

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services



City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

October 31, 2006

Sam Edwards
2322 Ruritan Lake Road
Scottsville, VA 24590

RE: 100 West Jefferson Street
BAR 06-09-04

Dear Mr. Edwards,

You have requested that I send you in writing the response of the Board of Architectural Review (BAR) members to your inquiry about using Tendura to replace the wood porch decking at 100 West Jefferson Street.

I am attaching the original action letter following the September 19, 2006 BAR meeting, and several subsequent emails that I received from BAR members. Your first question that I circulated regarded the use of TimberTech as a composite material to replace the porch decking. Of the 9 BAR members, 6 responded: one yes; three no; and two chose not to vote. Therefore, I reported to you that a majority of the BAR did not consent to the use of TimberTech.

Your next question was to ask the BAR members if you could use Tendura. I asked the BAR members, if you used Tendura, would there be specifics other than requiring tongue-and-groove design, for example, would it have to be painted or could you use Tendura that is integrally colored? I heard only from Bill Adams, which email I have attached (sent Friday October 27 12:41 p.m.) He said that the Tendura should be painted, so that the new porch looks like what is there now. Bill had previously sent an email offering to discuss the Tendura product with the applicant, and he included the link to the Tendura website (<http://www.tendura.com/projects.html>) that deals with historic products.

I sent another email saying I had only heard from Bill Adams, and because the BAR approval was for painted wood or composite material, that I would tell the applicant that he may use painted Tendura or painted wood, otherwise he must return to the BAR. I said that if anyone disagreed with that statement, to email me. I received responses from Wade Trembay, who said he was OK with either painted wood or painted Tendura; Preston Coiner, who reiterated his vote against anything except wood; and the Chair, Fred Wolf, who said he agreed with Bill Adams (emails attached). I assume the other BAR members agreed with my statement, since I did not receive responses.

Therefore, based on all this correspondence, I am willing to administratively approve either painted wood, or painted Tendura, constructed to look like the existing painted wood porch.

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September 19, 2006

Christ Episcopal Church
100 West Jefferson Street
Charlottesville, VA 22902
ATTN: Mr. Sam Edwards

BAR 06-09-04
100 West Jefferson Street
TM 33 P 180
Christ Episcopal Church, Applicant
Replace front porch decking and handrails

Dear Mr. Edwards,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 19, 2006.

The BAR voted (6-1) to approve your 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.

In accordance with Charlottesville City Code 34-285(b), these decisions may be appealed to the City Council in writing within ten working days of the date of the decisions. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in one year, unless within that time period you have either: applied for a building permit if one is required, or if no building permit is required, commenced work. You may request an extension of the certificate of appropriateness for one additional year for reasonable cause.

Upon completion of work, please contact me for an inspection of the improvements included in this application.

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 19, 2006**



**BAR 06-09-04
100 West Jefferson Street
TM 33 P 180
Christ Episcopal Church, Applicant
Replace front porch decking and handrails**

Background

100 West Jefferson Street is located in the North Downtown ADC District. The survey is attached.

Application

The applicant is requesting approval to replace the painted wood front porch decking and both sets of painted wood steps with gray ChoiceDek composite decking; and to add a matching white painted wood handrail on the left side of the front steps (right side of the porch).

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;*
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- (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 include:

P. 4.6 – Entrances, Porches & Doors

- 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.*

Recommendations

This is a significant building in a prominent location. In staff opinion the guidelines support replacing the painted wood porch decking and steps with the same material.

Suggested Motions:

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed deck and step replacements [with the substitution of painted wood for the porch deck and steps] and the new painted wood handrail satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application [with that condition].

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

P. 36(L.)

P. 36(R.)

CONDITIONS

Good

SOURCES

Miss Evelina Magruder

CHRIST EPISCOPAL CHURCH

100 WEST JEFFERSON STREET • CHARLOTTESVILLE, VIRGINIA 22902

TELEPHONE (434) 293-2347 • FAX (434) 977-1227

cec@ntelos.net

August 29, 2006

RECEIVED
AUG 29 2006
NEIGHBORHOOD DEVELOPMENT SERVICES

Ms. Mary Joyce Skala
Department of Neighborhood Development Services
City of Charlottesville
P. O. Box 911, City Hall
Charlottesville, VA 22902

Re: Front porch decking
100 West Jefferson Street

Dear Mary Joyce,

Attached is our application for Certificate of Appropriateness for the replacement of our front porch decking. As I mentioned in our phone conversation, we have repaired our leaky gutter which caused the rotting of the existing deck and are anxious to replace the current deck is a non-slip, low maintenance product. In addition, we wish to add a matching handrail on the right side of the porch. This would be made of wood.

