

**From:** Scala, Mary Joy  
**Sent:** Tuesday, March 24, 2015 11:14 AM  
**To:** 'mail@lithicconstruction.com'; 'Irene Jennings'  
**Subject:** BAR Action - March 17, 2015- 616 Park Street

March 24, 2015

Irene and Elliott Jennings  
616 Park Street  
Charlottesville, VA 22902

**Certificate of Appropriateness Application**

BAR 15-03-05  
616 Park Street  
Tax Parcel 520184000  
Elliot and Irene Jennings, Owner/ Ned Ormsby, Lithic Construction, Applicant  
Add roof to existing side porch and modify existing landscape

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 17, 2015. The following action was taken:

**The BAR approved (6-0) the addition and site changes as submitted, with either cobble or brick edging; with the fate of the walnut tree left up to the applicant; and with stone site walls instead of brick.**

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 (September 17, 2016), 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 the project. 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 the project, 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  
Charlottesville, VA 22902  
Ph 434.970.3130 FAX 434.970.3359  
[scala@charlottesville.org](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
March 17, 2015**



**Certificate of Appropriateness Application**

BAR 15-03-05

616 Park Street

Tax Parcel 520184000

Elliot and Irene Jennings, Owner/ Ned Ormsby, Lithic Construction, Applicant

Add roof to existing side porch and modify existing landscape

---

**Background**

616 Park Street, the Duke House, built in 1884, is a contributing structure in the North Downtown ADC District.

September 20, 2005 - The BAR voted that, due to extraordinary circumstances of damage incurred at the residence [from a fallen tree], they approved the demolition of the kitchen addition and any damaged portion of the historic structure necessary to effect repair with the stipulation that any new replacement of the kitchen and alteration of the historic structure must come back to the BAR for a regular Certificate of Appropriateness.

November 15, 2005 - The BAR voted 8-0 to approve the kitchen addition and related site improvements as submitted and the paint changes with the specific conclusion that any of the listed options are to be considered approved as well.

September 20, 2011 - The BAR approved (5-0) the application to enclose the existing rear porch, and the perimeter fencing as submitted.

May 15, 2102 - The BAR approved (8-0) the application as submitted, with the request for architectural drawings to be submitted for circulation/review by the BAR.

**Application**

The applicant requests approval to:

1. Renovate the existing side deck into a covered porch per historic photos, matching the existing porch materials and design.
2. Site changes: add a steel and wood pergola to north side; add paved areas and site walls.

*W.V.A fieldstone not brick site walls*

**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:**

***D. ENTRANCES, PORCHES, AND DOORS***

*Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.*

*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 details and shape of porches should be retained including the outline, roof height, and roof pitch.*
- 2. Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
- 3. Repair damaged elements, matching the detail of the existing original fabric.*
- 4. Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.*
- 5. Do not strip entrances and porches of historic material and details.*
- 6. Give more importance to front or side porches than to utilitarian back porches.*
- 7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
- 8. Avoid adding decorative elements incompatible with the existing structure.*
- 9. In general, avoid adding a new entrance to the primary facade, or facades visible from the street.*
- 10. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*

....

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

### **B. PLANTINGS**

*Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.*

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

### **C. WALLS AND FENCES**

*There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.*

- 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 cues 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 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.*

#### **E. WALKWAYS & DRIVEWAYS**

*Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.*

- 1) *Use appropriate traditional paving materials like brick, stone, and scored concrete.*
- 2) *Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.*
- 3) *Gravel or stone dust may be appropriate, but must be contained.*
- 4) *Stamped concrete and stamped asphalt are not appropriate paving materials.*
- 5) *Limit asphalt use to driveways and parking areas.*
- 6) *Place driveways through the front yard only when no rear access to parking is available.*
- 7) *Do not demolish historic structures to provide areas for parking.*
- 8) *Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.*

#### **Discussion and Recommendations**

Rebuilding the original front porch per historic photos is appropriate. Staff has attached a historic photo of the side porch. This proposal was approved by the BAR in 2012, but has expired.

The proposed landscape changes reflect an active family's use of the property, and will have minimal impact to the appearance from the street. The BAR may want to talk about the large Walnut tree that may be removed. The applicant should confirm that changes are not proposed to the front porch steps.

#### **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 property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted.



HISTORIC  
DUKE HOUSE PHOTO OF SOUTH PO...

# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 616 Park Street  
 Map and Parcel: 52-184  
 Census Track & Block: 3-405  
 Present Owner: Miss Helen Duke  
 Address: 616 Park Street  
 Present Use: Residence  
 Original Owner: Judge R. T. W. Duke  
 Original Use: Residence

## BASE DATA

Historic Name: Duke House  
 Date/Period: 1884  
 Style: Victorian  
 Height to Cornice:  
 Height in Stories: 2 1/2  
 Present Zoning: R-3  
 Land Area (sq.ft.): 184 x 316  
 Assessed Value (land + imp.): 10,470 + 10,290 = 20,760

## ARCHITECTURAL DESCRIPTION

This white frame Victorian house is one of the most sophisticated examples of the style in wood the city of Charlottesville. Nestled among large shade trees and a rolling lawn, the finely detailed, picturesque house designed by the New York City architectural firm of S. B. Reed was built by John Waters. The house is characterized by asymmetrical massing with a projecting side pavilion and pedimented gables on the projecting pavilion, the balcony, which has been enclosed to accommodate a bath, the tripartite dormer window, and on the veranda. The handsome veranda with its segmental frieze, turned Victorian columns, and gazebo at the southern corner graces the front of the house and enhances its fanciful appearance. The interior arrangement is varied with several octagonal ended rooms and stained oak woodwork.

## HISTORICAL DESCRIPTION

In 1884 R. T. W. Duke, Jr. purchased about three and a quarter acres of land on the east side of Park Street from John C. Patterson (ACDB 83-475). Three years later he added two and two thirds acres to the south of his holdings (ACDB 89-174). Judge Duke had S. R. Reed of New York City draw the plans for his house which was built in 1884. After Judge Duke's death the house passed to his children. His daughter Helen (WB 11-394) continues to reside in the handsome Queen Anne structure. Judge R. T. W. Duke, Jr. was the son of R. T. W. Duke of Sunnyside and became the first judge of the newly incorporated city of Charlottesville in 1888. About 1899, the Judge was the first to employ a female stenographer which raised some eyebrows among his peers on Court Square. A prolific chronicler, the Judge's recollections of nineteenth century Charlottesville are valuable not only for the information they contain but as an extremely well written example of gentlemen's journals.



## CONDITIONS

Good

## SOURCES

Miss Helen Duke  
 City/County Records

RECORD MERIDIAN  
D.B. 653 Pg. 328



0 10 20 40  
SCALE IN FEET

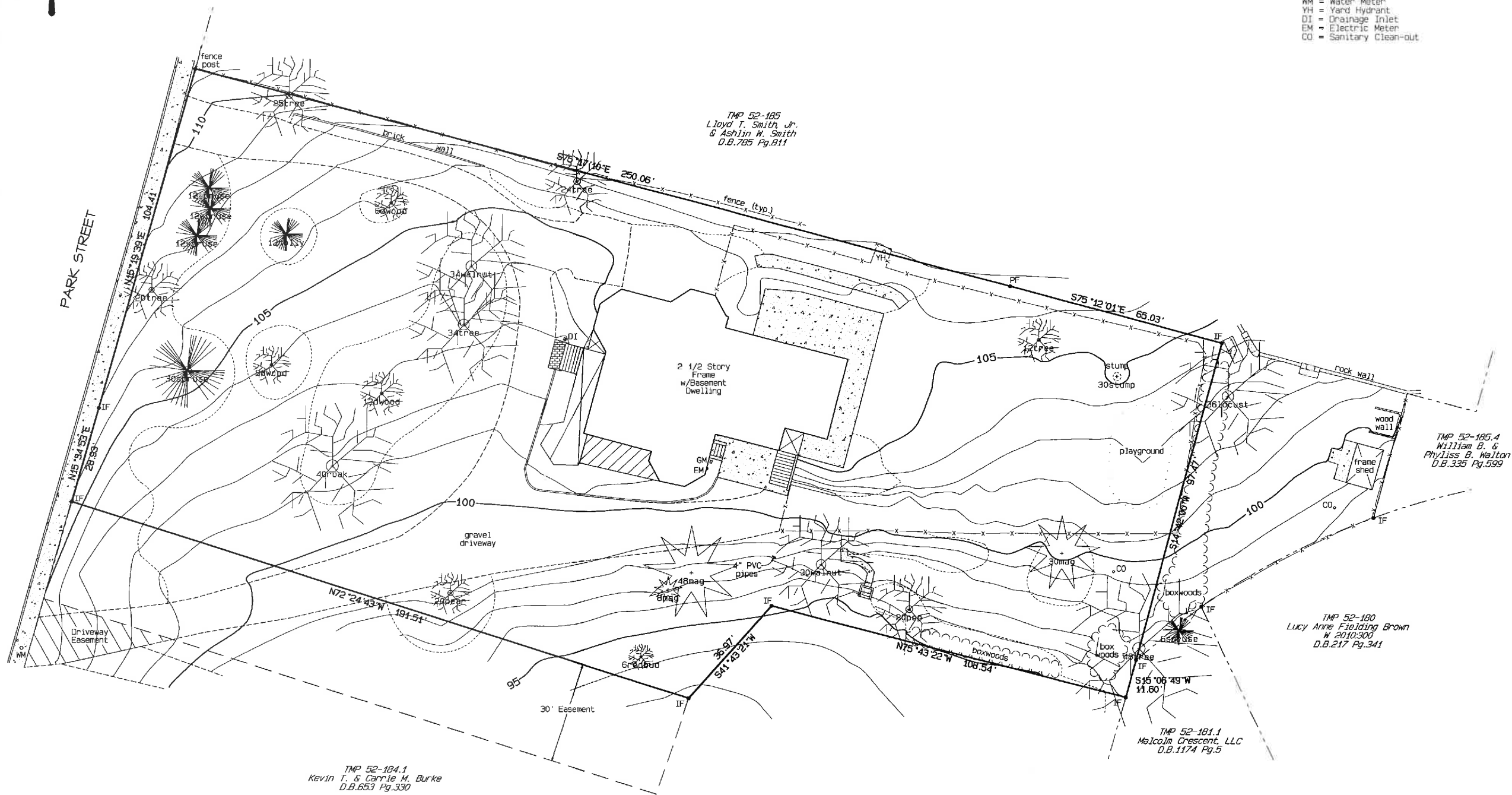
Survey performed without the benefit of a title report and may not indicate all encumbrances on the property.

