

From: Scala, Mary Joy
Sent: Thursday, June 22, 2017 2:50 PM
To: Claude Dussaud (claude@sailtheblue.com)
Cc: sfeb2000@aol.com
Subject: BAR Action - 105 West High Street - June 20, 2017

Claude Dussaud
PO Box 216
White Hall, VA 22987

RE: Certificate of Appropriateness Application
BAR 17-06-01
105 West High Street
Tax Parcel 330110000
Blue Fox, LLC, Owner/ Claude Dussaud, Applicant
Remove shutters and add bluestone to front steps/walkway

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 20, 2017. The following action was taken:

Balut moved: Having considered the standards set forth within the City Code, including the City Design Guidelines for Site Design and Elements, and for Rehabilitation, I move to find that the proposed shutter removal and bluestone addition satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted. Mohr seconded. Motion approved (6-0).

The following recommendation will be sent to Public Works:

Schwarz moved that the BAR recommends the City repair the adjacent asphalt sidewalk that was originally concrete and in fixing this sidewalk and leveling it, the City should replicate the original diamond scoring pattern and also protect the (decorative) curb. Earnst seconded. Motion approved (6-0).

This certificate of appropriateness shall expire in 18 months (December 20, 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.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 20, 2017**



Certificate of Appropriateness Application

BAR 17-06-01

105 West High Street

Tax Parcel 330110000

Blue Fox, LLC, Owner/ Claude Dussaud, Applicant

Remove shutters and add bluestone to front steps/walkway

Background

This contributing property is located in the North Downtown ADC District. Also known as the Carver-Blakey house, the house was built in 1894 in the late Victorian style, but has been significantly altered since then. The house is characteristic of those built around the turn of the century with its large, segmental arched windows, fish scale pattern, pressed tin gable treatment, slate roof, and spool corner brackets. (Historic survey attached).

✓ May 2017 – Staff administratively approved replacing the existing concrete tile walkway with a poured concrete walkway, raised approximately 5" above the sidewalk with a step, keeping the concrete piers and curbing intact.

Application

✓ The applicant is requesting approval to add bluestone treads to the front steps, which are currently concrete with a round nosed tread, and to cover the concrete walkway with the same bluestone paving. The front steps lead to a porch that is currently soapstone, and the side brick steps leading to a secondary front door are also covered in soapstone.

✓ The applicant also wants to remove the existing shutters from the front of the building, and will repaint the brick wall to match the current color.

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

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 lots, and provide crosswalks at vehicular lanes within a site.*

Pertinent Design Review Guidelines for Rehabilitation

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*

Discussion and Recommendations

The shutters are on four windows on only the front façade. They are not hung and are not original to the house. There is nothing in the guidelines about the removal of shutters from a historic structure.

✓ The applicant met with staff and City engineers to determine the best solution for the ponding of water. Everyone agreed that raising the walkway slightly addresses the problem. After the applicant is done with his work, then Public Works will come in and re-grade the City sidewalk so that it drains gradually from west to east.

✓ The new bluestone stair treads and walkway pavers will look similar to the existing soapstone, and fit within the criteria. The existing concrete piers and curbing are in good shape. The applicant may raise the curbing slightly at the sides of the walkway to keep it above the walkway.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, and for Rehabilitation, I move to find that the proposed shutter removal and bluestone addition satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 105 West High Street
 Map and Parcel: 33-110
 Census Tract & Block: 3-506
 Present Owner: Fred N. Colner
 Address: 105 West High Street
 Present Use: Offices
 Original Owner: T. P. Carver
 Original Use: Residence

BASE DATA

Historic Name: Carver-Blakey House
 Date/Period: 1894
 Style: Late Victorian
 Height to Cornice: 23.5
 Height in Stories: 2 1/2
 Present Zoning: B-1
 Land Area (sq.ft.): 52 x 110
 Assessed Value (land + imp.): 6600 + 7020 = 13,620

ARCHITECTURAL DESCRIPTION

What was once a handsomely massed Victorian brick house has been altered so much that its original picturesqueness is lost. The veranda which originally wrapped around the front is gone as is the original door treatment. The door converted to a window with a panel below on the second floor is awkward. The house is characteristic of those built around the turn of the century with its large, segmental arched windows, fish scale pattern, pressed tin gable treatment, slate roof, and spool corner brackets.