I do not have 10 copies of the brochure describing the decking material, but the manufacturer of the decking material has a web-site which I've pasted below:
<http://www.choicedek.com/faq.asp>

I understand that our representative needs to appear at the meeting scheduled for Tuesday, September 19th at 5 p.m.

Please send along any further information that we might need to be prepared for the meeting. Thanking you in advance.



Marcy Hooker
Parish Administrator





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

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

For a new construction project, please include \$250 application fee. For all other projects requiring BAR approval, please include \$50 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 \$50 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 5 p.m.

Information on Subject Property

Physical Street Address: 100 W. Jefferson St.
Charlottesville, VA 22902
City Tax Map/Parcel: _____

Name of Historic District or Property: Downtown

Do you intend to apply for Federal or State Tax
Credits for this project? NO

Applicant

Name: Christ Episcopal Church
Address: 100 W. Jefferson St.
Charlottesville, VA 22902
Email: marcy3@ntelos.net
Phone: (W) 434-293-2347 (H) _____
FAX: 434-977-1227

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.)

Marcy Haaker
Signature

8-29-06
Date

Property Owner (if not applicant)

Name: _____
Address: _____
Email: _____
Phone: (W) _____ (H) _____
FAX: _____

Property Owner Permission (if not applicant)

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

Signature _____

Date _____

Description of Proposed Work (attach separate narrative if necessary): replace front porch
decking - add handrails on left of front porch + center -
(to match existing rail)

Attachments (see reverse side for submittal requirements): Weyerhaeuser Premium
choice Dek brochure - we will use gray (matches existing
rotted porch deck).

For Office Use Only

Received by: BSW
Fee paid: 50.00 Cash/Ck. # 32195
Date Received: 8/29/06

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



Christ Church's Magruder House (100 W. Jefferson Street).
 ←Front porch: we plan to replace the steps and the decking. Add duplicate railing in wood on left of steps.

Detail of rotting decking.→



Existing railing to remain intact. No change.



← More detail of rotting deck.

Front steps to be replaced. →



← Total span of decking to be replaced.

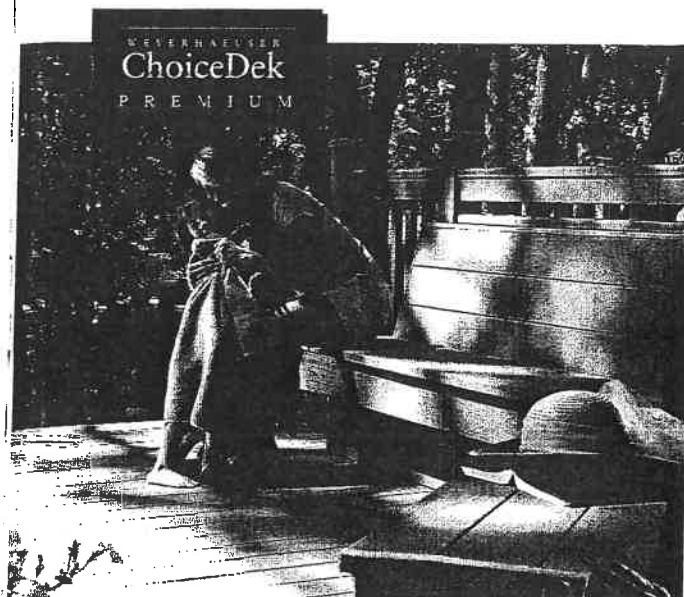
Side entry steps, to be replaced. →



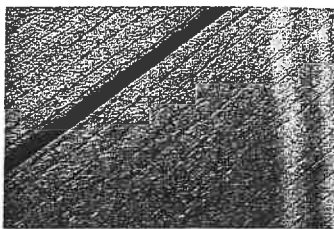
When you want a deck
that's less work
and more play

Exclusively at Lowe's

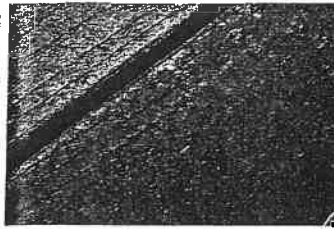
ChoiceDek® Premium composite decking is an innovative patented decking material with a rich wood grain look and feel. It does not need paint, stain or weather treatment. And best of all, there are no splinters to worry about.



