



# 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](mailto: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 John Conover & Virginia Daugherty Applicant Name same  
Project Name/Description Upstairs Front Porch Railing Parcel Number 330185000  
Project Property Address 104 West High Street, Charlottesville, VA 22902

### Applicant Information

Address: 104 West High Street, C'ville 22902  
\_\_\_\_\_  
Email: john@papercraft.com  
Phone: (H) 293-5622 (C) \_\_\_\_\_

### Signature of Applicant

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

[Signature] 1/19/18  
Signature Date

John Conover 1/19/18  
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

Description of Proposed Work (attach separate narrative if necessary): Attached.

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

### For Office Use Only

Received by: D. Eubank  
Fee paid: 12500 Cash/Ck. # 90066  
Date Received: 1/19/18

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
February 21, 2018**



**Certificate of Appropriateness Application**

BAR 18-02-01

104 West High Street

Tax Parcel 330185000

John Conover and Virginia Daugherty, Owner and Applicant

Adding height to upstairs front porch railing

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**Background**

This contributing property is located in the North Downtown ADC District. Also known as the Carver House, this 2 story house constructed in 1891, has a standing seam metal hipped roof, and a porch that includes decorative sawn balusters, chamfered posts, and a pierced frieze.

**Application**

To meet uniform code, install new wood rail to increase the height of the railing on the 2<sup>nd</sup> story front porch. The current railing height varies between 28 and 29 inches. The statewide uniform building code now requires it to be 36 inches. The applicant wants to add a complementary board to achieve the required height and paint to match the existing horizontal railing.

**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 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.*

### *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**

Since the applicant is not altering the existing decorative railing on the porch, staff finds the addition of the extra board at the top, to make the porch code compliant, to be consistent with the ADC Guidelines.

## **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 addition to the railing height satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted.

## Mess, Camie

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**From:** Mess, Camie  
**Sent:** Tuesday, February 27, 2018 12:09 PM  
**To:** 'john@papercraft.com'  
**Cc:** Werner, Jeffrey B  
**Subject:** BAR Action- February 21, 2018 - 104 West High Street

February 27, 2018

### **Certificate of Appropriateness**

BAR 18-02-01  
104 West High Street  
Tax Parcel 330185000  
John Conover and Virginia Daugherty, Owner and Applicant  
Adding height to upstairs front porch railing

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 21, 2018. The following action was taken:

**Mohr moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed addition to the railing in concept satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application with the modification that the top rail be reduced to 4" so there is a roughly a 4" air space—not to exceed maximum allowed by code--between the two and paint the top rail (new rail) the same accent color as the current top rail. Gastinger seconded. Approved (5-0).**

This certificate of appropriateness shall expire in 18 months (August 21, 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. 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 Jeff Werner at 434-970-3130 or [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,

Camie Mess

### **Camie Mess**

Assistant Preservation and Design Planner  
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](mailto:messc@charlottesville.org)

**John Conover**  
**104 West High Street**  
**Charlottesville, VA 22902**

January 19, 2018

Ms. Camie Mess  
City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902

Dear Ms. Mess,

We would to apply to increase the height of the railing that runs around our upstairs front porch. We like the way it looks but it is very unsafe, which prevents us from using the porch for both adults and children.

The current railing height runs between 28 and 29 inches. We have no memory how this happened. It is not original but it was before safety and oversight became such real concerns. The statewide uniform building code now requires guardrails to be 36 inches. We would like to comply.

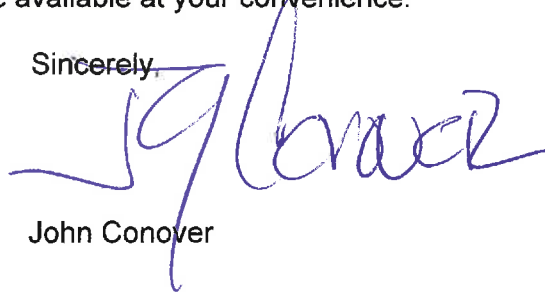
We believe that this can be done without harming the aesthetics or architectural integrity our property. We would simply add a complementary board to achieve the required height and paint it the identical green, so that the change would not be noticeable.

I have attached the BAR application form, a current photo and a drawing of how we would like it to look.

