

From: Mess, Camie
Sent: Monday, August 21, 2017 3:25 PM
To: jgregorybutler@gmail.com
Subject: BAR Action-525 Valley Road-Aug 15, 2017

August 21, 2017

John Butler
525 Valley Road
Charlottesville, VA 22903

Certificate of Appropriateness Application

BAR 17-08-04
525 Valley Road
Tax Parcel 110043000
John Butler, Owner/Applicant
Minor Exterior Renovations

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 15, 2017. The following action was taken:

Gastinger moved: Having considered the standards set forth within the City Code, including the City Design Guidelines for Site Design and Elements and City Design Guidelines for Rehabilitation, I move to find that the proposed minor exterior renovations satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Oakhurst-Gildersleeve ADC district, and that the BAR approves the application as submitted. Balut seconded. The motion passes (7-0).

This certificate of appropriateness shall expire in 18 months (February 15, 2019), 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 434-970-3398 or messc@charlottesville.org.

Sincerely yours,

Camie Mess
Assistant Historic Preservationist

Camie Mess
Assistant Historic Preservationist
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902
Phone: (434) 970-3398
E-mail: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 15, 2017**



Certificate of Appropriateness Application

BAR 17-08-04

525 Valley Road

Tax Parcel 110043000

John Butler, Owner/Applicant

Minor Exterior Renovations

Background

This is a contributing structure in the Oakhurst-Gildersleeve ADC District. It is a one and a half story, three bay, gable-roofed, brick Colonial Revival-style dwelling was constructed around 1937. It has 2 gable-roofed wall dormers with 4/4 sash windows; an exterior -end brick chimney; 4/4-sash windows with louvered shutters; a one-story gable-roofed porch with Ionic columns, and a Colonial Revival wood door surround with plain entablature, keystone, and stepped cornice. See attached historic survey.

Application

The applicant is requesting to:

- 1) Replace the current asphalt driveway, which is in poor condition, with the articulated cobblestone mat system from Riccobene. The color will be charcoal, which is similar to the current weathered asphalt, and it will be laid in a fan pattern.
- 2) Replace wooden lap siding on dormers, which have water damage, with HardiPlank of matching size, texture, and color.
- 3) Repaint exterior, no color change.
- 4) Repointing of mortar joints in upper portion of chimney with mortar of similar strength and texture, and repaint to match the rest of the house.
- 5) Remove anachronistic exterior aluminum storm windows from windows. These distract from the period character of the home and prevent the shutters from closing all the way.
- 6) Trim the boxwoods at either side of the front entrance to restore a more proportional appearance.
- 7) Repairs to the secondary structure include replacing the Masonite clapboard siding with HardiPlank lap siding to match the size, texture, and reveal of the dormer siding on the main house. The replacement siding will be painted the same color as the current siding and will match the existing house.

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.*

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;*
- (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

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

- 1. Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to an "avenue" effect.*
- 2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3. Use trees and plants that are indigenous to the area.*
- 4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.*
- 5. Replace diseased or dead plants with like or similar species if appropriate.*
- 6. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

E. WALKWAYS & DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

- 1. Use appropriate traditional paving materials like brick, stone, and scored concrete.*
- 2. Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.*
- 3. Gravel or stone dust may be appropriate, but must be contained.*
- 4. Stamped concrete and stamped asphalt are not appropriate paving materials.*
- 5. Limit asphalt use to driveways and parking areas.*
- 6. Place driveways through the front yard only when no rear access to parking is available.*
- 7. Do not demolish historic structures to provide areas for parking.*
- 8. Add separate pedestrian pathways within larger parking*

Pertinent Design Review Guidelines for Rehabilitation

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 1. Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 2. Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 3. Replace historic components of a window that are beyond repair with matching components.*
- 4. Replace entire windows only when they are missing or beyond repair.*
- 5. Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
- 6. Storm windows should not damage or obscure the windows and frames.*
- 7. Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
- 8. The addition of shutters may be appropriate if not previously installed but are compatible with the style of the building or neighborhood.*
- 9. In general shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.*
- 10. The size of the shutters should result in their covering the window opening when closed.*
- 11. Avoid shutters on composite or bay windows.*

H. MASONRY

Masonry includes brick, stone, terra cotta, concrete, stucco, and mortar. Masonry is used on cornices, pediments, lintels, sills, and decorative features, as well as for wall surfaces. Color, texture, mortar joint type, and patterns of the masonry help define the overall character of a building. Brick is used for the construction of building walls, retaining walls, fencing, and chimneys.