Owners:  
Elliott J. & Irene L. Jennings

Legal References:  
Inst.# 2011:645

The datum used for this survey was assumed.  
Contour Interval = 1'

IF = Iron Found  
PF = Pipe Found  
GM = Gas Meter  
WM = Water Meter  
YH = Yard Hydrant  
DI = Drainage Inlet  
EM = Electric Meter  
CO = Sanitary Clean-out



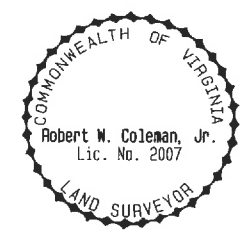
TMP 52-185  
Lloyd T. Smith Jr.  
& Ashlin W. Smith  
D.B. 785 Pg. 811

TMP 52-185.4  
William B. &  
Phyllis B. Walton  
D.B. 335 Pg. 599

TMP 52-180  
Lucy Anne Fielding Brown  
W 2010:300  
D.B. 217 Pg. 341

TMP 52-181.1  
Malcolm Crescent, LLC  
D.B. 1174 Pg. 5

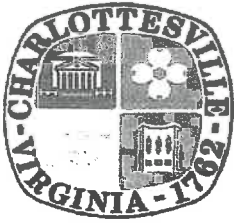
TMP 52-184.1  
Kevin T. & Carrie M. Burke  
D.B. 653 Pg. 330



RESIDENTIAL  
SURVEYING SERVICES  
(434) 245-8744  
1701D-7 ALLIED STREET  
CHARLOTTESVILLE, VIRGINIA 22903

TOPOGRAPHIC DRAWING ON  
**T.M.P. 52-184**  
LOT A-1  
616 PARK STREET  
CHARLOTTESVILLE, VIRGINIA  
SEPTEMBER 19, 2013





# Board of Architectural Review (BAR) Certificate of Appropriateness

**RECEIVED**  
FEB 24 2015  
NEIGHBORHOOD DEVELOPMENT SERVICES

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

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 3:30 p.m.

Owner Name Elliott and Irene Jennings Applicant Name Lithic Construction - Ned Ormsby  
Project Name/Description Cell Park st side porch roof & hardscape Parcel Number 520184000  
Property Address Cell Park street, Charlottesville VA 22902

### Applicant Information

Address: 2212 Harrington Road  
Gordonsville VA 22942  
Email: mail@Lithicconstruction.com  
Phone: (W) 434 996-4734 (H) \_\_\_\_\_  
FAX: 434 220-0478

### Property Owner Information (if not applicant)

Address: Cell Park st  
Charlottesville VA 22902  
Email: \_\_\_\_\_ N/A  
Phone: (W) NA (H) N/A  
FAX: \_\_\_\_\_ N/A

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.)

[Signature] 2/24/2015  
Signature Date

Ned Ormsby 2/24/2015  
Print Name Date

### Property Owner Permission (if not applicant)

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

[Signature] 2/24/15  
Signature Date

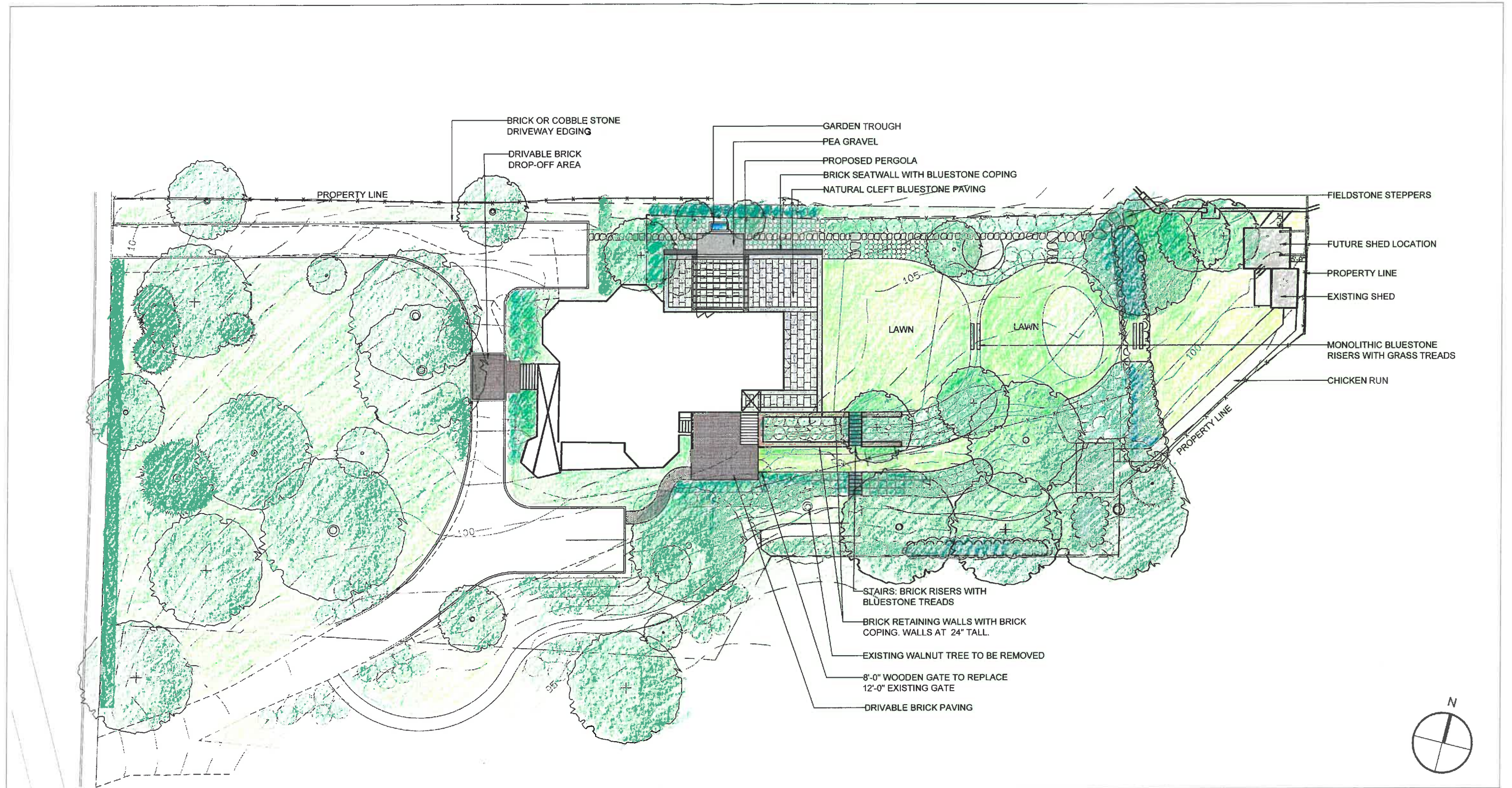
Elliott Jennings 2/24/15  
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Add roof to existing side porch. Design and details to match existing front porch; modify existing yard per attached plan

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

- 1) Project description 2) Vicinity map 3) context photos 4) Existing conditions
- 5) plan of proposed work 6) section of proposed work 7) side elevation
- 8) perspective view 9) detail view 10) view from park st 11) exterior finishes.

