

From: Mess, Camie
Sent: Tuesday, August 15, 2017 2:59 PM
To: blairco2008@yahoo.com
Subject: BAR Action - 158 Madison Lane - Aug. 14th, 2017

August 15, 2017

Alpha Chi Omega NHC
ATTN Kevin Blair

Certificate of Appropriateness Application

BAR 17-08-11
158 Madison Lane
Tax Parcel 090129000
Alpha Chi Omega NHC, Owner/ Kevin Blair, Applicant
Replace Roof Railing

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 14, 2017. The following action was taken:

The applicant moved for a deferral.

Schwartz moved that the BAR accepts the applicant's request for deferral. Bault seconded. The motion passed (6-0).

The BAR suggested that the applicant look into a composite chippendale railing, as the guidelines do not permit using vinyl to replace a wooden railing.

Sincerely yours,

Camie Mess
Assistant Historic Preservationist

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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 14, 2017**



Certificate of Appropriateness Application

BAR 17-08-11

158 Madison Lane

Tax Parcel 090129000

Alpha Chi Omega NHC, Owner/ Kevin Blair, Applicant

Replace Roof Railing

Background

158 Madison Lane is a contributing property in the Corner ADC district. It was built between 1900 and 1920 in the Colonial Revival style as a boarding house. It is a brick building with a hipped roof, oversized hipped front dormer, symmetrical 3-bay front, and a two-story, full width front porch with Doric columns. Historic survey from 1996 is attached. At that time there was a wood, Chippendale style railing on the porch roof.

Application

The applicant is requesting approval to replace the rotting wood decorative roof railing with a new composite railing and post sleeves to match the previous railing of vertical pickets. The roof railing is above the front porch.

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 Rehabilitations

I. Wood

The flexibility of wood has made it the most common building material throughout much of America's building history. Because it can be shaped easily by sawing, planing, carving, and gouging, wood is used for a broad range of decorative elements, such as cornices, brackets, shutters, columns, storefronts, and trim on windows and doors. In addition, wood is used in major elements such as framing, siding, and shingles.