- 1. Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.*
- 2. When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.*
- 3. When repointing masonry, duplicate mortar strength, composition, color, and texture.*
 - a. Do not repoint with mortar that is stronger than the original mortar and the brick itself.*
 - b. Do not repoint with a synthetic caulking compound.*
- 1. Repoint to match original joints and retain the original joint width.*
- 2. Do not paint unpainted masonry.*

I. WOOD

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- 4. Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.*

5. *When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.*
6. *When repointing masonry, duplicate mortar strength, composition, color, and texture.*
 - a. *Do not repoint with mortar that is stronger than the original mortar and the brick itself.*
 - b. *Do not repoint with a synthetic caulking compound.*
3. *Repoint to match original joints and retain the original joint width.*
4. *Do not paint unpainted masonry.*

K. PAINT

A properly painted building accentuates its character-defining details. Painting is one of the least expensive ways to maintain historic fabric and make a building an attractive addition to a historic district. Many times, however, buildings are painted inappropriate colors or colors are placed incorrectly. Some paint schemes use too many colors, but more typical is a monochromatic approach in which one color is used for the entire building. On particularly significant historic buildings, there is the possibility of conducting paint research to determine the original color and then recreating that appearance.

1. *Do not remove paint on wood trim or architectural details.*
2. *Do not paint unpainted masonry.*
3. *Choose colors that blend with and complement the overall color schemes on the street. Do not use bright and obtrusive colors.*
4. *The number of colors should be limited. Doors and shutters can be painted a different color than the walls and trim.*
5. *Use appropriate paint placement to enhance the inherent design of the building.*

Discussion and Recommendations

Staff considers these exterior changes to be reasonable and within the ADC Guidelines, and is grateful that the applicant is restoring the house to its original appearance and character.

The applicant should be commended for submitting a thorough and thoughtful application.

Suggested Motion

Having considered the standards set forth within the City Code, including the City Design Guidelines for Site Design and Elements and City Design Guidelines for Rehabilitation, I move to find that the proposed minor exterior renovations satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Oakhurst-Gildersleeve ADC district, and that the BAR approves the application as submitted.

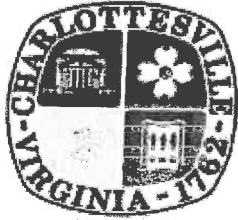
525 Valley Road (DHR # 104-5092-0028)



STREET ADDRESS:	525 Valley Road
MAP & PARCEL:	11-43
PRESENT ZONING:	R-1SU
ORIGINAL OWNER:	Unknown
ORIGINAL USE:	Residential
PRESENT USE:	Residential
PRESENT OWNER:	Christian Conklin & Jennifer Fariello
ADDRESS:	Christian Conklin & Jennifer Fariello 525 Valley Road Charlottesville, VA 22903
DATE/ PERIOD:	Ca. 1937
STYLE:	Colonial Revival
HEIGHT IN STORIES:	1.5 Stories
DIMENSIONS AND LAND AREA:	1046 sq.ft./0.174 Acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 1 ½-story, 3-bay, gable-roofed, brick Colonial Revival-style dwelling was constructed ca. 1937. It has the following architectural features: 2 gable-roofed wall dormers with 4/4-sash windows; an exterior-end brick chimney; 4/4-sash windows with



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 NEIGHBORHOOD DEVELOPMENT SERVICES

RECEIVED

JUL 10 2017

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 John Butler Applicant Name John Butler
Project Name/Description 525 Valley Rehabilitation Parcel Number 11-43 (DHR# 104-5092-0028)
Project Property Address 525 Valley Rd

Applicant Information

Address: 525 Valley Rd, Charlottesville, Va 22903

Email: jgregorybutler@gmail.com

Phone: (W) 434-260-1661 (C) _____

Signature of Applicant

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

John Butler 06/27/17
Signature Date

John Butler 06/27/17
Print Name Date

Property Owner Information (if not applicant)

Address: _____

Email: _____

Phone: (W) _____ (C) _____

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

Print Name _____ Date _____

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

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

June 26, 2017

To the Members of the Board of Architectural Review:

Thank you for your consideration of the following proposed modest repairs to my house at 525 Valley Rd. I apologize for the quality of the images. I am currently posted in Afghanistan and will be home to do this work this summer and so wanted to make sure I had the application in in a timely manner.

