162

This plat was prepared for:
South Branch Capital, LLC

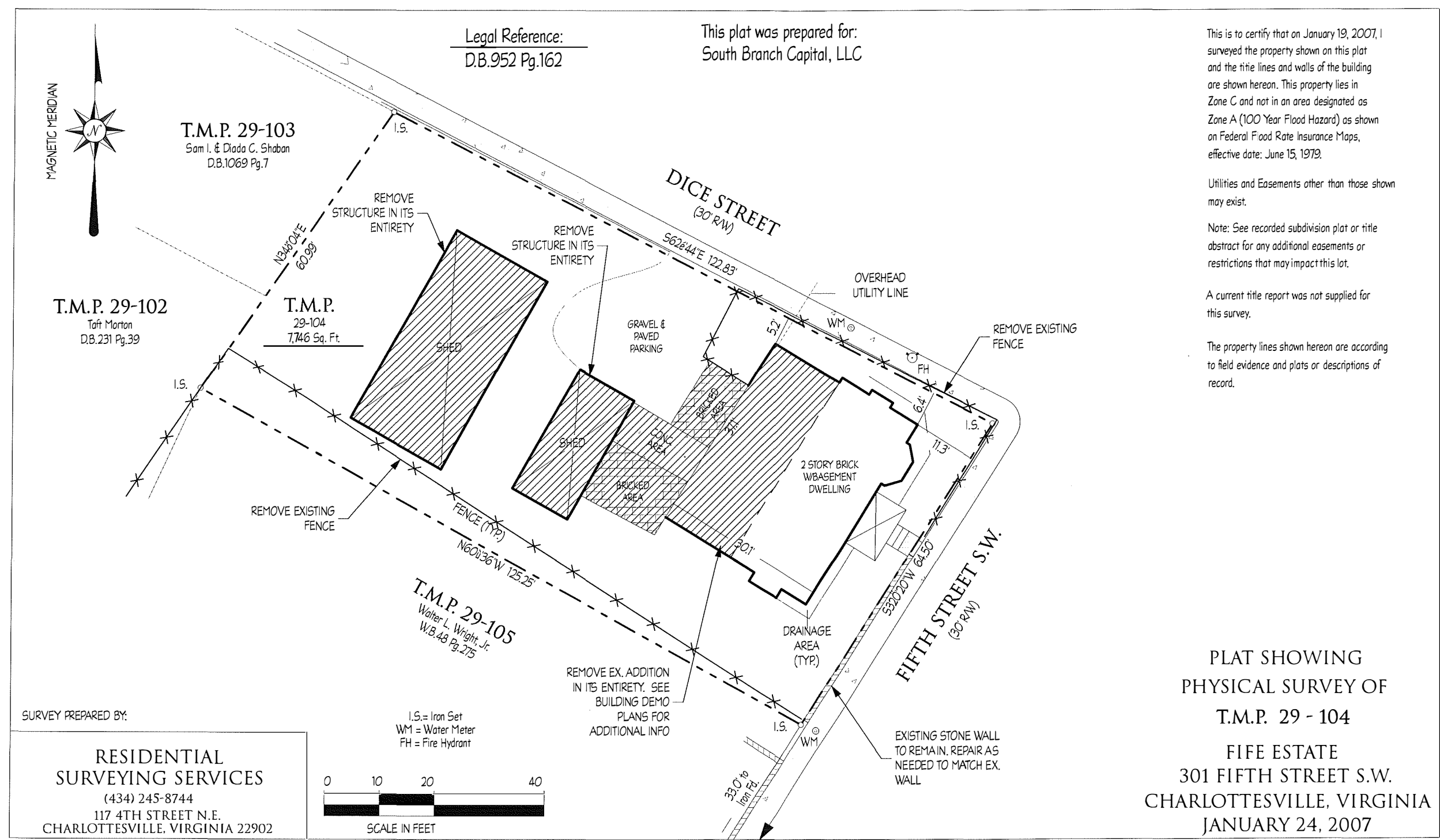
This is to certify that on January 19, 2007, I surveyed the property shown on this plat and the title lines and walls of the building are shown hereon. This property lies in Zone C and not in an area designated as Zone A (100 Year Flood Hazard) as shown on Federal Flood Rate Insurance Maps, effective date: June 15, 1979.

Utilities and Easements other than those shown may exist.

Note: See recorded subdivision plat or title abstract for any additional easements or restrictions that may impact this lot.

A current title report was not supplied for this survey.

The property lines shown hereon are according to field evidence and plats or descriptions of record.



PLAT SHOWING
PHYSICAL SURVEY OF
T.M.P. 29 - 104
FIFE ESTATE
301 FIFTH STREET S.W.
CHARLOTTESVILLE, VIRGINIA
JANUARY 24, 2007

SURVEY PREPARED BY:
RESIDENTIAL SURVEYING SERVICES
(434) 245-8744
117 4TH STREET N.E.
CHARLOTTESVILLE, VIRGINIA 22902

I.S. = Iron Set
WM = Water Meter
FH = Fire Hydrant

0 10 20 40
SCALE IN FEET

PERMIT SET
09.15.11



MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
288 South Boulevard Lane - Charlottesville, Virginia 22903
Tel: 434.979.7550 Fax: 434.979.5320

301 FIFTH STREET
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CHARLOTTESVILLE, VIRGINIA

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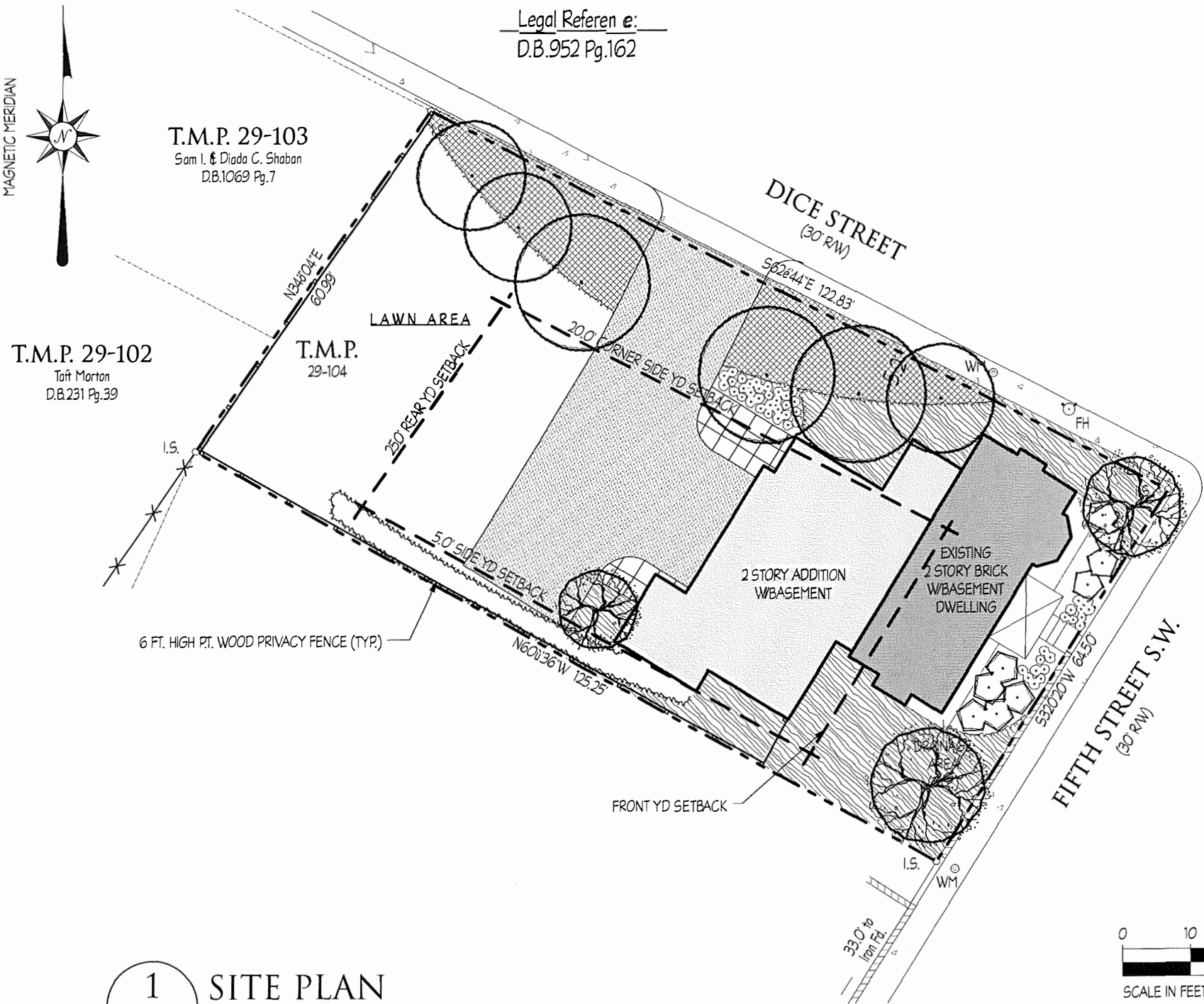
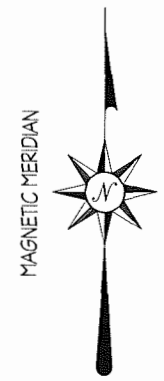
SITE PLAN

PROJECT _____
DATE _____
DRAWN _____
CHECKED _____
REVIEWED _____

L-1

PLANTING LEGEND	
	JAPANESE MAPLE
	LACE BARK ELM
	PROPOSED SHRUB PLANTINGS & MULCH
	BLUE HYDRANGEA
	DAPHNE
	BURNING BUSH
	LIRIOPE & MULCH
	PERIWINKLE & MULCH
	GRAVEL

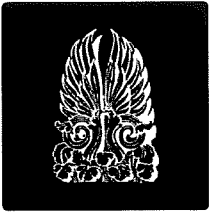
NOTE:
1. BASE SITE PLAN SURVEY PREPARED BY RESIDENTIAL SURVEYING SERVICES, DATED JANUARY 24, 2007.



1 SITE PLAN
SCALE: 1" = 20.0'

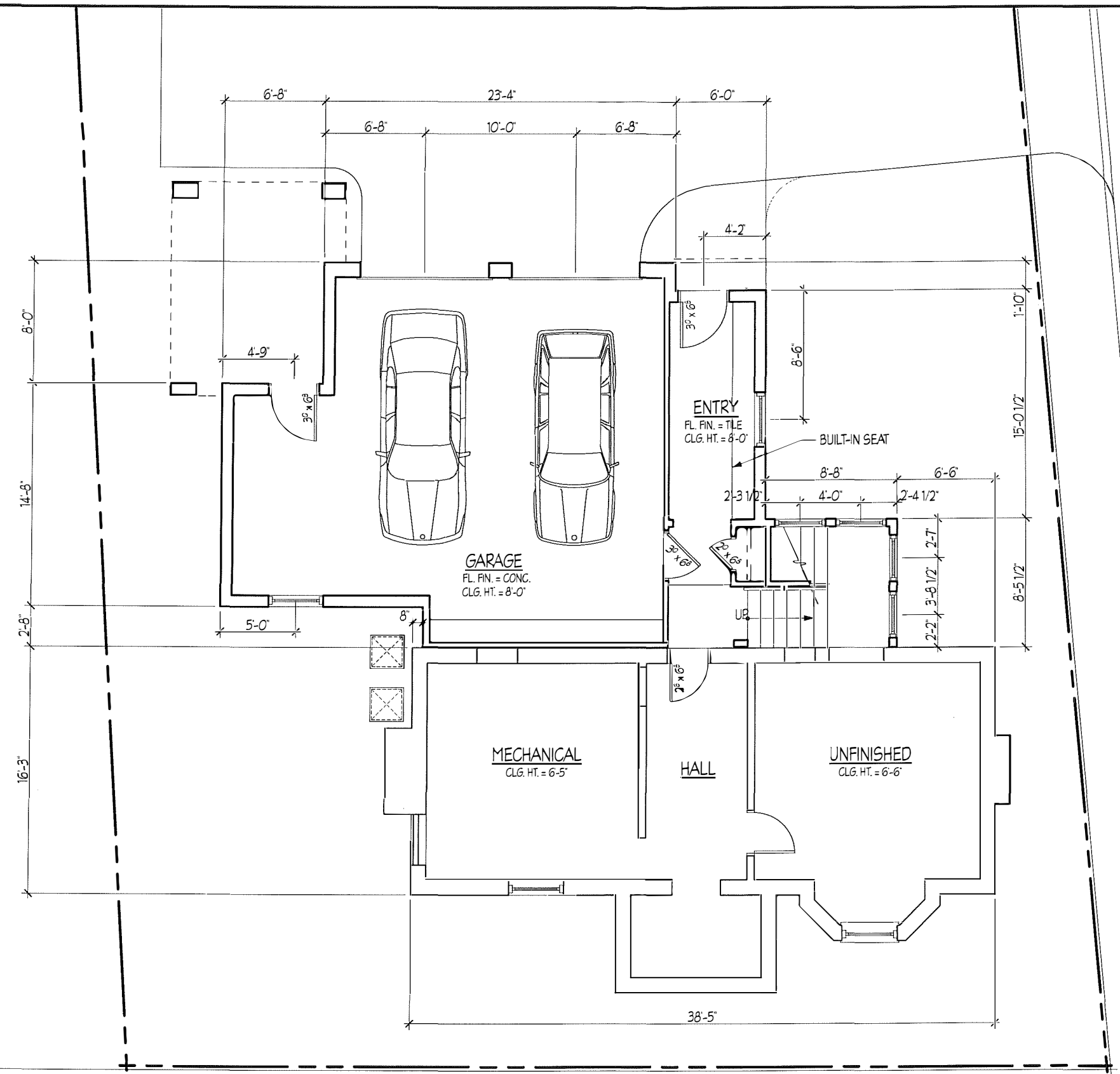


PERMIT SET
09.15.11



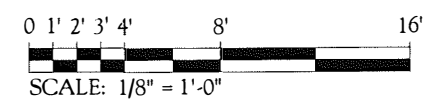
MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
340 Twin Stranmore Lane • Charlottesville, Virginia 22903
Tel: 434.979.7500 Fax: 434.979.5220

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA



1 TERRACE LEVEL
SCALE: 1/8" = 1'-0"
PLAN NORTH

PERMIT SET
09.15.11

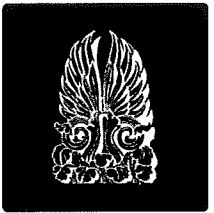


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TERRACE
PLAN

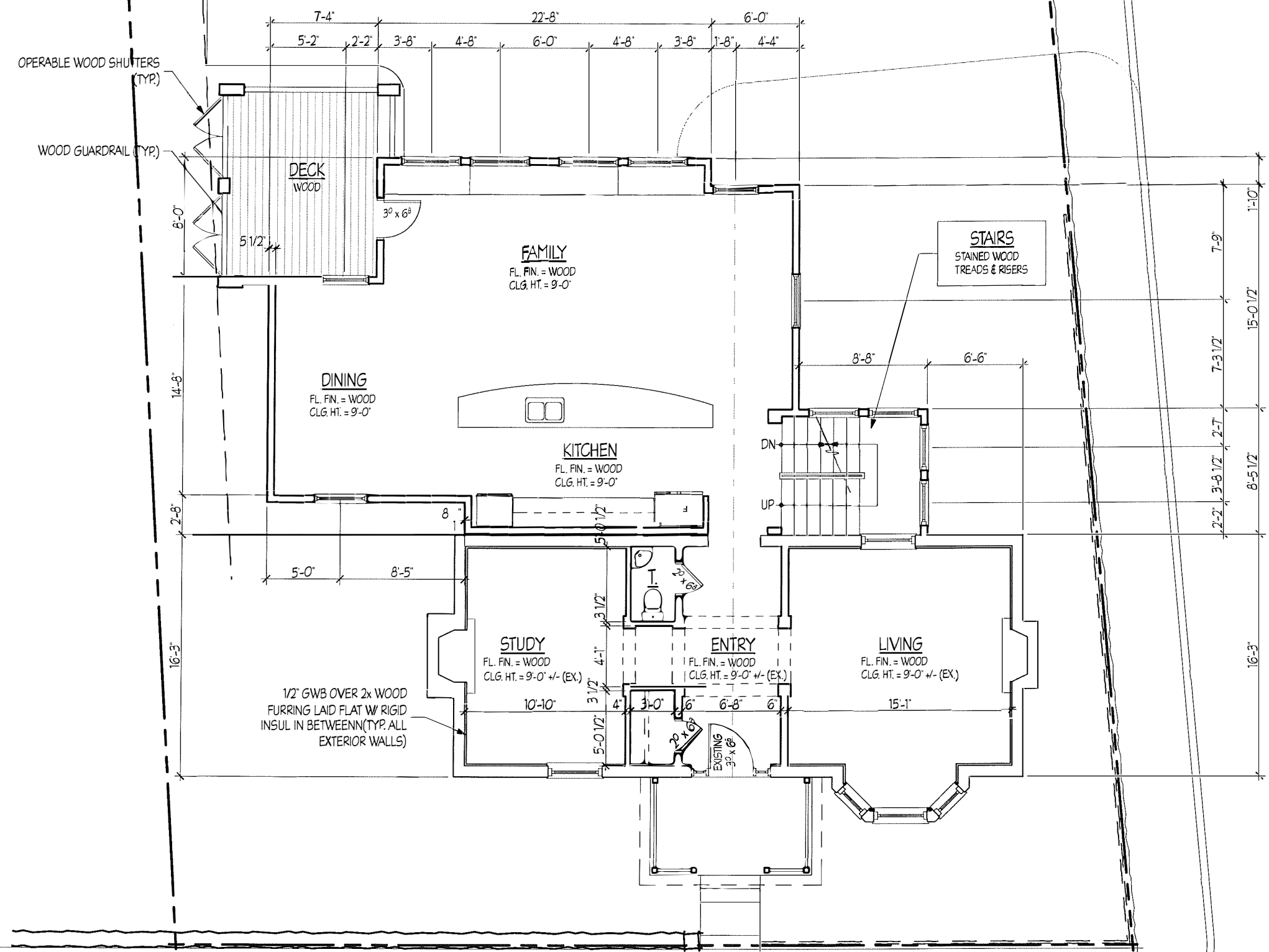
PROJECT	_____
DATE	_____
DRAWN	_____
CHECKED	_____
REVIEWED	_____

