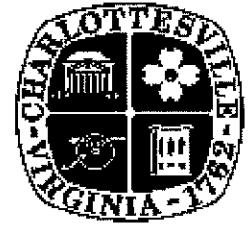


**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
December 17, 2013**



From: Scala, Mary Joy
Sent: Wednesday, December 18, 2013 10:28 AM
To: byrdleavell@embarqmail.com
Subject: BAR Action December 17, 2013

December 18, 2013

Byrd Leavell
430 Gilliams Ridge Road
Charlottesville, VA 22903

RE: Certificate of Appropriateness Application
BAR-13-12-01
217 West High Street
Tax Map 33 Parcel 131
Nichola Properties, LLC, Owner/ Byrd Leavell, Applicant
Add residential unit in garage structure

Dear Applicant:

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 17, 2013. The following action was taken:

The BAR accepted (8-0) the applicant's request for deferral.

The Chair clarified that the West High Street elevation should be reworked [to be more consistent with outbuildings as secondary structures] as follows:

Remove porch;
Proportions [of windows] should be in keeping with vertical precedents in the district;
There should be alignment between openings on first and second floors.
You could do other things, for example, a covering over the door.

Please resubmit by the regular deadline for any BAR meeting.
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

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

Certificate of Appropriateness Application

BAR-13-12-01
217 West High Street
Tax Map 33 Parcel 131
Nichola Properties, LLC, Owner/ Byrd Leavell, Applicant
Add residential unit in garage structure

Background

217 West High Street is a contributing property (ca. 1915) in the North Downtown ADC District. The historic survey is attached.



Left to right: view of the garage from High Street entrance, with 217 West High Street house visible on right side of photo; view of parking area for 217 West High Street with garage behind and apartment building on left side of photo, bamboo fence screening parking from the apartments.

September 21, 2010 - The BAR approved (7-1 with Knight against) the proposed application to replace railings with cast iron railings, paint roof, add stone floor on porch, add stone retaining wall, replace wood deck with stone patio, and replace side door with a window, but with a change from metal railing to wood railing.

September 10, 2013 - The Planning Commission recommended approval of the Special Use Permit for one additional unit with the following conditions:

1. A reduction of yard requirements on the property to 12 feet in the front yard, 2 feet on the east side yard, 7 feet on the west side yard, and 2 feet in the rear yard. These setbacks are the current setbacks on the property.
2. A modification of the requirements for recreational space in Section 34-366(a)(3) to allow the required recreational space be adult/mixed-use space.

September 17, 2013 - The BAR recommended (9-0) that the Special Use Permit as submitted for one additional unit (third unit) that would increase density to 25 units per acre would not have an adverse effect on the North Downtown Architectural Design Control (ADC) District. The unit is to be located in the existing garage. The applicant will have to return to the BAR for a Certificate of Appropriateness to conduct the renovation of the garage.

October 7, 2013 - City Council approved the Special Use Permit as recommended by the Planning Commission.

Application

The applicant is seeking a COA to renovate an existing garage into an apartment.

The applicant recently received approval of a Special Use Permit to convert the garage into a single, two floor residential apartment unit. In the main dwelling there are currently two apartments (duplex), which the owners renovated in 2011. The garage is currently used as storage. The property has 6 parking spots for tenants, two of which are adjacent to the existing garage entrance.

The building would remain oriented to West High Street. A painted wood-frame porch with black aluminum railing on top and beadboard trim would be created over a new brick patio. On the first floor, the existing garage door will be filled in with a new horizontal window and door with transoms and beadboard panel. A square casement window will replace an existing door on the right. Upstairs a new door will open onto a Kebony deck. A long horizontal window is also shown on the second floor level.

On the east side second floor level a new entrance door, Kebony deck with railing, and double casement window will be added. A new Miratec canopy is proposed over the door.

- No changes are proposed to the north and west elevations.
- Two new skylights and a solar tube are shown on the existing galvanized silver metal roof.
- The existing siding and Miratec trim will be painted white.
- Windows are proposed to be aluminum clad wood windows.
- Three new light fixtures are proposed.

Criteria, Standards and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*

- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines for Site Design

G. Garages, Sheds, & Other Structures

A number of houses in Charlottesville's historic districts have garages, outbuildings and distinctive site features, particularly properties that contain a large house on a large lot. The most common outbuilding is the garage. Site features may vary considerably and may include fountains, ponds, pools, trellises, pergolas or benches, as well as recreational spaces such as playsets or basketball courts.

- 1) Retain existing historic garages, outbuildings, and site features in their original locations.*
- 2) If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter 7 C. Moving Historic Structures.)*
- 3) Choose designs for new outbuildings that are compatible with the major buildings on the site.*
- 4) Take clues and scale from older outbuildings in the area.*
- 5) Use traditional roof slopes and traditional materials.*
- 6) Place new outbuildings behind the dwelling.*
- 7) If the design complements the main building however, it can be visible from primary elevations or streets.*
- 8) The design and location of any new site features should relate to the existing character of the property.*

Discussion and Recommendations

The cottage-type details are appropriate for a downtown outbuilding.

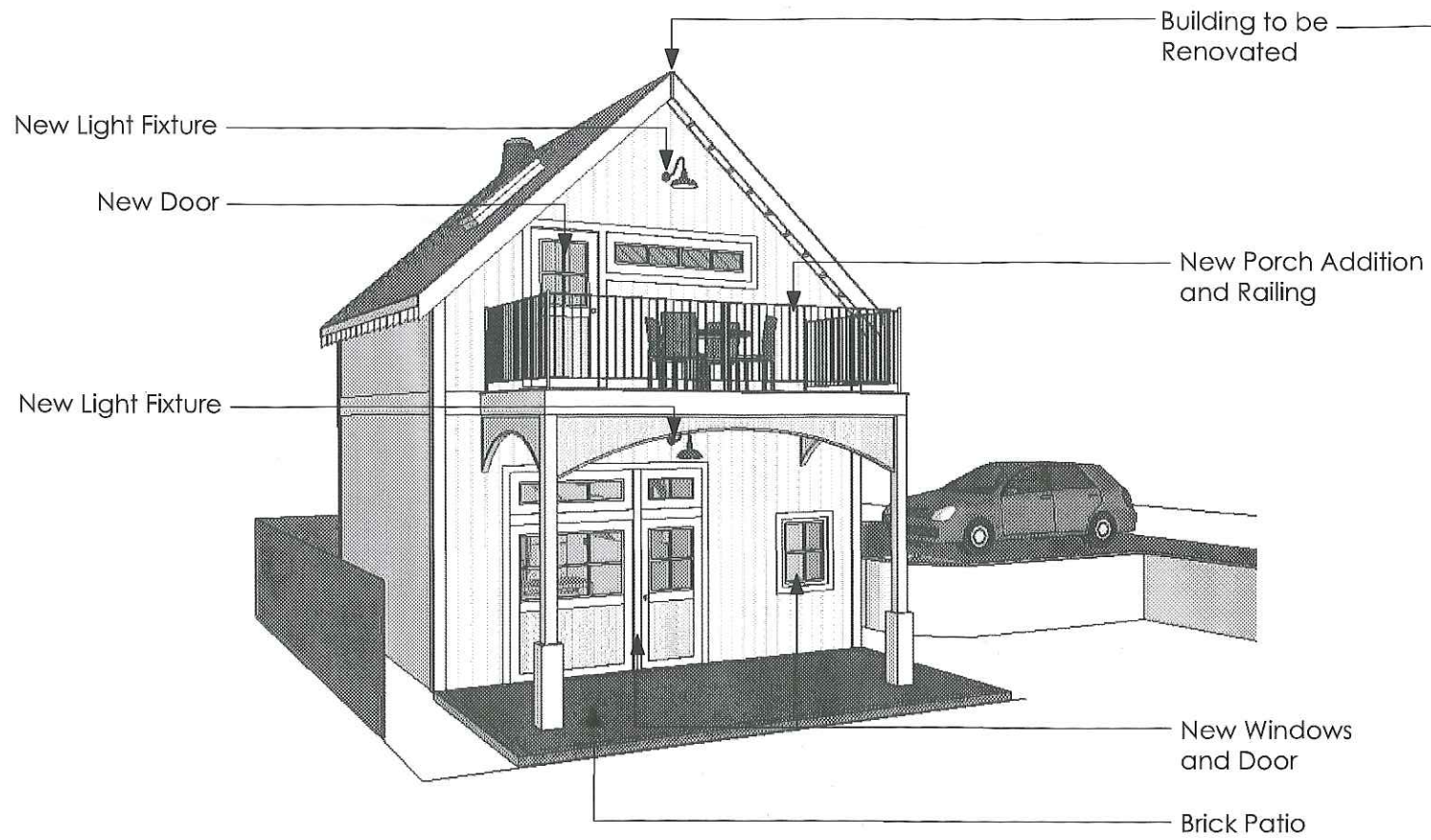
The window muntins should be confirmed as SDL's permanently affixed to the exterior.

The window panes in the garage opening should be square or vertical, not horizontal, in keeping with the character of surrounding buildings. The horizontal window on the second floor is an unusual shape.

NOTE: There was discussion in September regarding the railing approval in 2010 at the main dwelling. At that time there was an existing metal railing on the second floor porch. The applicant wanted to add a matching metal railing on the lower porch. The BAR required a wood railing on the lower porch. In staff opinion the BAR could not require the applicant to change the existing metal railing on the second floor.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed changes satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted (or with the following changes...).



1 3D View
Not to Scale

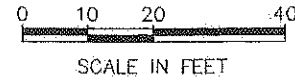
NOTE: Existing Structure to remain.
Alterations and additions are noted.

2 View from West High Street
Not to Scale

RECEIVED
NOV 26 2013
NEIGHBORHOOD DEVELOPMENT SERVICES

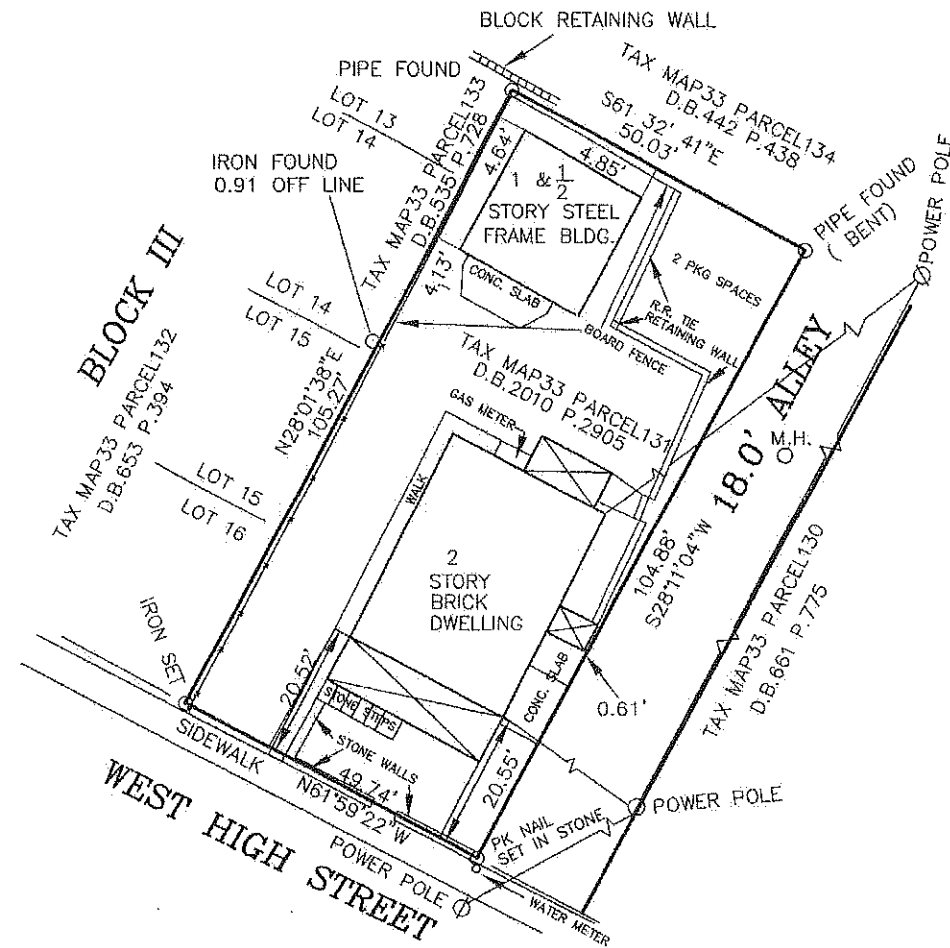
BUILDING INFORMATION
PARCEL ID: 330131000
ZONING: R-3H
COUNTY: City of Charlottesville
PROPERTY TYPE: Detached Frame Garage
YEAR BUILT: 1999
NEIGHBORHOOD: North Downtown
CONSTRUCTION TYPE: Steel Frame

TABLE OF CONTENTS
A0 - COVER SHEET
A1 - SURVEY & MAP
A2 - SITE PLAN
A3 - FLOOR PLAN
A4 - ELEVATIONS
A5 - EXTERIOR VIEW
A6 - EXTERIOR VIEW
A7 - DETAILS



THIS IS TO CERTIFY THAT ON OCTOBER 19, 2010 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 X AND NOT IN AN AREA DESIGNATED AS ZONE A (100 YEAR FLOOD HAZARD) AS SHOWN ON FEDERAL FLOOD RATE INSURANCE MAPS. EFFECTIVE DATE: FEBRUARY 4, 2005

UTILITIES AND EASEMENTS OTHER THAN THOSE SHOWN MAY EXIST.