My intention in doing these repairs is basic maintenance and, where possible, to return the house to it's original appearance. For example, I will be replacing the water-damaged clapboard on the sides of the dormers with a fiber cement replacement of matching size, texture, and color (after repainting.) Likewise, I will be removing the recently added storm windows because they do not fit the character of the house and limit the functioning of the shutters. In the case of the driveway, I intend to replace the asphalt with flagstone to match the rear patio. The current asphalt is in very poor condition.

To the extent you find any gaps or concerns in my application, I apologize, as it is difficult to meet this requirement when I am out of the country. I emphasize that it is my absolute intention to adhere to the ADC Guidelines.

Please reach out to me with any additional questions or requests for information at jgregorybutler@gmail.com or 434-260-1661.

Sincere thanks,

John Butler

Proposed repairs to main house:

- (1) Replace current asphalt driveway, which is in poor condition, with the articulating cobblestone mat system from Riccobene. I will use the charcoal color, which is similar to the current weathered asphalt. It will be laid in a fan pattern.
- (2) Replace wooden lap siding on dormers, which have water damage, with HardiPlank of matching size, texture, and color.
- (3) Repaint exterior. No color change.
- (4) Repointing of mortar joints in upper portion of chimney with mortar of similar strength and texture and repaint to match rest of house.
- (5) Remove anachronistic exterior aluminum storm windows from windows. These distract from the period character of the home and prevent the shutters from closing all the way.
- (6) Trim the boxwoods at either side of the front entrance to restore a more proportional appearance.

There will be no structural alterations, and all work will be undertaken with the intent to preserve and enhance its historical character.

Proposed repairs to secondary structure (later-built mid-20th century):

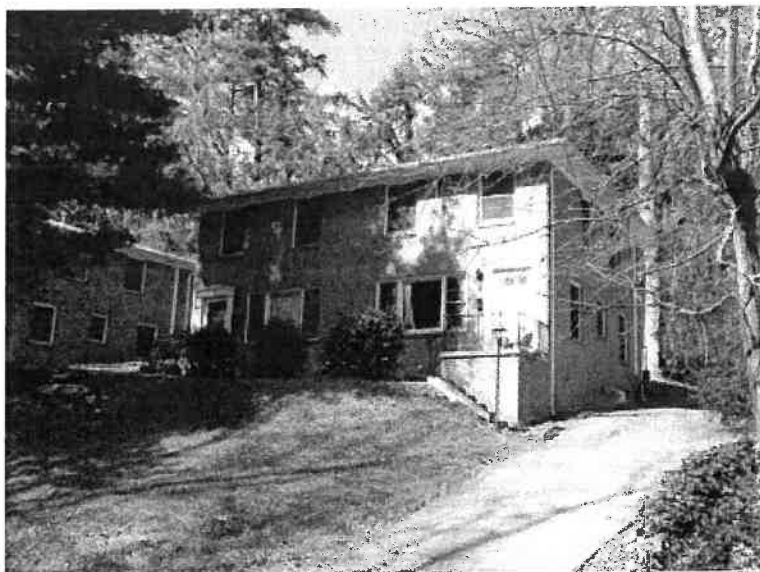
- (1) Replace masonite clapboard siding with HardiPlank lap siding matching the size, texture, and reveal of the dormer siding on the main house. The replacement siding will be painted the same color as the current siding and will match the main house. **Note:** the current siding is beaded clapboard with a larger reveal, however, I would like to change this to match the main house. Since the secondary structure is later built and not as significant architecturally, I think that using the smooth lap siding with less reveal will be more appropriate for the scale of the secondary structure and its context next to the main house. HardiPlank also offers a beaded clapboard that matches the current siding, which I could use if the Board will not approve the switch to non-beaded lap siding. However, I would strongly prefer to have the new siding match the dormer siding from the main house for the visual continuity.

Current Front View



Neighboring Buildings:

205 Valley Road (DHR # 104-5092-0027)



523 Valley Road (DHR # 104-5092-0029)



HardiePlank Sample (primed for paint)

HardiePlank® Lap Siding
SMOOTH

Enter your zip for the specific ColorPlus® Technology colors available *near you...*

Primed for Paint

2/3

< >

↓ Download Product Catalog

The image shows a digital interface for selecting HardiePlank Lap Siding. It features a color selection tool with a grid of color swatches, a zip code input field, and a 'Download Product Catalog' button. A navigation bar at the top right shows '2/3' and navigation arrows. The background of the interface is a large image of the siding product.

