

**From:** Rourke, Kristin  
**Sent:** Tuesday, November 27, 2012 12:30 PM  
**To:** 'dtate@baskervill.com'  
**Subject:** November BAR - 915 East High Street

November 27, 2012

Baskervill  
101 South 15<sup>th</sup> Street Suite 200  
Richmond, VA 23219

**Certificate of Appropriateness Application**

BAR 12-11-04  
915 East High Street  
Tax Map 53 Parcel 234, 234.L, 234.L1 and 247  
Baskervill, Applicant/Cville Operations Hub, LLC, Owner  
Rehabilitation of the Patterson Wing of the Martha Jefferson Hospital

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 20, 2012. The following action was taken:

**Approved (7-0) as submitted.**

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 18 months (May 20, 2014), 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](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner

**Mary Joy Scala, AICP**  
Preservation and Design Planner  
City of Charlottesville  
Department of Neighborhood Development Services  
City Hall - 610 East Market Street  
P.O. Box 911

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
November 20, 2012**



**Certificate of Appropriateness Application**

BAR 12-11-04

915 East High Street

Tax Map 53 Parcel 234, 234.L, 234.L1 and 247

Baskervill, Applicant/Cville Operations Hub, LLC, Owner

Rehabilitation of the Patterson Wing of the Martha Jefferson Hospital

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**Background**

The Patterson Wing was designated an Individually Protected Property (IPP) in 2008. It is a contributing structure in the Martha Jefferson Conservation District and Martha Jefferson National Register District. (Historic survey information is attached.) It is also located in the East High Street Entrance Corridor. The most restrictive regulations apply, so the BAR will review the changes to the IPP.

The renovation of the South Wing portion of the former Martha Jefferson Hospital site was approved under the Entrance Corridor review process in 2011.

**Application**

The applicant requests approval to:

- a. Replace asphalt shingle roof with GAF Grand Slate II Mystic Slate. Replace roof above side porch with black rubber paver system and EPDM roof.
- b. Repair/repaint existing wood windows.
- c. Existing aluminum storefront windows (first floor) to remain.
- d. Remove A/C units and replace window glass to match.
- e. Cover existing elevator enclosure with flat-seamed copper panels and EPDM roof.
- f. Copper gutters and downspouts to remain.
- g. Replace existing sliding glass doors on porch with aluminum storefront system, color similar to Kawneer Medium Bronze.
- h. Replace existing pipe railing between Patterson and South Wings with gray powder-coated aluminum guardrail.
- i. Add new aluminum gate with brick posts in alley.

**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;*

1. A property will be used as it was historically or will be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectured features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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 Guidelines for Rehabilitation:**

#### **C. Windows**

- 1) *Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2) *Retain original windows when possible.*
- 3) *Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4) *If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*

- 5) *Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6) *Replace historic components of a window that are beyond repair with matching components.*
- 7) *Replace entire windows only when they are missing or beyond repair.*
- 8) *If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9) *Reconstruction should be based on physical evidence or old photographs.*
- 10) *Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 11) *Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12) *Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13) *If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
- 14) *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 15) *Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*
- 16) *Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
- 17) *Storm windows should not damage or obscure the windows and frames.*
- 18) *Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*

## **Pertinent Guidelines for Site Design and Elements:**

### **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, and vinyl plastic fences should not be used.*
- 8) *Traditional concrete block walls may be appropriate.*
- 9) *Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.*
- 10) *If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
- 11) *Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
- 12) *Fences should not exceed six (6) feet in height in the side and rear yards.*
- 13) *Fence structures should face the inside of the fenced property.*
- 14) *Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.*
- 15) *Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.*

- 16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

**Discussion and Recommendations**

In general, the rehabilitations are very positive. Most of the proposed work consists of repairs and replacement in-kind. The aluminum storefront system on the second floor porch may look slightly different, and the new guardrail/gate is a different design and material. The elevator enclosure will have new materials that will look more attractive, but which are not readily visible from East High Street.

**Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and for Site Design and Elements, I move to find that the proposed changes satisfy the BAR’s criteria and are compatible with this individually protected property and other properties in the Martha Jefferson historic conservation district, and that the BAR approves the application as submitted (or with the following modifications)....

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**Individually Protected Property Designation**

**Address:** 459 Locust Avenue  
**Owner:** Martha Jefferson Hospital  
**Parcel:** 530234000 (part)  
**Property:** Martha Jefferson Hospital (original building – Patterson Wing)  
**Acreage:** 8.113 acres  
**Date built:** 1928-1929



**CRITERIA**

**(1) The historic, architectural or cultural significance, if any, of a building, structure or site and whether it has been listed on the National Register of Historic Places or the Virginia Landmarks Register;**

The property is architecturally and culturally significant. This building is known as the Patterson Wing of Martha Jefferson Hospital.

This property is a contributing resource of the Martha Jefferson National and State Register District.

**(2) The association of the building, structure or site with an historic person or event or with a renowned architect or master craftsman;**

This property was designed by Johnson & Brannan of Lynchburg.

**(3) The overall aesthetic quality of the building, structure or site and whether it is or would be an integral part of an existing design control district;**

This Colonial Revival building is located less than ¼ mile from both the North Downtown and Downtown Architectural Design Control Districts.

