

## **Watkins, Robert**

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**From:** Watkins, Robert  
**Sent:** Thursday, February 20, 2020 12:06 PM  
**To:** Jeff Dreyfus  
**Cc:** Werner, Jeffrey B  
**Subject:** February BAR Action - 751 Park Street

### **Certificate of Appropriateness Application**

BAR 20-02-06

751 Park Street

Tax Parcel 520049000

Patrick Tennant, Owner; Jeff Dreyfus, Bushman Dreyfus Architects, Applicant  
Side porch removal, new window, new exterior cladding

Dear Jeff,

Please find below the action taken for the above-referenced project at last night's Board of Architectural Review meeting:

**Carl Schwarz moved to accept the applicant's request for a deferral.  
Jody Lahendro seconded. Approved (6-0).**

Please let me know if you have any questions.

Thanks!

Robert

Robert Watkins  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
PO Box 911  
Charlottesville, VA 22902  
(434) 970-3398

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
February 19, 2020**



**Certificate of Appropriateness Application**

BAR 20-02-06

751 Park Street; Tax Parcel 520049000

Patrick Tennant, Owner; Jeff Dreyfus, Bushman Dreyfus Architects, Applicant

North porch removal, window replacement, and new siding



**Background**

Year Built: 1904

District: North Downtown ADC District

Status: Contributing

751 Park Street is the only frame Colonial Revival dwelling on Park Street. The two-story, three-bay house is oriented east towards Park Street and has a porch that spans the façade. The building has an impressive classical cornice and an asymmetrical slate roof: its primary hipped volume is interrupted by several gables, dormers, and extensions. The house was built for William J. Keller, a prominent shoe merchant in Charlottesville.

**Prior BAR Review**

December 2009 - BAR approved (7-0) a CoA to demolish existing rear [west] and side [north] porches, window and door replacements, site work, and railing and lattice.

June 2010 - BAR approved (8-0) a CoA to demolish the existing rear [west] porch, rear porch addition, aluminum window replacements, new shutters, railing, and lattice.

**Application**

- Applicant submittal: Bushman Dreyfus Architects drawings, dated January 28, 2020; CoA application, pg. 1; Applicant letter, pp. 2 – 3; Application pp. 4 – 11:
  - Proposed site plan, including removed porch, pg. 5; existing and proposed elevations, pp. 6 – 10; existing conditions images, pg. 11

CoA request for the removal of a porch and stair on the north elevation, replacing the door on the north porch with a new vinyl-clad window, and replacing the siding with painted fiber cement lap siding. Cut sheet not provided for the new window.

### **Discussion and Recommendations**

The BAR received a 2009 application to make alterations to the building's exterior, including removing the north porch and replacing its door with a window. The BAR approved this application unanimously, and staff recommends approval of this scope of the project.

The applicant also proposes replacing the house's aluminum siding, and presumably the original wood siding underneath, with fiber cement cladding. In 2010, when aluminum siding was removed to make way for a new west porch addition, the original siding was uncovered but had considerably rotted. As a result, the original siding was replaced with the same fiber cement cladding now proposed for the rest of the building. The submittal does not indicate whether or not any existing wood siding remains, and if it does, whether or not that will be removed or left in place.

The design guidelines recommend the repair of deteriorated wood siding and to replace only when it is beyond repair. Staff recommends further investigation to the original siding's condition before its wholesale replacement. While enough old siding for all facades may not be salvageable, consideration should be given to reusing original material on complete facades where possible.

Additionally, should the new siding be installed over existing wood, the BAR should request clarity on how the siding will fit dimensionally with existing trim elements.

Regarding the demolition of the north entry and stairs see below staff's review of the City's standards for considering demolitions.

### **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 exterior alterations satisfy the BAR's criteria and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted...

(or with the following modifications...).

**Denial:** Having considered the standards set forth within the City Code, including City Design Guidelines for Guidelines for Rehabilitation, I move to find that the proposed exterior alterations do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Downtown ADC district, and for the following reasons the BAR denies the application ...

### **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;
- (7) Any applicable provisions of the City's Design Guidelines.

**Pertinent Guidelines for Rehabilitation include:**

**D. Entrances, Porches, & Doors**

1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
2. 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.
3. 5. Do not strip entrances and porches of historic material and details.
4. 6. Give more importance to front or side porches than to utilitarian back porches.
5. 7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.
6. 12. The original size and shape of door openings should be maintained.
7. 13. Original door openings should not be filled in.
8. 14. When possible, reuse hardware and locks that are original or important to the historical evolution of the building.

**I. Wood:**

1. Repair rotted or missing sections rather than replace the entire element.
  - a. Use epoxies to patch, piece, or consolidate parts.
  - b. Match existing materials and details.
2. Replace wood elements only when they are rotted beyond repair.
  - a. Match the original in material and design by substituting materials that convey the same visual appearance or by using surviving material.
  - b. Base the design of reconstructed elements on pictorial or physical evidence from the actual building rather than from similar buildings in the area.
  - c. Complement the existing details, size, scale, and material.

3. Do not substitute vinyl for wood railing and trim. Some composites, including fiberglass reinforced composite, may be found acceptable as a substitute material for a specific application, but must be painted.

#### J. Synthetic Siding.

These modern [synthetic] materials have changed over time but have included asbestos, asphalt, vinyl, aluminum, and artificial stucco and have been used to artificially create the appearance of brick, stone, shingle, stucco, and wood siding surfaces.

1. Avoid applying synthetic siding.
2. Remove synthetic siding and restore original building material, if possible.

#### **Sec. 34-278. - Standards for considering demolitions.**

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

A. The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

1. The age of the structure or property;  
Staff: The addition existed as early as 1929. Staff assumes it is original to the house, but cannot confirm.
2. Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;  
Staff: 751 Park Street is listed as a contributing structure to the Charlottesville and Albemarle County Courthouse Historic District (104-0072). VLR 1980. NRHP 1982. However, the district survey has not been updated and it is unknown how the prior alterations or the proposed would impact the current designation.
3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;  
Staff: n/a
4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;  
Staff: The house is unique in being the frame Colonial Revival dwelling on Park Street. Staff has not determined if it is unique within the City.
5. Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and  
Staff: The requested demolition is for a component of the house. While the house is unique, a covered, side entrance is not and, with proper documentation, this element could be easily replicated later, should that be pursued. Staff

6. The degree to which distinguishing characteristics, qualities, features or materials remain;

Staff: While the historical record indicates—in a plan view—that a covered, side entrance at this location, staff cannot determine if the materials and design are original.

B. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

Staff: This house is relatively unique to Park Street.

C. The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

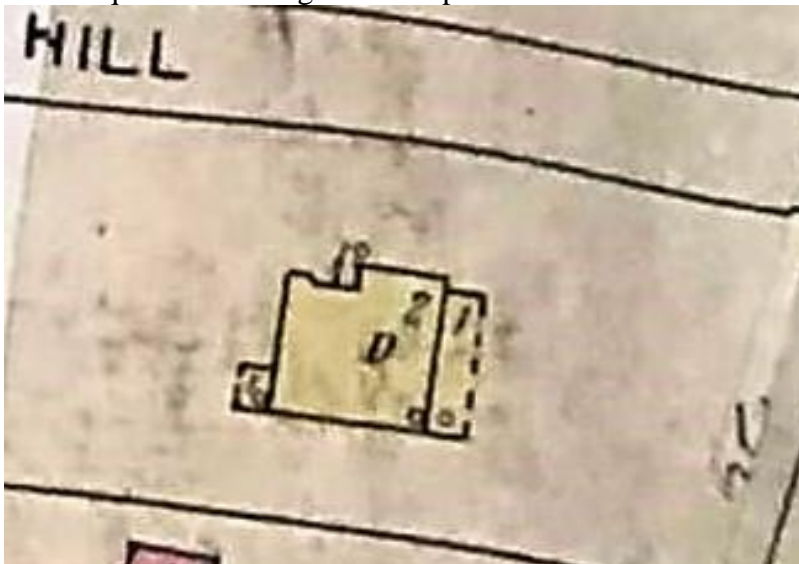
Staff: Unable to determine.

D. Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and

Staff: The existing elements will be removed entirely.

E. Any applicable provisions of the city's design guidelines (see section 34-288(6)).

The 1929 Sanborn Map (below) indicates a single story structure at the north wall, suggesting the side entry is *at least that old*. (Earlier Sanborn Maps do not include this section of Park Street.) The house was built in 1904. (The image below is a blurry, but there is a small square visible. The “1” just above it indicates it is one-story element; the yellow indicates framed construction; the “O” indicates the type of roof.) The property is listed on the VLR and NRHP as contributing to the Charlottesville and Albemarle County Courthouse Historic District, which is taken into consideration for CoA requests involving whole or partial demolitions.



Appendix:

Staff Site Visit Photos, February 7, 2020



Figure 1: Oblique view, facing northwest, of subject building.



Figure 2: East elevation of subject building.



Figure 3: Oblique view, facing southwest, of subject building in context of district. 751 Park Street at right.



Figure 4: Oblique view, facing southwest, of subject building.





Figure 5: North elevation of subject building.

# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 751 Park Street  
 Map and Parcel: 52-49  
 Census Track & Block: 3-519  
 Present Owner: Paul & Joyce D. Fishbane  
 Address: 751 Park Street  
 Present Use: Residence  
 Original Owner: William J. Keller  
 Original Use: Residence

## BASE DATA

Historic Name: Keller House  
 Date/Period: 1904  
 Style: Colonial Revival  
 Height to Cornice:  
 Height in Stories: 2 1/2  
 Present Zoning: R-1  
 Land Area (sq.ft.): 99.5 x 198  
 Assessed Value (land + imp.): 3270 + 16,230 = 19,500

## ARCHITECTURAL DESCRIPTION

The Keller House is the only frame Colonial Revival residence on Park Street, or anywhere in the historic district and for that reason is of significant note. It was built in 1904 for William J. Keller. The two-dimensionality of the typical Georgian front facade is nicely contrasted by the picturesque roof treatment with the off-center gable flanked by a large revival dormer set in the slate roof. The front is graced by an Ionic Colonial Revival veranda with a modillioned cornice that matches the eaves cornice which continues around the entire house. The dining room wing to the rear of the central mass has a subtly bowed wall which lends the structure an air of sophistication. The spacious interior with its twin parlors set on either side of a wide hall and the stairhall retain much of their original fabric including a fine open staircase. The house is an extremely important example of the Georgian Revival style, so popular in Charlottesville at the turn of the century.

## HISTORICAL DESCRIPTION

The Keller House has only had three owners since it was built in 1904. In 1903, William J. Keller purchased a lot which was once part of the Hedges estate from H. S. Hedges and his son-in-law R. H. Wood for \$734.35 (ACDB 127-145). Tax records indicate that the house was erected in 1904. Keller, a prominent shoe merchant, resided here until his death in 1951 at which time it passed to his daughter Marianne (WB 7-23). In 1958 it was sold to Daniel Doyle, and his widow Blanche sold it to the present owners in 1972 (DB 340-73).

## GRAPHICS

## CONDITIONS

## SOURCES



### 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 Patrick Tennant Applicant Name Jeff Dreyfus  
Project Name/Description Porch demo, new window, replacement siding Parcel Number 520049000  
Project Property Address 751 Park Street, Charlottesville, VA 22902

#### Applicant Information

Address: Jeff Dreyfus, Bushman Dreyfus Architects  
820B East High Street, Charlottesville, 22902  
Email: JD@BDArchitects.com  
Phone: (W) 434.295.1936 x234 (C) 434.242.1322

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

Address: 751 Park Street  
Charlottesville, VA 22902  
Email: donpatrico@hotmail.com  
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.

 1/27/2020  
Signature Date

Jeffrey G. Dreyfus 1/27/2020  
Print Name Date

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

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

 1/27/2020  
Signature Date

Patrick Tennant 1/27/2020  
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Demolish north porch and stair; a  
replace existing door at north porch with aluminum clad, wood window; replace existing aluminum siding with  
Hardiplank painted lap siding, to be painted white.

List All Attachments (see reverse side for submittal requirements):  
Photographs of existing conditions; existing elevation; proposed elevation.

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



1/28/2020

Mr. Jeff Werner  
City of Charlottesville  
PO Box 911  
Charlottesville VA 22902

Subject: 751 Park Street: application for BAR Certificate of Appropriateness

Dear Jeff,

Attached is our application for a Certificate of Appropriateness for exterior modifications to 751 Park Street, constructed ca. 1904, per the National Register of Historic Places Inventory for the Charlottesville and Albemarle County Courthouse Historic District. The proposed change are:

**Removal of the north porch and stair.**

Originally the service entrance for the house, the north stair and porch are no longer functioning. The door from the porch into the home is currently nailed shut as it opens into the first floor powder room.

The north porch and stair were approved for removal by the BAR at their December, 2009 meeting. For cost reasons, the porch and stair were not removed at that time.

**Replacement of door on the north porch with a new, vinyl clad wood window to match the replacement windows used elsewhere on the house.**

With the removal of the north porch, we propose replacing the door with a one-over-one window in keeping with the replacement windows installed previously on the house. The proposed window is smaller than the existing windows, alluding to its lesser importance in the original design of the service entry at this location.

The proposed window was approved by the BAR at their December, 2009 meeting. For cost reasons, the door was not removed, nor the window installed. The 2009 proposal included a single shutter to one side of the proposed window; in its approval of the window, the BAR suggested (though did not require) elimination of the single shutter. With this proposal, we accept the BAR's recommendation and do not propose a shutter for this window.

**Replace all aluminum siding on the house with painted fiber cement lap siding (i.e. Hardieplank).**

The west porch addition (approved by the BAR at its June, 2010 meeting and subsequently constructed) required removal of the aluminum siding on the first floor of the west facade

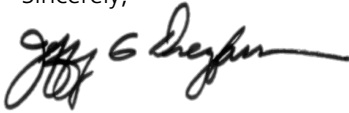
Mr. Jeff Werner

to accommodate the new construction. Beneath the aluminum siding was wood siding that appeared to be original with rot and decay prevalent across the face of the wood siding. The original siding was replaced with smooth surface, fiber cement lap siding with 4" exposure and painted white.

We propose using the same material and exposure for the siding replacement for the entire house exterior. At the time of the siding replacement, the original modillion block and dentil cornice will be repaired and repainted.

We look forward to discussing the project with the BAR in February.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Dreyfus", with a long, sweeping horizontal stroke extending to the right.

Jeff Dreyfus

# 751 PARK STREET RENOVATION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

JANUARY 28, 2020



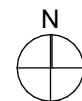
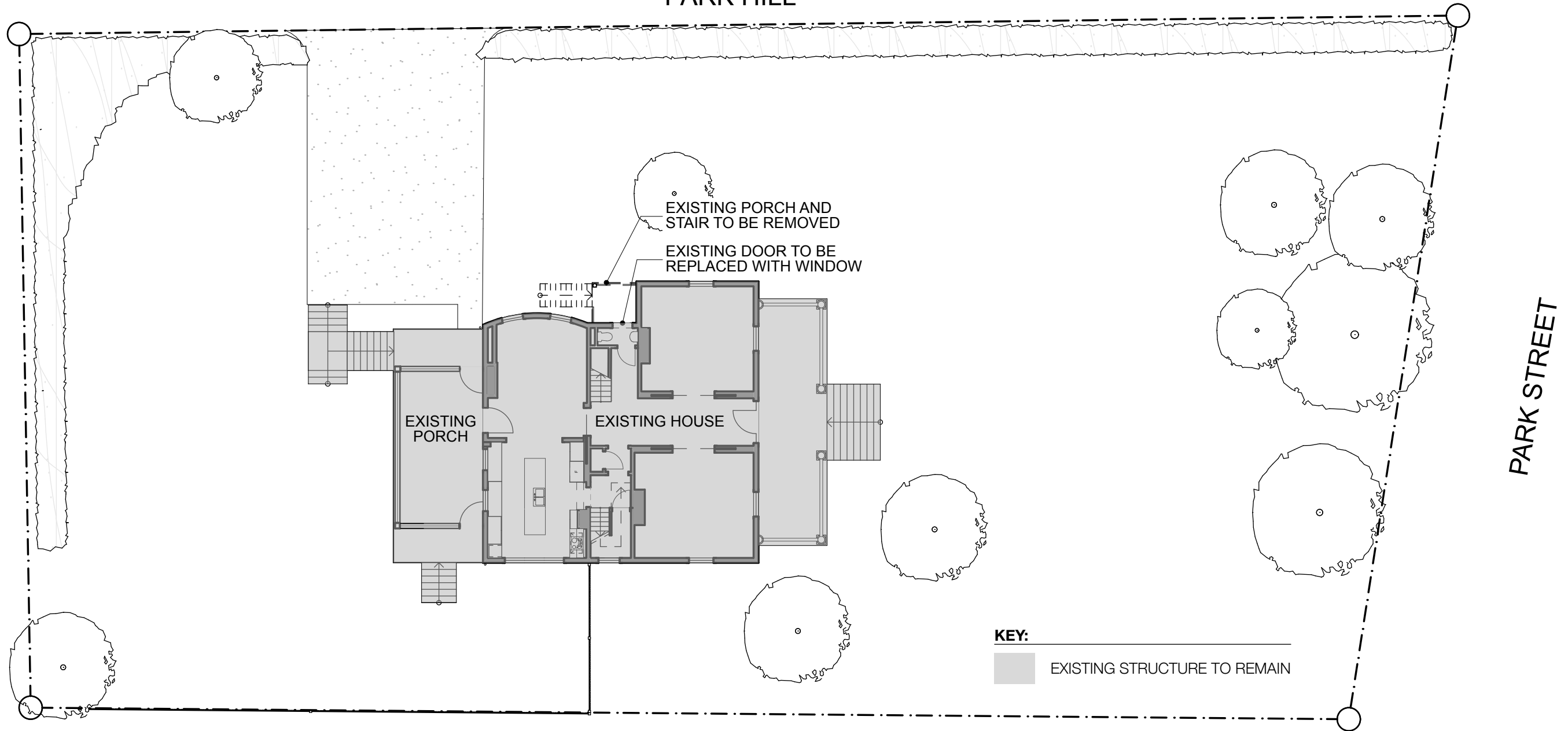
## SHEET INDEX

- 1 SITE PLAN
- 2 EXISTING NORTH ELEVATION
- 3 PROPOSED NORTH ELEVATION
- 4 WEST ELEVATIONS
- 5 PROPOSED SOUTH ELEVATION
- 6 PROPOSED EAST ELEVATION
- 7 EXISTING CONDITIONS IMAGES



BUSHMAN DREYFUS ARCHITECTS  
820-B EAST HIGH STREET CHARLOTTESVILLE, VA 22902  
[www.bdarchitects.com](http://www.bdarchitects.com)

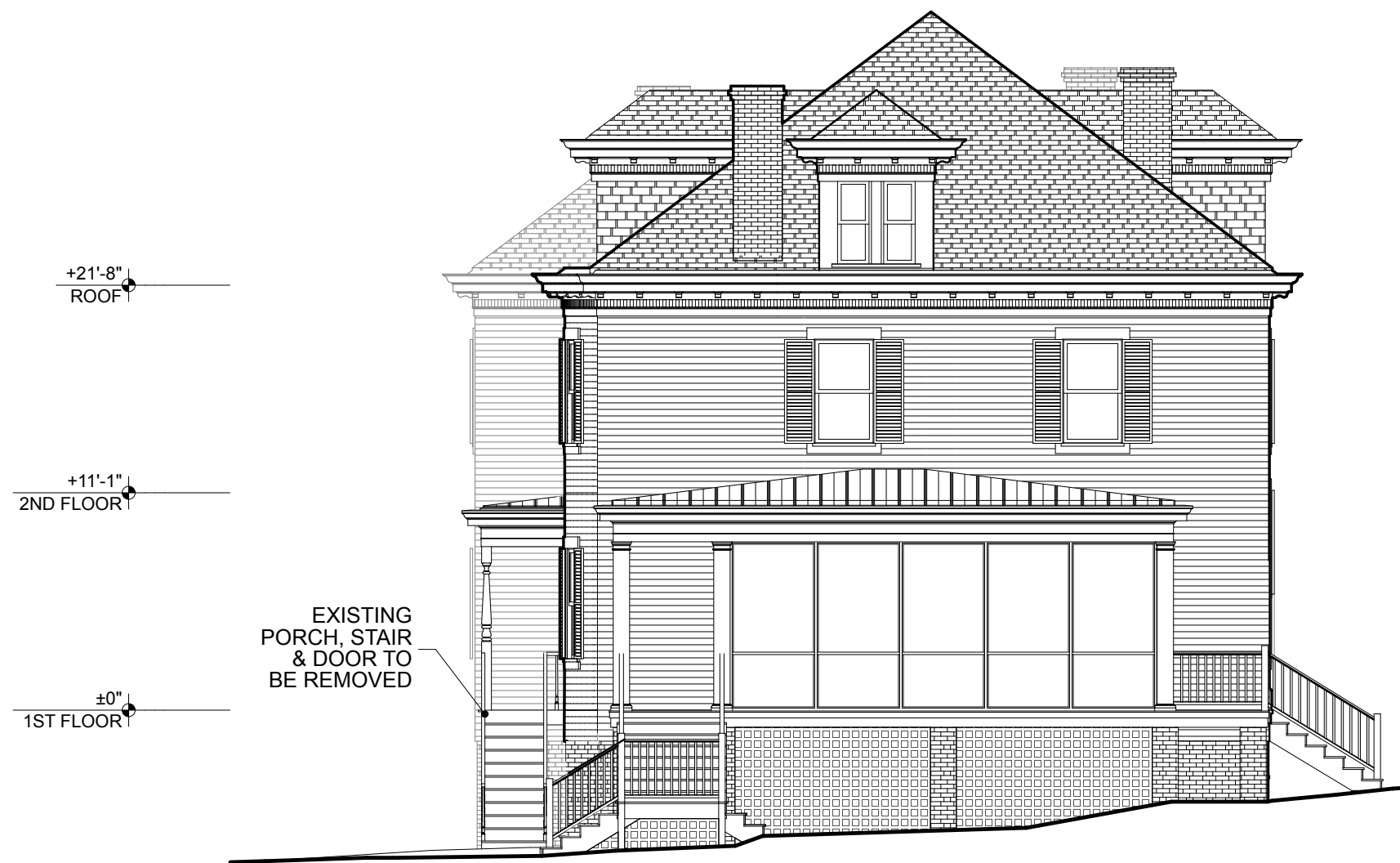
PARK HILL



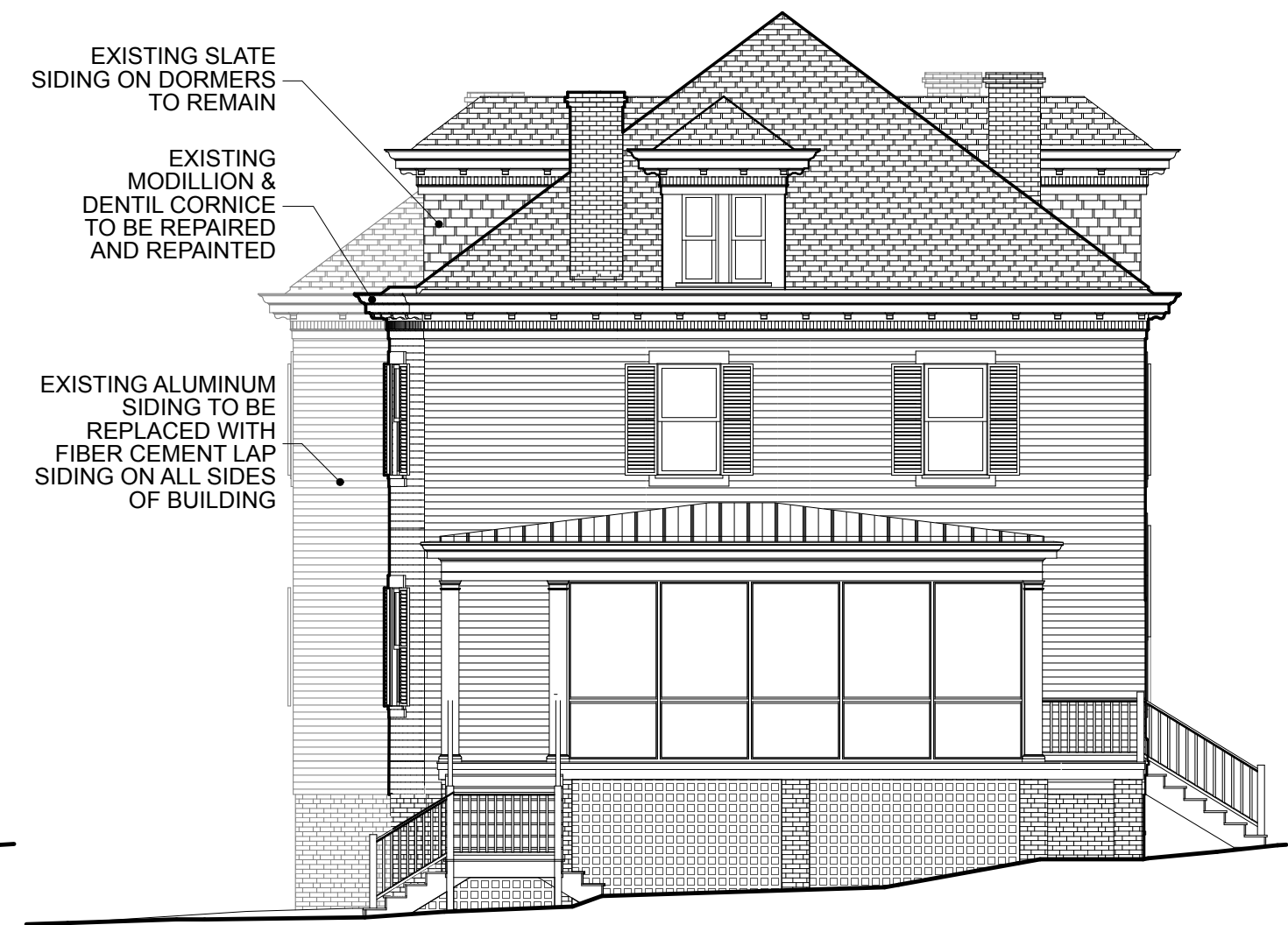








**EXISTING**



**PROPOSED**

EXISTING SLATE SIDING ON DORMERS TO REMAIN

EXISTING MODILLION & DENTIL CORNICE TO BE REPAIRED AND REPAINTED

EXISTING ALUMINUM SIDING TO BE REPLACED WITH FIBER CEMENT LAP SIDING ON ALL SIDES OF BUILDING

+21'-8"  
ROOF

+21'-8"  
ROOF

+11'-1"  
2ND FLOOR

+11'-1"  
2ND FLOOR

±0"  
1ST FLOOR

±0"  
1ST FLOOR







NORTH ELEVATION FROM PARK STREET



NORTH ELEVATION FROM GRAVEL DRIVEWAY



EXISTING WINDOW & FIBER CEMENT  
LAP SIDING ON WEST PORCH



ALUMINUM SIDING TO LEFT OF  
PILASTER, FIBER-CEMENT LAP  
SIDING TO RIGHT.

EXISTING SIDING