

From: Scala, Mary Joy
Sent: Tuesday, June 28, 2016 9:33 AM
To: Gerry Starsia (gstarsia@gmail.com)
Subject: BAR Actions - June 21, 2016 - 111 W High Street

June 28, 2016

Marianne and Gerry Starsia
P.O. Box 9
Ivy, VA 22945

RE: Certificate of Appropriateness Application

BAR 16-06-01
111 West High Street
Tax Parcel 330111000
Marianne and Gerry Starsia, Owner/Applicant
Exterior Renovations - Tree Removals, Window/Door Exchange, and Porch Renovations

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 21, 2016. The following action was taken:

Sarafin moved to find that the proposed exterior changes satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted. Schwarz seconded. Motion approved (8-0).

This certificate of appropriateness shall expire in 18 months (December 21, 2017), 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.

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
June 21, 2016**



Certificate of Appropriateness Application

BAR 16-06-01

111 West High Street

Tax Parcel 330111000

Marianne & Gerry Starsia, Owner/Applicant

Exterior Renovations - Tree Removals, Window/Door Exchange, and Porch Renovations

Background

111 West High Street is a contributing structure in the North Downtown ADC District. The property is a fine Queen Anne design with bay projection and a tall gabled roof. The house is two and a half stories high, built of brick, with segmental arches over the doors and windows. Most of the original fabric remains intact; one-over one glazing, louvered blinds, one story verandas, heavy modillion cornice, and tin roofs. (Historic survey attached)

Application

1. The applicant is proposing the removal of three dying trees on West High Street, including a 20" Black Walnut, a 40" Silver Maple and a 13" Norway Maple. Van Yahres recommends that the three dying trees would be replaced with two Tulip Poplars flanking the house on either side, and two smaller Fringe Trees flanking the porch steps. The applicant notes that other trees would be pruned as recommended by an arborist. Bartlett notes there are a healthy Ash and Walnut in the rear.
2. On the Altamont Circle porch entrance, the applicant would like to reinstall a window where there is now a single door on the left (north) side. Salvaged brick panel would be installed below the window sill. The main, double door entrance would remain at the top of the porch steps.
3. Additionally, the applicant would also like to extend the rear (east) porch toward the front, under an existing roof, adding new steps and a new door and transom to replace an existing door and transom.
4. The applicant also wants to replace a 3 bay, 9-light window (that was installed in the 1960s) with two double- hung windows similar to the existing south-facing kitchen windows. The wall would be filled to match the existing.

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 for Site Design & 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 an "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.*
- 7. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

Pertinent Design Review Guidelines for Rehabilitation

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in

regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

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.*
19. *The addition of shutters may be appropriate if not previously installed but are compatible with the style of the building or neighborhood.*
20. *In general shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.*
21. *The size of the shutters should result in their covering the window opening when closed.*
22. *Avoid shutters on composite or bay windows.*
23. *If using awnings, ensure that they align with the opening being covered.*
24. *Use awning colors that are compatible with the colors of the building.*

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.*
11. *Provide needed barrier-free access in ways that least alter the features of the building.*
 - a. *For residential buildings, try to use ramps that are removable or portable rather than permanent.*
 - b. *On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
12. *The original size and shape of door openings should be maintained.*
13. *Original door openings should not be filled in.*
14. *When possible, reuse hardware and locks that are original or important to the historical evolution of the building.*
15. *Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.*
16. *Retain transom windows and sidelights.*
17. *When installing storm or screen doors, ensure that they relate to the character of the existing door.*
 - a. *They should be a simple design where lock rails and stiles are similar in placement and size.*
 - b. *Avoid using aluminum colored storm doors.*
 - c. *If the existing storm door is aluminum, consider painting it to match the existing door.*
 - d. *Use a zinc chromate primer before painting to ensure adhesion.*

Discussion and Recommendations

The changes are generally appropriate. The BAR may want to discuss details.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, and for Rehabilitation, I move to find that the proposed exterior changes satisfy the BAR's criteria and guidelines 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 modifications...).

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 111 West High Street
Map and Parcel: 33-111
Census Tract & Block: 3-506
Present Owner: Henderson Heyward
Address: Box 691, City
Present Use: Office and Apartments
Original Owner: M. C. Thomas
Original Use: Residence

BASE DATA

Historic Name: M. C. Thomas House
Date/Period: 1910
Style: Colonial Revival
Height to Cornice: 24.5
Height in Stories: 2
Present Zoning: B-1
Land Area (sq. ft.): 60 x 99.5
Assessed Value (land + imp.): 7200 + 8700 = 15,910

ARCHITECTURAL DESCRIPTION

Fine Queen Anne design with bay projection, veranda, and tall gabled roof. The house is two and one half stories high, built of brick, with segmental arches over the doors and windows. Most of the original fabric remains intact; one over one glazing, louvered blinds, one story verandas, heavy modillioned cornice and tin roof.

HISTORICAL DESCRIPTION

The lot was bought by Lula Thomas in 1908 from H. W. Hilleary with the restriction that there "shall be only one residence on the lot". The present structure was added in 1910 with the original value placed at \$3200.

GRAPHICS

CONDITIONS

Good

SOURCES

Henderson Heyward
City Records



**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 Email scala@charlottesville.org

RECEIVED

MAY 16 2016

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
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 MARIANNE & GERRY STARSIA Applicant Name SAME
Project Name/Description _____ Parcel Number TMP 33-111, LOT 2
Project Property Address 111 WEST HIGH STREET

Applicant Information

Address: P.O. Box 9, Ivy, VA. 22945
Email: gstarsia@gmail.com
Phone: (W) 434-924-6310 (C) 434-981-0724

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

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 [Handwritten Signature] Date 5/16/16
Print Name GERALD D. STARSIA Date 5/16/16

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): SEE ATTACHED LETTER DESCRIPTION; PHOTOGRAPHS; PLAN AND ELEVATIONS.

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

For Office Use Only
Received by: [Handwritten Signature]
Fee paid: \$125.00 Cash/Ck. # 1027
Date Received: 5/16/2016
Revised 2016 P16-0088
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

**To: City of Charlottesville, Department of Neighborhood Development Services
Board of Architectural Review (BAR)**

Re: Certificate of Appropriateness, 111 West High Street

Dear BAR members:

My wife and I would appreciate your consideration of and approval for the following repairs and improvements to the property referenced above.

