

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Thursday, June 21, 2018 3:57 PM
To: 'shanna@coreknowledge.org'
Cc: Werner, Jeffrey B; Mess, Camie
Subject: BAR Actions - June 19, 2018 - 801 East High Street

June 21, 2018

Certificate of Appropriateness Application

BAR 18-05-06
801 East High Street
Tax Parcel 530194000
Core Knowledge Foundation, Owner/, Applicant
Roof replacement (change of material)

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 15, 2018. The following action was taken:

Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed roof replacement changes satisfy the BAR's criteria and are compatible with this Individually Protected Property, and that the BAR approves the application as submitted, with the conditions:

- **That the seams and ridge cap be hand crimped**
- **The pan and seam height be consistent with the existing standing seam metal roof that is on the addition, and the color match the existing standing seam metal roof.**

Earnst seconded. Approved (7-0.)

The BAR noted that this motion passes due to the fact that portions of the existing roof have previously had standing seam metal roofing installed.

This certificate of appropriateness shall expire in 18 months (December 19, 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 me at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,
Jeff Werner

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Tim Lasley

Intern | Historic Preservation and Design Planning
City of Charlottesville | Neighborhood Development Services
University of Virginia | Class of 2020

School of Architecture

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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 19, 2018**



Certificate of Appropriateness Application

BAR 18-05-06

801 East High Street

Tax Parcel 530194000

Owner: Core Knowledge Foundation

Applicant: Samantha Hanna

Roof replacement (change of material)

Background

The Fishburne House, built in 1872, is an Individually Protected Property (historic survey attached.)



Application

Linda Bevilacqua submittal dated May 2, 2018: historic survey and proposed material changes (2 pages).

Request to remove the existing slate from the hipped roof on the original, c1872, western portion of the building, and replace with painted, standing seam metal. New roof to be 26-gauge, prefinished metal. (Note: The hipped roof on the east wing of the building--constructed sometime between 1877 and 1896—is standing seam metal.)

Color to match previously installed metal roofing on the eastern portion of the building.

Discussion

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;*
- (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 Guidelines for Rehabilitation include:

G. ROOF

1. *When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.*
2. *If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.*
3. *Original roof pitch and configuration should be maintained.*
4. *The original size and shape of dormers should be maintained.*
5. *Dormers should not be introduced on visible elevations where none existed originally.*
6. *Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.*
7. ***When replacing a roof, match original materials as closely as possible.***
 - a. ***Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.***
 - b. *Artificial slate is an acceptable substitute when replacement is needed.*
 - c. *Do not change the appearance or material of parapet coping.*
8. *Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.*
9. *Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.*

Discussion and Recommendations

The BAR should discuss if the change of roofing materials from slate to metal is appropriate for this structure.

Staff has suggested to the applicant the use of faux slate. If an alternative is considered, BAR should discuss/approve the material and color.

Previous instances of removing existing slate and replacing it with standing seam metal include, and are as followed with the corresponding discussion and BAR motion:

611 Park Street, September 2003:

Due to the expense of replacing slate, the BAR has in the past permitted substitute materials that resemble slate. In this case, part of the roof has already been replaced with standing seam copper. Staff recommends that the roof be replaced with slate if possible. If the applicant can provide financial justification as noted in the guidelines, then the BAR may approve the request.

The BAR voted unanimously (7-0) to approve your request to replace a slate roof with a standing seam copper roof based on balance of the guidelines; the appropriateness of the copper material in this historic district; the slate roof is not a defining material or architectural feature in this case; and the composition of the existing materials used on the house, including the existing copper roofs on the house.

1102 Carlton Avenue, October 2012:

The standing-seam metal roof replacement proposed is in keeping with the context of the structure and aligns with guidelines. According to the 1920 Sanborn Fire Insurance Map, the original roof was some non-combustible material – which includes the possibility of slate, metal, or composite shingles.

Approved (6-0) as submitted.

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 roof replacement changes satisfy the BAR's criteria and are compatible with this Individually Protected Property, and that the BAR approves the application as submitted (or with the following modifications...).



**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

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 Core Knowledge Foundation Applicant Name Samantha Hanna
Project Name/Description Roof Replacement - main bldg Parcel Number 530194000
Project Property Address 801 East High Street

Applicant Information

Address: 801 East High St
Email: shanna@coreknowledge.org
Phone: (W) 434-220-3351 (C) _____

Property Owner Information (if not applicant)

Address: _____
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.

Linda Bevilacqua 5-2-18
Signature Date

LINDA BEVILACQUA 5-2-18
Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): Remove and replace existing slate roof with standing seam metal per attached.

