

From: Scala, Mary Joy
Sent: Monday, February 27, 2017 11:02 AM
To: 'Christie Walker' (clrw.612@gmail.com)
Subject: BAR Action - 110 W Jefferson Street - February 22, 2017

February 27, 2017

Christie Walker, Preschool Director
Christ Episcopal Church
1864 Field Rd
Charlottesville, VA 22903

RE: Certificate of Appropriateness Application
BAR 17-02-01
100 West Jefferson Street
Tax Parcel 330180000
Christ Episcopal Church, owner/ Christie Walker, Preschool Director, applicant
Proposed Fence

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, Sarafin moved to find that the proposed new fence satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted, with the option to use wood picket painted white or a dark color, or iron, or black aluminum, with the height of 3 feet. Mohr seconded. Motion passed (7-0)

This certificate of appropriateness shall expire in 18 months (August 22, 2018), 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
February 22, 2017**



Certificate of Appropriateness Application

BAR 17-02-01

100 West Jefferson Street

Tax Parcel 330180000

Christ Episcopal Church, owner/ Christie Walker, Preschool Director, applicant

Proposed Fence

Background

100 West Jefferson Street is located in the North Downtown ADC District. The Magruder Sanitarium was built in 1899. It is used by Christ Episcopal Church as office space. The survey is attached.

January 18, 1994 – The BAR approved a roof replacement using dark charcoal color shingles instead of existing red color.

July 20, 2001 – Administrative approval for a garage door replacement.

September 18, 2001 – The BAR approved a request to enclose a rear porch.

September 19, 2006 - the BAR approved the application to replace the porch decking and steps with the condition that they be replaced with tongue-and-groove material, either painted wood or composite material (Tendura was one suggestion), to be approved by staff with recommendation by the Board of Architectural Review; and approved the new painted wood handrail as submitted.

May 15, 2007 - The BAR approved (8-0) the as-built design for stair handrails, bullnose trim, and ¾" molding at the intersection of the masonry wall and the porch floor.

The BAR denied (8-0) the as-built design for the stair treads, stair risers, skirt board of porch, and detail of manner in which the stair engages the newel post to the handrail on the left portion of stair, and those items need to be brought into compliance within 120 days, with a drawing to come to staff for staff approval before construction begins. (A drawing was submitted dated August 31, 2007. The as-built reconstruction was approved October 14, 2008.)

Application

The applicants are requesting approval of a fence (22 feet long and 3 feet tall) located in the rear yard, and extending between the back steps of the house and the small garage building. There would be a gate located at the walkway steps. The applicants would like to match an existing, wood picket fence painted white, that extends across the rear of the property.

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 Site Design and Elements

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.*

Discussion and Recommendations

The fence will be located between existing shrubs and a large crape myrtle, with care taken to minimize impact on the plant roots.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed new fence satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 100 West Jefferson Street
 Map and Parcel: 33-180
 Census Tract & Block: 1-314
 Present Owner: Evelina Magruder et al
 Address: 100 West Jefferson Street
 Present Use: Residence
 Original Owner: Dr. Edward M. Magruder
 Original Use: Sanitarium

BASE DATA

Historic Name: Magruder Sanitarium
 Date/Period: 1899
 Style: Victorian
 Height to Cornice: 22.5
 Height in Stories: 2 1/2
 Present Zoning: B-3
 Land Area (sq.ft.): 52 x 107.33
 Assessed Value (land + imp.): 8830 + 5460 = 14,290

ARCHITECTURAL DESCRIPTION

The two and one half story structure is characteristic of those built at the end of the nineteenth century with its segmental arched windows and projecting end pavilion. Built as a sanitarium, this building was originally designed for the care of the sick. The porches on the front and back afforded patients enjoyment of fresh air during convalescence. The space on the east side of the first floor was devoted to Dr. Magruder's offices - reception room, operating room, treatment and sterilizing room. The spacious halls and wide staircase facilitated the use of stretchers conveying the patients from the upper and lower bedrooms to the operating room at the southwest corner of the first floor. Small areas were used for technical purposes. Meals were prepared and delivered from a boarding house across the street. The woodwork and mantles were extremely simple for sanitary reasons. In case the central heating system failed, there were fireplaces in every room to take care of such an emergency, including the basement and attic. 1899 was an era without the benefit of hospitals for private patients in this city. In order to provide for such cases needing hospital care, doctors were forced to furnish their own accommodations. A few doctors converted houses already built, but Dr. Magruder was the first and only physician, to our knowledge, to plan and erect a building for such a purpose.

