

## **Lasley, Timothy G**

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**From:** Mess, Camie  
**Sent:** Thursday, March 21, 2019 4:14 PM  
**To:** Isaac Miller  
**Cc:** Werner, Jeffrey B; Lasley, Timothy G  
**Subject:** March BAR Action - 506 Park Street

March 21, 2019

### **Certificate of Appropriateness**

BAR 19-03-08  
506 Park Street  
Tax Parcel 530123000  
Presbyterian Church Ch'ville Trust, Owner/Isaac Miller, Applicant  
New entrance and ADA ramp

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 19, 2019. The following action was taken:

**Motion: Mohr moved having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Addition, and Site Design and Elements, I move to find that the proposed new entrance and ADA ramp satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted with the proviso that the applicant explore the color of the trim further, and take another look at the downspout placement. Schwarz seconded. Approved (8-0.)**

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=1354](http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1354)

This certificate of appropriateness shall expire in 18 months (September 19, 2020), 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. (See City Code Section 34-280. Validity of certificates of appropriateness.)

If you have any questions, please contact me at 434-970-3998 or [messc@charlottesville.org](mailto:messc@charlottesville.org).

Sincerely,  
Camie Mess

Camie Mess  
Assistant Historic Preservation and Design Planner  
City of Charlottesville  
Phone: 434.970.3398  
Email: [messc@charlottesville.org](mailto:messc@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
March 19, 2019**



**Certificate of Appropriateness Application**

BAR 19-03-08

500 Park Street

Tax Parcel 530123000

First Presbyterian Church Ch'ville Trust, Owner/Isaac Miller, Applicant

**New entrance and ADA ramp**

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**Background**

Constructed in 1955, the First Presbyterian Church is a contributing property in the North Downtown ADC District. Built in the Colonial Revival style, this church is based on James Gibbs' 1722 Saint Martin-in-the-Fields in London. (Historic Survey attached.)

**Application**

Applicant's submittal:

- Application dated February 26, 2019: cover sheet, project description, site context, existing photos, enlarged elevation, enlarged plan, perspective rendering

Construct an ADA-compliant handicap ramp and entrance at 7<sup>th</sup> Street SE façade of the Fellowship Hall.

- Minor demolition of the facade
- New entry with doors and windows
- ADA ramp and steps (setback a minimum 5 feet)
- Concrete bench (finished concrete)
- Pavers to connect sidewalk and stairs

Materials:

- Metal railing, painted black.
- Brick and mortar to match existing
- Doors and windows to match existing in proportion, color, and lites. Glass will be clear.
- Window trim to match existing
- Pavers to match existing (found throughout the site)

**Discussion and Recommendations**

The proposed new entrance and ADA ramp are not on primary façade of the building and will incorporate well into the existing building design. Staff recommends approval.

### **Suggested Motion**

*Approval:* Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Addition, and Site Design and Elements, I move to find that the proposed new entrance and ADA ramp satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

...as submitted and with the following modifications/conditions:...

*Denial:* Having considered the standards set forth within the City Code, including City Design Guidelines New Construction and Addition, and Site Design and Elements, I move to find that the proposed new entrance and ADA ramp do not satisfy the BAR's criteria and are not compatible with this property and other properties in the North Downtown ADC District, and that the BAR denies the application as submitted.

### **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 Design Review Guidelines for New Construction and Additions**

##### **I. WINDOWS & DOORS**

- 1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
  - a) The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
  - b) In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
- 2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.

- a) The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
- b) Glass storefronts would generally have more horizontal proportions than upper floor openings.
- 3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
- 4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
- 5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
- 6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
- 7) Avoid designing false windows in new construction.
- 8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
- 9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.
- 10) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
  - c) The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
  - d) In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
- 11) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
  - c) The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
  - d) Glass storefronts would generally have more horizontal proportions than upper floor openings.
- 12) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
- 13) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
- 14) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
- 15) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
- 16) Avoid designing false windows in new construction.
- 17) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
- 18) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

## **Pertinent Design Review Guidelines for Site Design and Elements**

### **E. WALKWAYS AND 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.



### 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 PRESBYTERIAN CHURCH CH'VILLE TRUST Applicant Name ISAAC MILLER  
Project Name/Description FIRST PRES. CHURCH PRESCHOOL ENTRY Parcel Number 530123000  
Project Property Address 506 PARK ST. CHARLOTTESVILLE VA 22902

#### Applicant Information

Address: 112 FOURTH ST. NE  
CHARLOTTESVILLE, VA 22902  
Email: imiller@BRW-ARCHITECTS.COM  
Phone: (W) 971-7166 (C) \_\_\_\_\_

#### Property Owner Information (if not applicant)

Address: 506 PARK ST  
CH'VILLE VA 22902  
Email: DFORNEY@FIRSTPRESCHARLOTTESVILLE.ORG  
Phone: (W) 246-7131 (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] 2/26/2019  
Signature Date  
ISAAC MILLER 2/26/2019  
Print Name Date

#### Property Owner Permission (if not applicant)

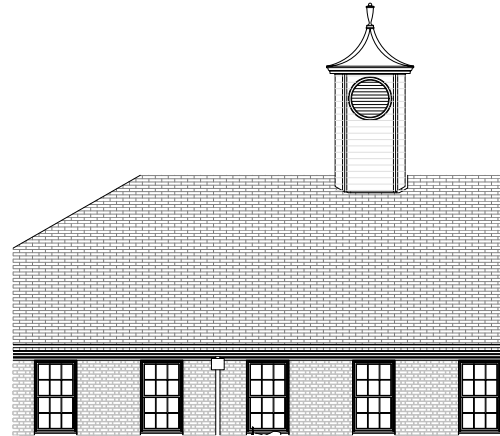
I have read this application and hereby give my consent to its submission.

[Signature] 2/26/2019  
Signature Date  
DAVID FORNEY 2/26/2019  
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): NEW PRESCHOOL ENTRY WITH ADA RAMP

List All Attachments (see reverse side for submittal requirements): PAINT SAMPLE - BENJAMIN MOORE 1559 SPENLOW, BRW BAR BOOKLET (10 COPIES)

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



**BOARD OF ARCHITECTURAL REVIEW**

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FIRST PRESBYTERIAN CHURCH  
ACCESSIBLE ENTRANCE ADDITION  
FEBRUARY 26 2019







First Presbyterian Church - 500 Park St, Charlottesville, VA 22902

The church conducted a study to assess their current spaces, needs, and accessibility. A need for an ADA entrance into the wing on 7th street was identified as a priority. This new entrance will provide ADA access into the church complex and the preschool for people parking along 7th street and will assist in minimizing the travel distance for elders and people with disabilities to access that portion of the building. The modification will follow all applicable municipal codes.

The modification will consist of:

1. A minor demolition at the facade.
2. Construction of a new recessed entry with entrance doors and windows.
3. The addition of an ADA ramp and steps. The steps shall be setback a minimum of 5 feet from lot line.
4. A new concrete bench.
5. New pavers to connect the sidewalk to the stairs.

Materials:

- The railing will be metal painted black.
- The new brick will be Keuka Type 2 Mudbox smooth from Watson town Brick. New brick and mortar to match existing.
- The new bench will be cast in place finished concrete.
- New glass in doors and windows at the entry shall adhere to BAR guidelines. Glass shall be clear and will match existing windows in proportion, color, and number of lites. Windows will be clad wood, to match existing windows.
- New trim work shall be painted white to match existing trim.
- Exterior painted wall shall be Benjamin Moore 1659 Spellbound.
- New pavers to match existing throughout site.



## PROJECT DESCRIPTION

First Presbyterian Church  
Board of Architectural Review  
February 26, 2019



**SITE CONTEXT**

First Presbyterian Church  
Board of Architectural Review  
February 26, 2019



**EXISTING PHOTOS**

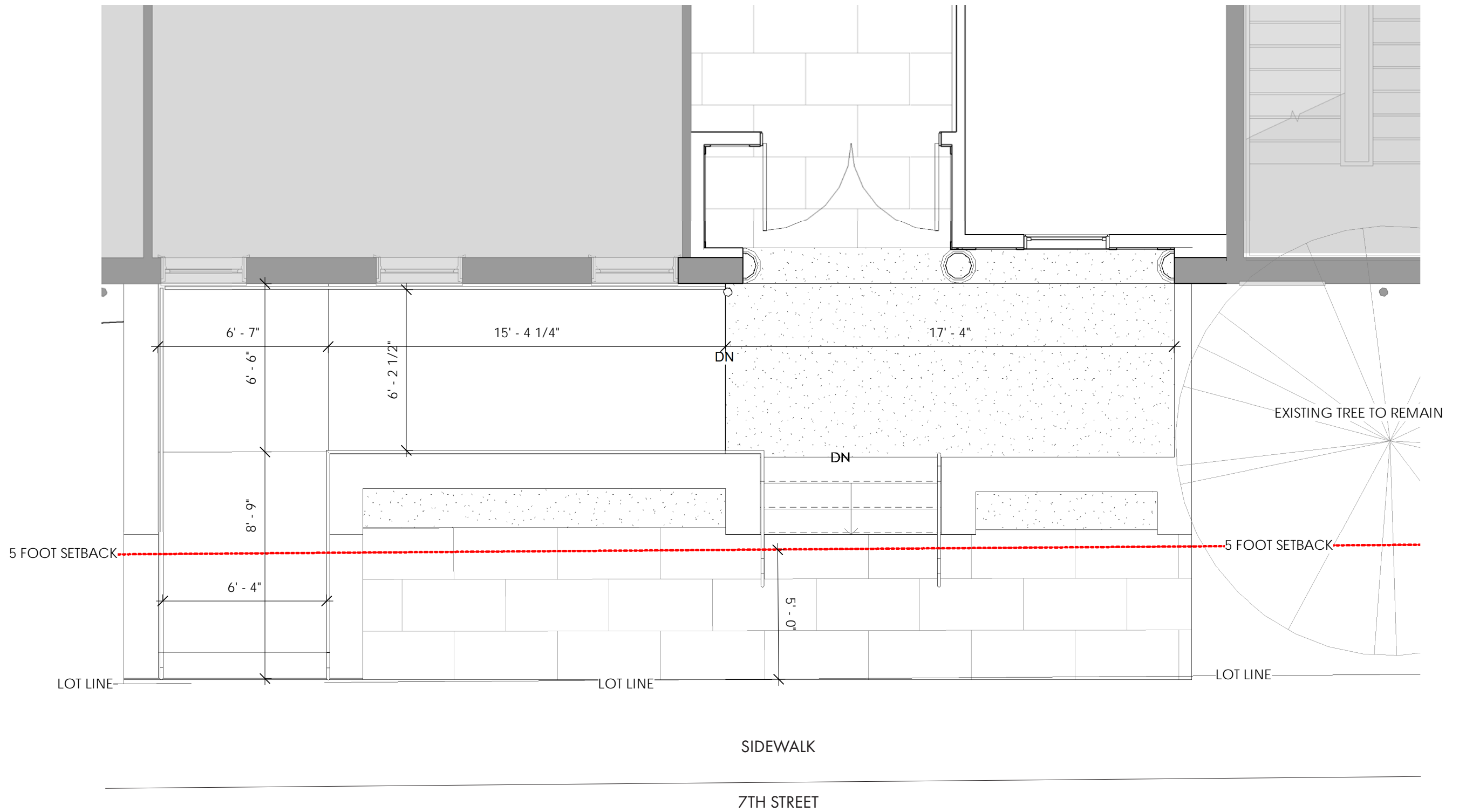
First Presbyterian Church  
Board of Architectural Review  
February 26, 2019



Scale: 1/4":1'-0"

**ENLARGED ELEVATION**

First Presbyterian Church  
 Board of Architectural Review  
 February 26, 2019



Scale: 1/4":1'-0"

**ENLARGED PLAN**

First Presbyterian Church  
 Board of Architectural Review  
 February 26, 2019





# Pinnacle Double Hung with Concealed Jambliner

## Improved Performance

- [1] A raised sill stop is incorporated into ALL Pinnacle clad double hung windows, including both the compression jambliner option and the concealed jambliner option; the sill stop will now be flush with the bottom of the finger pull, providing better performance
- [2] On windows ordered with the concealed jambliner option, head frame corners will be secured with corner keys, injected silicone and screws for improved stability; therefore, the corner gaskets are no longer needed
- [3] Structural changes of the concealed jambliner provide improved DP ratings

## More Selection

- [4] Half-screens will be available on the concealed jambliner option
- [5] A new, full-size, inverted block and tackle balance provides support for a heavier sash, allowing for future production of larger sizes
- [6] Interior jamb covers are available in all wood species, providing more wood on the interior and less vinyl

## Added Convenience

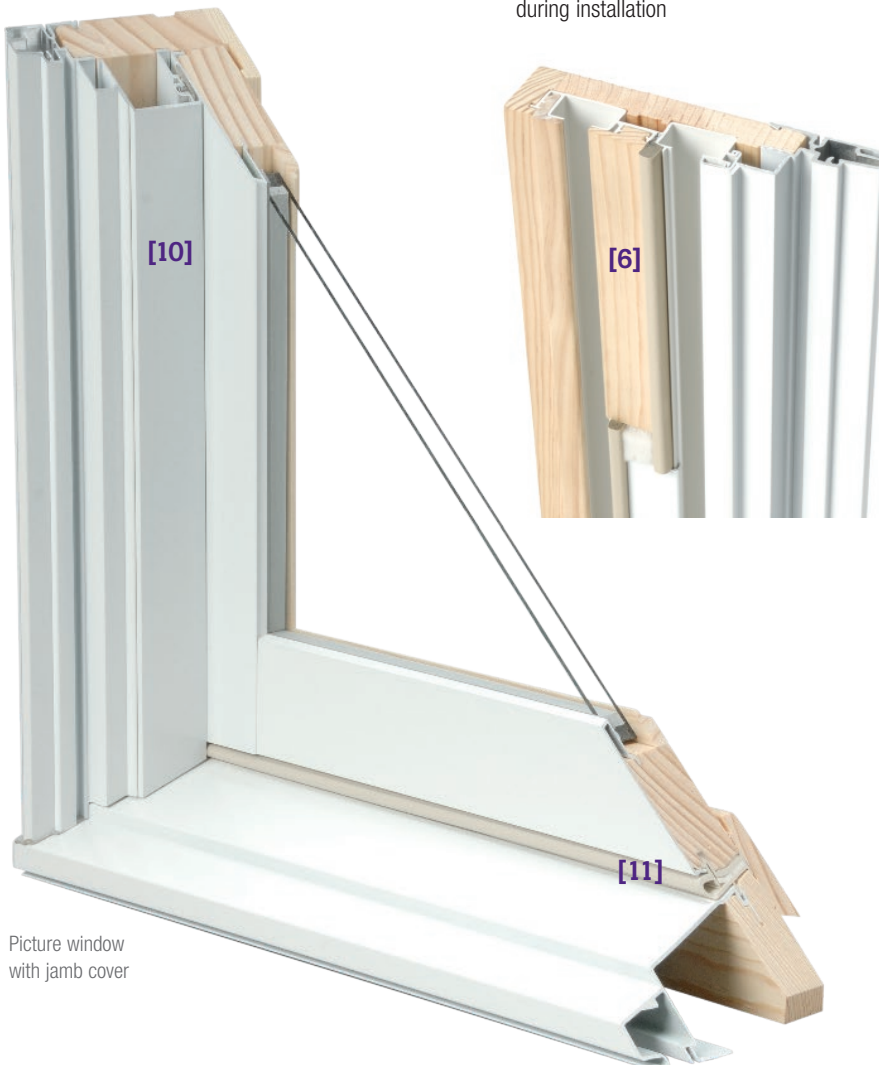
- [7] Jamb jacks provide the ability to make future adjustments after settling
- [8] A trim identification line on the side and head inside stops provides easy alignment during installation

## Enhanced Appearance

- [9] A wood head parting stop replaces a vinyl parting stop
- [10] The picture window back-out strip is now color-matched aluminum for a consistent exterior appearance
- [11] The sill bottom rail weatherstrip is now available in two colors: bronze and beige; one complements the lighter clad colors and the other complements the darker clad colors
- [12] Exterior jamb covers are available in finishes that match the aluminum

## Please note:

- Clad single hung oriel windows will only be available with the concealed jambliner option
- The concealed jambliner option is NOT available in Pinnacle Impact, Legend HBR or Revive Sash Replacement



Picture window with jamb cover



Double hung window with concealed jambliner



# Pinnacle Clad French Impact Swinging Patio Door

## Features and Benefits

- Stainless steel multi-point locking hardware option for added security
- "Easy Adjust" hinge system for effortless operation and correction after installation
- Wept sill system to eliminate water infiltration
- Dual-seal frame weatherstripping at panel face and edge improves air and thermal performance
- Taller sill provides excellent water performance and design pressure ratings
- Active stiles constructed of an LVL core material for added strength and stability
- In-swing and out-swing options available
- Seg-top available
- Certified against hurricane blasts: Laminated glass allows unit to crack instead of shatter when under great pressure
- Meets and exceeds building codes for extreme coastal environment conditions
- Laminated glass dampens sounds from traffic, neighbors and the outdoors
- Preserve protective film standard

## Sizes

- Five standard heights: 6'8", 6'10", 8'0"
- Custom sizes available

## Glazing

- Glazed with tape and Dow Corning® 955 silicone sealant – the strongest silicone bonding agent available
- Cardinal SeaStorm® LoE366 insulated glass standard, featuring stainless steel spacers; tinted, tempered and laminated glass available
- Custom and special glass types available
- Insulated glass utilizes tempered glass on exterior and laminated glass on interior

## Exterior Trim

- Clad doors available with WM 180 brickmould, Williamsburg or 3-1/2" flat casing

## Grilles

*Windsor Divided Lite (WDL) = simulated divided lite*

- 7/8" and 1-1/4" Perimeter Grille (*NOT available on radius doors*)
- 7/8" and 1-1/4" Stick Grille (*Radius swing doors only*)
- 3/4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8" and 1-1/4" Ogee WDL
- 5/8", 7/8", 1-1/4" and 2" Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Short Contemporary WDL
- 3-3/8" Simulated Mid Rail
- Standard and custom grille patterns available

## Weatherstripping

- Rigid, weatherable PVC or urethane foam encased in polyethylene film
- In-swing and out-swing doors feature bottom heavy-duty, self-adjusting sweep

## Finishes

- Interior – Clad doors available in Clear Select Pine, primed, painted white or painted black interior finishes
- Exterior – Clad doors available in heavy-duty extruded aluminum cladding

## Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

## Hardware

Classic, contemporary or euro handle available in white, brushed chrome, polished chrome, satin nickel, antique nickel, brass, antique brass, faux bronze, oil rubbed bronze and black; Euro handle available in satin nickel and black

## Performance Ratings

For current performance ratings, visit our website at [windsorwindows.com](http://windsorwindows.com) and click on "Professional Information" in the menu bar