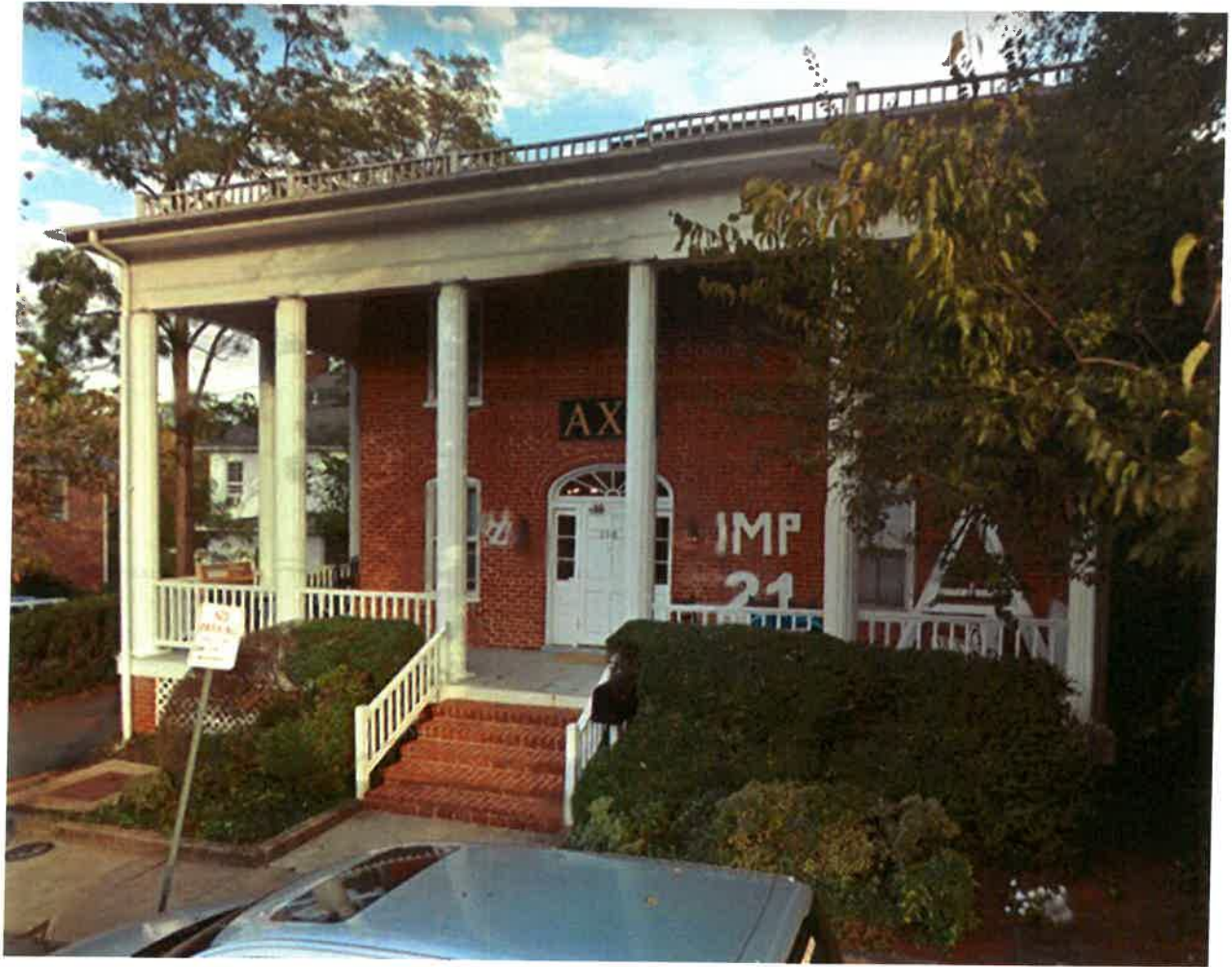
- 1. Repair rotted or missing sections rather than replace the entire element.
 - a. Use epoxies to patch, piece, or consolidate parts.*
 - b. Match existing materials and details.**
- 2. Replace wood elements only when they are rotted beyond repair.
 - a. Match the original in material and design by substituting materials that convey the same visual appearance or by using surviving material.*
 - b. Base the design of reconstructed elements on pictorial or physical evidence from the actual building rather than from similar buildings in the area.*
 - c. Complement the existing details, size, scale, and material.**
- 3. Do not substitute vinyl for wood railing and trim. Some composites, including fiberglass reinforced composite, may be found acceptable as a substitute material for a specific application, but must be painted.*

Discussion and Recommendations

The proposed composite railing matches the previous railing design. The guidelines specify that wood should not be replaced with vinyl, however, the proposed materials appears to be a better quality composite, and this railing is on the second story of the building and not very visible. The BAR should look at an actual sample of the material.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed new roof railing satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Corner ADC district, and that the BAR approves the application as submitted (or with the following modifications...).





Date 3/9/66 File No. 104-139 12

Name Alvin W. Henderson

Town 158 Madison Road
Charlottesville

County _____

Photographer J. E. Smenda

Contents _____

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	1	Exterior end	Brick	Common Bond
Cornice	0	Boxed	Wood	
Foundation	0	Continuous	Brick	
Porch	0	2-story, 1-level	Wood	Classical Revival
Roof	0	Hipped		Not visible
Walls	0	Masonry	Brick	7-course common
Window(s)	0	Sash, double-hung	Wood	2/2
Dormer	3	Hip-roofed	Wood	

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0

WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1915 ca

Source of Date: Site Visit/Written

Architectural Style: Classical Revival

Description:

Classical Revival dwelling with irregular footprint, consisting of two-story, hip-roofed block with projection section at east, rear corner. Full-height one-level front porch, rebuilt, extending for nine bays across front facade and around north corner to northeast side facade, with Doric columns (aluminum?), wide entablature, and Chippendale-style railing around top of porch; has wood railing with square spindles. Entrance in central bay of front facade has single-leaf panelled door, with three-light sidelights and elliptical fanlight. First floor windows have segmentally-arched lintels. The eaves on the house are deep, with frieze boards; there appears to be three hip-roofed dormers, one on the front, the northeast side, and the southwest side; and on the rear facade is a recessed one-story porch next to one-story bay.