A-1



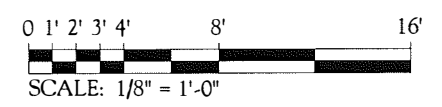
MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
387 Twin Sycamore Lane • Charlottesville, Virginia 22903
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301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA



PERMIT SET
09.15.11

1 FIRST FLOOR
SCALE: 1/8" = 1'-0"
PLAN NORTH

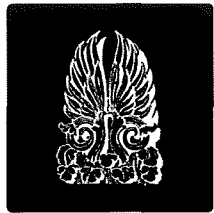


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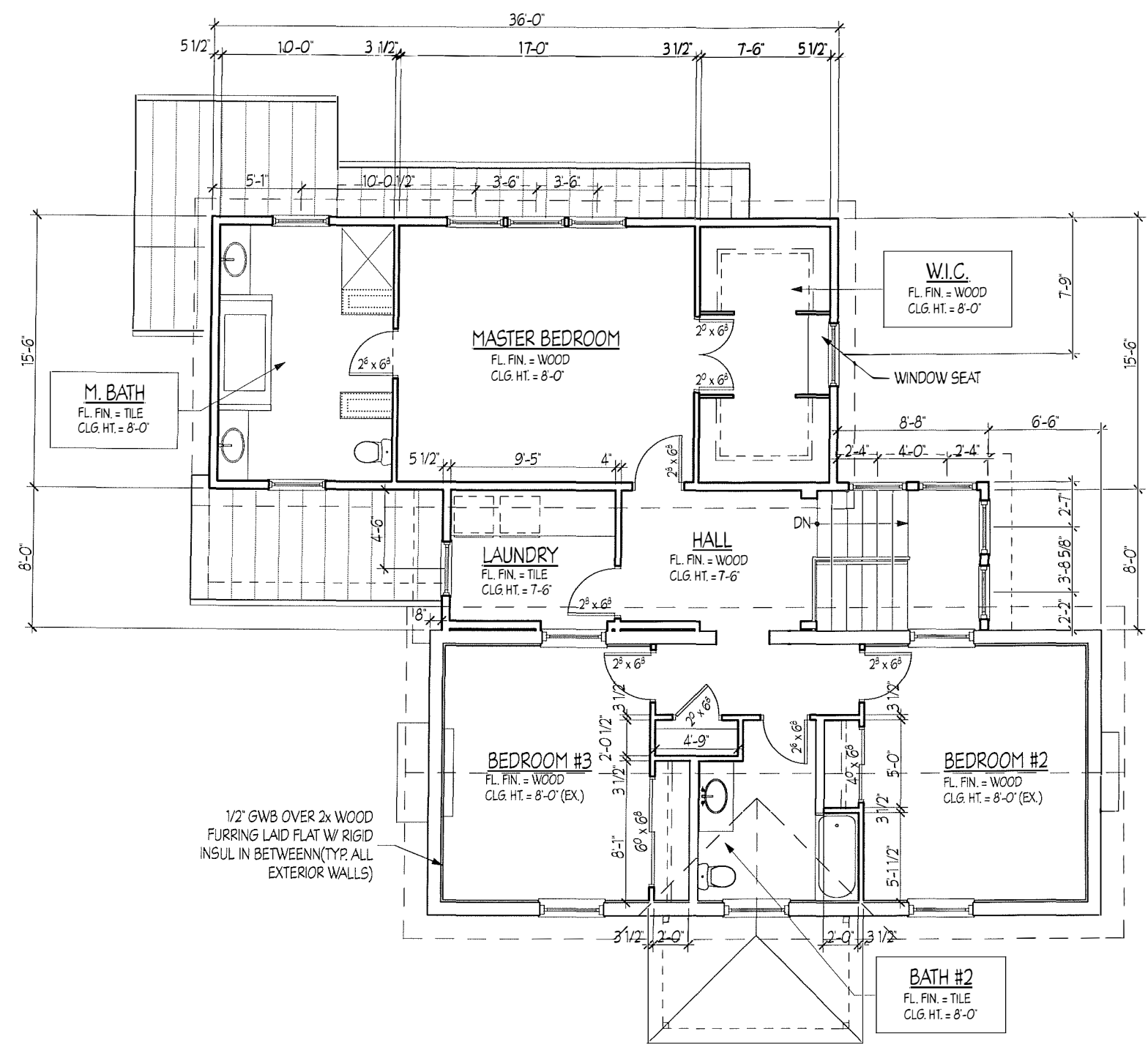
1ST FLOOR
PLAN

PROJECT _____
DATE _____
DRAWN _____
CHECKED _____
REVIEWED _____



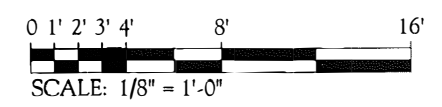
MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
389 Trevelyan Lane - Charlottesville, Virginia 22903
Tel: 434.979.1500 Fax: 434.979.5200

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA



1 SECOND FLOOR
SCALE: 1/8" = 1'-0"
PLAN NORTH

PERMIT SET
09.15.11



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2ND FLOOR PLAN

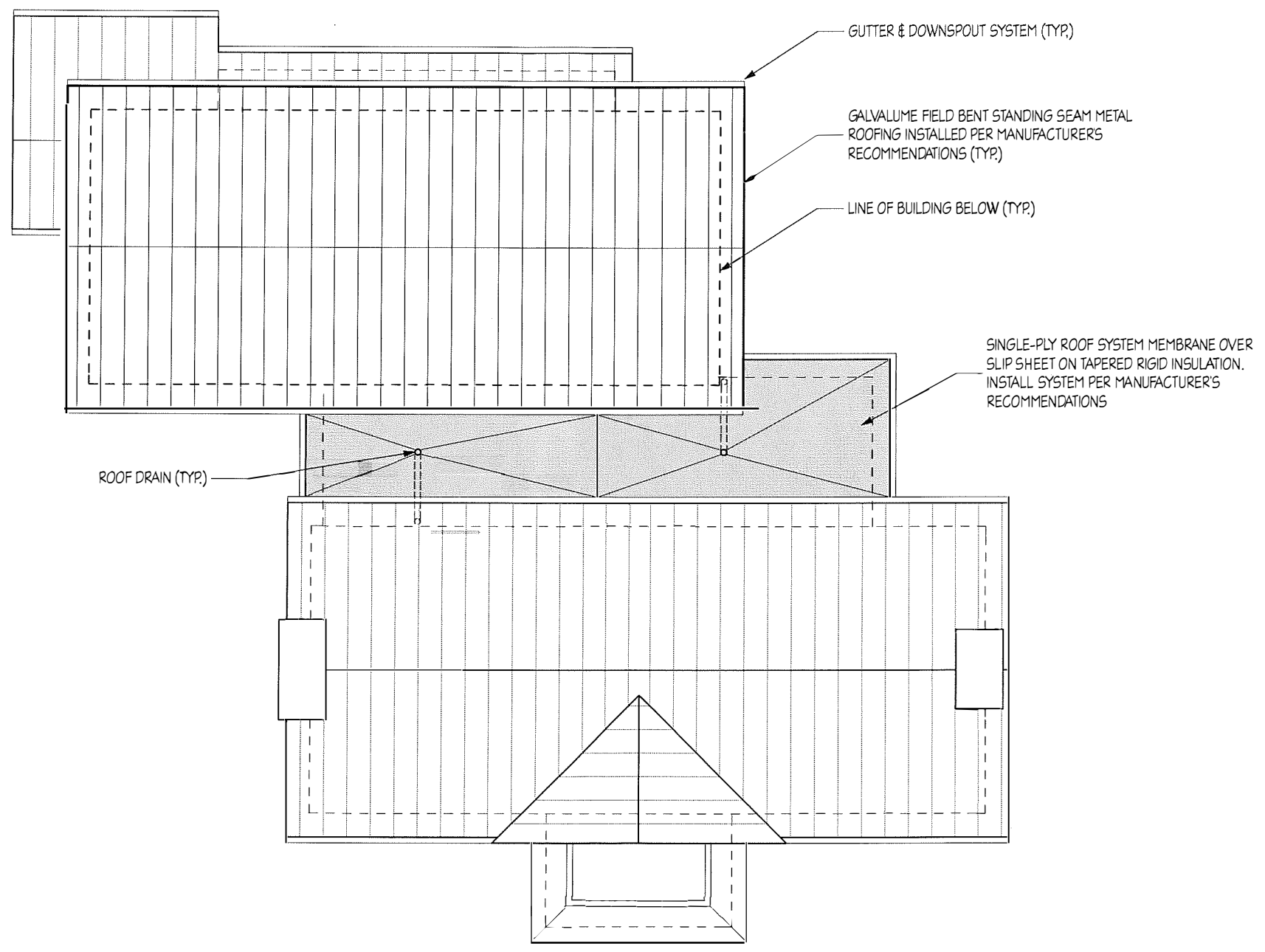
PROJECT _____
DATE _____
DRAWN _____
CHECKED _____
REVIEWED _____

A-3



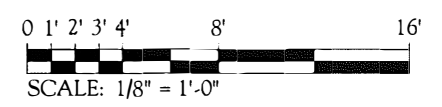
MITCHELL / MATTHEWS
 ARCHITECTS PLANNERS
 200 East 5th Street, Suite 100 - Charlottesville, Virginia 22903
 Tel: 434.979.7500 Fax: 434.979.5200

301 FIFTH STREET
 McMAHON RESIDENCE
 CHARLOTTESVILLE, VIRGINIA



1 ROOF PLAN
 SCALE: 1/8" = 1'-0"
 PLAN NORTH

PERMIT SET
 09.15.11



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ROOF
 PLAN

PROJECT	_____
DATE	_____
DRAWN	_____
CHECKED	_____
REVIEWED	_____

A-4

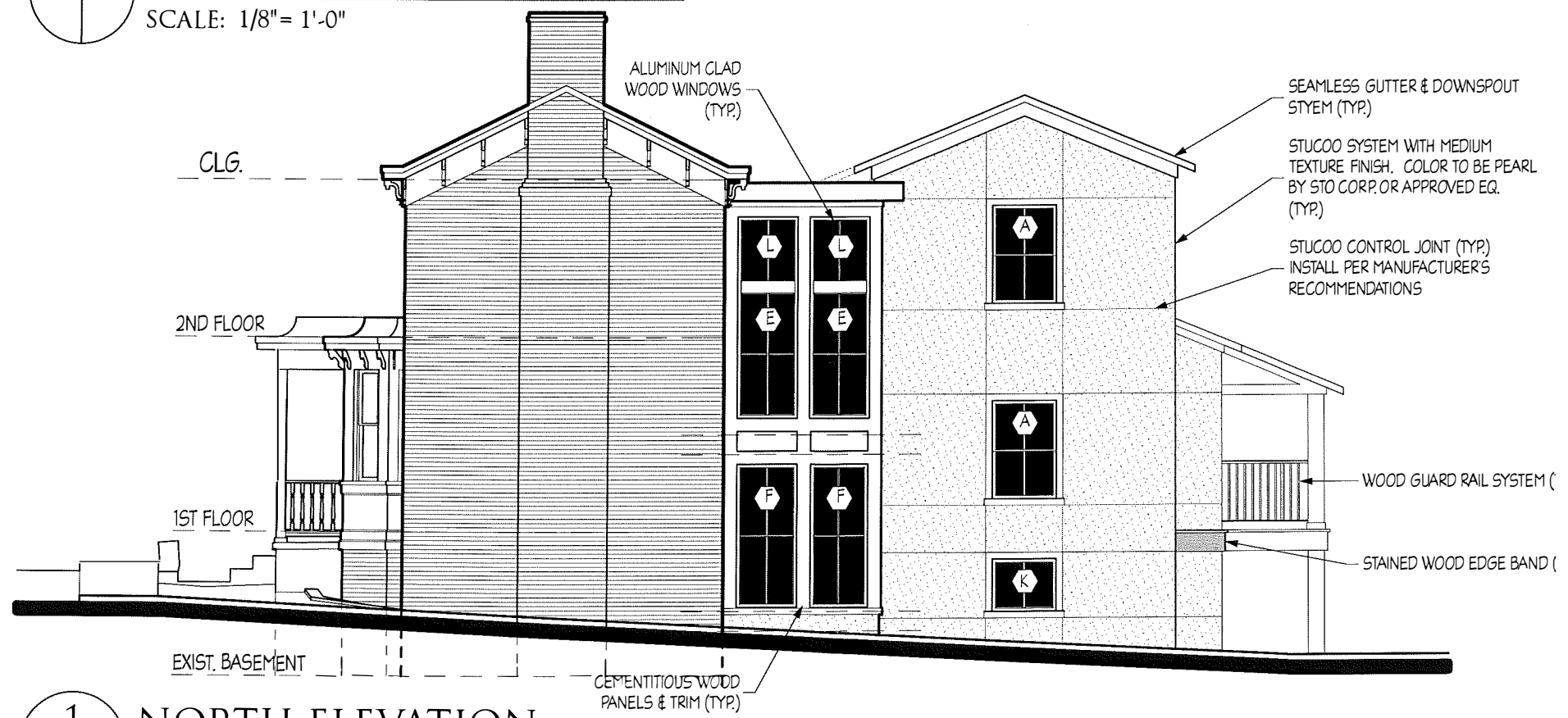


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ARCHITECTS PLANNERS
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Tel: 434.979.7350 Fax: 434.979.5220

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA

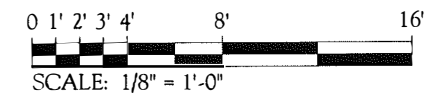


1 FRONT (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PERMIT SET
09.15.11



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**BUILDING
ELEVATIONS**

PROJECT _____
DATE _____
DRAWN _____
CHECKED _____
REVIEWED _____

A-5



MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
300 Twin Stranahan Lane - Charlottesville, Virginia 22903
Tel: 434.979.7550 Fax: 434.979.5320

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA



1 REAR (WEST) ELEVATION

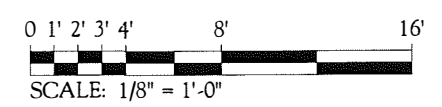
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

PERMIT SET
09.15.11



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BUILDING ELEVATIONS

PROJECT	_____
DATE	_____
DRAWN	_____
CHECKED	_____
REVIEWED	_____

A-6



MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
300 East Street, Suite 100 - Charlottesville, Virginia 22903
Tel: 434-979-7500 Fax: 434-979-5222

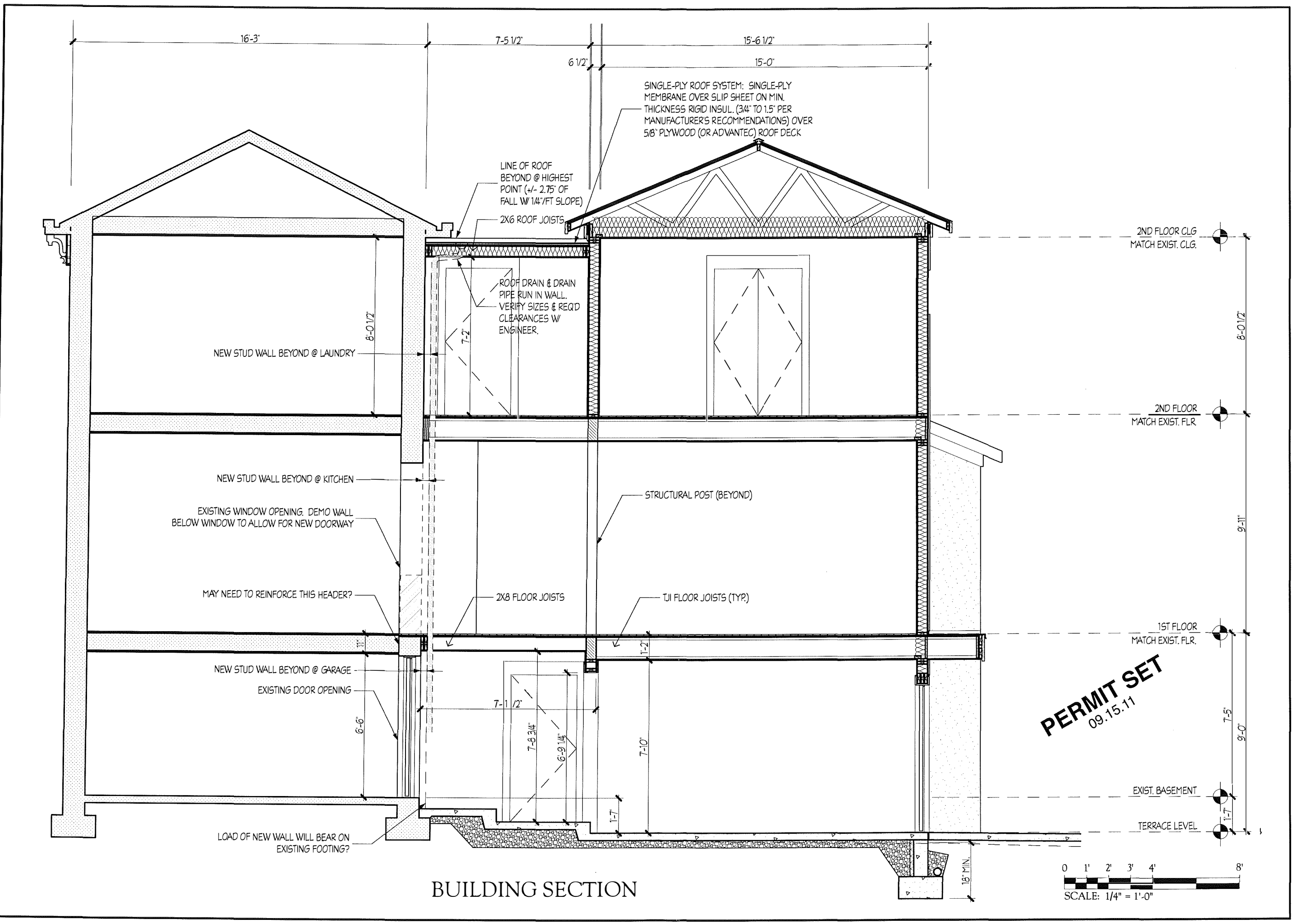
301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA

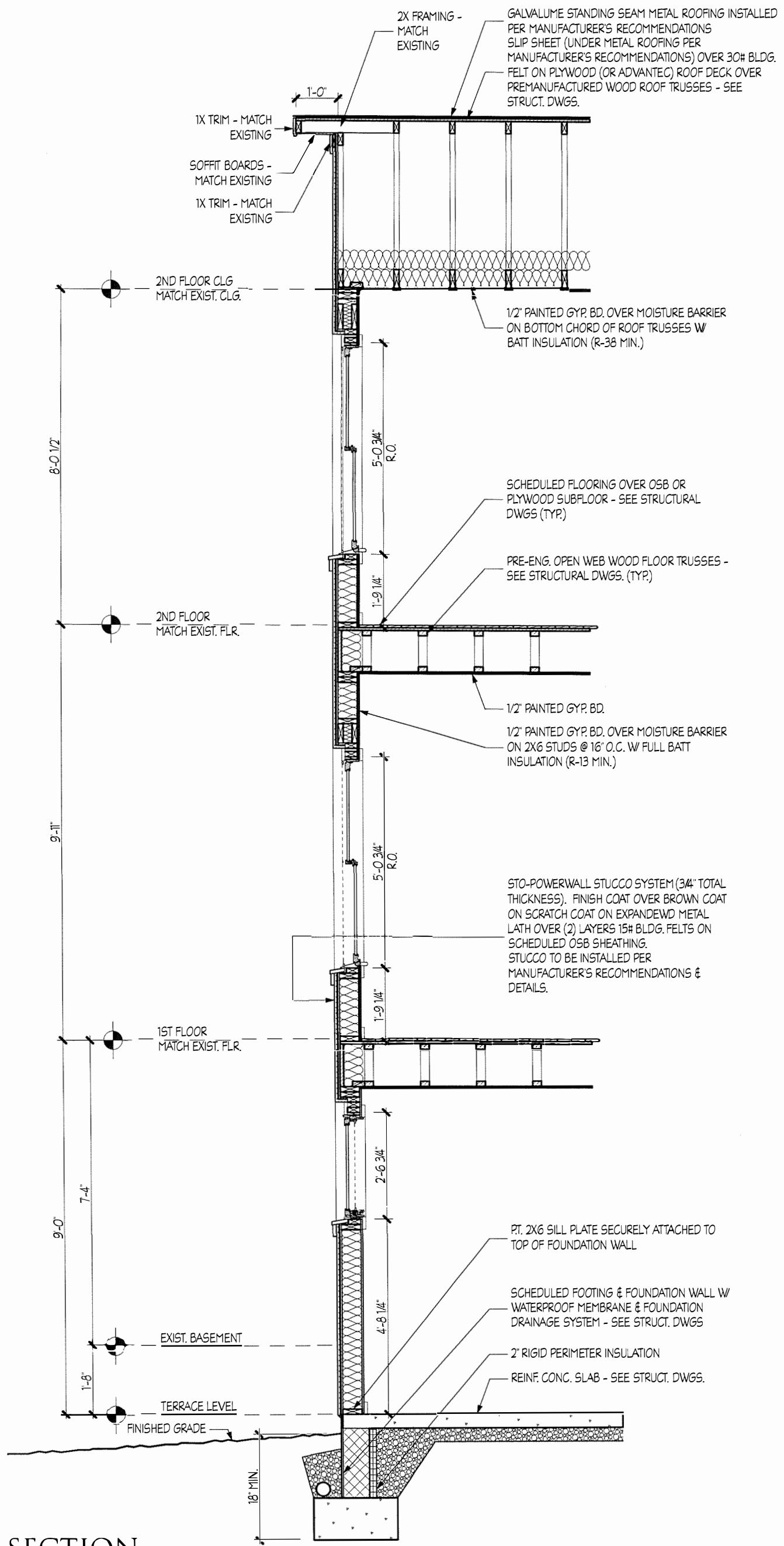
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BUILDING SECTION

PROJECT _____
DATE _____
DRAWN _____
CHECKED _____
REVIEWED _____

A-7

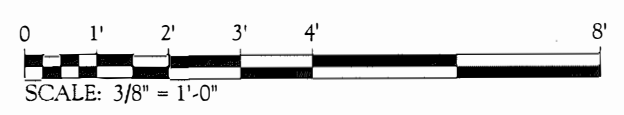




1

TYPICAL SECTION

SCALE: 3/8" = 1'-0"



A-8

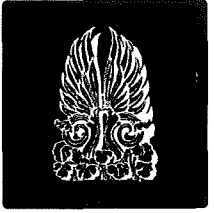
PROJECT	
DATE	
DRAWN	
CHECKED	
REVIEWED	

TYP. WALL SECTION

The contractor is responsible for all dimensions and details shown on this drawing unless otherwise specified. Any discrepancies in the field shall be reported to the Architect immediately.

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA

MITCHELL / MATTHEWS
ARCHITECTS
1000 W. MARKET STREET, SUITE 200
CHARLOTTESVILLE, VA 22902
TEL: 804.733.1234



MITCHELL / MATTHEWS
 ARCHITECTS PLANNERS
 308 Two Springs Lane - Charlottesville, Virginia 22903
 Tel. 434. 979. 1250 Fax. 434. 979. 2282

301 FIFTH STREET
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 CHARLOTTESVILLE, VIRGINIA

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WINDOW
 SCHED.

PROJECT _____
 DATE _____
 DRAWN _____
 CHECKED _____
 REVIEWED _____

A-9

WINDOW INFORMATION

TYPE	DESCRIPTION	WINDOW UNIT	WIDTH (R.O.)	HEIGHT (R.O.)	REMARKS
A	CLAD WOOD DOUBLE HUNG	TCD3760	3'-2 1/8"	5'-0 3/4"	
B	CLAD WOOD DOUBLE HUNG	TCD3752	3'-2 1/8"	4'-4 3/4"	
C	CLAD WOOD DOUBLE HUNG	TCD2556	2'-2 1/8"	4'-8 3/4"	
D	CLAD WOOD CASEMENT	TCC3640	3'-0 3/4"	3'-4 3/4"	
E	CLAD WOOD CASEMENT	TCCP3272	2'-8 3/4"	6'-0 3/4"	PICTURE WINDOW
F	CLAD WOOD CASEMENT	TCCP3284	2'-8 3/4"	7'-0 3/4"	PICTURE WINDOW
G	CLAD WOOD CASEMENT	TCC3672	3'-0 3/4"	6'-0 3/4"	
H	CLAD WOOD CASEMENT	TCC3684	3'-0 3/4"	7'-0 3/4"	
J	CLAD WOOD CASEMENT	TCCP4856	4'-0 3/4"	5'-6 3/4"	PICTURE WINDOW
K	CLAD WOOD AWNING	TCA3628	3'-0 3/4"	2'-4 3/4"	
L	CLAD WOOD AWNING	TCA3230	2'-8 3/4"	2'-6 3/4"	
M	CLAD WOOD AWNING	TCA3630	3'-0 3/4"	2'-6 3/4"	
N	CLAD WOOD AWNING	TCA4828	4'-0 3/4"	2'-4 3/4"	
EX	EXISTING WINDOW				REPAIR AS REQ'D; REPAIRS TO MATCH EXISTING WOOD WINDOW

WINDOW SCHEDULE

WINDOW SCHEDULE - NOTES

GENERAL NOTES:

- GENERAL SCOPE: The windows shown on the drawings are based upon units supplied by Jeldwen. Window units shown are from the Premium Wood Traditions Plus series. Provide window units for the model numbers designated, and where not designated, as required to accommodate the opening size and finish work at these locations. All work included in the installation of windows shall comply with the manufacturer's installation standards, instructions, and recommendations.
- ROUGH OPENINGS: Provide structurally sound rough openings, fully flashed, for the installation of window units. Align window units to maintain level and plumb trim lines shown on the drawings, and spaced to accommodate building systems installed by other trades. Verify unit size and rough opening size for each wall opening prior to commencement of framing and the purchase of window units.
- FLEXIBLE FLASHING: Provide Vycor Plus Self-Adhered flashing manufactured by Grace Construction Products or equal approved by the Architect. Install, protect, and maintain during the construction period per the manufacturer's installation instructions.
- EXTERIOR CASING: The design shown is based upon field installation of cementitious boards (Hardi Trim) 3.5" wide by 1" thick unless noted otherwise.
- GLAZING: Windows shall be glazed with Jeldwen Insul Low E2 with argon filled cavity unless noted otherwise. Provide Simulated Divided Lites (SDL) to accommodate the patterns shown unless noted otherwise.
- SAFETY GLASS: Provide tempered and heat strengthened glass where shown or as required to comply with ANSI Z97.1 and testing requirements of 16 CFR Part 1201 for category II materials.
- SCREENS: All operable sash shall be fitted with factory assembled insect screens unless noted otherwise.
- SEALANTS: Provide manufacturer's recommended sealant at exterior joints and window perimeter for a waterproof and air-tight installation. Provide 3/8" wide joint between window unit and adjacent material unless noted otherwise. Fit joint with backer rod and fill joint with sealant.
- MOUNTING HEIGHTS: Refer to wall sections for window head and sill heights.
- WINDOW LOCATIONS: The exterior building elevation drawings do not show all window locations. Refer to the floor plan drawings to identify all window locations.
- COLORS: All windows shall be factory finished in Jeldwen standard French White color.
- WOOD BLOCKING: Provide wood blocking for the installation of exterior window units and trim material. Shim and kerf blocking, as required, to provide a level and plum surface for alignment of the exterior casing trim material.
- WINDOW INSTALLATION AT SILL PAN: Provide a direct set installation with no sealant at the bottom of the window unit - keep open to allow for drainage of sill pan.
- EXISTING WINDOWS: Existing windows to remain unless noted otherwise. Repair as required. All repairs to match existing window components.
- MUNTINS: Provide 7/8" Simulated Divided Lites (SDL) in pattern shown on the elevations.

PERMIT SET
 09.15.11

RECEIVED

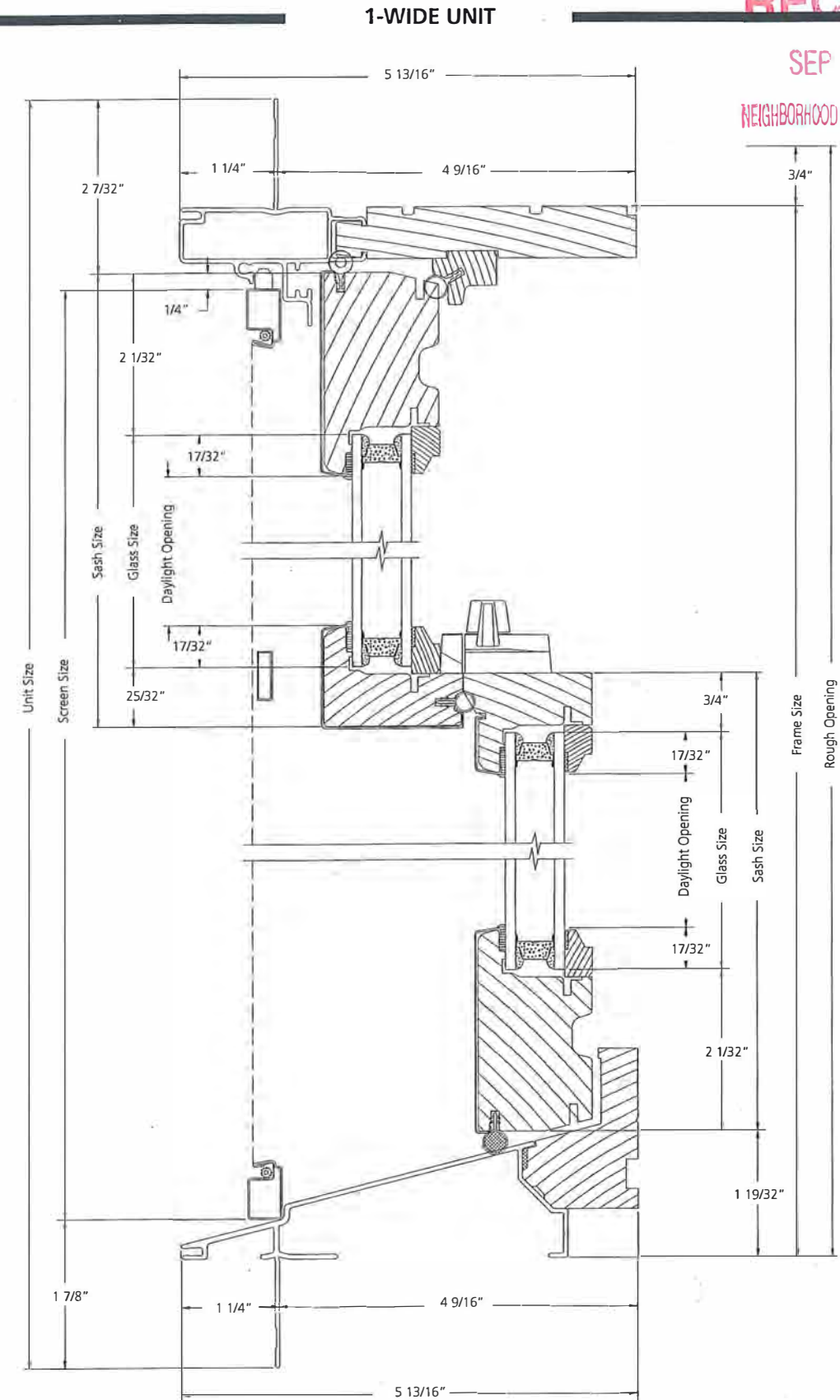
SEP 22 2011

NEIGHBORHOOD DEVELOPMENT SERVICES

RECEIVED

SEP 22 2011

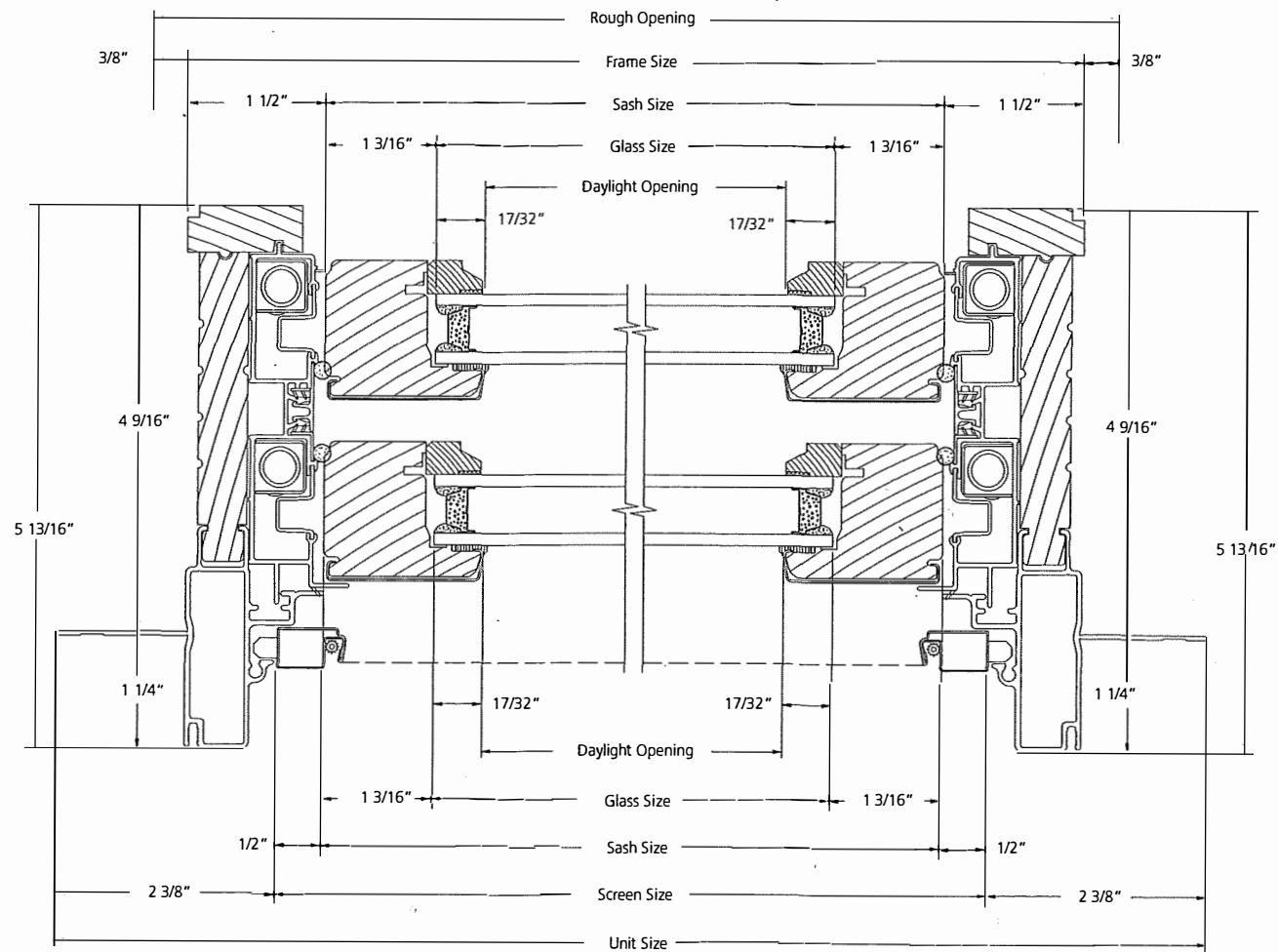
NEIGHBORHOOD DEVELOPMENT SERVICES



VERTICAL SECTION

SCALE: 6" = 1'

