

## Lasley, Timothy G

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**From:** Lasley, Timothy G  
**Sent:** Wednesday, May 23, 2018 11:47 AM  
**To:** 'shanna@coreknowledge.org'  
**Cc:** Werner, Jeffrey B; Mess, Camie  
**Subject:** BAR Actions - May 15, 2018 - 801 East High Street

May 21, 2018

### **Certificate of Appropriateness Application (deferred by applicant)**

BAR 18-05-06  
801 East High Street  
Tax Parcel 530194000  
Core Knowledge Foundation, Owner/Samantha Hanna, 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: Blaut moved to accept the applicant's request for deferral. Schwarz seconded. Approved (6-0).**

If you have any questions, please contact Jeff Werner at 434-970-3130 or [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,  
Jeff Werner

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**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
May 15, 2018**



**Certificate of Appropriateness Application**

BAR 18-05-06

801 East High Street

Tax Parcel 530194000

Core Knowledge Foundation, Owner/Samantha Hanna, Applicant

Roof replacement (change of material)

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**Background**

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

**Application**

The applicant is requesting to remove the existing slate roof and replace it with a standing seam metal roof.

**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.

**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.