Condition: Good-Excellent

Threats to Resource: None Known

Additions/Alterations Description:

Porch rebuilt, with reproduction columns (aluminum?); since 1969, replaced one-story porch that extended across front facade (Sanborn 1941, 1969).

Number of Stories: 2.5

Interior Plan Type:

Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:
None.

DHR Historic Context: Domestic

Significance Statement:

Apparently built between 1910 and 1920, this building was in use as a dwelling in 1920, 1929, and 1941; by 1969, it had become a rooming house. Currently it houses Alpha Chi Omega. Its portico mimics the full-height porticoes on adjoining dwellings built as fraternity houses, and reflects the

transition from single dwelling to rooming house to fraternity house. It contributes to the historic district (Sanborn 1913, 1920, 1929, 1941, 1969; O'Dell 1983).

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14645	33 - 343	3/ 9/1996
B&W 35mm Photos	14646	18 -	3/10/1996

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Survey, Other
Author: O'Dell, Jeffrey M.
Citation Abbreviation:
Virginia Historic Landmarks Commission (VHLC) Survey
Notes:
1983. VDHR Archives.

Sequence #: 1.1 Bibliographic Record Type: Map
Author: Sanborn Map Company
Citation Abbreviation:
Sanborn Fire Insurance Maps, Charlottesville, VA
Notes:
1907, 1913, 1920, 1929, 1941, 1969. University of Virginia Alderman Library Government Documents.

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 3/ 9/1996
Cultural Resource Management Event: Reconnaissance Survey
Organization or Person: Smead, Susan E.
ID # Associated with Event:
CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:
First :
Last :
Suffix :
Title :
Company: Alpha Chi Omega Fraternity, Inc.

Address: 5939 Castle Creek Parkway, N.

City : Indianapolis State: IN
Zip : 46250- Country: USA
Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:



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

RECEIVED

JUL 2 2017

NEIGHBORHOOD DEVELOPMENT SERVICES

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	Alpha Chi Omega NHC	Applicant Name	Kevin Blair (The Blair Co.)
Project Name/Description	Decorative roof railing	Parcel Number	
Project Property Address	158 Madison Ln. Charlottesville, VA 22903		

Applicant Information

Address: 4796 Richmond Rd.
Keswick VA, 22947
Email: kblairco2008@yahoo.com
Phone: (W) _____ (C) _____

Signature of Applicant

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

[Signature] 7/25/17
Signature Date
Kevin S. Blair 7/25/17
Print Name Date

Property Owner Information (if not applicant)

Address: 5939 Castle Creek pkwy N. Dr.
Indianapolis, IN 46250
Email: _____
Phone: (W) 317-597-5050 (C) _____

Property Owner Permission (if not applicant)

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

(Leased property)
Signature Date
Laura Bynum 7/25/17
Print Name Date

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

CSL Mgmt. Inc. (423) 650-8037

Description of Proposed Work (attach separate narrative if necessary): Demolish & remove existing rotten pine decorative railing on roof of front porch, install new composite railing + post sleeves.

List All Attachments (see reverse side for submittal requirements): Image 1 + 2, Product cut sheet, Product materials spec sheet, Plan sketch

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



Image 1

Sent from Yahoo Mail on Android

Bed + Breakfast

Louisa, VA.



Image 2

Sent from Yahoo Mail on Android

Widows Walk railing

801 West St.

Historical structure

Create a custom rail

Cree una baranda personalizada

fiberon

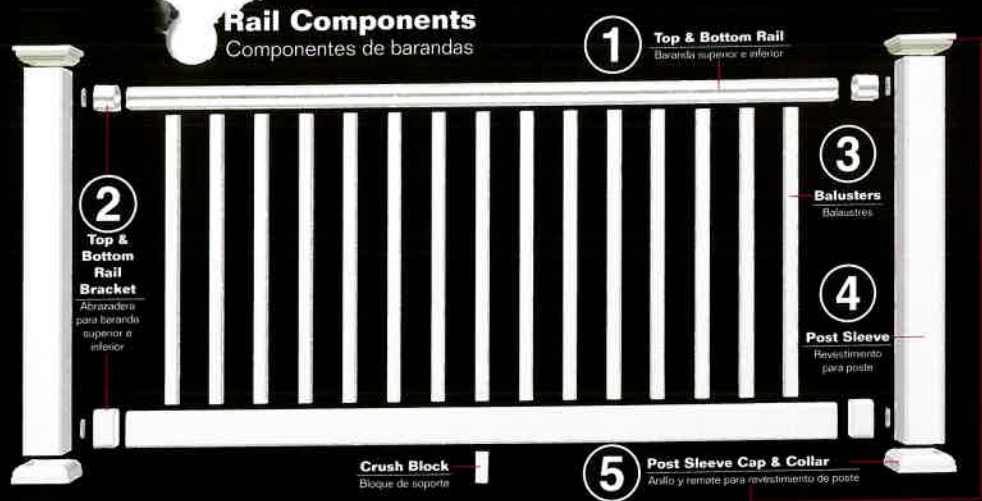
HomeSelect
Premium Composite Railing

Lowes.com
Fiberonhomeselect.com



Hecho en EE.UU.

Rail Components Componentes de barandas



1

Select rail style

- Use for rail & stair applications
- 1 top & 1 bottom per pack

Seleccione el estilo de la baranda
• Para usar en aplicaciones de baranda y escalera
• 1 superior y 1 inferior por paquete



Sentry Rail

Baranda Sentry



Deluxe Rail

Baranda de lujo



Traditional Rail

Baranda tradicional



Classic Rail

Baranda clásica



Natural Rail

Baranda natural

2

Select matching rail brackets

Use stair brackets & baluster inserts for stair installation

Seleccione abrazaderas para baranda que hagan juego
Use accesorios de balaustre y abrazaderas para escalera para instalación en escaleras



Sentry Rail Brackets

Abrazaderas para baranda Sentry



Deluxe Rail Brackets

Abrazaderas para baranda de lujo



Traditional Rail Brackets

Abrazaderas para baranda tradicional



Classic Rail Brackets

Abrazaderas para baranda clásica



Natural Rail Brackets

Abrazaderas para baranda natural

3

Select baluster style

Seleccione el estilo del balaustre

Round baluster inserts are made for use with Deckorators® 32-in Aluminum Classic Balusters

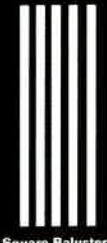
Las plaquitas redondas balaustre se hacen para el uso con Deckorators® 81,28 cm de aluminio Balaustres Classic

Turned balusters available in white

Balaustres torneados disponibles en blanco



Turned Balusters



Square Balusters



Round Balusters



Round balusters require inserts for rail applications

Los balaustres redondos necesitan accesorios para aplicaciones en barandas



Square & round balusters require inserts for stair applications

Los balaustres cuadrados y redondos necesitan accesorios para aplicaciones en escaleras



4

Select post sleeves & installation option

Post sleeves

- Slide over surface mount kit or wood post
- Install using 1 of 2 options

Seleccione los revestimientos para poste y la opción de instalación

Revestimiento para poste

- Coloque sobre el kit para montaje en superficie o el poste de madera
- Instale usando 1 de las 2 opciones

Option 1

Opción 1

Post sleeve surface mount kit for concrete or wood

Kit para montaje en superficie del revestimiento de poste para concreto o madera

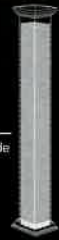


Option 2

Opción 2

Dry 4-in x 4-in wood post

Seque un poste de madera de 10,16 cm x 10,16 cm



5

Select post sleeve caps & collars

- Post sleeve cap covers top
- Post sleeve collar fits base

Elija los anillos y los remates para revestimiento de poste

- El remate para revestimiento de poste cubre la parte superior
- Anillo para revestimiento de poste se ajusta a la base



