

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Tuesday, October 14, 2008 2:50 PM
To: 'Marcy Hooker'
Subject: RE: Porch approval Christ Episcopal Church

I have inspected the reconstruction of the front porch stair treads, risers, skirt board of porch, and newel post, and have found them to be built as approved.

Your application BAR 06-09-04 is now completed.

Thank you for your cooperation. The renovation looks very nice.

Mary Joy Scala, 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: Marcy Hooker [<mailto:marcy@christchurchville.org>]
Sent: Friday, October 10, 2008 12:22 PM
To: Scala, Mary Joy
Cc: Robby Noll
Subject: Porch approval Christ Episcopal Church

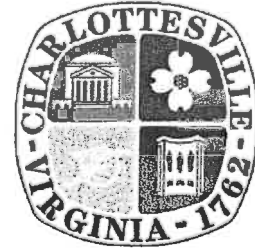
Hey Mary Joy,

Would you be so kind and send me something "official" via return email approving our steps? Just want to cross that "t". Thanks so much!

Marcy Hooker
Parish Administrator
Christ Episcopal Church
100 W. Jefferson Street
Charlottesville, VA 22902
434-293-2347
fax 434-977-1227

10/14/2008

CITY OF CHARLOTTESVILLE
"A World Class City"



Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

September 29, 2008

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 Board of Architectural Review recently asked me to look into the status of this application. The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on 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.

Subsequently, a drawing dated 31 August 2007, prepared by Elizabeth Sloan, was submitted to me with the revisions as requested by the BAR. To my knowledge, those required changes were never completed by the church. I am requesting that you please inform me of the status of the work shown on that drawing, so that I may report back to the BAR.

If you have any questions, please contact me at 970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala
Preservation and Design Planner

May 17, 2007

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

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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.

If you have any questions, please contact me at 970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala
Preservation and Design Planner

Elisabeth Sloan, Architect
2024 Minor Road
Charlottesville, Virginia 22903-1720
sloanarch@earthlink.net

Transmittal

To: Mary Joy Scala

Date: September 6, 2007

Re: 100 West Jefferson Street/ Magruder House
Christ Episcopal Church
Charlottesville, Virginia 22902

Memo:

Hi Mary Joy,

Please find enclosed two copies of the detail drawings the BAR has requested. As they are on CAD it will be very easy for me to make any changes you would like. Sam Edwards is concerned about the cost of the millwork for the continuous wood treads. He emailed me yesterday and said that the earlier existing photographs did not indicate something so expensive. He would prefer some sort of two part tread. Personally, I do not support this idea. However, I know that our church has enormous operating expenses and prefers to spend any money on buildings. From reading the minutes of your minutes it did not appear that the BAR and staff would accept a synthetic substitute. Please advise us on this area of confusion.

Best regards,


Elisabeth Sloan, AIA

RECEIVED

SEP 06 2007

NEIGHBORHOOD DEVELOPMENT SERVICES

Elisabeth Sloan, Architect
2024 Minor Road
Charlottesville, Virginia 22903-1720
sloanarch@earthlink.net

Transmittal

To: Mary Joy Scala

Date: September 6, 2007

Re: 100 West Jefferson Street/ Magruder House
Christ Episcopal Church
Charlottesville, Virginia 22902

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Please advise us on this area of confusion.

Best regards,

Elisabeth Sloan, AIA

* Added missing word. September 13, 2007.

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Department of Neighborhood Development Services



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May 17, 2007

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

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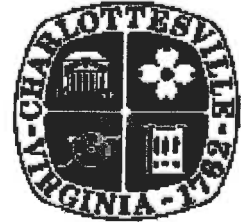
If you have any questions, please contact me at 970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala
Preservation and Design Planner

NOTE: The construction changes and painting outlined under "Application" have been completed. Please go by and inspect the "as built" condition prior to the meeting.

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 15, 2007**



**Certificate of Appropriateness Application
BAR 06-09-04
100 West Jefferson Street
TM 33 P 180
Christ Episcopal Church, Applicant
Replace front porch decking and handrails (as built)**

Background

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

On 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.

Application

Although the applicant was clearly informed by staff and BAR members prior to construction exactly what was permitted, the applicant chose to install materials that were not approved, and a design that did not conform to the original design. The Tendura porch decking material was approved by the BAR.