The neighborhood has formally requested designation as a future conservation district.

**(4) The age and condition of a building or structure;**

The Patterson wing of Martha Jefferson Hospital was constructed in 1928-1929 making it 80 years old. It is in good condition.

**(5) Whether a building or structure is of old or distinctive design, texture and material;**

This four story building has 13 bays and an end, parapet-gable roof with a massive, double chimney on each end. The three central bays project slightly, creating a formal entrance. The doorway is ornate with decorated, wooden, compound pilasters, architrave and broken pediment, as well as sidelights and a transom with tracery. Above the entrance is a circular headed window. The first and second stories of the central projection are lined with quoins. The central projection is topped by a pediment that continues the cornice and modillions that encircle the structure. Three gabled dormers with circular headed windows and broken pediments are symmetrically distributed to either side of the central projection.

**(6) The degree to which the distinguishing character, qualities or materials of a building, structure or site have been retained;**

While surrounded by modern additions to the hospital campus, the Patterson Wing retains many of its original architectural features and details which give it its significance and make it worth preserving.

**(7) Whether a building or structure, or any of its features, represents an infrequent or the first or last remaining example of a particular detail or type of architecture in the city;**

The Patterson Wing is the oldest surviving section of Martha Jefferson Hospital.

The Patterson Wing is currently used for a hospital-related function. However, the entire hospital plans to move to Pantops in the near future.

**(8) Whether a building or structure is part of a geographically definable area within**

**which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exist a number of buildings or structures separated geographically but linked by association or history.**

The building is linked to the more recent buildings that make up the Martha Jefferson Hospital campus. It is also linked to the surrounding neighborhood and other contributing resources of the Martha Jefferson National Register District.

## **National Register Historic Survey Inventory**

### **459 Locust Avenue**

**TM/P: 53/234 DHR: 104-5144-0061**

*Primary Resource Information:* Hospital, Stories 5.00, Style: Other, ca 1928

August 2007: A very large complex with only one address, the Martha Jefferson Hospital was built in four major phases. The first hospital building was constructed in 1903, but was demolished in order to make way for the present emergency room. The impressive Colonial Revival building Patterson Wing, made possible by a \$100,000 donation from Mr. and Mrs. Addison Patterson, was constructed in 1928-29 and designed by Johnson & Brannan of Lynchburg. The four-story common bond brick Patterson Wing has 13 bays and an end, parapet-gable, asphalt-tile roof with a massive, double chimney on each end. The three central bays project slightly to create a well-defined formal entrance. Seven brick steps lead to a small platform from which a set of stairs spring to either side of the main entrance, both bounded with identical metal handrails. The doorway is ornate with decorated, wooden, compound pilasters, architrave and broken pediment, as well as sidelights and a transom with tracery. Immediately above the entrance is a circular headed window, its shape determined by the classically-detailed surround with a semi-circular, broken pediment. Brick quoins border the 2<sup>nd</sup> story window and compliment the quoins that line the sides of the 1<sup>st</sup> and 2<sup>nd</sup> floors of the central projection. Immediately above is a brick stringcourse, followed by a Venetian window. The central projection is topped by a pediment that continues the cornice and modillions that encircle the structure, and includes a fanlight with keystone. All of the windows are 12/12-sash windows; jack arches and keystones distinguish those of the 1<sup>st</sup> and 2<sup>nd</sup> floors. Three gabled dormers with circular headed windows and broken pediments are symmetrically distributed to either side of the central projection. The south elevation has three bays with a two-story addition abutting the two western bays. The addition is bounded on the 1<sup>st</sup> floor by large, circular headed windows and segmental surrounds. The 2<sup>nd</sup> floor is a sunroom with modern sliding glass doors, coupled Tuscan columns, a simple entablature and balustrade, and a chinoise-rail balcony. Window air-conditioning units occupy many of the second-story windows. Abutting the north end of the Sanitarium is the four-bay, five-story, flat-roofed Rucker Wing, built in 1952-54 and constituting the 3<sup>rd</sup> major phase of building at the hospital. The rectangular Palladian windows on the Locust Avenue facade of the Rucker Wing have since been altered; all Colonial Revival decoration has been removed, leaving only metal surrounds. The final phase of building at Martha Jefferson includes the substantial, non-historic, five-story, brick building to the rear and north of the Patterson and Rucker Wings, built beginning in the 1980s. This includes the Emergency Room that is accessed via East High Street and sits behind the Patterson Wing and the Cardwell Center

north of the Rucker and Patterson Wings that is accessed via Locust Avenue. A covered walkway was built along the north elevation of the Rucker Wing to join with the hospital's principal entrance in the northern part of the new wing.

