

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Friday, March 10, 2017 12:03 PM
To: 'John Epperly'
Subject: RE: BAR Action - 501 17th Street NW - February 22, 2017

I circulated your photos, and the BAR approved the shingle hip detail and 10 inch Eco-Star synthetic shingle on upper and lower roofs in the Buckingham slate grey color.

You may proceed. Thank you.

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

From: John Epperly [<mailto:john@rooftopservicesva.com>]
Sent: Monday, February 27, 2017 3:52 PM
To: Scala, Mary Joy
Subject: Re: BAR Action - 501 17th Street NW - February 22, 2017

Yes. Ecostar has a 10" slate.

John

Sent from my iPhone

On Feb 27, 2017, at 3:05 PM, Scala, Mary Joy <scala@charlottesville.org> wrote:

Is the 10" width available in Eco Star brand? Let me know and I'll circulate the hip detail to the BAR for comments.

Mary Joy Scala, AICP

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Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

From: John Epperly [<mailto:john@rooftopservicesva.com>]
Sent: Monday, February 27, 2017 1:37 PM

To: Scala, Mary Joy

Subject: Re: BAR Action - 501 17th Street NW - February 22, 2017

Mary Joy,

The purposed slate is available in 10" width. I have attached a couple of pictures of the hip detail of a job we did in Farmington.

Let me know if they are good with that detail.

Let me know if anything else is needed.

Thanks for your help.

John Epperly

On 2/24/2017 1:54 PM, Scala, Mary Joy wrote:

February 24, 2017

Roof Top Services
4090 Dickerson Road
Charlottesville, VA 22911

RE: Certificate of Appropriateness Application

BAR 17-02-05

501 17th St. NW

Tax Parcel 050062000

1701 Gordon Avenue, LLC, owner/ Roof Top Services, applicant

Replace slate roof with new synthetic slate

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 22, 2017. The following action was taken:

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, Schwarz moved to find that the proposed roof replacement satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district with the following modifications: to see [administrative approval of] hip detail and investigation of 10 inch shingle, and approval of the synthetic slate on upper and lower roofs in the Buckingham slate grey color. Sarafin seconded and the motion passed (7-0).

Please submit the requested information to secure administrative approval.

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
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Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

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John Epperly
Roof Top Services
4090 Dickerson Road
Charlottesville, VA 22911
434-975-2051 x109









From: Scala, Mary Joy
Sent: Friday, February 24, 2017 1:54 PM
To: 'John Epperly'
Subject: BAR Action - 501 17th Street NW - February 22, 2017

February 24, 2017

Roof Top Services
4090 Dickerson Road
Charlottesville, VA 22911

RE: Certificate of Appropriateness Application
BAR 17-02-05
501 17th St. NW
Tax Parcel 050062000
1701 Gordon Avenue, LLC, owner/ Roof Top Services, applicant
Replace slate roof with new synthetic slate

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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

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City of Charlottesville
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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 22, 2017**



Certificate of Appropriateness Application

BAR 17-02-05

501 17th St. NW

Tax Parcel 050062000

1701 Gordon Avenue, LLC, owner/ Roof Top Services, applicant

Replace slate roof with new synthetic slate

Background

501 17th Street (ca. 1925) is a contributing structure in the Rugby Road-University Circle-Venable Neighborhood ADC District. The historic survey is attached.

Application

The upper roof is currently slate. The lower roofs are asphalt shingles. The applicant is requesting approval to replace both the slate and asphalt shingles sections with either synthetic slate or asphalt shingles. The proposed synthetic slate is made by EcoStar.

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.*

Standards for Review of Construction and Alterations

- (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 Rehabilitation

G. ROOF

1. *When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.*
2. *If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.*
3. *Original roof pitch and configuration should be maintained.*
4. *The original size and shape of dormers should be maintained.*
5. *Dormers should not be introduced on visible elevations where none existed originally.*
6. *Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.*
7. *When replacing a roof, match original materials as closely as possible.*
 - a. *Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.*
 - b. ***Artificial slate is an acceptable substitute when replacement is needed.***
 - c. *Do not change the appearance or material of parapet coping.*
8. *Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.*
9. *Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.*

Discussion and Recommendations

A guideline allows using synthetic slate to replace slate roofs. The BAR approved the following slate roof replacements. There may be other examples.