I have attached a check for \$125, which appears to be the standard fee.

If you would like to visit for a viewing, we can be available at your convenience.

Sincerely,



John Conover

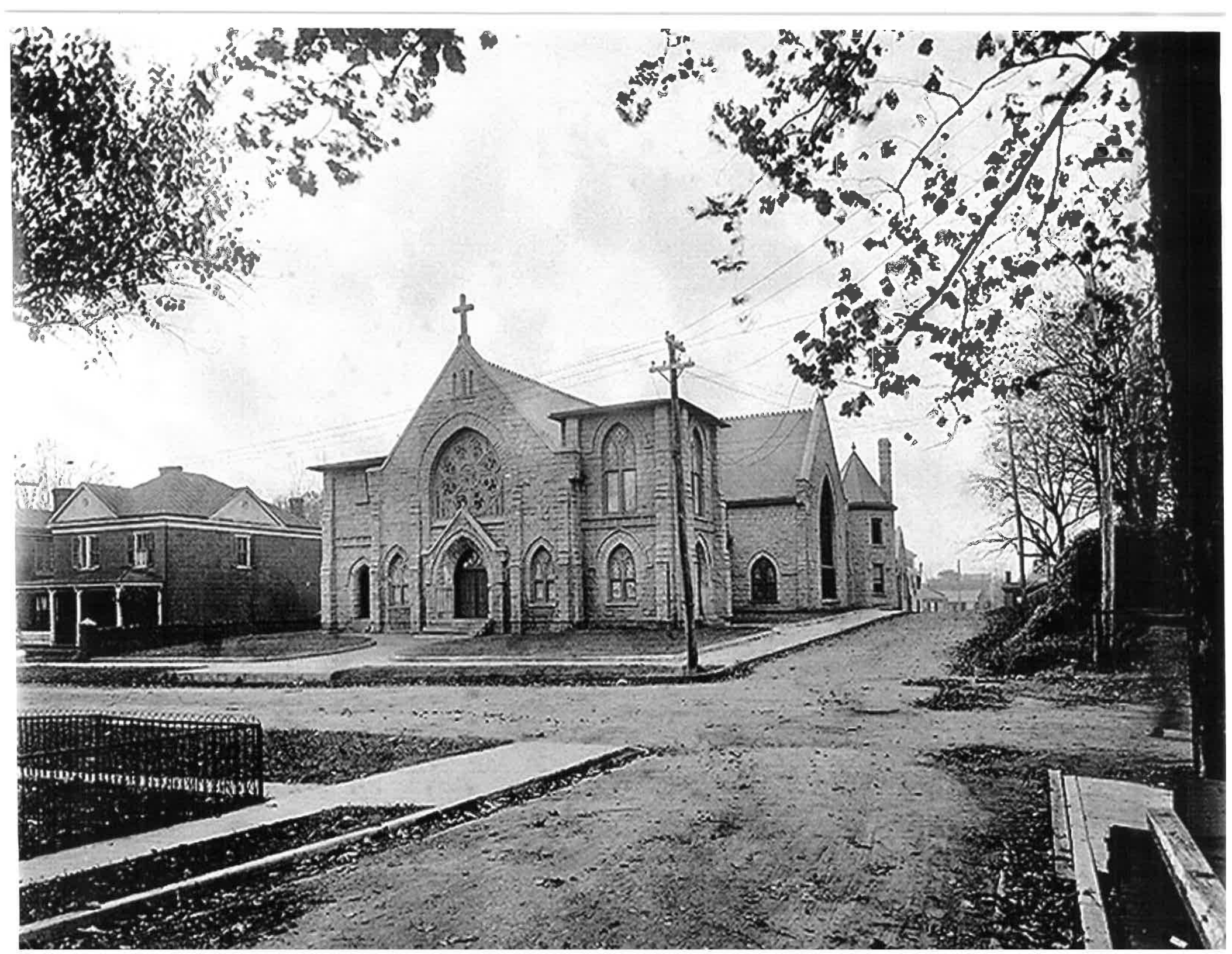












John Conover  
104 West High Street  
Charlottesville, VA 22902  
(434) 293-5622

New Bar

Open Space

Post

Post

28"

36"

Open Space