*Individual Resource Status: **Hospital Contributing** Total: 1*





**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

OCT 30 2012

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.  
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Owner Name CVILLE OPERATIONS HUB, LLC Applicant Name BASKERVILL  
Project Name/Description MJH PATTERSON WING Parcel Number 53-234, 53-234.L, 53-234.L1, 53-247  
Property Address 915 EAST HIGH STREET CHARLOTTESVILLE, VA 22902

**Applicant Information**

Address: 101 SOUTH 15th STREET SUITE 200  
RICHMOND, VA 23219  
Email: dtate@baskervill.com  
Phone: (W) (804) 343-1010 (H) \_\_\_\_\_  
FAX: (804) 343-0909

**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.)

Donald W. Tate 10/29/12  
Signature Date

DONALD W. TATE, AIA 10/29/12  
Print Name Date

**Property Owner Information (if not applicant)**

Address: 560 RAY C. HUNT DRIVE  
CHARLOTTESVILLE, VA 22903  
Email: guy.williams@cfainstitute.org  
Phone: (W) (434) 951-5233 (H) \_\_\_\_\_  
FAX: (434) 220-5793

**Property Owner Permission (if not applicant)**

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

\_\_\_\_\_  
Signature Date

GUY WILLIAMS  
Print Name Date

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

Description of Proposed Work (attach separate narrative if necessary): REFER TO ATTACHED NARRATIVE.

List All Attachments (see reverse side for submittal requirements):  
REFER TO ATTACHED SUBMITTALS.

<p><b>For Office Use Only</b></p> <p>Received by: <u>D. Ebanio</u></p> <p>Fee paid: <u>12500</u> Cash/Ck. # <u>283182</u></p> <p>Date Received: <u>10/30/12</u></p>	<p>Approved/Disapproved by: _____</p> <p>Date: _____</p> <p>Conditions of approval: _____</p> <p>_____</p> <p>_____</p>
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**Baskervill**

30 October 2012

**BAR COA Submission for  
November 20, 2012  
BAR Meeting**

**CVILLE OPERATIONS HUB, LLC**



| est. 1897 |

architecture  
engineering  
interior design

Ship to or visit  
101 S 15th St  
Ste 200 • 23219

P.O. Box 400  
Richmond, Va  
23218 • 0400

804 343 1010  
fax 343 0909  
baskervill.com

30 October 2012

BAR COA Submission for November 20, 2012 BAR Meeting

CVILLE OPERATIONS HUB, LLC

Narrative

1. The Martha Jefferson Hospital at 459 Locust Avenue, now a sprawling medical facility that fills an entire block, began as a three-story red brick building constructed in ca. 1928-29. The original building, now known as the Patterson Wing, was expanded numerous times to the west and north to meet its community's expanding population and modern demands. The hospital is comprised of the following:

- 1928-29 - the Patterson Wing,
- 1952-54 - the Rucker Wing, built along the north side wall of Patterson, with additions in 1992
- 1970s - the South Wing, with two additional stories added in 1990-1992
- 1970s-90s - a large wing consisting of HVAC equipment
- 1992 - an Emergency Room at the center of the south elevation
- 1992 - the Cardwell Wing to the north, facing Locust Avenue
- 2000s - Small addition at the northwest corner

2 The most architecturally and historically significant of these is the Patterson Wing which is three-and-a-half stories tall with a parapet gabled roof and gabled dormers. The front elevation features a grid of double-hung wood windows and a wood modillion cornice. A carved stone surround at the historic front entry of Patterson is centered in a projecting portion of the façade whose corners are enhanced with brick quoins. Atop the projected bays is a pediment framing a patterned fan light. At the south end is two-story porch.

3. For this BAR COA Submission, only the proposed exterior changes to the Patterson Wing are being submitted for consideration and approval. They are indicated thru the use of photos in the submission. An overall design approach of "replacing like for like" products was considered in upgrading certain elements to achieve better insulated properties for a new Class A office space for CFA. This approach was used in order to not affect the historic tax credits the Owner was applying for. The exterior changes are described as follows and included in the following sketches:

- a. Replace existing asphalt shingle roof on the gabled roof and gabled dormers with a similar product in color and appearance. Replace roof at the fifth floor roof (over the

second floor porch area) with rubber paver system. Refer to samples provided for review.

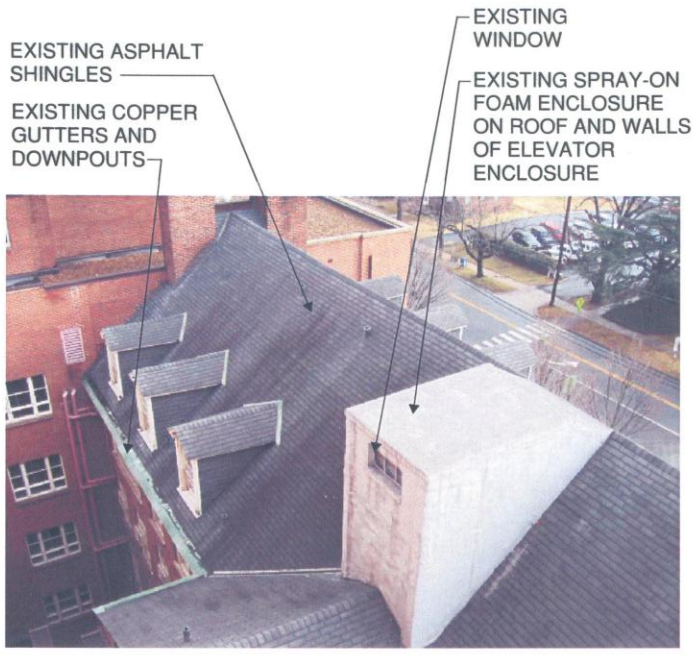
- b. Remove existing wood windows, remove lead paint, repainted to match existing color and reinstalled for weather tight conditions. Some existing window jambs may need to be repaired after window is removed.
- c. Existing aluminum storefront windows will remain.
- d. Existing window A/C units and panel to be removed and replace with new glass to match the existing style
- e. Existing elevator penthouse enclosure spray on foam enclosure on the roof and walls to be removed and replace with flat seamed copper siding and fully adhered black epdm roof.
- f. Existing copper gutters and downspouts to remain.
- g. Existing sliding glass doors at the second floor porch to be removed and replaced with aluminum storefront system. Vertical mullion spacing and overall elevations to match the existing location of the verticals of the sliding glass doors.
- h. Existing guardrail at alley between the Patterson Wing and the South Wing to be removed and replaced with a new guardrail.
- i. New gate to be place at top of the sloped alley to provide screening of the alley in addition to security for the new Owner.



