

From: Scala, Mary Joy
Sent: Wednesday, April 26, 2017 3:58 PM
To: 'Evan Mayo' (evan.mayo@tremblaysmith.com)
Cc: jeff@heftywiley.com; lisa@arapahoearchitects.com
Subject: BAR Action - 159 Madison Lane - April 18, 2017

April 26, 2017

Arapahoe Architects, PC
ATTN: Bobby Craig
PO Box 4780
Breckenridge, CO 80424

RE: Certificate of Appropriateness Application
BAR 17-03-04
159 Madison Lane
Tax Parcel 090145000
Jeffrey Gore, owner/Bobby Craig, Arapahoe Architects PC, applicant
Handicapped ramp

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 18, 2017. The following action was taken:

Balut moved to find that the proposed handicap ramp satisfies the BAR's criteria and is compatible with this property and other properties in The Corner ADC District, and that the BAR approves the application as submitted with the recommendations that the light fixture use a warm lamp (3000K or less), a hardy shrub be put in the planter (preferably one from the City's planting list), and if not a planter, then add curbing to protect plantings, and a wheel stop or other device to prevent cars from blocking access to the handicapped ramp. Schwarz seconded. Motion passed (7-0).

This certificate of appropriateness shall expire in 18 months (October 18, 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
April 18, 2017**



Certificate of Appropriateness Application

BAR 17-03-04

159 Madison Lane

Tax Parcel 090145000

Jeffrey Gore, owner/Bobby Craig, Arapahoe Architects PC, applicant

Handicapped ramp

Background

The Montalto Corporation purchased the lot in 1927 and the following year constructed the Phi Kappa Psi House. The fraternity was designed by UVA architecture professor, Stanislaw Makielski, who also designed the Preston Court Apartments. The house makes best use of the narrow lot by facing towards Madison Bowl instead of toward the street.

August 21, 2007 - The BAR deferred action because the applicant was not present.

September 18, 2007 - The BAR approved (8-0) your proposal for a Chippendale style railing on the top roof area as submitted, with the stipulation that it be painted white.

March 21, 2017 - The BAR approved the applicant's request for deferral (7-0).

Some comments were: the BAR is supportive, but needs more details; delete the gap (trash trap) between ramps; rails are shown too close to edge of ramps; how will existing downspout be accommodated: drawing needed to show how the ramp abuts the building and how will it be flashed; need positive way to deal with water; add landscaping planter at end of ramp; deal with broken windows and other maintenance things; if ramp is concrete, how is it supported? Would it be easier to address HC ramp or lift on other end of building? Need photo of new door & casing; need location and cut sheets for new lighting; cap the areaway.

Application

The applicant has revised the plan to incorporate BAR comments from the March meeting. The applicant is requesting approval to add a brick and metal exterior access ramp with black metal railing on the NE corner of building. The ramp will require a new doorway to be cut on the north (rear) elevation on the main floor. The proposed new door will "match existing."

The ramp will be brick veneer over a new concrete wall, except over the existing basement areaway the ramp will be black metal supported with steel columns. An opening will be created in the west end of the existing concrete wall that forms the basement areaway to maintain a means of egress from the basement (the new ramp will block the existing stairs that currently allow egress toward Madison Lane).

The new ramp is located to minimize visual impacts on the primary façade of the house. It is also located to maintain the existing parking area off of Madison Lane. A new landscape planter has been added at the end of the ramp facing Madison Lane.

In addition, a cut sheet has been submitted for a proposed lighting fixture.

Criteria 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.*

Sec. 34-276. 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;
 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (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;
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and
- (8) Any applicable provisions of the city's Design Guidelines.

Pertinent Design Review Guidelines – Rehabilitation

D. ENTRANCES, PORCHES, AND DOORS

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
- 2) Inspect masonry, wood, and metal of porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
- 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.*

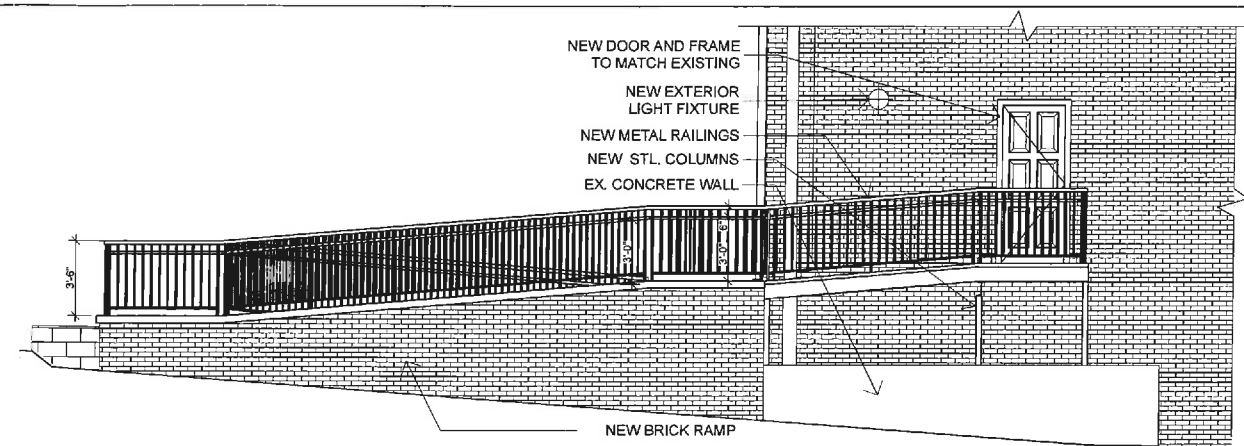
- 5) *Do not strip entrances and porches of historic material and details.*
- 6) *Give more importance to front or side porches than to utilitarian back porches.*
- 7) *Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
- 8) *Avoid adding decorative elements incompatible with the existing structure.*
- 9) *In general, avoid adding a new entrance to the primary facade, or facades visible from the street.*
- 10) *Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
- 11) ***Provide needed barrier-free access in ways that least alter the features of the building.***
 - a. ***For residential buildings, try to use ramps that are removable or portable rather than permanent.***
 - b. ***On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.***
- 12) *The original size and shape of door openings should be maintained.*
- 13) *Original door openings should not be filled in.*
- 14) *When possible, reuse hardware and locks that are original or important to the historical evolution of the building.*
- 15) *Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.*
- 16) *Retain transom windows and sidelights.*
- 17) *When installing storm or screen doors, ensure that they relate to the character of the existing door.*
 - a. *They should be a simple design where lock rails and stiles are similar in placement and size.*
 - b. *Avoid using aluminum colored storm doors.*
 - c. *If the existing storm door is aluminum, consider painting it to match the existing door.*
 - d. *Use a zinc chromate primer before painting to ensure adhesion.*