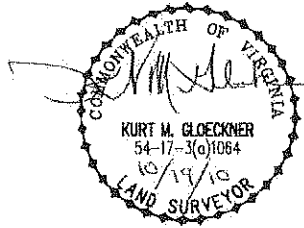


PHYSICAL SURVEY OF
TAX MAP 33, PARCEL 131
KNOWN AS 217 W. HIGH STREET
BEING A PORTION OF BLOCK III
LOTS 13, 14, 15, & 16
ALTAMONT ADDITION
CHARLOTTESVILLE, VIRGINIA

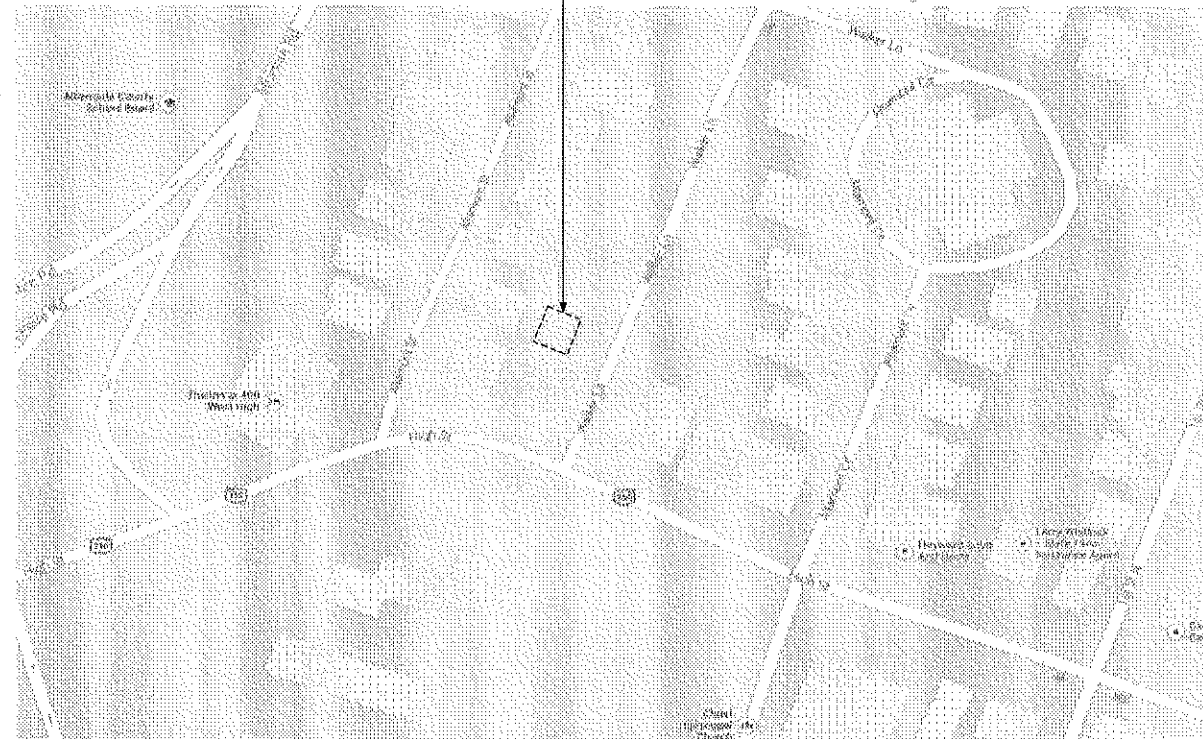
OCTOBER 19, 2010

GLOECKNER ENGINEERING \ SURVEYING INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
508 DALE AVENUE, SUITE A
CHARLOTTESVILLE, VIRGINIA 22903

DWG. NAME: 217 W.HIGH ST.DWG
JOB NO. 10-016-00



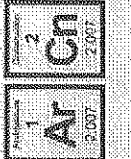
Existing Structure



1 Survey

2 Vicinity Map

Alloy



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1109 Rose Hill Drive
Charlottesville, Virginia 22903
F: 434-977-8733 F: 434-979-8733

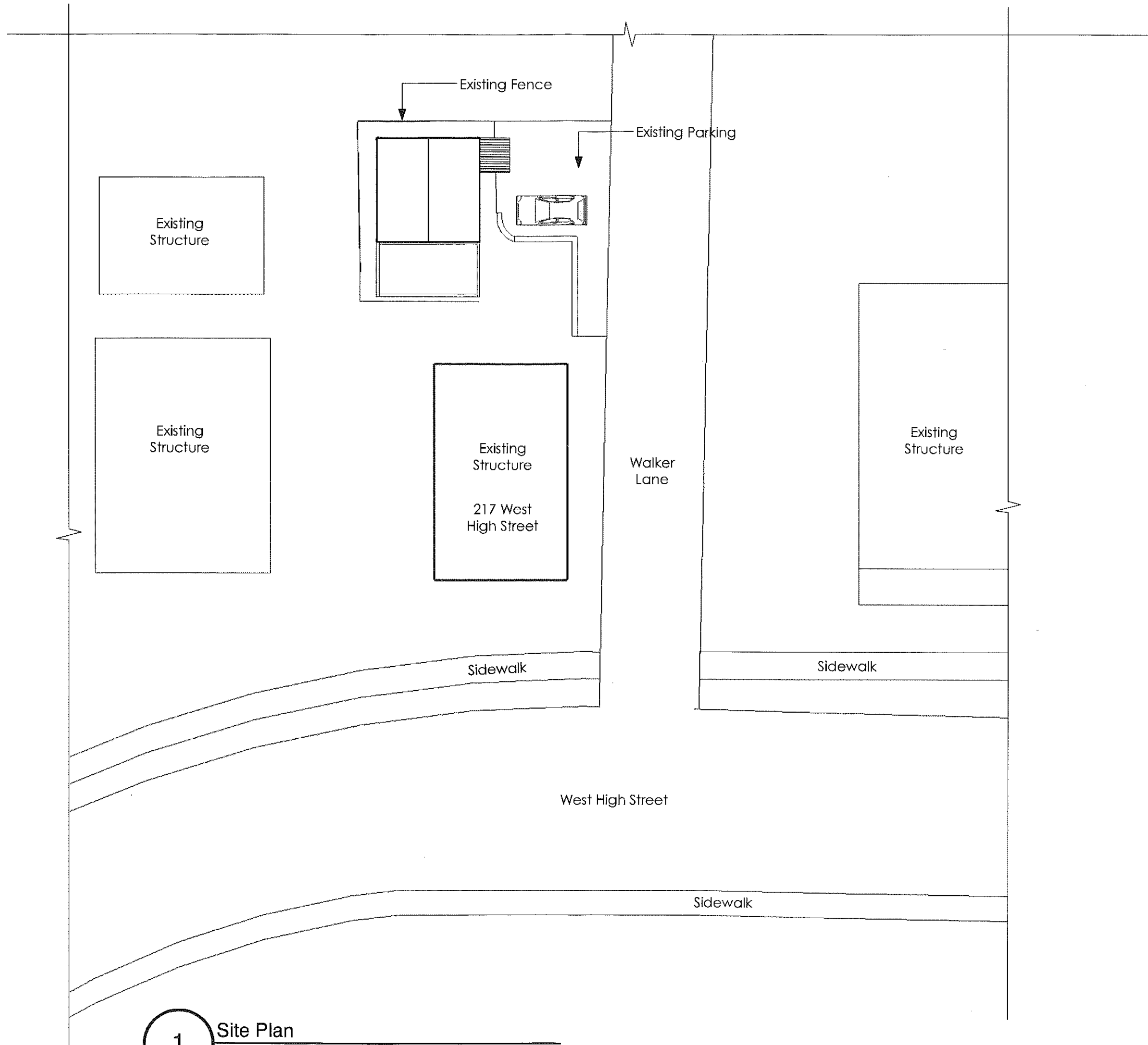
Survey & Map

gh Street

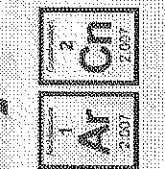
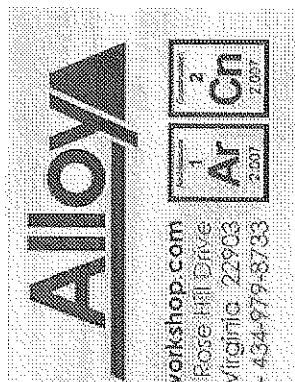
Street | Charlottesville, VA, 22902