**For Office Use Only**  
Received by: [Signature]  
Fee paid: \$125.00 Cash/Ck. # 3059  
Date Received: 2/24/2015  
P15-0031  
Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_



Sophie Johnston  
 Landscape Architect  
 1845 James Monroe Parkway  
 Charlottesville, Virginia 22902  
 434.284.1727  
 sjohnstonla@gmail.com

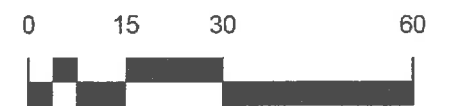
Jennings Residence  
 Charlottesville, Virginia

February 24, 2015

RECEIVED

FEB 24 2015

NEIGHBORHOOD DEVELOPMENT SERVICES



SCALE: 1" = 30'-0"

Site Plan



1



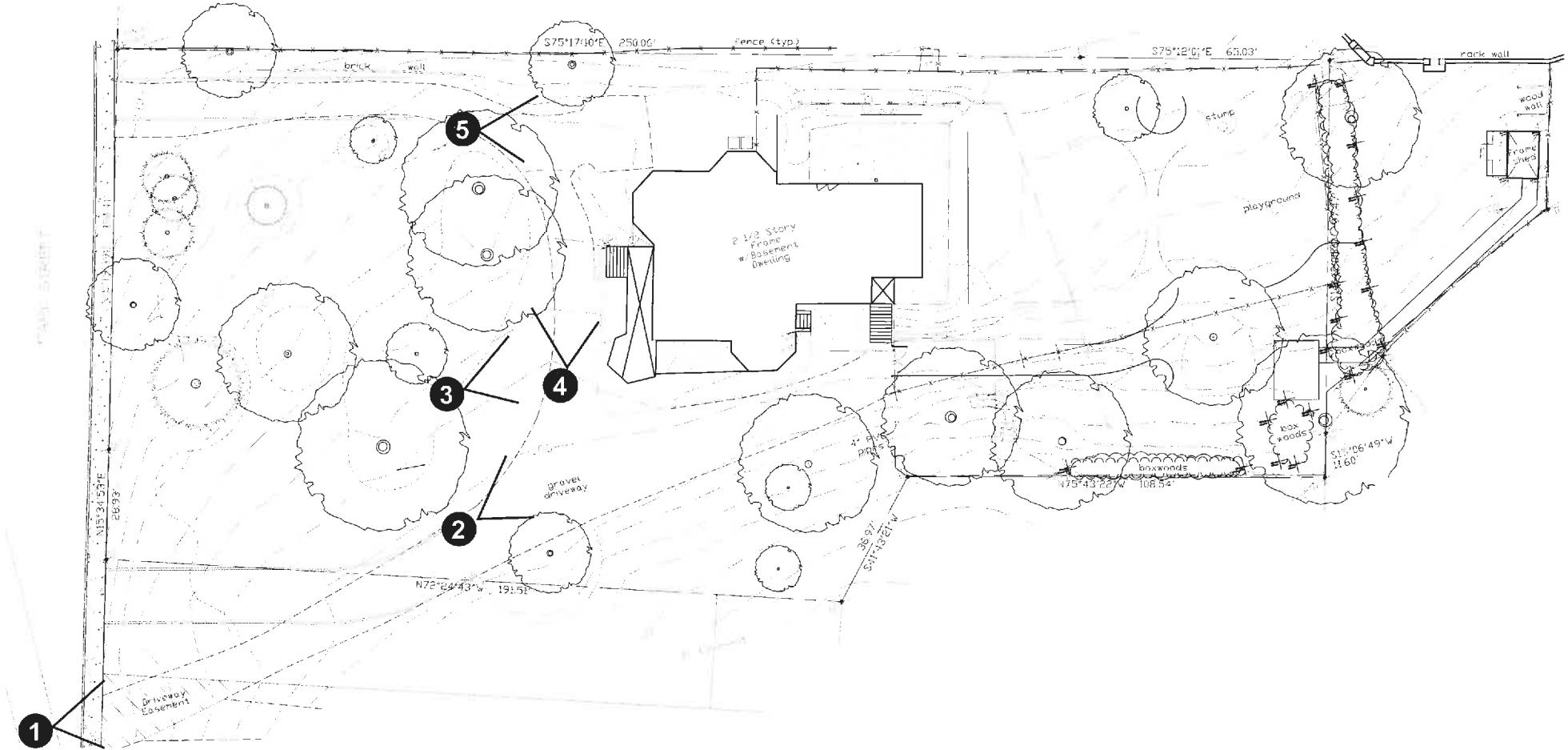
2



3



4



1

key plan: existing conditions

1"=40'-0"



5

Sophie Johnston  
 Landscape Architect  
 1845 James Monroe Parkway  
 Charlottesville, Virginia 22902  
 434.284.1727  
 sjohnstonla@gmail.com

Jennings Residence  
 Charlottesville, Virginia

February 23, 2015



1



2



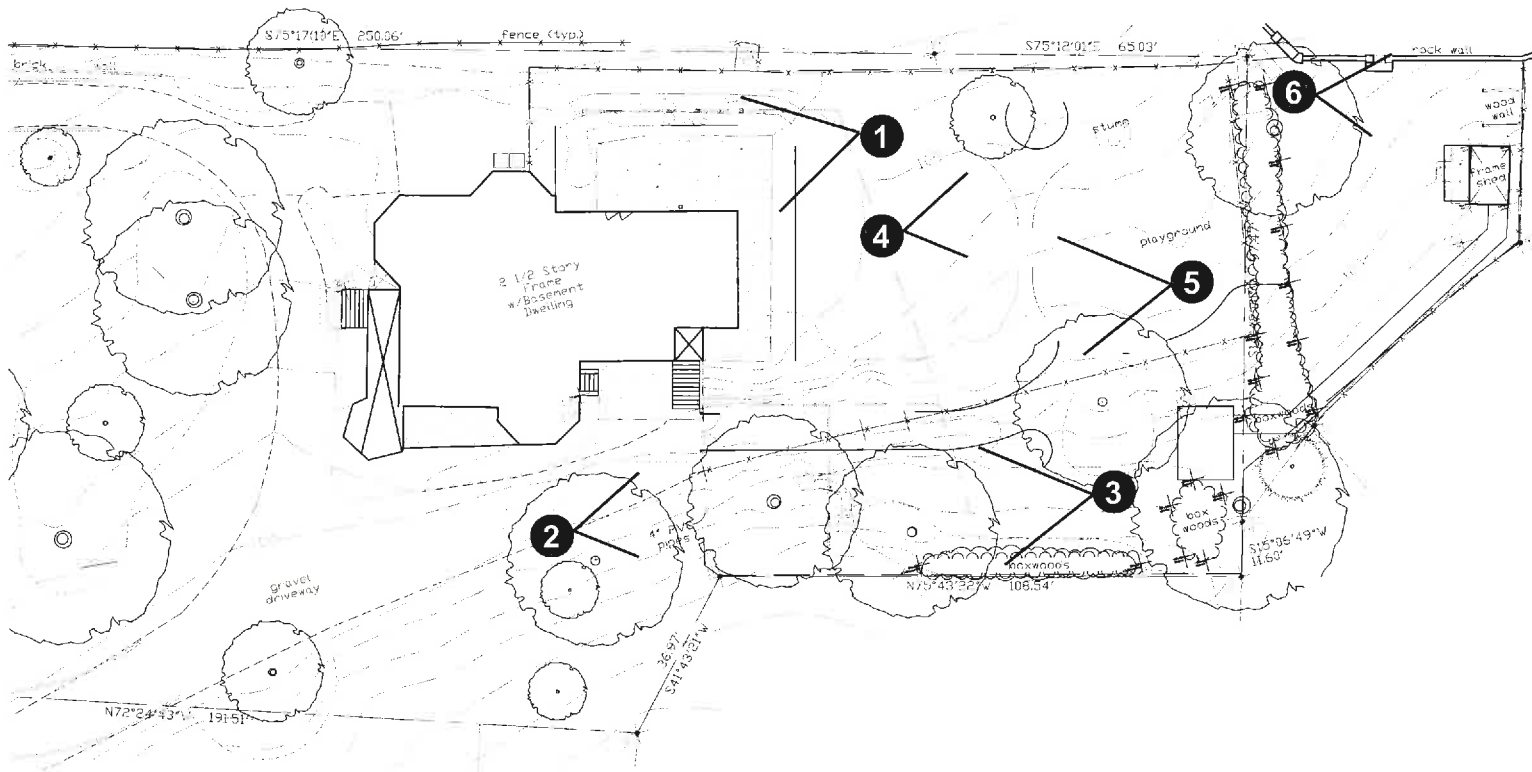
3



4



5



key plan: existing conditions

1"=40'-0"



6

Sophie Johnston  
Landscape Architect  
1845 James Monroe Parkway  
Charlottesville, Virginia 22902  
434.284.1727  
sjohnstonla@gmail.com

Jennings Residence  
Charlottesville, Virginia

February 23, 2015

Existing Site Conditions



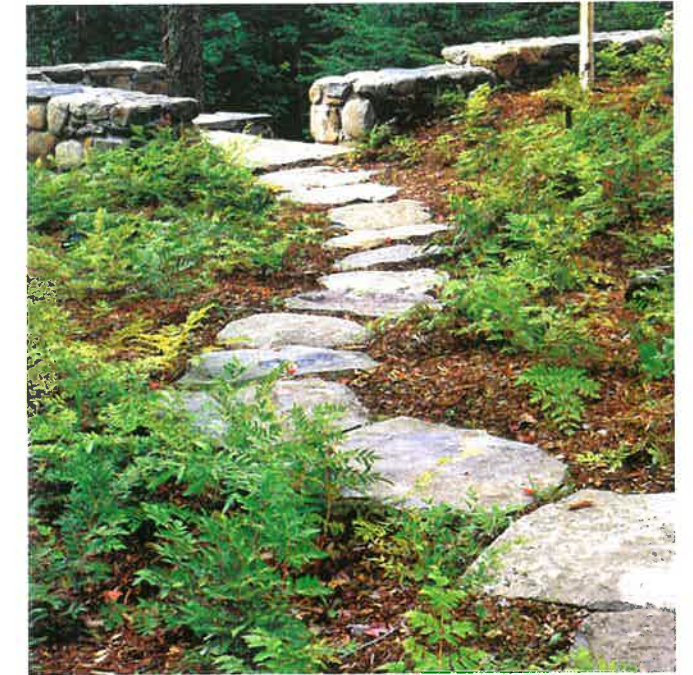
1 Drivable brick court



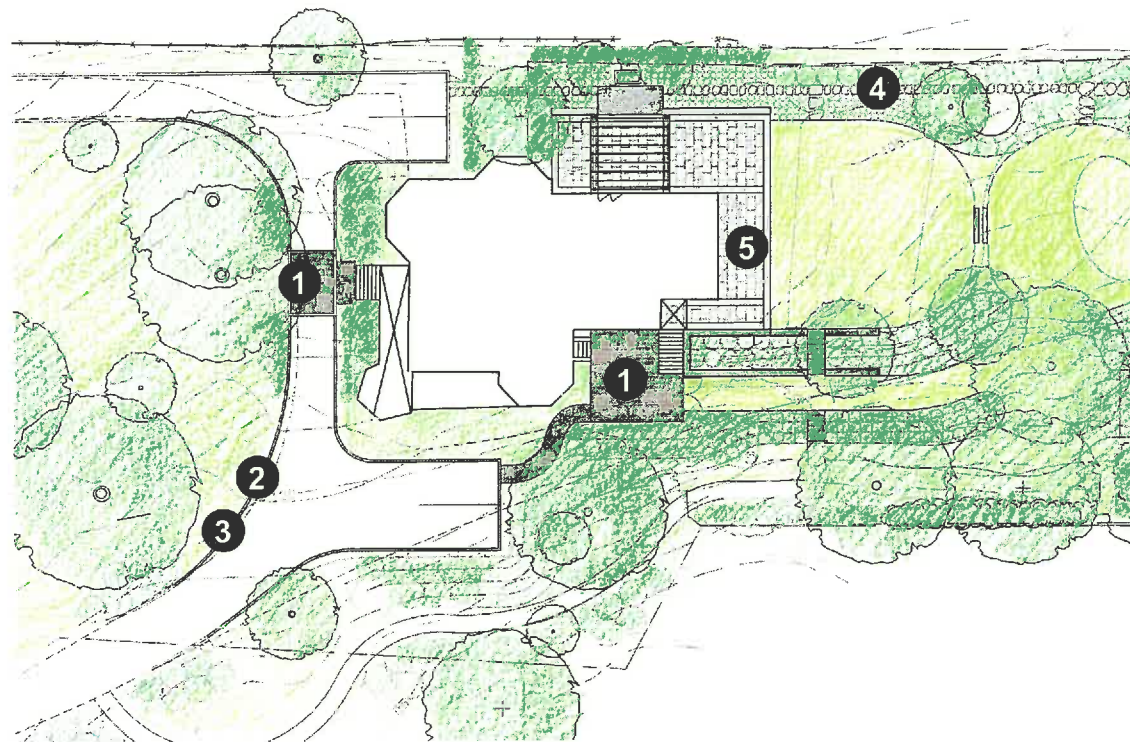
2 Brick drive edging



3 Cobblestone drive edging



4 Fieldstone garden steppers



key plan: proposed site plan

1"=40'-0"



5 Natural cleft bluestone, running bond pattern



Sophie Johnston  
Landscape Architect

1845 James Monroe Parkway  
Charlottesville, Virginia 22902  
434.284.1727  
sjohnstonla@gmail.com

Jennings Residence  
Charlottesville, Virginia

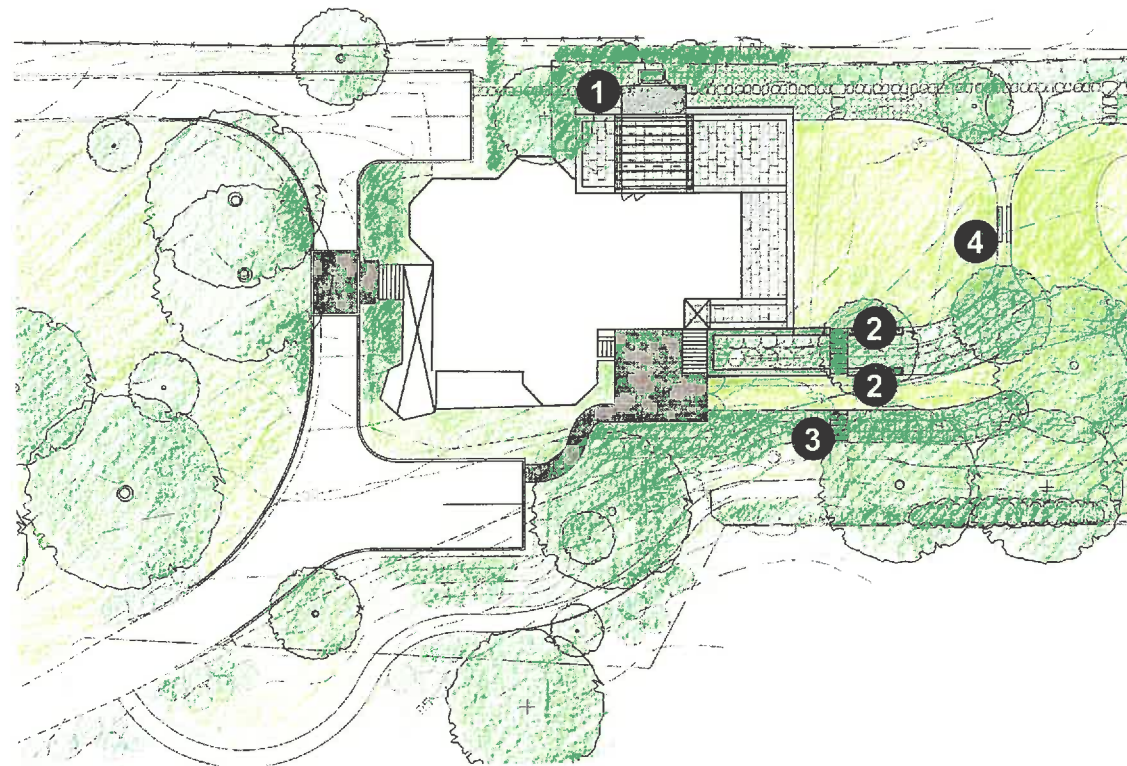
February 23, 2015



1 Brick seatwall with bluestone coping



2 Brick retaining walls



key plan: proposed site plan

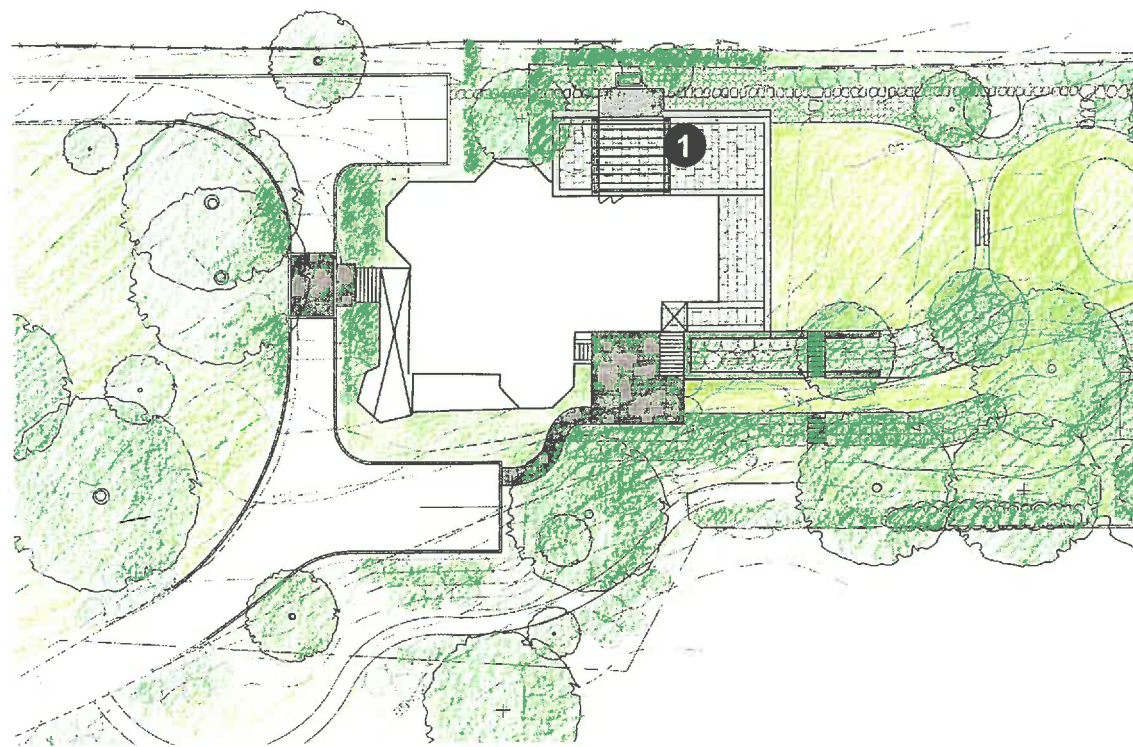
1"=40'-0"



