

December 2020 BAR Action

Watkins, Robert <watkinsro@charlottesville.gov>

Thu 12/17/2020 12:02 PM

To: patrick@patrickfarley.net <patrick@patrickfarley.net>

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

Certificate of Appropriateness Application

BAR 20-12-04

106 Oakhurst Circle

Tax Parcel 110005000

106 Oakhurst Circle LLC, Owner

Patrick Farley, Architect, Applicant

Renovation, addition, and site work

Dear Patrick,

On Tuesday, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please accept this email as formal acknowledgement of the following motion:

Cheri Lewis moves: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, , I move to find that the proposed alterations and new construction satisfy the BAR's criteria and are compatible with this property and other properties in the Oakhurst-Gildersleeve ADC District, and that the BAR approves the application as submitted.

Jody Lahendro seconds. Motion passes (8-0).

Please let me know if you have any questions.

Best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

City of Charlottesville
Board of Architectural Review
Staff Report
December 15, 2020



Certificate of Appropriateness Application

BAR 20-12-03
106 Oakhurst Circle, Tax Map Parcel 110005000
Oakhurst-Gildersleeve ADC District
Owner: 106 Oakhurst Circle LLC
Applicant: Patrick Farley
Project: Alterations and site work



Background

Year Built: 1922
District: Oakhurst-Gildersleeve ADC District
Status: Contributing

Designed as a combination of Colonial Revival and Craftsman styles, this two-story dwelling has a gabled roof, stucco siding, overhanging eaves with exposed rafter ends, a pent roof between the first and second floor, an interior stuccoed chimney, a concrete stoop, and a central door sheltered by a gabled hood supported by brackets. Triple eight-by-eight casement windows are found on the first floor, while eight-over-eight-sash double-hung windows are used on the second floor and flank a central triple eight-by-eight casement bay window. French doors on the east side lead out to a patio. The house also includes a rear deck and a projecting rectangular one-story bay window supported by wooden brackets on the west end. (From the National Register nomination for the Oakhurst-Gildersleeve Neighborhood Historic District.)

Prior BAR Reviews

September 15, 2020 – BAR held a Primary Discussion on the materials submitted. Due to difficulty connecting on-line, the applicant was unable to participate.

October 20, 2020 - BAR held a Primary Discussion

Application

- Submittal: Patrick Farley Architect *Final BAR Submission*, dated November 24, 2020: Narrative, Sheets A through D.

CoA request for proposed alterations to existing house and a rear addition. Site work to include a new driveway, which will require removal of the south porch and replacement with a shallower version.

Roofing:

- Standing seam metal on addition, balconies, and existing house (replace asphalt shingles)
- EPDM on flat roof at hyphen

Materials

- Stucco: Smooth finish, “StoPowerwall” stucco system (www.stocorp.com)
- Trim: Fiber cement, painted
- Doors and Windows: Anderson, aluminum clad wood. White with black exterior trim.
- Ceiling at covered parking: Tongue and grooved trim, stained
- Low wall: Board-formed concrete wall with stone cap.

Balconies, Deck and Stairs

- Railing: Wood rail (natural finish) on panels with flat metal bars (painted)
- Decking/Treads: Composition material. Trim and exposed framing below to be painted.

Landscaping

- Remove: 6” Crepe Myrtle (front), 6” Dogwood (front), 4” Holly (rear), 40” Oak (rear)
- New: See Plan Schedule on Sheet A.

Paving

- Walking Path (front): Cut slate/flagstone in aggregate with steel edging
- Walking Path (rear): Crushed Buckingham slate with steel edging
- Driveway (front): Concrete, permeable pavers
- Driveway (rear): Crushed Buckingham slate with steel edging

Exterior Lighting:

- Pathway lights: AQ Lighting, 3 Tier Pagoda Pathway Light, LED, CCT 2,700K or 5,000K
- Step lights (north pathway): Vonn Step Light VOS39637, LED, CRI 90, CCT 3,000K
- Soffit lighting: Recessed can lights, TBD

Discussion

The BAR held two discussion on this request. The BAR should review is the applicant has provided the requested information and clarifications.

Doors and Windows: Submittal indicates insulated glass with an applied grille. BAR should require an internal spacer bar within the glazing.

Lighting: For the pathway and soffit lights, the BAR should establish conditions for lamping.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City’s ADC District Design Guidelines, , I move to find that the proposed alterations and new construction satisfy the BAR’s criteria and are compatible with this property and other properties in the Oakhurst-Gildersleeve ADC District, and that the BAR approves the application as submitted[.]

[...as submitted with the following conditions:...]

Denial: Having considered the standards set forth within the City Code, including City’s ADC District Design Guidelines, I move to find that the proposed alterations and new construction demolition do not satisfy the BAR’s criteria and are not compatible with this property and other properties in the Oakhurst-Gildersleeve 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 ADC District Design Guidelines

Chapter II – Site Design and Elements

- Plantings
- Walkways and Driveways
- Utilities and Other Site Appurtenances
- Walls and Fences
- Parking Areas and Lots
- Lighting

Chapter III – New Construction and Additions

Checklist from section P. Additons

- 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.

Chapter 4 – *Rehabilitation*

G. Roof

- 1) When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.
- 2) If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
- 3) Original roof pitch and configuration should be maintained.
- 4) The original size and shape of dormers should be maintained.
- 5) Dormers should not be introduced on visible elevations where none existed originally.
- 6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.
- 7) When replacing a roof, match original materials as closely as possible.
 - a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 106 Oakhurst Circle

Property Addresses

Current - 106 Oakhurst Circle

County/Independent City(s): Charlottesville (Ind. City)

Incorporated Town(s): *No Data*

Zip Code(s): 22903

Magisterial District(s): *No Data*

Tax Parcel(s): *No Data*

USGS Quad(s): CHARLOTTESVILLE WEST

Property Evaluation Status

Not Evaluated

This Property is associated with the Oakhurst/Gildersleeve Neighborhood Historic District.

Additional Property Information

Architecture Setting: Town

Acreage: *No Data*

Site Description:

House is set back from sidewalk, gravel drive; mature oak trees and bushes.

Surveyor Assessment:

This ca. 1925 dwelling exhibits a combination of elements typical of the vernacular Colonial Revival and the vernacular Craftsman styles and is a contributing resource to the potential Oakhurst-Gildersleeve Neighborhood Historic District

Surveyor Recommendation: *No Data*

Ownership

Ownership Category	Ownership Entity
Private	<i>No Data</i>

Primary Resource Information

Resource Category: Domestic

Resource Type: Single Dwelling

NR Resource Type: Building

Historic District Status: Contributing

Date of Construction: Ca 1925

Date Source: Site Visit/Map

Historic Time Period: World War I to World War II (1917 - 1945)

Historic Context(s): Domestic

Other ID Number: *No Data*

Architectural Style: Craftsman

Form: *No Data*

Number of Stories: 1.5

Condition: Excellent

Threats to Resource: None Known

Architectural Description:

This 1 1/2-story, 3-bay, symmetrical, vernacular Craftsman and Colonial Revival-style frame dwelling is very much intact. Constructed ca. 1925, the gable-roofed, stuccoed dwelling features the following details: asphalt shingle roofing, overhanging eaves with exposed rafter ends, a pent roof between the first and 2nd floor; an interior stuccoed chimney, a concrete stoop, and a central door sheltered by a gable hood supported by brackets. Triple 8 x 8 casement windows are found on first floor, while 8/8-sash windows on the second floor flank a central triple 8x8 casement bay. French doors on the east side lead out to a patio. The house also includes a rear deck and a projecting rectangular 1-story bay window supported by wooden brackets on the west end.

Exterior Components

Component	Component Type	Material	Material Treatment
Roof	Gable	Asphalt	Shingle
Foundation	Solid/Continuous	<i>No Data</i>	Parged
Windows	Casement	Wood	Multiple-light
Chimneys	Central interior	Concrete	Stuccoed
Structural System and Exterior Treatment	Frame	Wood	Stuccoed
Windows	Sash, Double-Hung	Wood	8/8

Secondary Resource Information

Historic District Information

Historic District Name: Oakhurst/Gildersleeve Neighborhood Historic District
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: HD104-5092
Investigator: Kalbian, Maral
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 3/1/2004
Dhr Library Report Number: *No Data*

Project Staff/Notes:

Survey conducted for the city of Charlottesville in preparation of Preliminary Information Form

Project Bibliographic Information:

Name: Bibb, Eugenia
Record Type: Personal Papers
Bibliographic Notes: Bibb, Eugenia, "Field Notes," April 15, 2004. 1545 Dairu Road, Charlottesville, Va. 22903

Name: Sanborn Fire Insurance Maps
Record Type: Map

Name: Chville Assessors Records
Record Type: Local Records
Bibliographic Notes: Web Site

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



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 106 Oakhurst Circle LLC c/o C. diPierro Applicant Name Patrick Farley Architect, PLLC
Project Name/Description 106 Oakhurst Circ/Renovations & Additions Parcel Number 110005000
Project Property Address 106 Oakhurst Circle, Charlottesville, Va. 22903

Applicant Information

Address: 5836 Taylor Creek Rd.
Afton, Va. 22920
Email: patrick@patrickfarley.net
Phone: (W) 434-205-0225 (C) 804-306-4927

Property Owner Information (if not applicant)

Address: 106 Oakhurst Circle LLC c/o C. diPierro
65 W Meadow Rd., Setauket, NY 11733
Email: oakhurstcircle@icloud.com
Phone: (W) _____ (C) 434-882-4426

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.

J. Patrick Farley
Signature Date
J. Patrick Farley 11/24/20
Print Name Date

Property Owner Permission (if not applicant)

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

Charles G diPierro 09/23/2020
Signature Date

Charles G diPierro for 106 Oakhurst Circle LLC 09/23/2020
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Previously provided and additional comments included with drawings.

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

Site/Landscape Plan, Existing/Site Demolition, Floor Plans, Wall Section, Railing Section, Exterior Elevations, 3D renderings (various views)

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

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 or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at 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.



PATRICK FARLEY ARCHITECT

106 Oakhurst Circle - - Proposed Renovation & Additions (Schematic)

24 November 2020

FINAL SUBMISSION DESIGN OUTLINE

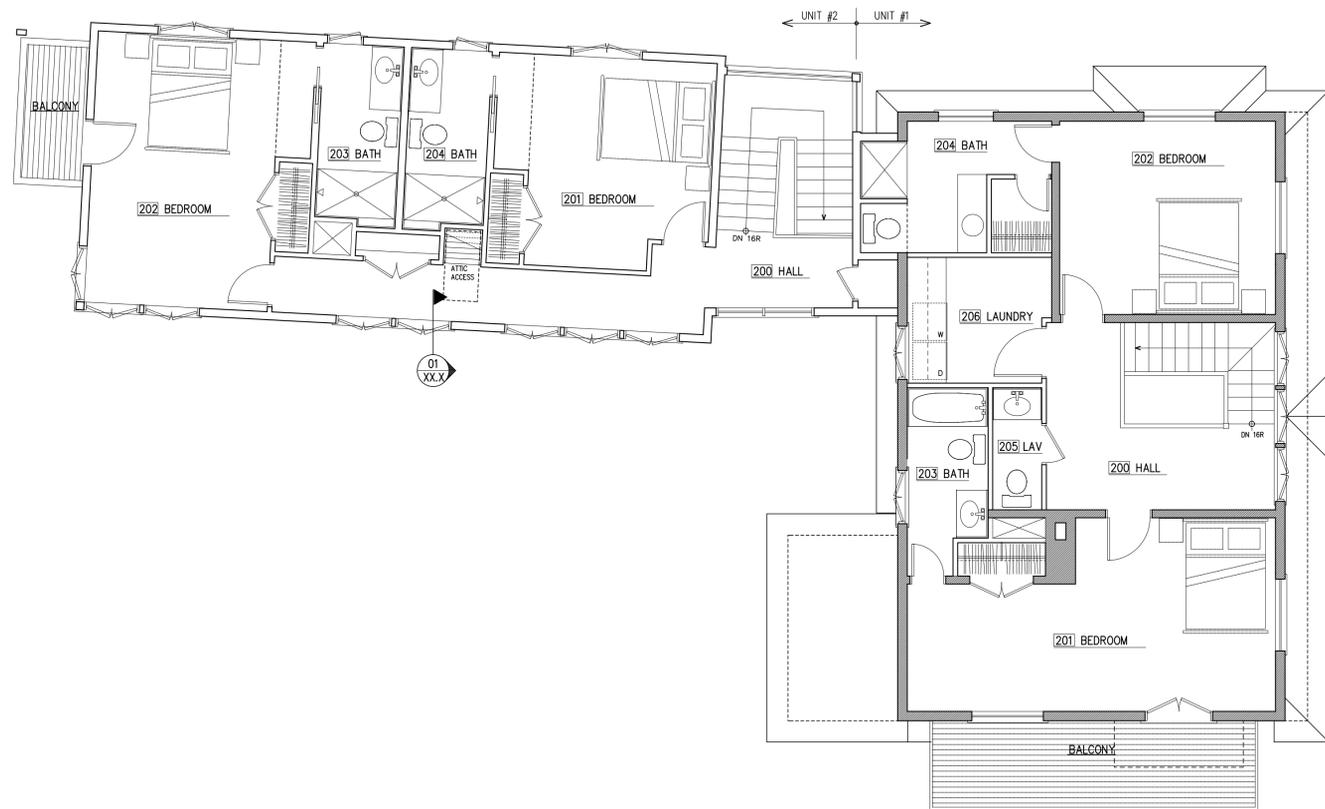
The following is a brief overview of updates in response to BAR feedback conveyed during the pre-application conference held on 10/20/20:

SITE

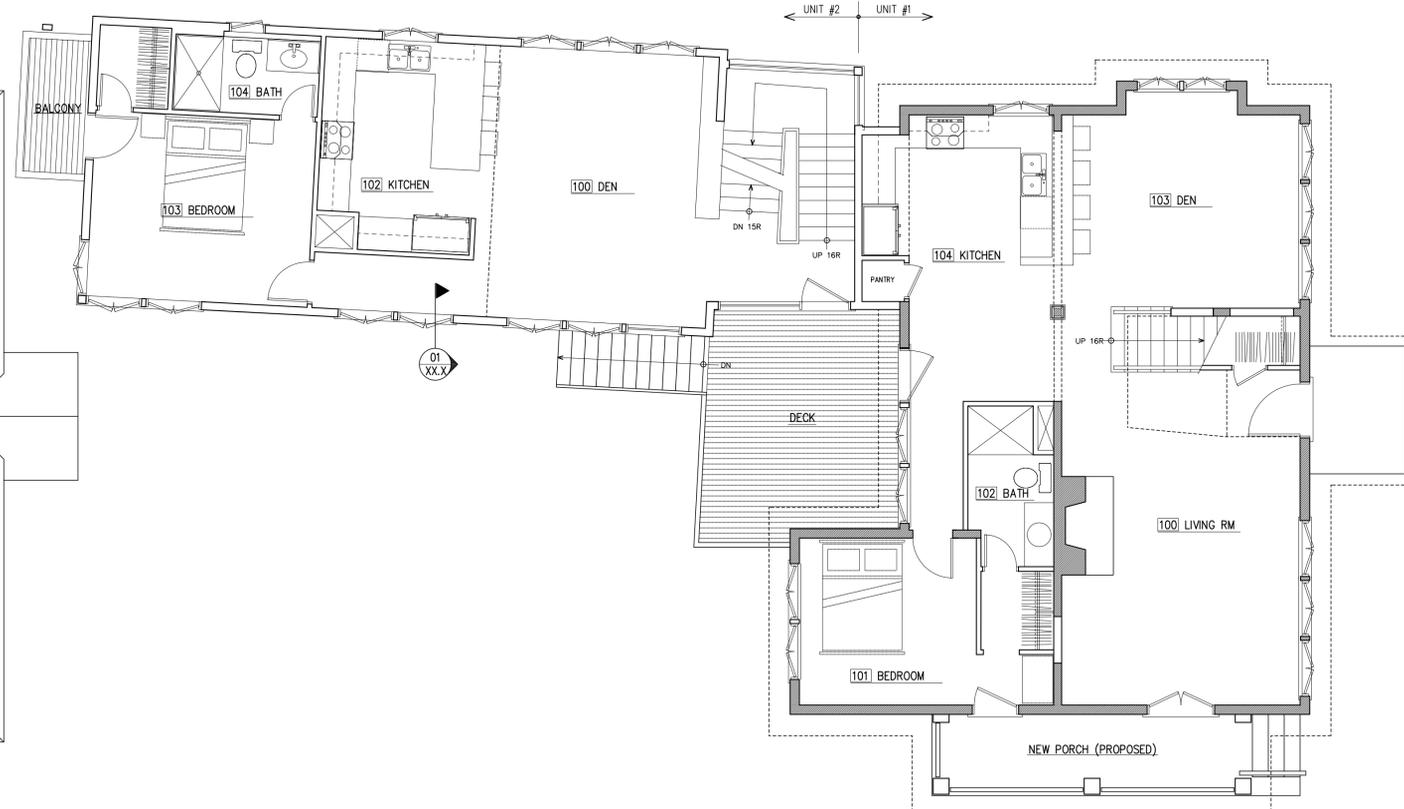
- Driveway: A new access to rear yard parking for up to 4 vehicles is proposed along southern boundary. Existing driveway cut is proposed to remain as part of a new pedestrian access point. A dual mailbox pedestal will anchor a paved entry pad, from which 2 stone pathways connect to each dwelling unit.
- Landscape: Defined by native habitat plantings across 3 zones: front, middle and rear yards. Lawn will be replaced by ground covers, grasses and shrubs; a prime feature will be a pollinator garden that will also serve as a Monarch Waystation. Rear yard will be cleared of invasives and restored with native understory, shrubs and herbaceous plants. Stormwater via sheet flow and conveyance from Unit B roof will be managed via rain garden. Proposed network of paths (starting with new pedestrian entry point from Oakhurst) are designed in anticipation of daily pedestrian patterns, i.e. students on foot coming and going from class, work, etc. and from both directions (to both dwelling units) via the Circle.
- Paving & paths: Picking up on the dark “blue-black” trim color theme, the new driveway & garden paths will be topped with various forms of Buckingham slate finish. The driveway will be of “prime-and-double-seal” with a crushed slate top layer. The walk paths will follow suit, utilizing a slightly finer grain. The primary pathways to each dwelling unit will be more robust, of cut slate path stones, set in crushed slate held with metal landscape edging. Paths within planted areas will be mulched. For reference on slate materials, see <https://www.buckinghamslate.com/hardscapes/l-series>. Driveway section adjacent to existing south oak tree proposed as open grid pavers to reduce impact and facilitate rainwater percolation to roots.
- Lighting: All downcast type fixtures, will be limited to path lighting via “pagoda” style fixtures befitting the arts & crafts character of the dwelling. Limited step lighting will be integral to walls and/or risers (refer to exhibits, sheet A).

ARCHITECTURE

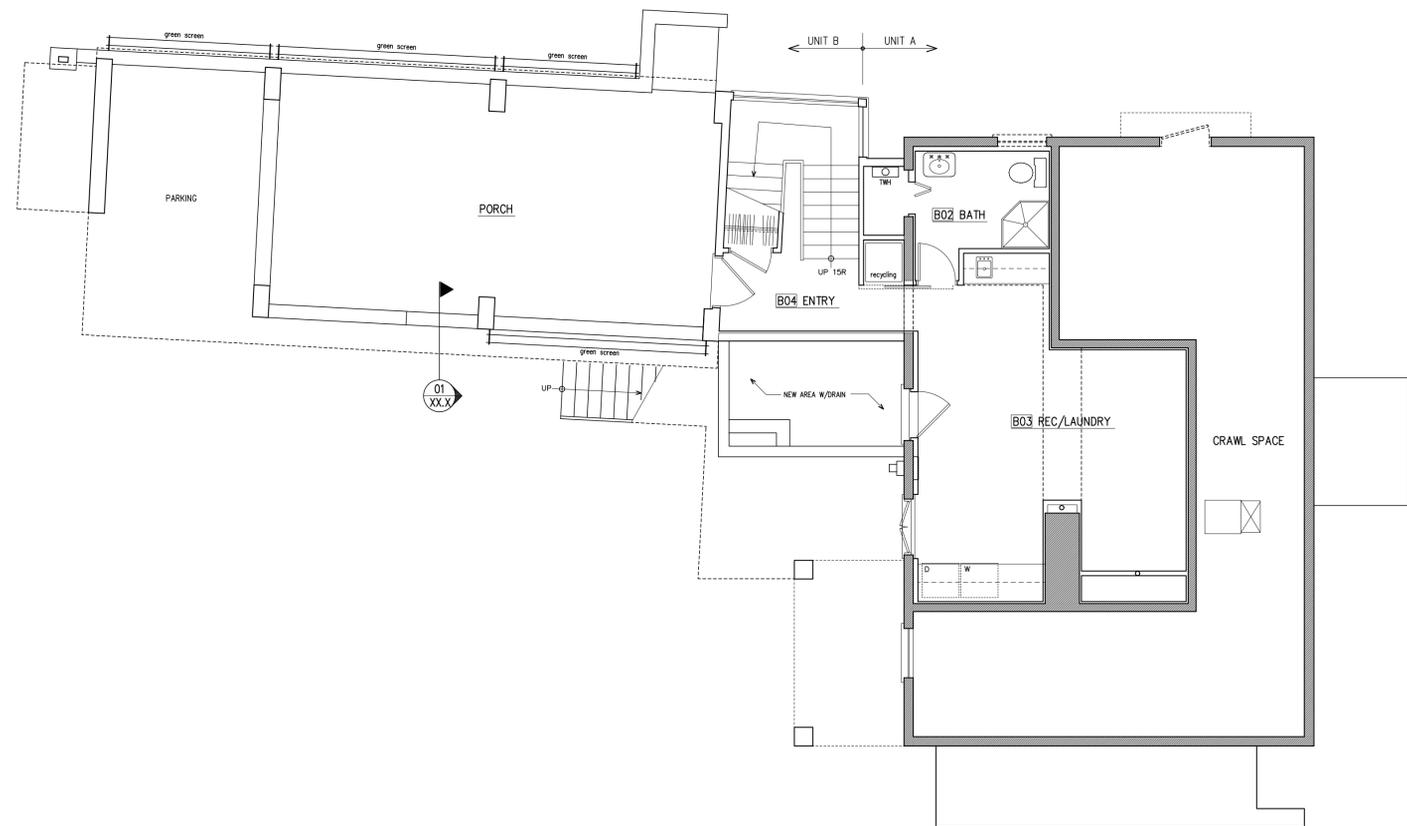
- Roofing: Research of precedents on Oakhurst Circle yielded no results. Inquired of Oakhurst Inn for any photographic records deployed during their recent renovations, to no avail as well. Based on other homes of the same period, it is assumed that the original roof was slate that was, for some reason, later replaced with the current asphalt shingles. Our proposal remains to replace existing shingles with metal and to utilize standing seam for the addition (with “flat”, membrane & vegetation at “hyphen”).
- Balcony railings: Refer to detail, sheet C. Graphic represents “typical” construct of painted steel frame (to match trim) & wood cap.
- West balconies (Unit B): no longer has side wall plane to ground; redesigned as open condition with ‘tilted’ support column intended to subtly compliment the slope of the site and as homage to ‘leaning’ nearby oak that will need to be removed.
- “Hyphen”: Clear distinction between original & new, a transparent volume, with solid base emphasizing visual anchoring and horizontal datums that tie the whole together. A small area of vegetated roof is proposed as part of our stormwater management scheme, but will be marginally visible from front and rear approaches.
- South porch: Now includes More developed roof brackets (see 3D detail, sheet D).
- Front Porch: Not a focus of our attention previously, but now being considered in concert with the reimagined front yard/garden, to be “spruced up” with new slate pavers & seat walls of stucco to provide sense of enclosure and engagement with landscape and street life beyond.
- Windows/doors: Aluminum clad wood units by Anderson (see exhibit, sheet C) that follow the existing scheme of French casements as the dominant type. White sashes with casings and sills to match existing. Muntin patterns respect existing without replicating.
- Lighting: At this stage, all architectural lighting will be concealed or indirect (i.e. recessed downlights), in concert with landscape fixtures that illuminate safe passage. Any lighting that we ultimately decide to use will be specified in strict accordance with Dark Sky requirements (www.darksky.org).



XX
A1.0 SC
SECOND FLOOR PLAN
1/4" = 1'-0"



XX
A1.0 SC
FIRST FLOOR PLAN
1/4" = 1'-0"



XX
A1.0 SC
BASEMENT FLOOR PLAN
1/4" = 1'-0"

FINAL B. A. R. SUBMISSION



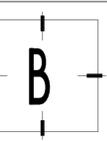
PATRICK FARLEY ARCHITECT
5836 TAYLOR CREEK ROAD
434.205.0225
AFTON, VA. 22902
www.patrickfarley.net

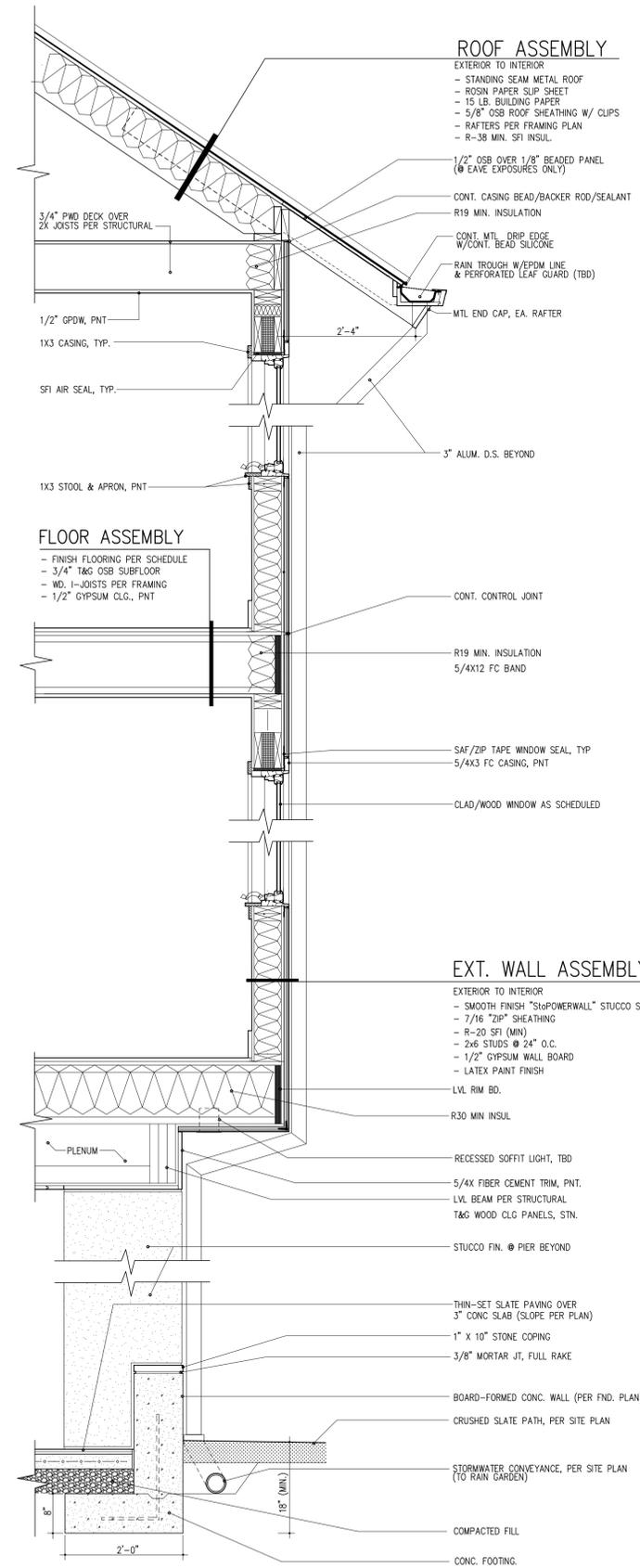


PROPOSED RENOVATIONS & ADDITIONS

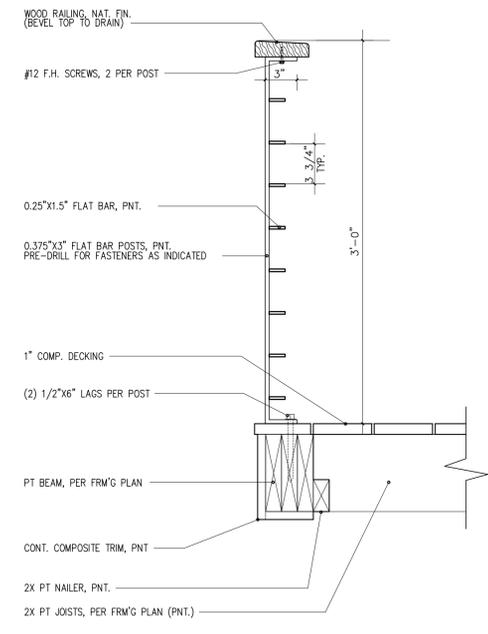
106 OAKHURST CIRCLE

24 NOVEMBER 2020



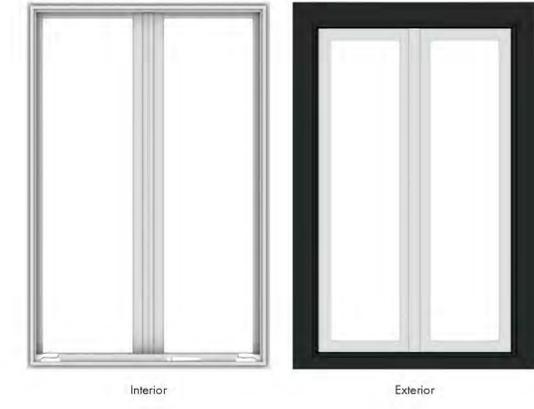


01 WALL SECTION (WORKING)
 SC: 3/4" = 1'-0"



02 BALCONY RAILING DETAIL (WORKING)
 SC: 1 1/2" = 1'-0"

E-Series French Casement Window



SUMMARY
 To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	E-Series French Casement Window
Product ID#	FCMT3450
Unit Width	40"

<https://www.andersenwindows.com/ideas-and-inspiration/design-tool/e-series-french-casement-window/?width=40&height=60&frameColor=interior%3b...>

11/23/2020 Window & Door Design Tool | E-Series French Casement Window

Unit Height	60"
Interior Color	White
Glass	Low-E4® Glass with HeatLock® Coating
Hardware	Crank Handle and Operator Cover, White
Grille Pattern	Custom
Exterior Frame Color	Black
Exterior Sash Color	White
Exterior Trim Profile	3.5" Flat Casing w/ Sill Nose
Exterior Trim Color	Black

* Actual wood is isapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics similar to American mahogonies.
 * Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.

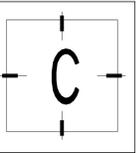


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PROPOSED RENOVATIONS & ADDITIONS

106 OAKHURST CIRCLE

24 NOVEMBER 2020





EAST ELEVATION



NORTH ELEVATION



BIRD'S EYE FROM NORTHEAST



WEST ELEVATION



SOUTH ELEVATION



BIRD'S EYE FROM SOUTHEAST



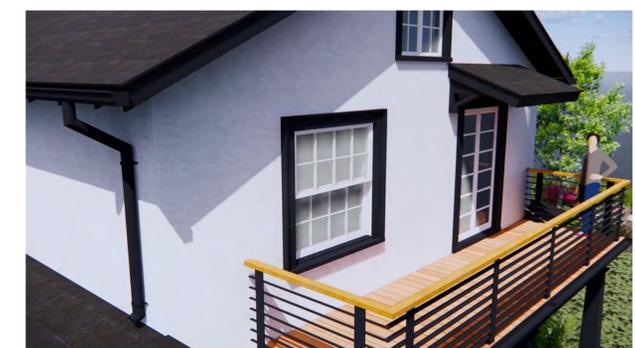
VIEW FROM NEW DRIVEWAY ENTRY



VIEW TO FRONT PORCH



VIEW FROM NEW PEDESTRIAN ENTRY



SOUTH PORCH DETAIL



VIEW FROM SOUTHWEST



VIEW FROM SOUTH



VIEW FROM SOUTHEAST



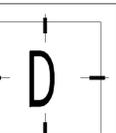
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PROPOSED RENOVATIONS & ADDITIONS

106 OAKHURST CIRCLE

24 NOVEMBER 2020



FINAL B. A. R. SUBMISSION