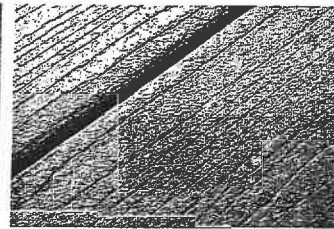
Gray



Woodtone



Redwood



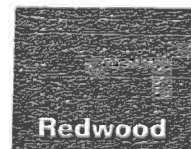
Sandstone

Four new colors

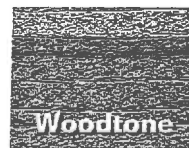
ChoiceDek® Premium is available in four new colors. Choose from Gray, Woodtone, Redwood or Sandstone. Set your creativity free! Build a unique and beautiful deck by mixing colors and designs. Need help with the design? Your local Lowe's offers free deck design services. Ask your Lowe's Associate for assistance.



Gray



Redwood



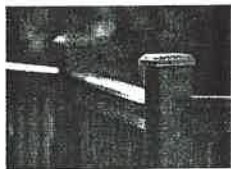
Woodtone



Sandstone

Weathered Samples

Over time your ChoiceDek® Premium color will lighten slightly. Gray, Redwood and Woodtone will fade to a lighter shade of the original color. Sandstone will fade to a chalky white or light gray.



Nothing is harder to paint than railing - aren't you glad you don't have to?



ChoiceDek® Premium Features and Benefits

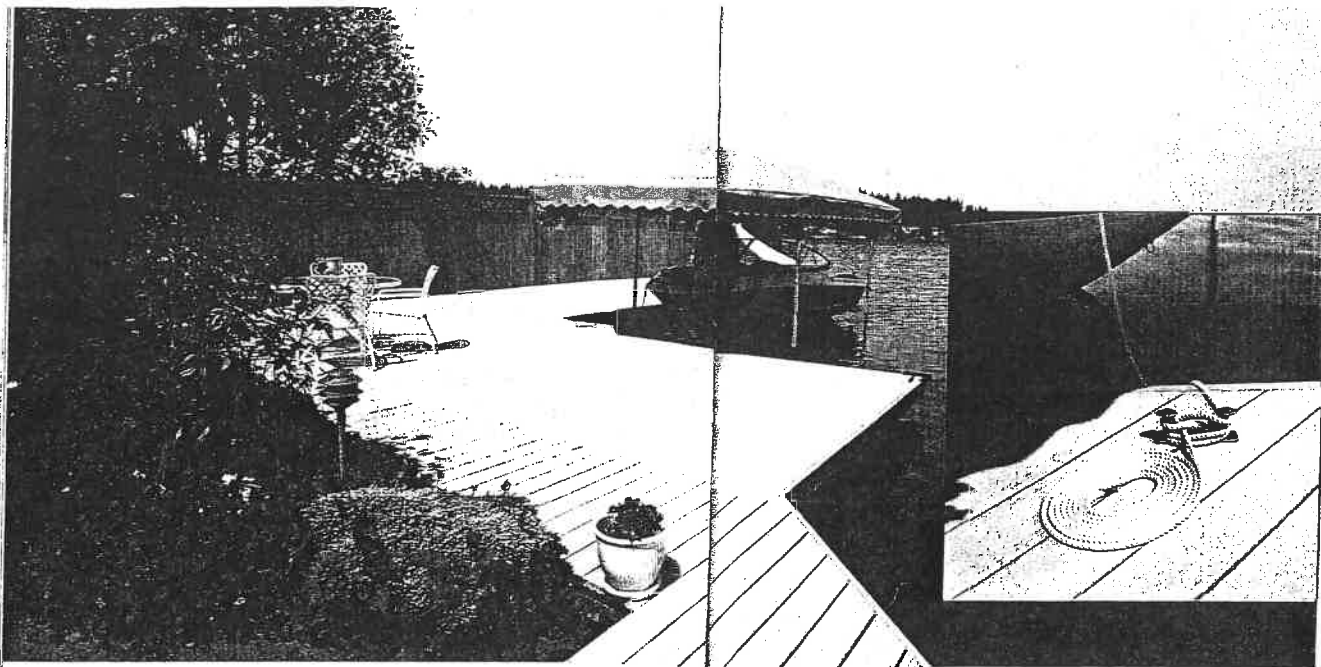
LIMITED LIFETIME WARRANTY -

Weyerhaeuser ChoiceDek® Premium is exclusively manufactured by A.E.R.T. The limited lifetime product warranty against rot, decay and termite damage is backed by A.E.R.T. and is transferable.

MATCHING RAILING SYSTEM - There is a complete railing system designed to perfectly complement your ChoiceDek® Premium deck. And it carries the same limited lifetime warranty.

ROT/TERMITE RESISTANT - The unique composition of ChoiceDek® Premium makes it virtually impervious to rot and termites.





VERSATILE AND BAREFOOT FRIENDLY

ChoiceDek® Premium's durability is engineered for decks, hot-tub surrounds, pool decks, walkways, boardwalks, accessibility ramps, dock surfaces and marina decking.

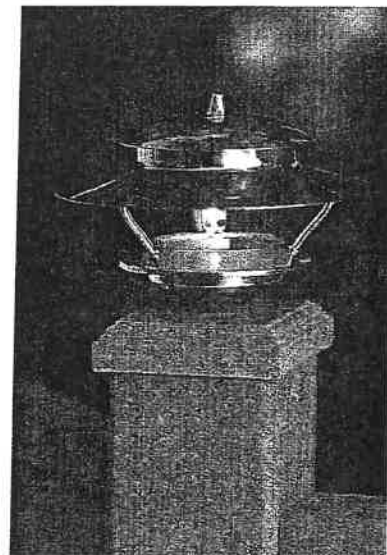
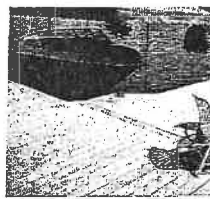
ENVIRONMENTALLY RESPONSIBLE -

ChoiceDek® Premium is made with recycled materials and does not require preservative treatments or water sealing.

EASY TO WORK WITH - ChoiceDek® Premium can be cut and assembled with standard hand and power tools.

DURABLE and WATER RESISTANT -

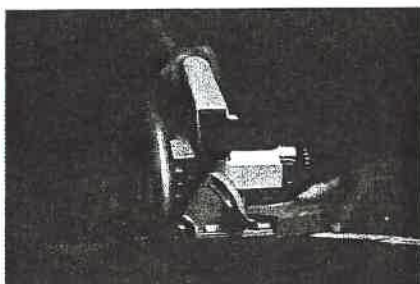
The proprietary manufacturing process, that encapsulates wood fiber in plastic, provides a water resistant product that withstands most environmental conditions.



DECORATIVE LIGHTING - Hidden channels in the posts can be used for lighting wire so you can top the posts with accent lighting fixtures of your choice. Solar lighting may also be used.

**Get started on your ChoiceDek®
Premium Deck and Railing System
now with our Easy Installation,
Cleaning and Care Instructions**

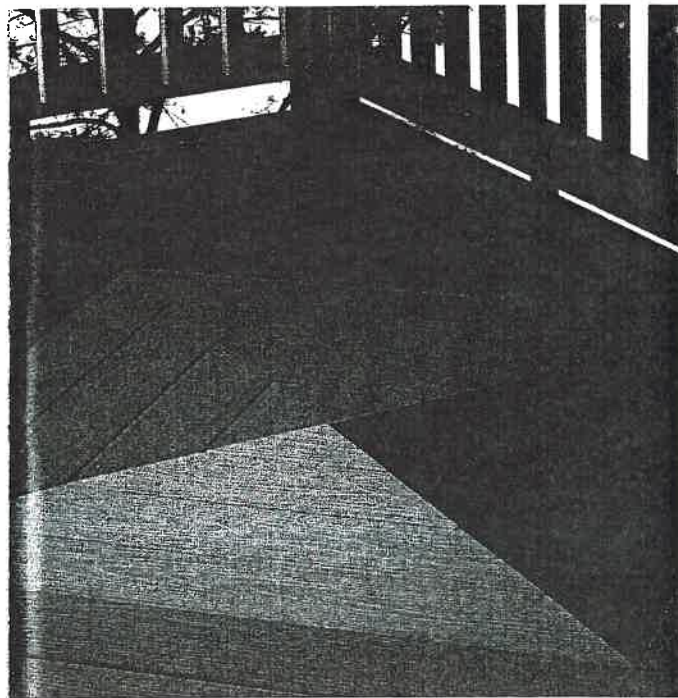
CONGRATULATIONS. You have selected a material that is both easy to work with and engineered to last.



Saw blades with less than 20 teeth work best.

Whether this deck is for you or you're building it for someone else, working with ChoiceDek® Premium will be simple and rewarding. These installation instructions will take you through the process of installing the decking, railing and stair portions of your deck.

As with any building project, use proper eye and ear protection. And always follow local building codes.



Weyerhaeuser ChoiceDek® Premium is for decking and accessories only. It is not to be used as structural material.

STAIN PREVENTION - To prevent temporary stains on ChoiceDek® Premium, keep it covered during storage or installation.

CLEANING - After your deck is installed, clean it thoroughly using a deck cleaner that contains oxalic acid, as debris from construction can create temporary stains. All decks can accumulate dirt and mildew through normal exposure. Periodic cleaning is recommended as with all exterior building products. Use a deck cleaner that is specific to your needs for general cleaning, cleaning mildew or degreaser as needed. *For additional cleaning tips contact ChoiceDek® customer service or visit our website.*