3 Stairs; brick risers with bluestone treads



4 Monolithic bluestone steps



key plan: proposed site plan

1"=40'-0"



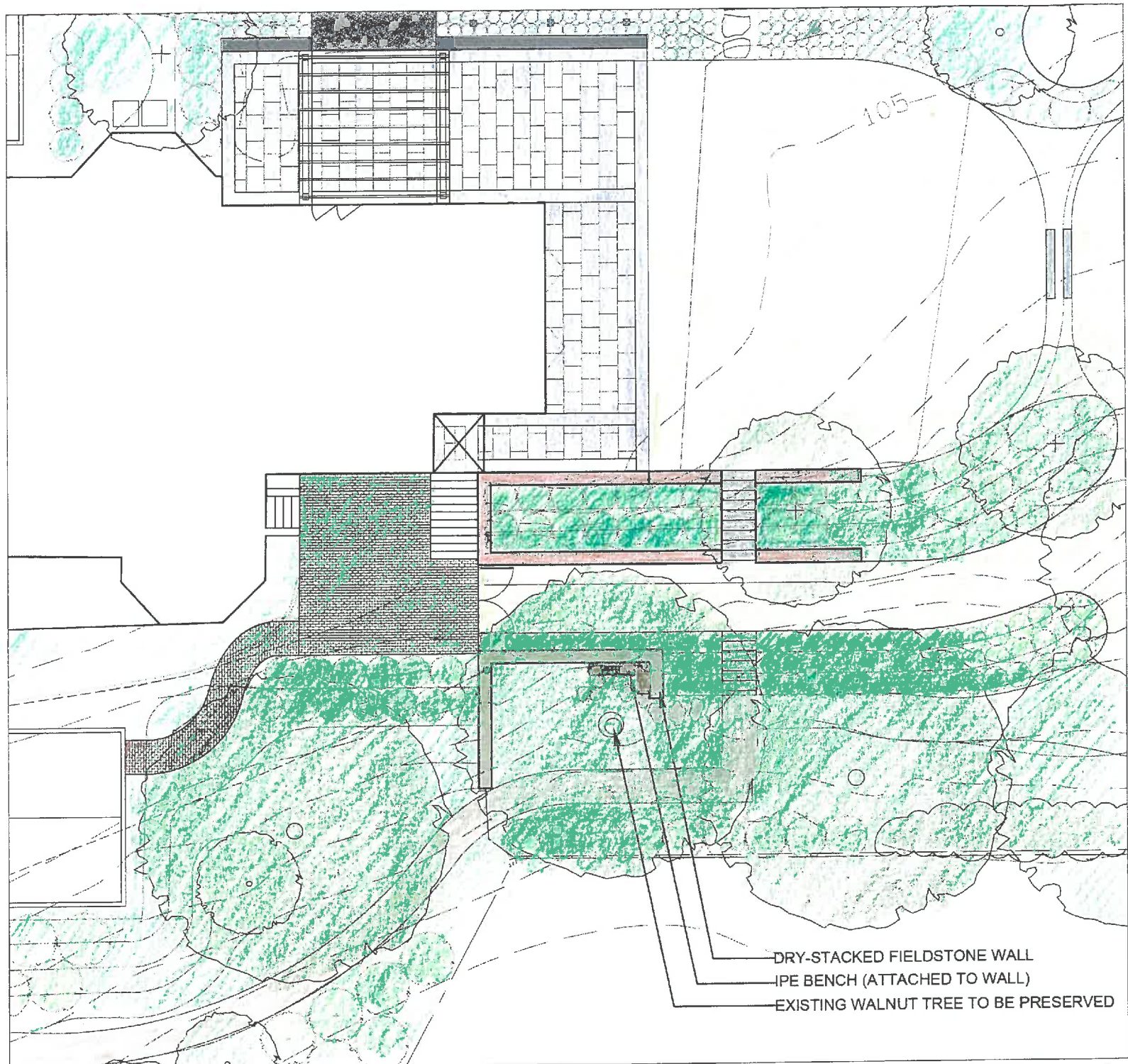
1 Proposed pergola: Steel frame with wooden joists painted black to match existing kitchen addition

Sophie Johnston  
Landscape Architect  
1845 James Monroe Parkway  
Charlottesville, Virginia 22902  
434.284.1727  
sjohnstonla@gmail.com

Jennings Residence  
Charlottesville, Virginia

February 23, 2015

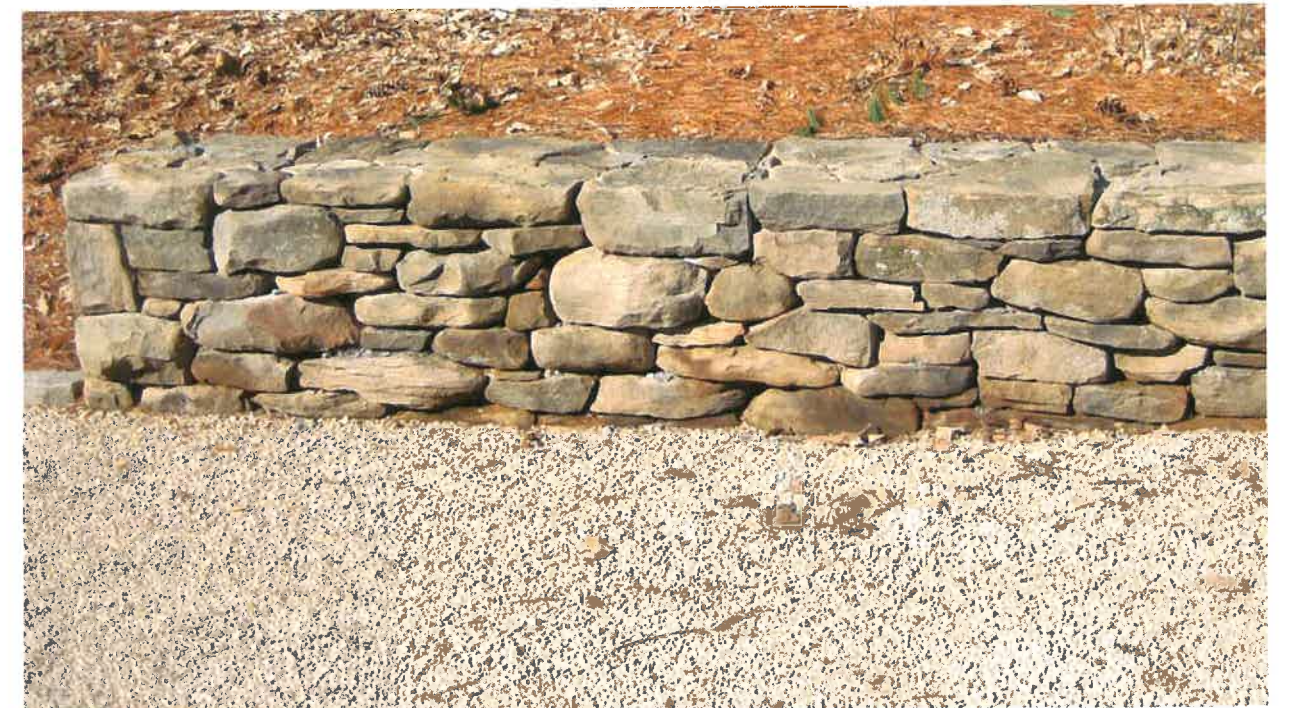
Pergola



Alternate Plan - detail of tree area



SCALE : 1" = 16'-0"



Dry-stacked fieldstone wall. (Dry-stacked construction, with no footing necessary, allows for tree protection)



RECEIVED

FEB 24 2015

NEIGHBORHOOD DEVELOPMENT SERVICES

**616 PARK STREET  
SIDE PORCH ADDITION**

**PRESENTED BY LITHIC CONSTRUCTION  
IN ASSOCIATION WITH**



**02|24|2015**

**LOCATION:** THE SITE IS LOCATED AT 616 PARK STREET AND LIES WITHIN THE NORTH DOWNTOWN ARCHITECTURAL DESIGN CONTROL DISTRICT. THE SITE IS ZONED R-1.

**MASSING AND FOOTPRINT:** THE COVERED PORCH IS WITHIN THE FOOTPRINT OF AN EXISTING DECK. THE CHANGE IN MASS OCCURS ONLY IN THE FORM OF THE ROOF ON THE SOUTH ELEVATION.