With synthetic slate shingles at 123 Chancellor Street in March 2015.

With standing seam metal at 743 Park Street in July 2014.

With standing seam copper on 521 North 1st Street in 2005

With standing seam copper on 611 Park Street in 2003.

Staff recommends using synthetic slate on both the upper and lower roof surfaces.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed roof replacement satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that the BAR approves the application as submitted (or with the following modifications...).

501 17th Street, NW



STREET ADDRESS:	501 17th Street, NW
MAP & PARCEL:	5-62
PRESENT ZONING:	R-3
ORIGINAL OWNER:	
ORIGINAL USE:	Residential – single family
PRESENT USE:	Residential -Apartment
PRESENT OWNER:	McCallum George
ADDRESS:	c/o Elaine McDaniel MSC Box 5186 Charlottesville, Va. 22905
DATE/ PERIOD:	Ca. 1925
STYLE:	Queen Anne
HEIGHT IN STORIES:	2.5 stories
DIMENSIONS AND LAND	
AREA:	5,400 sq ft/0.234 acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 2 ½-story, ca. 1920, Queen Anne-style frame dwelling has been veneered in brick. Details include: intersecting gable and hipped roofs; asymmetrical 4-bay front; 3-sided front entry bay; 1-story rear porch with spindle frieze; 2/2-sash windows; slate roof; interior brick chimney; and modern 2-story rear addition. This well-articulated Queen Anne house was apparently enlarged and brick-veneered at an early date. It is a contributing resource in the District.

EcoStar

EcoStar®, a division of Carlisle Construction Materials, leads the industry with its premium, steep-slope recycled slate and shake roofing tiles. EcoStar products exceed quality standards in the roofing industry and are the environmentally responsible choice for contractors, specifiers, architects and property owners.

Sustainability

- Manufactured with an 80% recycled compound of post-industrial rubbers and plastics
- Production of EcoStar tiles diverts millions of pounds of scrap rubber and plastic from landfills annually

Preservation

- Production of EcoStar tiles preserves natural resources
- No trees are used in Seneca Shake Tiles™
- No stones quarried for the manufacture of Majestic Slate Tiles™

Durability

- Manufactured utilizing highly flexible materials
- Offer long-term strength and durability
- Provide enhanced resistance to harsh weather conditions
- Available with a 50-year transferable warranty including Class A Fire and Class 4 Impact Resistance

LEED® Certification

- USGBC's Leadership in Energy and Environmental Design (LEED) is the national standard for the development of high-performance green buildings
- EcoStar tiles are highly sustainable and can contribute toward LEED certification



Seneca Shake Tiles

Preserving nature with sustainable beauty.



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

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	1701 Gordon Avenue, LLC	Applicant Name	Roof Top Services
Project Name/Description	501 17th St. NW	Parcel Number	050062000
Project Property Address	501 17th St. NW, Charlottesville, VA 22903		

Applicant Information

Address: 4090 Dickerson Road
Charlottesville, VA 22911
Email: john@rooftopservicesva.com
Phone: (W) 434-975-2051 (C) 434-441-0589

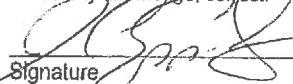
Property Owner Information (if not applicant)

Address: P.O. Box 5306
Charlottesville, VA 22905
Email: mforloines@msc-rents.com
Phone: (W) 434-971-6811ext. 25216 (C) 434-409-3005

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

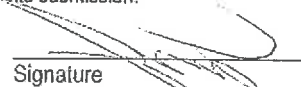
Signature of Applicant

I hereby attest that the information I have provided is, to the
best of my knowledge, correct.

Signature  Date 1/31/17
Print Name JOHN EPPERLY Date 1/31/17

Property Owner Permission (if not applicant)

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

Signature  Date 1-31-17
Print Name Samuel Painter Date 1-31-17

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

Removal and disposal of existing slate and asphalt roofing system. Install new synthetic slate and/or asphalt shingles where removed.