1. Remove three dying trees on High Street. Replace with flowering trees of the correct scale for that location i.e. dogwoods or Bartlett pear trees. Prune others as recommended by arborist.
2. Reinstall window where single door was installed at Altamont entrance.
3. Extend porch and replace 3 bay window, installed in the 1960's. with double hung windows to match existing.

We have attached photos of the elevations of the house and the trees.

We have attached letters from 2 arborists confirming the condition of the trees and their recommendations for replacement.

Respectfully,

Marianne and Gerry Starsia



**VAN YAHRES
TREE COMPANY**

SINCE 1919

June 10, 2016

Gerry Starsia
111 West High Street
Charlottesville, VA 22902

For: Replacement Trees

Dear Mr. Starsia:

Because of poor health, it is my understanding that you need to remove three trees in front of your house at 111 West High Street, including a Walnut and two Maples.

I have reviewed your property and suggest the following four replacement trees (pictures attached):

1. Two Tulip Poplars, *Liriodendron tulipifera*, 2-3" caliber
Flanking the house on either side and as replacements for the two existing Maples, plant these trees as close to the existing privet hedges as possible. Tulip Poplar is an indigenous long-lived, shade tree, which will be in keeping with the historic nature of High Street.

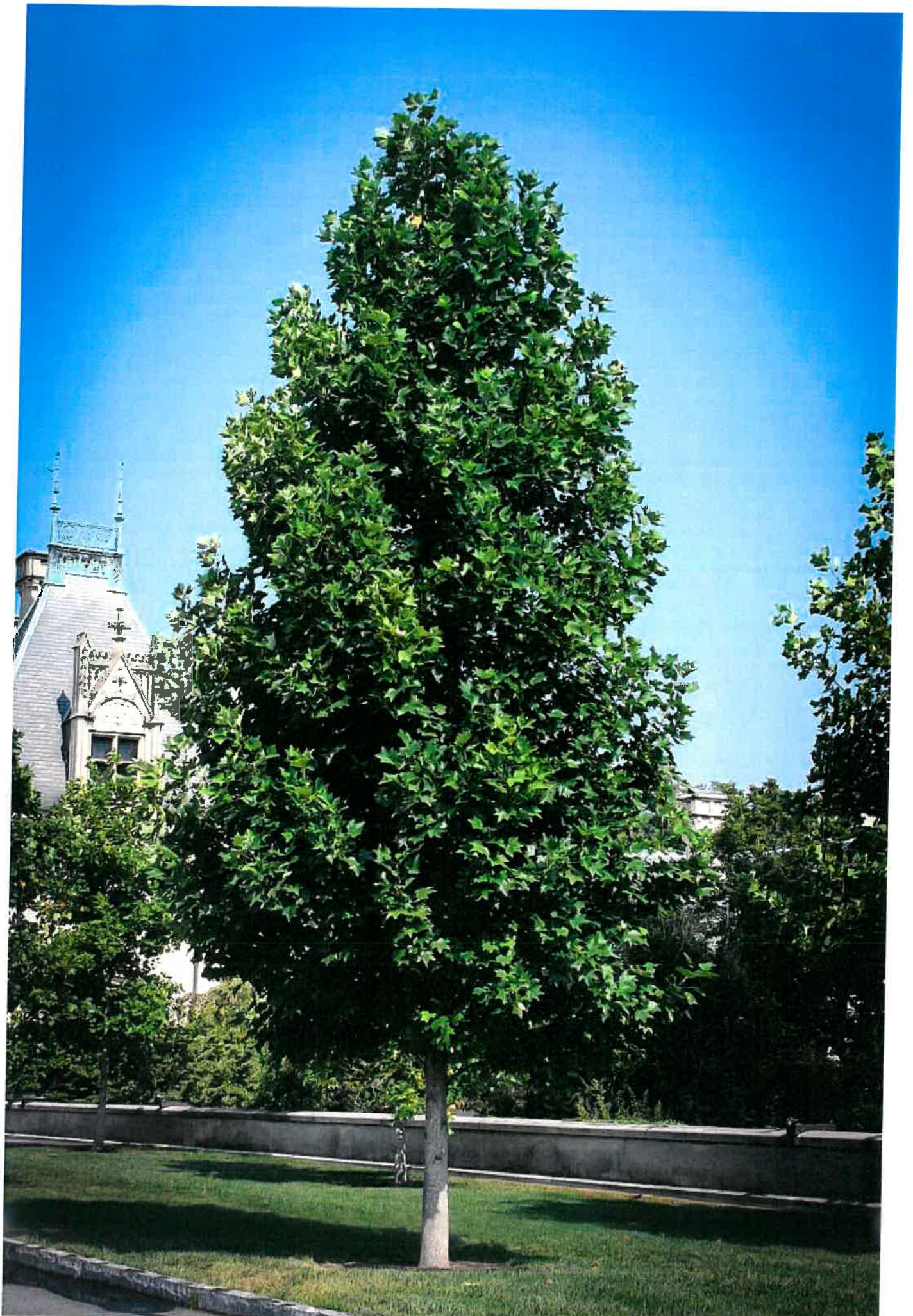
Also, they grow with a straight trunk and, therefore, can be maintained more easily so that the branches do not interfere with the house as a spreading Maple might do.

2. Two Fringe Trees, *Chionanthus virginicus*, 5-6'
Flanking the front steps and as replacement for the Walnut, plant two Fringe Trees. The Fringe Tree is an indigenous flowering tree. Because of its size and growth habit, the Walnut should never have been planted so close to the foundation of the house. These trees will remain small and add beautiful spring and fall color.

If I can be of more assistance in this matter, please contact me.

Sincerely,


Peggy Van Yahres







**VAN YAHRES
TREE COMPANY**

SINCE 1919

May 11, 2016

To Whom It Concerns:

There are three trees at Gerry Starsia's property located at 111 West High Street that Van Yahres Tree Company recommends removing.

The first tree is a Norway Maple located at the left front corner of the house. This tree is showing signs of extreme stress most likely caused by; a poor species with limited rooting area and heat reflection from the house and sidewalk. The tree will continue to decline.