HISTORICAL DESCRIPTION

The building at 100 West Jefferson Street, Charlottesville, Virginia, was erected for a private sanitarium and opened as such by Dr. Edward May Magruder in 1899, and known as Magruder Sanitarium. When the University of Virginia Hospital opened in 1902, Dr. Magruder moved his family into this building, retained a resident, registered nurse and accommodated occasional patients, for several years. With the exception of the office space, which Dr. Magruder, as a general practitioner, continued to use until his death in 1925, the interior was converted into residential use, and a wing, containing a kitchen, pantry, and storeroom, with a bedroom above, was added at the rear. Some members of Dr. Magruder's family have continued to live in this house since 1902. In 1945, Dr. Magruder's son, Dr. Roger Gregory Magruder, remodeled his father's office space for his practice of internal medicine, which at the present time he continues to use as such.

GRAPHICS



CONDITIONS

Good

SOURCES

Miss Evelina Magruder

January 23, 2017

Board of Architectural Review
City of Charlottesville, VA

Dear Board Members,

I am writing to request permission to construct a fence in the backyard garden of 100 W. Jefferson St. The proposed fence would be built between the small garage building (that faces 1st street and is adjacent to the Hill and Wood parking lot) and the back steps of the house. The fence would be behind the existing boxwood bushes along 1st St. It would be 22 feet long and 3 feet tall and would include one small gate for entry at the existing set of steps. Please see the bottom photo on the attached page 1 for the exact location of the fence.

The purpose of the fence will be to provide safety for the children of the Christ Church Preschool. The teachers and children hope to use this backyard space as an outdoor classroom for nature activities, gardening, picnics and other related activities. The fence would keep the children contained in the backyard area.

We have no preference for materials to be used. We await your specifications. Currently, there is a white picket fence (see photos, p. 3) along the rear of the yard bordering the Hill and Wood parking lot.

Yours,

A handwritten signature in cursive script that reads "Christie Walker".

Christie Walker, Director – Christ Church Preschool



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 Christ Episcopal Church Applicant Name Christie Walker, Preschool Dir.
Project Name/Description Preschool Garden Fence Parcel Number 330180000
Project Property Address 100 W. Jefferson St.

Applicant Information

Address: 100 W. Jefferson St.
1864 Field Rd 22903
Email: clrw.612@gmail.com
Phone: (W) 293-2347 (C) no cell
H 296-0092

Property Owner Information (if not applicant)

Address: 100 W. Jefferson St.
Email: _____
Phone: (W) 293-2347 (C) 566-1632
—

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.

Christie R. Walker 1/24/17
Signature Date
Christie R. Walker 1/24/17
Print Name Date

Property Owner Permission (if not applicant)

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

Paul N. Walker, Rector 1/24/17
Signature Date
PAUL N. WALKER 1/24/17
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): see
Please attached letter.

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

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

106
44



small
garage
is →

Hill and Wood funeral home - 1st & Market
East side



Proposed
fence
site

East side of 100 W. Jefferson St. ~~the~~ borders 1st St
Fence would go to the right of the garage behind the
shrubs.

2 of 3



Close-up of fence site
Garage is in background to left
existing steps on sidewalk along 1st St.

Hill & Wood
garage



1st Street along the east side of
100 W. Jefferson



Southside of 100 W. Jefferson
picket fence borders backyard & Hill & Wood lot



Small garage which adjoins backyard and
Hill & Wood lot



Front of 100 W. Jefferson St.



West side of 100 W. Jefferson
Hill & Wood parking lot