**PATTERSON WING**  
VIEW FROM LOCUST AVENUE



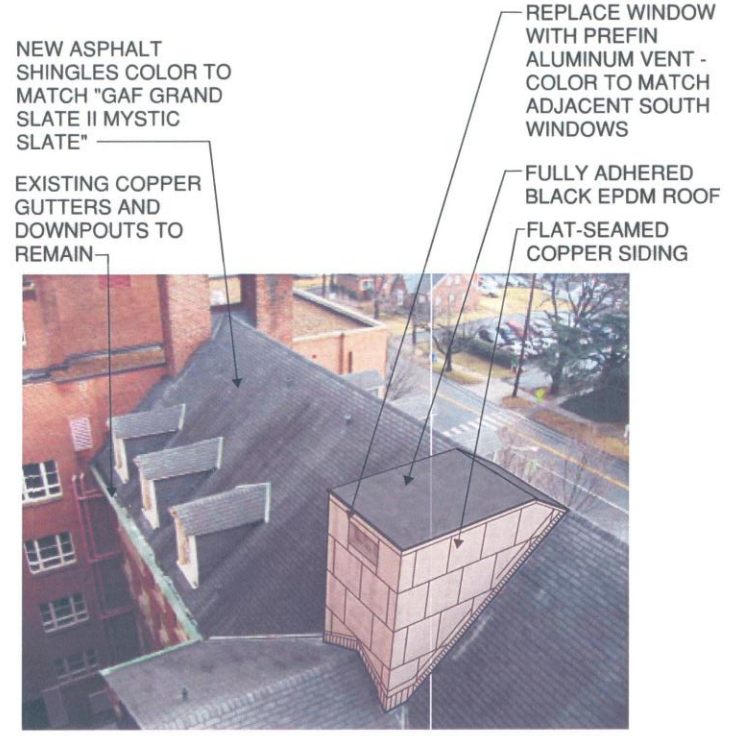
ask + listen + create



EXISTING ASPHALT SHINGLES  
EXISTING COPPER GUTTERS AND DOWNPOUTS

EXISTING WINDOW  
EXISTING SPRAY-ON FOAM ENCLOSURE ON ROOF AND WALLS OF ELEVATOR ENCLOSURE

EXISTING PATTERSON WING ROOF AND ELEVATOR PENTHOUSE



NEW ASPHALT SHINGLES COLOR TO MATCH "GAF GRAND SLATE II MYSTIC SLATE"  
EXISTING COPPER GUTTERS AND DOWNPOUTS TO REMAIN

REPLACE WINDOW WITH PREFIN ALUMINUM VENT - COLOR TO MATCH ADJACENT SOUTH WINDOWS  
FULLY ADHERED BLACK EPDM ROOF  
FLAT-SEAMED COPPER SIDING

PROPOSED PATTERSON WING ROOF AND ELEVATOR PENTHOUSE

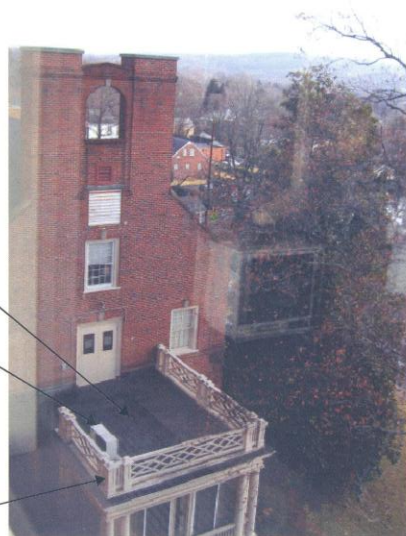
**PATTERSON WING**  
ROOFING MODIFICATIONS



