

From: Scala, Mary Joy
Sent: Wednesday, February 19, 2014 3:19 PM
To: byrdleavell@embarqmail.com
Subject: BAR Action 217 W High Street

RE: **Certificate of Appropriateness Application (Deferred from Dec 2013)**
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 February 18, 2014. The following action was taken:

The BAR approved (9-0) the residential design with the suggestion that the applicant consider a stone wall similar to the one in front, rather than a brick patio wall; and that the trim dimensions shall be made consistent.

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 (August 18, 2015), 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. The expiration date may differ if the COA is associated with a valid site plan. 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

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 18, 2014**



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.

December 17, 2013 - 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.

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 (October 2013) 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.

Since the December 2013 meeting with BAR, the applicant has changed the proposal as follows:

The building would remain oriented to West High Street.

A new brick and concrete patio is proposed on the south side. On the first floor, the existing garage door will be filled in with a new horizontal window and door with transoms above and panel below. A vertically oriented window will replace an existing door on the right. Upstairs a pair of vertically-oriented windows are centered on the building.

On the east side there is a small covered porch with Kebony deck and black aluminum railing. A new 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.
- A solar tube is shown on the existing galvanized silver metal roof.
- The existing siding and Miratec trim will be painted white.
- Windows are proposed to be Pella aluminum clad wood windows, Pro;ine Series with SDL's.
- Two 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.

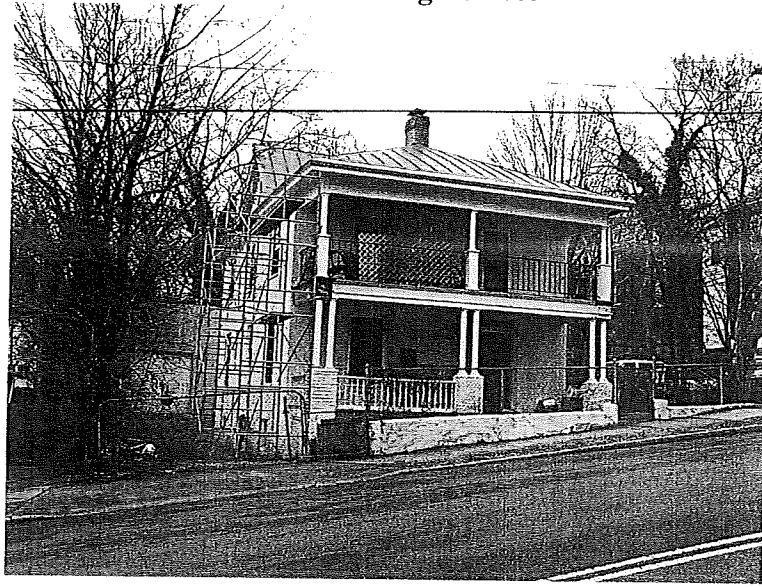
Discussion and Recommendations

The applicant has responded to the BAR's suggestions.

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.

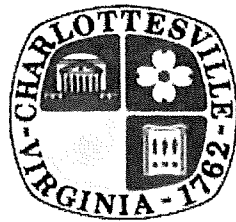
217 West High Street



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.



Board of Architectural Review (BAR) **RECEIVED**
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

NOV 26 2013
 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 Nichola Properties LLC Applicant Name BYRD Leavel
 Project Name/Description garage apartment Parcel Number Lots 13-16 3 Altern + AD
 Property Address 217 W. High St

Applicant Information

Address: 930 Williams Ridge Rd
Charlottesville, Va. 22903
 Email: _____
 Phone: (W) 434-989-0444 (H) 434-979-7958
 FAX: 434-979-7958

Property Owner Information (if not applicant)

Address: _____
 Email: _____
 Phone: (W) _____ (H) _____
 FAX: _____

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

Signature of Applicant

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

Byrd Leavel 11/24/13
 Signature Date

BYRD Leavel
 Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): Convert existing garage into carriage style apartment

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

For Office Use Only

Received by: BSW
 Fee paid: 125.00 Cash/Ck. # 1739
 Date Received: 11/26/2013

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

P13-0194

Garage to Carriage House Apartment

The goal of this project is to transform an unfinished and unloved garage (circa 1999) into an desirable carriage house apartment within walking distance of the Downtown. Currently, the garage is clad in grey painted T1-11 plywood and stands out in the neighborhood of brick, white painted wood, and stucco clad structures as a bit of an eyesore. Our goal is to improve the character and appearance of the garage to align more closely with the aesthetics of the main (1920's) house on the property as well as the structures in the surrounding neighborhood.

Along Walker Lane, the alley that faces the east entrance of the apartment, there are a variety of garages and carriage house-type structures, (see attached images) all of which have a much more character than the structure in question. Most are small brick structures with wood doors and divided light glass windows. With the proposed renovations we aim to improve the overall presentation of the building from a neglected garage, to an inviting 2 story living space on a quaint pedestrian friendly alley.

A new brick patio will be installed in front of new carriage doors (with divided light windows) that will replace a roll up garage door. Along Walker Lane, we will be adding a small entry area with a roof that will connect the building to the parking area and pedestrian access along Walker Lane. With the addition of a few windows and a paint job, as well as some new exterior lighting, we will be transforming the structure from a forgettable garage, to a desirable downtown residence.