The applicant now seeks approval of the project as it was built, which incorporates materials not approved by the BAR. At a site visit last winter, five items were identified by members of the BAR as inconsistent with the application as it was approved on September 19, 2006. They are as follows:

- 1) the stairs are unapproved composite material with unfinished ends; (TRAX)
- 2) the stair railings have been reconstructed with correct wood spindles, but the top railings do not match the original in material or design; (SPANISH CEDAR)
- 3) there is a synthetic bullnose molding on the porch decking with exposed screw holes that have been filled in;
- 4) the porch skirt board is unapproved composite material; and (TRAX)
- 5) a baseboard was installed around the porch where previously there was quarter-round molding painted to match the floor of the porch. The correct quarter-round has now been replaced.
(wood)

The applicant is asking to keep the stairs, top railing material, bullnose trim, and synthetic skirting material, and although they were not approved by the BAR.

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

Given the significance of the building, this proposal sets an unfortunate precedent that the applicant did not follow the BAR's original approval of September 19, 2006. Staff recommends that the applicant, at a minimum, (1) reconstruct the top stair railings of wood in correct design and dimensions to match the other top railings on the porch. The BAR may also choose to have the applicant (2) replace the bullnose trim with wood trim; (3) replace the stair treads or cover the exposed ends; and (4) replace the synthetic shirting material.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the top railings, (bullnose trim, stair treads and skirting material) do not satisfy the BAR's criteria and guidelines and are not compatible with this property and other properties in this district, and that the BAR denies the application as submitted.

Scala, Mary Joy

From: Dave Franzen [dbf@fpwlaw.com]
Sent: Friday, January 26, 2007 2:18 PM
To: Scala, Mary Joy
Subject: Christ Church; Magruder House

Mary Joy:

Thank you for meeting with Sam Edwards and me at the Christ Church Magruder House on January 18. We also appreciate the thoughtful comments of Mr. Wolf and Mr. Adams and trust that the following proposal will be satisfactory:

1. In light of the comments of Mr. Wolf and Mr. Adams we have decided to remove the pressure-treated handrails and replace them with Spanish cedar. The pickets on the new rails will be centered as they are on the existing porch railing, and the handrails will be finished in a manner consistent with the historic district.
2. The baseboard trim where the porch floor and building meet will be replaced with wood quarter-round, as was previously in place.
3. The porch, skirting board, trim, steps and handrails will be painted to match the previous colors. Please note that painting will be weather dependent, since 2-3 days of reasonably moderate temperatures will be necessary.
4. We understand that members of the BAR will then conduct an on-site review; our goal is to gain final approval at the February 20 meeting of the Board.

Please consider this email to be the submission required by January 30.

Please let me know if you have any questions at this point.

-- David Franzen
FEIL, PETTIT & WILLIAMS, PLC
530 East Main Street
P.O. Box 2057
Charlottesville, VA 22902-2037
Tel: (434) 979-1400
Fax: (434) 977-5109
dbf@fpwlaw.com

100 West Jefferson Street



100 West Jefferson Street



Elisabeth Sloan
Architect
P.O. Box 0138
Charlottesville, VA 22902
(434) 923-8288
sloanarch@earthlink.net

Plan

Renovations to the
Magruder House
100 West Jefferson Street
Charlottesville, VA 22902

Revisions:

Job Number:
Drawn by: ES
Checked by:
Date: 31 August '07
Scale: 1" = 1'-0"

Sheet:

A-1

1
A-1

Partial Plan of Front Porch and Entry Stairs

Existing Trek stair treads, risers, and skirt board to be removed.
4x4 post to be located as indicated by dimensions on this drawing.
Handrail to be centered on post. Add a 3/4" cove to bottom of handrail
to match existing porch handrail detail.
Stair treads to engage post in an equal balanced manner, as shown
on the drawings, dimensions to be followed. The relationship of the
tread is to extend equally on both sides of 4x4 post.
Synthetic treads and risers to be replaced with solid wood boards,
select grade. Nosing to be eased. Provide 1" over hang min. All
treads to be of equal height as per VUBC NO VARIATION. Treads to
be primed and painted with two coats of exterior grade oil paint by
Benjamin Moore. Awl finish to be applied.
Brick path to be relaid to provide a smooth even safe walkway.
Existing damaged bricks to be replaced with matching brick, as
required.

Note: See Section A-3 for
typical tread and riser detail.

