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November 21, 2018

**Certificate of Appropriateness Application**

BAR 18-11-05

518 17th Street NW

Tax Parcel 050066000

Zeta Iota Deuteron, HCB, Owner

George Stone, Applicant

Front Door Replacement

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 20, 2018. The following action was taken:

**Motion: Miller moved to accept the applicant's request for deferral. Balut seconded. Approved (7-0).**

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

[http://charlottesville.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=1331](http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1331)

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

Sincerely yours,

Jeff Werner

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Jeff Werner, AICP  
Historic Preservation and Design Planner  
City of Charlottesville  
Neighborhood Development Services  
City Hall | P.O. Box 911  
610 East Market Street  
Charlottesville, VA 22902  
Phone: 434.970.3130  
Email: [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
November 20, 2018**



**Certificate of Appropriateness Application**

BAR 18-11-05

518 17<sup>th</sup> Street NW

Tax Parcel 050066000

Zeta Iota Deuteron, HCB, Owner/ George Stone, Applicant

**Front Door Replacement**

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**Background**

Built in 1900 this dwelling is a contributing structure in the Rugby Road- University Circle-Venable Neighborhood ADC District. (Survey attached.) The house is currently occupied by a sorority.

**Prior BAR Actions** (see end of this report)

**Application**

Application Submitted:

- George Stone submittal dated November 1, 2018: application page, current door photo (page 2), proposed door (page 3), profile detail (page 3), door and transom dimensions (page 4), door jamb details (page 5-6)

Replace the paired doors, glazed transom, and frame at the main entry—at porch on west elevation. Replacement--versus repair or reproduction—due to some warping of the doors (creating difficulties with the security latch and system) and with the intent to provide a more secure entrance for the sorority's occupants. Existing doors are 1¾ inches thick; replacements be 2 ¼". Replicated with the new doors and transom will be the T-astragal, the horizontal bracket/trim (below the oval panes), and the dimensions of the existing rails, stiles, oval panes, and lower panels.

**Discussion and Recommendations**

There five primary options regarding the doors, transom and frame:

1. Rehabilitate and/or repair the existing, maintaining all design elements, profiles, and dimensions.
2. Replicate/reproduce the existing in all aspects, except thickness.
3. Replace the doors with new rails and stiles, matching the profiles and dimensions (except thickness) and incorporating the existing upper and lower panels.
4. Replace with new that are similar, but not reproductions. (As submitted.)
5. Install new that do not match existing—a clear distinction between old and new.

Staff acknowledges that replacing these doors is almost entirely a function of improving security; that the existing doors are slightly warped and the lower panels are too thin to be incorporated into the new. (Staff discussed this with the applicant and while it did not prove practicable, we commend them for discussing this it with the door manufacturer.)

While the new doors will be very similar to the existing, there are details that will not be replicated: the applied medallions on the lower panels; the beaded profile on the stop moulding for the oval glass panes and door panels; and the beveled rim on the oval glass. (In the city's 1982 historic survey, the paired doors are described as each having a *large oval light over a decorated panel*.)

From the NPS national Center for Cultural Resources, Interpreting the [Secretary's Standards] *Inappropriate Replacement Doors*, July 1999.<sup>i</sup>

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**Issue:** Selecting appropriate replacement doors as part of a rehabilitation project is important in retaining the character of a historic building regardless of whether it is a residential or a commercial structure. The front door to a house, a store, or an office is an integral feature of the entrance to the building, and it should reflect accurately the building's style, period of architectural significance, and its use. If the historic door is still extant, it should be retained and repaired, or it must be replaced if too deteriorated to repair. Although the replacement may be a compatible new design, it is always preferable that the new door replicate as closely as possible the historic door, while meeting modern code or security requirements that may necessitate a stronger or more fire-resistant door. This includes reproducing the same glass size, pane configuration and profile of true muntins, and the same number, size, and shape of vertical or horizontal panels. A replacement door should also match the historic door in material as well as design, but in some instances, if the situation warrants, an appropriate substitute material may be used.

In accordance with the Secretary of the Interior's Standards and the Guidelines for Rehabilitating Historic Buildings, replacing a missing historic door with one that matches the historic door is preferable if physical, pictorial, or photographic evidence exists to document its appearance. Absent that, the door may be replaced with a new unit that is compatible with the style and character of the historic building.

If the replacement is approved, Staff suggests that the applicant consider either storing the doors, should future restoration be pursued or, at the very least, retaining the oval glass and decorative panels to be displayed or stored.

In its discussion, the BAR should determine if the proposed replacements are appropriate or should other options be evaluated.

### **Suggested Motion**

#### *Approval*

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed replacement of the doors, transom and frame satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted.

...as submitted with the following modifications...

#### *Denial*

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed replacement of the doors, transom and frame does not satisfy the BAR's criteria and is compatible with this property and other properties in the Rugby Road-

University Circle-Venable Neighborhood ADC District, and that the BAR denies the application as submitted for the following reasons:...

### **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
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) 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 Standards for Review of Rehabilitation include:**

##### **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 or 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.
9. In general, avoid adding a new entrance to the primary facade or facades visible from the street.

10. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
11. Provide needed barrier-free access in ways that least alter the features of the building.
  - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
  - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
- 12. The original size and shape of door openings should be maintained.**
- 13. Original door openings should not be filled in.**
- 14. When possible, reuse hardware and locks that are original or important to the historical evolution of the building.**
- 15. Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.**
- 16. Retain transom windows and sidelights.**
17. When installing storm or screen doors, ensure that they relate to the character of the existing door.
  - a. They should be a simple design where lock rails and stiles are similar in placement and size.
  - b. Avoid using aluminum colored storm doors.
  - c. If the existing storm door is aluminum, consider painting it to match the existing door.
  - d. Use a zinc chromate primer before painting to ensure adhesion.

**Prior BAR Actions:**

November 15, 2011 – (Proposed addition) Preliminary discussion.

December 20, 2011 – The BAR approved (8-0) the two-story frame addition subject to staff approval of: window cut sheet (aluminum clad with exterior applied SDL's), dark-sky compliant exterior lighting, landscape plan showing trees to be removed/replaced, and material submissions for windows and slate roof. The BAR also found that the proposed handicapped ramp does not threaten the historic significance of the building. Additional suggestions included: eliminate the belt course on the hipped piece, reconsider the painting scheme with corner boards and trim, and articulate the blank panels on the "sleeping porch," possibly with fixed shutters.

June 21, 2016 - Graves moved to find that the proposed fence satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted.

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<sup>i</sup> <https://www.nps.gov/tps/standards/applying-rehabilitation/its-bulletins/ITS04-Doors-Replacement.pdf>

PHOTO - SHAD DRAWING

NOV 20 MTH  
DEADLINE OCT 30



## 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 ZETA IOTA DEUTERON HCB Applicant Name GEORGE STONE, PROPERTY MANAGER  
Project Name/Description REPLACE FRONT DOORS Parcel Number 050066000  
Project Property Address 518 17TH ST., N.W., ALPHA PHI SORORITY, CHARLOTTESVILLE VA 22903

### Applicant Information

Address: CH'VILLE VA HOUSE CORP - ALPHA PHI  
23081 RUSHMORE CT., ASHBURN VA 20148  
Email: gc.stone@comcast.net  
Phone: (W) 434-989-2121 (C) 434-989-2121

### 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? NO

### Signature of Applicant

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

George G. Stone 10/29/18  
Signature Date

GEORGE G. STONE 10/29/18  
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): REPLACE FRONT DOORS  
(NOW 1 3/4" THICK) WITH STRONGER FRONT DOORS (2 1/4" THICK) FOR  
GREATER SECURITY

