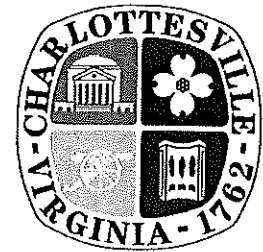


CITY OF CHARLOTTESVILLE
"A World Class City"



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

September 28, 2010

Mary H Leavell
430 Gillums Ridge Road
Charlottesville, VA 22903

**RE: Certificate of Appropriateness Application
BAR 10-09-07**

**217 West High Street
Tax Map 33 Parcel 131**

**Michael DeMonaco, P H Hunter Construction Co., Applicant/ Mary H Leavell, Owner
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**

Dear Mary Leavell,

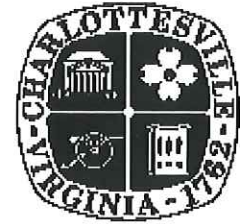
The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 21, 2010.

The BAR approved (7-1 with Knight against) the proposed application but with a change from metal railing to wood railing. Staff needs a copy of the photo of proposed stone handed out at the meeting.

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 (September 21, 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.

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 21, 2010**



Certificate of Appropriateness Application

BAR 10-09-07

217 West High Street

Tax Map 33 Parcel 131

Michael DeMonaco, P H Hunter Construction Co., Applicant/ Mary H Leavell, Owner

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

Background

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

Application

The applicant plans to rehabilitate the property. The application includes painting the standing seam metal roof the same color; adding cast iron railings on both the first and second floor porches (currently there is an iron railing on the second floor); adding a new stone retaining wall in front in place of the concrete block wall; and ~~adding a new stone floor over the existing concrete porch floor.~~

In the rear, the applicant is also requesting approval to replace a falling retaining wall with a stone retaining wall; replace a wood deck with a stone patio; and replace an existing double door with a single window.

The photos show a chimney that does not appear in the drawings.

Discussion

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 Design Review Guidelines for Site Design

P. 2.4 - 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 commercial property adjoins a residential neighborhood, use brick or painted 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.

Pertinent Design Review Guidelines for Rehabilitation

p.4.6 & 4.7 Doors

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

- 1) *The original size and shape of door openings should be maintained*
- 2) *New door openings should not be introduced on facades visible from the street.*
- 3) *Original door openings should not be filled in.*
- 4) *Reuse hardware and locks that are original or important to the historical evolution of the building.*
- 5) *Avoid substituting the original doors with stock size doors that do not fit the opening properly or do not blend with the style of the building.*

Recommendations

This is a nice, old structure. The chimney that is missing on the drawings should be clarified.

The iron metal railing is not original, but is simple and appropriate, and it would be appropriate to use iron instead of wood for both porches.

Repairing the wall and replacing the rear deck are good ideas. Samples of the proposed stones to be used for the wall, front porch floor, and rear patio are needed.

The rear replacement window should match all the other windows in material and style.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations and 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 this district, and that the BAR approves the application as submitted.

with change from metal railing to wood railing

7-1







**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
AUG 31 2010
NEIGHBORHOOD DEVELOPMENT SERVICES

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

For a new construction project, please include \$350 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.

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: 217 W High Street
Charlottesville VA 22902

City Tax Map/Parcel: _____

Name of Historic District or Property: The Charlottesville -
Albemarle County Courthouse District

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

Applicant

Name: Michael DeMonaco / P H Hunter Construction Co.

Address: PO Box 294
Whitehall VA 22987

Email: demonaco@gmail.com

Phone: (W) 434 806 2693 (H) _____

FAX: _____

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.)

Michael DeMonaco

8/30/2010

Signature

Date

Property Owner (if not applicant)

Name: Mary H Leavell

Address: 730 Gillums Ridge Rd
Charlottesville VA 22903

Email: maryleavell@gmail.com

Phone: (W) 434 989 5866 (H) _____

FAX: _____

Property Owner Permission (if not applicant)