Discussion and Recommendations

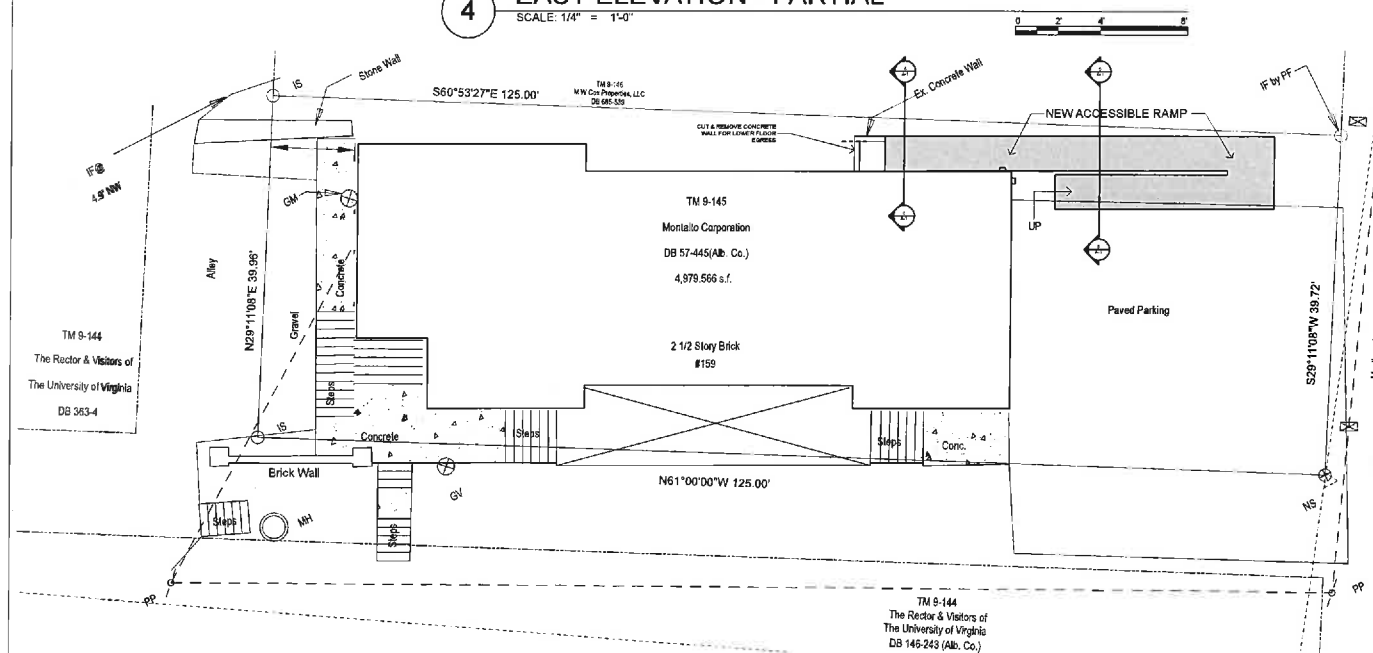
The revisions appear to address all of the BAR's previous comments.

Suggested Motion

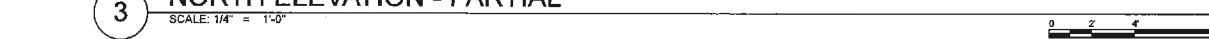
Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed handicap ramp satisfies the BAR's criteria and is compatible with this property and other properties in The Corner ADC District, and that the BAR approves the application as submitted.



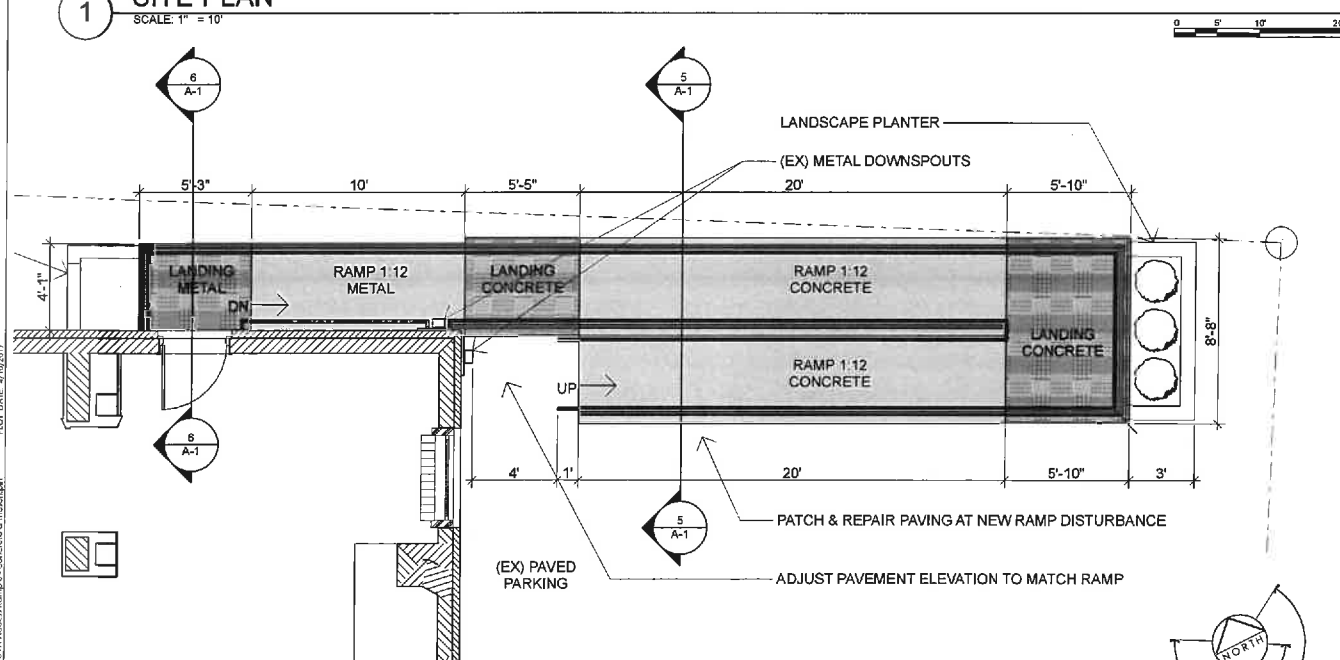
4 EAST ELEVATION - PARTIAL
SCALE: 1/4" = 1'-0"



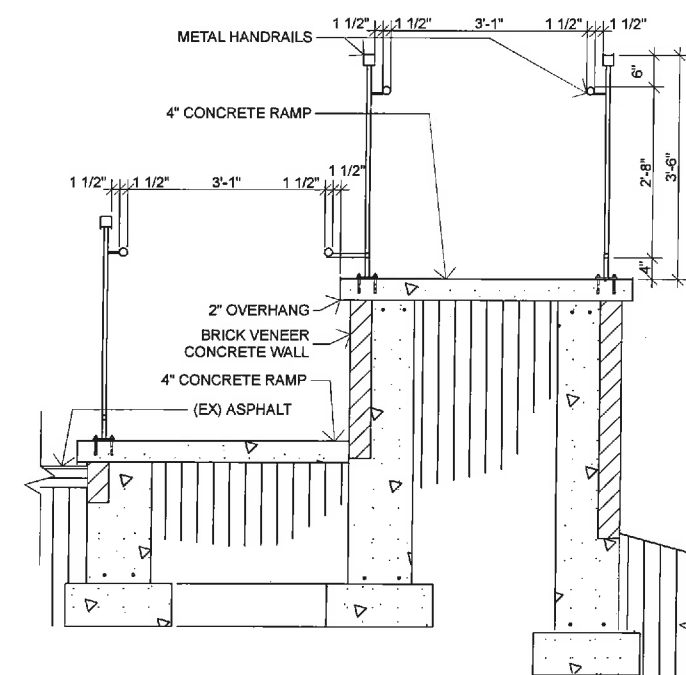
3 NORTH ELEVATION - PARTIAL
SCALE: 1/4" = 1'-0"