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

PHOTOS, DRAWINGS

### For Office Use Only

Received by: \_\_\_\_\_

Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_

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

Revised 2016

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

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

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



CURRENT



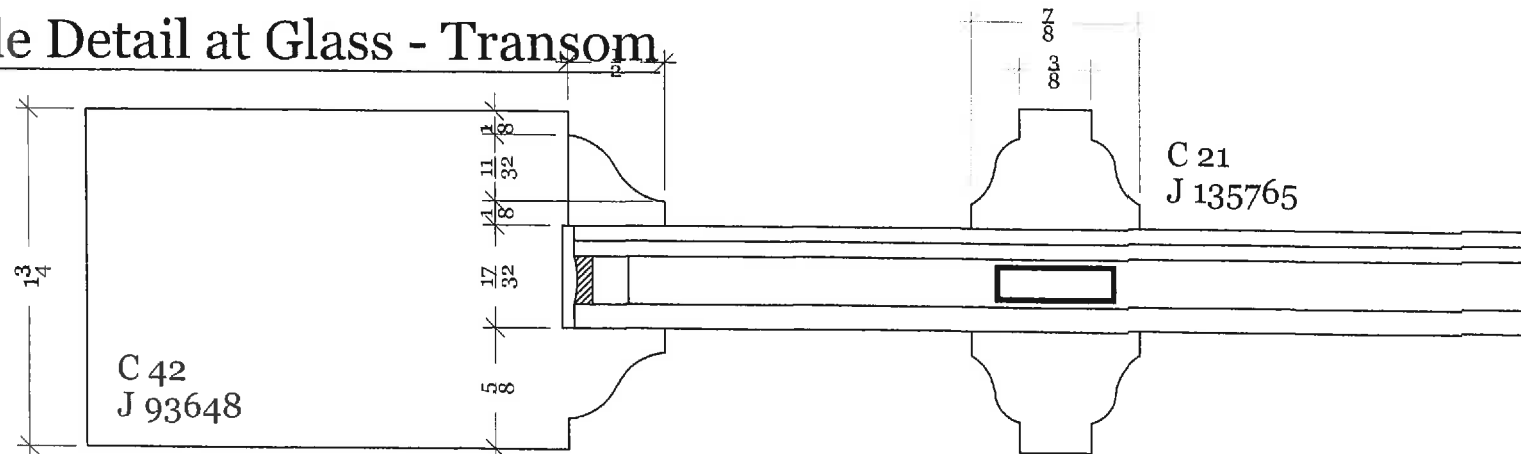


PROPOSED

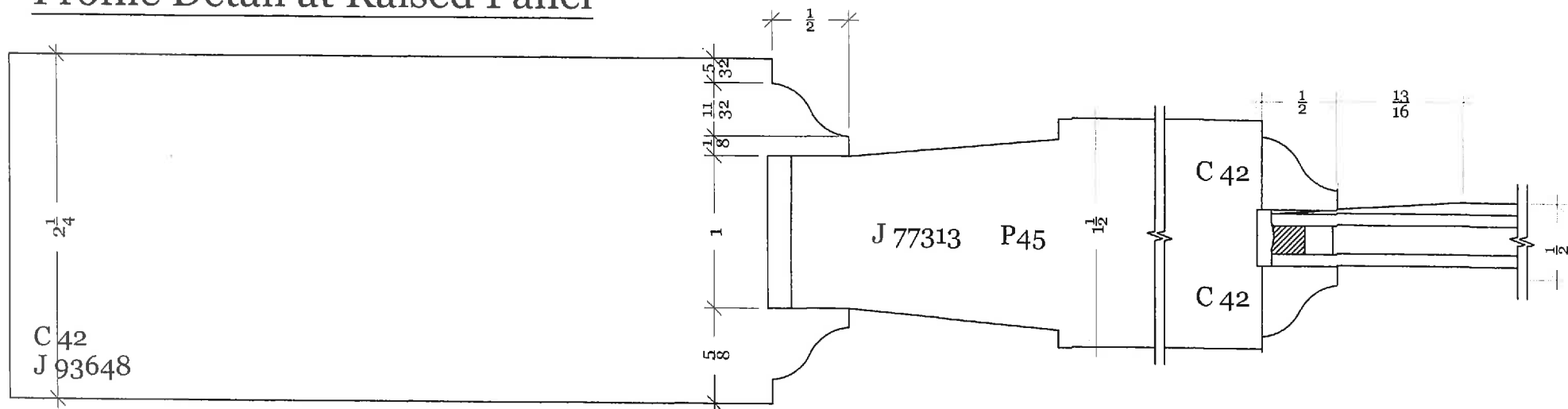




## Profile Detail at Glass - Transom



## Profile Detail at Raised Panel


**SelectDoor**

2074 Perry Road ~ North Java, NY 14113

Phone: 585-535-9900

Fax: 585-535-9923

 Web: [www.selectcustomdoor.com](http://www.selectcustomdoor.com)