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

Mary Leavell

Signature

Date

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

Attachments (see reverse side for submittal requirements): _____

For Office Use Only

Received by: PRC

Fee paid: 100.00 Cash/Ck. # 3520

Date Received: 8-31-10

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



North side

217 W High Street



South side

East side



217 W High Street

West side





217 W High St.



North side

Property contiguous to 217 W High Street

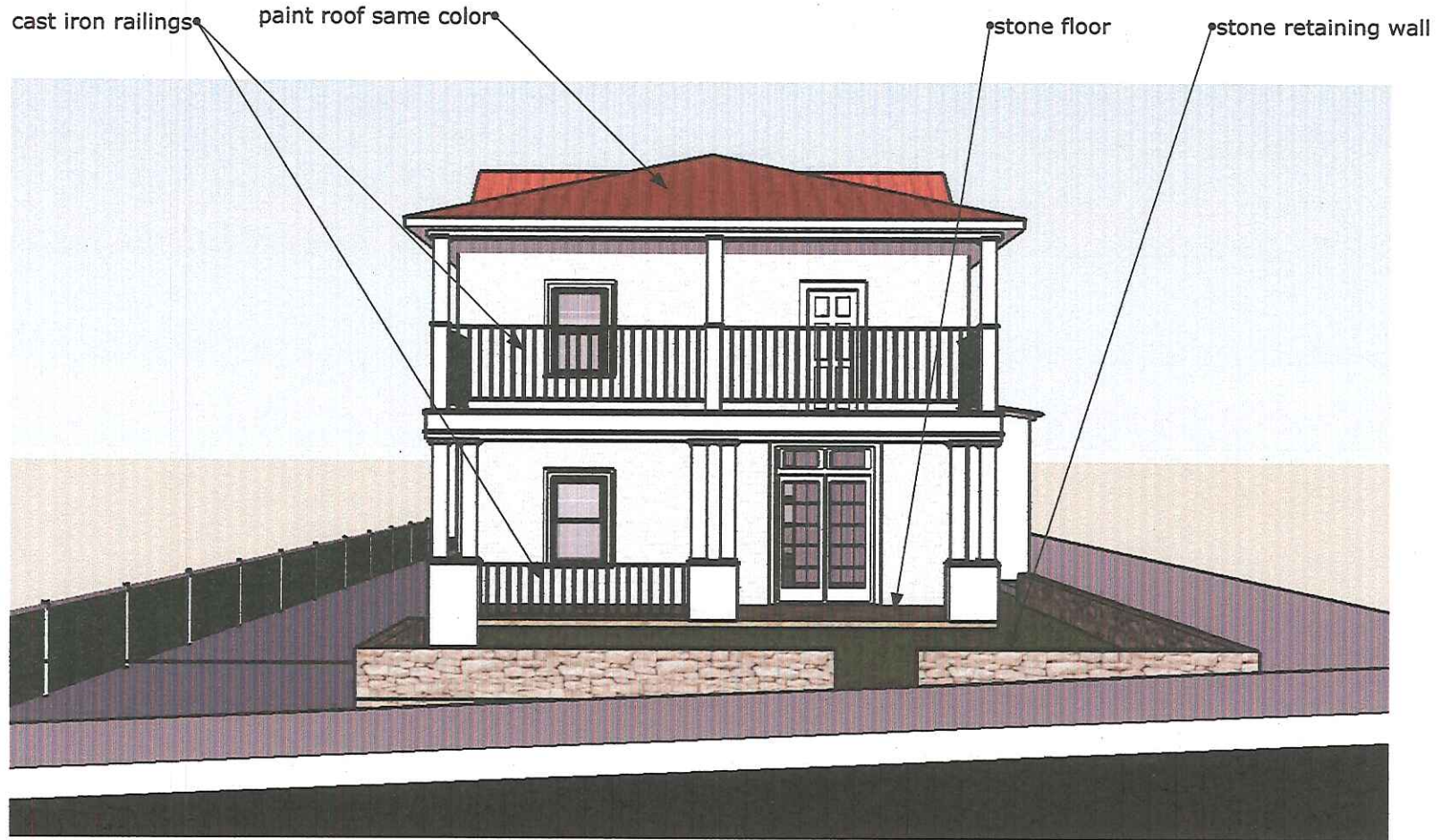