EXISTING BLACK  
ROOFING PAVERS  
TO BE REMOVED

EXISTING HVAC UNIT  
TO BE REMOVED

EXISTING ORNATE  
WOODEN  
BALUSTRADE TO  
REMAIN - PAINT TO  
MATCH EXISTING  
COLOR



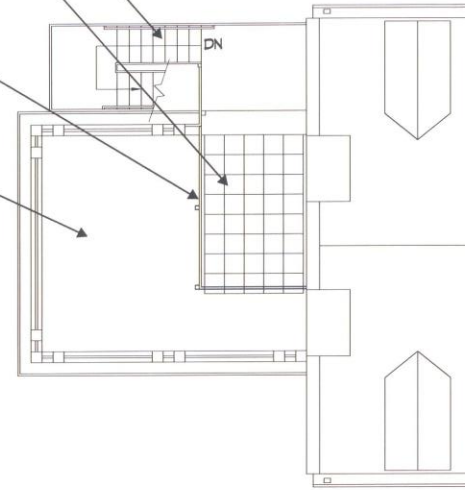
EXISTING PATTERSON WING ROOF  
ABOVE PORCH

EXISTING STAIR TO  
REMAIN - NOT IN  
SCOPE OF WORK

PROPOSED BLACK  
ROOFING PAVERS

1 1/2" PIPE  
RAILING PAINTED  
BLACK

PROPOSED  
FULLY  
ADHERED  
BLACK EPDM  
ROOFING



PROPOSED PATTERSON WING ROOF  
ABOVE PORCH

**PATTERSON WING**  
ROOFING MODIFICATIONS ABOVE PORCH

**Baskerville**

ask + listen + create

EXISTING ORNATE WOODEN BALUSTRADE TO REMAIN

EXISTING WOODEN COLUMNS AND RAILING TO REMAIN

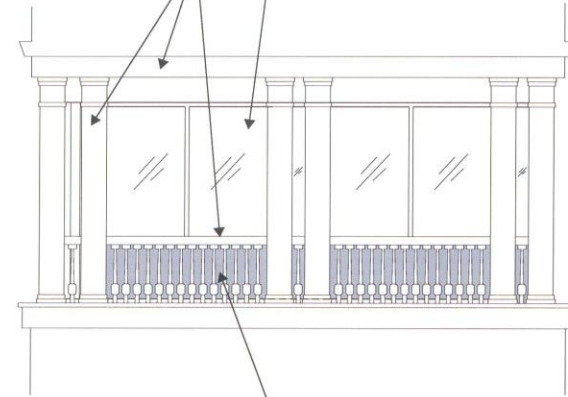
EXISTING SLIDING GLASS DOORS BEHIND WOODEN COLUMNS AND RAILING



EXISTING PATTERSON WING PORCH - EAST ELEVATION (WEST SIMILIAR)

EXISTING WOODEN COLUMNS, RAILING, TRIM, AND DECORATIVE HANDRAILS TO BE PAINTED WITH COLOR TO MATCH EXISTING

NEW STOREFRONT SYSTEM TO BE INSTALLED BEHIND WOODEN COLUMNS AND RAILING. FRAME COLOR TO MATCH "KAWNEER MEDIUM BRONZE". GLASS COLOR TO BE "SOLARBAN 70 XL" TO MATCH ADJACENT SOUTH WING



SHADING REPRESENTS INSULATED METAL PANEL BEHIND HANDRAIL - COLOR TO MATCH "KAWNEER MEDIUM BRONZE"

PROPOSED PATTERSON WING PORCH - EAST ELEVATION (WEST SIMILIAR)

COLOR REFERENCES TO THE SOUTH WING AS APPROVED PER 459 LOCUST AVENUE CFA CENTRAL HEADQUARTERS ENTRANCE CORRIDOR REVIEW LETTER DATED SEPTEMBER 13, 2011 BY MARY JOY SCALA

## PATTERSON WING PORCH MODIFICATIONS

**Baskervill**

ask + listen + create



EXISTING ORNATE WOODEN BALUSTRADE TO REMAIN

EXISTING WOODEN COLUMNS AND RAILING TO REMAIN

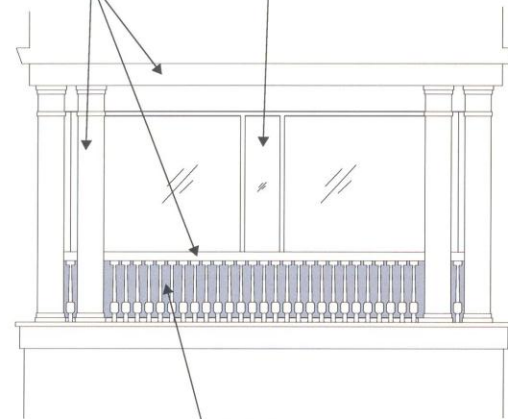
EXISTING SLIDING GLASS DOORS BEHIND WOODEN COLUMNS AND RAILING



EXISTING PATTERSON WING PORCH - SOUTH ELEVATION

EXISTING WOODEN COLUMNS, RAILING, TRIM, AND DECORATIVE HANDRAILS TO BE PAINTED WITH COLOR TO MATCH EXISTING

NEW STOREFRONT SYSTEM TO BE INSTALLED BEHIND WOODEN COLUMNS AND RAILING. FRAME COLOR TO SIMILIAR TO "KAWNEER MEDIUM BRONZE". GLASS COLOR TO BE "SOLARBAN 70 XL" TO MATCH ADJACENT SOUTH WING



SHADING REPRESENTS INSULATED METAL PANEL BEHIND HANDRAIL - COLOR TO MATCH "KAWNEER MEDIUM BRONZE"