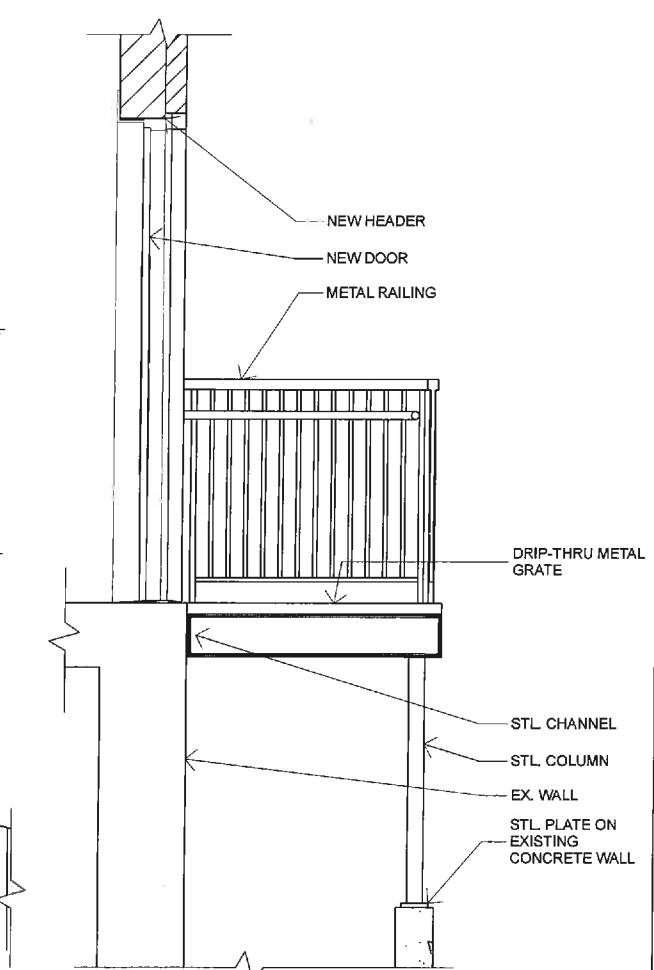
1 SITE PLAN
SCALE: 1" = 10'