**PROJECT DESCRIPTION:** WORK TO BE DONE AT 616 PARK STREET INVOLVES THE RENOVATION OF AN EXISTING SIDE DECK INTO A COVERED PORCH. PROPOSED CHANGES WOULD OCCUR OFF EXISTING STRUCTURE, INCLUDING EXISTING BRICK PIERS AND FLOOR JOISTS, THREE COLUMNS WILL SUPPORT A COVERED PORCH CONSTRUCTED OF 2X6 CEILING JOISTS AND 2X8 ROOF RAFTERS. FLOOR BOARDS ON THE EXISTING DECK WILL BE REMOVED AND REPLACED WITH 1X4 PAINTED MAHOGANY T&G DECKING BOARDS, TO MATCH EXISTING FLOOR CONDITIONS OF PORCH IN FRONT OF HOUSE. NEW FULL HEIGHT COLUMNS, REPLICATED TO MATCH EXISTING COLUMN CONDITIONS, WILL REPLACE EXISTING RAILING POSTS. EXISTING BALUSTRADES WILL REMAIN. PIECES OF EXISTING SIDING WILL BE REMOVED TO CREATE AN AREA TO ATTACH A LEDGERBOARD AND JOIST HANGERS FOR THE RAFTERS AND JOISTS. THE CEILING OF THE COVERED PORCH WILL BE NEW, PAINTED 1X6 T&G BEAD BOARD, TO MATCH EXISTING CEILING OF FRONT PORCH. STRUCTURAL ARCHES THAT ADORN THE FRONT PORCH FACADE AND ADJACENT CORNER GAZEBO WILL BE REPLICATED AND INSTALLED ON THE NEW PORCH, ACTING AS THE BEAM THAT SUPPORTS THE CEILING JOISTS AND ROOF RAFTERS.

**ROOF:** THE PORCH WILL BE ROOFED WITH A STANDING SEAM BLACK METAL ROOF, TO MATCH EXISTING PORCH ROOFS. THE PORCH WILL HAVE A 5" HALF-ROUND GALVANIZED STEEL GUTTER, PAINTED TO MATCH EXISTING GUTTER, AND TIE INTO EXISTING RAINWATER LEADERS AT EACH END OF THE ADDITION.