PROPOSED PATTERSON WING PORCH - SOUTH ELEVATION

COLOR REFERENCES TO THE SOUTH WING AS APPROVED PER 459 LOCUST AVENUE CFA CENTRAL HEADQUARTERS ENTRANCE CORRIDOR REVIEW LETTER DATED SEPTEMBER 13, 2011 BY MARY JOY SCALA

**PATTERSON WING  
PORCH MODIFICATIONS**



ask + listen + create

EXISTING METAL  
PIPE RAILING TO  
BE REMOVED



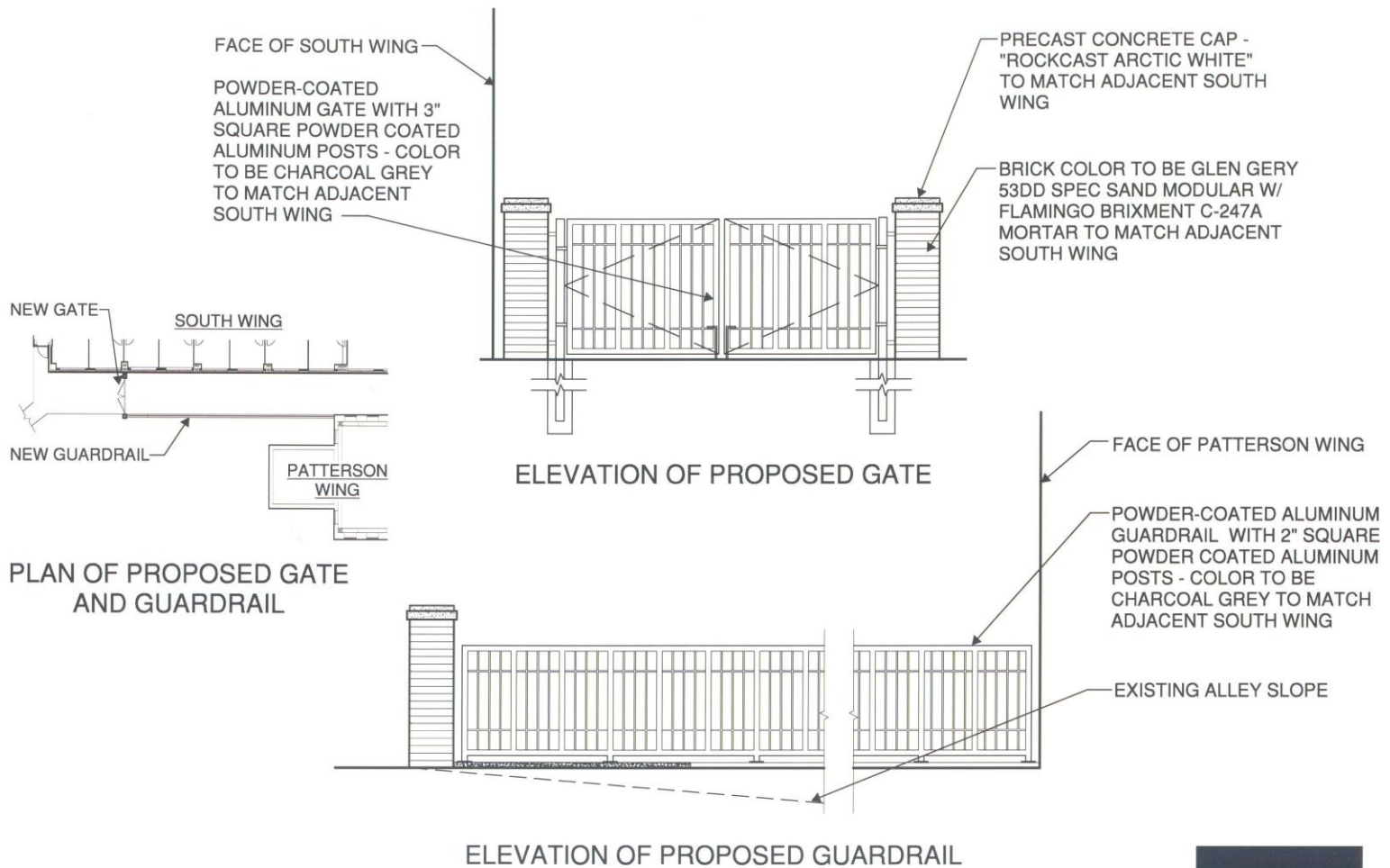
EXISTING VIEW FROM ABOVE LOOKING  
TOWARDS EAST HIGH STREET

EXISTING METAL  
PIPE RAILING TO  
BE REMOVED



EXISTING VIEW LOOKING DOWN ALLEY  
BETWEEN PATTERSON AND SOUTH WINGS

**PATTERSON WING**  
EXISTING PHOTOS OF ALLEY BETWEEN  
PATTERSON AND SOUTH WINGS



COLOR REFERENCES TO THE SOUTH WING AS APPROVED PER 459 LOCUST AVENUE CFA CENTRAL HEADQUARTERS ENTRANCE CORRIDOR REVIEW LETTER DATED SEPTEMBER 13, 2011 BY MARY JOY SCALA