2 MAIN FLOOR PLAN - PARTIAL
SCALE: 1/4" = 1'-0"

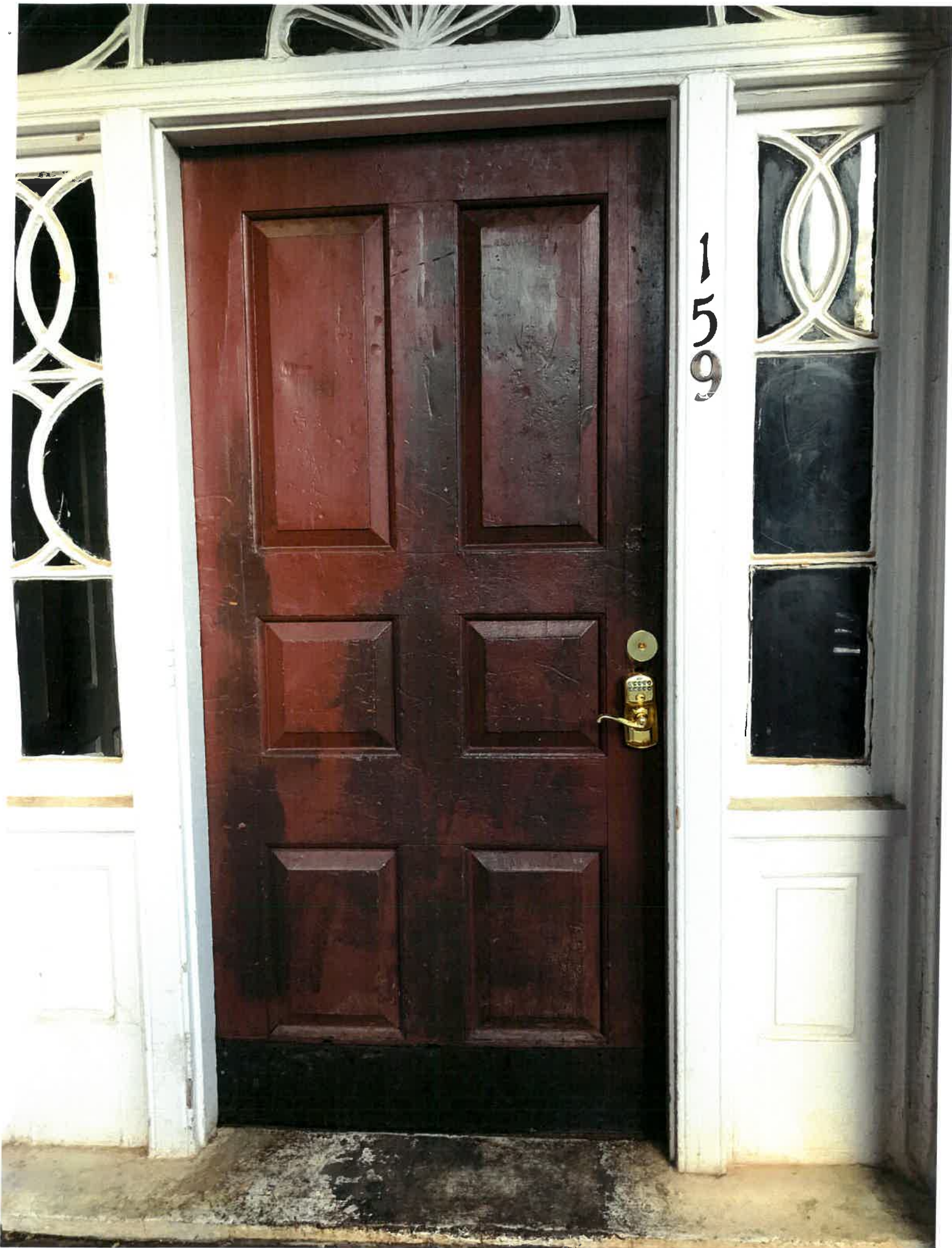


5 SECTION
SCALE: 3/4" = 1'-0"



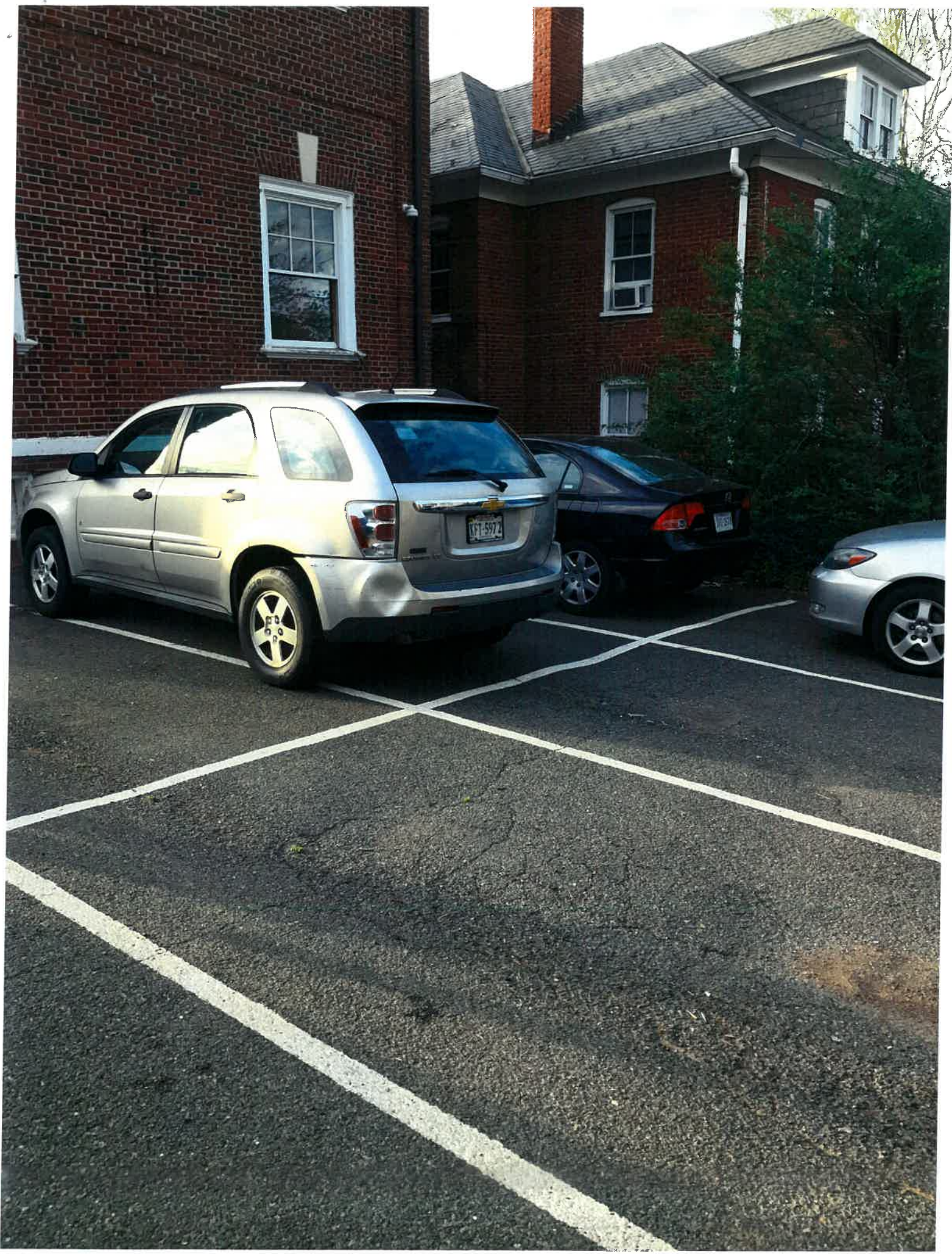
6 SECTION
SCALE: 3/4" = 1'-0"













Arapahoe Architects P.C.
P.O. BOX 4780
322C North Main St.
Breckenridge, CO 80424

Lighting Cut Sheet

MANUFACTURER:	Portfolio Dovray
SERIES:	Outdoor Wall Light
MODEL:	FS130125-29
LAMP & WATTAGE:	Standard Edison Screw based 60W
MOUNTING:	Wall
STYLE:	Oil-Rubbed Bronze
APPLICATION:	Exterior
DARK SKY FEATURE:	Full Cut-Off
DIMENSIONS:	7.75"H x 7.85"W x 8.9"D



From: Scala, Mary Joy
Sent: Thursday, March 23, 2017 10:09 AM
To: 'evan.mayo@tremblaysmith.com'
Cc: jeff@heftywiley.com; lisa@arapahoearchitects.com
Subject: FW: BAR Action- 159 Madison Lane

March 23, 2017

Arapahoe Architects, PC
ATTN: Bobby Craig
PO Box 4780
Breckenridge, CO 80424

RE: Certificate of Appropriateness Application
BAR 17-03-04
159 Madison Lane
Tax Parcel 090145000
Jeffrey Gore, owner/Bobby Craig, Arapahoe Architects PC, applicant
Handicapped ramp

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 21, 2017. The following action was taken:

Schwarz accepted the applicant's request for a deferral. Balut seconded. The motion passed (7-0).

Some comments were: the BAR is supportive, but needs more details; delete the gap (trash trap) between ramps; rails are shown too close to edge of ramps; how will existing downspout be accommodated: drawing needed to show how the ramp abuts the building and how will it be flashed; need positive way to deal with water; add landscaping planter at end of ramp; deal with broken windows and other maintenance things; if ramp is concrete, how is it supported? Would it be easier to address HC ramp or lift on other end of building? Need photo of new door & casing; need location and cut sheets for new lighting; cap the areaway.

The following link takes you to video archives that include BAR meetings, if you want to review the actual discussion:

http://charlottesville.granicus.com/ViewPublisher.php?view_id=2

If you want to get back on the April 18 agenda, *please inform me no later than March 28*, the deadline for submittal. However, since this is a deferral you may have until Monday April 10 to submit revised drawings.

If you have any questions, please contact me at [434-970-3130](tel:434-970-3130) or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
March 21, 2017**



Certificate of Appropriateness Application

BAR 17-03-04

159 Madison Lane

Tax Parcel 090145000

Jeffrey Gore, owner/Bobby Craig, Arapahoe Architects PC, applicant

Handicapped ramp

Background

The Montalto Corporation purchased the lot in 1927 and the following year constructed the Phi Kappa Psi House. The fraternity was designed by UVa architecture professor, Stanislaw Makielski, who also designed the Preston Court Apartments. The house makes best use of the narrow lot by facing towards Madison Bowl instead of toward the street.

August 21, 2007 - The BAR deferred action because the applicant was not present.

September 18, 2007 - The BAR approved (8-0) your proposal for a Chippendale style railing on the top roof area as submitted, with the stipulation that it be painted white.

Application

The applicant is requesting approval to add a metal exterior access ramp on the NE corner of building. The ramp will require a new door be cut on the north elevation on the main floor. The ramp will be black metal and will be installed over an existing concrete stairwell and new piers.

The new ramp is located to minimize visual impacts on the primary façade of the house. It is also located to maintain the existing parking area off of Madison Lane.

Criteria 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.*

Sec. 34-276. 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;
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (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;
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and
- (8) Any applicable provisions of the city's Design Guidelines.