Entry Porch

DN

DN

25'-5"

6'-2 3/4"

8 1/4"

4 1/2"

8 1/4"

4 3/4"

4 3/4"

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4 3/4"

5 Risers @ 5-1/2"
4 Treads @ 1'-2-1/2"

4'-10 1/2"

9'-9 1/4"

4'-10 1/2"

A-3

A-2

Elisabeth Sloan
Architect
P.O. Box 0138
Charlottesville, VA 22902
(434) 923-8288
sloanarch@earthlink.net

Partial Section / Elevation

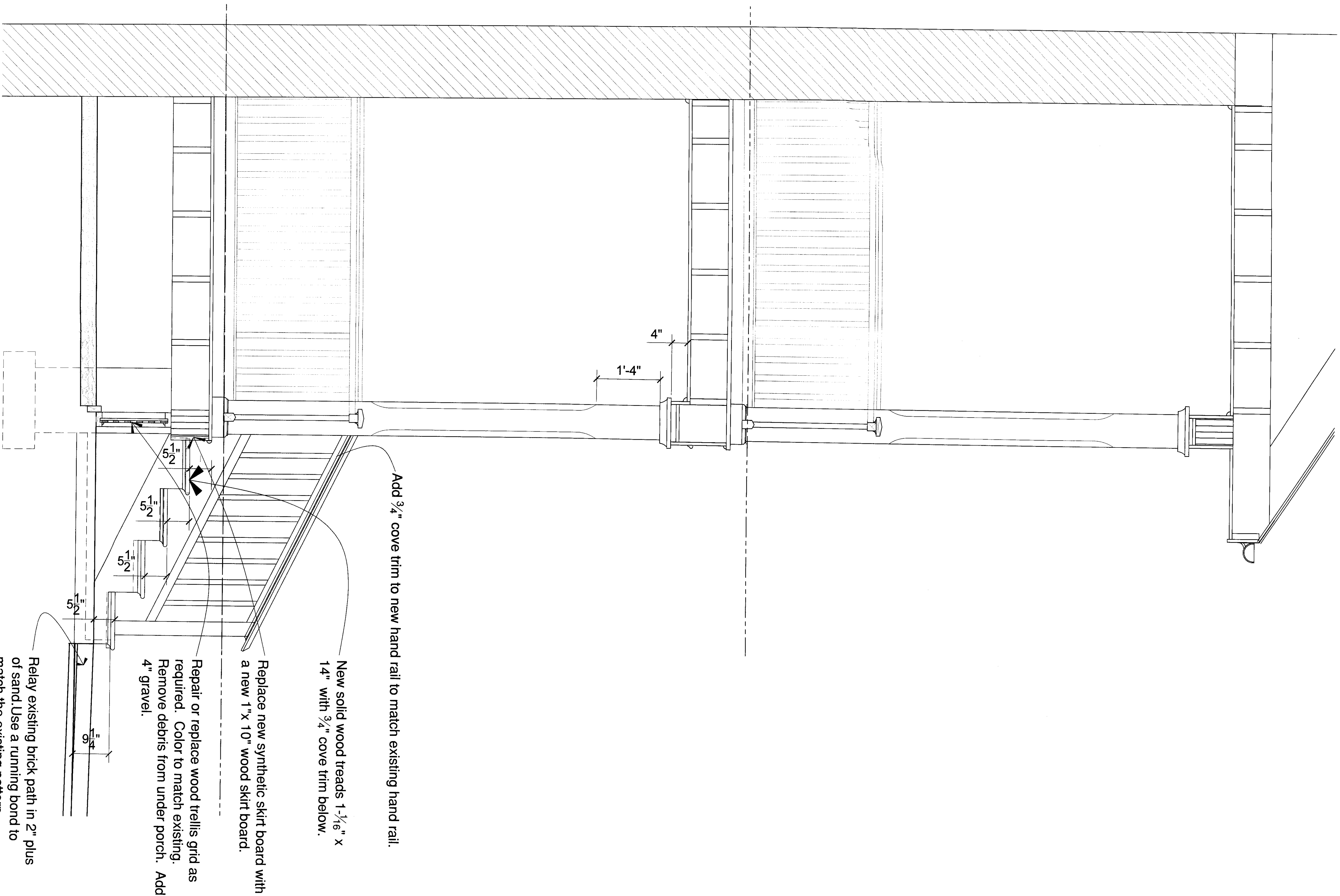
**Renovations to the
the Magruder House
100 West Jefferson Street
Charlottesville, VA 22902**

Revisions:

Job Number: 0717
Drawn by: ES
Checked by: ES
Date: 31 August 07
Scale: 1" = 1'-0"

Sheet:

A-2-7



North South Section at Porch

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

1	A-2
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Section Details

Renovations to the
Magruder House
100 West Jefferson Street
Charlottesville, VA 22902

Revisions:

Job Number: ES
Drawn by: ES
Checked by:
Date: 30 Aug. 2007
Scale: 3" = 1'-0"

A-3

Sheet:

