

## 2020-07 BAR Decision for 422 1st Street North

Watkins, Robert <watkinsro@charlottesville.gov>

Mon 7/27/2020 12:54 PM

To: julie kline dixon <juliekdixon@hotmail.com>

Cc: Werner, Jeffrey B <wernerjb@charlottesville.gov>

### **Certificate of Appropriateness Application**

BAR 20-07-07

422 1st Street N

Tax Parcel: 330100000

Owner: NONCE, LLC

Applicant: Julie Kline Dixon/Rosney Co. Architects

Addition to residence

Dear Julie,

The Charlottesville Board of Architectural Review reviewed your project, listed above, last week. The BAR deferred your project and made the following motion:

Carl Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and for Rehabilitation, I move to defer the application, and that the BAR generally supports the application, but would like to see the following items come back for clarification:

- The siding exposure and profile
- The proposed lighting
- The new shutters
- The roof peak and chimney location
- Upper roof material

Jody Lahendro seconded. Motion passes (9-0).

Please contact Jeff or me with any further questions.

Best,

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**  
July 21, 2020



**Certificate of Appropriateness Application**

BAR 20-07-07

422 1st Street N

Tax Parcel: 330100000

Owner: NONCE, LLC

Applicant: Julie Kline Dixon/Rosney Co. Architects

Addition to residence



**Background**

Year Built: c1870 - 1885

District: North Downtown ADC District

Status: Contributing

The Watson-Bosserman House is a three-bay, two-story frame house built in 1870. It's representative of similar vernacular houses built in Charlottesville in the decades following the Civil War. (Historic survey attached.)

**Prior BAR Reviews**

None

**Application**

- Submittal: Rosney Co. Architects narrative, photos, drawings sheets, dated 25 June 2020: Sheets EC1.0, EC1.1, EC2.0, EC2.1, A1.0, A2.0, A3.0 and Perspective.

Request CoA for alterations to the rear of the house.

**1<sup>st</sup> Floor, South Elevation:**

- Remove the wood deck, metal rail and spiral stair to the lower garden.
- Remove the east and south facing sunroom façade and roof.
- Reconstruct the sunroom walls to accommodate new windows and new roof.
- Below the sunroom, construct brick piers and install two new windows. Existing door to remain.

### 1<sup>st</sup> Floor, East Elevation:

- Remove the wood deck.
- Construct a rear porch on painted brick piers. Decking to be ipe,
- Sunroom roof to extend over the new porch and wrap the rear addition. Roof will be supported 10" square posts. Trim details to match the house.
- Remove south window on the rear wing and install entry door.
- On the north side of the porch, install an entry door into the house and construct stairs from the yard. Steps to be ipe.
- Porch and stair rails: Railing 3-1/4" rounded, pickets 1" x 3/4" square edge.

### Second Story Addition:

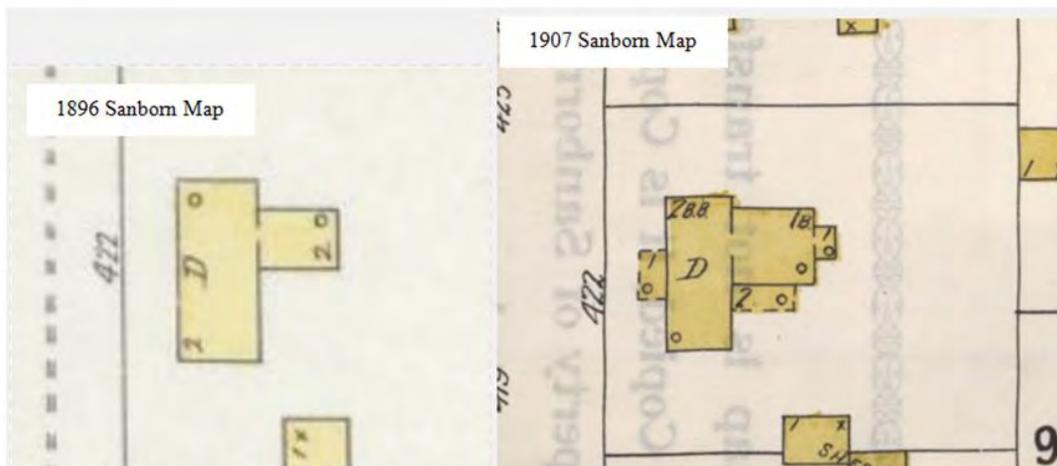
- Construct a second story above the existing rear wing of the house.
- Roofline and eave will be below that on the front section of the house.
- Trim and details to match front section of the house.
- Existing chimney to be extended and shifted to accommodate new window.

### General:

- Trim details to match the existing on the house.
- Siding repairs/new to match existing.
- Windows to be Marvin or similar, solid wood, double-hung sash. Selections have not been made, but applicant will accept a condition that lite configuration will conform with that shown on the elevations and for insulated glass that applied muntins are acceptable provided there is an internal spacer bar.
- Roof to be standing-seam metal.
- Lighting fixtures have not been selected, but applicant will accept a condition that the lamping be dimmable and have a Color Temperature that does not exceed 3,000K.

### Discussion and Recommendations

Staff is unable to determine if the rear addition is that seen in the 1896 and 1920 Sanborn Maps, or some part of it. Applicants stated that the sunroom is not. (Note: Sanborn Maps are unreliable for building dimensions.)



BAR should discuss the relocated chimney. No details are provided on the materiality.

Should the BAR move to approve, staff recommends the following conditions:

- New windows and doors to be wood or aluminum clad. Applied muntins are acceptable and must be appropriately dimensioned. If insulated glass, there will internal space bars aligned with the applied muntins.
- Any exterior lighting the lamping will have a Color Temperature not to exceed 3,000K, preferably dimmable, and will comply with the City’s “Dark Sky” ordinance.
- Applicant will provide to staff for the BAR archive cut sheets for the doors, widows, and any exterior light fixtures.

**Suggested Motions**

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and for Rehabilitations, I move to find that the proposed alterations and addition 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 with the following modifications...]

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and for Rehabilitations, I move to find that the alterations and addition 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 for the following reasons 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 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 New Construction and Additions**

### **P. Additions**

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

- 1) Function and Size
  - a. Attempt to accommodate needed functions within the existing structure without building an addition.
  - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
  - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
  - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
  - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
  - a. New additions should not destroy historic materials that characterize the property.
  - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style
  - a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
  - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
  - a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
  - a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
  - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

## **Pertinent Guidelines for Rehabilitations**

### **C. Windows**

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.

- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

#### D. Entrances, Porches, and Doors

- 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 on 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 incompatible with the existing structure.
- 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.

#### E. Cornice

- 1) Keep the cornice well sealed and anchored, and maintain the gutter system and flashing.
- 2) Repair rather than replace the cornice.
- 3) Do not remove elements of the original composition, such as brackets or blocks, without replacing them with new ones of a like design.
- 4) Match materials, decorative details, and profiles of the existing original cornice design when making repairs.
- 5) Do not replace an original cornice with a new one that conveys a different period, style, or theme from that of the building.
- 6) If the cornice is missing, the replacement should be based on physical or documented evidence, or barring that, be compatible with the original building.
- 7) Do not wrap or cover a cornice with vinyl or aluminum; these substitute materials may cover up original details and also may hide underlying moisture problems.

422 North 1st Street  
Staff Photos



*Figure 1: Oblique view of 422 North 1<sup>st</sup> Street, facing northeast.*



*Figure 2: West elevation of 422 North 1<sup>st</sup> Street.*



*Figure 3: Oblique view of 422 North 1<sup>st</sup> Street, facing southeast.*



*Figure 4: View north on North First Street, with 422 North 1<sup>st</sup> Street at right.*

L

# LANDMARK



# SURVEY

IDENTIFICATION	BASE DATA
Street Address: 422 North First Street	Historic Name: The Watson-Bosserman House
Map and Parcel: 33-100	Date/Period: 1870
Census Tract & Block: 3-504	Style: Victorian Vernacular
Present Owner: J. Norwood Bosserman	Height to Cornice:
Address: 422 North First Street	Height in Stories: 2
Present Use: Residence	Present Zoning: R-3
Original Owner: William Roads	Land Area (sq.ft.): 92 x 105
Original Use: Residence	Assessed Value (land + imp.): 3600 + 10,170 = 13,770

### ARCHITECTURAL DESCRIPTION

This building is a typical example of the simple, three bay, two story frame residences which were built in the city in the period following the Civil War. Also of the style are the interior chimneys, the low central gable, and the single story entrance porch with chamfered posts. The interior is based on the traditional single pile plan with a rear wing. Much of the original appointments on the interior remain intact including the mantels, coal grates, floors and stair woodwork.

### HISTORICAL DESCRIPTION

The lot was sold to William Roads by W. T. Early in November, 1870, ACDB 65 P 596. In the deed it is mentioned that the lot contained a house recently built by Roads, thus establishing a date for this structure. Since the Roads ownership, which only lasted four years, the house has been sold a total of eleven times. Deed references: ACDB 65 P 596, 68-439, 72-33, 82-412, City DB 37 P 413, 37-426, 81-124, 93-317, 96-21, 189-371, 229-464.

### GRAPHICS

CONDITIONS	SOURCES
Very Good	City/County Records



**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	Nonce, LLC	Applicant Name	Julie Dixon The Rosney Co Architects
Project Name/Description	Addition / Renovation to existing residence _____ Parcel Number _____		
Project Property Address	422 1st Street North Charlottesville, VA 22901		

**Applicant Information**

Address: 609 East Market Street Suite 206  
Charlottesville VA 22902 Email: juliekdixon@hotmail.com

Phone: (C) 4343914947

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

Address: 422 1st Street North Charlottesville VA  
22902 Email: \_\_\_\_\_

Phone: (W) \_\_\_\_\_ (C) 434.390.4616

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.

*Julie Dixon* 25 June 2020  
Signature Date

Julie Dixon 25 June 2020  
Print Name Date

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

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

*Harlan L. Horton* 25 June 2020  
Signature Date  
*Harlan L. Horton* 25 June 2020  
Print Name RA for Nonce, LLC Date

**Description of Proposed Work (attach separate narrative if necessary):** \_\_\_\_\_  
\_\_\_\_\_ see attached \_\_\_\_\_

**List All Attachments (see reverse side for submittal requirements):** Drawings and  
Description \_\_\_\_\_

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

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at [www.charlottesville.org](http://www.charlottesville.org) or at [Municode.com](http://Municode.com) for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at [www.charlottesville.org](http://www.charlottesville.org).

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per Sec. 34-282 (d) in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per Sec. 34-286. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

*Harlan L. Hester*  
*EA for Nonce, LLC*  
*hlhesg@Kinex.net*

# { ROSNEY CO }

ARCHITECTS

Date: 25 June 2020  
To: City of Charlottesville  
From: The Rosney Co Architects  
Re: 422 North 1<sup>st</sup> Street



Re: Narrative Description of Proposed Additions and Alterations to 422 North 1<sup>st</sup> Street:

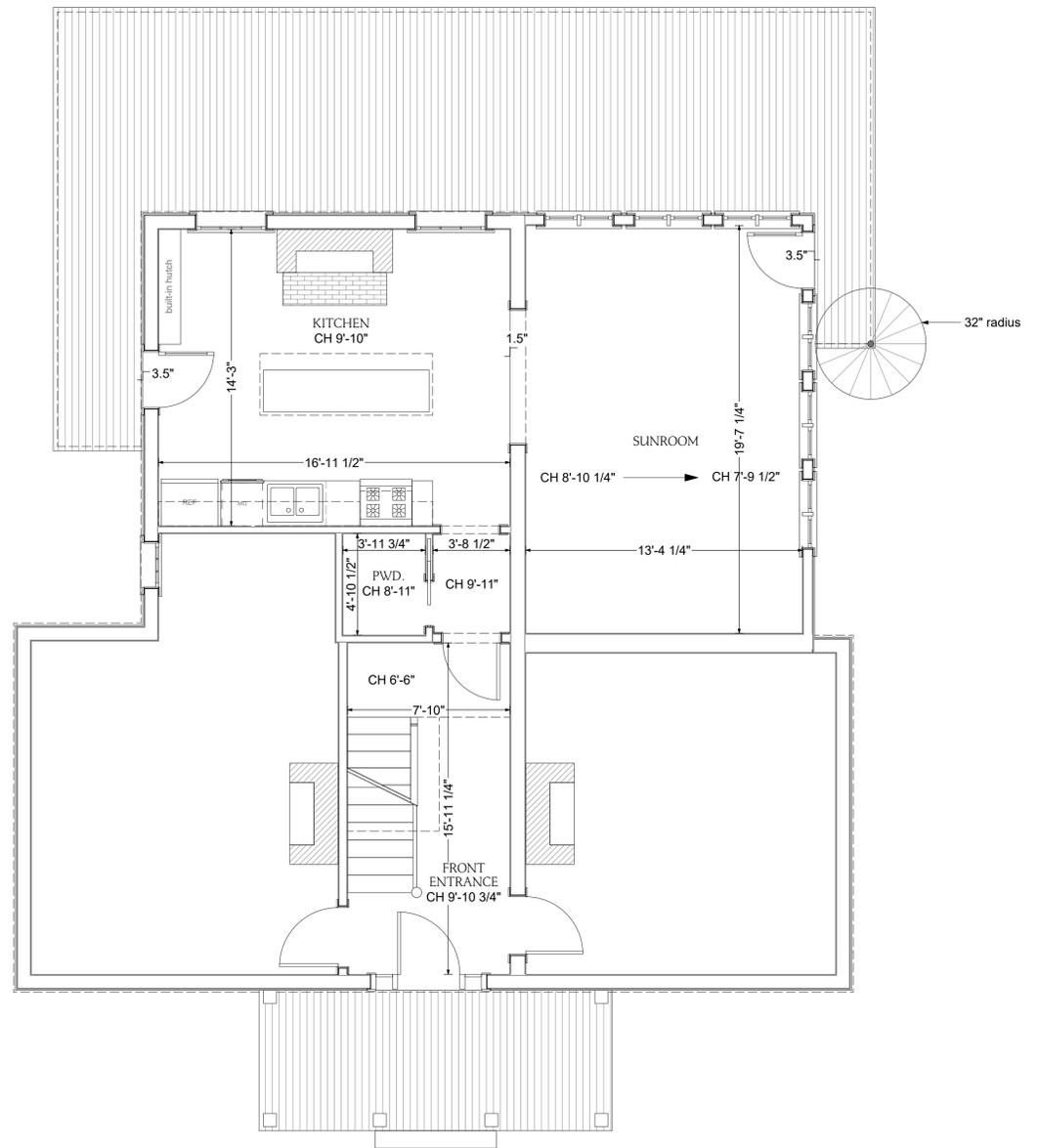
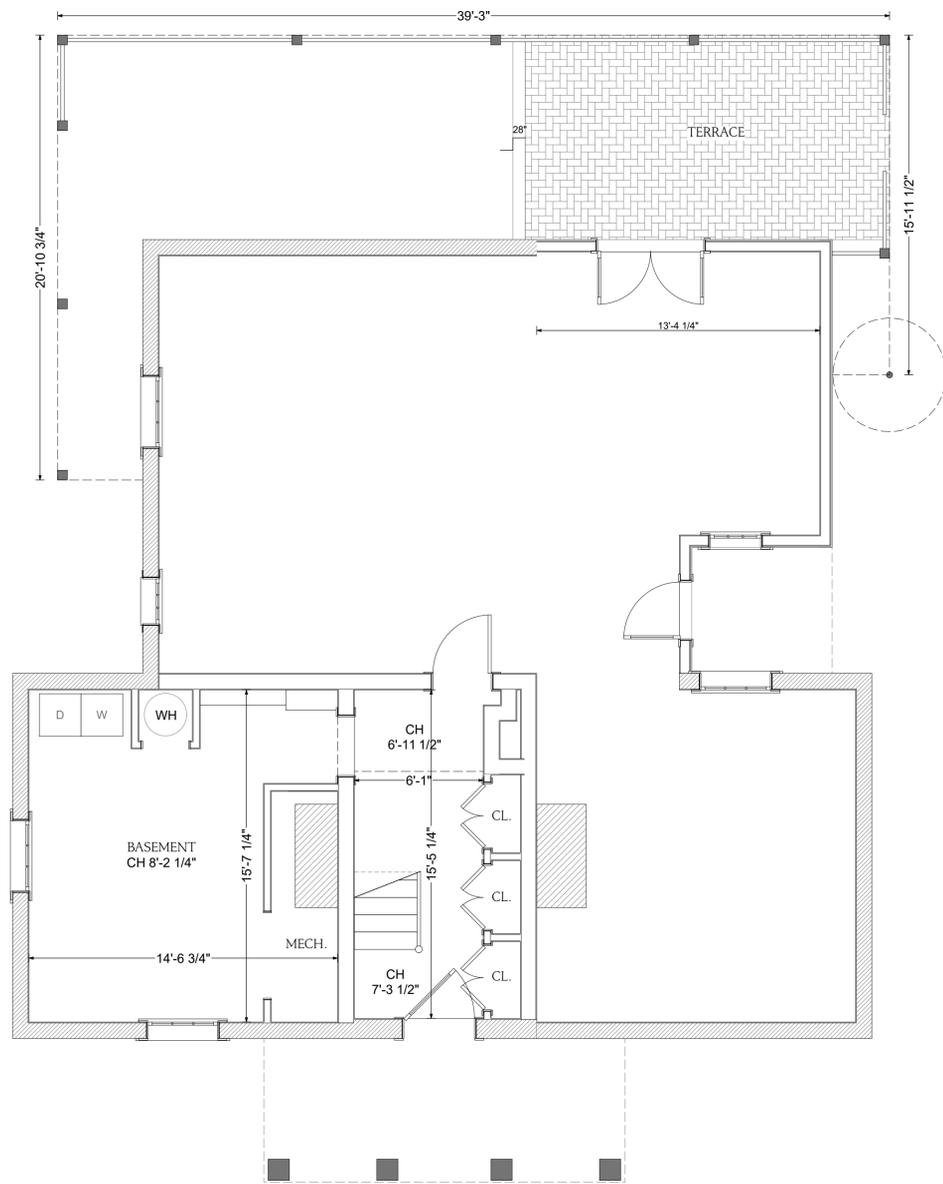
The owners of 422 North 1<sup>st</sup> Street propose a multi-part project that will improve the overall aesthetics and create much needed additional living space. First, we propose removal of the existing rear wood deck, metal rail and spiral stair to the lower garden. They are deteriorated visually and not in keeping with the house aesthetically. We also propose removal of the existing east and south facing sunroom façade and roof (structure and material) which we'd like to replace with new double hung windows and architectural detailing that gives the space the look of an enclosed sunroom. The windows will be solid wood by Marvin or similar and the roof a standing seam metal. On the rear of the house, we propose the addition of a covered porch with painted brick piers instead of the existing wood, ipe decking, solid wood wrapped 10" posts, traditional trim details matching those elsewhere in the house, solid wood siding to match existing, a standing seam metal roof, and a new stair on the north side. The proposed new roof structure will wrap both the sunroom and porch under one wrap-around hip structure. We would also like to add brick piers on the basement level below the new sunroom façade to create a more pleasing architectural rhythm. Last, we propose the addition of a new second story above the existing rear wing of the house. Pending structural approval, we propose the addition of a bedroom and closet over the existing rear wing. We hold the roof and eave below the existing and use windows and details that are consistent with the front bay of the house.

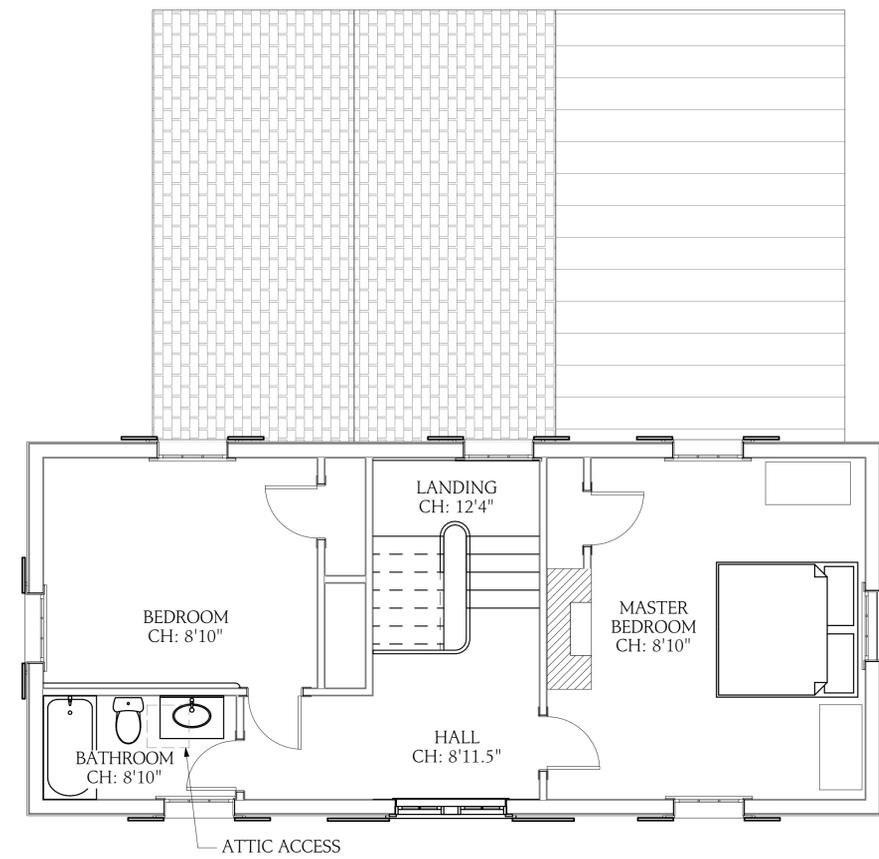
Julie Dixon  
The Rosney Co Architects

609 East Market Street, Suite 206  
Charlottesville, Virginia 22902



609 East Market Street, Suite 206  
Charlottesville, Virginia 22902







**{ ROSNEY CO }**  
 ARCHITECTS  
 108 5th Street SE, Suite 308  
 Charlotte, NC 28202  
 T: 843.232.1978  
 F: 843.301.0466

CONSULTANTS:  
 CIVIL ENGINEER:  
 STRUCTURAL ENGINEER:  
 MEP:  
 GEOTECHNICAL ENGINEER:

**First Street Residence**  
 Charlottesville, Virginia

EDITIONS/REVS  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

EXTERIOR ELEVATIONS  
 6/25/2020

**EC2.0**



{ ROSNEY CO }  
 ARCHITECTS  
 108 5th Street SE, Suite 308  
 Charlotte, NC 28202  
 T: 843.232.1978  
 F: 843.301.0466

CONSULTANTS:  
 CIVIL ENGINEER:  
 STRUCTURAL ENGINEER:  
 MEP:  
 GEOTECHNICAL ENGINEER:

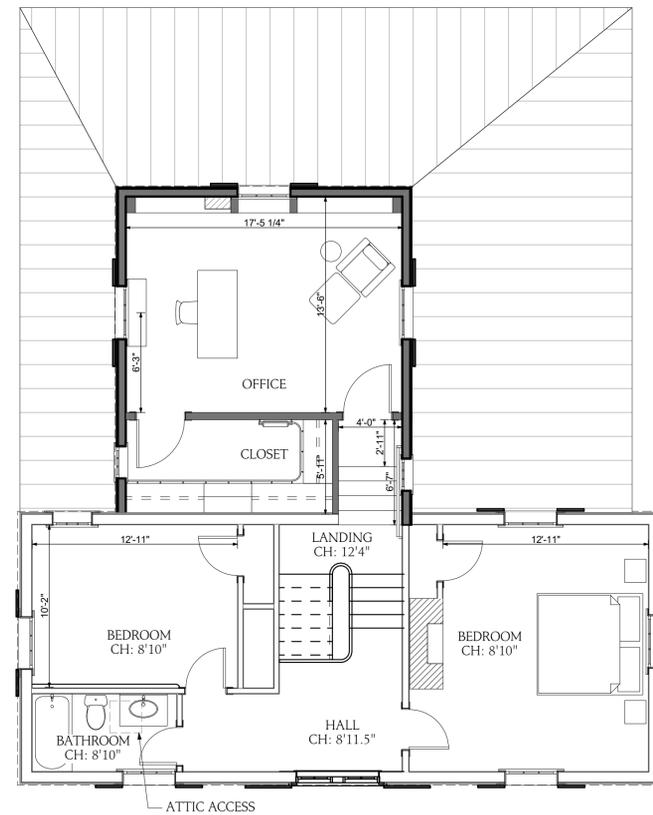
First Street Residence  
 Charlottesville, Virginia

EDITIONS/REVS

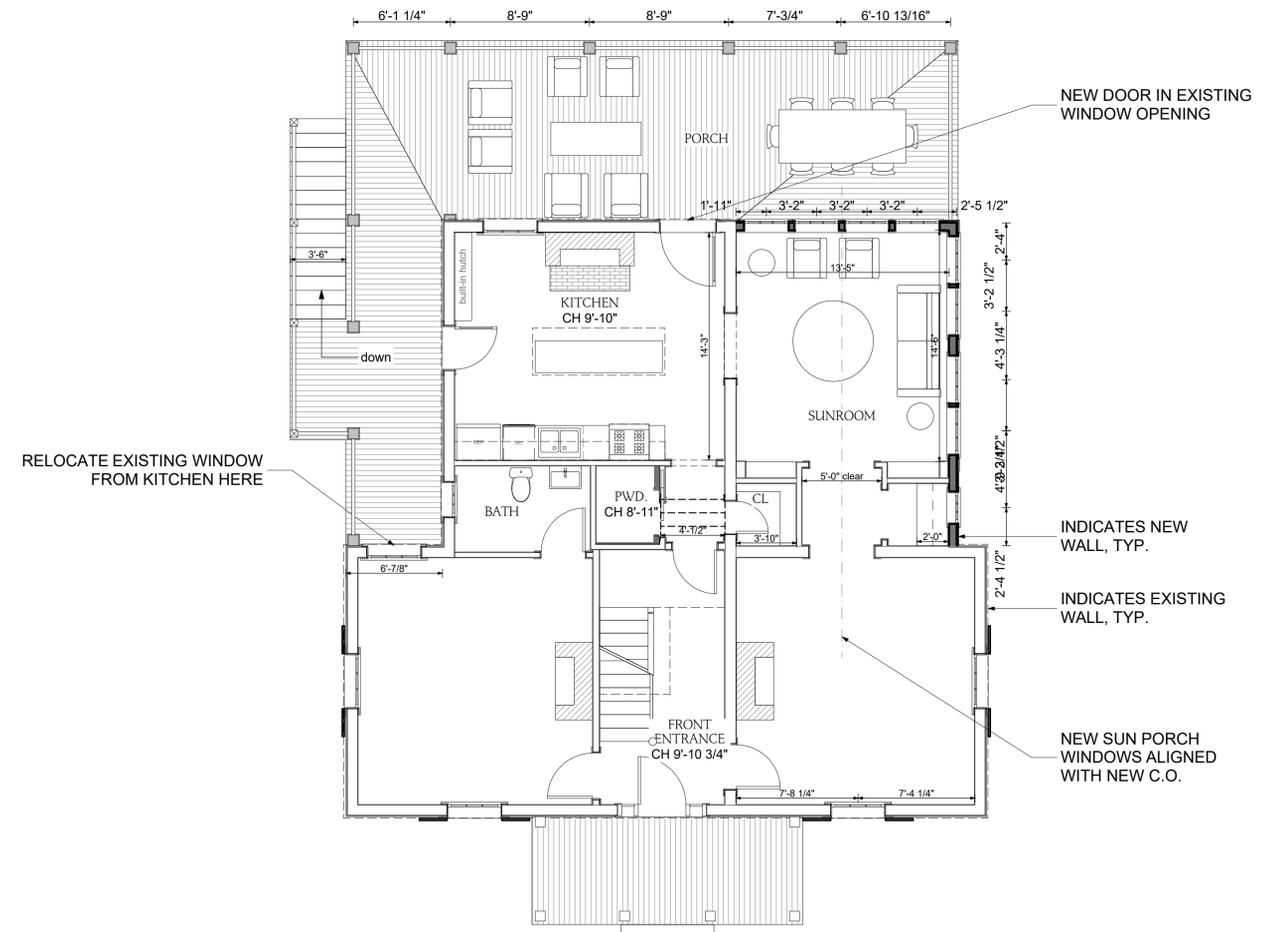
EXTERIOR  
 ELEVATIONS

6/25/2020

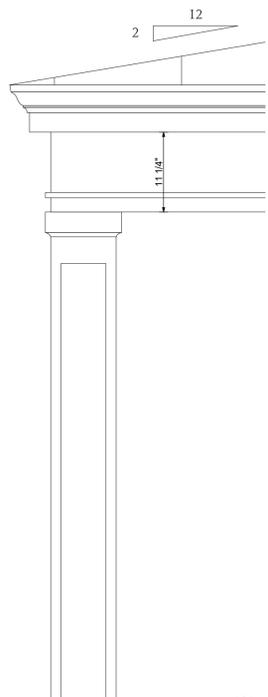
**EC2.1**



Second Floor Plan  
SCALE: 3/16" = 1'-0"



Ground Floor Plan  
SCALE: 3/16" = 1'-0"



Eave Detail  
SCALE: 1" = 1'-0"



East Elevation  
SCALE: 3/16" = 1'-0"



Porch Section  
SCALE: 3/16" = 1'-0"



South Elevation  
SCALE: 3/16" = 1'-0"



North Elevation  
SCALE: 3/16" = 1'-0"

{ ROSNEY CO }  
ARCHITECTS  
108 5th Street SE, Suite 308  
Charlotte, N.C. 28202  
T: 843.232.0678  
F: 843.301.0466

CONSULTANTS:  
CIVIL ENGINEER:  
STRUCTURAL ENGINEER:  
MEP:  
GEOTECHNICAL ENGINEER:

First Street Residence  
Charlotteville, Virginia

EDITIONS/REVS

Exteriors  
6/25/2020

A2.0



Sunroom and Office Section Facing West  
SCALE: 1/2" = 1'-0"

1

{ ROSNEY CO }  
ARCHITECTS  
108 5th Street SE, Suite 308  
Charlotte, NC 28202  
T: 843.223.0578  
F: 843.301.0466

CONSULTANTS:  
CIVIL ENGINEER:  
STRUCTURAL ENGINEER:  
MEP:  
GEOTECHNICAL ENGINEER:

First Street Residence  
Charlotteville, Virginia

EDITIONS/REVS

Building Section

6/25/2020

A3.0



{ ROSNEY CO }  
ARCHITECTS  
108 5th Street SE, Suite 308  
Charlotte, NC 28202  
T: 843.331.0678  
F: 843.331.0466

CONSULTANTS:  
CIVIL ENGINEER:  
STRUCTURAL ENGINEER:  
MEP:  
GEOTECHNICAL ENGINEER:

First Street Residence  
Charlotteville, Virginia

EDITIONS/REVS

Perspective  
6/25/2020