Pertinent Design Review Guidelines – Rehabilitation

D. ENTRANCES, PORCHES, AND DOORS

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
- 2) Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
- 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.*
- 8) Avoid adding decorative elements incompatible with the existing structure.*
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.*
- 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
- 11) Provide needed barrier-free access in ways that least alter the features of the building.**
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.**
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.**
- 12) The original size and shape of door openings should be maintained.*
- 13) Original door openings should not be filled in.*
- 14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.*

- 15) *Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.*
- 16) *Retain transom windows and sidelights.*
- 17) *When installing storm or screen doors, ensure that they relate to the character of the existing door.*
 - a. *They should be a simple design where lock rails and stiles are similar in placement and size.*
 - b. *Avoid using aluminum colored storm doors.*
 - c. *If the existing storm door is aluminum, consider painting it to match the existing door.*
 - d. *Use a zinc chromate primer before painting to ensure adhesion.*

Discussion and Recommendations

The concept of adding a HC ramp to the rear of this building is fine, but more information is needed. Staff has requested additional elevation drawings that show the design of the railings, and construction drawings that explain how the ramp will attach to the existing conditions. There is a proposal to cut a new doorway in the building, so the rear elevation of the house is needed, with the proposed door shown in relation to the existing openings, to confirm that a new door opening would be the best solution. The details of the new door and frame are needed.

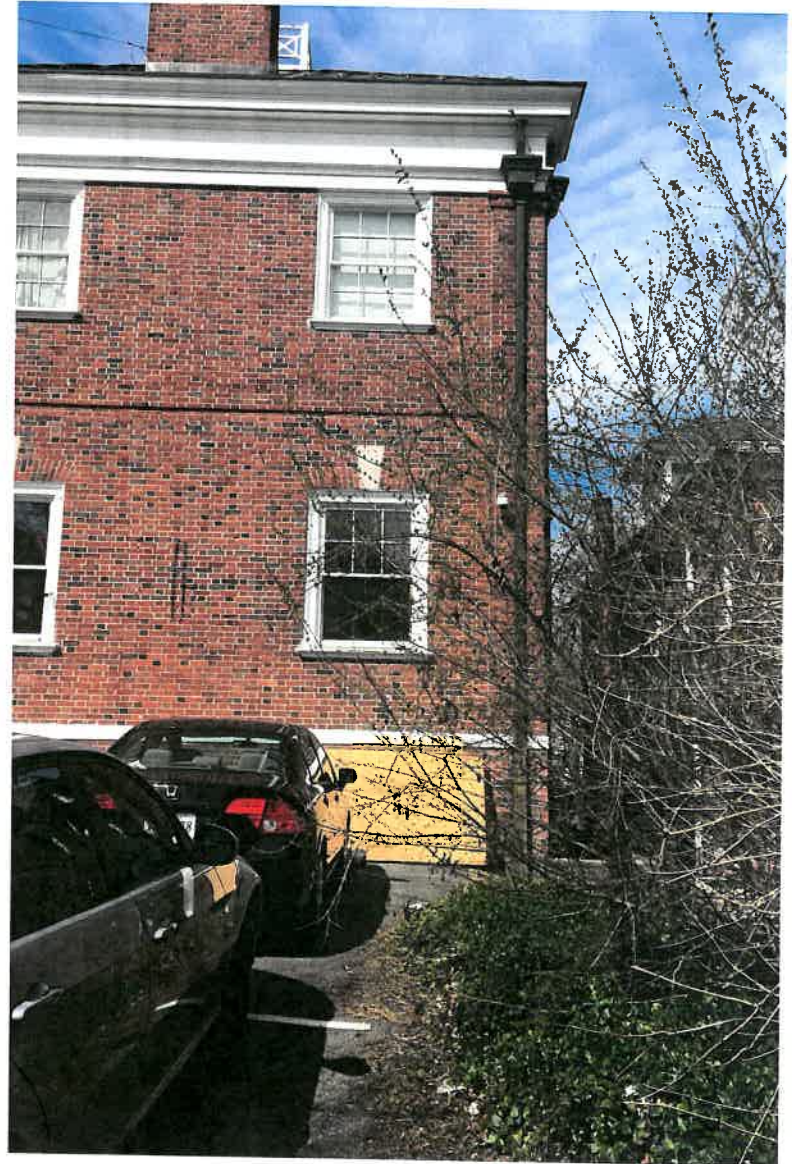
Staff recommends that the BAR discuss this proposal, and confirm what additional information may be needed before it can be approved. A suggested motion has been provided, only in the case that the BAR decides that this information may be accepted via email.

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 handicap ramp satisfies the BAR's criteria and is compatible with this property and other properties in The Corner ADC District, and that the BAR approves the application subject to approval of the following additional information....