The second tree is a Black Walnut located in the front of the house. This tree may have been struck by lightning and there is severe decay in the trunk and base of the tree. The decay makes the tree structurally unsound even though the foliage appears healthy.

The third tree is a Red Maple located at the right front corner of the house. This tree is showing signs of stress for multiple reasons. It is an aging tree with limited rooting area, scale insects and significant heat reflection. Additionally, there is decay at the base of the trunk on the house which compromises the structure. The structural problems will only increase with time making the tree an unreasonable risk to the house, parking lot and street.

All three of these trees have significant issues that make them potential hazards to the surroundings and should be removed. Mr. Starsia plans to replace the trees with more desirable species that will be recommended by his landscape contractor.

Sincerely,

Thomas Taylor
Van Yahres Tree Company

1007 Linden Avenue
Charlottesville, VA 22902
434.982.8733
434.971.2958 FAX
www.vytc.com



BARTLETT TREE EXPERTS

1185 Five Springs Road, Charlottesville, VA 22902 • Telephone 434-971-3020 • Fax 434-971-1331

To whom it may concern,

I have recommended the 40" Silver Maple, 20" Black Walnut, and 13" Norway Maple located at the front of 111 High Street be removed for the following reasons.

The 40" Silver maple is in a state of decline that will not be reversed given its location, size and age. Due to insufficient root zone and insect attack, the tree has many large leaders that have died. Once these limbs have been removed, decay will most likely enter the stem of the tree before it can heal over the large wounds. This will cause the future structural integrity to be compromised.

The 20" Black Walnut has been struck by lightning. The strike has resulted in a trunk with a decay column that reaches half way up the tree. This decay will progress to the point that the trunk will likely fail under the load of the canopy.

The 13" Norway Maple Has lost approximately 50% of its live crown and has sustained what looks like old construction damage to the trunk. With this much of the canopy dead on a Norway Maple, the chances of this tree being revived, even under the most intensive care, are slim.

Due to the hazard these trees pose to the general public, I recommend removal as soon as possible.

The Ash at the left side of house and Walnut at the rear of the house are relatively healthy trees. With the care outlined in this proposal, they have the potential to provide many benefits for years to come. I will be available for any questions or concerns.

Sincerely,

James H. Walker,
Arborist Representative
ISA Board Certified Master Arborist MA-4867B
TCIA Certified Tree Care Safety Professional 00468
B.S. Forestry, Virginia Tech

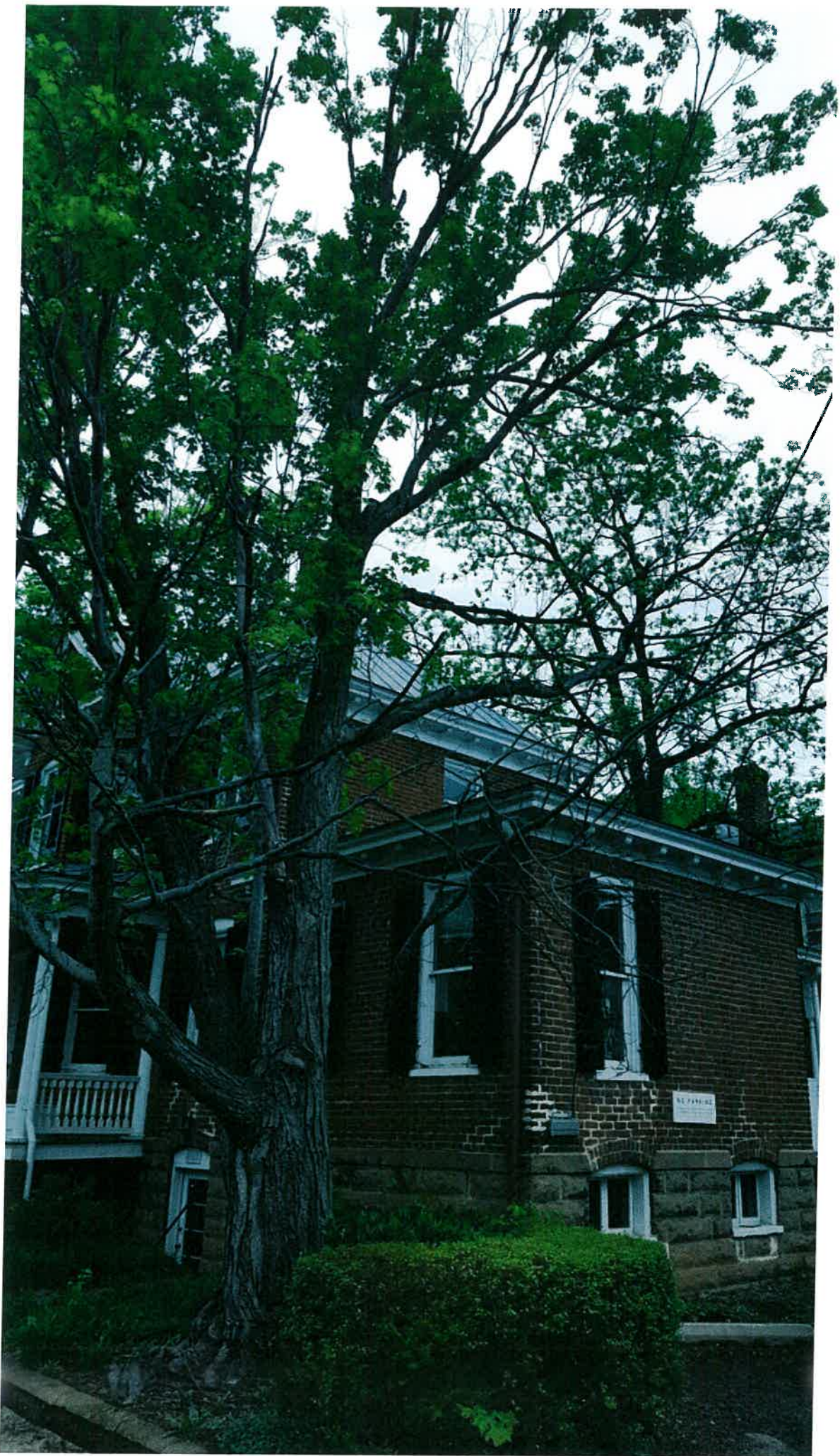
Bartlett Tree Experts, Charlottesville VA
1185 Five Springs Rd, Charlottesville VA 22902
434-971-3020 O | 434-971-1331 F | www.bartlett.com