HISTORICAL DESCRIPTION

The property on which this house was built was purchased by T. P. Carver for his first wife Lelia from the H. H. George estate in 1893 (DB 4-414). Tax records indicate that in 1895 buildings valued at \$1800 were added to the lot. Lelia passed away and the property was placed in trust for her daughter Virginia in 1898 (DB 9-61). T. P. Carver, her father, retained "rents, issues, and profits" from the property until Virginia reached her twentieth birthday in 1914. In 1919 Virginia Carver Beck sold the property to Grover Blakey (DB 33-414). In 1962 Brenton Patterson bought the property from Grover Blakey's heirs (DB 224-14) and converted it to offices.

GRAPHICS

CONDITIONS

Average

SOURCES

Mrs. Velora Thomson
 City/County Records



No. 105 W High St.

Name CARVER - BLAKEY HS.

Order

Remarks

Retouched

Order Finished Aug. 1974

Reorder



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 BLUE FOX LLC Applicant Name Claude Duxaud
Project Name/Description Shutter Removal Parcel Number Tax 33 #110
Project Property Address 105 West High Street, Charlottesville

Applicant Information

Address: PO Box 216
White Hall VA 22987
Email: CLAUDE@SAILTHEBLUE.COM
Phone: (W) 804 815 1233 (C) 804 815 1233
Bayrams Remodeling.com SFeb2000@aol.com
434-815-2365
Property Owner Information (if not applicant)

Address: BLUE FOX LLC PO Box 216
White Hall VA 22987
Email: _____
Phone: (W) _____ (C) _____

Do you intend to apply for Federal or State Tax Credits
for this project? _____

Signature of Applicant

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

Signature _____

Date 5.11.17

Print Name _____

Date _____

Property Owner Permission (if not applicant)

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

Signature _____

Date 5.11.17

Print Name _____

Date _____

Description of Proposed Work (attach separate narrative if necessary): Remove Shutter -
Paint to match current wall.
Add bluestone to front steps.

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

For Office Use Only

Received by: O. Eubaud
Fee paid: 125.00 Cash/Ck. # 152
Date Received: 5/11/17

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

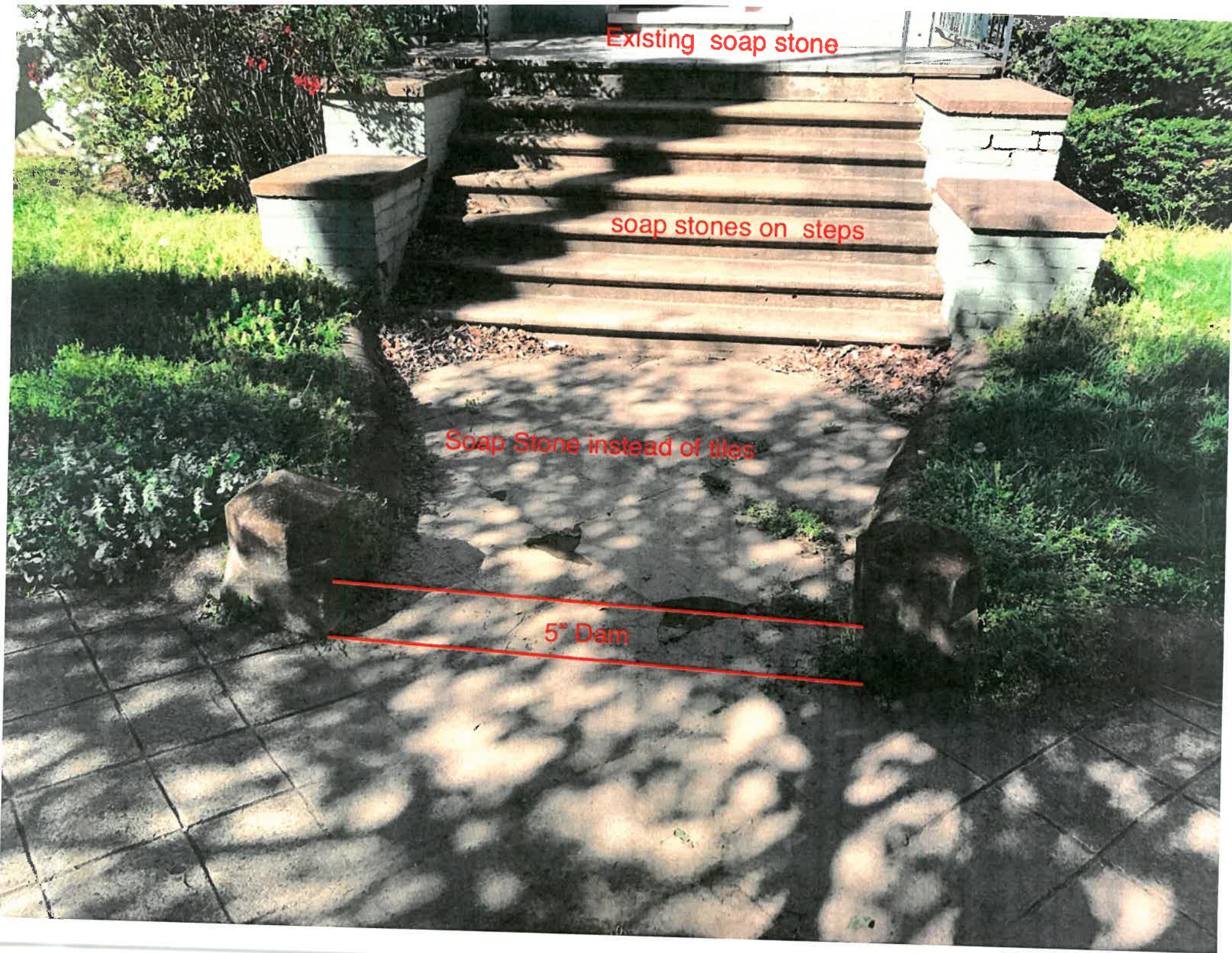


Existing soap stone

soap stones on steps

Soap Stone instead of tiles

5" Dam







Board of Architectural Review (BAR) Certificate of Appropriateness

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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 BLUE FOX LLC Applicant Name CLAUDE DUSSAUD
Project Name/Description LANDING LIFT AND RENOVATION Parcel Number 110
Project Property Address 105 West High Street, CHARLOTTESVILLE, VA

Applicant Information

Address: PO Box 216
White Hall, VA 22987
Email: CLAUDE.R.SAULTHE.BLUE@COM
Phone: (W) 804.815.1233 (C) 804.815.1233

Property Owner Information (if not applicant)

Address: BLUE FOX LLC PO 216
White Hall, VA 22987
Email: _____
Phone: (W) _____ (C) _____

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] 4.13.17
Signature Date

CLAUDE DUSSAUD 4.13.17
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 4.13.17
Signature For BLUE FOX LLC Date

CLAUDE DUSSAUD 4.13.17
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): See attached

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

For Office Use Only

Received by: D. Eubank
Fee paid: 100.00 Cash/Ck. # 1150
Date Received: 4/17/17
Revised 2016

Approved/Disapproved by: mgscala
Date: 05/15/2017

Conditions of approval: _____

Concrete work only at this time.
Preserve the existing concrete piers
and curbing along both edges of walkway.

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



June 6, 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 17-06-01

105 West High Street

Tax Parcel 330110000

Blue Fox, LLC, Owner/ Claude Dussaud, Applicant

Remove shutters and add bluestone to front steps/walkway

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, June 20, 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, AICP
Preservation and Design Planner