1 | PROJECT DESCRIPTION

2 | VICINITY MAP

3 | CONTEXT PHOTOS

4 | EXISTING CONDITIONS

5 | PLAN OF PROPOSED WORK

6 | SECTION OF PROPOSED WORK

7 | SIDE ELEVATION

8 | PERSPECTIVE VIEW

9 | DETAIL VIEW

10 | VIEW FROM PARK STREET

11 | EXTERIOR FINISHES



616 PARK STREET  
CHARLOTTESVILLE, VIRGINIA

## VICINITY MAP

LITHIC CONSTRUCTION  
February 24, 2015



620 PARK



CONTEXT MAP



540 PARK



617 PARK



611 PARK



601 PARK



PERSPECTIVE FROM DRIVE



EXISTING PORCH STRUCTURE



PORCH ADDITION LOCATION



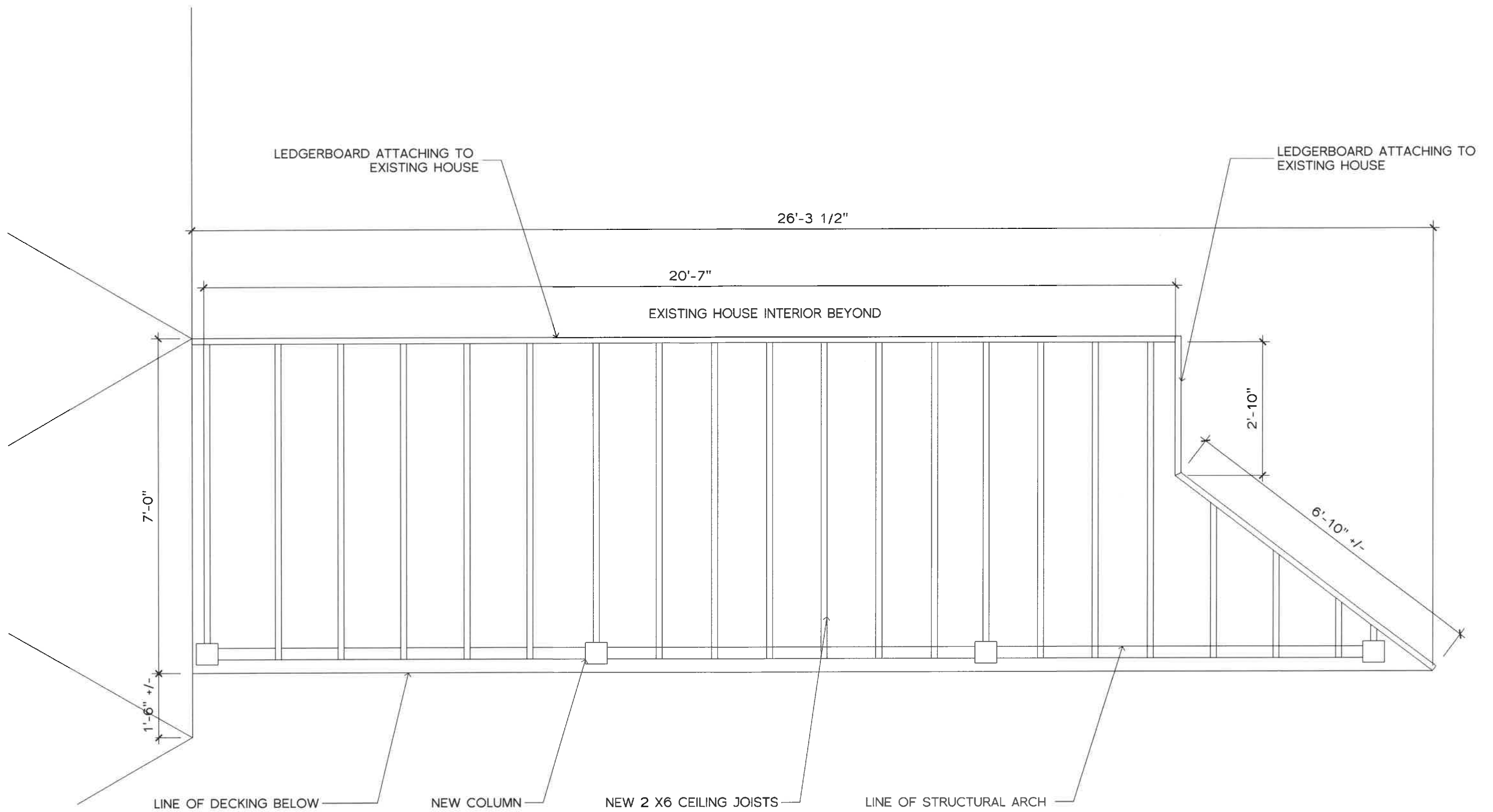
FRONT ELEVATION

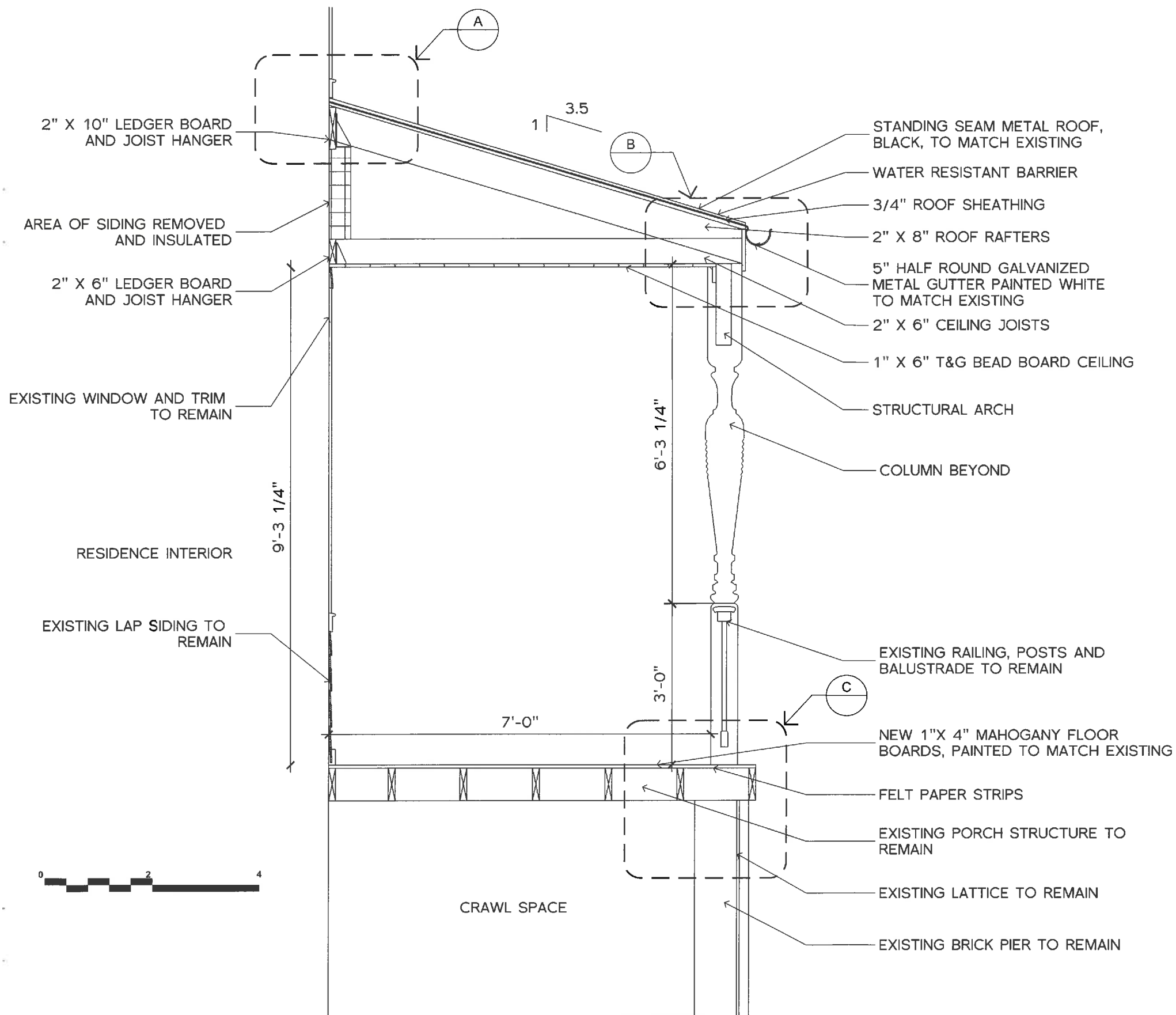


SIDE ELEVATION



PORCH ADDITION LOCATION





A. ROOF AT WINDOW SILL DETAIL



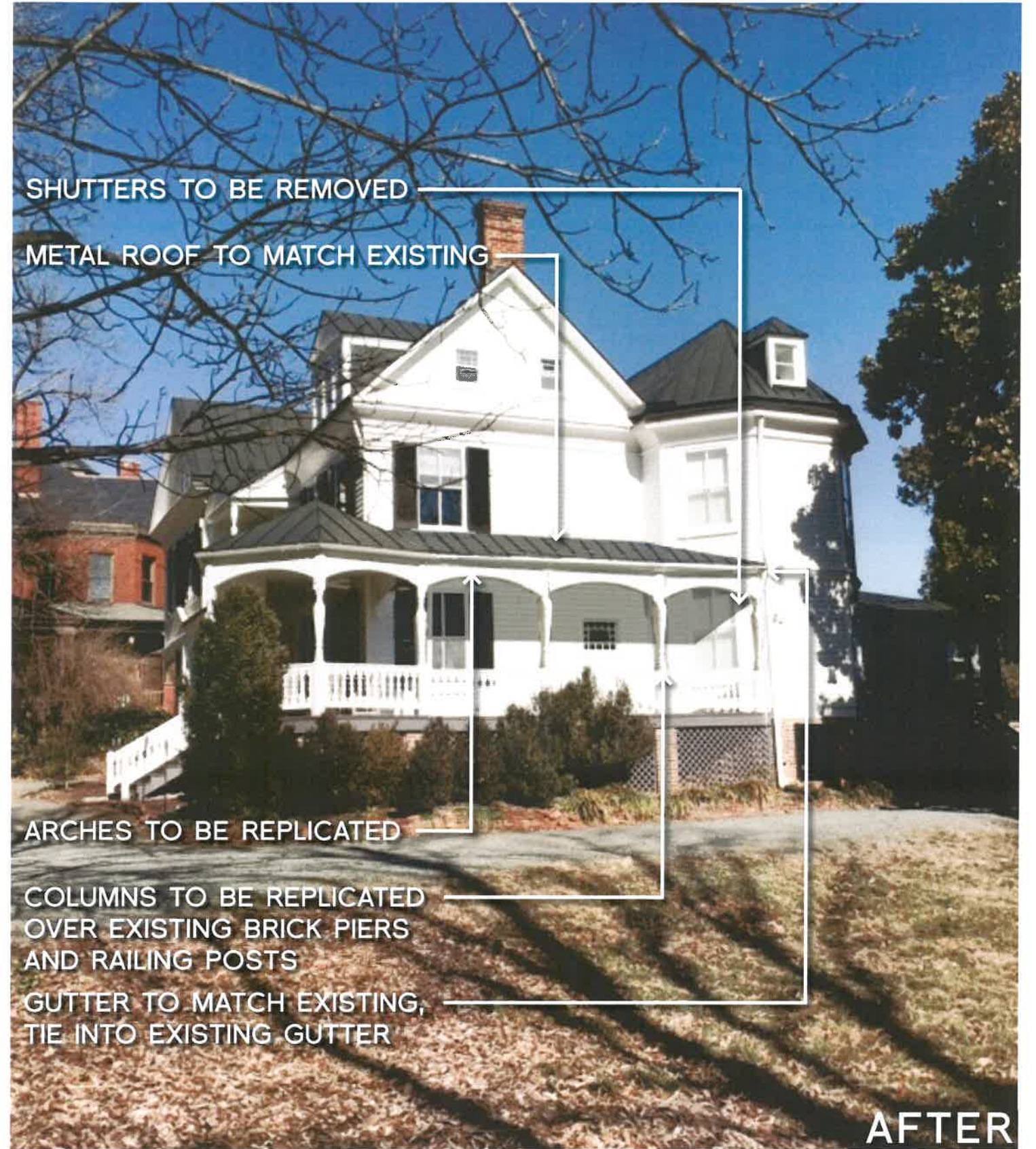
B. GUTTER AT ARCH DETAIL



C. EXISTING PORCH STRUCTURE



BEFORE

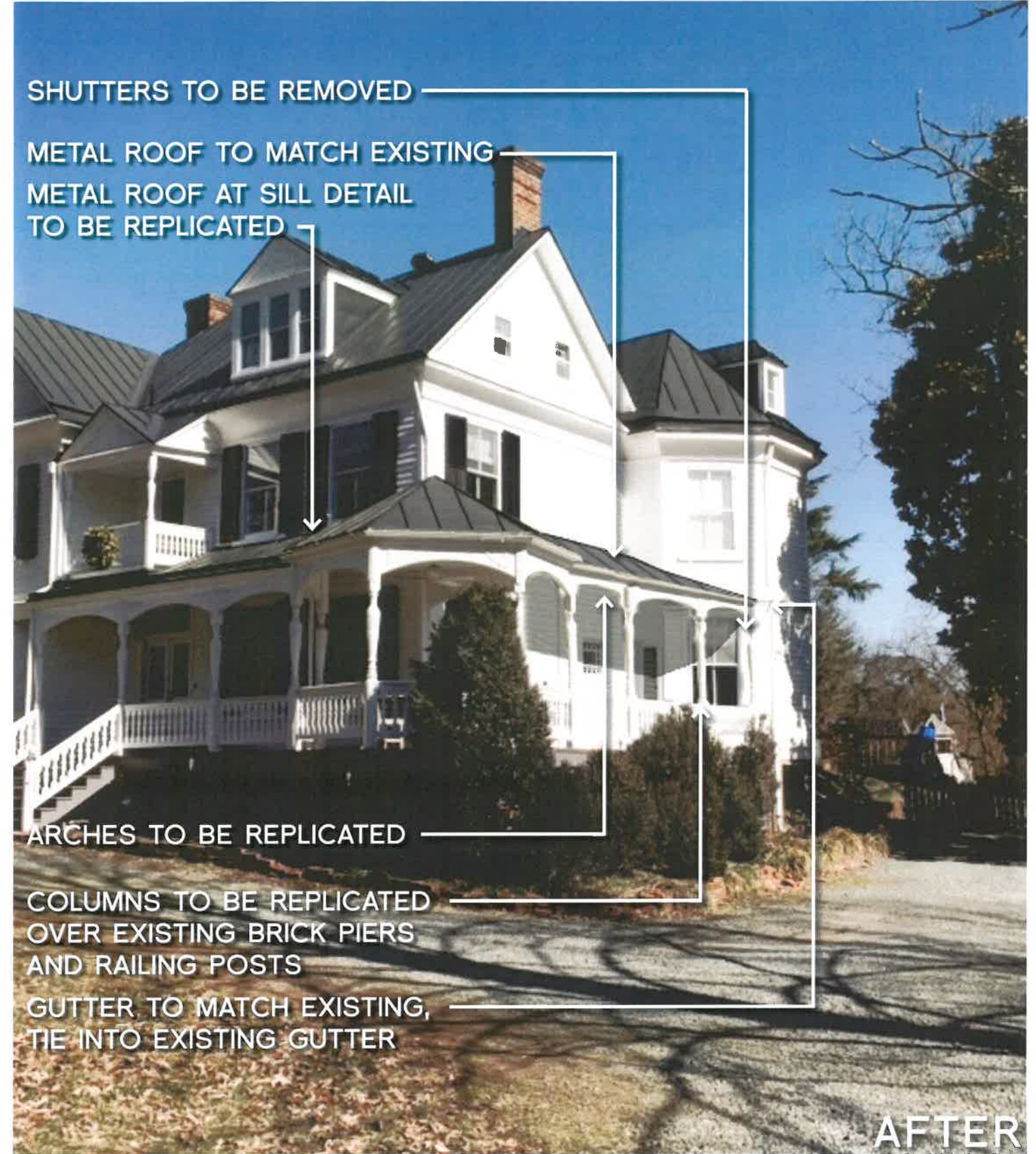


AFTER





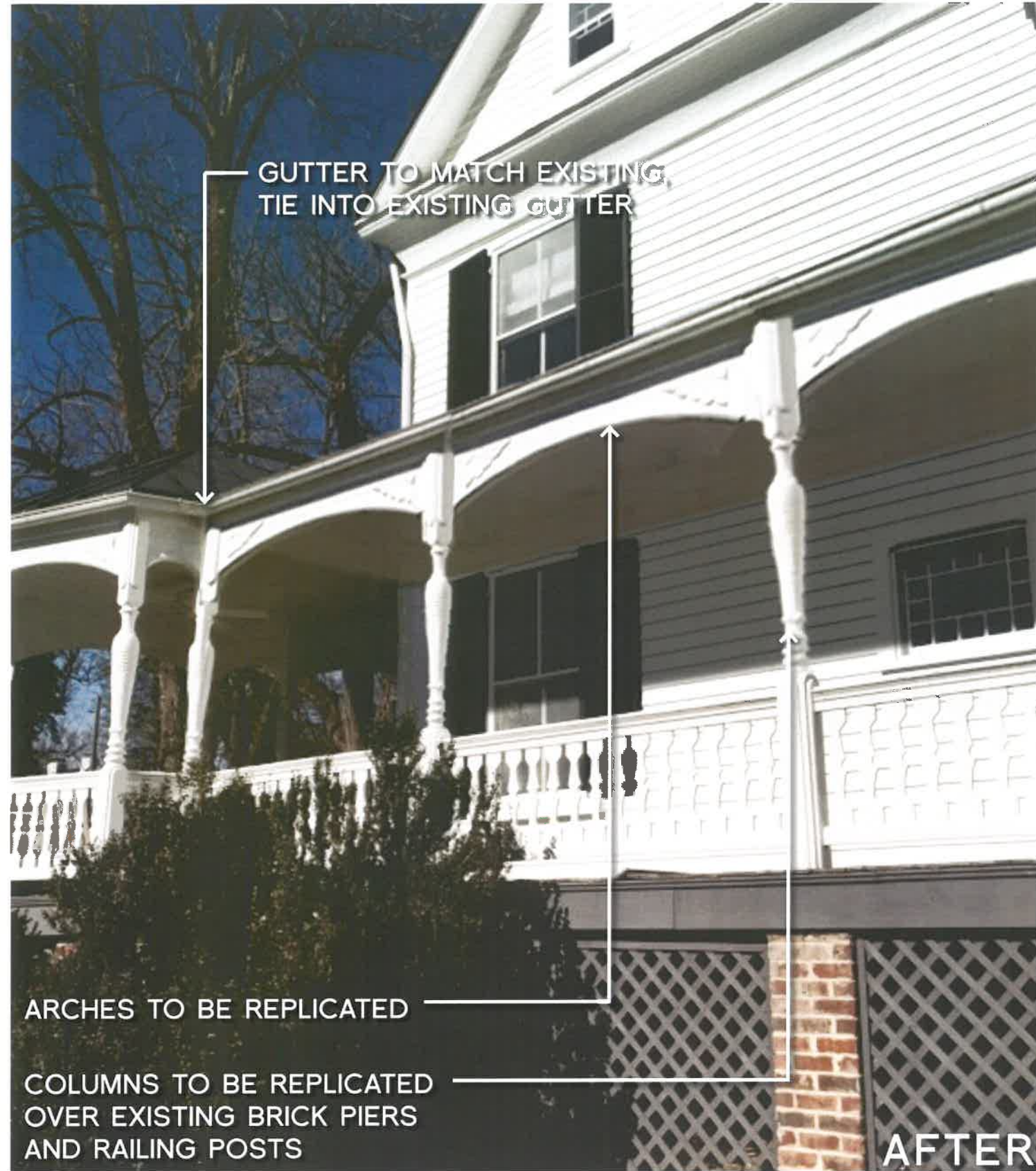
BEFORE



AFTER



BEFORE

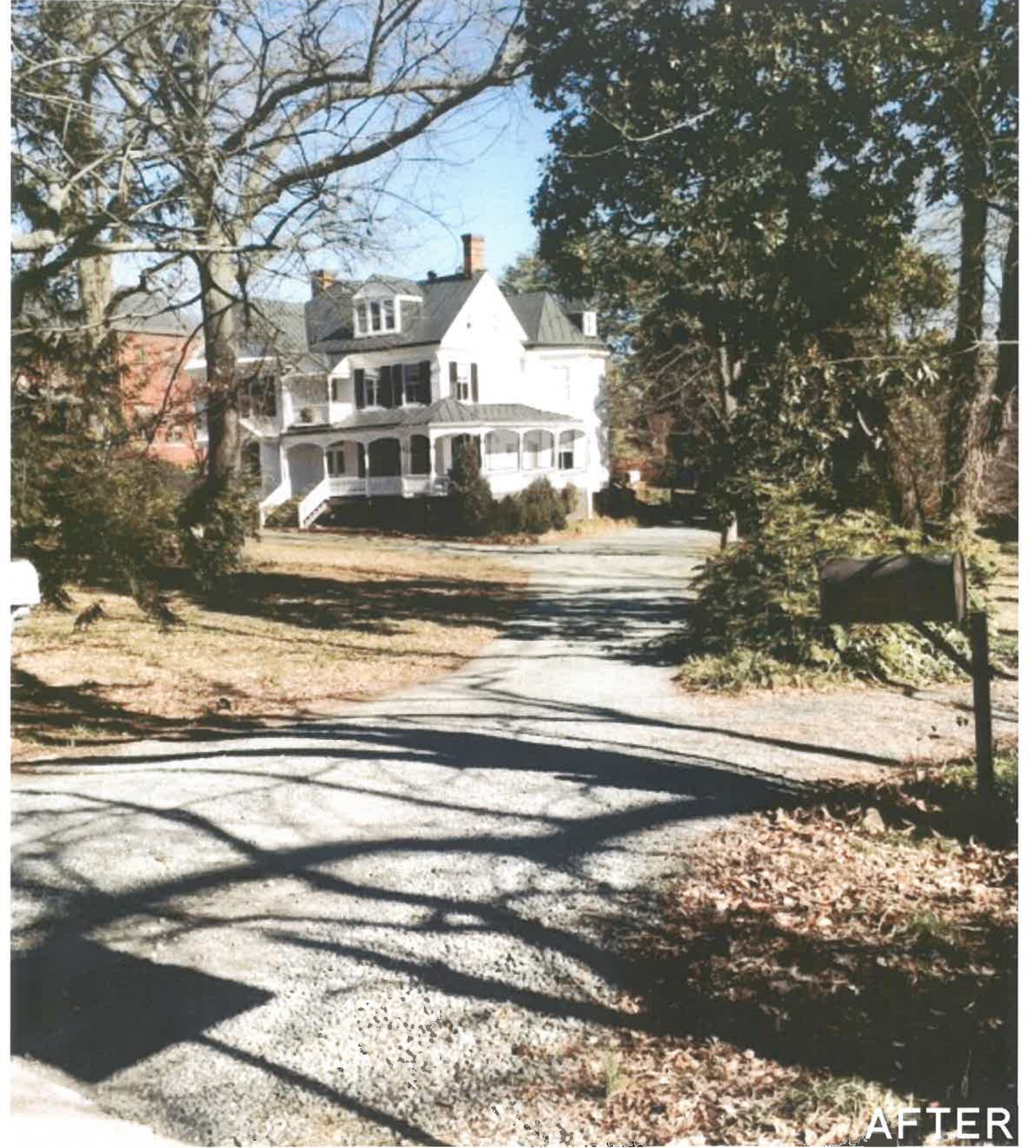


GUTTER TO MATCH EXISTING,  
TIE INTO EXISTING GUTTER

ARCHES TO BE REPLICATED

COLUMNS TO BE REPLICATED  
OVER EXISTING BRICK PIERS  
AND RAILING POSTS

AFTER



616 PARK STREET  
CHARLOTTESVILLE, VIRGINIA

VIEW FROM PARK STREET

LITHIC CONSTRUCTION  
February 24, 2015



EXISTING ARCHES TO BE REPLICATED



EXISTING COLUMNS TO BE REPLICATED



EXISTING BALUSTRADES TO REMAIN



EXISTING BRICK PIERS AND LATTICE TO REMAIN



5" GALVANIZED METAL GUTTER TO BE REPLICATED AND PAINTED WHITE



EXISTING STANDING SEAM METAL ROOF TO BE REPLICATED

• ALL MATERIALS TO MATCH EXISTING OR BE IN THE STYLE OF THE PERIOD OF ORIGINAL CONSTRUCTION •