We believe this will be a great little project for the city of Charlottesville, not only because we will be vastly improving the appearance of the building, but because this project will play a small part in increasing the density and revenue of the downtown without the need for additional infrastructure. We hope the BAR feels the same way.

Summary of Renovations

Exterior Features

- New porch and roof at Walker Lane entry
- New railings at Walker Lane entry porch
- New exterior doors on south and east walls
- New exterior light fixtures
- New brick patio at carriage doors

First Floor

- New interior wood stairs to second floor
- New carriage door with transom window at existing garage door opening
- New windows at existing window locations
- Additional windows in upstairs
- New exterior entry door at Walker Lane
- New interior finishes
- New interior lighting
- New half bath
- New kitchen cabinets, sink, refrigerator, range
- New kitchen countertop
- New electrical

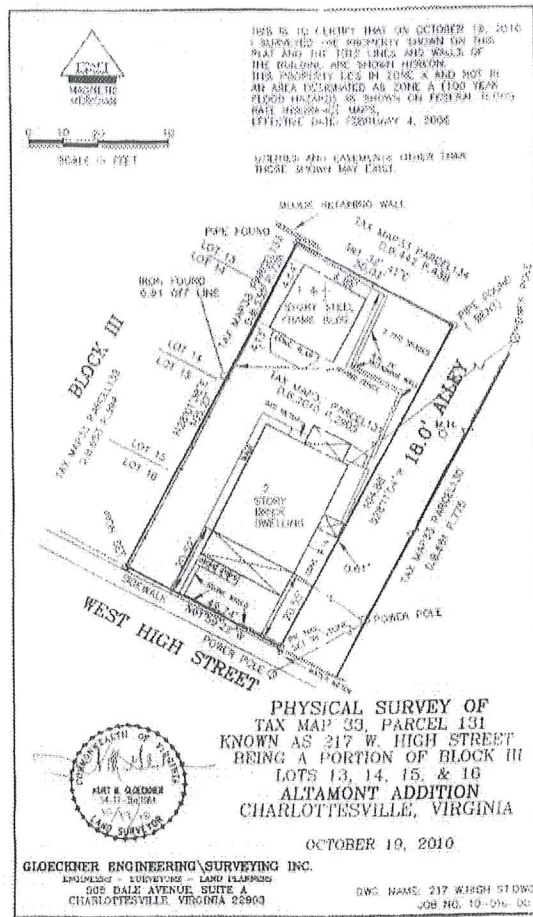
Second Floor

- New GWB walls and ceiling
- New window at south wall
- New solar tube
- New bathroom
- New storage closets
- New washer dryer closet

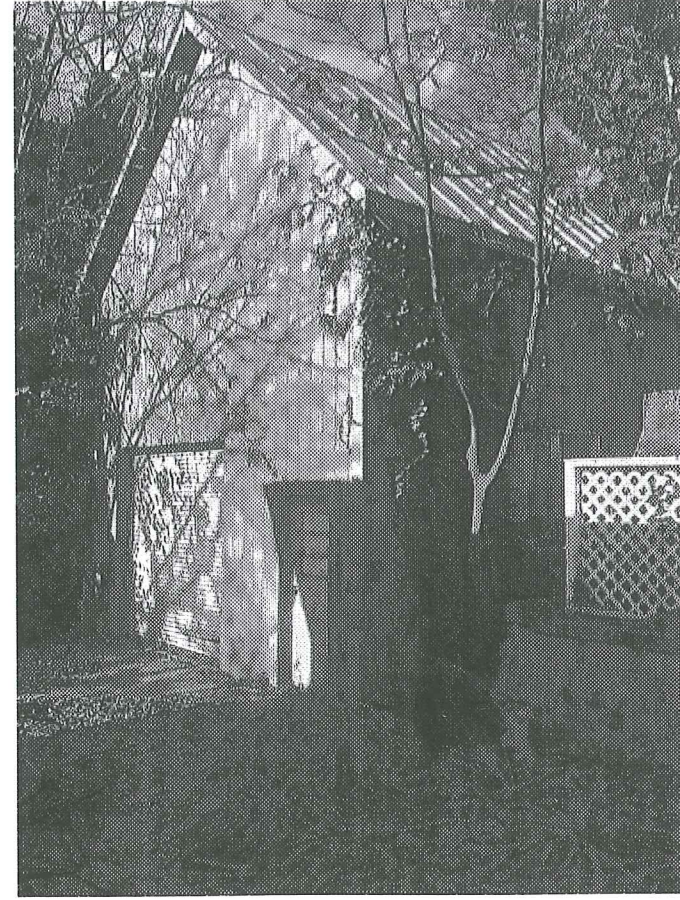
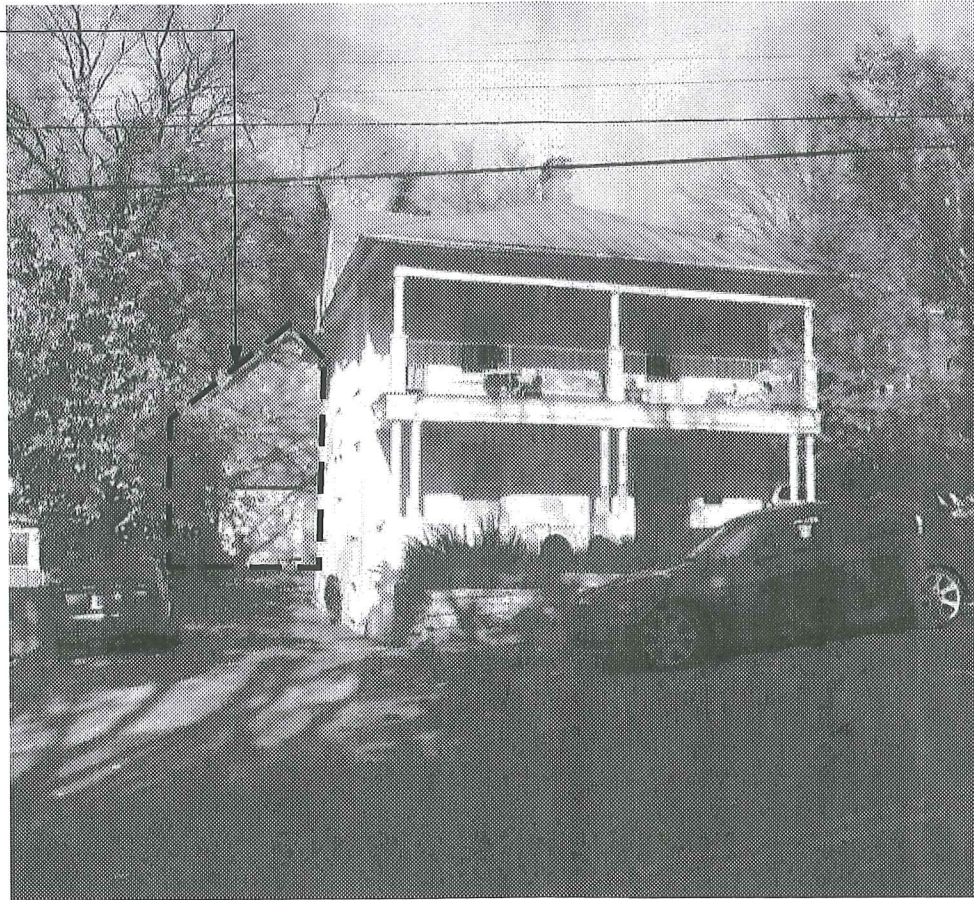
RECEIVED