Title: GW\_Alpha Phi Entry

Order #: 381187

Page: 1A

Date: 10/12/18

Scale: Full Scale

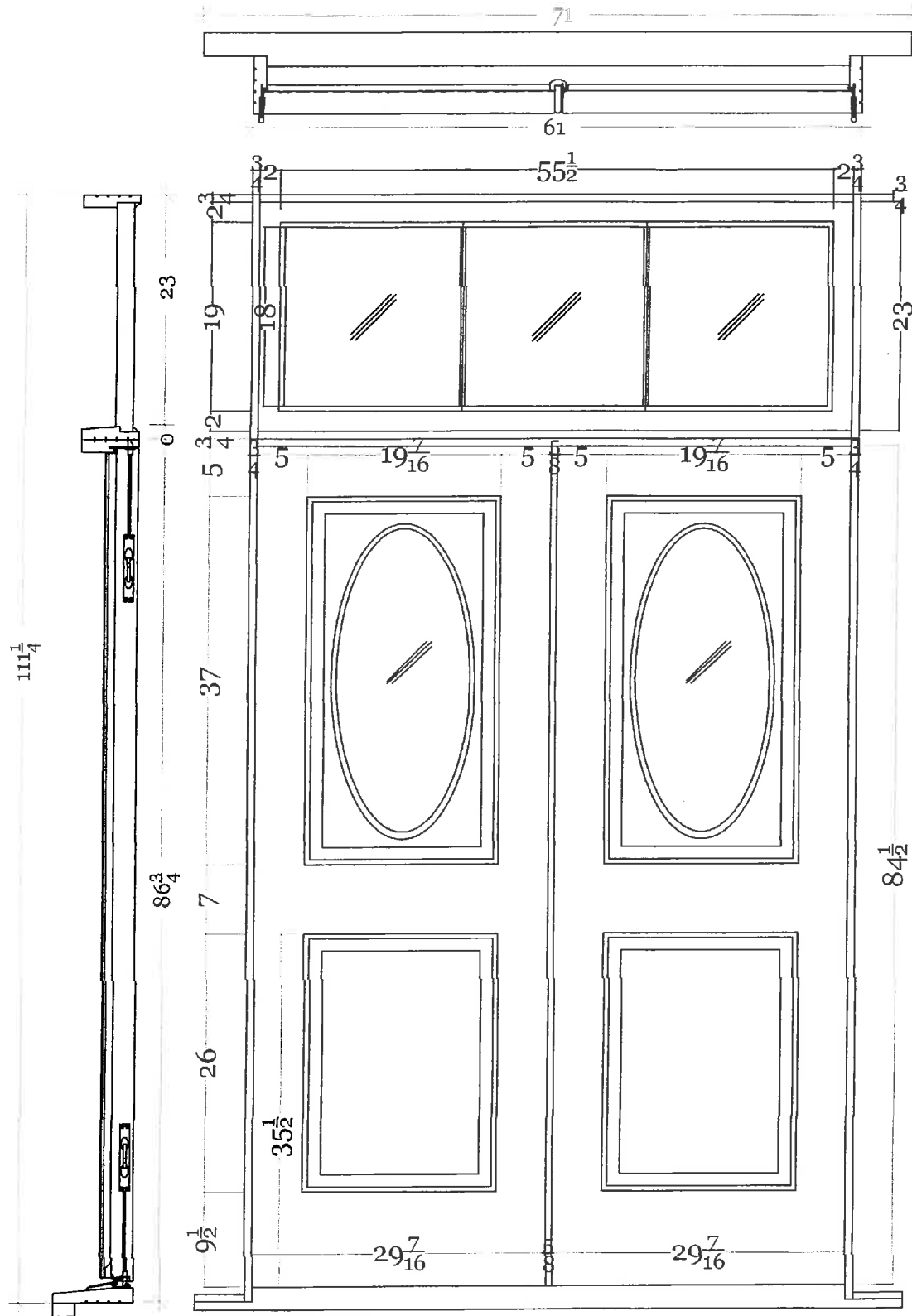
Drafter: WPM

This design and drawing is the exclusive property of Select Door., is submitted as confidential information in connection with your inquiry. It must not be used for any other purpose, nor may it be copied or loaned without written permission of Select Door.

