

February 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Thu 2/18/2021 2:53 PM

To: Gordon Johnson <gordon@peterjohnsonbuilders.com>

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

Certificate of Appropriateness Application

BAR 21-01-05

116 West Jefferson Street

Tax Parcel 330183000

Jefferson Street Properties, LLC, Owner

Gordon Johnson, Peter Johnson Builders, Applicant

Porch reconstruction

Dear Gordon,

On Wednesday, February 17, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please find the motion to approve the project below:

Tim Mohr moves: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed front porch reconstruction and exterior alterations at 116 West Jefferson Street 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 following modifications

- *The front porch will have a standing-seam roof and gutter detail similar to that in the staff report*
- *That the approval references the narrative, clarifications and photographs included as supplemental in the staff report*
- *The applicant will submit for staff review the proposed column capital*
- *The applicant will provide for staff review details on the porch railing and pickets and any proposed exterior light fixtures*
- *The applicant will provide for staff review cutsheets for alterations to the windows and doors at the rear contemporary addition, with the understanding that the windows will not be vinyl, but may be wood, aluminum-clad wood, or fiberglass composite*

Ron Bailey seconds motion.

Motion passes (7-0)

Please let me know if you have any further questions.

All the 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
February 17, 2021**



Certificate of Appropriateness Application

BAR 21-01-06

116 West Jefferson Street, TMP 330183000

North Downtown ADC District

Owner: Jefferson Street Properties, LLC

Applicant: Gordon Johnson, Peter Johnson Builders

Project: Front porch reconstruction, alterations at rear elevation



Background

Year Built: 1913 (the rear structure is contemporary)

District: North Downtown ADC District

Status: Contributing

The Revercomb House follows the Colonial Revival style. The front porch was removed in 1974.

Prior BAR Reviews

January 2011 – BAR approved CoA for fencing under the rear porch and breezeway.

January 20, 2021 – BAR deferred the request. Applicant unable to attend the meeting.

Application

- Applicant Submitted: Austin design Group drawings, *116 Jefferson Street*: Existing Elevations, 12/18/2020, two sheets; New Elevations, 12/02/2020, two sheets; Demolition Elevations, 12/18/2020, two sheets; Existing Floor Plans, 12/02/2020, three sheets; Demolition Floor Plans, 12/02/2020, five sheets (two sheets with Third Floor Plan); New Floor Plans, 12/02/2020, four sheets. (Note: No changes to information provided for the January 20, 2021 meeting.)
- Photographs provided by staff. (Note: Additional photos added in the staff report.)

Request for a CoA for reconstruction of the front porch (removed in 1974), removal of hyphen at rear elevation, with corresponding repairs to the rear porches; and alterations to rear addition (a contemporary structure).

Discussion

Front Porch Reconstruction

To the extent possible, the reconstruction will rely on the information available in the photographs, the matching components that remain on the house, and nearby porches of a similar period. The existing brick porch, metal rail and light fixture above the entrance will be removed.

- Dimensions: Photos and the shadow lines on the brick provide the width and height. The proposed reconstruction generally conforms to the original dimensions.
- Columns: (Similar to the columns at 406 Altamont Circle.) *
 - Capital: Photos indicate Angular (*Scamozzi*) Ionic.
 - Shaft: Smooth. Round columns at the front. Square, engaged columns at the walls.
 - Base: Appropriate for Ionic column.
- Trim/Cornice: Match existing profiles and dimensions of the existing cornice. *
- Railing (top rail, bottom rail, and pickets): Detail cannot be determined from the photos and the railing at the rear porch are not original. Recommend that new will match or be similar to the Colonial Revival style railing at 406 Altamont Circle. Painted. Color: TBD. * (Note: The new rail will be at height that conforms to the current building code requirements.)
- Roof: Original roof was standing-seam metal. New roof proposed as EPDM or equivalent.
 - Note: Standing-seam metal would be preferred. The BAR should discuss this further with the applicant. Staff also recommends roofline be elevated. *
- Gutters and Downspouts: Original porch had built-in gutters; new gutter type not specified. In lieu of the built in gutter, if not replicated, staff suggests a detail similar to that approved for 201 East High Street. *
- Flooring and steps: 1 x 4 or 1 x 6 wood flooring. Height of the floor will be similar to that of the existing brick porch. Painted. Color: TBD. *
- Apron trim at porch deck and step risers: 1 x wood and a profiled trim beneath the overhang of the flooring and treads. Apron face to align with the plinth of the column base. Painted. Color: TBD. *
- Ceiling: Beaded-board with simple cove or crown at entablature, similar to existing ceiling at rear, upper porch. Porch ceiling will be above—and encroach onto--the brick arches above the entry and two windows. Painted. Color: TBD. *
- Porch framing and piers: Wood frame on brick piers. BAR should clarify locations and details for brick piers. Staff recommends square piers of red brick (similar to the house); located beneath and aligned with each front column. *
- Lighting: No fixture(s) indicated. BAR should apply the following condition: For any exterior light fixture, 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 cut sheets for the BAR archive.

Note: Except for the cornice detail, in the event of an unknown detail, applicant shall look to existing conditions on houses of a similar period, such as 406 Altamont Circle.

* - Indicates references in the Appendix.

Rear – Building Connection

Remove existing, elevated connection. Floor plans indicate this space serves as an office, with no wall penetrations into the historic house or the contemporary addition. Access into the house uses an existing doorway [to the formerly open porch]. This will be retained, providing access to the porch, which will be repaired with railing, posts, and flooring to match existing. The opening on the contemporary structure will be in-filled with new windows and the wall and siding repaired.

Rear – Contemporary Structure

- South Elevation: Remove two windows, existing door, and canopy. Install two larger windows.
- North Elevation: Remove window and wall section. Install double doors and window.
- West Elevation: Remove one window. Install new door in opening.

Staff Recommendation

Front Porch Reconstruction: Staff finds that the proposed reconstruction is appropriate, except for the use of an EPDM roof in lieu of standing-seam metal. Staff recommends that a motion to approve reference the narrative/clarifications above and the attached photographs as supplemental to the applicant’s submittal.

Removal of the Building Connection: Staff recommends approval.

Alterations to the Contemporary Structure: Staff recommends approval. Typically, the installation of new windows and doors requires a high level of scrutiny and review. Given the age of this structure and the builder-grade quality of its materials, staff does not believe additional specificity is necessary for the new doors and windows.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed front porch reconstruction and exterior alterations at 116 West Jefferson Street 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.]

Or: [... the application as submitted] with the following modifications ...

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed front porch reconstruction and exterior alterations at 116 West Jefferson Street 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 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 from the Secretary Of The Interior's Standards for the Treatment of Historic Properties - Reconstruction

- **Recommended**: Recreating the documented design of exterior features, such as the roof form and its coverings, architectural detailing, windows, entrances and porches, steps and doors, and their historic spatial relationships and proportions.
- **Not Recommended**: Omitting a documented exterior feature, or rebuilding a feature but altering its historic design. Using inappropriate designs or materials that do not convey the historic appearance.

Pertinent ADC District Design Guidelines

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

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence. The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal 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.

APPENDIX

Staff recommends elevation porch roofline and using standing-seam metal in lieu of EPDM. BAR should discuss height relative to window sills.



Existing cornice at 116 West Jefferson Street. New porch cornice to match.

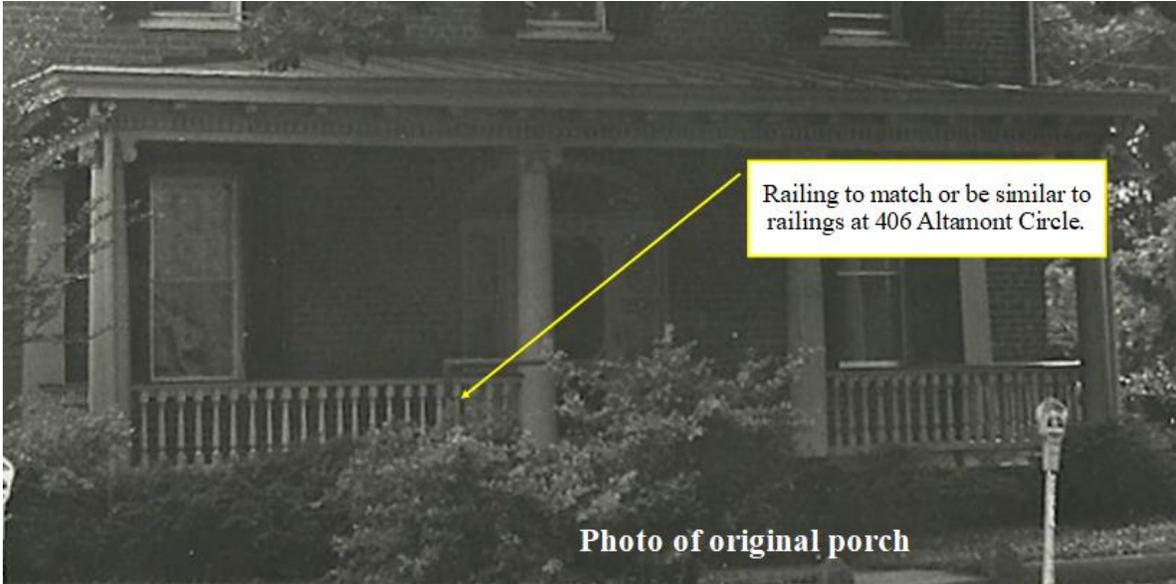


Cornice at 116 West Jefferson St

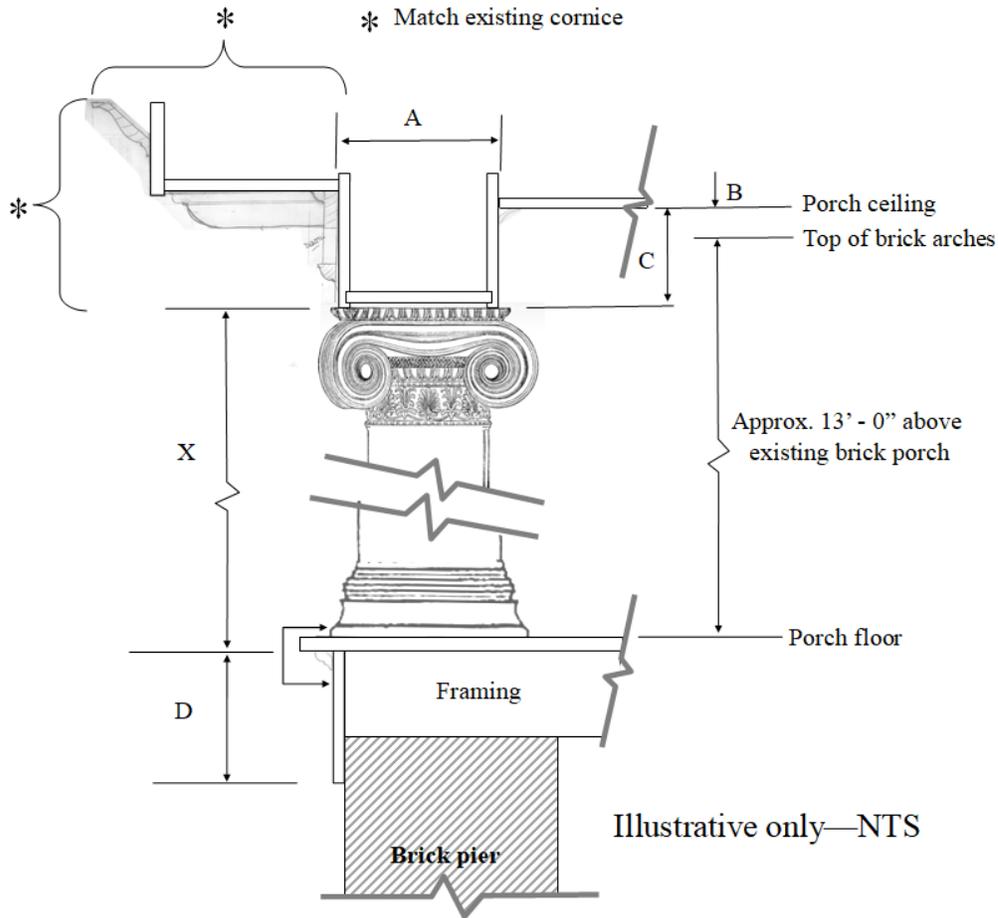
116 West Jefferson Street (Existing)



Original porch at 116 West Jefferson Street



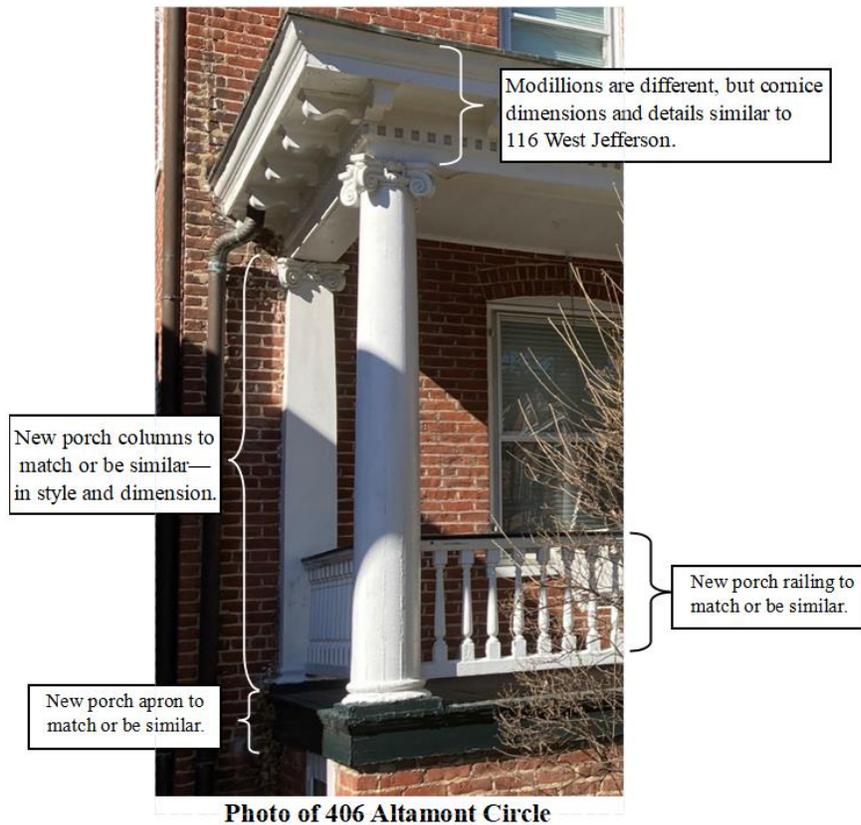
Illustrative porch detail for 116 West Jefferson Street: Dimensions and proportions should match or be similar to 406 Altamont Circle and/or appropriate to the period. The BAR should discuss specific dimensions, if necessary.



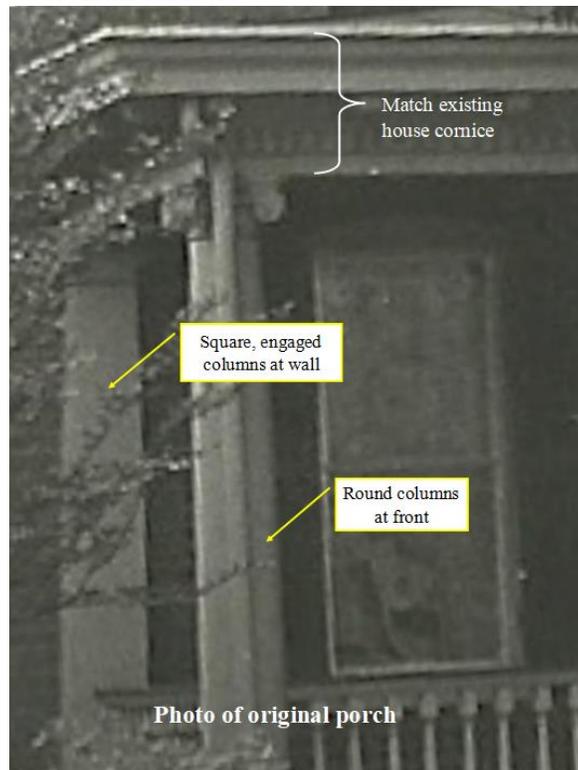
116 West Jefferson Street (existing) – note ceiling board and trim



Ceiling at rear porch (upper) - 116 West Jefferson St.



Original porch at 116 West Jefferson Street.



Column capitol



Original porch at 116 West Jefferson



406 Altamont Circle

406 Altamont Circle



406 Altamont Circle

406 Altamont Circle

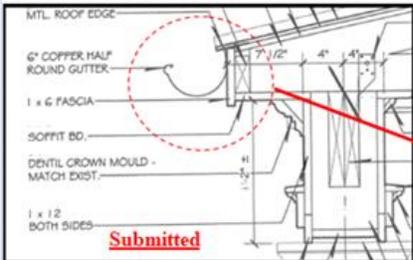


406 Altamont Circle – note ceiling board and trim



Detail from porch reconstruction at 201 East High Street.
Reference is to gutter condition only.

201 East High Street: Porch Cornice
Drawings submitted for BN-20-0076
Modification per BAR CoA 7/16/2019

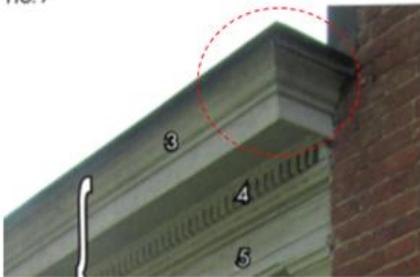


Submitted

Revised detail 4 on Sheet A-3

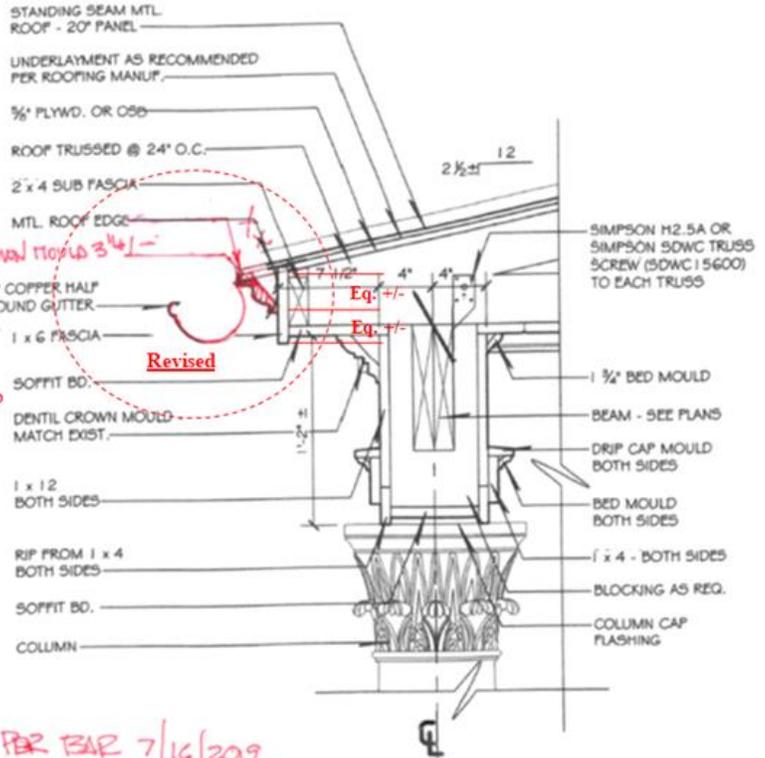
Add simple crown mould, similar profile and proportions to that shown in Fig 7 of the July 2019 BAR submittal (below). Available, stock profile is fine.

FIG. 7



J.B. Werner
NDS staff
March 6, 2020

Not to Scale



Revised

* PER BAR 7/16/2019

4 PORCH CORNICE DETAIL TO MATCH EXISTING

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 116 West Jefferson Street
Map and Parcel: 33-183
Census Tract & Block: 1-314
Present Owner: Family Services of C'vill-Albemarle
Address: 116 West Jefferson Street
Present Use: Offices
Original Owner: J. C. Revercomb
Original Use: Residence

BASE DATA

Historic Name: Revercomb House
Date/Period: 1913
Style: Colonial Revival
Height to Cornice: 21.5
Height in Stories: 2
Present Zoning: B-3
Land Area (sq.ft.): 47.5 x 116.5
Assessed Value (land + imp.): 8310 + 5370 = 13,680

ARCHITECTURAL DESCRIPTION

The Revercomb House, until recently, was one of the fine examples of the Colonial Revival style. The floor plan is similar to Stanford White's Carrs Hill at the University. Built of brick that was once penciled so that the mortar joints would appear more even, the two story, three bay residence boasted of a handsome veranda with four Ionic columns with diagonal volutes, so characteristic of revival capitals, and a strong modillioned cornice that added sophistication to an otherwise ordinary structure. With this veranda gone, the Federal style entrance with fan and sidelights of beveled leaded glass loses much of its original elegance. On the interior the original doors, woodwork, and mantles are also typical of the Colonial Revival. The most interesting and unusual interior detail is the open spool-work lunette in the archway between the entrance and the stair hall.

HISTORICAL DESCRIPTION

In 1878, Elisah Gilmer bought the property from B. L. Powell (ACDB 69-4). Gilmer sold the property and the small one story brick structure to Mrs. B. G. Leterman in 1903 (DB 14-304). In 1909, J. C. Revercomb bought the property (DB 20-483) and in 1913 razed the older structure and built the present house. The house remained in the Revercomb family until 1972 when the Family Services of Charlottesville-Albemarle, Inc. purchased it. The veranda was removed in 1974.

GRAPHICS

P-34(L)

P-34(R)

CONDITIONS

Average

SOURCES

Miss Virginia Revercomb
City 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

five (5)*

Please submit ~~ten (10)~~ **five (5)*** 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	Jefferson Street Properties, LLC	Applicant Name	Gordon Johnson	
Project Name/Description	Front porch reconstruction, alterations at rear.		Parcel Number	330183000
Project Property Address	116 West Jefferson Street			

Applicant Information

Address: 826 B Hinton Ave
Charlottesville, VA 22902
Email: morgan@peterjohnsonbuilders.com
Phone: (W) _____ (C) 157-572-2808

Property Owner Information (if not applicant)

Address: 116 West Jefferson Street
Charlottesville, VA 22902
Email: pr+sv@yahoo.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.

Morgan Reitz 2020.12.22
Signature Date

Morgan Reitz 2020.12.22
Print Name Date

Property Owner Permission (if not applicant)

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

Paul Tracy 12/22/2020
Signature Date

Paul Tracy 12/22/2020
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):

Reconstruction of historic front porch, removal of rear breezeway with necessary repairs, and alterations to rear building.

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

Austin Design Group drawings, 116 Jefferson Street, Sheet 1 (12/18/20); Sheet 2 (12/18/2020); Sheet 3 (12/02/2020); Sheet 4 (12/02/20); Sheet 5 (12/18/2020); and Sheet 6 (12/18/2020).

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

116 West Jefferson Street - Revercomb House c.1913 - Photos from City Historic Survey (1970s -1980s)



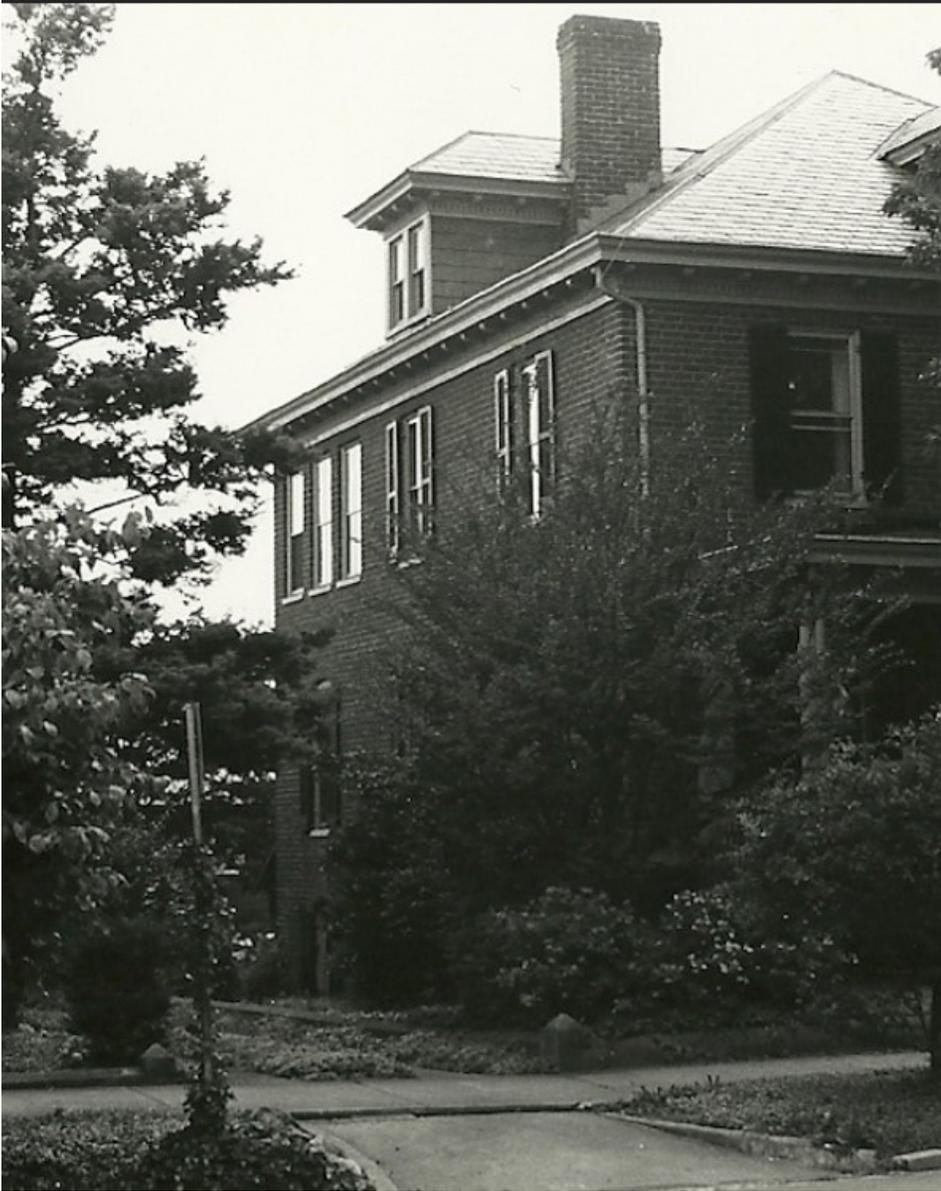
116 West Jefferson Street - Revercomb House c.1913 - Photo from Google street view (June 2018)



116 West Jefferson Street - *Revercomb House* c.1913 - Photos from City Historic Survey (1970s -1980s)



116 West Jefferson Street - *Revercomb House* c.1913 - Photos from City Historic Survey (1970s -1980s)



East elevation



West elevation

116 West Jefferson Street - *Revercomb House* c.1913 - Photos from City Historic Survey (1970s -1980s)



Front (north) entrance



Rear (south) elevation

116 West Jefferson Street - *Revercomb House* c.1913 - Photos from City Historic Survey (1970s -1980s)



Front porch

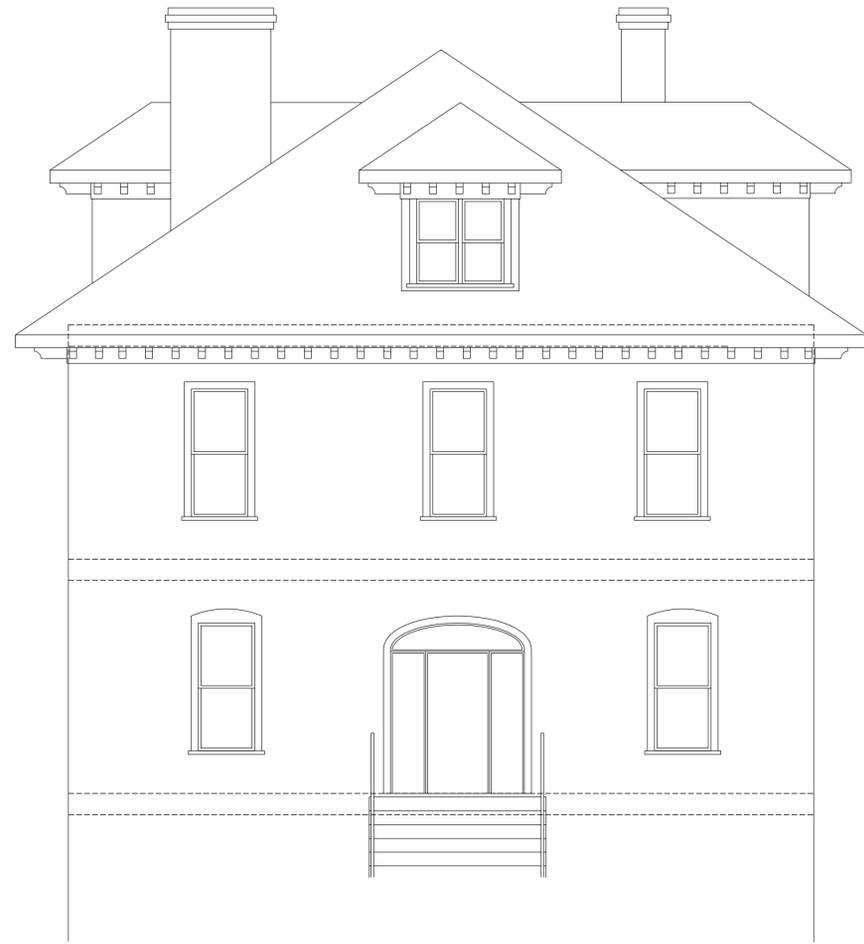
116 West Jefferson Street - *Revercomb House* c.1913 - Photos from City Historic Survey (1970s -1980s)



Front porch



Rear elevation



FRONT ELEVATION: EXISTING

SCALE: 1/4" = 1'-0"



REAR ELEVATION: EXISTING

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION: EXISTING

SCALE: 1/4" = 1'-0"

ADS JOB NUMBER:

97120

PRELIMINARY REVIEW DATE:

12-2-20 12-18-20

RELEASE DATE:

REVISIONS:

116 JEFFERSON STREET
CHARLOTTESVILLE

AUSTIN DESIGN GROUP
residential designers

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DIRECTORY
TRACY-CHARLOTTESVILLE
DRAWING FILE
97120_EXT-ELV-DRG

OF

ADG JOB NUMBER:	97120
PRELIMINARY REVIEW DATE:	12-2-20 12-18-20
RELEASE DATE:	
REVISIONS:	

116 JEFFERSON STREET
CHARLOTTEVILLE

AUSTIN DESIGN GROUP
 residential designers
 4020-I Capital of Texas Highway Suite 850, Austin, TX 78754 Phone No. (512) 346-4200

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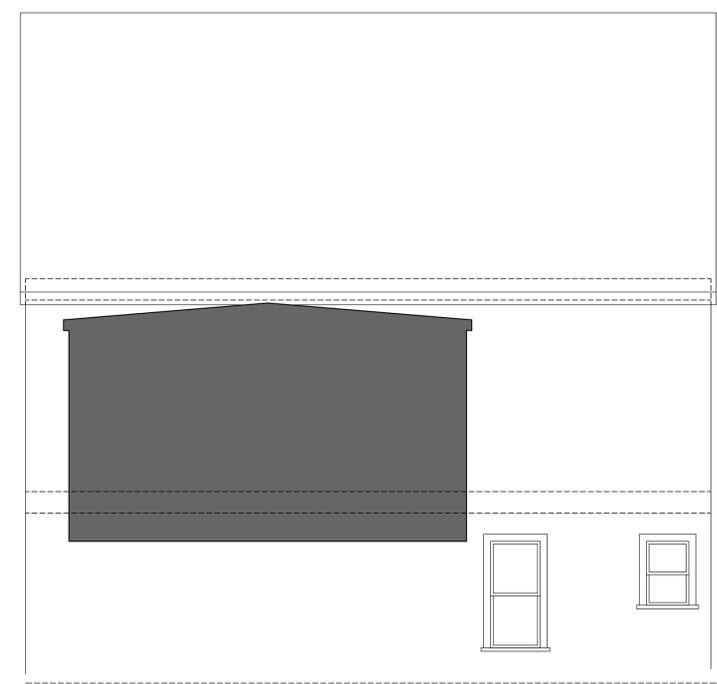
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OF



1' 5' 10' 15' 20'
LEFT ELEVATION: EXISTING

SCALE: 1/4" = 1'-0"



1' 5' 10' 15' 20'
ELEVATION: EXISTING

SCALE: 1/4" = 1'-0"



1' 5' 10' 15' 20'
ELEVATION: EXISTING

SCALE: 1/4" = 1'-0"



FRONT ELEVATION: NEW

NOTE: ALL NEW PORCH CONSTRUCTION TO MIMIC EXISTING HOUSE
 & AVAILABLE PHOTOGRAPHS OF HOUSE BEFORE PORCH WAS TAKEN AWAY.

SCALE: 1/4" = 1'-0"



REAR ELEVATION: NEW

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION: NEW

SCALE: 1/4" = 1'-0"



NEW DOOR

ADS JOB NUMBER:
97120

PRELIMINARY REVIEW DATE:
12-2-20

RELEASE DATE:

REVISIONS:

116 JEFFERSON STREET
 CHARLOTTESVILLE

AUSTIN DESIGN GROUP
 residential designers
 4020-I Capital of Texas Highway Suite 850, Austin, TX 78754 Phone No. (512) 346-4200

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OF

ADG JOB NUMBER: 97120
PRELIMINARY REVIEW DATE: 12-2-20
RELEASE DATE:
REVISIONS:

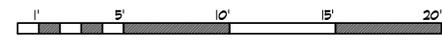
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CHARLOTTEVILLE**

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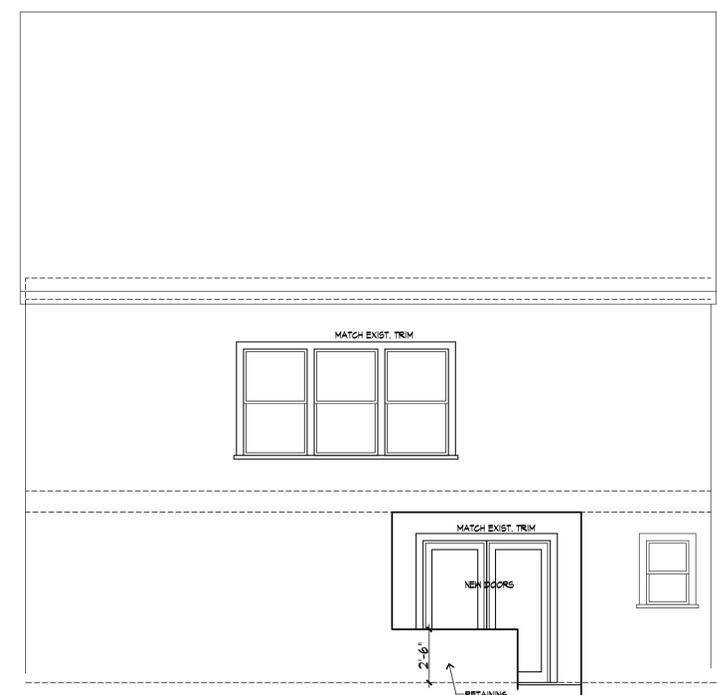
DIRECTORY
TRACY-CHARLOTTEVILLE
DRAWING FILE
4120_LEVEL-2.DWG

OF



LEFT ELEVATION: NEW

SCALE: 1/4" = 1'-0"



ELEVATION: NEW

SCALE: 1/4" = 1'-0"



ELEVATION: NEW

SCALE: 1/4" = 1'-0"

ADG JOB NUMBER:	97120
PRELIMINARY REVIEW DATE:	12-2-20 12-18-20
RELEASE DATE:	
REVISIONS:	

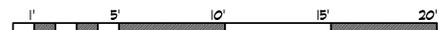
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CHARLOTTESVILLE

AUSTIN DESIGN GROUP
residential designers
4020-I Capital of Texas Highway Suite 850, Austin, TX 78754 Phone No. (512) 346-4200

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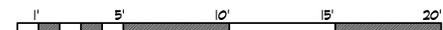
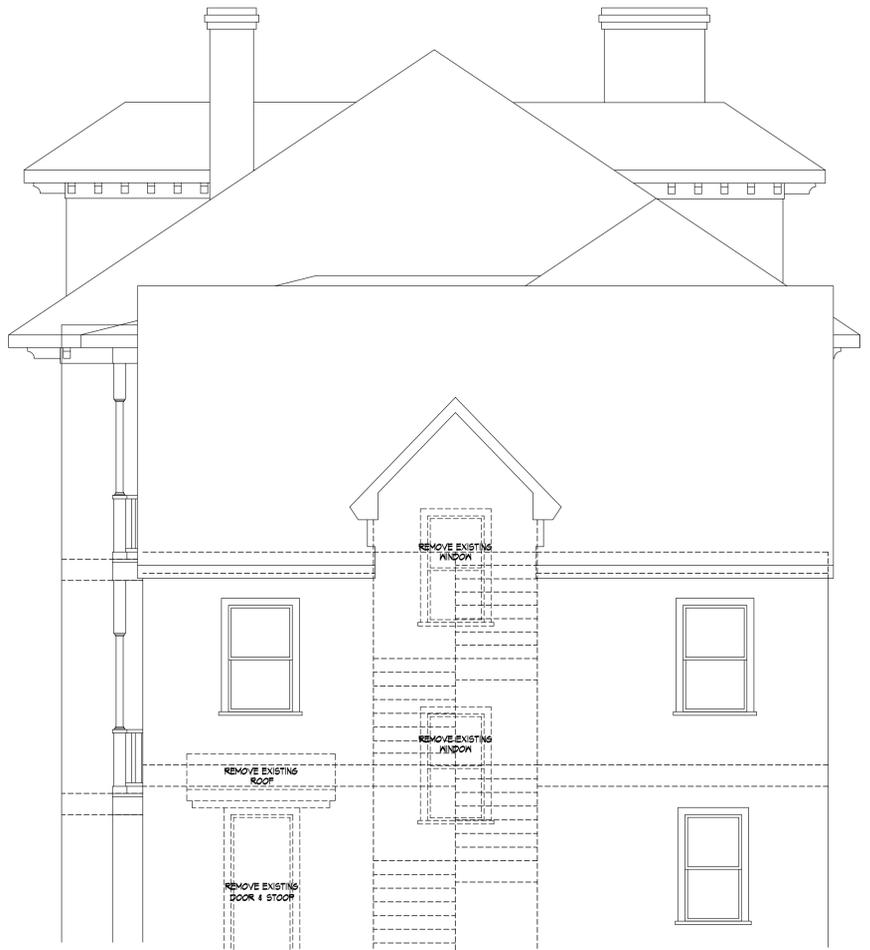
DIRECTORY
TRACY-CHARLOTTESVILLE
DRAWING FILE
97120_DEVEL_V1.DWG

OF



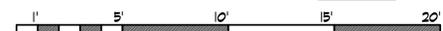
FRONT ELEVATION: DEMO

SCALE: 1/4" = 1'-0"



REAR ELEVATION: DEMO

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION: DEMO

SCALE: 1/4" = 1'-0"

ADG JOB NUMBER:	97120
PRELIMINARY REVIEW DATE:	12-2-20 12-18-20
RELEASE DATE:	
REVISIONS:	

116 JEFFERSON STREET
CHARLOTTEVILLE

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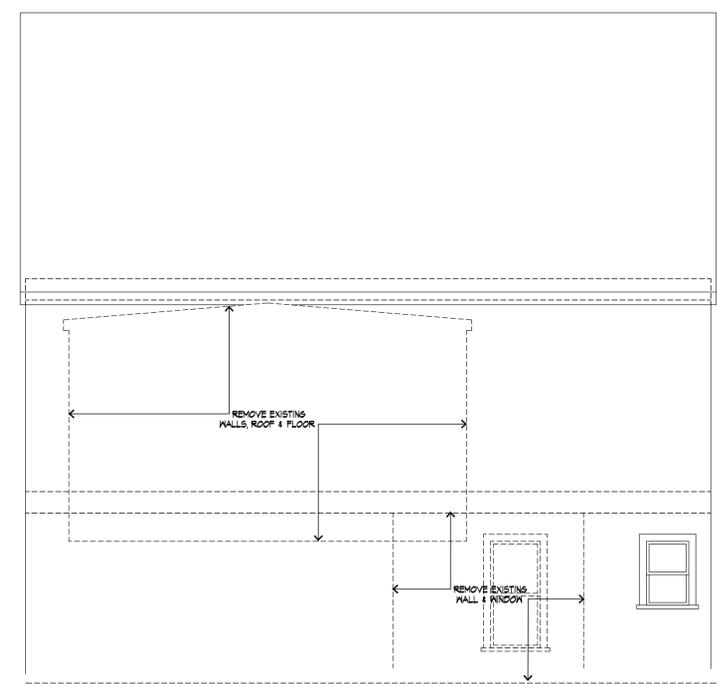
DIRECTORY
 TRACY-CHARLOTTEVILLE
 DRAWING FILE
 47120_DEVEL-V-2.DWG

OF



LEFT ELEVATION: DEMO

SCALE: 1/4" = 1'-0"



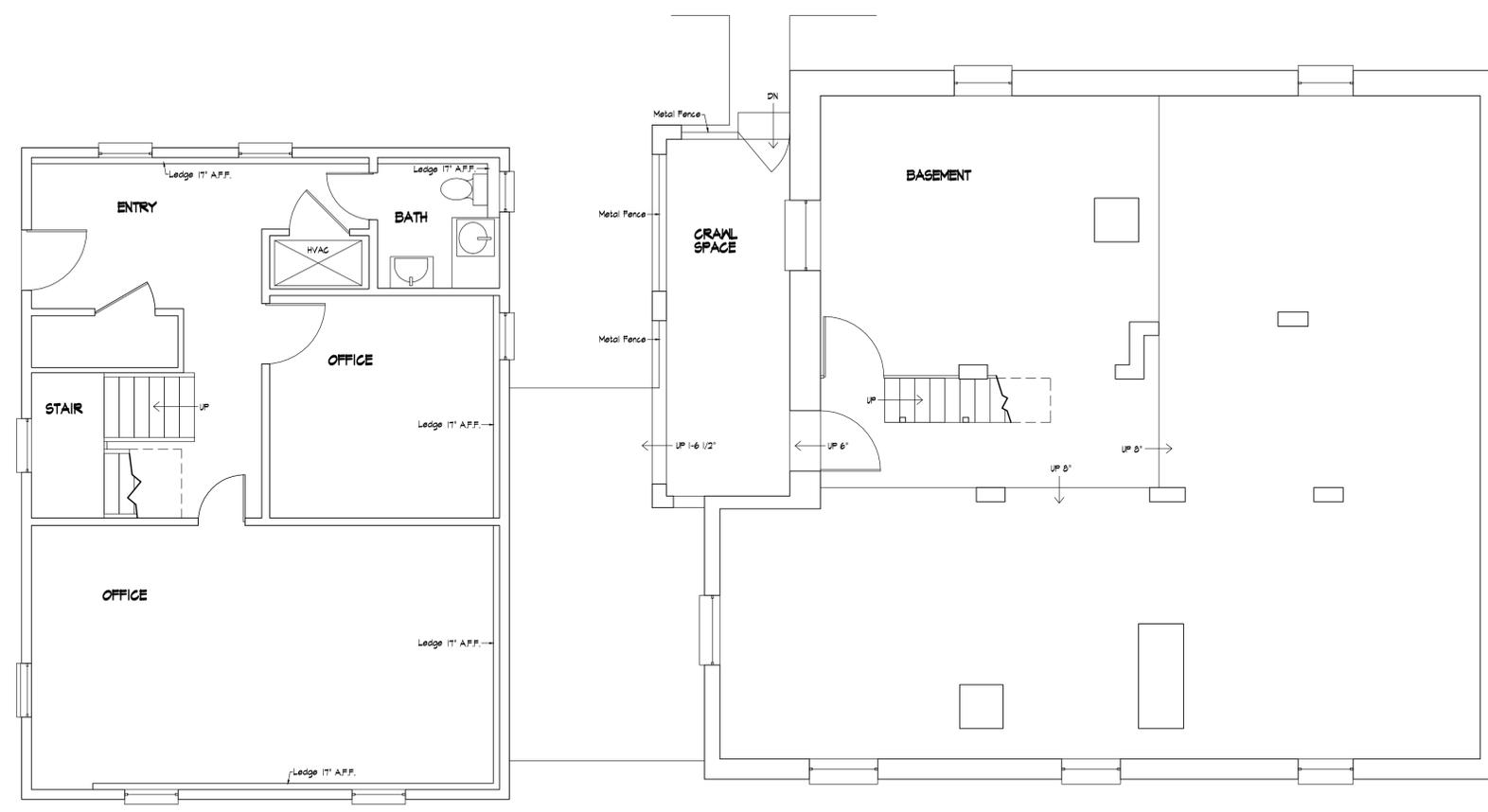
ELEVATION: DEMO

SCALE: 1/4" = 1'-0"



ELEVATION: DEMO

SCALE: 1/4" = 1'-0"



BASEMENT FLOOR: EXISTING

SCALE: 1/4" = 1'-0"

NOTE: "AS BUILT" DRAWINGS PROVIDED BY OTHERS.

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ADG JOB NUMBER: 97120
PRELIMINARY REVIEW DATE: 12-2-20
RELEASE DATE:
REVISIONS:

**116 JEFFERSON STREET
CHARLOTTESVILLE**



FIRST FLOOR: EXISTING

SCALE: 1/4" = 1'-0"

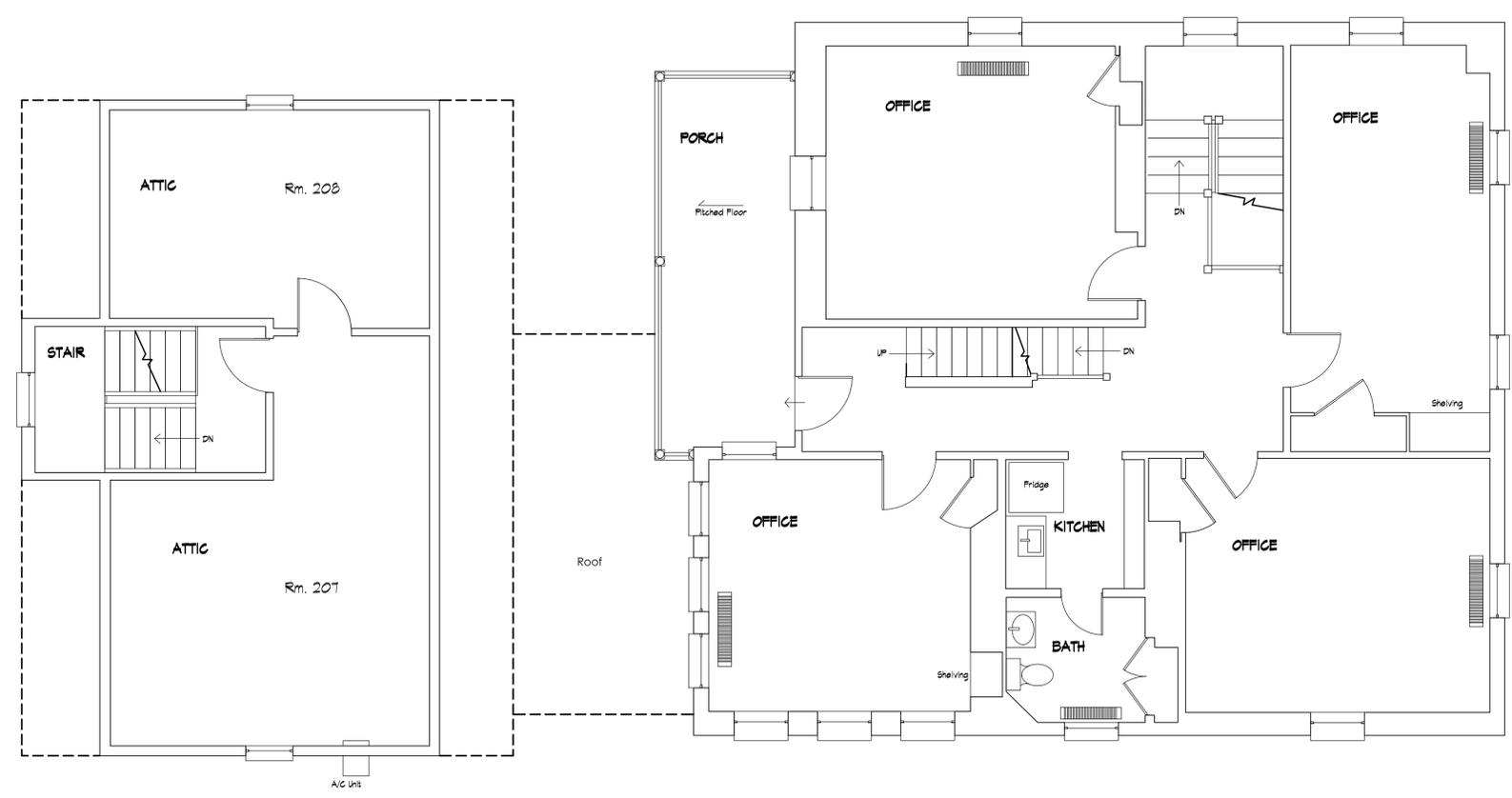
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SECOND FLOOR: EXISTING

SCALE: 1/4" = 1'-0"

NOTE: "AS BUILT" DRAWINGS PROVIDED BY OTHERS.

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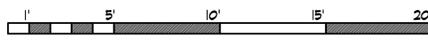
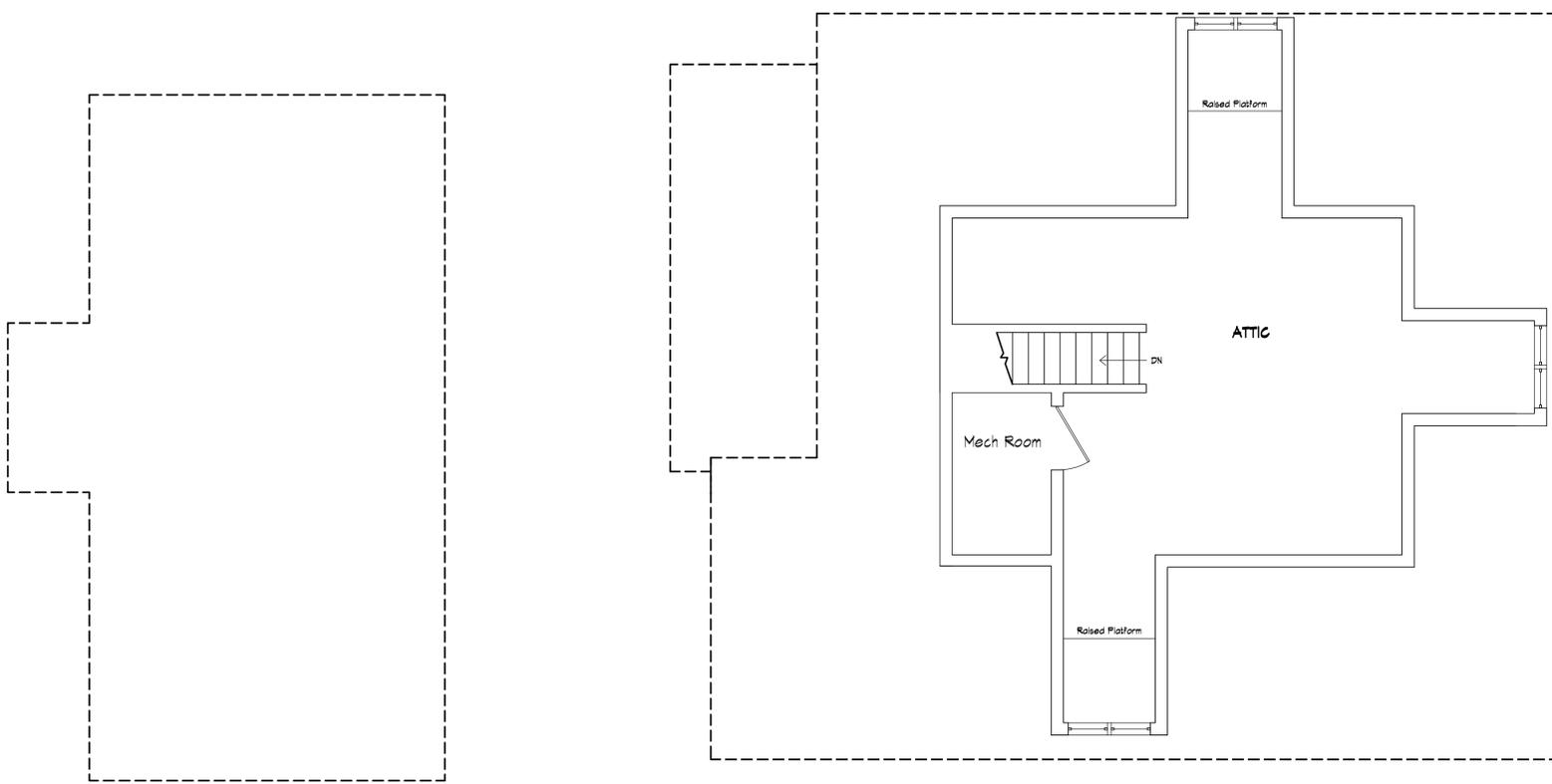
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OF

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CHARLOTTESVILLE



THIRD FLOOR: DEMO

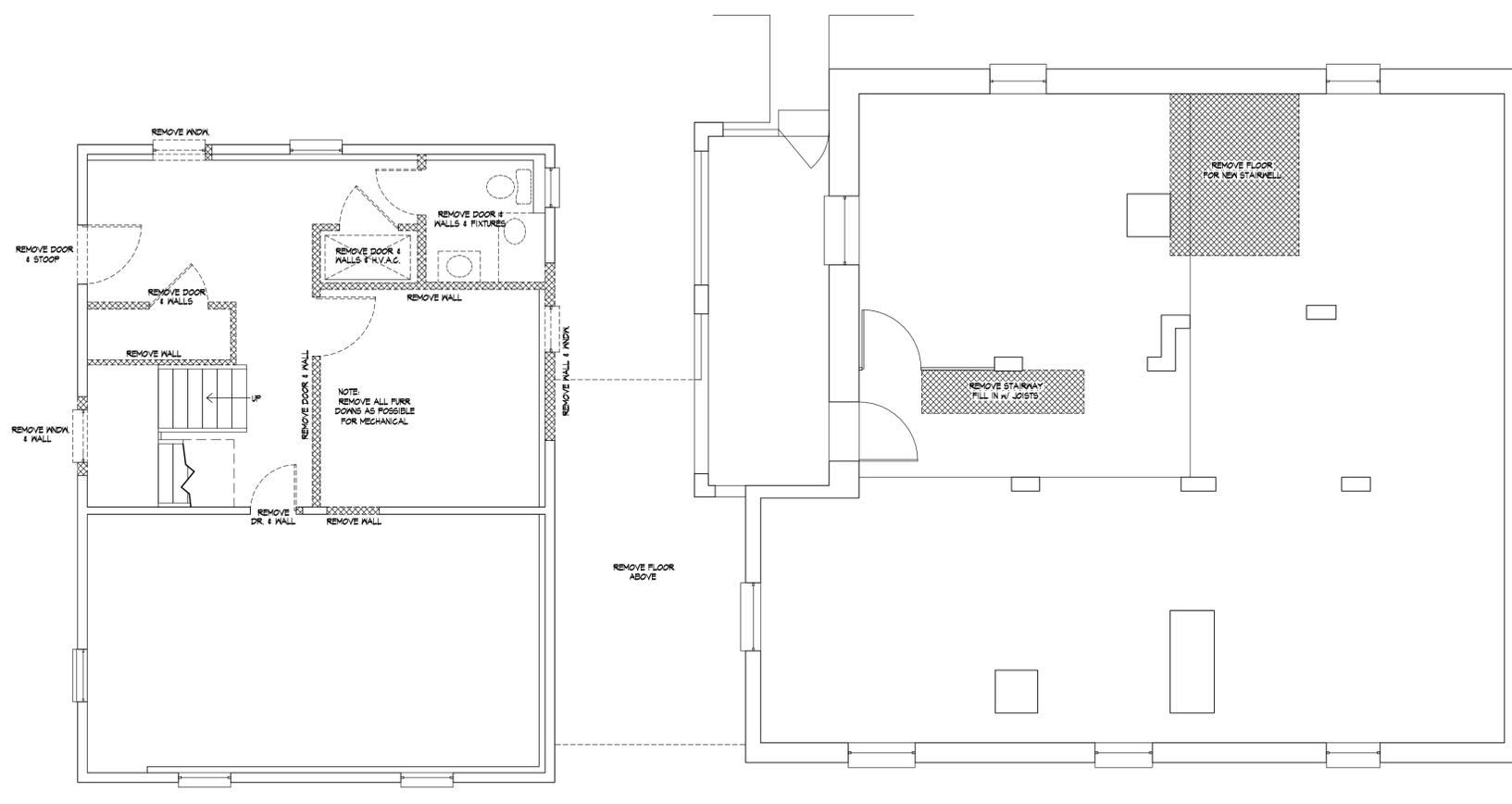
SCALE: 1/4" = 1'-0"

NOTE: "AS BUILT" DRAWINGS PROVIDED BY OTHERS.

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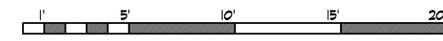
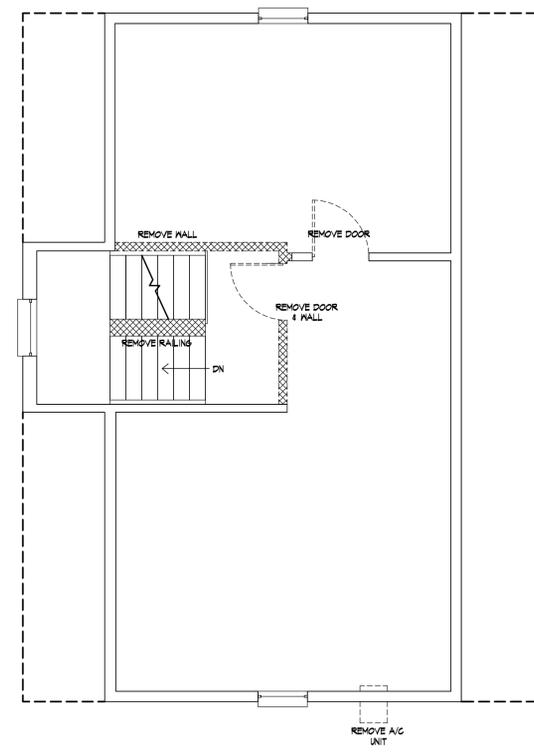


BASEMENT FLOOR: DEMO

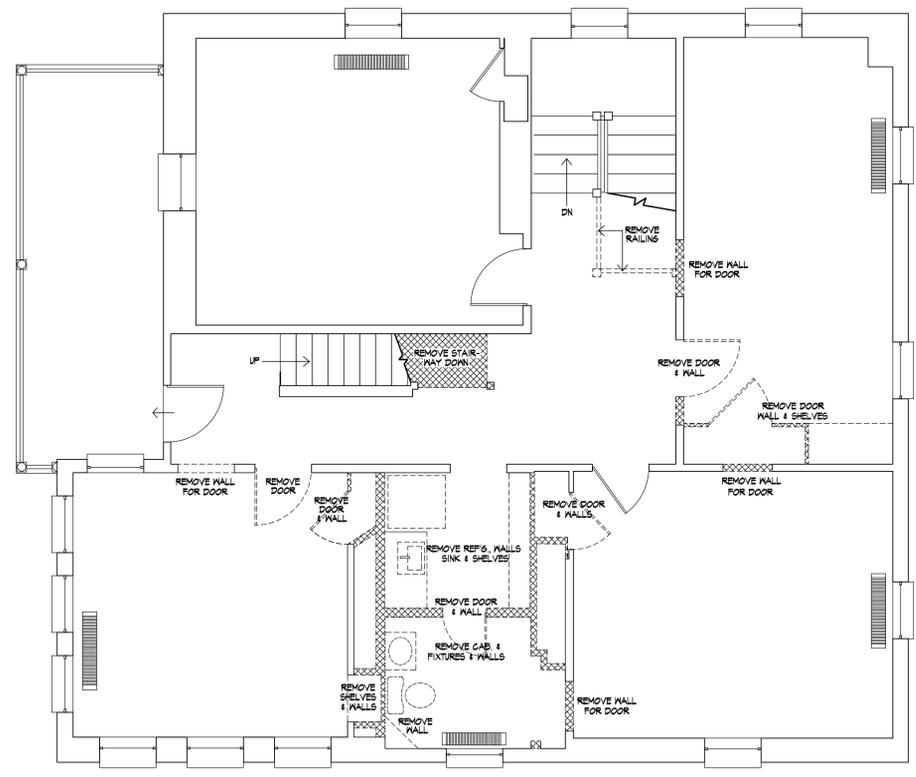
SCALE: 1/4" = 1'-0"

LEGEND

	EXISTING FRAME WALL
	EXISTING WALL, MASONRY, CAB, ETC., TO BE REMOVED



SECOND FLOOR: DEMO



SCALE: 1/4" = 1'-0"

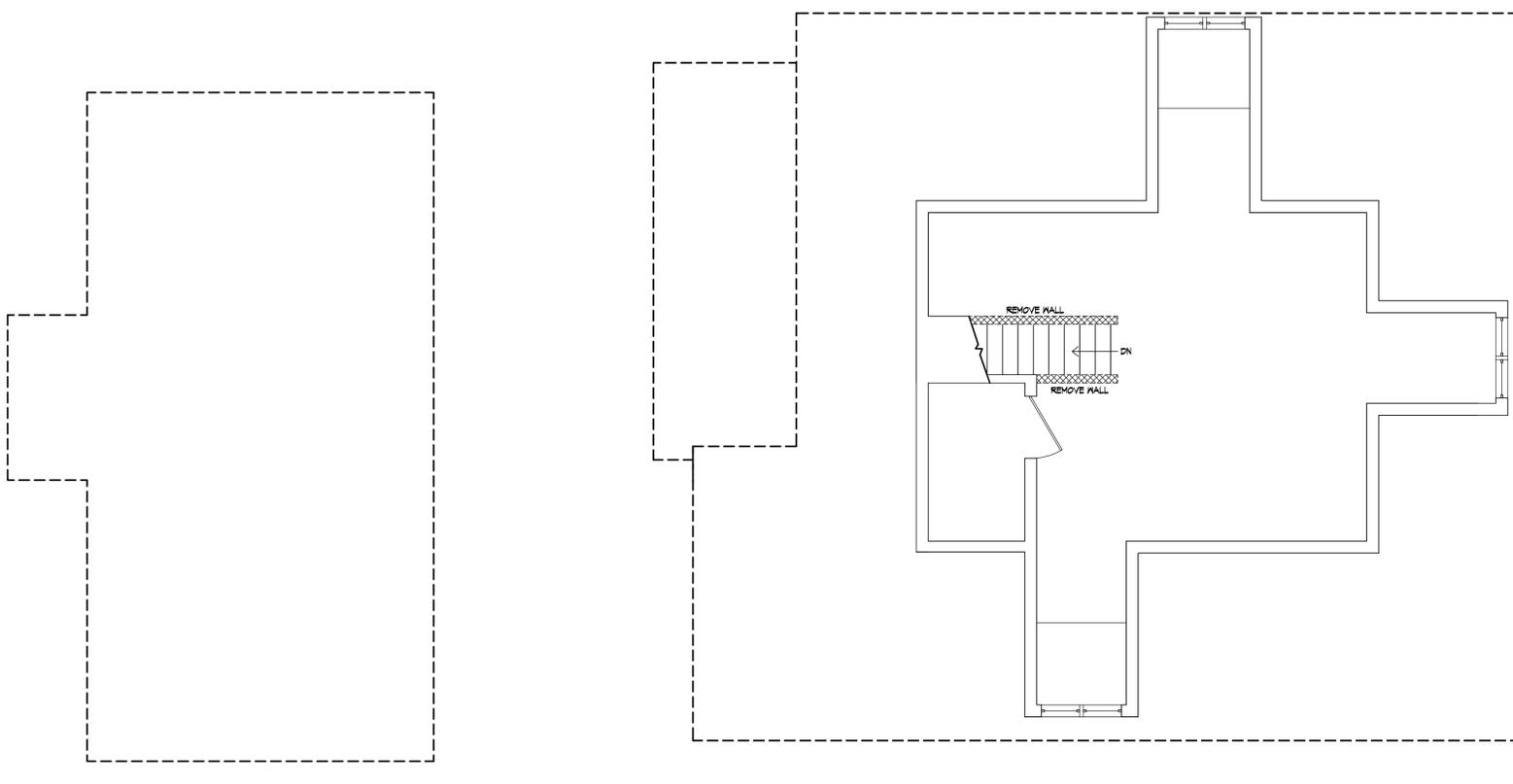
LEGEND

	EXISTING FRAME WALL
	EXISTING WALL MASONRY, CAB, ETC., TO BE REMOVED

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#1200-FLR-2-DWG

116 JEFFERSON STREET
CHARLOTTESVILLE



THIRD FLOOR: DEMO

SCALE: 1/4" = 1'-0"

LEGEND

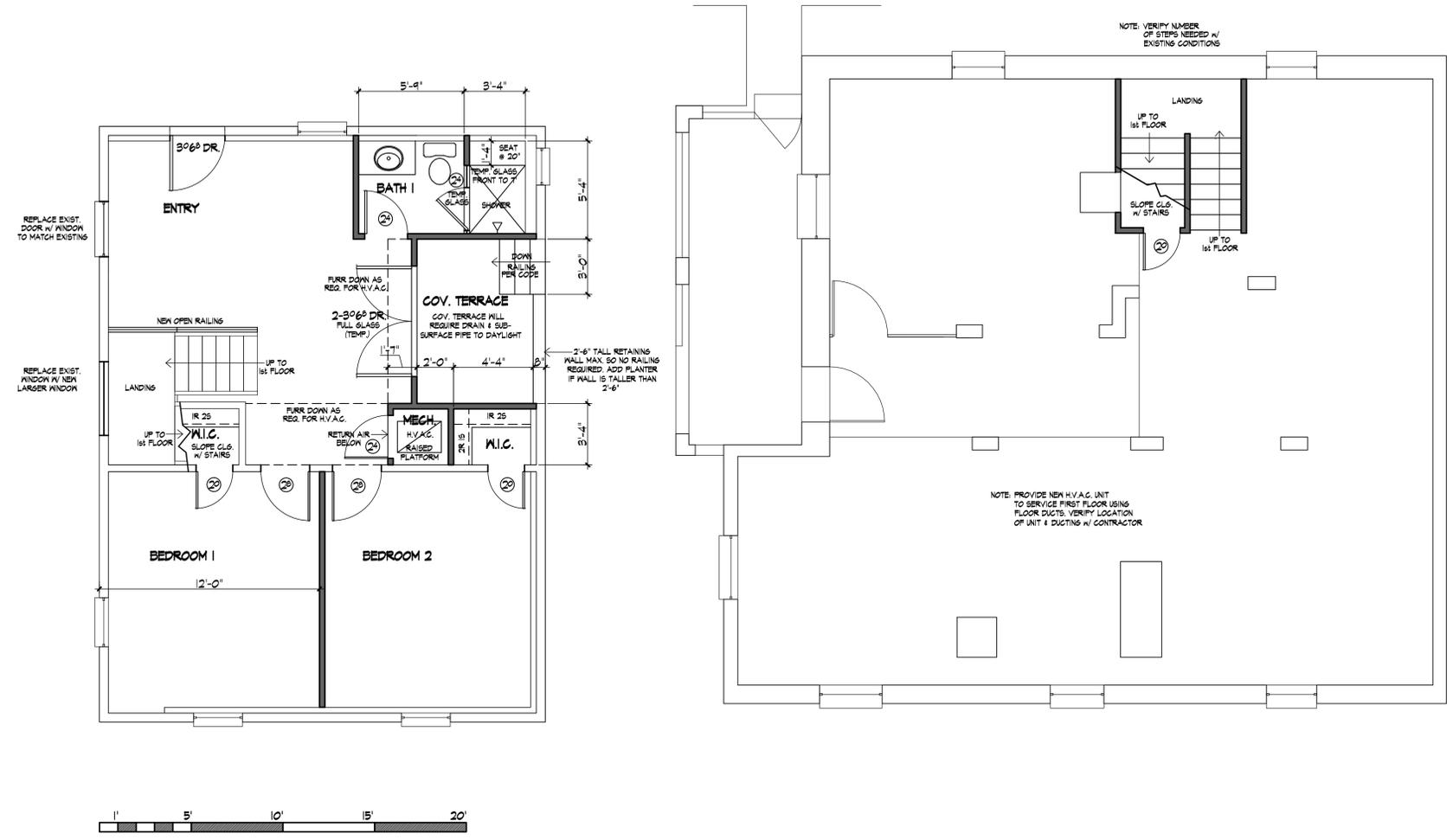
- EXISTING FRAME HALL
- XXXXXXXXXX EXISTING WALL MASONRY, CAB, ETC... TO BE REMOVED

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#1200-FLR-3.DWG



BASEMENT FLOOR: NEW SCALE: 1/4" = 1'-0"

NOTE: VERIFY ALL EXISTING WINDOWS MEET EGRESS REQUIREMENTS
REPLACE AS NEEDED.
: FURR DOWN AS LITTLE AS POSSIBLE FOR H.V.A.C.

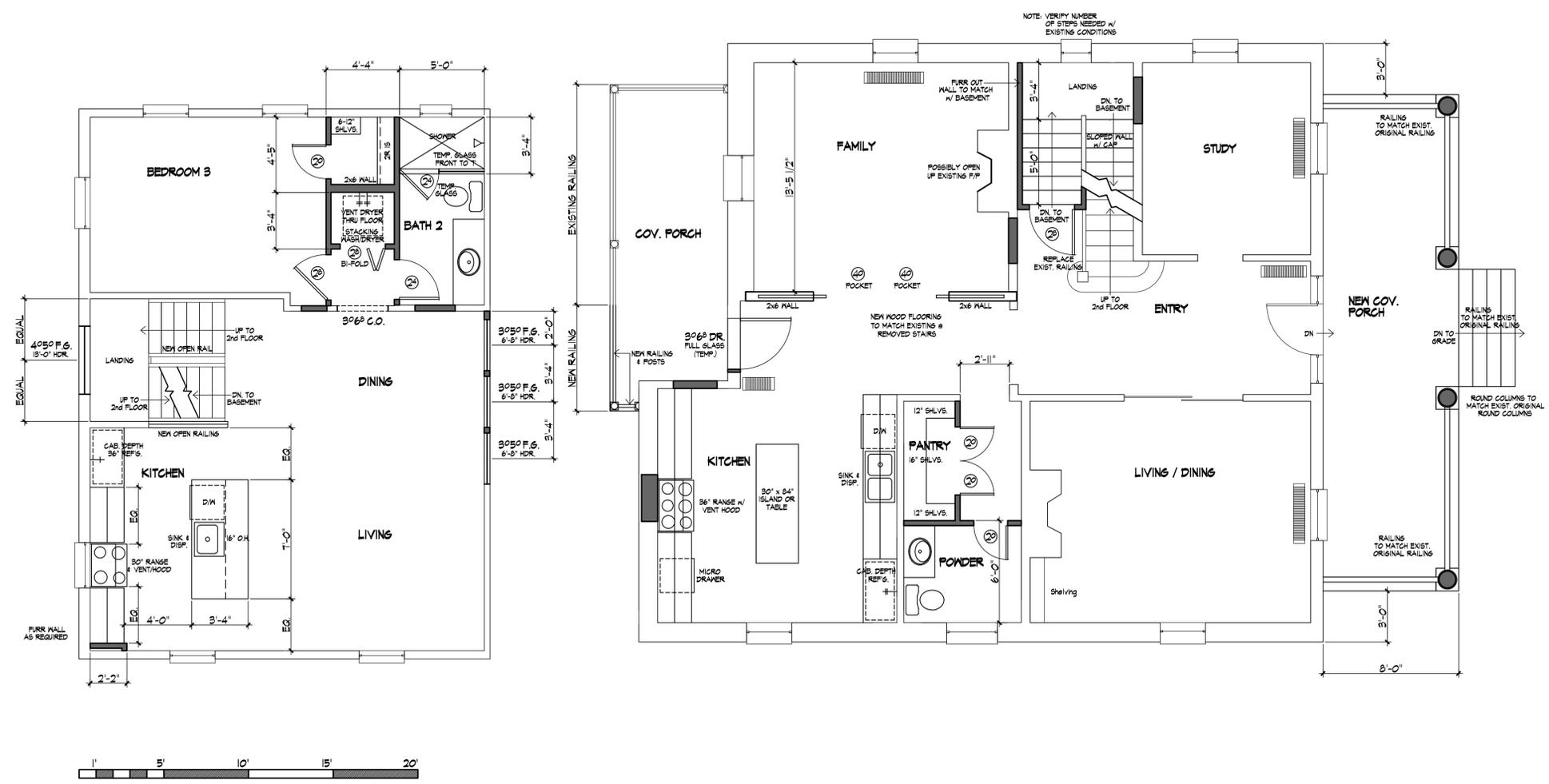
LEGEND

	NEW MASONRY VENEER
	NEW FRAME WALL
	EXISTING FRAME WALL

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DRAWING FILE
4100N-BEM.DWG

OF



FIRST FLOOR: NEW

SCALE: 1/4" = 1'-0"

NOTE: VERIFY ALL EXISTING WINDOWS MEET EGRESS REQUIREMENTS
REPLACE AS NEEDED.
: H.V.A.C. UNIT AT LOWER FLOOR TO SERVICE THIS FLOOR VIA FLOOR DUCTS

LEGEND

	NEW MASONRY VENEER
	NEW FRAME MALL
	EXISTING FRAME MALL

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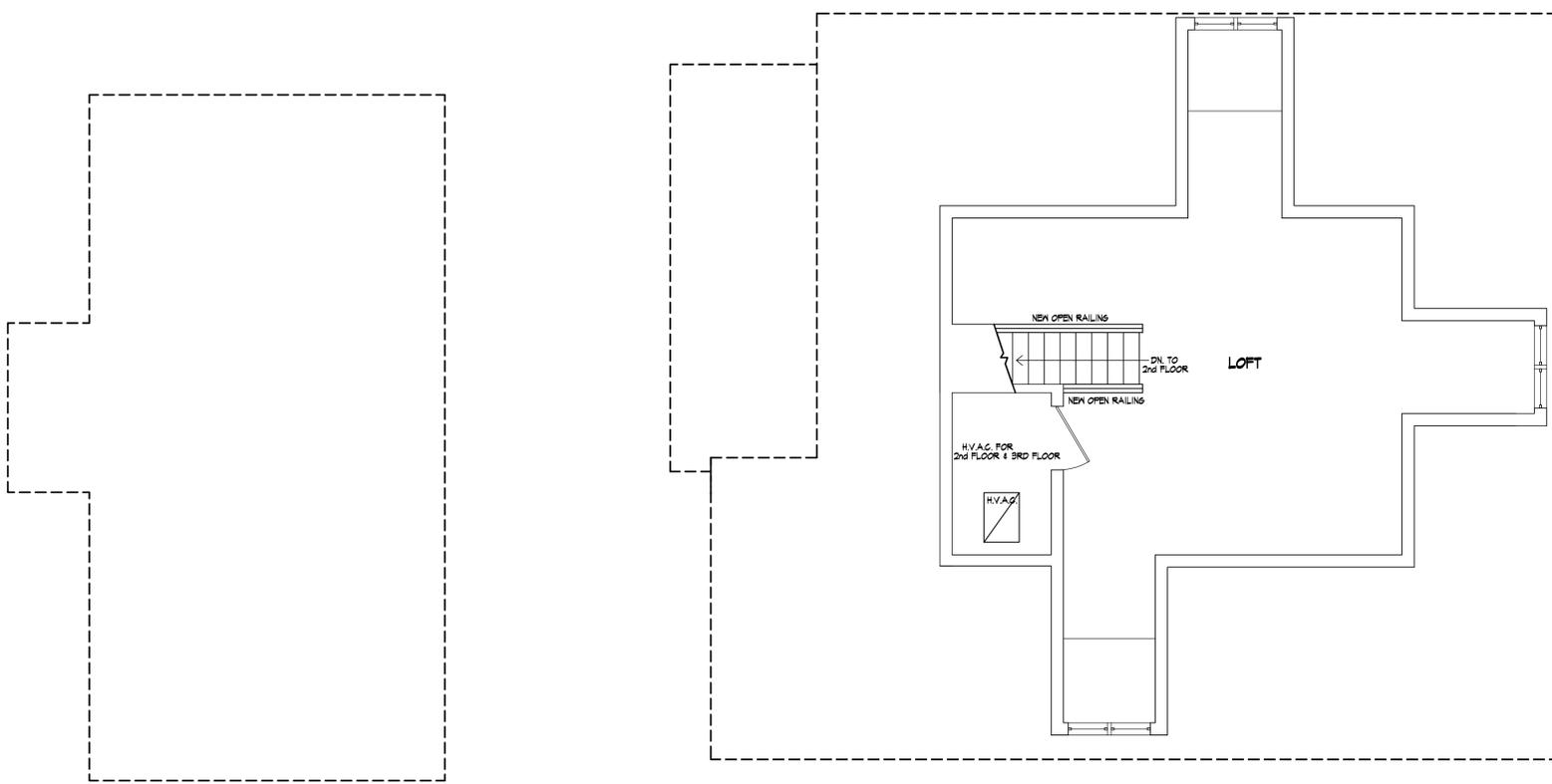
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1120N-FLR-3.DWG

OF



THIRD FLOOR: NEW

SCALE: 1/4" = 1'-0"

NOTE: VERIFY ALL EXISTING WINDOWS MEET EGRESS REQUIREMENTS
REPLACE AS NEEDED.

LEGEND

	NEW MASONRY VENEER
	NEW FRAME WALL
	EXISTING FRAME WALL