JAN 27 2014

NEIGHBORHOOD DEVELOPMENT SERVICES



Building to be Renovated

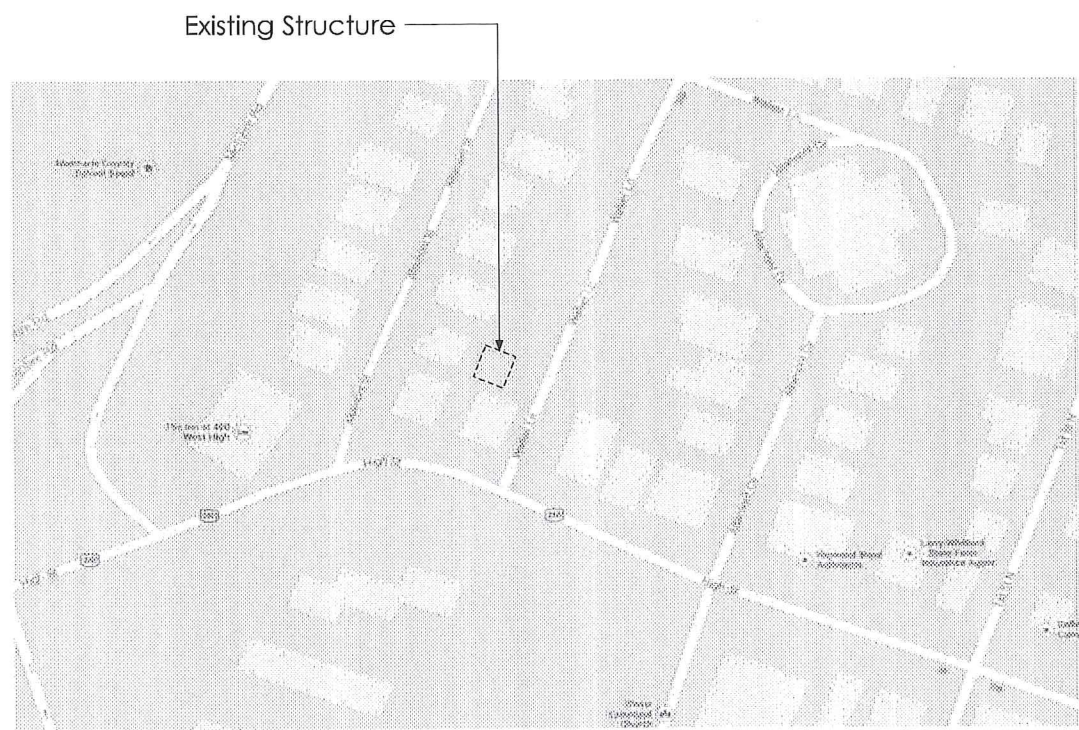


1 Survey
Not to Scale

2 View from West High Street
Not to Scale

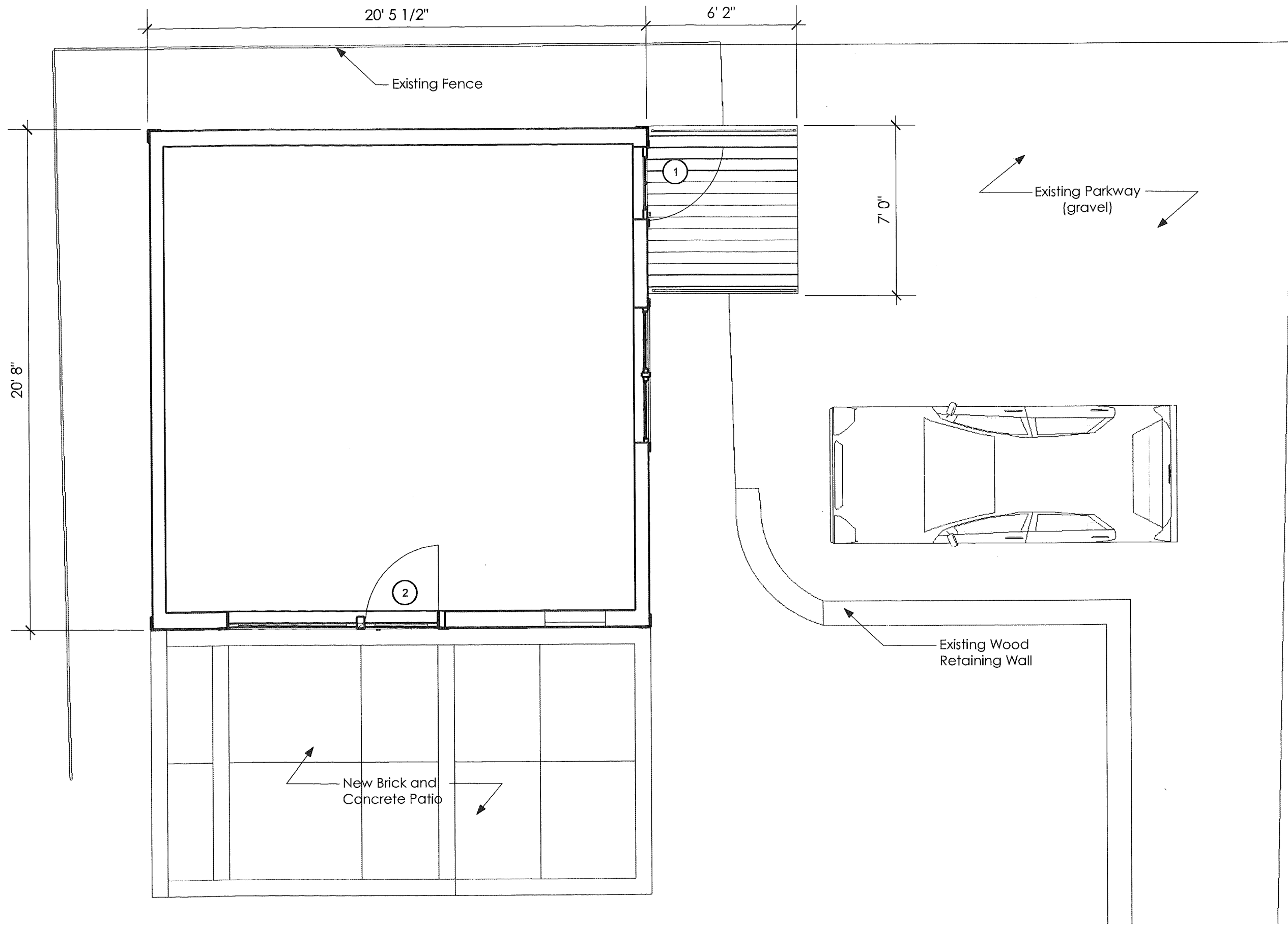
3 View of Garage
Not to Scale

RECEIVED
 JAN 27 2014
 NEIGHBORHOOD DEVELOPMENT SERVICES



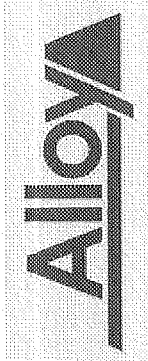
BUILDING INFORMATION
PARCEL ID: 330131000
ZONING: R-3H
COUNTY: City of Charlottesville
PROPERTY TYPE: Detached Frame Garage
YEAR BUILT: 1999
NEIGHBORHOOD: North Downtown
CONSTRUCTION TYPE: Steel Frame

TABLE OF CONTENTS
A0 - COVER SHEET
A1 - FLOOR PLAN
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A3 - EXTERIOR VIEW
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A5 - DETAILS