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

For Office Use Only
Received by: _____ Approved/Disapproved by: _____
Date: _____
Fee paid: _____ Cash/Ck. # _____ Conditions of approval: _____
Date Received: _____
Revised 2016

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Architectural And Historic Survey



Identification

1872, c. 1878-1895

STREET ADDRESS: 801 E. High Street
 MAP & PARCEL: 53-194
 CENSUS TRACT AND BLOCK:
 PRESENT ZONING: B-1
 ORIGINAL OWNER: Clement D. Fishburne
 ORIGINAL USE: Residence
 PRESENT USE: Offices
 PRESENT OWNER: James C. & Katherine M. Andrews
 ADDRESS: 801 E. High Street
 Charlottesville, VA 22901

HISTORIC NAME: C. D. Fishburne House
 DATE / PERIOD: 1872, 1955
 STYLE: Victorian
 HEIGHT (to cornice) OR STORIES: 2 storeys
 DIMENSIONS AND LAND AREA: 97.25' x 145.46' (15,814 sq.ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Summer 1983
 SOURCES: City/County Records Dr. James C. Andrews
 Sanborn Map Co. - 1896, 1907
 Alexander, Recollections of Early Ch'ville

ARCHITECTURAL DESCRIPTION

even ^{wipped(?)} gabled(?)

This is a 2-storey, 2-bay double-pile Victorian house with a 2-storey, 2-bay, single-pile wing covering the rear half of the east side. Its appearance has been substantially altered by the loss of its veranda. The house is set on a high English basement constructed of brick laid in 5 and 6-course American bond. Wall construction is of brick laid in 5 and 6-course American-with-Flemish bond. There is no water table. The steep gable roof is covered with slate and has projecting eaves and verges, exposed rafter ends, and a sawn bargeboard in the gable ends on the front and rear elevations. The stack of the single central chimney has been rebuilt. The large windows throughout the house are double-sash, 6-over-6 light, with wooden sills, moulded surrounds, and louvered shutters. They are slightly shorter at the second level, and basement windows are still shorter. There is a one-storey semi-octagonal bay window in the front bay on the west side of the house. It has a truncated hip roof, covered with metal, with projecting eaves and an entablature with dentil moulding. Its walls are brick, and it has a narrow 4-over-4 light window in the center plane and very narrow 2-over-2 light windows at the sides. Basement windows are shorter and are recent replacements. There is a small circular-headed 2-over-2 light attic window with a shaped surround in the gable on the facade. The rear gable has a plain square 9-light casement window. The facade was originally covered by a one-storey veranda. The front yard has now been filled in behind a retaining wall and the veranda replaced with a flagstone terrace. The entrance door in the eastern bay of the facade has six lights over two panels, with a 3-light transom and louvered shutters. There are identical doors on the east side and in both bays of the facade of the wing, but it is possible that there were originally windows in those locations. The brick in the foundation and the end and rear walls of the 2-storey east wing is laid in 7-course American bond, while the facade is in 7-course American-with-Flemish bond. Its gable roof is lower pitched than the original section and is covered with standing-seam metal. It has projecting eaves and verges. There is an interior end chimney. The Sanborn maps indicate that there was never a veranda on the wing. A complex of one-storey, shed-roofed back porches enclosed with weatherboarding covers the entire rear elevation. They have now also been enclosed with brick at the basement level. The interior of the original section follows the side hall plan, with high ceilings, large windows, and Victorian mantels.

HISTORICAL DESCRIPTION

before

In 1871, Clement D. Fishburne, cashier of the Albemarle Bank, contracted to purchase the 1½-acre lot west of the McIntire House. There was a small brick house on the property, and the occupant was to have use of it until October 1872 (ACDB 67-483). Fishburne must have begun construction of his house at that time because it was completed by the time Alexander described the area in January 1874. This house was the home of the Fishburne family for eighty years. The east wing was added sometime between 1877 and 1896, according to the Gray and Sanborn maps. Charles W. Hurt and Dr. James C. Andrews bought the house from Fishburne's granddaughter in 1955 (City DB 183-65). They remodeled it for use as offices, removed the veranda, and filled in the front yard. The brick summer kitchen and servants' quarters were found to be too badly deteriorated for restoration, and so they were demolished and the brick used in the remodeling of the house. The adaptive re-use of the house was awarded the Civic League's Certificate of Merit in 1955. Dr. Andrews still occupies the main floor office.

Additional References: ACDB 145-322; City DB 37-214, 214-320, 431-66 & 68; City WB 1-240, 6-474, 7-215.

tax records show that it was completed in 1872.

801 East High Street



- The section of the roof we are replacing is **Main Roof – West**
- We are having the **slate** that is on there currently **removed due to safety reasons**
- To replace the slate we are having **26-Gauge pre-painted “Kynar paint finish” Metal** put in its place
- This is the same metal that has been previously approved for other sections of the roof (North Addition East and West)