East side

Properties contiguous to 217 W High Street



West side



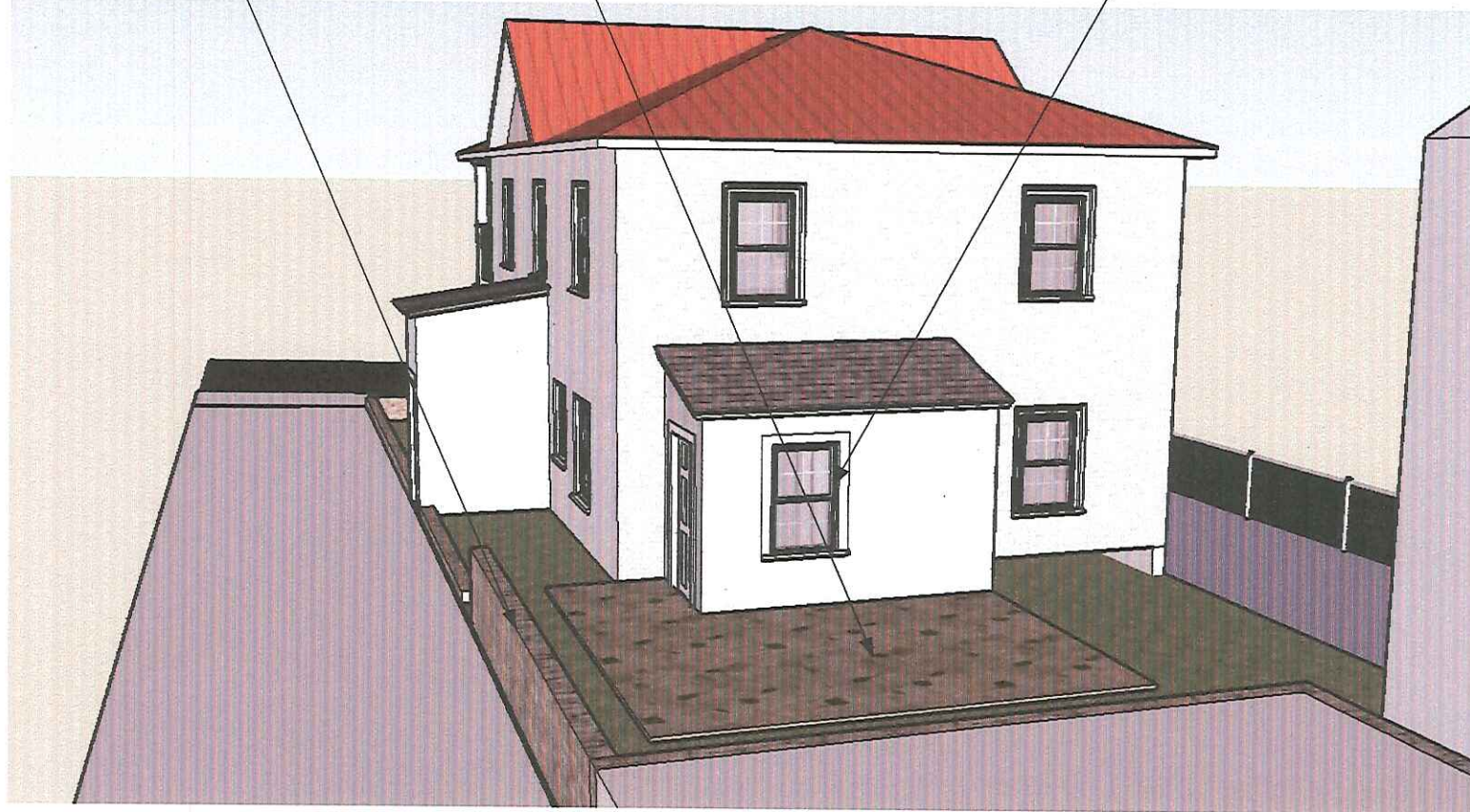
217 W HIGH ST.
CHARLOTTESVILLE, VA 22902
Proposed exterior changes

P. H. HUNTER CONSTRUCTION CO.
1119 Little High Street
Charlottesville, VA 22902
434.806.2693

replace failing retaining wall with stone retaining wall

remove wood deck, replace with stone patio

replace door with window



217 W HIGH ST.
CHARLOTTESVILLE, VA 22902
Proposed exterior changes

P. H. HUNTER CONSTRUCTION CO.
1119 Little High Street
Charlottesville, VA 22902
434.806.2693