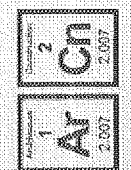


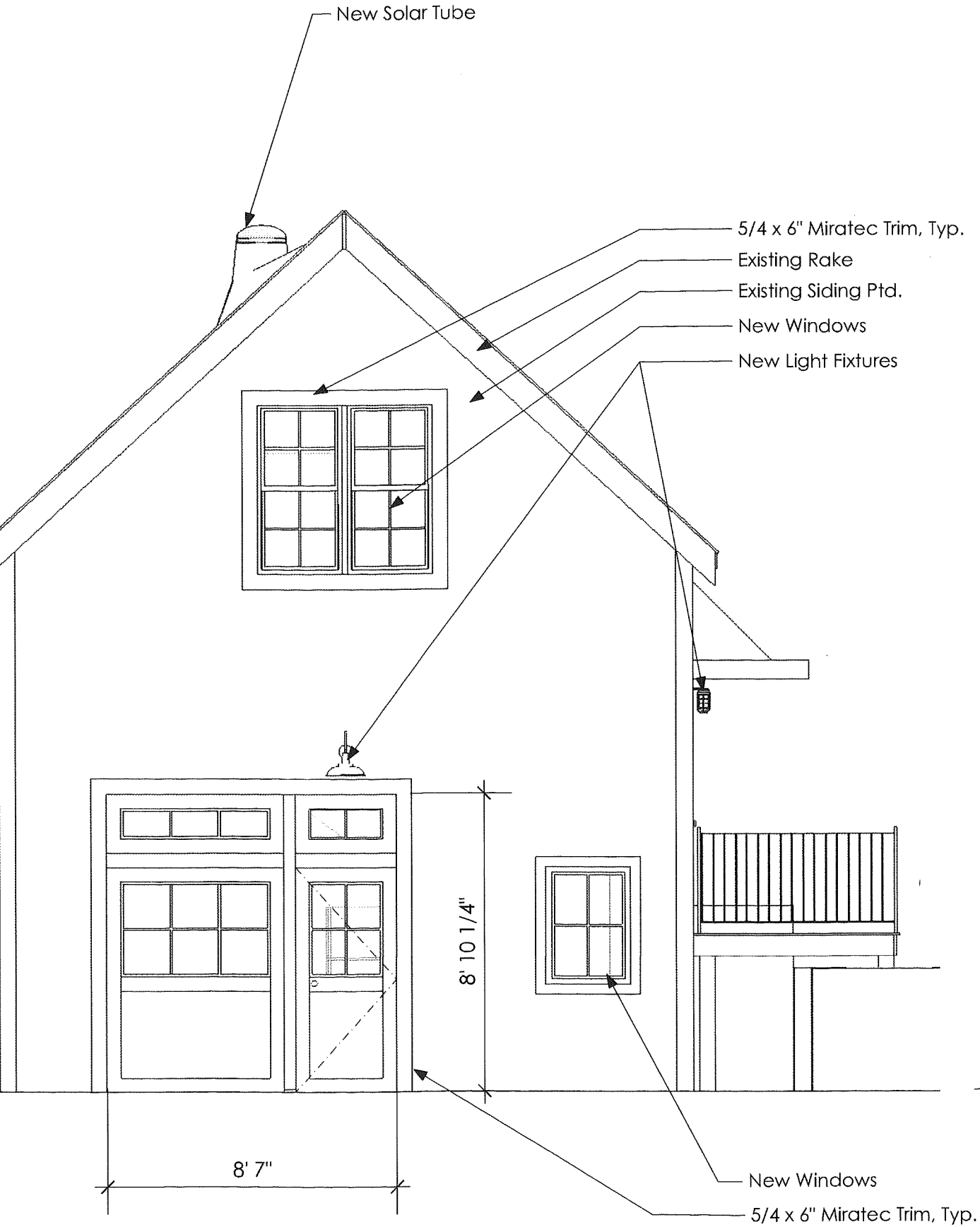
Floor Plan

High Street
 High Street I Charlottesville, VA, 22902
 January 2013
 Preliminary BAR Submission

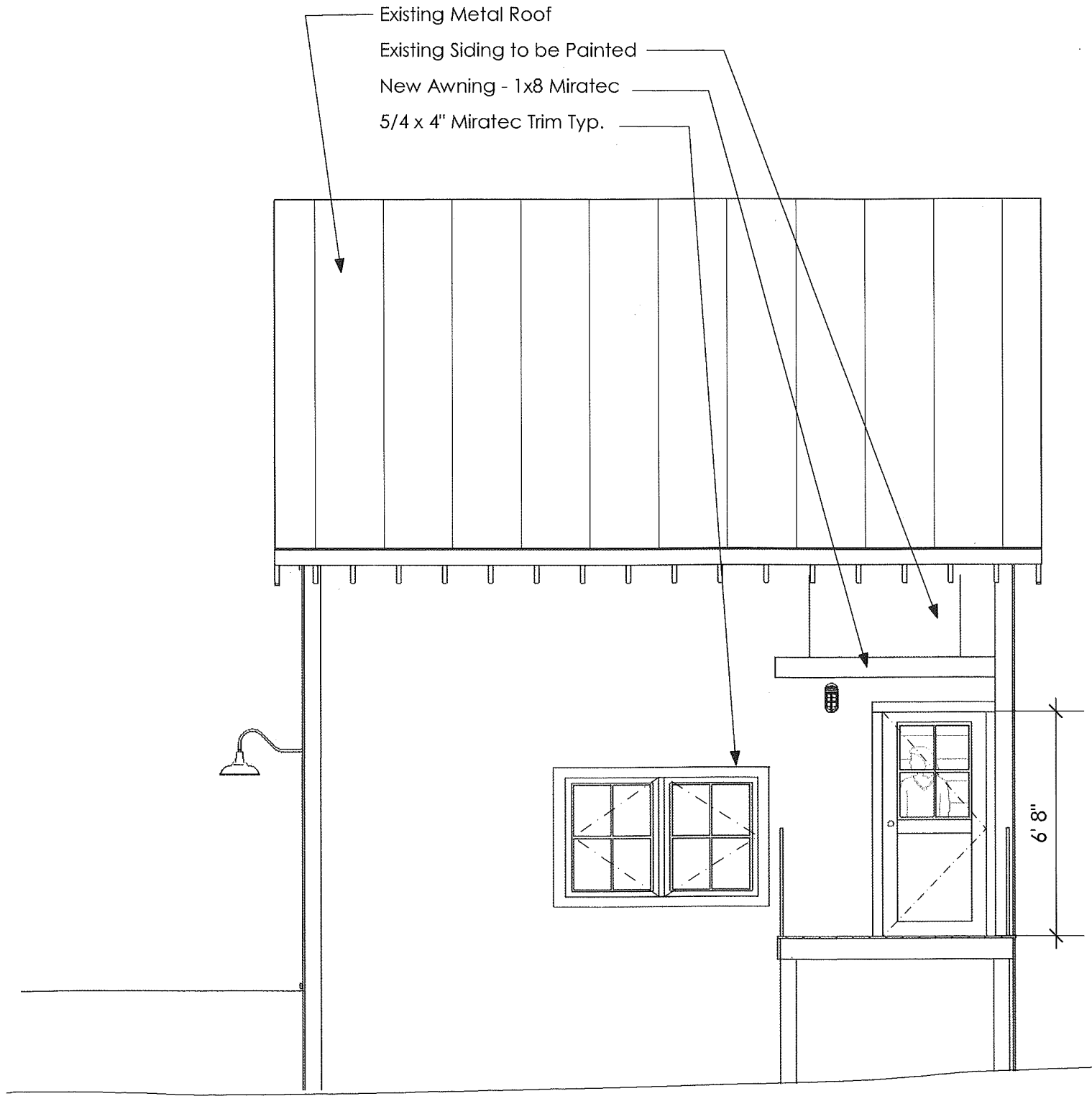


www.alloyworkshop.com
 1109 Rose Hill Drive
 Charlottesville, Virginia 22903
 t-434-977-8733 f-434-979-8733