HardieTrim Sample (primed for paint)

HardieTrim® Boards
4/4 SMOOTH

Enter your zip for the specific ColorPlus® Technology colors available *near you...*

Primed for Paint

2/3

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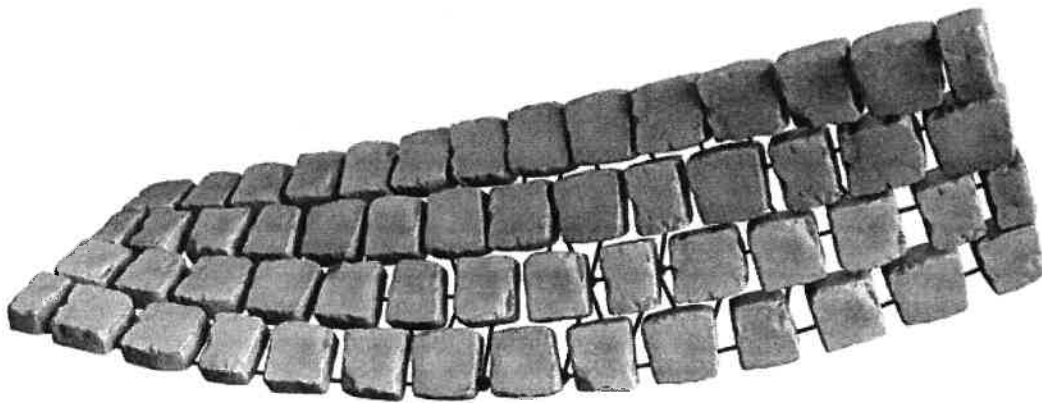
↓ Download Product Catalog

The image shows a digital interface for selecting HardieTrim Boards. It features a color selection tool with a grid of color swatches, a zip code input field, and a 'Download Product Catalog' button. A navigation bar at the top right shows '2/3' and navigation arrows. The background of the interface is a large image of the trim product.

Cobblesystem - Articulating Concrete Mats



Our latest innovation, **COBBLESYSTEMS**, combines old world style with new world affordability. **RICCOBENE** has captured that classic cobbled stone look and it is now accessible and affordable for any project. Builders, contractors, homeowners, DIYers, and architects all over the world have chosen **COBBLESYSTEMS** to enhance their homes, roadways, sidewalks, parks, and gathering spaces.



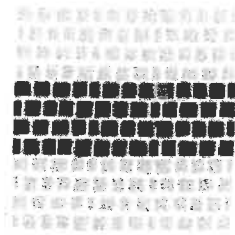
WHAT ARE ARTICULATING CONCRETE MATS?

Articulating Concrete Mats offer an affordable and sustainable hardscape solution without compromising authentic beauty.

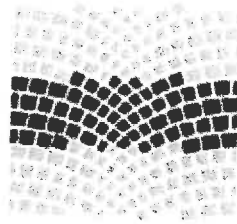
From our Albuquerque, New Mexico factory, each hand-made cobble is cast from high-resolution molds and are bound together by a durable grid to make a single articulating mat of concrete cobble stones.

I will be replacing the current asphalt driveway, which is in poor condition, with the articulating cobblestone mat system from Riccobene. I will use the charcoal color, which is similar to the current weathered asphalt. It will be laid in a fan pattern.

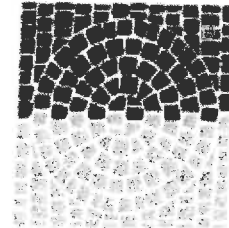
AVAILABLE PATTERNS



STRAIGHT



FAN



2 PC. CIRCLE

STRAIGHT/FAN MAT SPECS

Dimensions: 16" x 48" x 1-5/8"

Coverage: 5.33 sqft

Weight: 60 lbs

Pallet Weight: 1850 lbs

Pallet Qty: 30 mats

Pallet Coverage: 160 sqft

2 PC. CIRCLE CENTER SPECS

Dimensions: 48" x 48" x 1 5/8"

Coverage: 16 sqft

Weight: 212 lbs

*Nominal dimensions, coverage, and weights shown.

COLOR BLENDS



SANDY CREEK



ASHLAR GREY



CHARCOAL



SEDONA



DESERT BLEND

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



August 1, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 17-08-04
525 Valley Road
Tax Parcel 110043000
John Butler, Owner/Applicant
Minor Exterior Renovations

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, August 15, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala /cm

Mary Joy Scala, AICP
Preservation and Design Planner