1



2



3



4



5



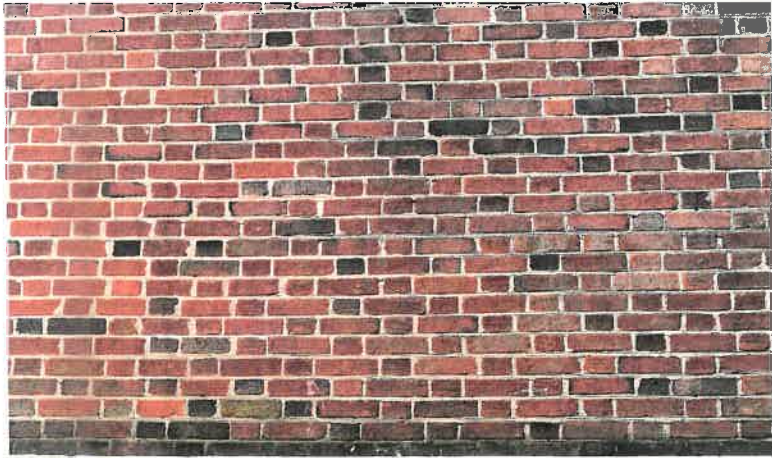
6



7



8



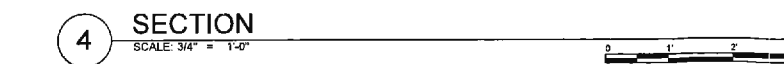
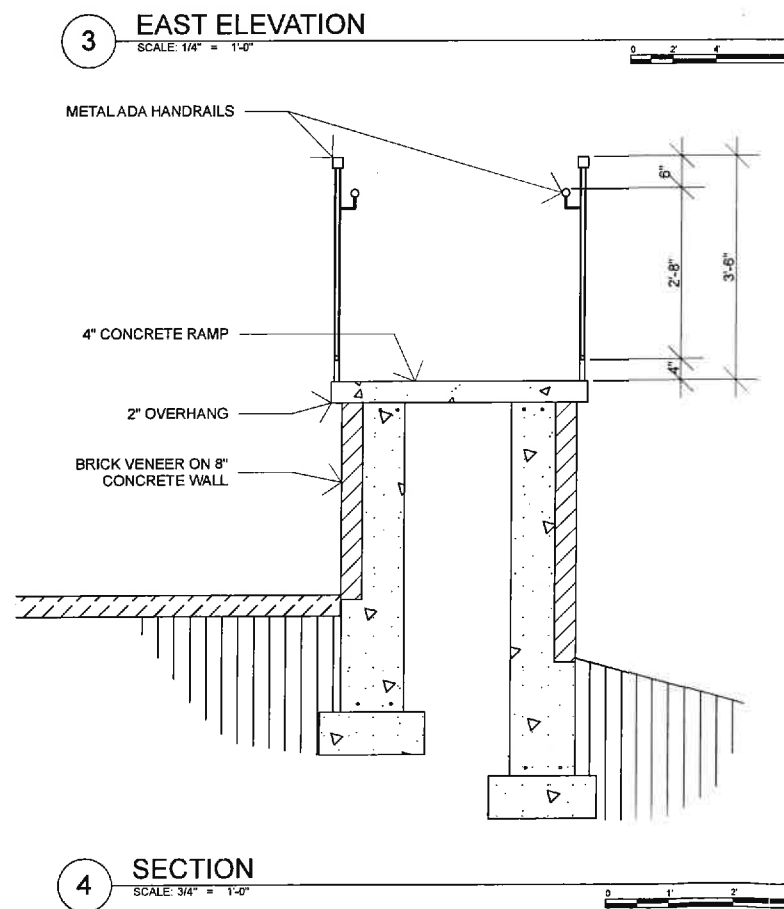
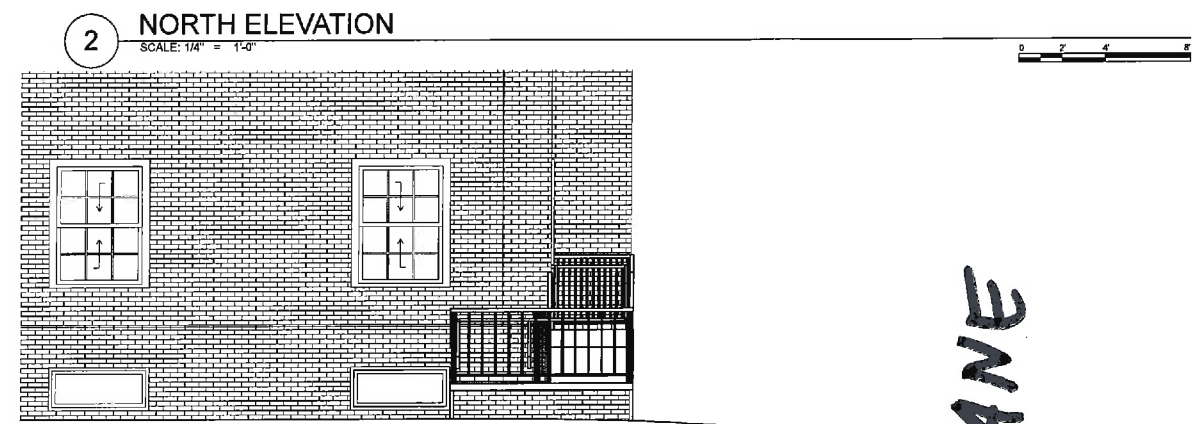
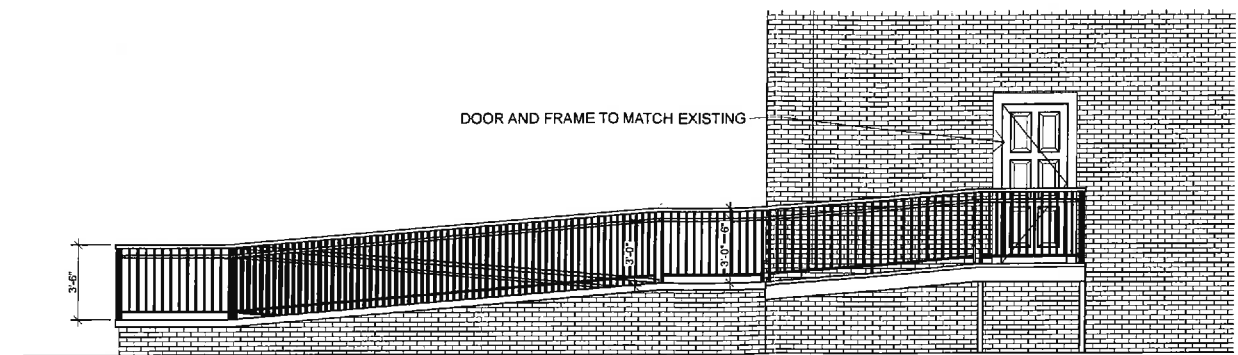
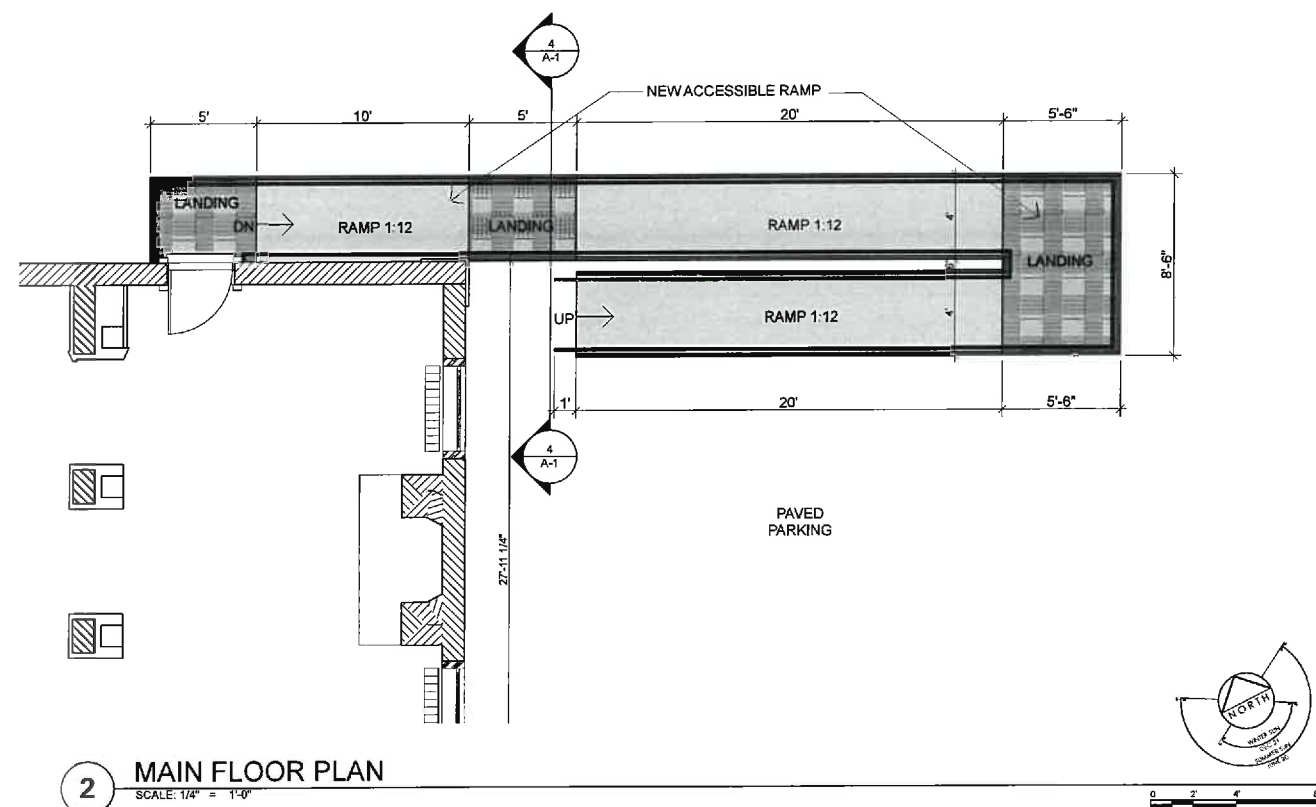
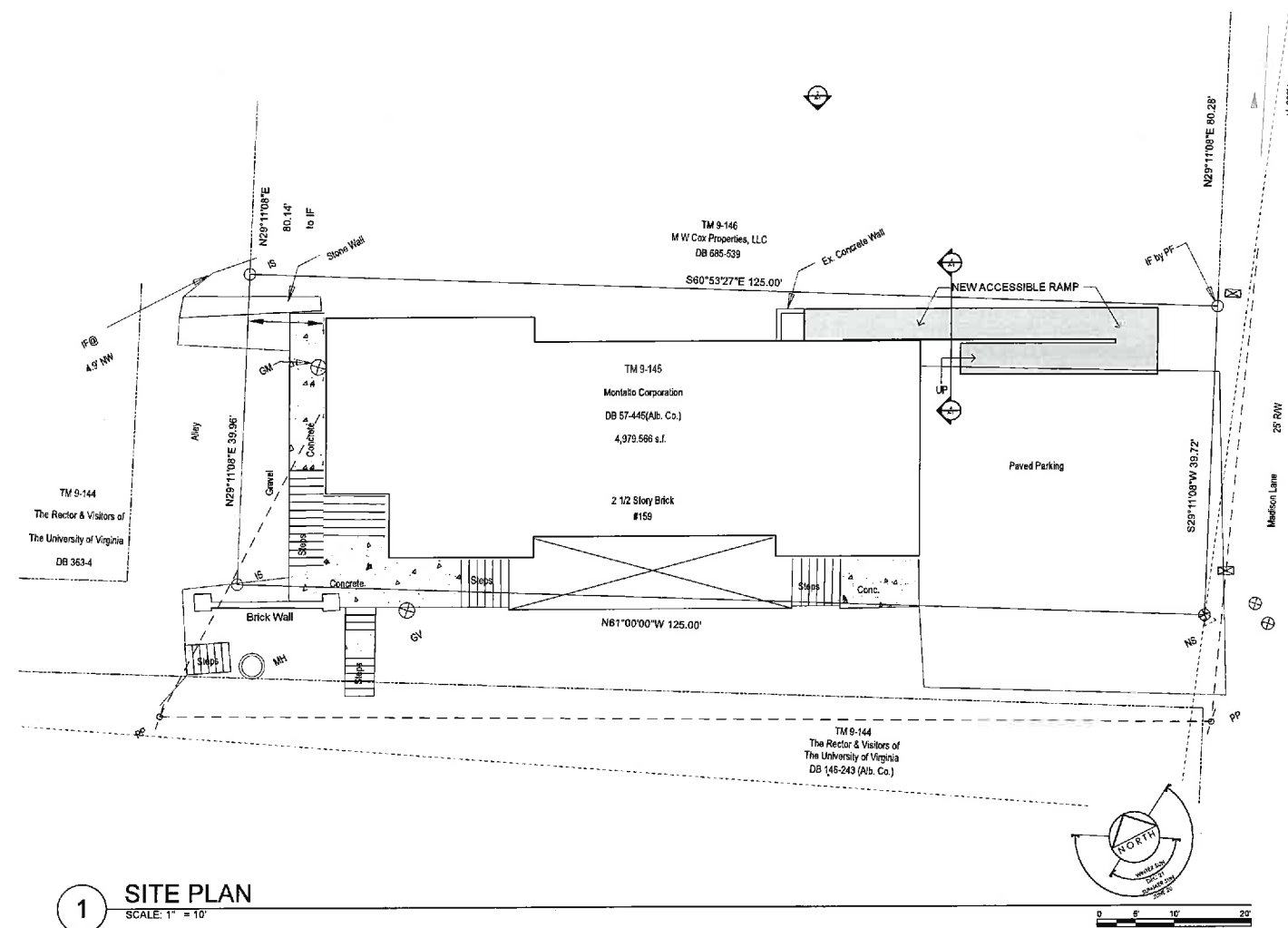
9