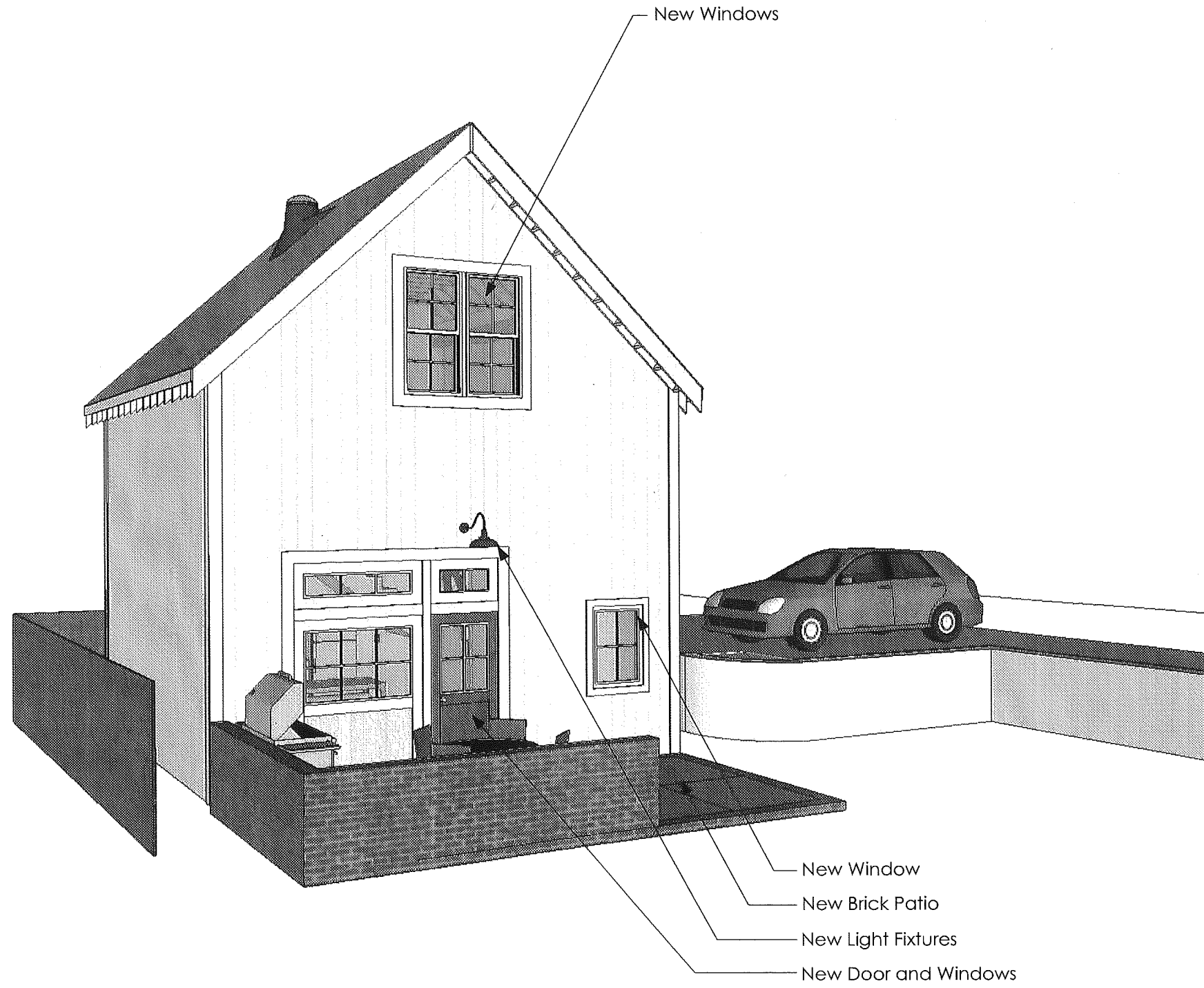




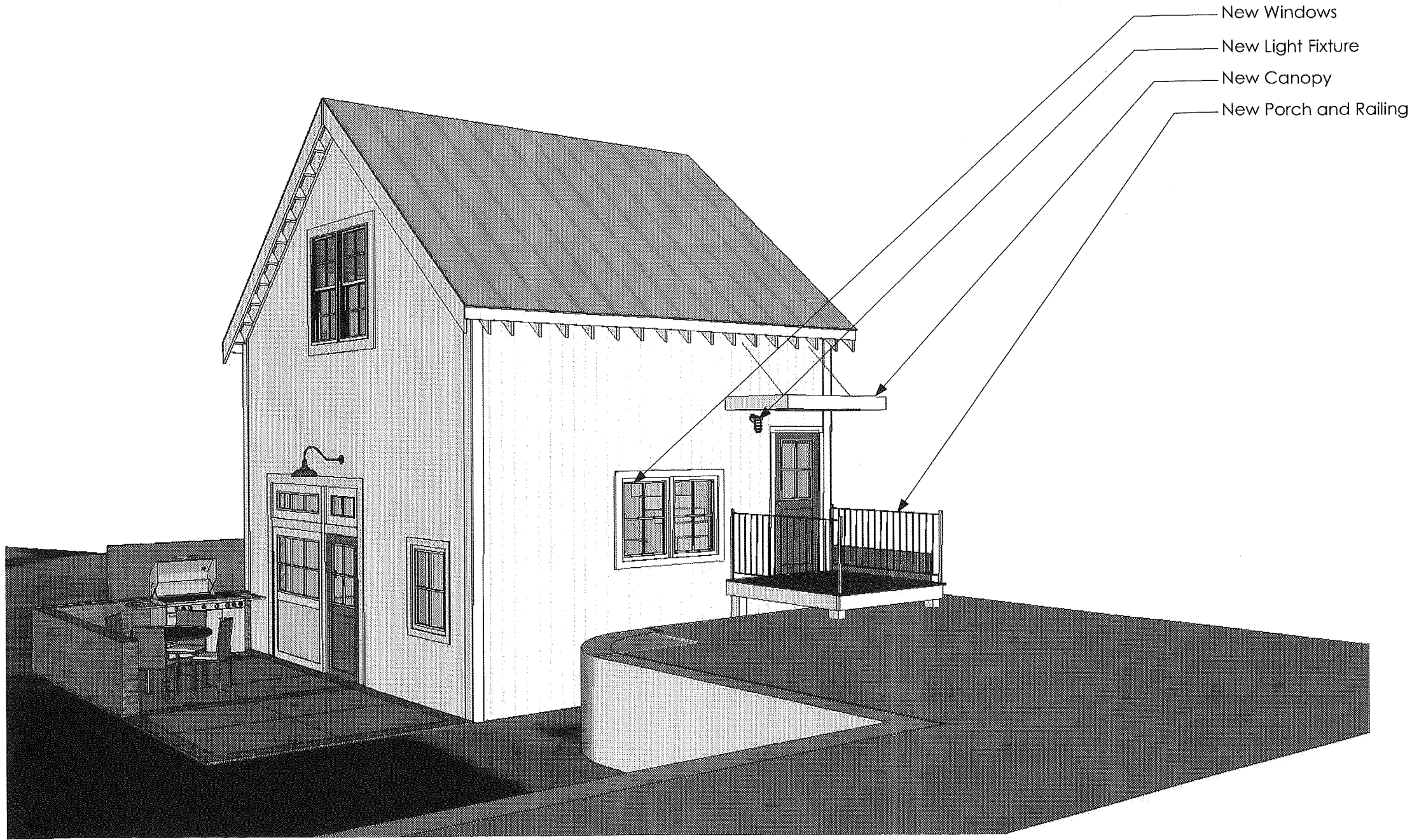
South Elevation



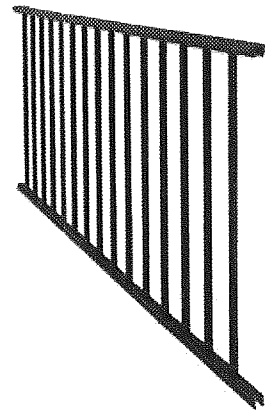
East Elevation



1 View 1
NTS

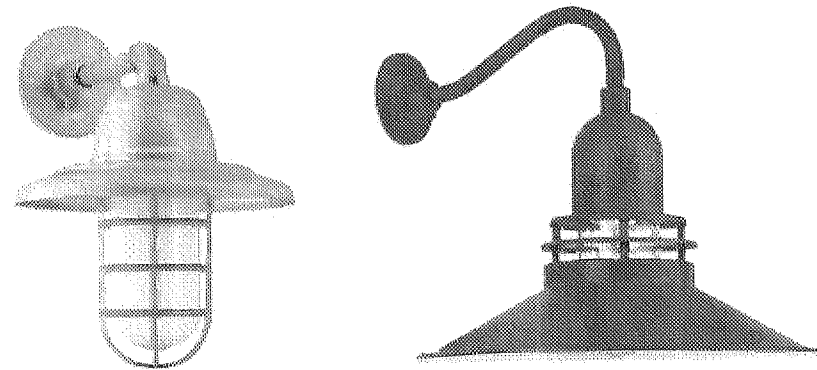


1 View 1
NTS



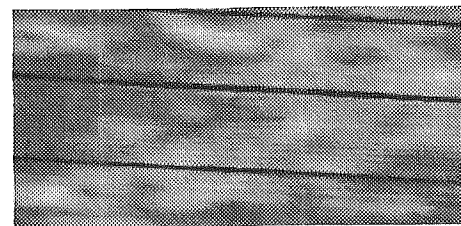
PORCH RAILINGS

36" x 72" Black Aluminum



EXTERIOR LIGHT FIXTURES

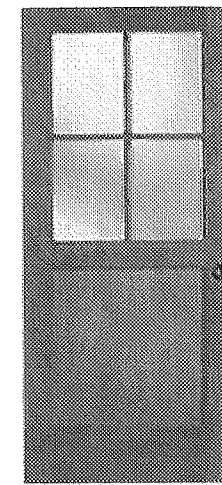