Approval Signature:

Approval Date:

1 2 1/4" x 4' 11 1/2" x 7' 0 1/2" 210VP-O WOak - FS Bipart-H?A-T-Astrgl - 2 @ 2' 5 7/16"  
 Bipart-H?A-T-Astrgl View Port in Panel - Oval 5 3/4"  
 1T 1 3/4" x 4' 11 1/2" x 1' 11" 003 WOak - FS Transom-inset 5 3/4"

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Page: 2

Order#: 381187

Scale: 3/4" = 1'

Date: 10/12/18

Drafter: WPM

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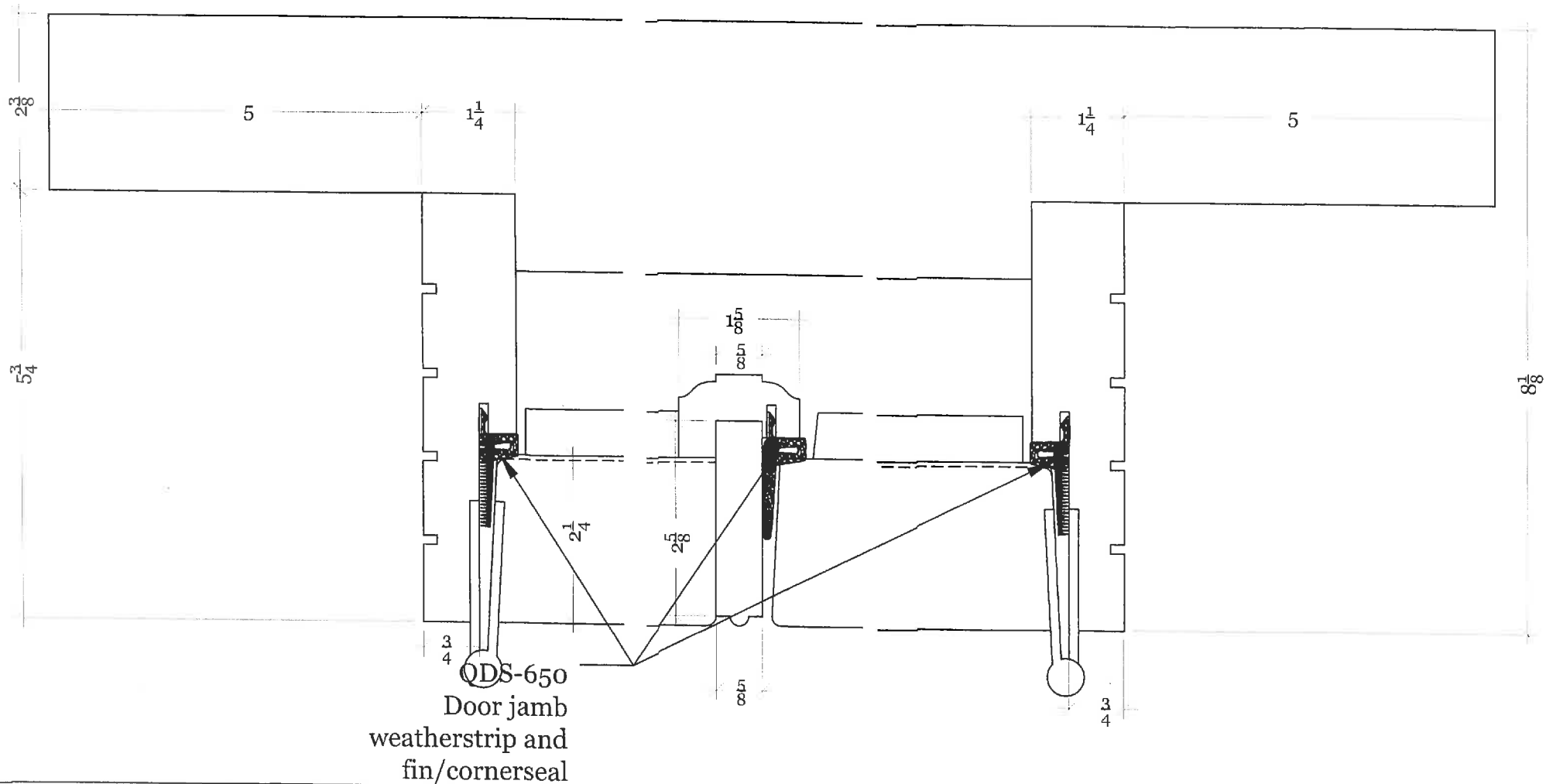
Rev by:

Rev Date:

Approval Signature:

Approval Date:

Rev:

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Order #: 381187

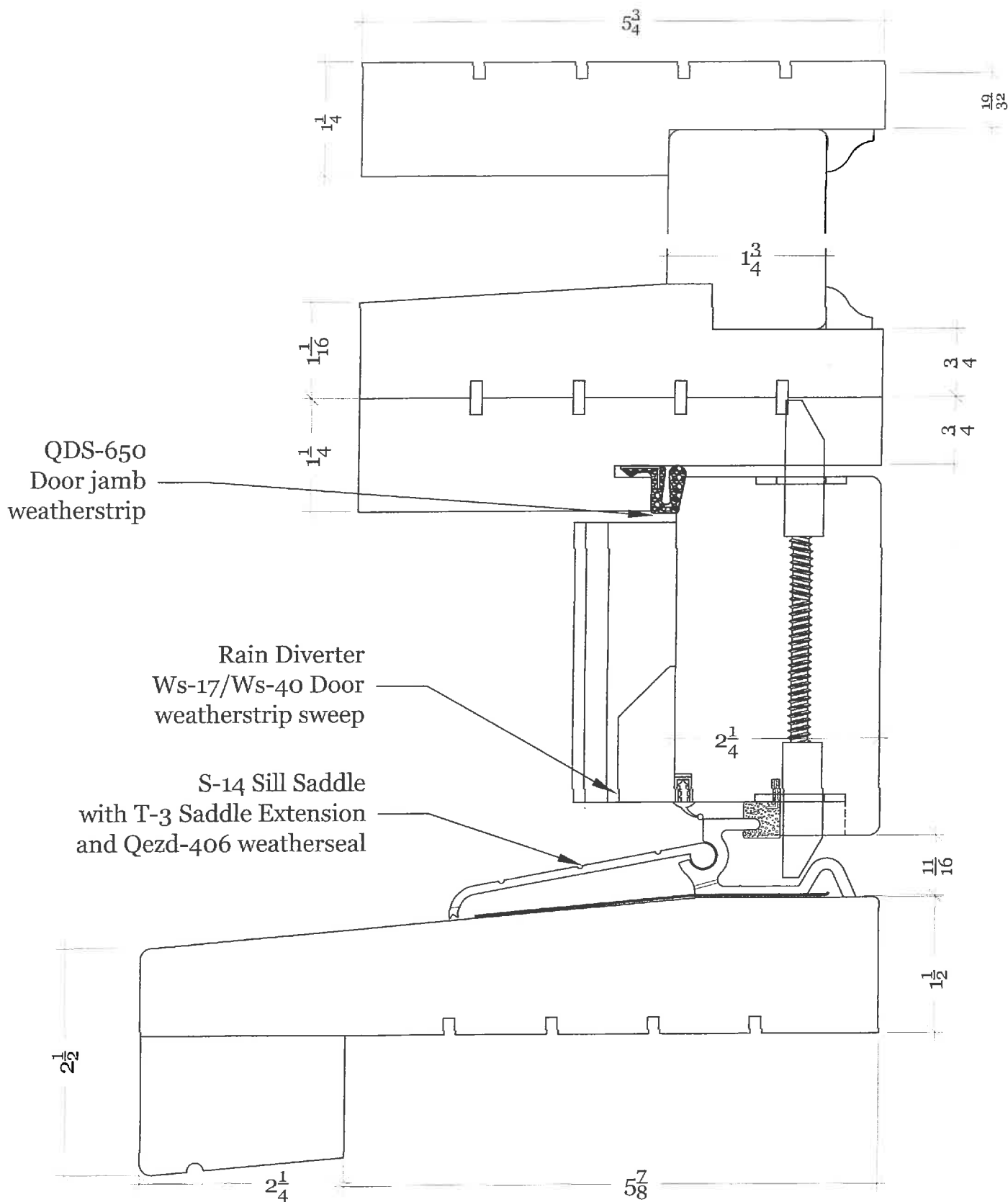
Page: 2A

Date: 10/12/18

Scale: 6" = 1'

Drafter: WPM

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Title: GW\_Alpha Phi Entry

Page: 2B

Order#: 381187

Scale: 6" = 1'

Date: 10/12/18

Drafter: WPM

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Rev by:

Rev Date: