

# 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](http://www.charlottesville.org)



*September 19, 2001*

Robert Nowle  
Christ Church

BAR 01-9-28  
100 West Jefferson Street  
Tax Map 33 Parcel 180  
Enclose rear porch  
Abrahamse and Company, Builders/ Christ Church, Applicant

Dear Mr. Nowle,

The above referenced project was reviewed by the City of Charlottesville Board of Architectural Review on *September 18, 2001*

The board voted to approve the application as submitted.

If you have any questions, please feel free to contact me at 434-970-3182 and I will be happy to help you.

Sincerely,

  
Tarpley Vest  
Neighborhood Planner

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 12, 2001**



BAR 01-9-28  
100 West Jefferson Street  
Tax Map 33 Parcel 180  
Enclose rear porch  
Abrahamse and Company, Builders/ Christ Church, Applicant

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**Background**

100 West Jefferson Street, the Macgruder Sanitarium, was built in 1899. The building was used as a Sanitarium and as office and residence. The house has recently been purchased by Christ Episcopal Church for use as office space. Renovations and repairs are currently ongoing. The rear porch is in need of replacement.

**Application**

The applicants are seeking approval to enclose the lower rear porch and to replace the lattice on the upper porch with a wood railing to match existing. The lower porch is to be sided with wood clapboard siding. Two wood windows and a door are to be installed. The windows are to match existing in character and detail, but are to be simple undivided lights.

**Discussion**

The Design Guidelines for New Additions state the following:

*"Attempt to locate the addition in rear or side elevations that are not visible from the street."*  
The proposal meets the spirit of this guideline. The porch enclosure will be visible from 1<sup>st</sup> Street but will not alter the front elevation of the building.

*"New additions should not destroy the historic materials that characterize a property. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."*

The proposal meets this guideline.

*"A new addition should not be an exact copy of the design of the existing historic building. If a new addition appears to be a part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design. "*

The enclosure has been designed and detailed to be compatible with the existing building.

*"Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district."*

The proposal meets this guideline.

*"Whenever possible, new additions should be done in such a manner that, if such additions or alterations were removed in the future, the essential form and integrity of the building would be unimpaired. Therefore, new design should not use the same wall plane, roof line, or cornice line as the existing structure."*

The proposal meets this guideline.

**Recommendation**

Staff recommends approval



NOTE: 1. CLOSE IN THE EXISTING LOWER  
PORCH AREA  
2. REMOVE TRAILER FROM THE UPPER  
PORCH & INSTALL RAILING TO  
MATCH EXISTING

"CEC-4" PROPOSED RENOVATION

8-28-01



## **CERTIFICATE OF APPROPRIATENESS APPLICATION**

Please Return To: Department of Neighborhood Planning and Development Services  
P. O. Box, 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (804) 970-3182; Fax (804) 970-3359

**A. Information on Property Applied For:**

Address: 100 W Jefferson St

City Tax Map No.: 33 Parcel: 180

**C. Property Owner Information (If not applicant)**

Name: Christ Episcopal church

Address: 120 W High St  
Charlottesville VA 22902

Phone: (B) \_\_\_\_\_ (H) \_\_\_\_\_

**B. Applicant Information**

Name: Christ Episcopal Church

Address: 610 Robblynn  
1500 Amberst St. -ville 22903

Phone: (B) 804-971-1600 (H) \_\_\_\_\_

**D. Federal Tax Credits:** Do you intend to apply for Federal Historic Preservation tax credits for this project? \_\_\_\_ (y) X (n). (Please note that approval of this application does not assure certification of rehabilitation work for Federal preservation tax incentives.

**E. Description of Proposed Work (Use Back if Necessary)** - Please provide complete information in order to avoid having to come back to the board for subsequent approval.

Replace existing garage door with new door, as attached.

**F. List attached information (Drawings and Site Plans to Scale, Photographs, etc.)** - Please note that site plans must be approved by the Department of Neighborhood Planning and Development Services before submission to the board.

Summit Coax House Model 1600A  
Birchwood Eastern hardware trim.

**G. Property Owner Permission (If Not Applicant)**

**H. Signature of Applicant**

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

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

### **FOR OFFICE USE ONLY**

Received By: \_\_\_\_\_

Date: \_\_\_\_\_

Approved: R. W. Thola Disapproved: \_\_\_\_\_

Conditions of Approval: \_\_\_\_\_

**PLEASE NOTE THAT ADDITIONAL PERMITS (BUILDING, SIGN, ETC.) MAY BE NECESSARY**

*All models available in all wood combinations.*

### Summit Coach House Model 1000A

- Birch Plywood with Eastern Hardwood Trim



### Summit Coach House Model 1000B

- Rough Cedar Plywood with Western Red Cedar Trim

### Summit Coach House Model 1000C

- Vertical Grain Douglas Fir Plywood with Mixed Grain Douglas Fir Trim



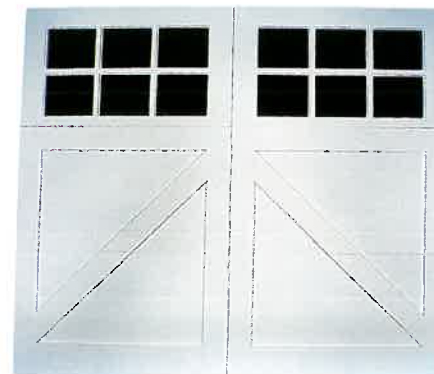
### Summit Coach House Model 1000D

- Honduran Mahogany Plywood with Honduran Mahogany Trim



### Summit Coach House Model 1000E

- Smooth MDO (medium density overlay) Plywood with Smooth Medex Trim  
Not Suitable for Staining



### Summit Coach House Model 1000G

- Red Oak Plywood with Red Oak Trim



### Summit Coach House Model 1000H

- Rough Cedar Plywood with Rough STK (select tight knot) Cedar Trim



### Summit Coach House Model 1000I

- Lauan Plywood with Grade-A Redwood Trim

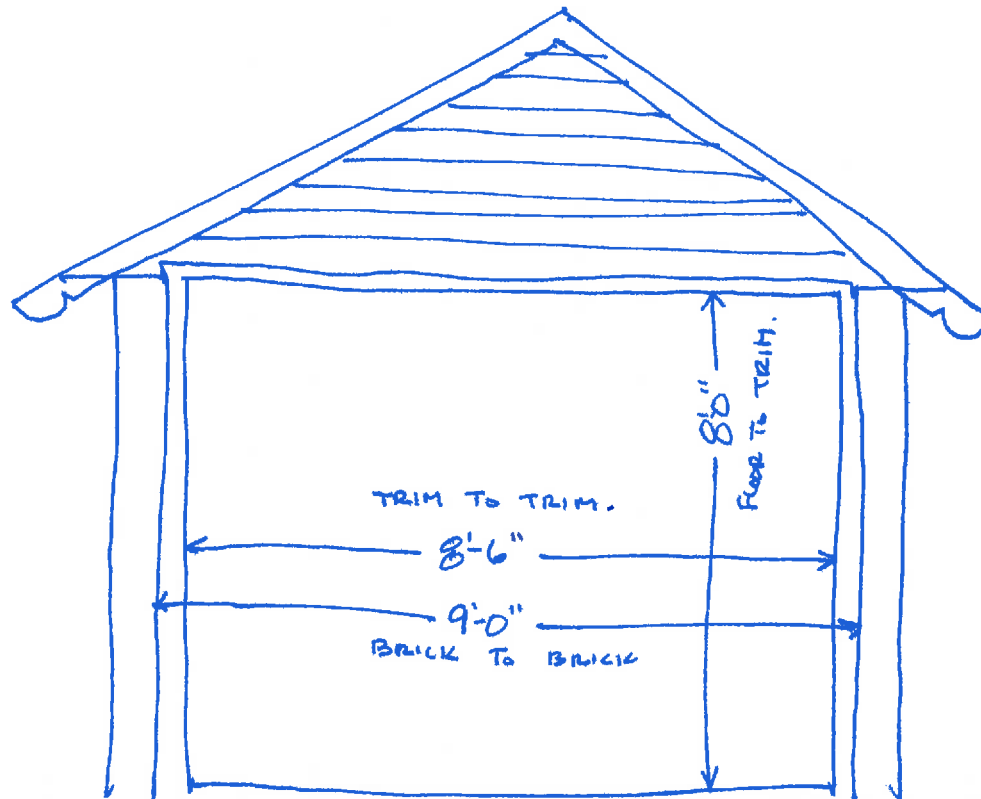


### Summit Coach House Model 1000J

- Rough Yellow Fir Plywood with Rough Yellow Fir Trim



*All models available in all wood combinations.*



GARAGE.