THE F.A. BARTLETT TREE EXPERT COMPANY
SCIENTIFIC TREE CARE SINCE 1907

CORPORATE OFFICE: P.O. BOX 3067, STAMFORD, CONNECTICUT 06905-0067 • (203) 323-1131, FAX (203) 323-1129
www.bartlett.com









LIMONS GROUP
111 WEST MAIN ST

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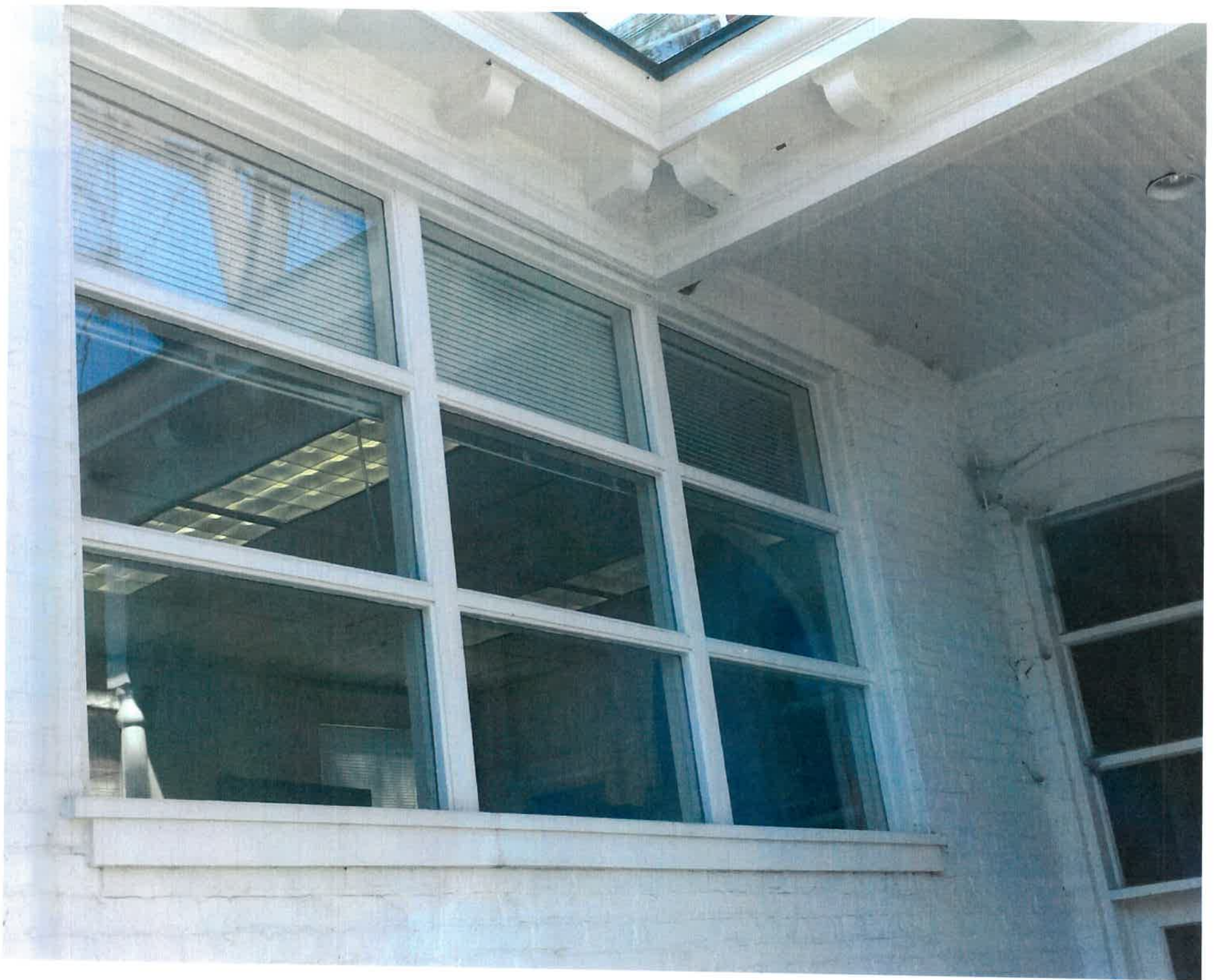


ARKING

NO PARKING

900











Scala, Mary Joy

From: Gerry Starsia <gstarsia@gmail.com>
Sent: Friday, March 18, 2016 11:38 AM
To: Scala, Mary Joy
Subject: Starsia Residence - 401 Altamont
Attachments: 2016-03-17 Starsia A2.pdf; 2016-03-17 Starsia D1.pdf; 2016-03-17 Starsia D2.pdf; 2016-03-17 Starsia A1.pdf

Hi Mary Joy,

I thought I would share with you Bethany Puopolo's preliminary plans for our new residence at 401 Altamont.

I would draw your attention to the infill and installation of the new window by the porch on Drawing D-1 by the kitchen. We want to extend the porch, incorporating all the existing details, to the room marked "Kitchen" and infill and install a new window to match the rest of the house. Bethany believes that the original house had the same double hung windows on both sides of that room so we are putting it back to original.

We also want to either: Restore the existing windows and add storms or replace the windows with new versions of the same. Your input and guidance would be helpful.

I think those are the areas of note that we can discuss on Monday.

Thanks and have a great weekend,

Gerry Starsia
(434) 918-0724

111
West High
Street

Charlottesville
Virginia

Bethany C. Pupolo
Architects
P. O. Box 75
Charlottesville, VA
22902
cell 434.989.3036
bjpupolo@aol.com

Progress Print

Date 17 March 2016

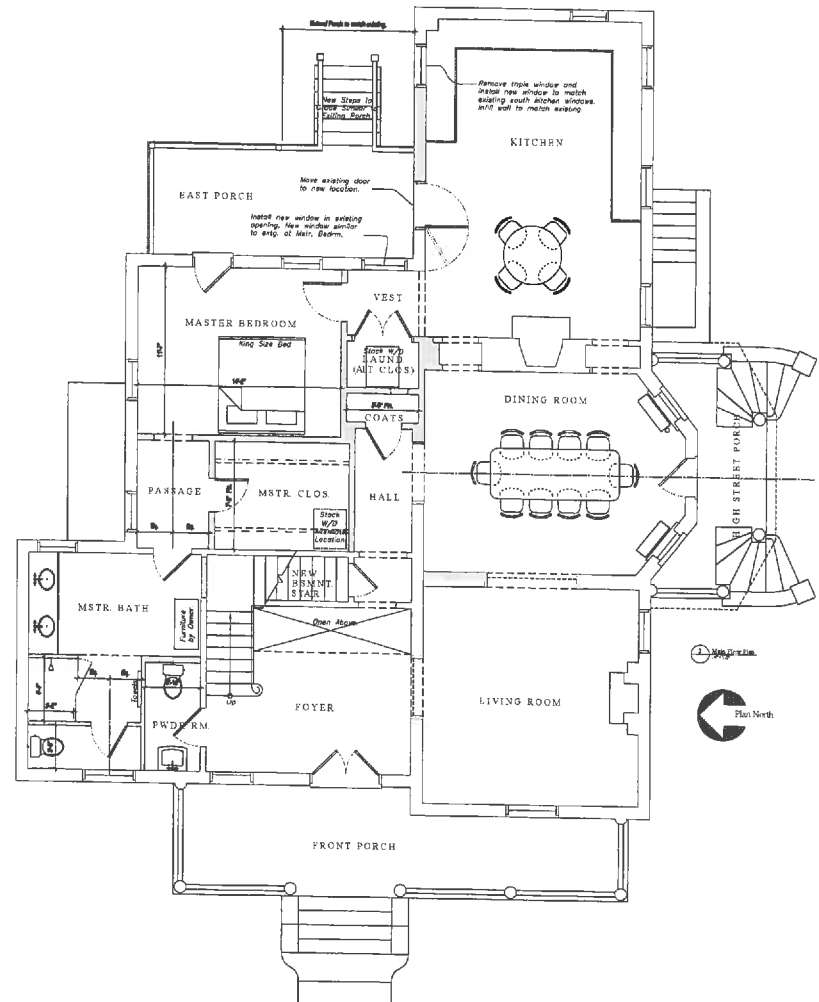
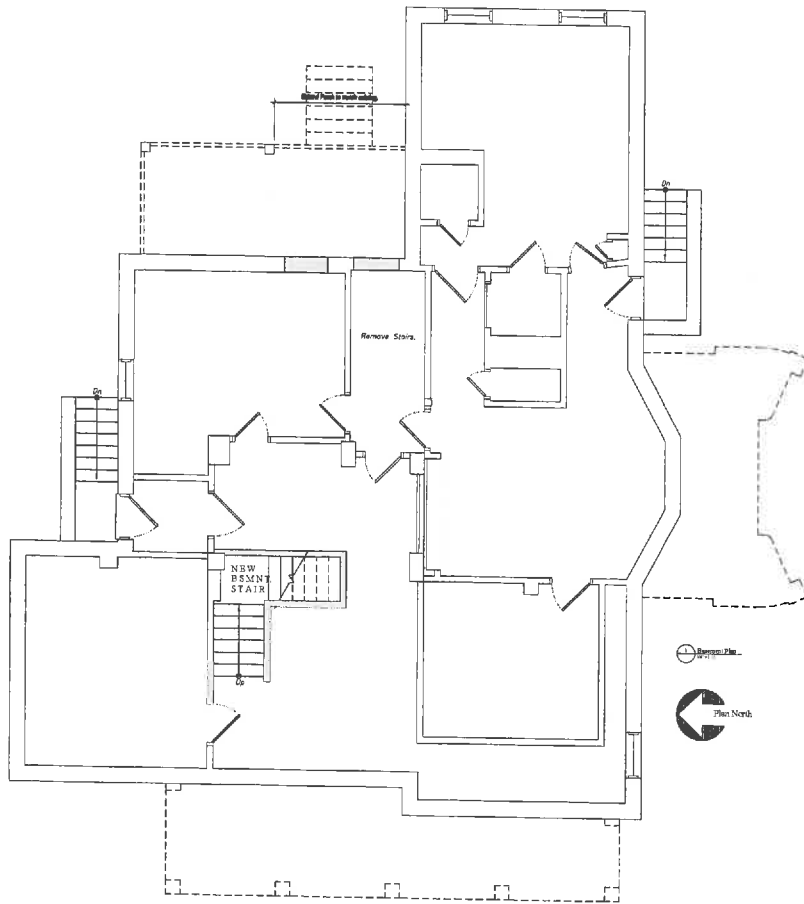
Services

No. Date Revision

Basement Plan
Main Flr. Plan

Scale : 1/4" = 1'-0"

Sheet A1



ADVANCE DRAWING

111
West High
Street

•
Charlottesville
Virginia

Bethany C. Puopolo
Architects

P. O. Box 75
Charlottesville, VA
22902

cell 434-989-3036
bpuopolo@aol.com

ADVANCE DRAWING

Progress Print

Date
17 March 2016

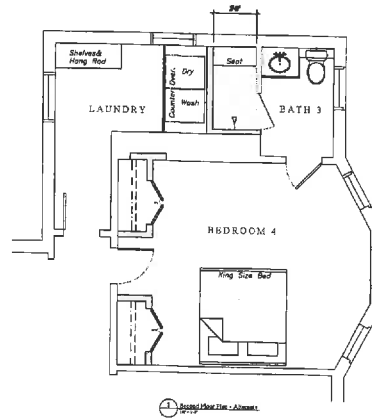
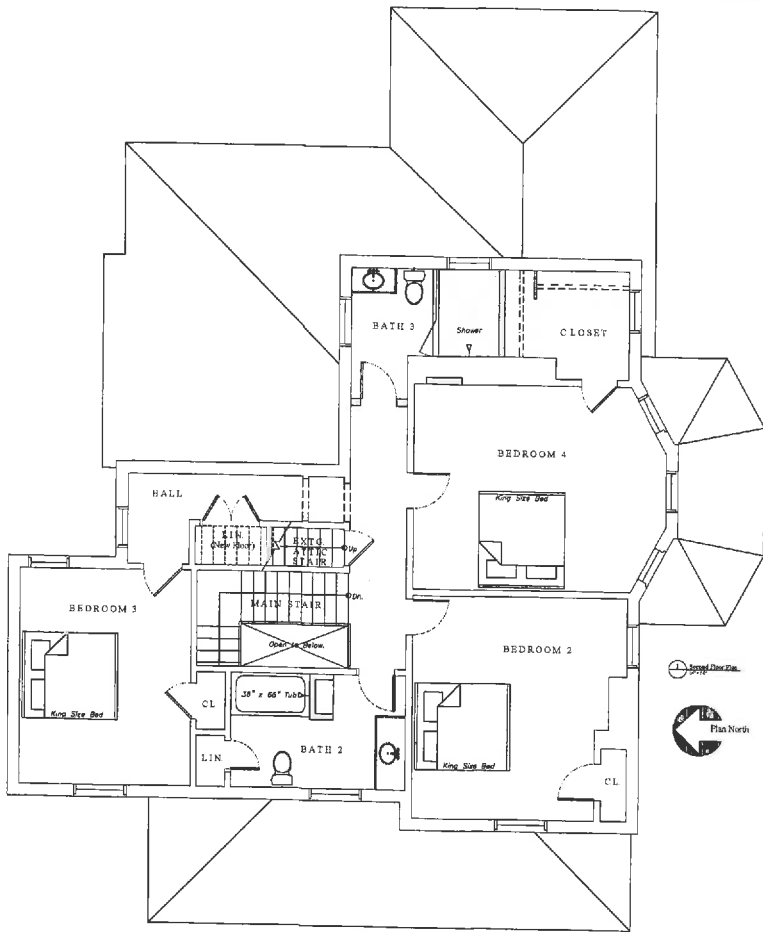
Revisions

No. Date Revision

Second Flr. Plan
East Elevation

Scale: 1/4" = 1'-0"

Sheet A2



111
West High
Street

Charlottesville
Virginia

Bethany C. Puopolo
Architects

P. O. Box 75
Charlottesville, VA
22902

cell 434.989.3036
bjepuopolo@aol.com

Progress Print

Date: 17 March 2016

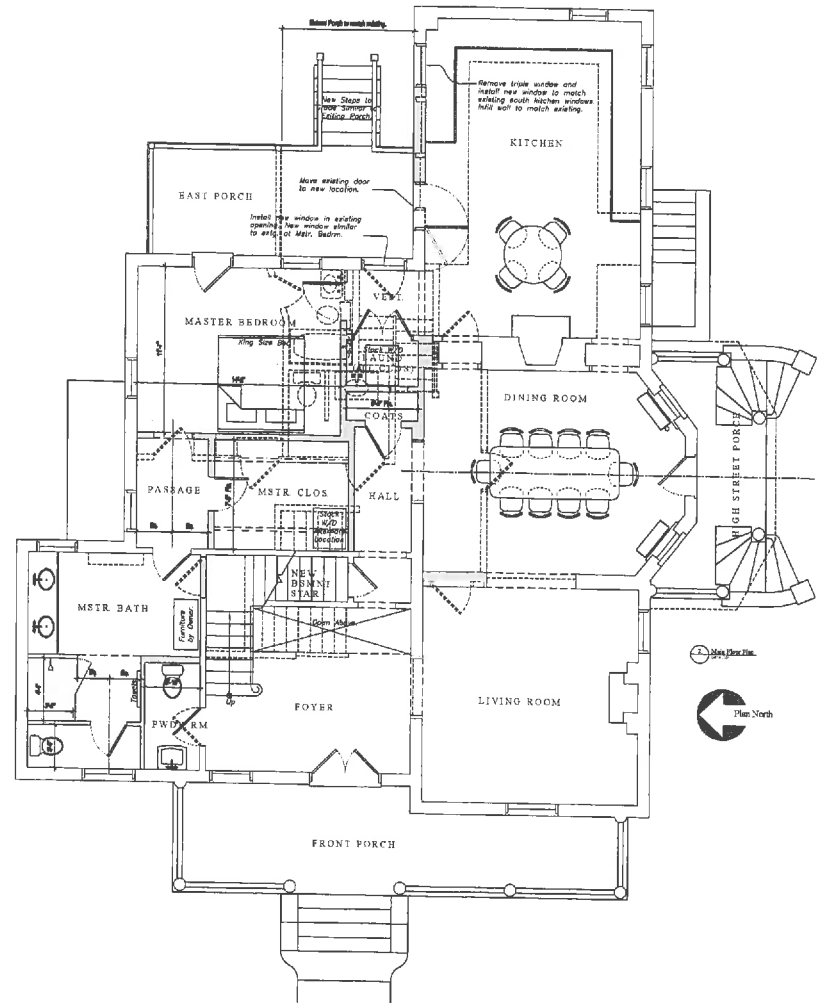
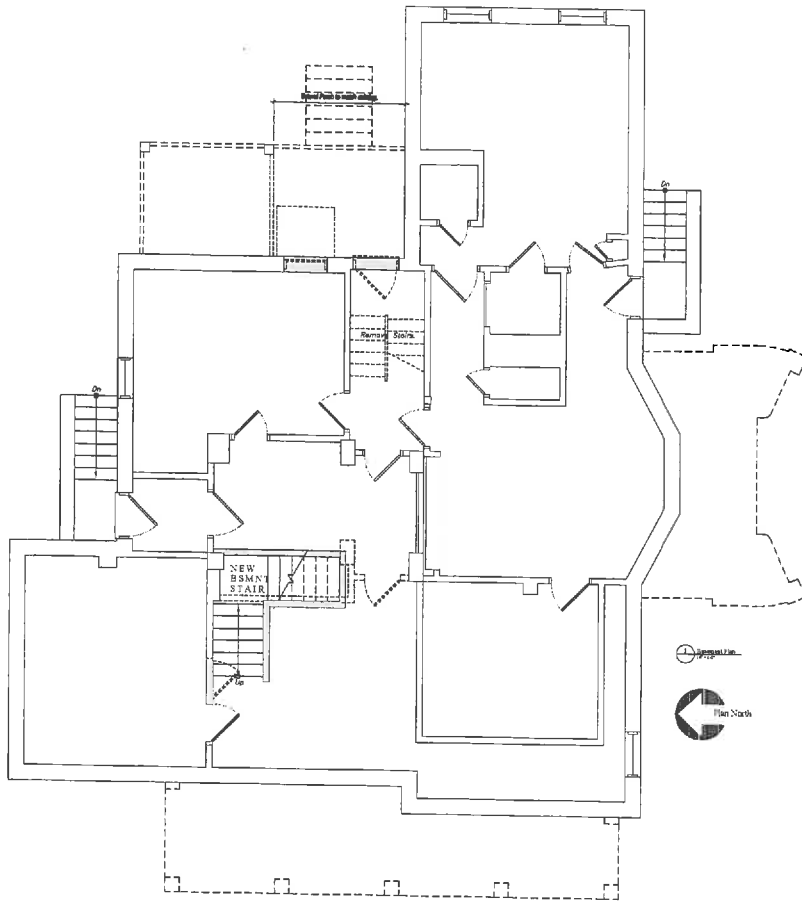
Revisions

No Date Revisions

Demolition
Basement Plan
Main Flr. Plan

Scale: 1/4" = 1'-0"

Sheet D1



ADVANCE DRAWING

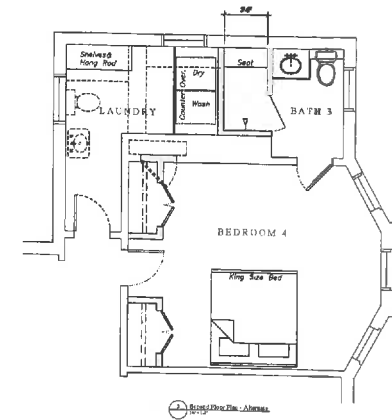
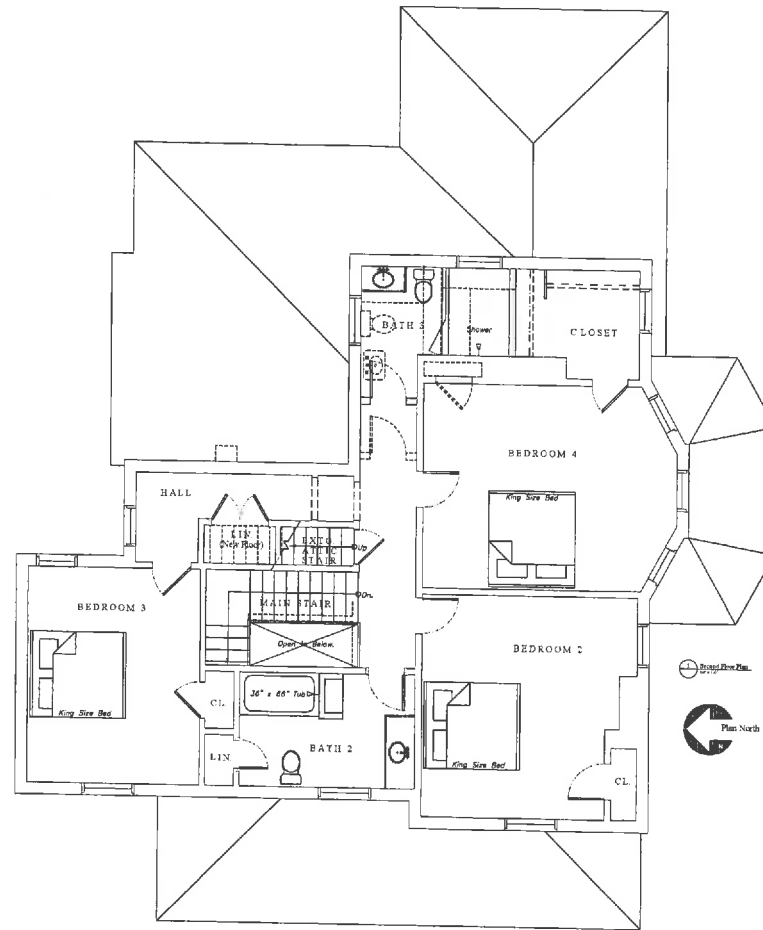
111
West High
Street

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Virginia

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22902

cell 434-989-3036
bjepuopolo@aol.com



Second Floor Plan



ADVANCE DRAWING

Progress Print

Date: 17 March 2016

Revisions

No. Date Reason

Demolition
Second Flr. Plan

Scale: 1/4" = 1'-0"

Sheet D2

111
West High
Street

•
Charlottesville
Virginia

Bethany C. Puopolo
Architects

P. O. Box 75
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22902

cell 434.989.3036
bjcpuopolo@aol.com

Progress Print

Date
29 March 2016

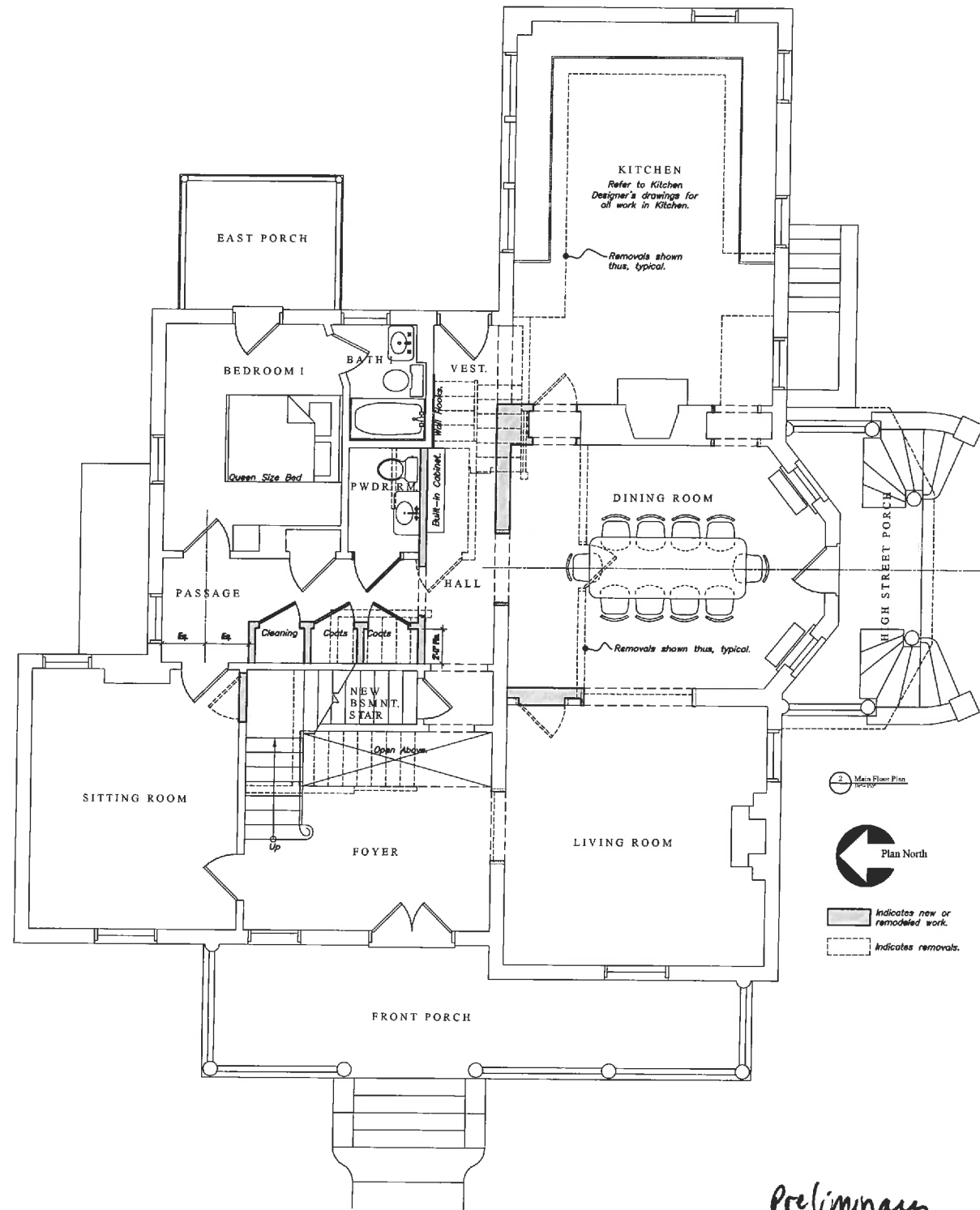
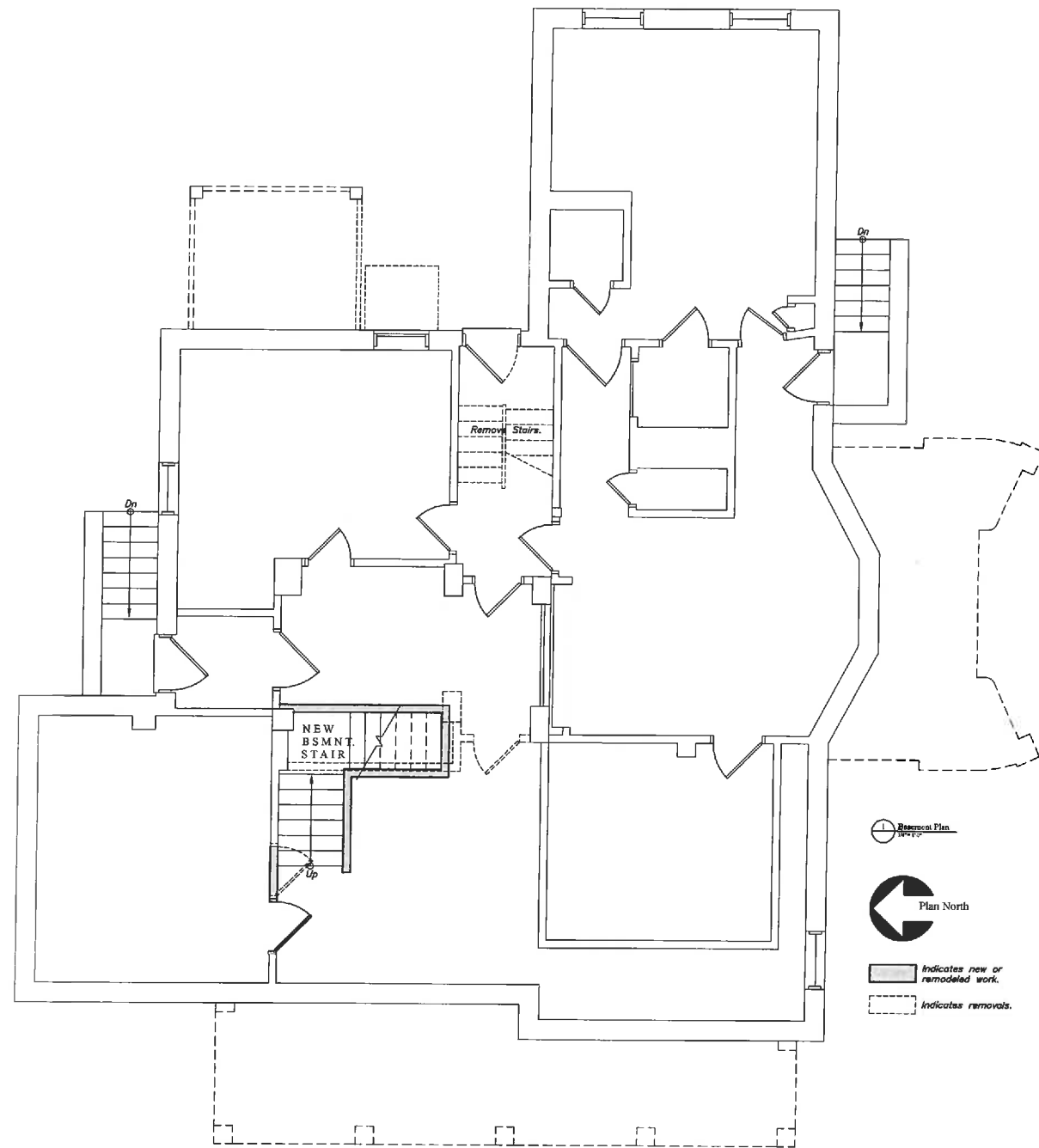
Revisions

No. Date Revision

Interior
Revovations -
Basement Plan
Main Flr. Plan

Scale: 1/4" = 1'-0"

Sheet A1



Preliminary
ADVANCE DRAWING