ber 2013

ary BAR Submission



1 Site Plan
1" = 20'-0"



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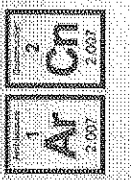
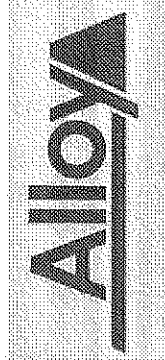
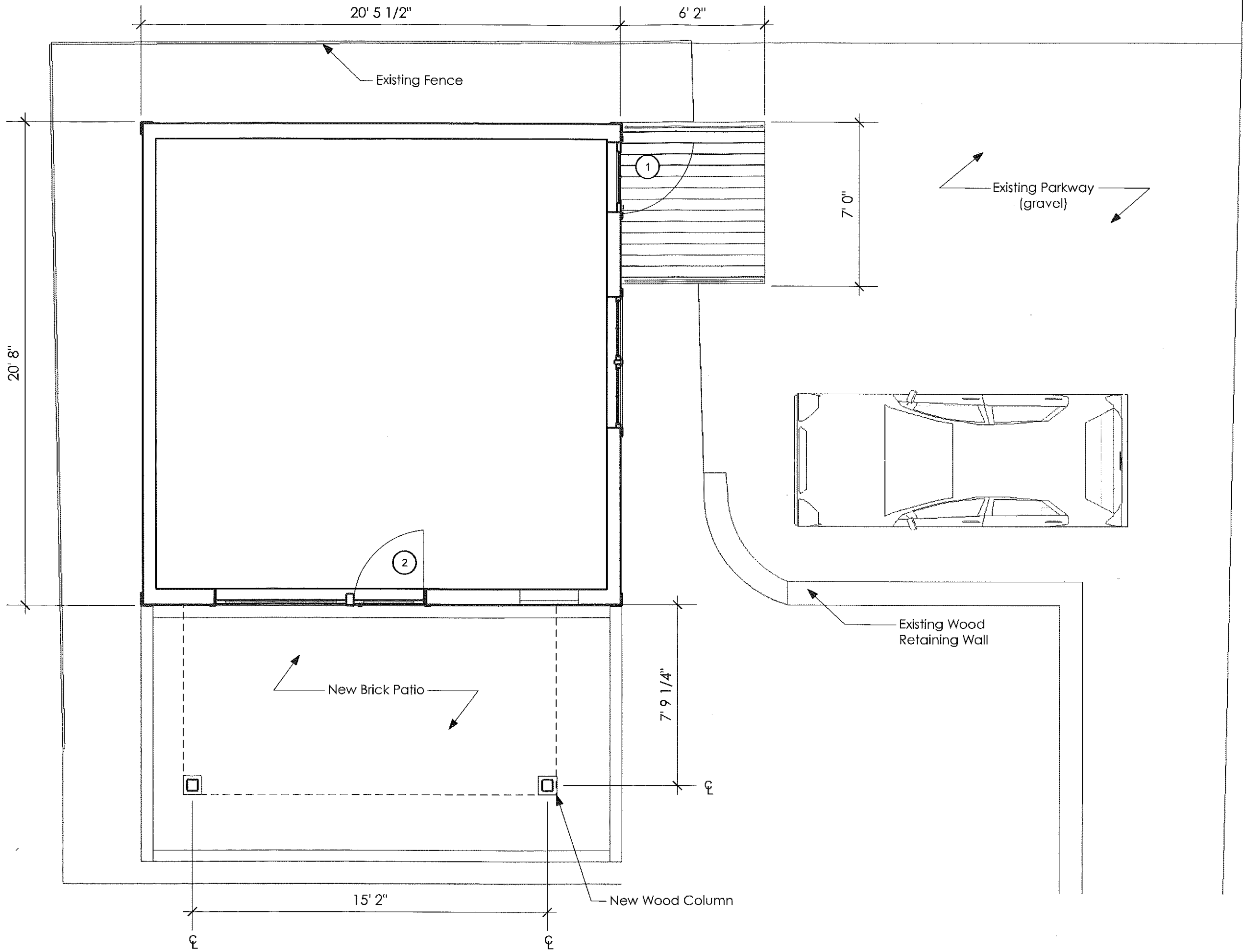
ite Plan

gh Street

Street | Charlottesville, VA, 22902

ber 2013

ary BAR Submission



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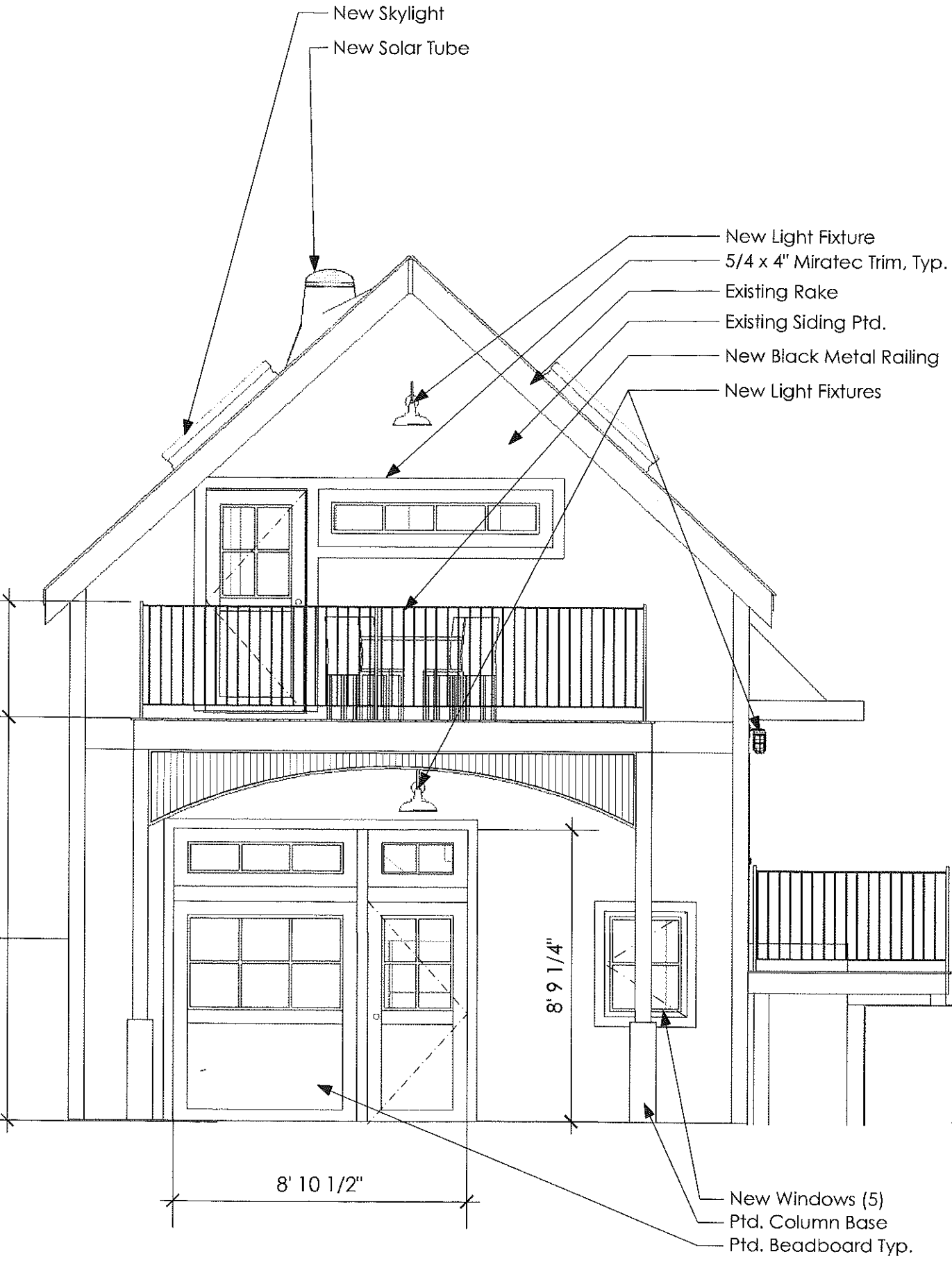
Floor Plan

High Street

High Street | Charlottesville, VA, 22902

September 2013

Preliminary BAR Submission



New Skylight
New Solar Tube

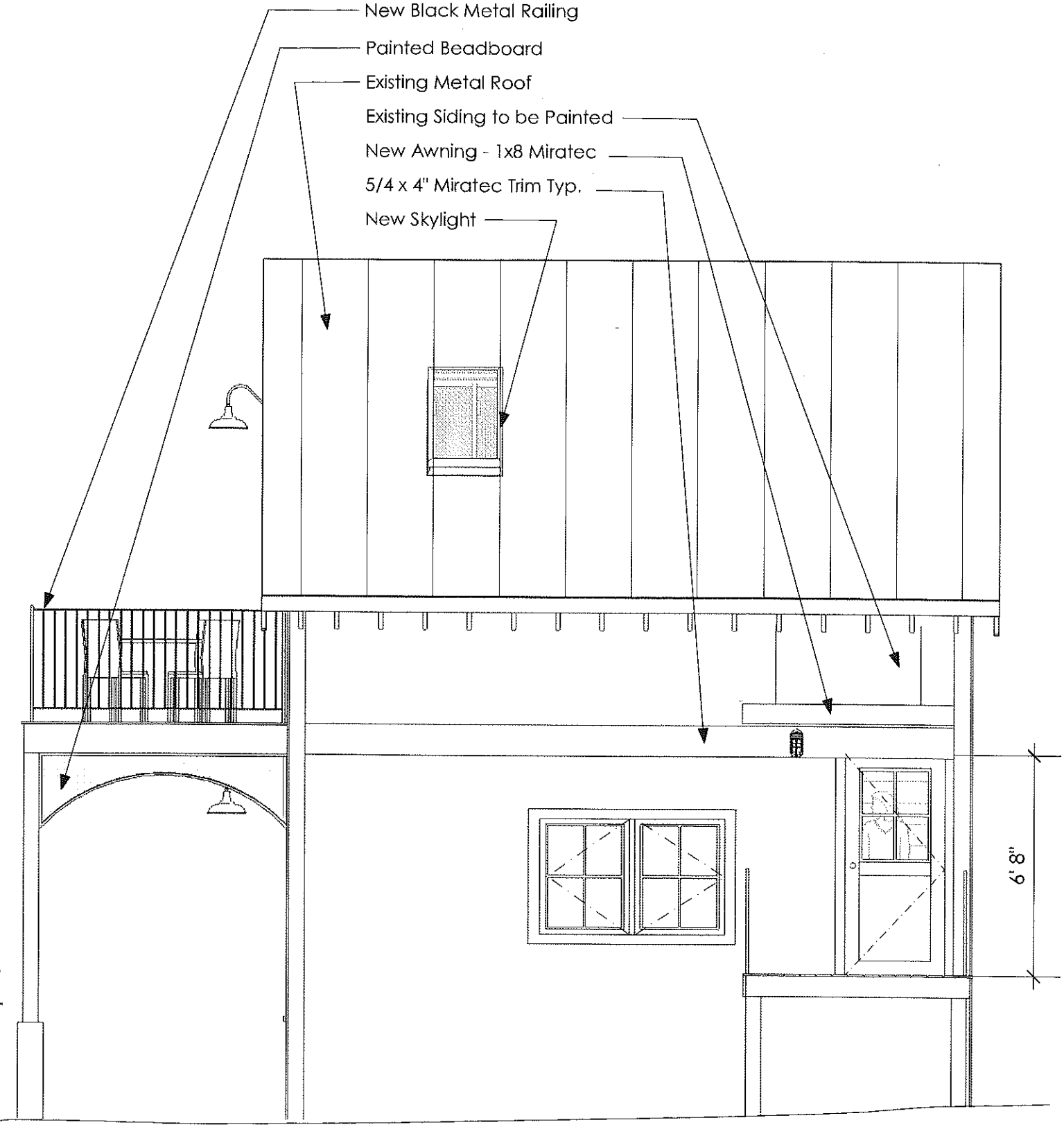
New Light Fixture
5/4 x 4" Miratec Trim, Typ.
Existing Rake
Existing Siding Ptd.
New Black Metal Railing
New Light Fixtures

8' 10 1/2"

8' 9 1/4"

New Windows (5)
Ptd. Column Base
Ptd. Beadboard Typ.

New Black Metal Railing
Painted Beadboard
Existing Metal Roof
Existing Siding to be Painted
New Awning - 1x8 Miratec
5/4 x 4" Miratec Trim Typ.
New Skylight



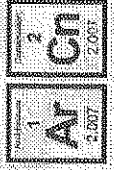
6' 8"