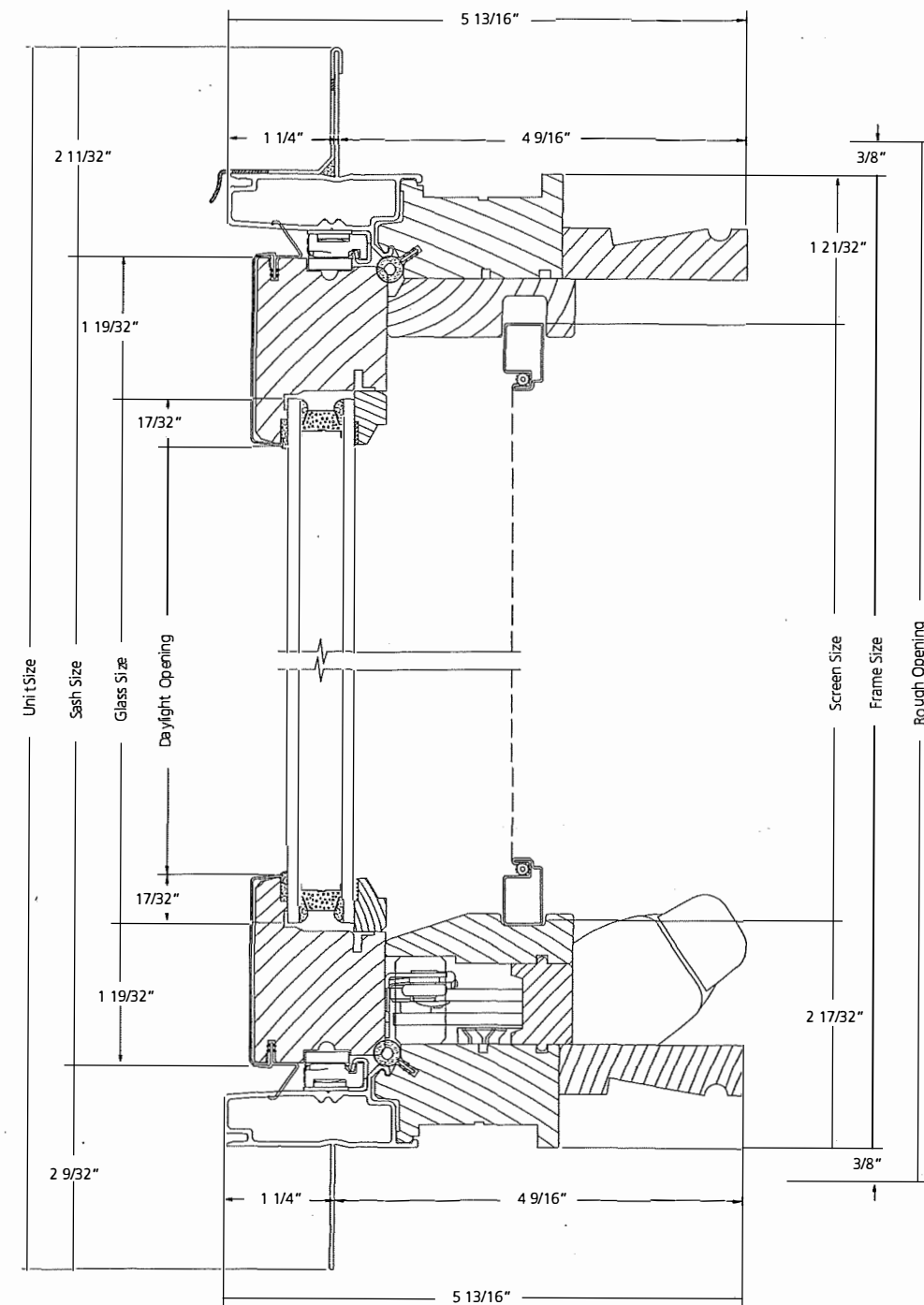
1-WIDE UNIT



HORIZONTAL SECTION

SCALE: 6" = 1'

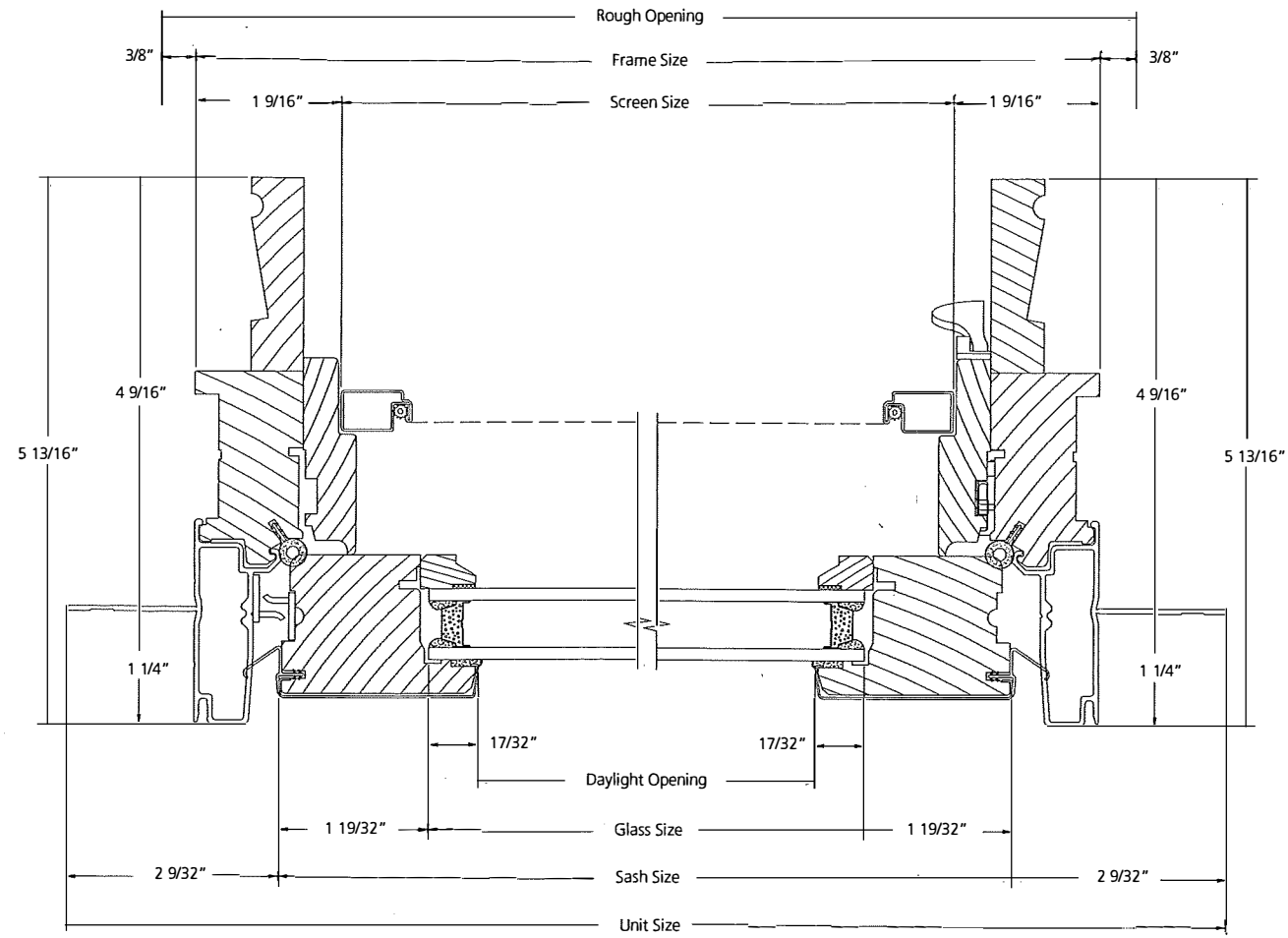
OPERATING UNIT



VERTICAL SECTION

SCALE: 6" = 1'

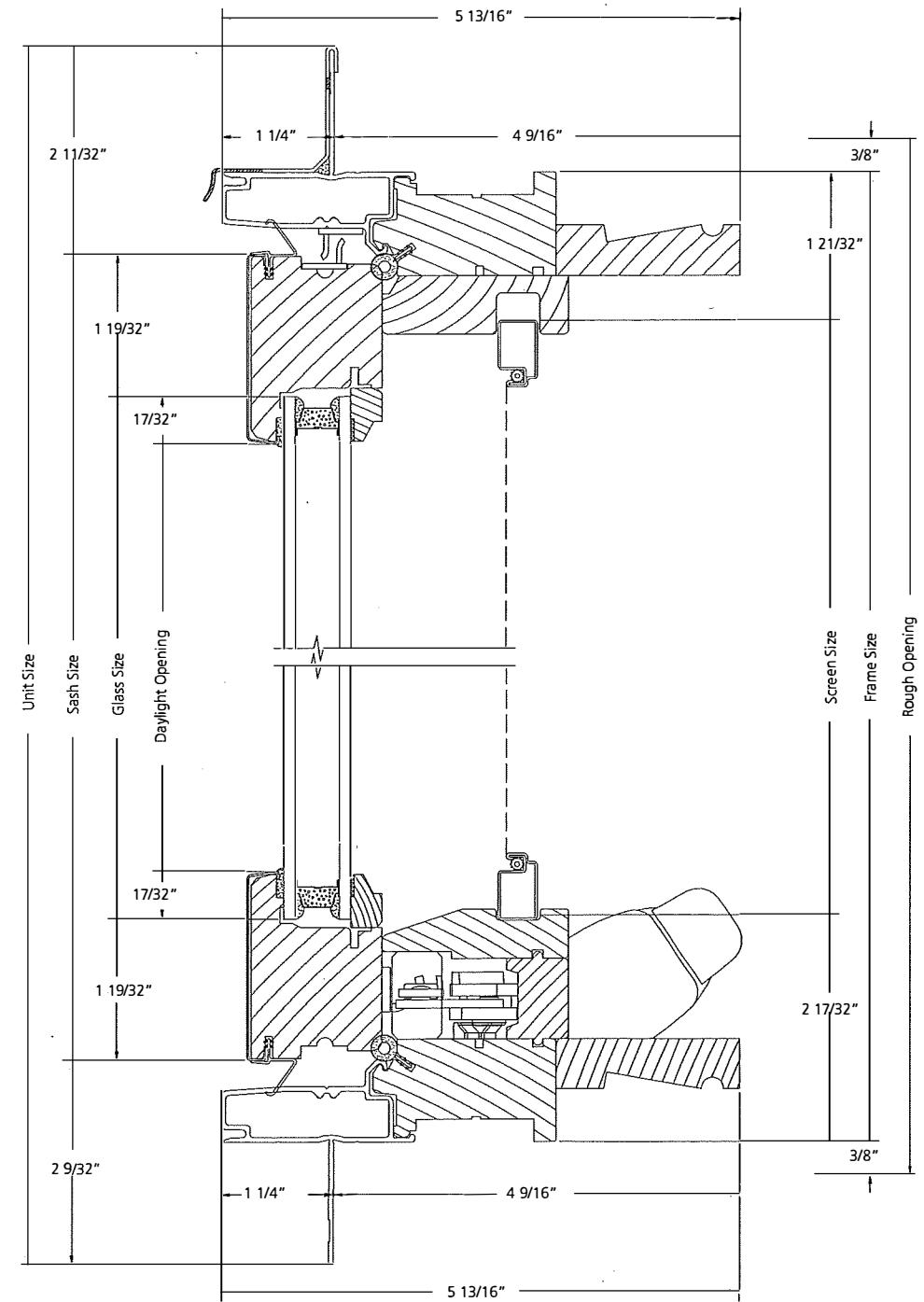
OPERATING UNIT



HORIZONTAL SECTION

SCALE: 6" = 1'

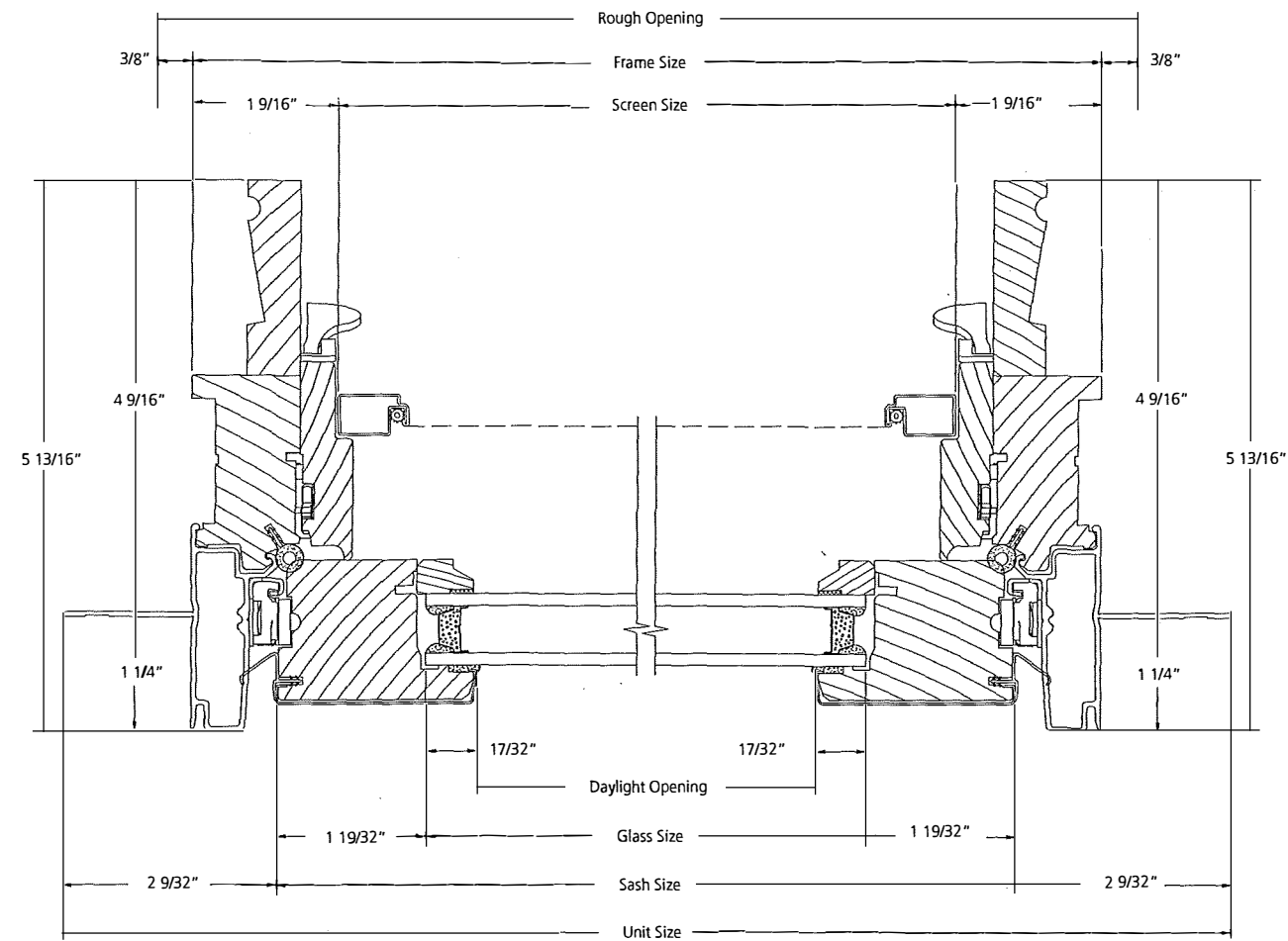
OPERATING UNIT



VERTICAL SECTION

SCALE: 6" = 1'

OPERATING UNIT



HORIZONTAL SECTION

SCALE: 6" = 1'

CITY OF CHARLOTTESVILLE

"A World Class City"

**Department of Neighborhood Development
Services**



City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

August 19, 2010

Michael and Ashley McMahon
332 Clark's Tract
Keswick, VA 22947

Certificate of Appropriateness Application

BAR 10-04-06
301 5th Street SW
Tax Map 29 Parcel 104
Mitchell/Matthews, Architect/ Michael and Ashley McMahon, Owners
Shed and addition demolitions, new addition and site work

Dear Mr. and Mrs. McMahon,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 17, 2010.

Approved (6-1 with Ayres against) as submitted with the following conditions: Hand-crimped galvalume roof to be used on the main portions of the roof [and no commercial ridge vent on either the addition or original structure] , and an alternate material (such as terne metal) considered for the mansard roofs above the porch and bay window; and a revised site plan that considers an edge (hedge or wall) along Dice & 5th Streets; and size and configuration of paved areas and confirmation of materiality in that area, to be submitted for administrative review in consultation with appropriate board members.

Please submit the revised site plan and information to staff for review. If you choose to replace the porch and bay window roofs, please include the specific material.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in one year (August 17, 2011), 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 construction. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

cc:
Mitchell Matthews Architects
PO Box 5603
Charlottesville, VA 22905

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 17, 2010**



Certificate of Appropriateness Application

BAR 10-04-06

301 5th Street SW

Tax Map 29 Parcel 104

Mitchell/Matthews, Architect/ Michael and Ashley McMahon, Owners

Shed and addition demolitions, new addition and site work

Background

301 5th Street SW (before 1876) is an individually protected property. It is also a contributing structure in the Fifeville and Tonsler Neighborhoods (National and State Register) Historic District. A one-story frame rear wing was added in 1907, with a frame second story added before 1920. It was replaced with a one-story cinderblock wing that was later extended to both sides.