10







Received at
meeting
3/21/2017



Arapahoe Architects, P.C.

Bobby Craig, AIA

RECEIVED

MAR 03 2017

NEIGHBORHOOD DEVELOPMENT SERVICES

February 27, 2017

Attn: Mary Joy Scala
Dept. of Neighborhood Development Services
City of Charlottesville
P.O. Box 911, City Hall
Charlottesville VA 22902

Re: Certificate of Appropriateness Access Ramp
Phi Psi UVA
159 Madison Lane
AAPC #1627

Board of Architectural Review,

We propose adding an ADA accessible ramp to the north-east corner of the Phi Psi fraternity house at 159 Madison Lane. The ramp will require a new door be cut on the north elevation on the main floor. The ramp will be black metal and be installed over an existing concrete stairwell and new piers.

The ramp is located to minimize visual impacts on the primary façade of the house. It is also located to maintain the existing parking area off of Madison Lane.

Sincerely,

Bobby Craig, AIA Principal Architect
Arapahoe Architects P.C.



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 Jeffrey Gore, President of Montalto Corp. Applicant Name Arapahoe Architects, PC - Bobby Craig, President
Project Name/Description Phi Psi - UVA Access Ramp Parcel Number 090145000
Project Property Address 159 Madison Lane Charlottesville, VA

Applicant Information

Address: PO Box 4780 Breckenridge, CO 80424
Email: Lisa@arapahoearchitects.com
Phone: (W) 970-453-8474 (C) 970-389-7797

Property Owner Information (if not applicant)

Address: 100 West Franklin St., Suite 300
Richmond, VA 23220
Email: jeff@heftywiley.com
Phone: (W) 804-780-3143 (C) 804-212-9473

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.

[Signature] 2-27-17
Signature Date

Bobby Craig
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 2-25-2017
Signature Date

CHRIS MARTIN 2-25-2017
Print Name Date
BOARD MEMBER FOR RAMP PROJECT
MONTALTO CORP 804.310.7231

Description of Proposed Work (attach separate narrative if necessary): Metal exterior access ramp on NE
corner of building and accessible toilet room on main level.

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

Site plan, Main Level Floor Plan, and Photographs of subject project and adjacent properties.

For Office Use Only

Received by: [Signature]
Fee paid: 125.00 Cash/Ck. # 4283
Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

P17-0026

Subject Property: 159 Madison Lane



Subject Property: 159 Madison Lane



Adjacent Property: 165 Madison Lane



Notes:

1) The boundary for TM 9-145 was determined from found monumentation and existing alignments of Rugby Road and Madison Lane. The depth of TM 9-145 is 125.00' and is shown incorrectly as 130.00' on plat of record in Albemarle Co. DB 146-243.

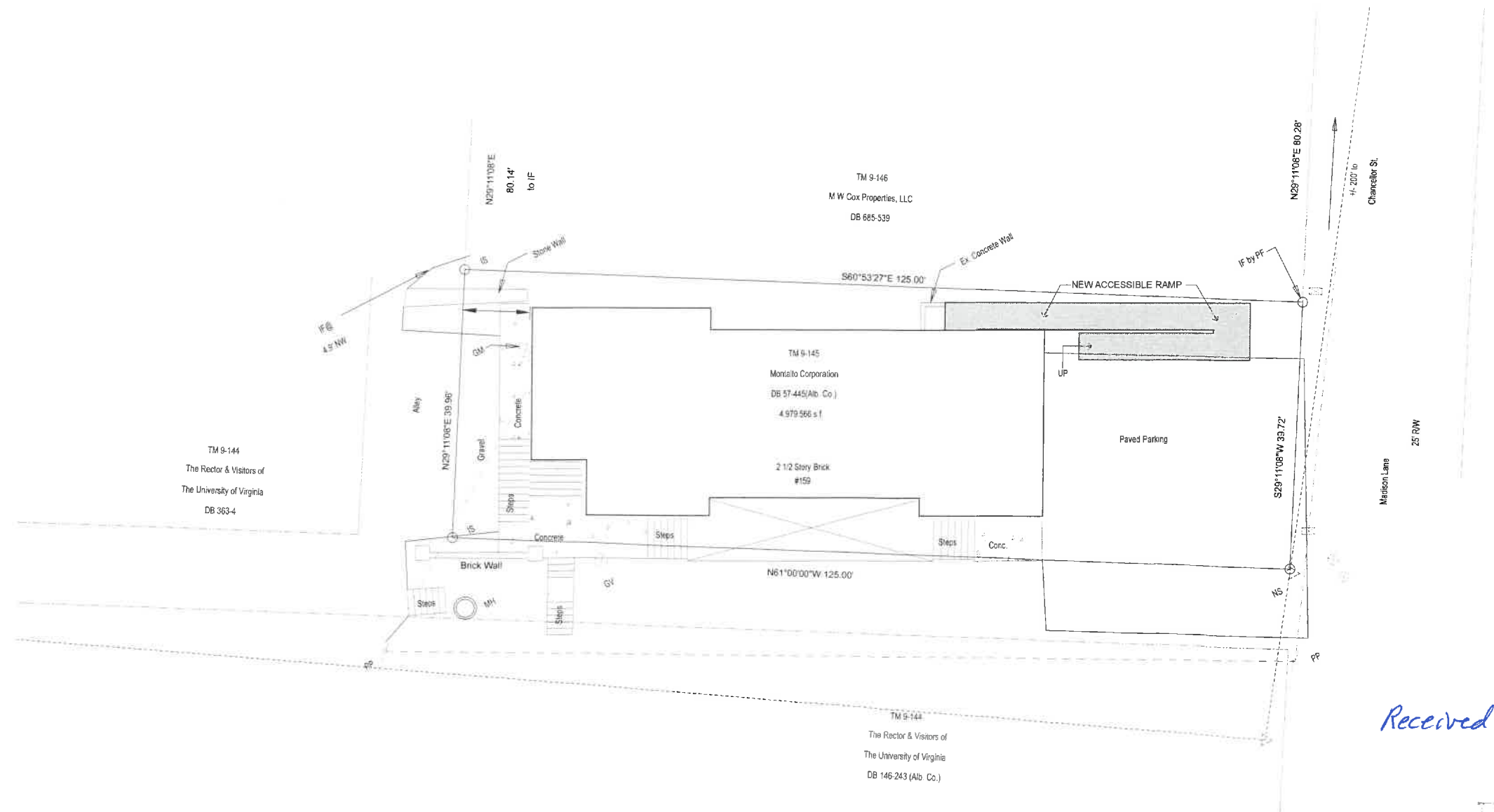
2) TM 9-145 is zoned R-3H.

Setbacks: Front = 25'

Rear = 25'

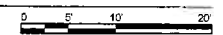
Side = 1' per 2' of building height.

Due to the building's historical significance, this is a legal non-conforming lot.

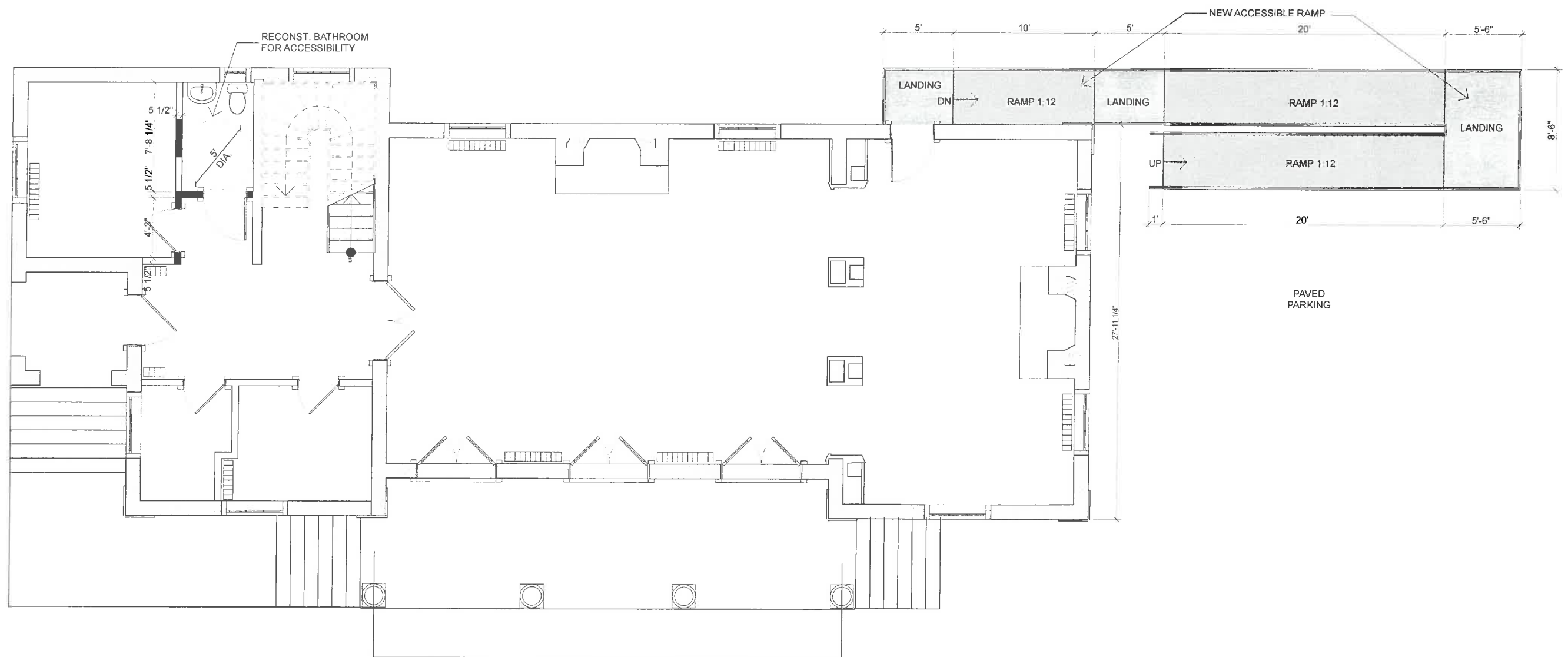


Received 3/3/201

1 SITE PLAN
SCALE: 1" = 10'



© 2015 Architectural Record 2015 2015 1/4" = 1'-0" UVA renovation drawing Vach
Rev: Drawing 1/12/15 1/4" = 1'-0" UVA renovation drawing Vach
Plot Date: 3/27/2017



1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

0 2 4 8'

Received 3/3/2017