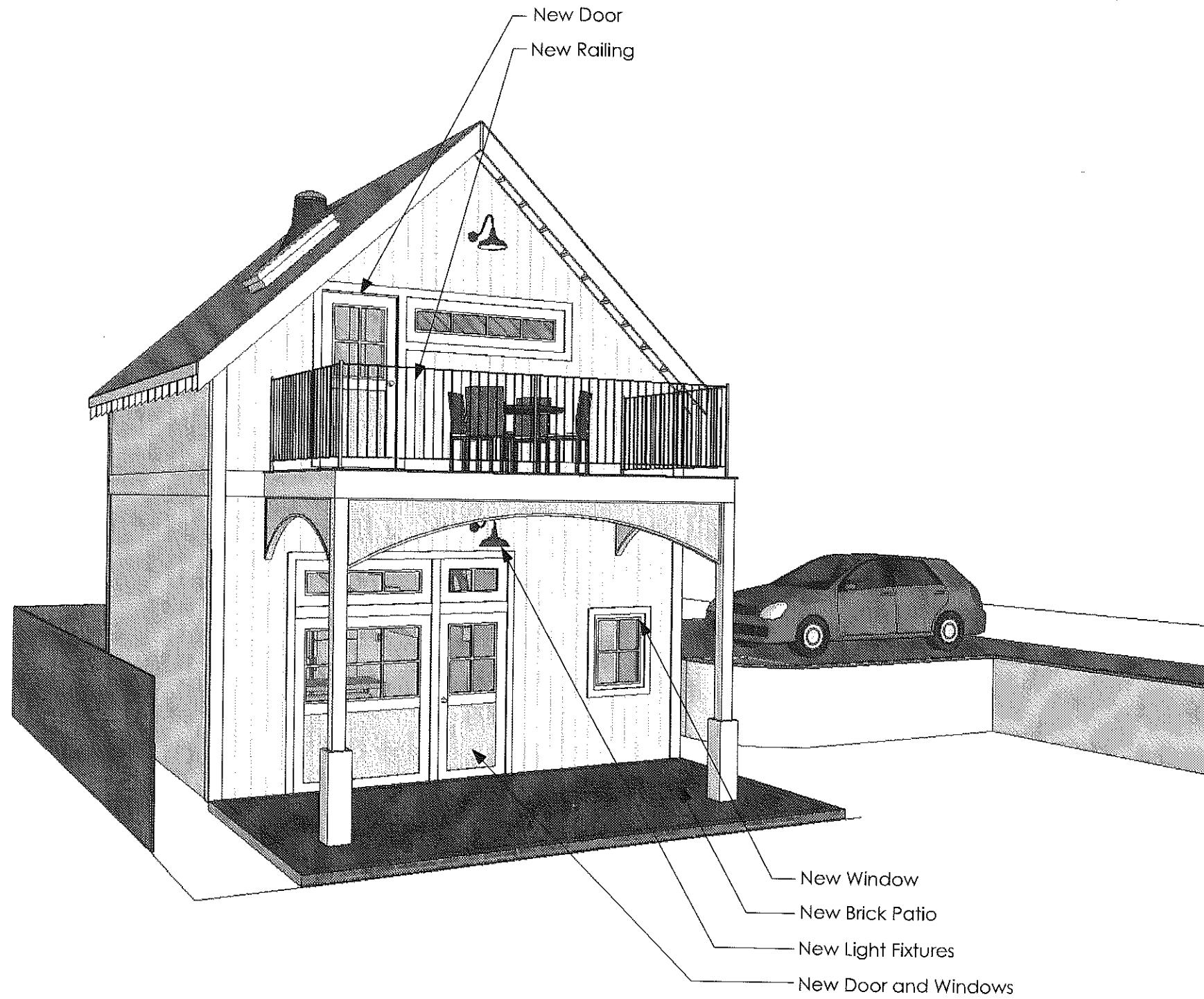
Elevations

gh Street
Street | Charlottesville, VA, 22902
ber 2013
ary BAR Submission

Alloy

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t- 434-977-8733 f- 434-979-8733

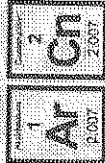




1 View 1
NTS

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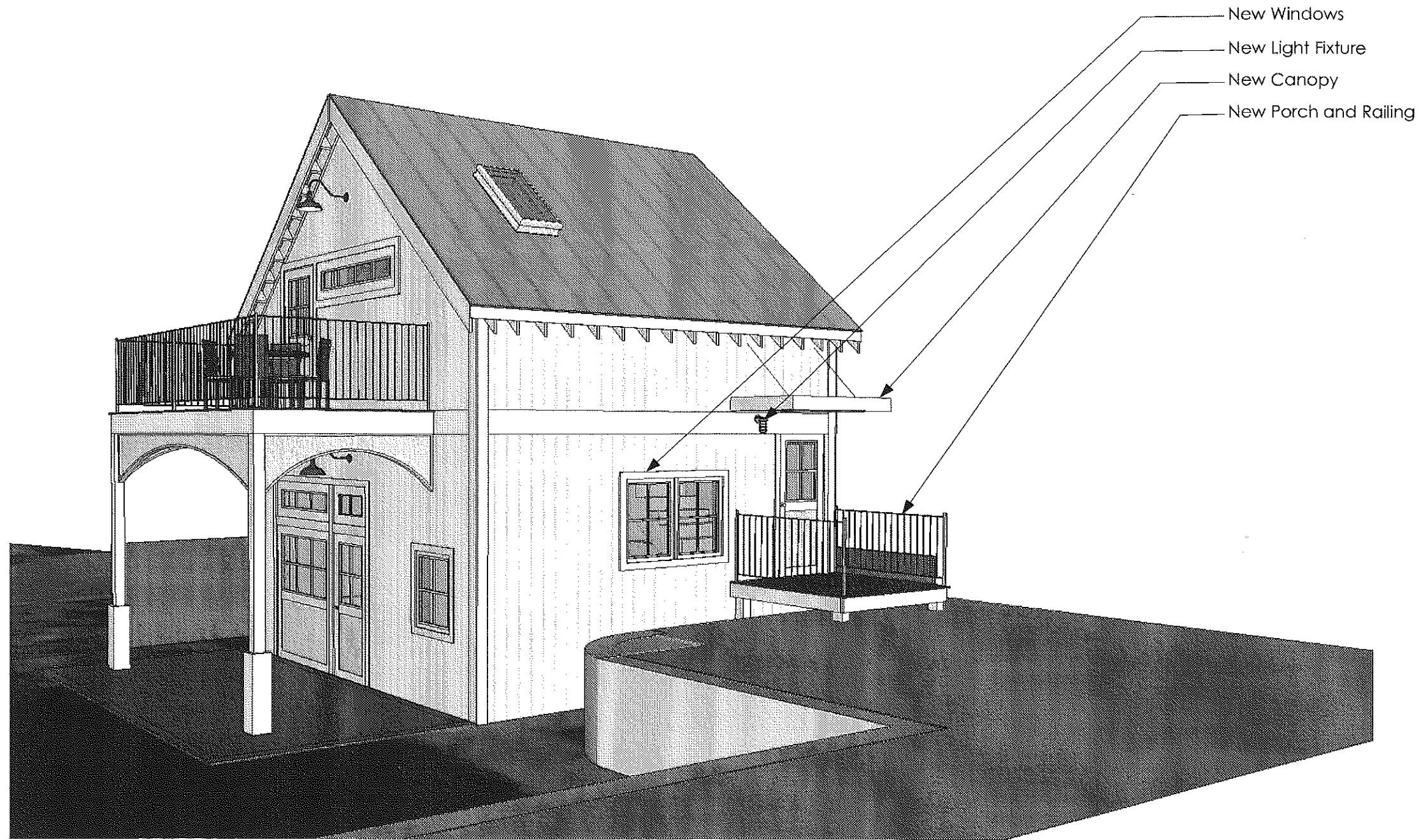
Prior View

Street

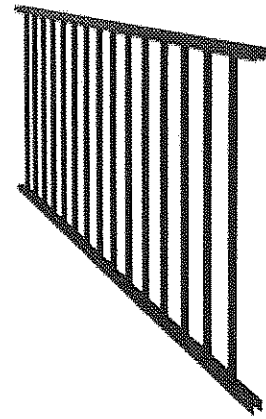
1109 Rose Hill Drive | Charlottesville, VA, 22902

2013

BAR Submission

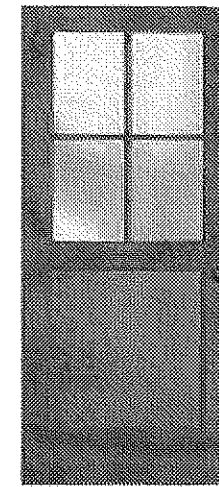


1 View 1
NTS



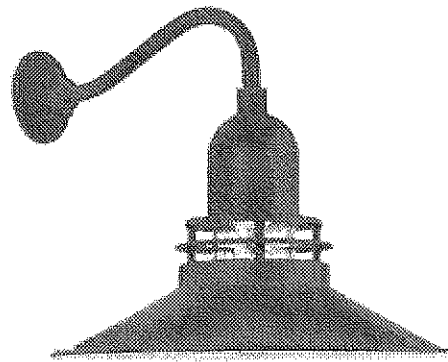
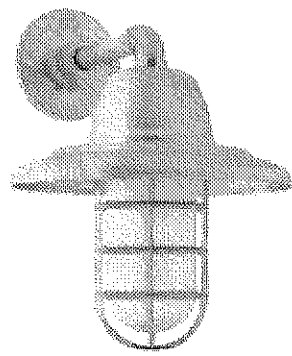
PORCH RAILINGS

36" x 72" Black Aluminum



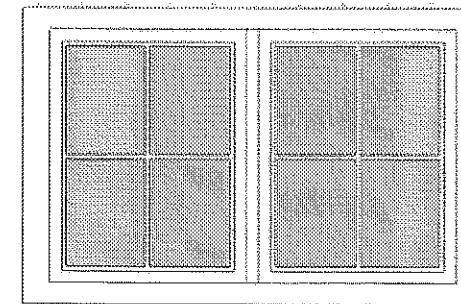
EXTERIOR DOORS

Simpson
Traditional Half-Lite
door #482
Painted white



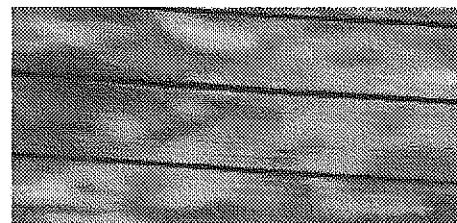
EXTERIOR LIGHT FIXTURES

Barn Light Electric
Black Atomic Industrial Guard Sconce &
Black Gooseneck Newport Light



EXTERIOR WINDOWS

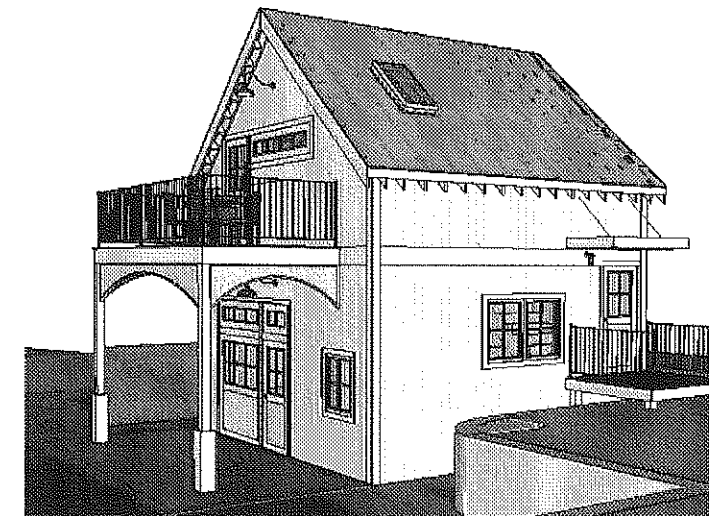
Pella
Aluminum Clad Wood
Window
Proline Series w/ SDL
Trim: 5/4 x 4" Miratec



WOOD DECKING

Kebony - 5/4 x 6" decking

Kebony modifies wood by forming stable, locked-in furan polymers in the wood cell walls. These increase the dimensional stability as well as durability and hardness of the wood. The process is based on impregnation with furfuryl alcohol which is produced from agricultural crop waste. Kebony thus uses a plant derived waste product to give enhanced strength and durability to another plant product - namely

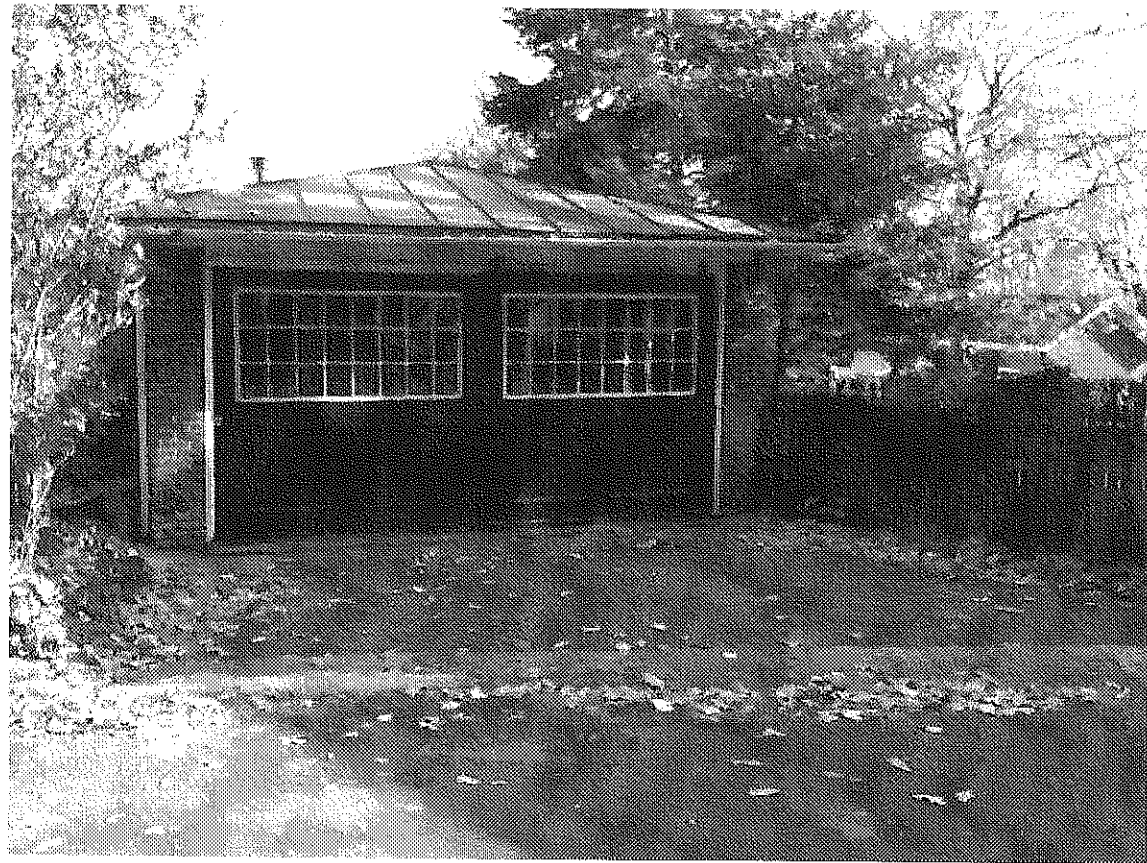
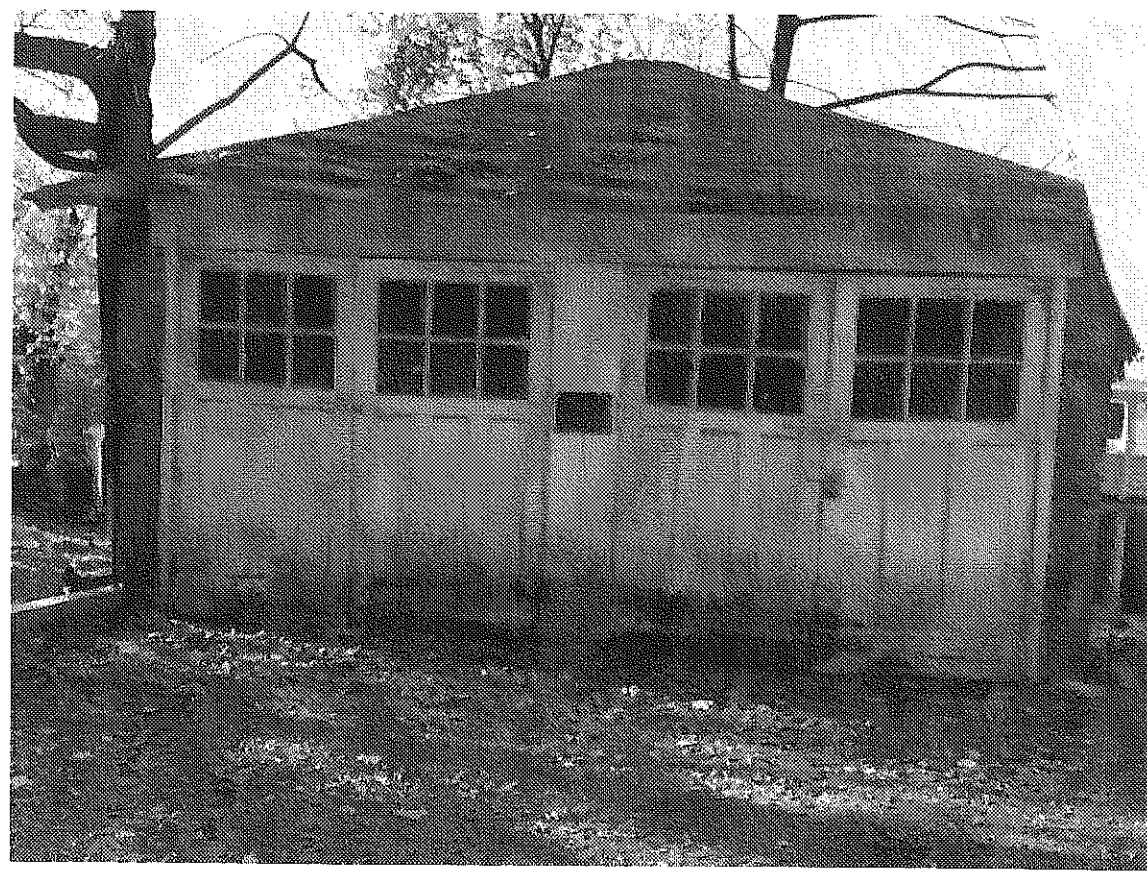
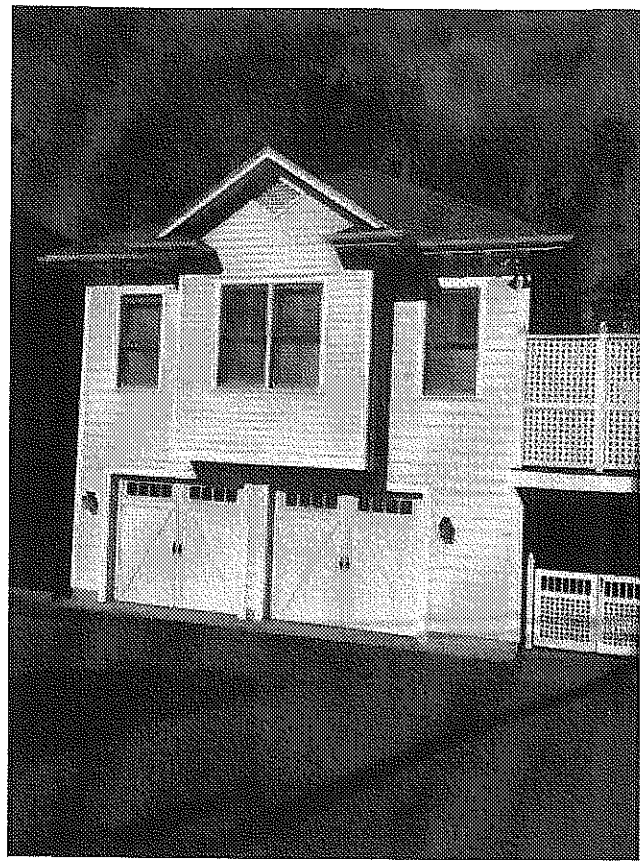


PAINT SCHEMES

White walls and trim
Benjamin Moore - Snow
White OC-66
Existing Galvanized Roof
(Silver)

Alloy

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Context Images

1109 Rose Hill Drive

Charlottesville, VA, 22902

April 2013

for BAR Submission

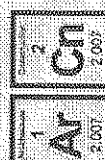
Alloy

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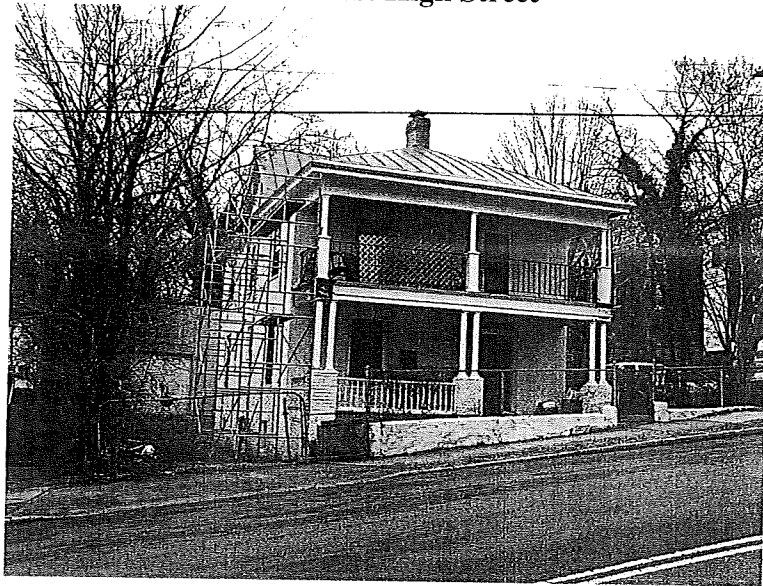
1109 Rose Hill Drive

Charlottesville, Virginia 22903

T: 434-977-8733 F: 434-979-8733



217 West High Street



STREET ADDRESS:	217 W. High Street
MAP & PARCEL:	33-131
PRESENT ZONING:	R-3
ORIGINAL OWNER:	
ORIGINAL USE:	Residential
PRESENT USE:	Residential
PRESENT OWNER:	Carter, Preston D
ADDRESS:	Carter, Preston D 3682 Rolling Road Scottsville, Va. 24590
DATE/ PERIOD:	Ca. 1915
STYLE:	Colonial Revival
HEIGHT IN STORIES:	2.0 Stories
DIMENSIONS/LAND AREA:	1,820 sq.ft./0.121 Acres
SOURCES:	Charlottesville City Records and 2005 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 2-story, 2-bay, brick dwelling was constructed ca. 1915 and exhibits Colonial Revival-style detailing. These include: a standing-seam metal hipped roof with lower cross gables; central brick chimney; 1/1-sash windows; overhanging boxed eaves; a double-leaf front door with transom; and a 2-story, 2-bay porch with Tuscan columns, paired on the first floor, on brick piers and some modern railing. In the rear yard is a gable-roofed, frame garage. Both buildings are contributing resources in the District.