Barn Light Electric
Black Atomic Industrial Guard Sconce &
Black Gooseneck Newport Light



WOOD DECKING

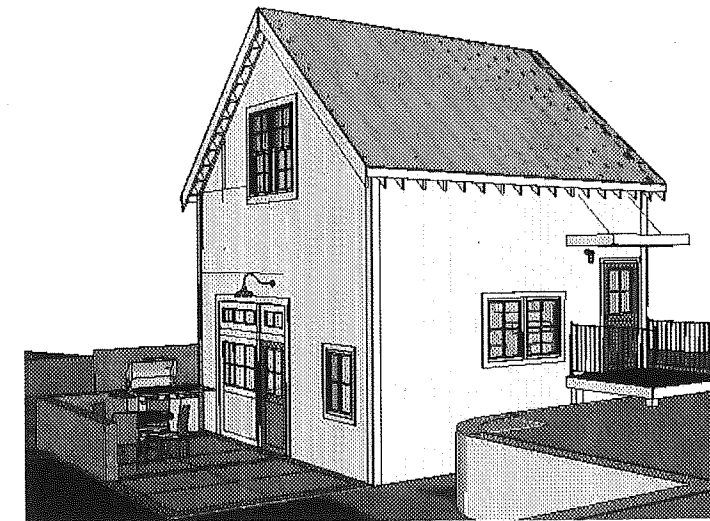
Kebony - 5/4 x 6" decking

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 wood. (www.kebony.com)



EXTERIOR DOORS

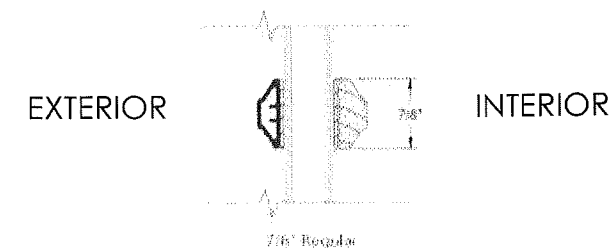
Simpson
Traditional Half-Lite
door #482
Painted white



PAINT SCHEMES

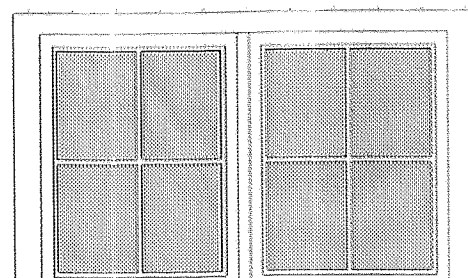
White walls and trim
Benjamin Moore - Snow
White OC-66
Existing Galvanized Roof
(Silver)

SIMULATED-DIVIDED LIGHT GRILLES



WINDOW DETAILS

7/8" wide muntin



EXTERIOR WINDOWS

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

Grille Patterns

GRILLES BETWEEN THE GLASS AND SIMULATED-DIVIDED-LIGHT GRILLE PATTERNS