August 18, 2009 - The BAR approved (8-0) the certificate of appropriateness application (to rehabilitate the front porch, repair or replace deteriorated elements, rebuild the chimneys above the roofline, replace the roof, repair the rear brick wall, and regrade the yards and redesign site walls) with the following conditions: the detail and resolution for the site retaining wall at the sidewalk, as well as the restoration of the wall at the areaway and detail for the new front door shall be brought back to the BAR for approval. The other work included in the proposal is approved as submitted.

April 20, 2010 – The BAR had a preliminary discussion regarding demolishing a rear addition and sheds; and adding a new rear addition and site work. In general, the BAR applauded the idea of removing the rear sheds and addition; liked the concept of a new addition, but thought the proposal is excessively large and overwhelms the house; suggested a perpendicular bar or another simpler footprint; questioned the commercial-looking window groupings, pergola, and large eaves; details are more Arts & Crafts than Victorian like the house. They like opening the corner, using a contrasting material, and 2/2 windows.

June 15, 2010 - Approved (6-2 with Ayres and Schoenthal opposed) demolition of sheds and rear addition, as well as general massing, scale and proportion of the new addition in concept only, with the provision that details related to the building envelope of the addition, precise window placement, and roof configuration, as well as details related to site design, colors, and materials all be submitted back to the BAR for final review.

Application

The applicant is requesting a certificate of appropriateness to build a new rear wood frame addition. The application addresses design details, materials, and colors. The applicant is also requesting approval of the site design.

Proposed materials are stucco siding, color pearl; hand-crimped galvalume roofing, color unfinished; wood trim and window cladding color ivory; stair tower windows, trim, and stucco, color Hartford green. ✓

The applicant also proposes to replace the standing seam metal roof on the existing building with a galvalume roof. ✓ *

Other clarifications:

Jeld-Wen
Aluminum clad windows are proposed, However, custom windows, if used, may require that some or all of the windows be painted wood. ✓

The rear basement level entry and the porch above have pairs of shutters can be closed for privacy. On the porch level a railing is located behind the shutters.

The owner would like to try to keep the changes to the original house to a minimum. Repairs to the original house will match existing. ✓

The existing historic "moat" surrounding the existing building will remain as is. Any repair work will match existing. The owner is not planning to reconstruct it as previously requested. ✓

The owner would like to remove the existing fences along 5th and Dice Streets and bring the grade up to the sidewalk; a new fence there is not proposed. ✓

The existing stone wall along 5th Street will remain and be repaired as needed to match existing.

A wood privacy fence is proposed along the rear and south (side) property lines. Additional information is forthcoming. ✓

Criteria 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;

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
 6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
 7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
 8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
- (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;*
- (8) *Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Guidelines for Additions:

P. 3.18 Additions

1. *Function and Size*
 - a. *Attempt to accommodate needed functions within the existing structure without building an addition.*
 - b. *Limit the size of the addition so that it does not visually overpower the existing building.*
2. *Location*
 - a. *Attempt to locate the addition on rear or side elevations that are not visible from the street.*
 - b. *If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
 - c. *If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*
3. *Design*
 - a. *New additions should not destroy historic materials that characterize the property.*
 - b. *The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
4. *Replication of Style*
 - a. *A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
 - b. *If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*
5. *Materials and Features*
 - a. *Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*
6. *Attachment to Existing Building*
 - a. *Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form*

- and integrity of the buildings would be unimpaired.*
- b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

Pertinent Design Guidelines for Site Design:

p. 2.3

B. PLANTINGS

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.*
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3) Use trees and plants that are indigenous to the area.*
- 4) Retain existing trees and plants that help define the character of the district.*
- 5) Replace diseased or dead plants with like or similar species if appropriate.*
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

p. 2.4

C. WALLS AND FENCES

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.*
- 3) Match old fencing in material, height, and detail.*
- 4) If it is not possible to match old fencing, use a simplified design of similar materials and height.*
- 5) For new fences, use materials that relate to materials in the neighborhood.*
- 6) Take design clues from nearby historic fences and walls.*
- 7) Chain-link fencing, split rail fences, vinyl plastic fences, and concrete block walls in general should not be used.*
- 8) If street-front fences or walls are necessary or desirable, keep them below four (4) feet in height and use traditional materials and design.*
- 9) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
- 10) Avoid fences over six (6) feet in height.*
- 11) Fence structure should face the inside of the fenced property.*
- 12) Relate commercial privacy fences to the materials of the building. If the*
 - a. commercial property adjoins a residential neighborhood, use brick or painted*
 - b. wood fence or heavily planted screen as a buffer.*
- 13) Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.*
- 14) Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
- 15) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

p. 2.6

E. WALKWAYS & DRIVEWAYS

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.*
- 2) Limit asphalt use to driveways and parking areas.*

- 3) Place driveways through the front yard only when no rear access to parking is available.
- 4) Do not demolish historic structures to provide areas for parking.
- 5) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

p. 2.9

H. UTILITIES & OTHER SITE APPURTENANCES

1. Place overhead wires, utility poles and meters, antennae, trash containers, and exterior heat exchangers in locations where they are least likely to detract from the character of the site.
2. Encourage the installation of utility services underground.
3. Screen utilities and other site elements with fences, walls or plantings.
4. Antennae and communication dishes should be placed in inconspicuous rooftop locations.
5. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.

Discussion and Recommendations

Design of the privacy fence is needed. On the south side property line, the fence height should not exceed 4 feet beyond the front of the house toward Dice Street.

The proposed yard grades should be clarified. Bringing it up to the sidewalk grade may be problematic.

The material of the hardscape areas in the rear yard should be clarified.

Mechanical equipment must meet setbacks and be screened.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and for Site Design, I move to find that the proposed addition and site design satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application as submitted (or with the following modifications):

- as submitted w/ ^{modifications}
- 1) ~~no big commercial ridge vent on edge addition or org structure~~ ^{evaluation of main part of roof + alt. materials}
 - 2) ~~submital of modified site plan come back to BAR admin approval w/ circ. to Syd at a minimum~~ ^{for mansard (edge on Dret + 5th; size + config of paved surfaces behind bldg - parking + driveway areas behind bldg) resolve material - make sure gravel can be used}
- 6 - jays
- revised landscape plan.
- 2) revised landscape plan that considers a hedge along Dice + 5th
- to be sub. for admin review in context w/ approp. Bd values



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 Fax (434) 970-3359

RECEIVED

MAY 25 2010

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$360 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. Checks payable to the City of Charlottesville.

NEIGHBORHOOD DEVELOPMENT SERVICES

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Information on Subject Property

Physical Street Address: 301 5th Street SW

City Tax Map/Parcel: 29-104

Name of Historic District or Property: Shelton-Fuller House

Do you intend to apply for Federal or State Tax Credits for this project? Undecided

Applicant

Name: Mitchell/Matthews Architects

Address: PO Box 5603
Charlottesville, VA 22905

Email: PM@mitchellmatthews.com

Phone: (W) 434.979.1550 (H)

FAX: 434.979.5220

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Signature: Rosaly Kasec Date: 05/29/2010

Property Owner (if not applicant)

Name: Michael & Ashley McMahon

Address: 732 Clarks Tract
Keswick VA 22947

Email: mimcmahon@vt.edu

Phone: (W) 434.531.3163 (H) 434.531.3163

FAX: 434.293.4492

Property Owner Permission (if not applicant)

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

Signature: [Signature] Date: 3/29/10

Description of Proposed Work (attach separate narrative if necessary): Removal of existing block & wood frame addition & storage sheds. Construction of new wood frame addition & repairs to existing structure

Attachments (see reverse side for submittal requirements): See attached document titled "301 Fifth Street - BAR Preliminary Review" dated 3/29/2010.

For Office Use Only
Received by: J. Barrow
Fee paid: \$100.00 Cash/Chk. # 3050
Date Received: 5/25/2010
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

P10-0068



301 FIFTH STREET

BAR REVIEW
CHARLOTTESVILLE, VIRGINIA

JULY 27, 2010

MITCHELL / MATTHEWS ARCHITECTS & PLANNERS

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RECEIVED
JUL 27 2010
NEIGHBORHOOD DEVELOPMENT SERVICES

NARRATIVE

Objective

The original, four room structure is too small to adequately serve as a residence for a family of four. The objective of this project is to work within real and growing budgetary constraints to thoughtfully and appropriately transform this extremely small, dilapidated building into a modest, but adequate, home for a growing family. Since our last submission, we have made significant changes to the building layout, mass, articulation and fenestration to address and incorporate comments received at the previous BAR meeting.

Location

301 5th Street SW is located at the intersection of 5th Street SW and Dice Streets in Charlottesville, Virginia. It lies in the Fifeville neighborhood district and is an individually protected property.

Background

301 5th Street SW is known as the Shelton-Fuller House in the city of Charlottesville. The National Register of Historic Places Registration Form for the Fifeville and Tonsler Neighborhoods Historic District describes it as follows:

"The Shelton-Fuller House at 301 5th Street SW is the third of this group of fairly large vernacular brick I-houses constructed in the mid-19th century on land in the eastern part of the district. Constructed ca. 1870 by John Fry, probably on speculation, the two-story, three-bay brick dwelling features a façade laid in a seven-course-American-with-Flemish-bond pattern and the side and rear walls and raised brick foundation laid in seven-course American bond. The house is an example of a fairly ornate Victorian interpretation of the common vernacular I-house form and has a bellcast standing-seam metal gabled roof, deeply overhanging bracketed eaves, a central front gable, 2/2-sash wood windows, two semi-exterior-end brick chimneys that pierce through the eaves, and a five-light transom and three-light sidelights around the front door. Both the projecting polygonal front bay window and the one-bay front porch have mansard roofs. The use of a shallow mansard roof as a decorative element on a porch or projecting bay window was observed on approximately 15 dwellings in the district. This late-19th-century Victorian feature is somewhat unique to this area of Charlottesville and may be associated with a particular builder, who as of this time has not been identified."

The nomination report also notes "a I-story frame wing on a raised basement extends the full width of the rear of the house and appears to have been constructed in several sections."

Both the original structure and later additions are in need of significant repair and the Owner wishes to return the property to a habitable single family home.

Site

The driveway access is from Dice Street. A two-car garage will be provided in the basement level to furnish off-street parking and to minimize the impact on the rear yard. Landscaping, hardscaping and fencing are proposed, the details of which will be addressed in the subsequent submission.

Proposed Work

The original 1870, four room structure will remain and the exterior appearance will be maintained in its current general state. Structural and cosmetic repairs will be addressed in a later submission.

same

The existing wood frame and masonry addition at the rear of the building will be removed as well as two large freestanding sheds in the rear yard. A new wood frame addition will be constructed to provide necessary living and bedroom space. The basement level of the addition will serve as a garage. Cues have been taken from the original house and the neighborhood for the development of an addition that is appropriate to both. The eave lines, roof pitches, and window configuration from the original structure as well as the basic house width (as seen from Dice Street) have been maintained in the new construction. The articulation of the sides and rear also incorporates elements found in additions made to surrounding residences. Consistent with other residences in the neighborhood, major materials on the addition include stucco, cementitious panels and trim, and glass.

Proposed Demolition

To accommodate the proposed renovations, the following demolition will be required:

- Removal of the existing wood frame and masonry addition at the rear of the building.
- Removal of the two existing free-standing sheds in the rear yard.
- Other miscellaneous demolition of site items or building components that may be required as part of the repairs to the original structure will be addressed in a later submission.

PROJECT DATA

Location:	301 Fifth Street SW Shelton Fuller House	
Site Area:	7,746 sf (0.178 acres)	
Zoning:	Existing: R-IS H	Proposed: R-IS H
Use:	Existing: Residential	Proposed: Residential
Height:	Existing: 2 stories + basement	Proposed: 2 stories + basement
Tax Map & Parcel Number:	TMP 29-104	
Building Area:	Original 1870 structure: First Floor = 565 nsf <u>Second Floor = 545 nsf</u> Total = 1,110 nsf	Proposed Addition: First Floor = 803 nsf <u>Second Floor = 797 nsf</u> Total = 1,600 nsf
Existing living area (after demolition):	1,110 nsf.	
Proposed living area;	2,710 nsf.	

Same

Notes:

1. Basement areas not included.
2. All quantities, areas and dimensions are approximate and subject to change as the project is refined.

same



MAP



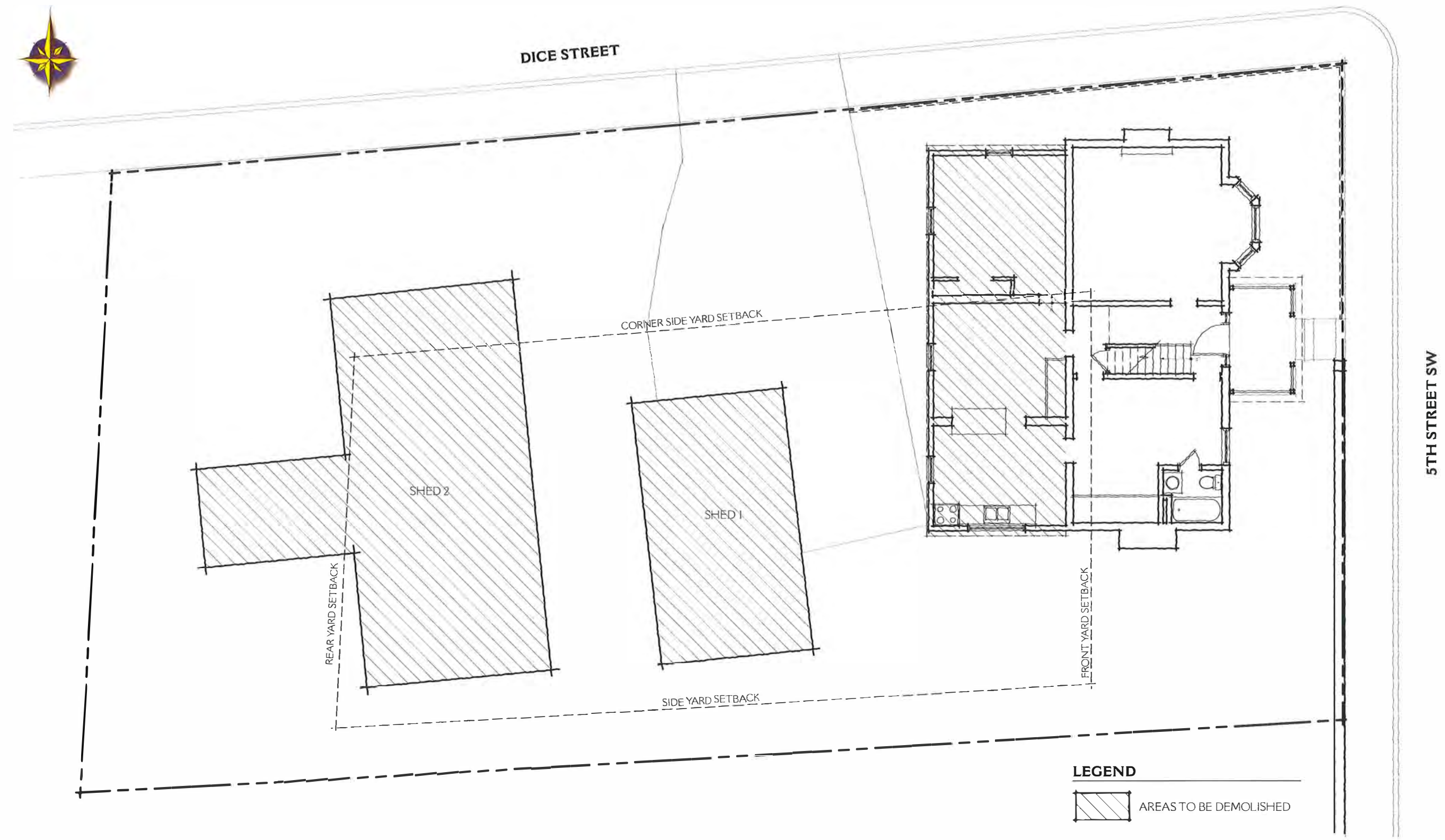
AERIAL

VICINITY

301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
MCMAHON RESIDENCE
JULY 27, 2010

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ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550

Sam



EXISTING SITE & DEMOLITION PLANS

301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
MCMAHON RESIDENCE
JULY 27, 2010

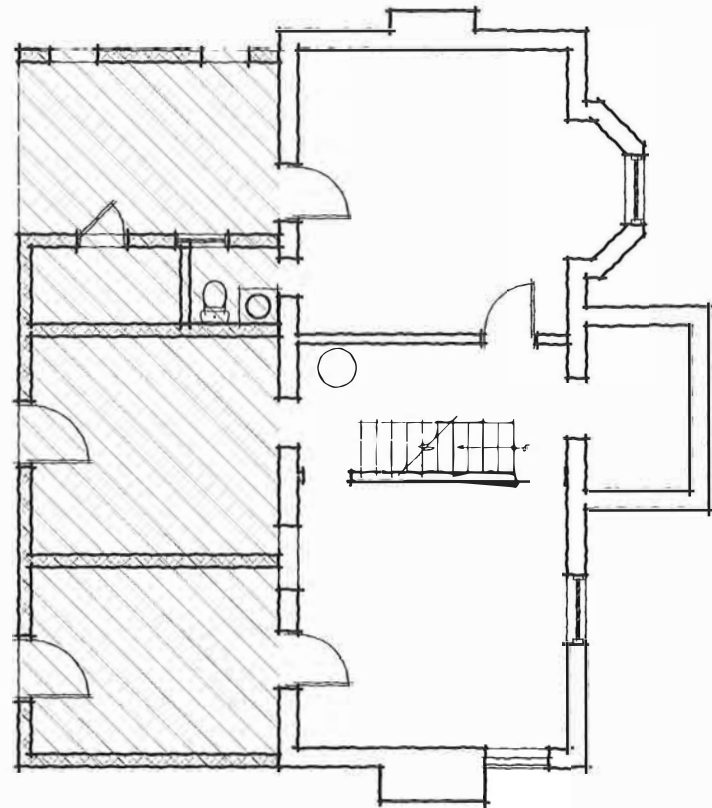
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CHARLOTTESVILLE 434 979 7550

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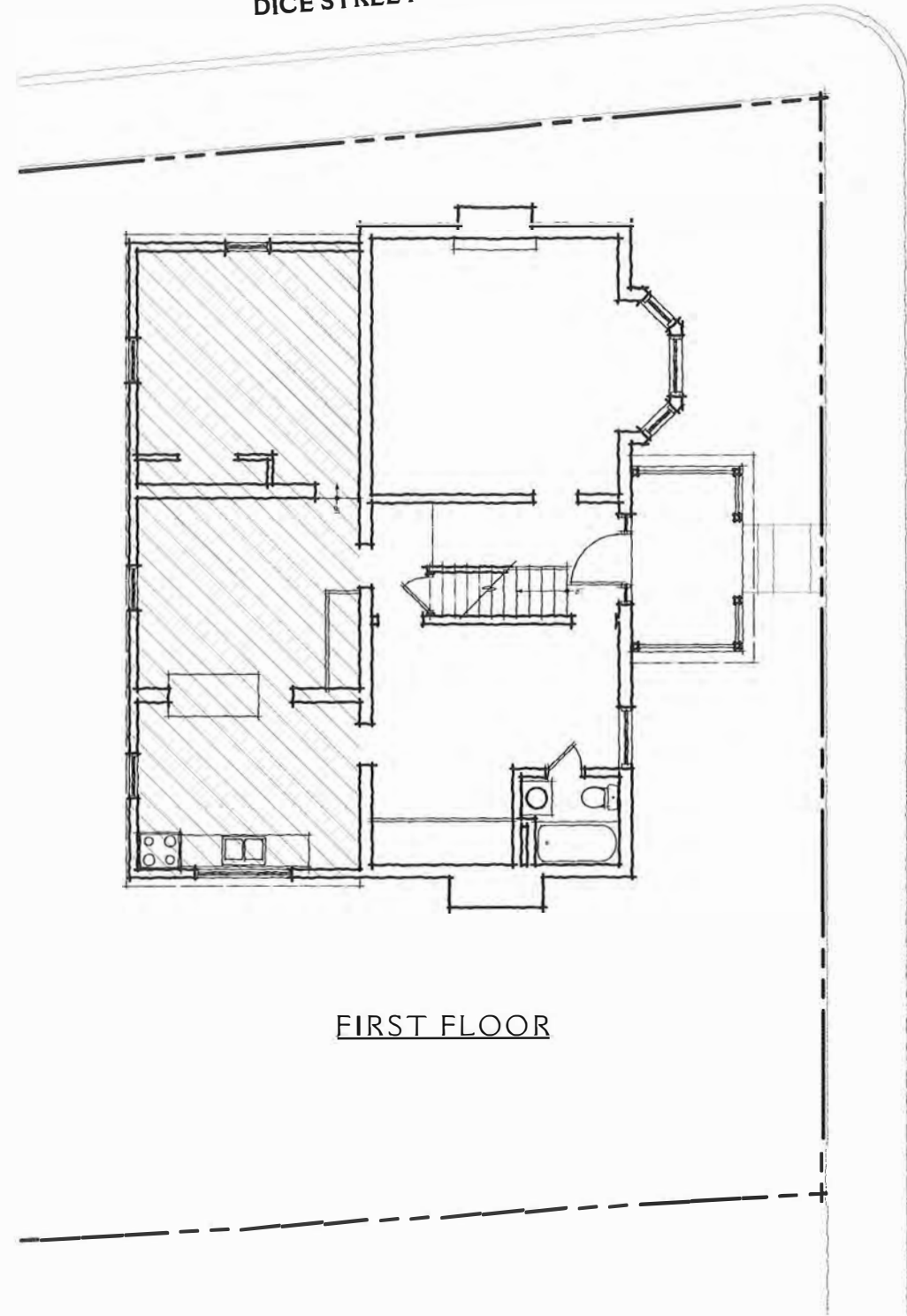


DICE STREET

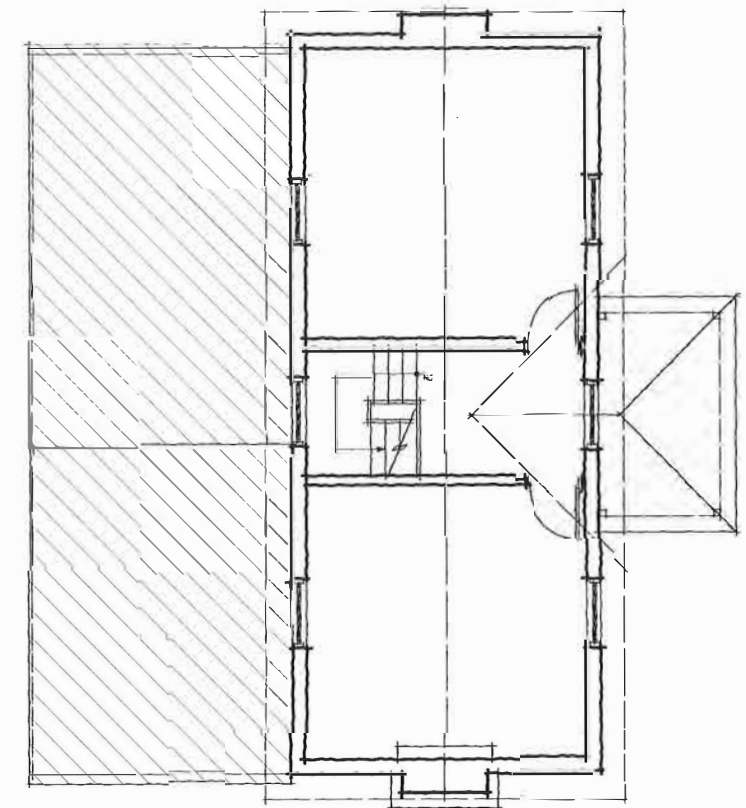
5TH STREET SW



BASEMENT



FIRST FLOOR



SECOND FLOOR

LEGEND

 AREAS TO BE DEMOLISHED

EXISTING PLANS

301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
MCMAHON RESIDENCE
JULY 27, 2010

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Sam



EXISTING BUILDING

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MCMAHON RESIDENCE
JULY 27, 2010

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Sam



CONTEXT

301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
MCMAHON RESIDENCE
JULY 27, 2010

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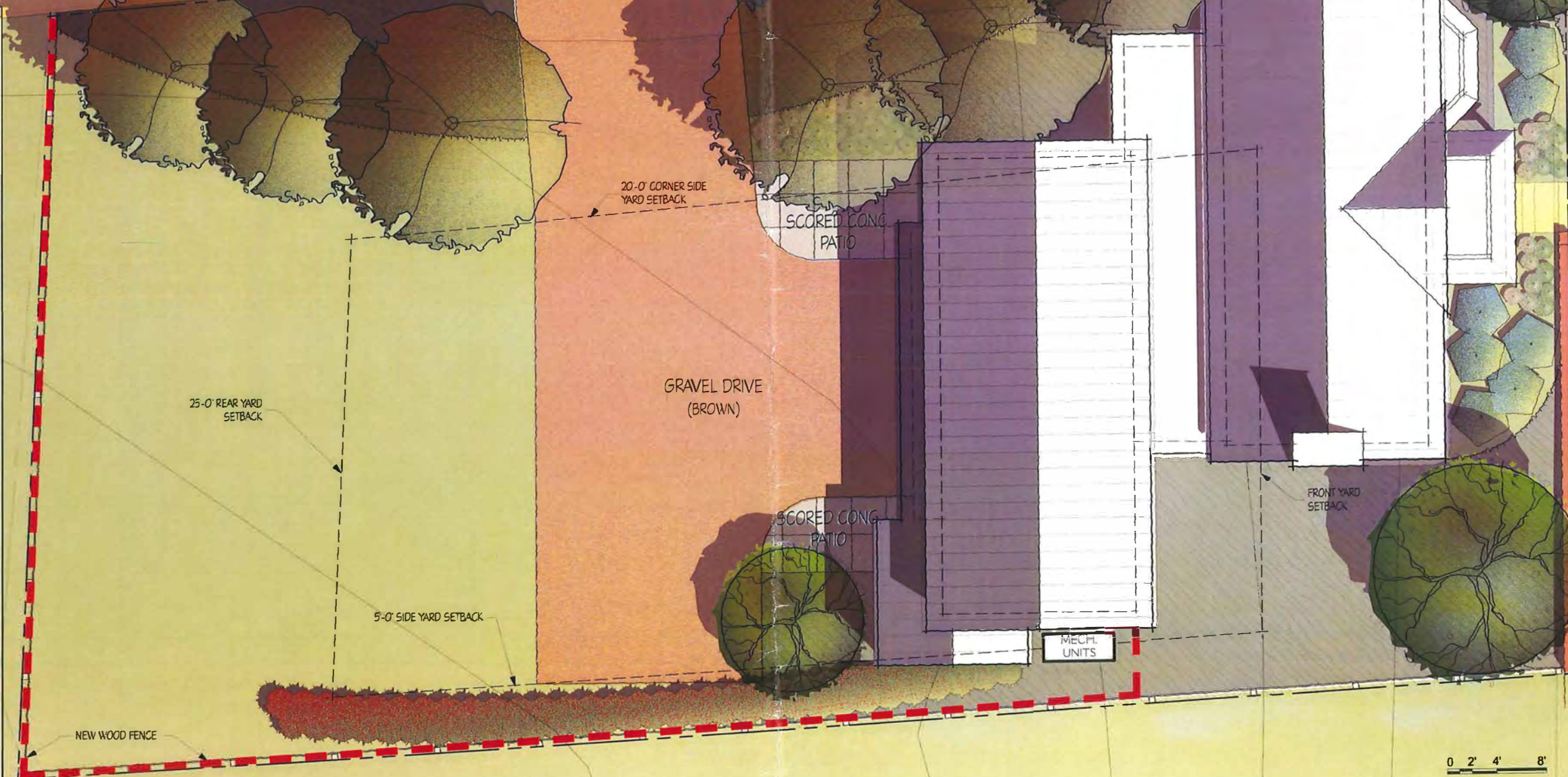


DICE STREET

5TH STREET SW

PLANTING LEGEND

- JAPANESE MAPLE
- LACE BARK ELM
- PROPOSED SHRUB PLANTINGS & MULCH
 - BLUE HYDRANGEA
 - DAPHNE
 - BURNING BUSH
- LAWN AREA
- LIRIOPE & MULCH
- PERENNIALS & MULCH



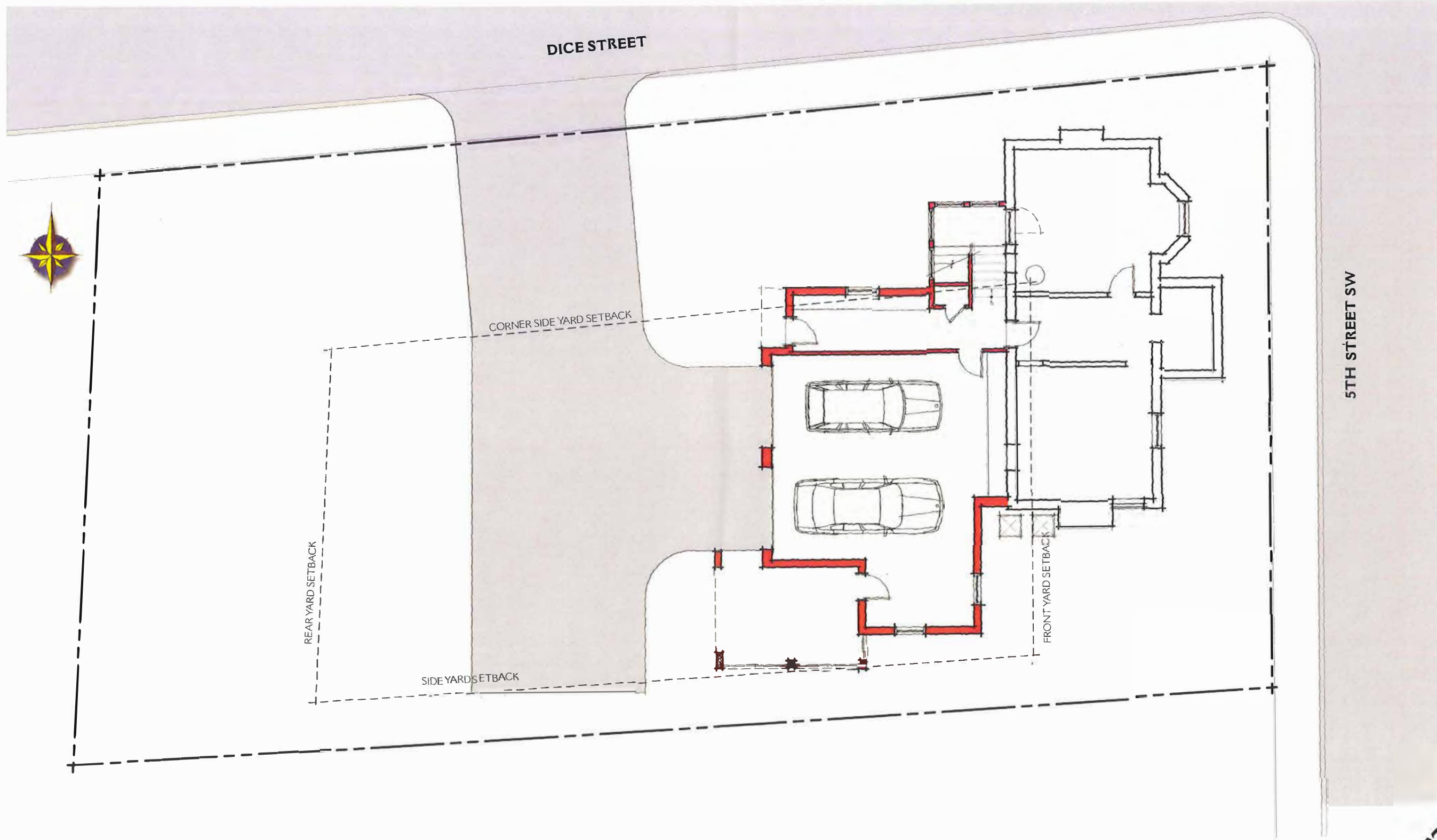
0 2' 4' 8'

SKETCH #137
 PROGRESS PRINT
 MITCHELL/MATTHEWS ARCHITECTS
 REV. 08/17/2010

PROPOSED SITE PLAN

Received 8-17-2010

new



5TH STREET SW

DICE STREET



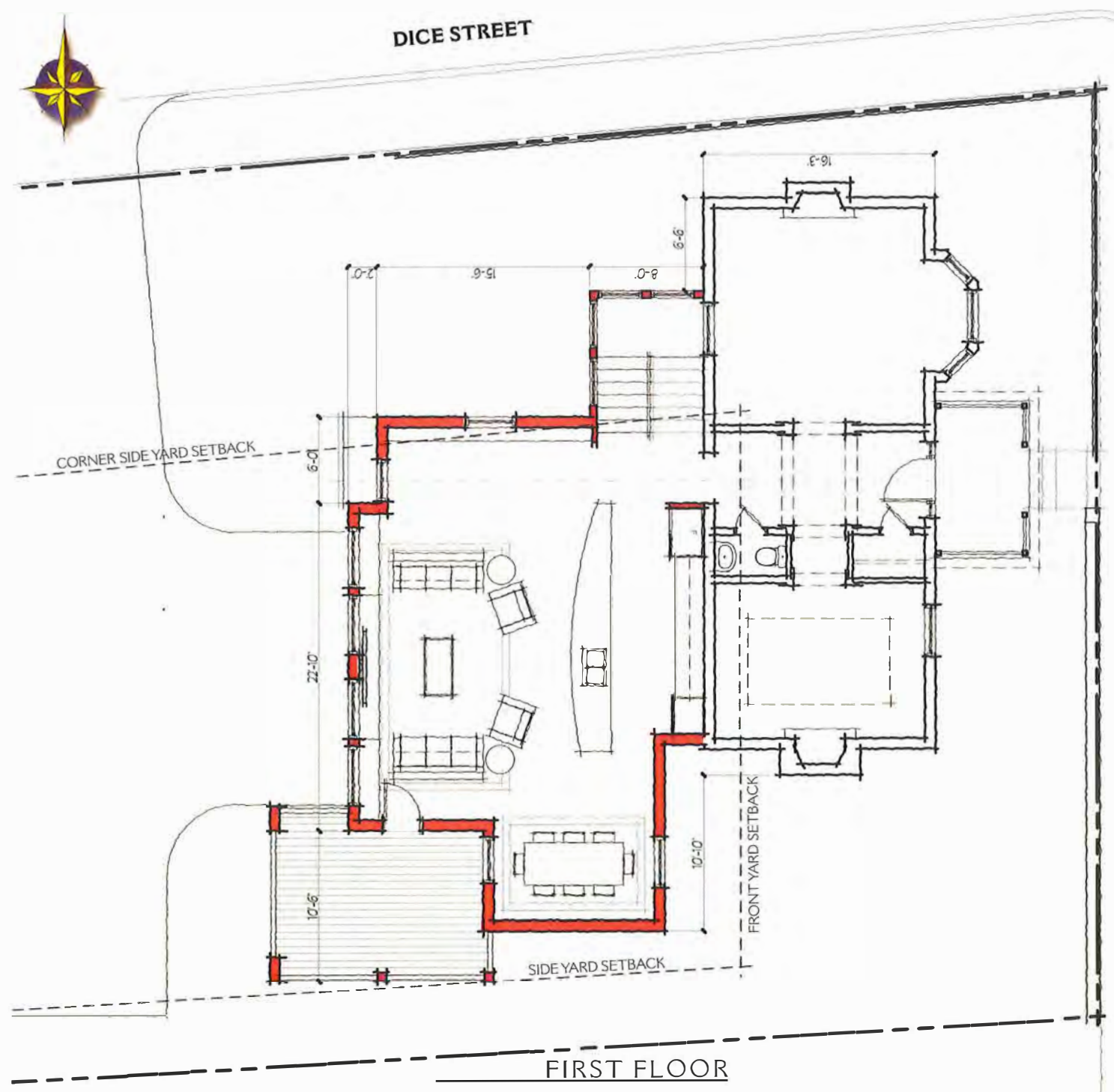
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 07/27/2010

PROPOSED BASEMENT

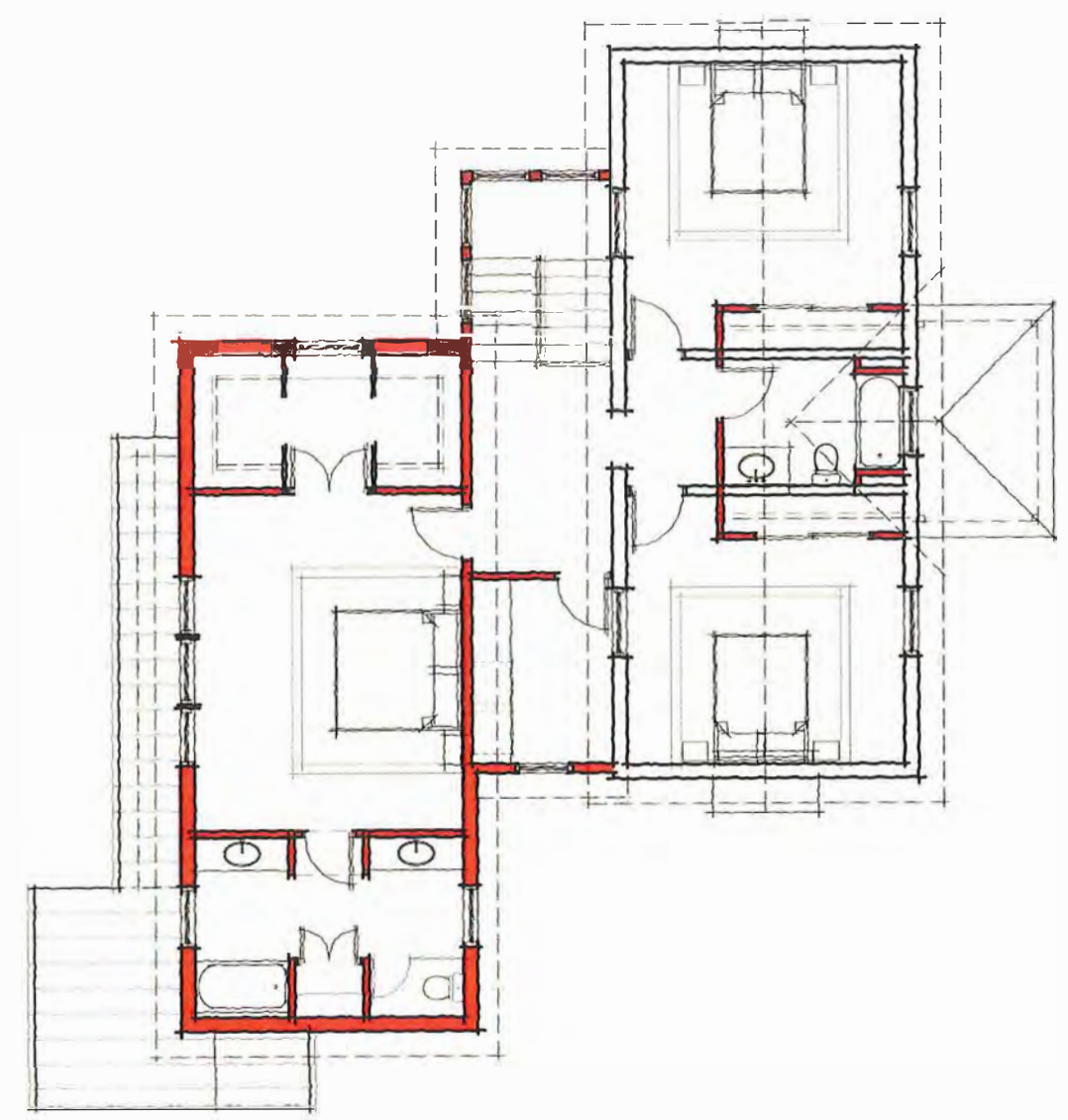
301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
 MCMAHON RESIDENCE
 JULY 27, 2010

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 ARCHITECTS AND URBAN PLANNERS
 CHARLOTTESVILLE 434 979 7550

new



5TH STREET SW



SECOND FLOOR

Note: All areas and dimensions are approximate and subject to change as the project is refined.

LEGEND

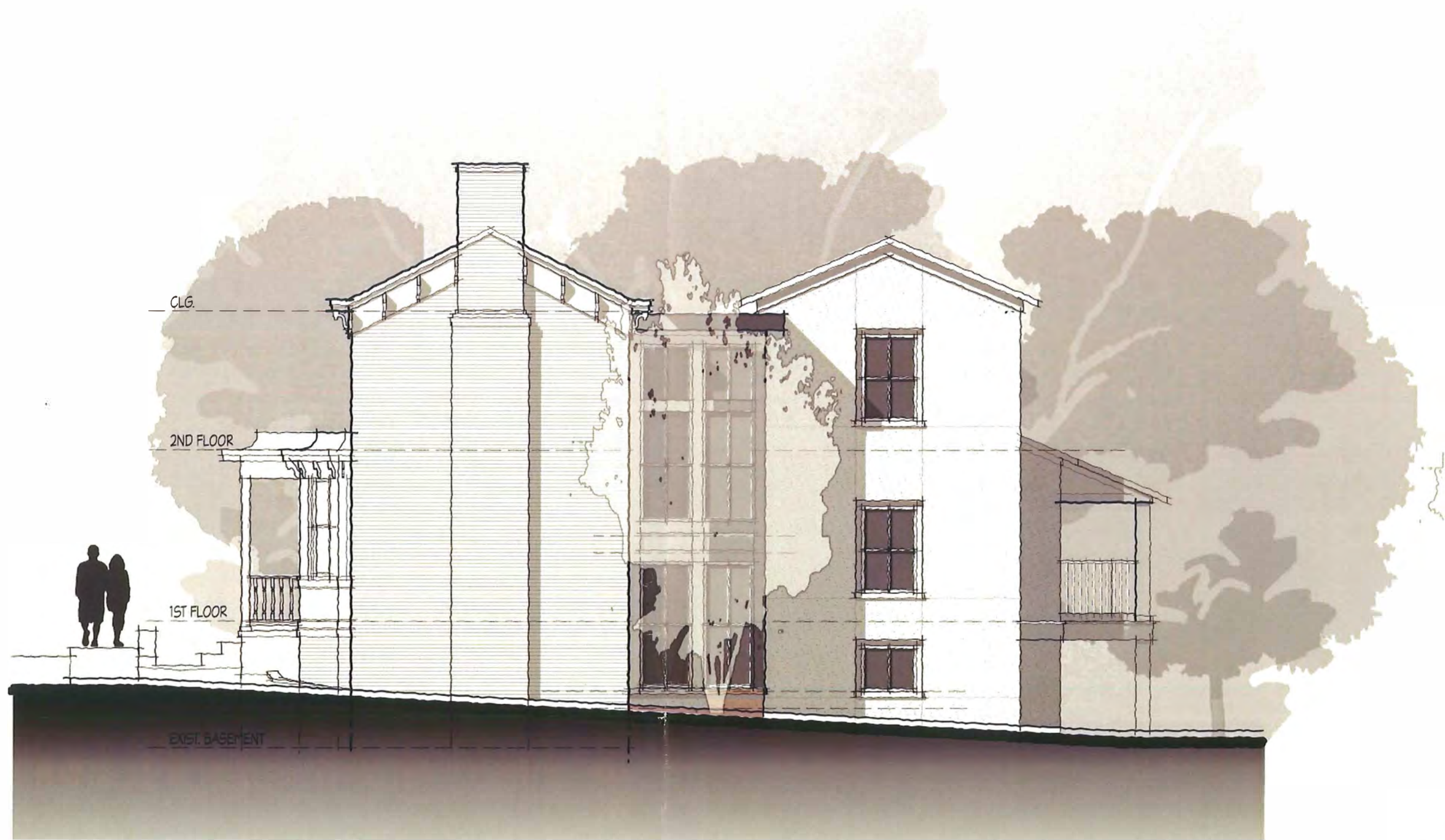


PROPOSED 1ST & 2ND FLOORS

301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
MCMAHON RESIDENCE
JULY 27, 2010

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SKETCH #132
PROGRESS PRINT
MITCHELL/MATTHEWS ARCHITECTS
07/27/2010



SKETCH #133
PROGRESS PRINT
MITCHELL/MATTHEWS ARCHITECTS
07/27/2010

PROPOSED DICE STREET ELEVATION

301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
MCMAHON RESIDENCE
JULY 27, 2010

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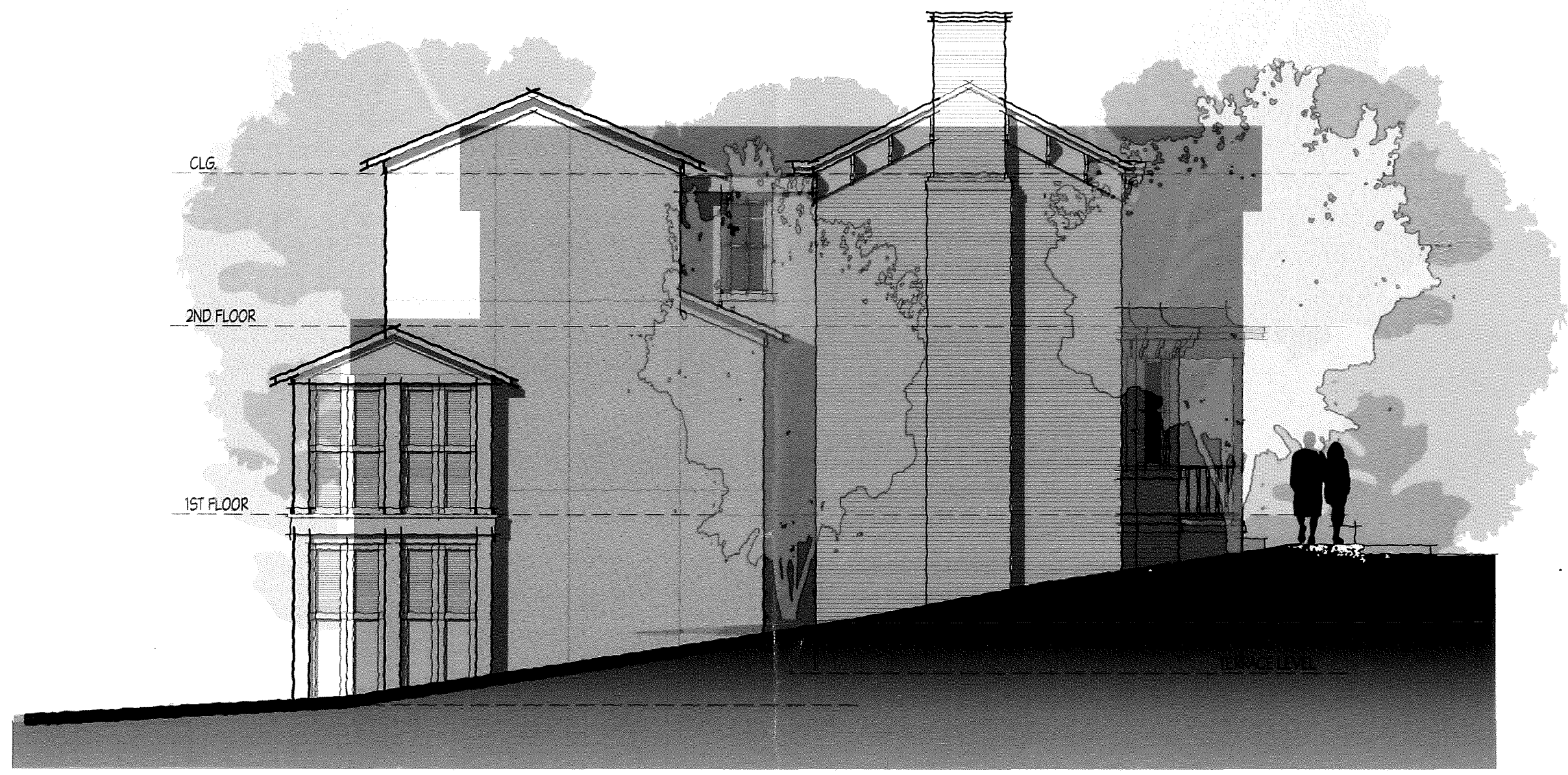
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MITCHELL/MATTHEWS ARCHITECTS
07/27/2010

PROPOSED REAR ELEVATION

301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
MCMAHON RESIDENCE
JULY 27, 2010

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ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550

new



SKETCH #135
PROGRESS PRINT
 MITCHELL/MATTHEWS ARCHITECTS
 07/27/2010

PROPOSED SOUTH ELEVATION

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 MCMAHON RESIDENCE
 JULY 27, 2010

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PROPOSED FRONT ELEVATION

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JULY 27, 2010

SKETCH #136
PROGRESS PRINT
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SKETCH #138
PROGRESS PRINT
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REV. 08/17/2010

5TH STREET VIEW

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MCMAHON RESIDENCE
JULY 27, 2010

Received 8-17-2010

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SKETCH #139
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DICE STREET VIEW

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MATERIALS



GALVALUME ROOFING

UNFINISHED



RECESSED CAN
(CANOPIES)

WHITE



STUCCO

PEARL

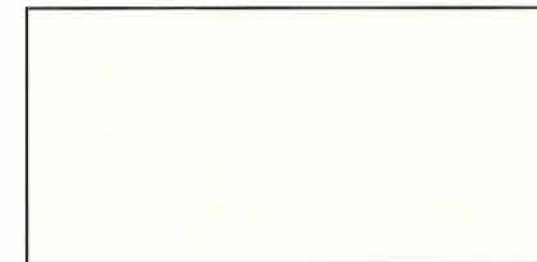


FENCE POST CAP



WALL SCONCE

BRONZE



WOOD TRIM,
WINDOW CLADDING

OFF WHITE / IVORY



FENCE PANEL (6 ft. high max.)

NATURAL P. T.



REAR YARD LIGHTING
(UNDER EAVE)

WHITE



STAIR TOWER:
WINDOWS, TRIM
& STUCCO

HARTFORD GREEN

Job No.:



DATE: JULY 9, 2013
 REVISION:

OCTOBER 22, 2013
 CITY REVIEW

SCALE:
 SCALE: AS NOTED

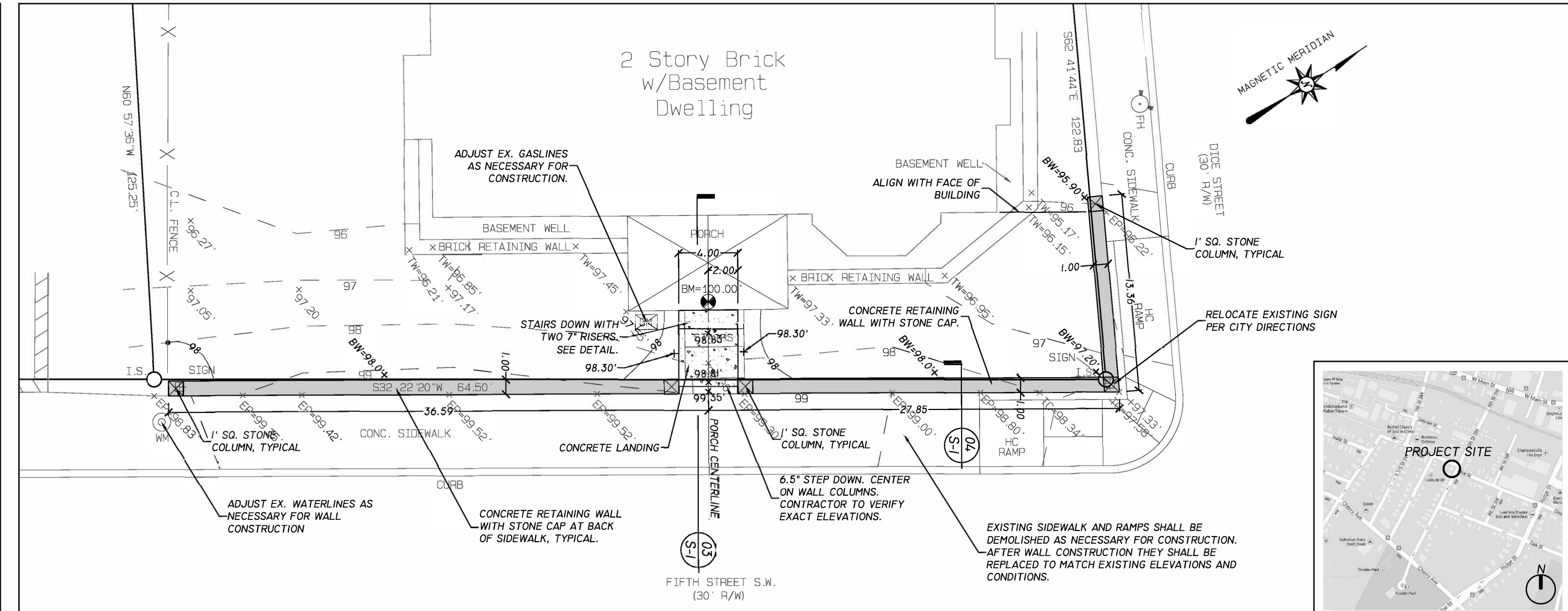
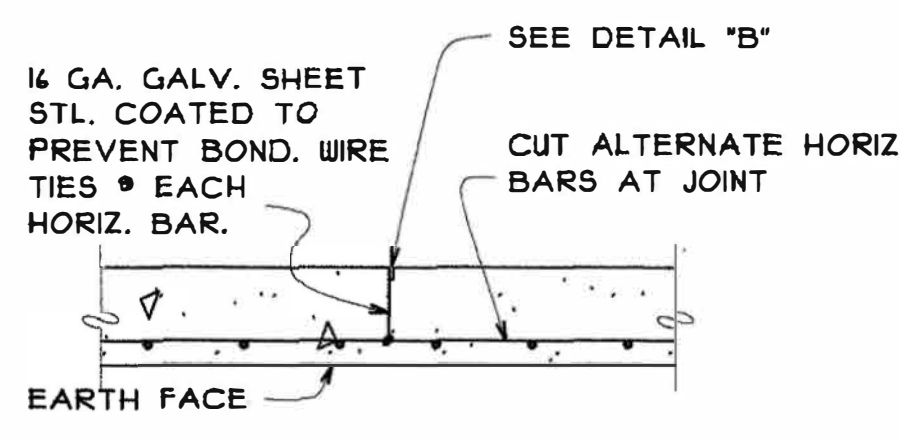
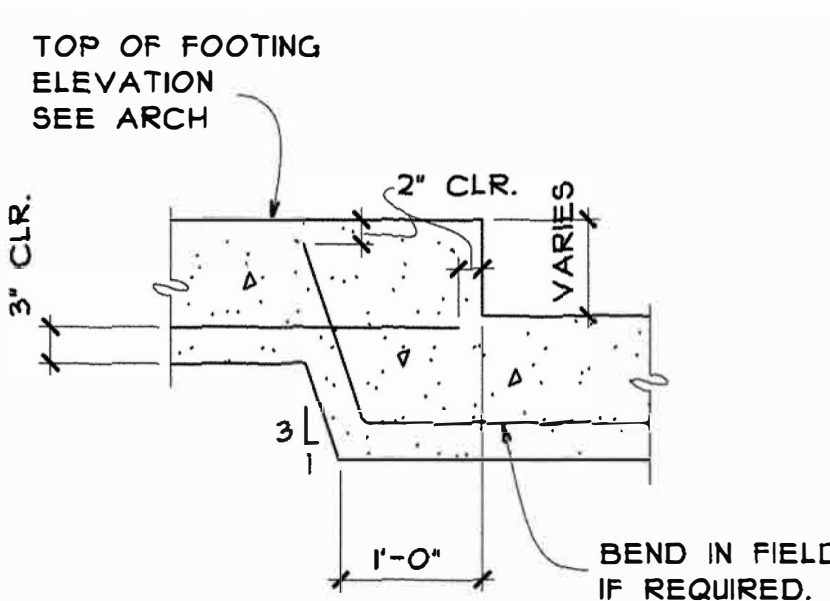
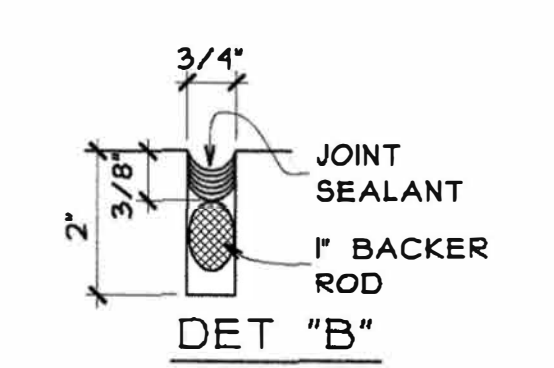
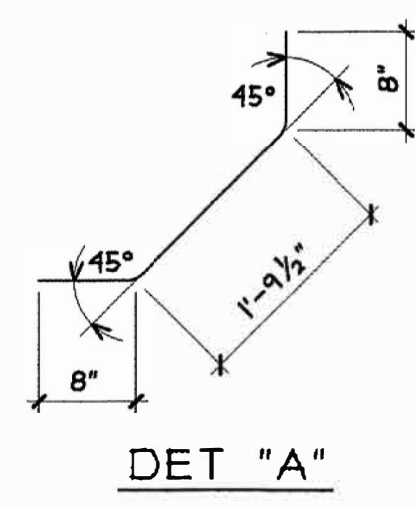
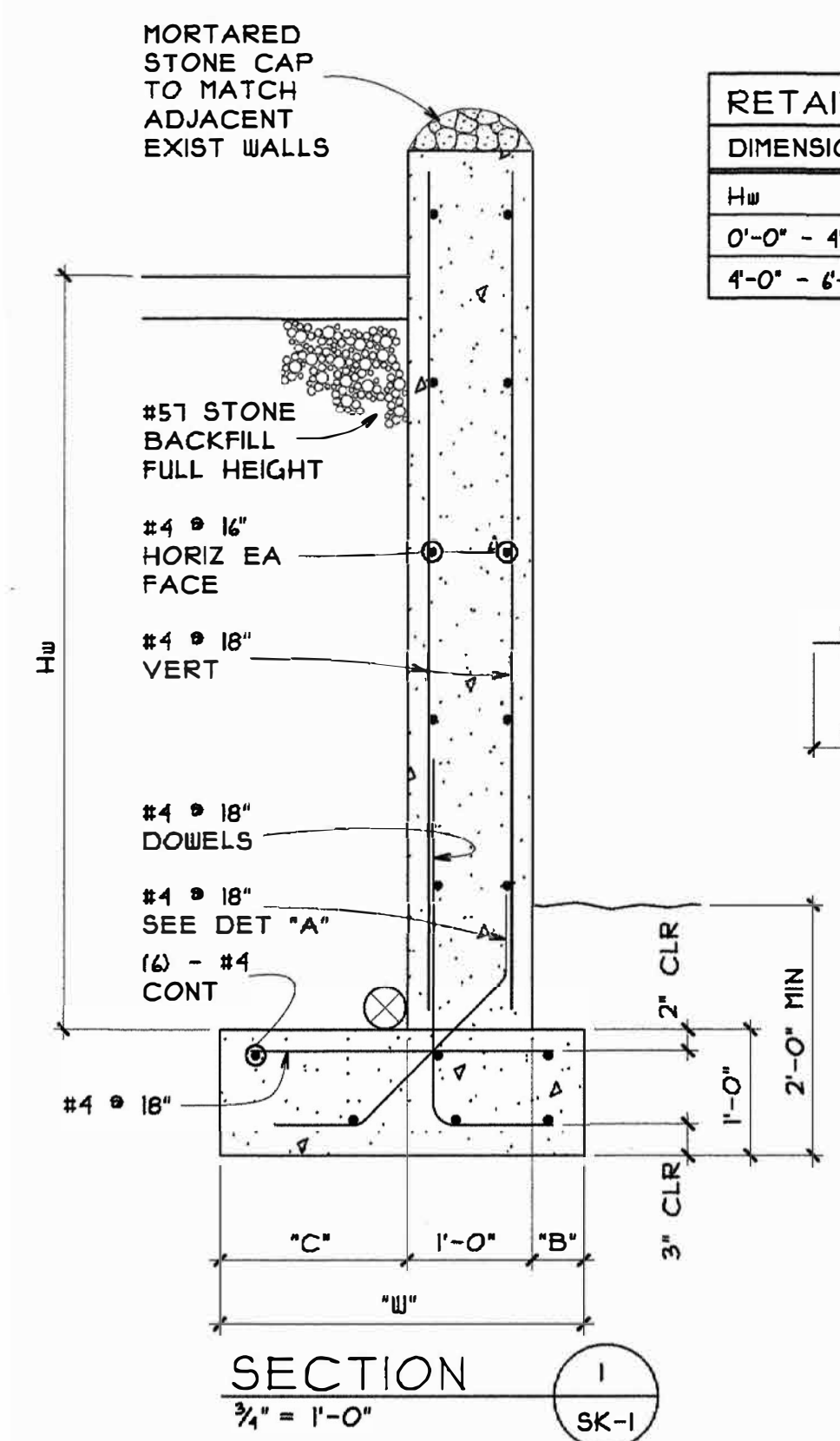
SHEET TITLE:
 FINAL DESIGN PLANS

SHEET No.:
 S-1
 SHT. 1 OF 1

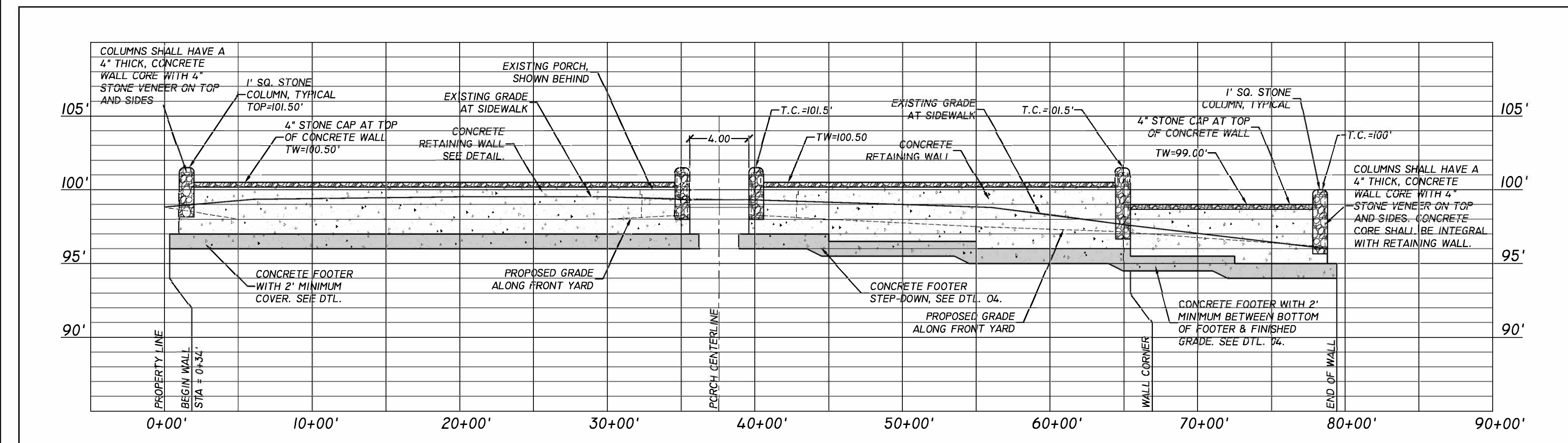
- NOTES:**
1. CONC. 3000 PSI • 28 DAYS
 2. REINF. GRADE 40
 3. MAX. SOIL BEARING PRESSURE = 2000 PSF (ASSUMED)
 4. PROVIDE WALL CONTROL JOINTS • 20'-0" MAX

RETAINING WALL SCHEDULE
 DIMENSIONS

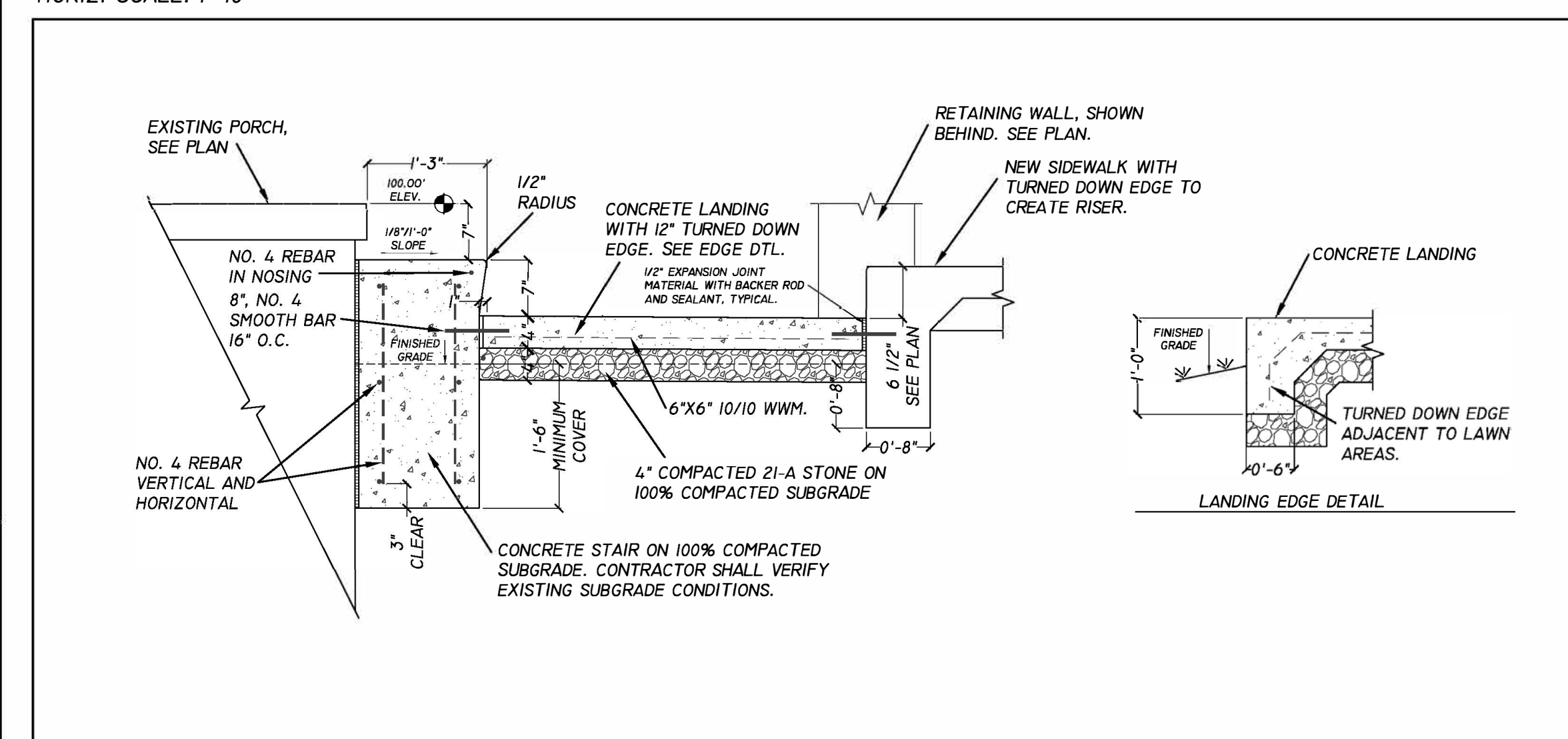
H _w	"B"	"C"	"W"
0'-0" - 4'-0"	0'-4"	0'-8"	2'-0"
4'-0" - 6'-0"	0'-5"	1'-6"	2'-11"



01 - SITE PLAN
 SCALE: 1"=5'



02 - RETAINING WALL PROFILE
 VERT. SCALE: 1"=5'
 HORIZ. SCALE: 1"=10'



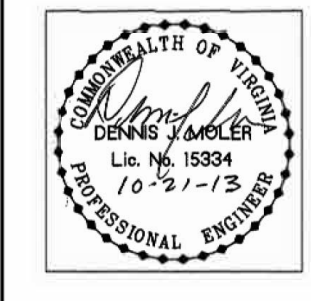
03 - STAIR AND LANDING DETAIL
 SCALE: 3/4"=1'-0"

- CONSTRUCTION NOTES:**
1. ALL WORK SHALL BE PERFORMED TO MEET ALL APPLICABLE CITY OF CHARLOTTESVILLE CODES AND CONSTRUCTION REQUIREMENTS.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "MISS UTILITIES" TO HAVE ALL UNDERGROUND UTILITIES MARKED PRIOR TO PERFORMING ANY DIGGING.
 3. THE EXISTING SITE CONDITIONS SHOWN ON THE PLAN REPRESENT FIELD MEASUREMENTS PERFORMED BY THE ARCHITECT. IT IS THE CONTRACTOR RESPONSIBILITY TO VERIFY ALL EXISTING AND PROPOSED CONDITIONS PRIOR TO BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER OF ANY/ALL PLAN DISCREPANCIES OR CONSTRUCTION CONFLICTS.
 4. THE CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE WORK AREA AND PROVIDING ALL MEASURES NECESSARY FOR PROTECTING THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC.
 6. THE CONTRACTOR SHALL MARK THE LIMITS OF EXISTING SIDEWALK AND RAMPS TO BE DEMOLISHED PRIOR TO BEGINNING ANY WORK. THE CITY SHALL REVIEW AND APPROVE ALL DEMOLITION WORK IN WRITING PRIOR TO THE CONTRACTOR BEGINNING WORK.
 7. ALL WORK SHALL BE COORDINATED WITH THE OWNER AND ALL APPLICABLE CITY UTILITY AND PUBLIC WORKS DEPARTMENTS.
 8. AT THE END OF CONSTRUCTION, ALL DISTURBED EARTH AREAS SHALL BE FINE GRADED, SEEDED AND MULCHED TO ESTABLISH A PERMANENT STAND OF LAWN GRASS.

APPROVAL SIGNATURE: _____ DATE: _____
 DIRECTOR OF NEIGHBORHOOD DEVELOPMENT SERVICES

**THIS DRAWING FOR REVIEW ONLY!
 NOT FOR CONSTRUCTION OF ANY KIND!**

Wall Reinforcement Details
 Anhold - 301 5th Street SW
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 CONSULTING STRUCTURAL ENGINEERS
 300 EAST WATER STREET
 CHARLOTTESVILLE, VA 22902
 PHONE: 434-971-3027 FAX: 434-971-4027 © 2013



04 - RETAINING WALL DETAILS
 SCALE: AS NOTED