White Bevel Post Sleeve Cap

Remate para revestimiento de poste blanco Bevel



White New England Post Sleeve Cap

Remate para revestimiento de poste blanco New England



White Post Sleeve Collar

Anillo para revestimiento de poste blanco



Black Harbour Post Sleeve Cap

Remate para revestimiento de poste negro Harbour



Black Post Sleeve Collar

Anillo para revestimiento de poste negro

Table 3 - Fiberon & Veranda Railing System Fastener Requirements

System Connection	Fiberon Symmetry Railing	Fiberon Horizon Railing	Veranda Regency White Rail	Veranda ArmorGuard Railing	Veranda Enclave Railing
Top Rail to Bracket	#10x5/8" Screws	#10x3/4" SS Flat Head Screws	#10x3/4" SS Flat Head Screws	#10x1" SS Flat Head Screws	#10x3/4" SS Flat Head Screws
Top Rail Cap to Sub-Rail	--	--	--	#10x1-3/4" SS Pan Head Screws	--
Top Bracket to Post	#10x2.5" Screws	#10x2" SS Flat Head Screws	#10x2" SS Flat Head Screws	#10x2" SS Flat Head Screws	#10x2" SS Flat Head Screws
Top Rail to Baluster	#8x1.5" Flat Head Screws	PVC Baluster Daggers	Balusters Pass Through Rail	#10x1-3/4" SS Pan Head Screws	Balusters Pass Through Rail
Top Rail to Reinforcement	#10x1.875" Screws	--	--	--	--
Bottom Rail to Bracket	#10x5/8" Screws	#10x3/4" SS Flat Head Screws	#10x3/4" SS Flat Head Screws	#10x1" SS Flat Head Screws	#10x3/4" SS Flat Head Screws
Bottom Bracket to Post	#10x2.5" Screws	#10x2" SS Flat Head Screws	#10x2" SS Flat Head Screws	#10x2" SS Flat Head Screws	#10x2" SS Flat Head Screws
Bottom Rail to Baluster	#10x1.5" Screws	PVC Baluster Daggers	Balusters Pass Through Rail	#10x1-3/4" SS Pan Head Screws	Balusters Pass Through Rail

Table 4 - HomeSelect Railing System Component Material Specifications

System Component	Deluxe	Traditional	Classic
Top Rail	Co-Extruded MPVC (Mineral-Filled PVC)	Co-Extruded MPVC (Mineral-Filled PVC)	Co-Extruded MPVC (Mineral-Filled PVC)
Top Bracket	PVC Socket & Dovetail with Grade 304 SS Angle	PVC Socket & Dovetail with Grade 304 SS Angle	PVC Socket with Xenoy Polycarbonate L-Bracket
Bottom Rail	Co-Extruded MPVC (Mineral-Filled PVC)	Co-Extruded MPVC (Mineral-Filled PVC)	Co-Extruded MPVC (Mineral-Filled PVC)
Bottom Rail Bracket	PVC	PVC	PVC
Post Sleeve	Co-Extruded MPVC (Mineral-Filled PVC)	Co-Extruded MPVC (Mineral-Filled PVC)	Co-Extruded MPVC (Mineral-Filled PVC)
Baluster Options	Co-Extruded MPVC (Mineral-Filled PVC)	Co-Extruded MPVC (Mineral-Filled PVC)	Co-Extruded MPVC (Mineral-Filled PVC)
	3/4" Diameter G60 Steel Tube (45,000-psi Yield)	3/4" Diameter G60 Steel Tube (45,000-psi Yield)	3/4" Diameter G60 Steel Tube (45,000-psi Yield)
Crush Blocks	Co-Extruded MPVC (Mineral-Filled PVC)	Co-Extruded MPVC (Mineral-Filled PVC)	Co-Extruded MPVC (Mineral-Filled PVC)

Table 5 - HomeSelect Railing System Fastener Requirements

System Connection	Deluxe	Traditional	Classic
Top Rail to Bracket	#12x1" SS Flat Head Screws	#12x1" SS Flat Head Screws	#12x1" SS Flat Head Screws
Top Bracket to Post	#10x2" SS Pan Head Screws	#10x2" SS Pan Head Screws	#10x2" SS Pan Head Screws
Top Rail to Baluster	Balusters Pass Through Rail	Balusters Pass Through Rail	Balusters Pass Through Rail
Bottom Rail to Bracket	Slip Fit Only - No Fastener	Slip Fit Only - No Fastener	Slip Fit Only - No Fastener
Bottom Bracket to Post	#10x2" SS Flat Head Screws	#10x2" SS Flat Head Screws	#10x2" SS Flat Head Screws
Bottom Rail to Baluster	Balusters Pass Through Rail	Balusters Pass Through Rail	Balusters Pass Through Rail