**PATTERSON WING**  
**PROPOSED GATE AND GUARDRAIL AT ALLEY**  
**BETWEEN PATTERSON AND SOUTH WINGS**





ELEVATION OF PROPOSED GATE AND  
GUARDRAIL



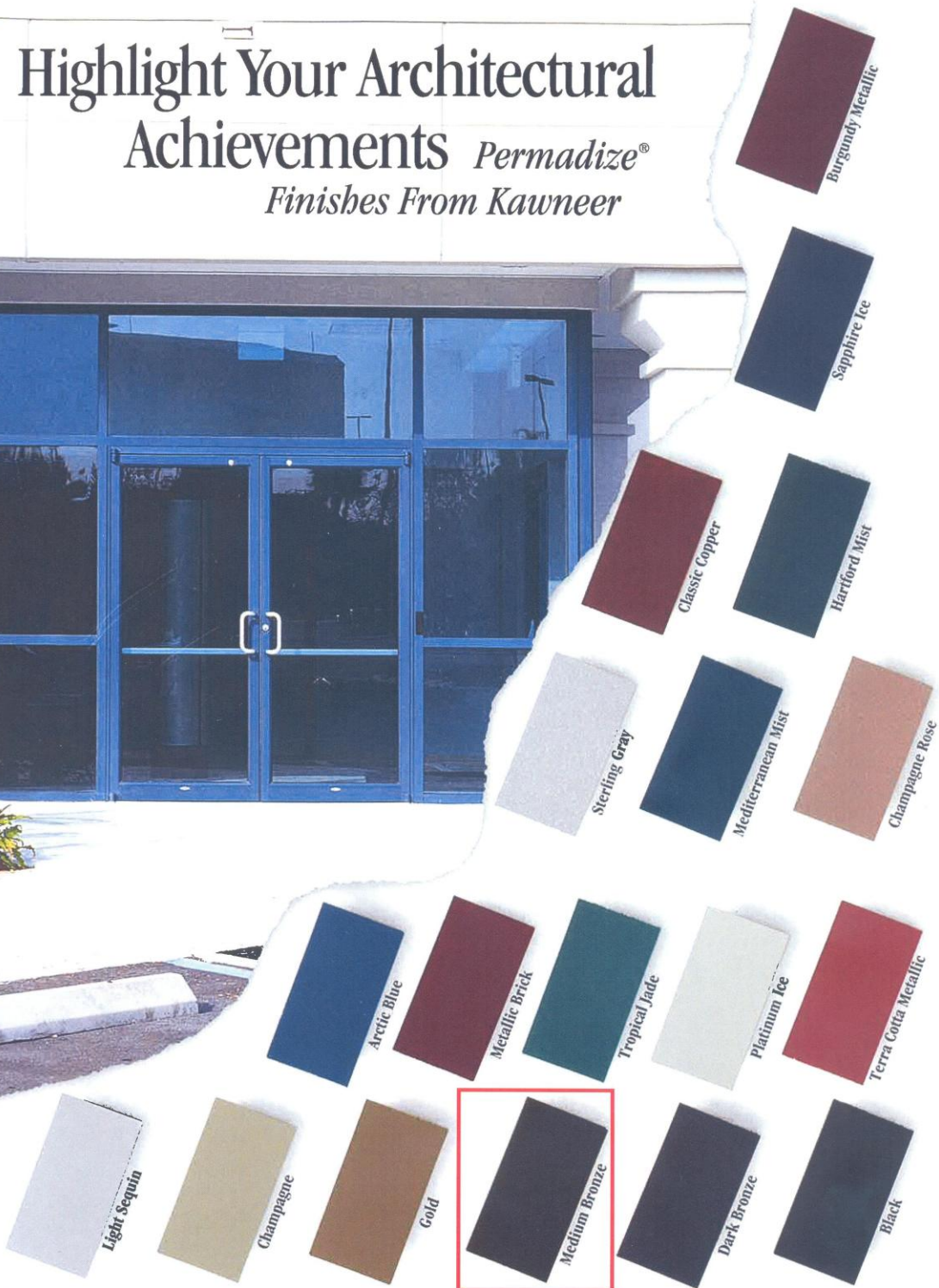
ELEVATION OF PROPOSED GATE AND  
GUARDRAIL

**PATTERSON WING**  
PROPOSED IMAGES OF ALLEY BETWEEN PATTERSON  
AND SOUTH WINGS WITH NEW GATE AND GUARDRAIL

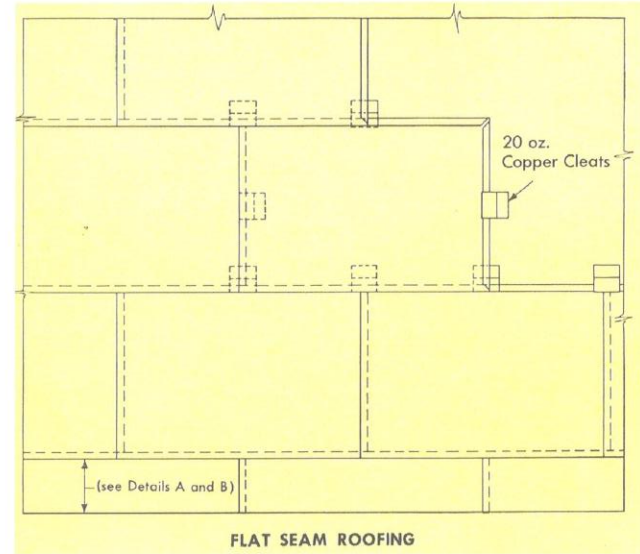


ask + listen + create

# Highlight Your Architectural Achievements *Permadize®* Finishes From Kawneer



PATTERSON WING COLOR SELECTION  
FOR PROPOSED STOREFRONT FRAME  
AND METAL PANEL AT PORCH



**PATTERSON WING**  
EXAMPLE OF FLAT-SEAMED COPPER SIDING





EXISTING ALUMINUM  
FRAMED WINDOWS,  
LOCATED ON THE FIRST  
FLOOR, TO REMAIN



EXISTING WOOD  
WINDOWS TO BE  
REMOVED, TAKEN  
OFF-SITE TO REMOVE  
LEAD PAINT, REPAINTED,  
AND REINSTALLED FOR  
WEATHER TIGHT  
CONDITIONS - PAINT TO  
MATCH EXISTING COLOR



EXISTING OPENINGS TO  
BE REPAIRED AND  
REPAINTED AS  
REQUIRED FOR  
WEATHER TIGHTNESS -  
PAINT TO MATCH  
EXISTING COLOR

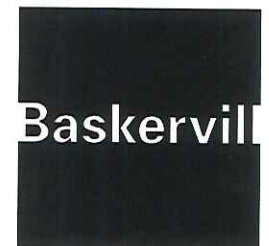


REMOVE WINDOW AC  
UNITS ON ALL  
FLOORS. INSTALL  
NEW GLASS TO  
MATCH EXISTING  
STYLE (STYLES VARY)

## EXAMPLES OF EXISTING EXTERIOR WINDOWS

# PATTERSON WING

## EXISTING EXTERIOR WINDOW PHOTOS AND PROPOSED MODIFICATIONS



ask + listen + create

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**Scala, Mary Joy**

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**From:** McWhirt, Lisa <LMcWhirt@Baskervill.com>  
**Sent:** Tuesday, November 13, 2012 11:09 PM  
**To:** Scala, Mary Joy  
**Subject:** RE: Patterson Wing question

The height of the brick posts is 5'-0" from grade to the top of the post.

The height of the gate is 4'-1"

Thanks,

**Lisa C. McWhirt Associate AIA, CSI**  
Project Manager | Associate

804.343.1010 | M: 804.921.4996

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**From:** Scala, Mary Joy [mailto:scala@charlottesville.org]  
**Sent:** Tuesday, November 13, 2012 4:21 PM  
**To:** McWhirt, Lisa  
**Subject:** Patterson Wing question

What is the height of the proposed aluminum gate and brick posts? Thank you.

**Mary Joy Scala, AICP**  
Preservation and Design Planner  
City of Charlottesville  
Department of Neighborhood Development Services  
City Hall - 610 East Market Street  
P.O. Box 911  
Charlottesville, VA 22902  
Ph 434.970.3130 FAX 434.970.3359  
[scala@charlottesville.org](mailto:scala@charlottesville.org)



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**Scala, Mary Joy**

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**From:** McWhirt, Lisa <LMcWhirt@Baskervill.com>  
**Sent:** Monday, November 19, 2012 5:12 PM  
**To:** Scala, Mary Joy  
**Subject:** Re: 915 E High Street

mary joy,

the new railings will be a charcoal gray color (very close to black) instead of a gray color.

lisa

*Connected by DROID on Verizon Wireless*

-----Original message-----

**From:** "Scala, Mary Joy" <scala@charlottesville.org>  
**To:** "Tate, Don" <DTate@Baskervill.com>, "guy.williams@cfainstitute.org" <guy.williams@cfainstitute.org>  
**Cc:** "McWhirt, Lisa" <LMcWhirt@Baskervill.com>  
**Sent:** Mon, Nov 19, 2012 21:56:03 GMT+00:00  
**Subject:** 915 E High Street

**Mary Joy Scala, AICP**

Preservation and Design Planner  
City of Charlottesville  
Department of Neighborhood Development Services  
City Hall - 610 East Market Street  
P.O. Box 911  
Charlottesville, VA 22902  
Ph 434.970.3130 FAX 434.970.3359  
[scala@charlottesville.org](mailto:scala@charlottesville.org)

# 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



November 5, 2012

Dear Sir or Madam:

This letter is to notify you that the following applications have been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

### **Certificate of Appropriateness Application**

BAR 12-11-04

915 East High Street

Tax Map 53 Parcel 234, 234.L, 234.L1 and 247

Baskervill, Applicant/Cville Operations Hub, LLC, Owner

Rehabilitation of the Patterson Wing of the Martha Jefferson Hospital

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, November 20, 2012, starting at 5:30 pm in City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up to 2<sup>nd</sup> floor.

An agenda with approximate times will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

A handwritten signature in cursive script, appearing to read 'Mary Joy Scala'.

Mary Joy Scala, AICP  
Preservation and Design Planner