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

Roof diagram of property. Pictures of existing deteriorated roofing system. Pictures of synthetic slate product installed on another project.
Literature of synthetic slate product proposed for install.

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

LENGTH DIAGRAM

Total Line Lengths:

Ridges = 57 ft
Hips = 170 ft

Valleys = 91 ft

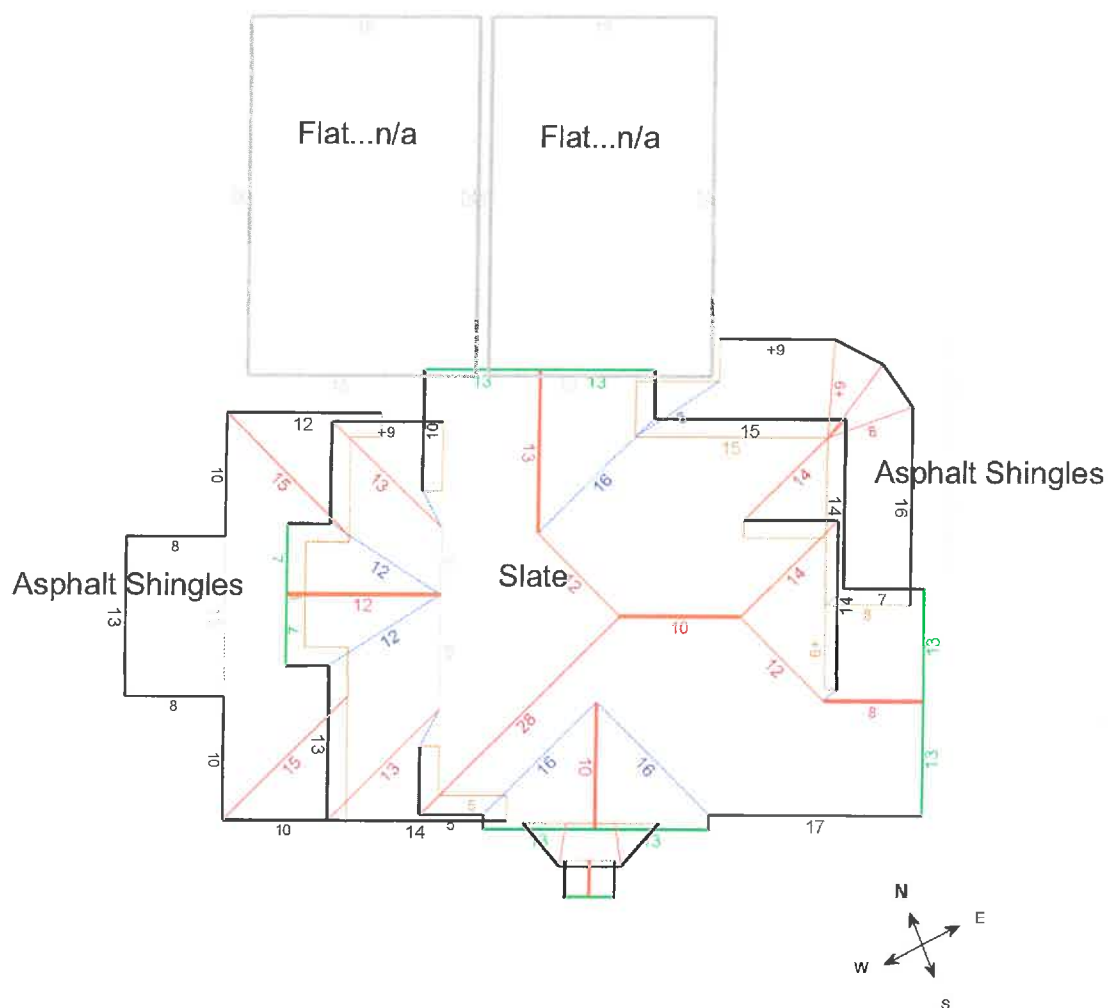
Rakes = 99 ft

Eaves = 279 ft

Flashing = 70 ft

Step flashing = 95 ft

Parapets = 189 ft



Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).







