

## Watkins, Robert

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**From:** Watkins, Robert  
**Sent:** Wednesday, July 21, 2021 8:35 AM  
**To:** zach@alloyworkshop.com  
**Cc:** Werner, Jeffrey B  
**Subject:** July 2021 BAR Decision

### Certificate of Appropriateness

BAR 21-07-03

743 Park Street, TMP 520052000

North Downtown ADC District

Owner: Amita Sudhir and Aaron M. Freilich

Applicant: Zach Snider, Alloy Architecture & Construction

Project: Remove metal siding and repair/replace original wood siding; storm window replacements

Dear Zach,

On Tuesday July 20, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please find the BAR's motion below:

*Breck Gastinger moves: Having considered the standards set forth within the City Code, including City Design Guidelines for ADC Districts, I move to find that the proposed exterior alterations at 743 Park Street satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application with the following conditions:*

- *That material discovered beneath the siding be replaced to match the scale and appearance when painted*
- *Proposed storm windows match the size and shape of the existing windows and the original sash configuration.*
- *Storm windows should not damage or obscure the windows and frames.*
- *Owners and contractor shall consult with City staff regarding any damaged materials prior to demolition*

*Carl Schwarz seconds motion. Motion passes (8-0).*

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  
July 20, 2021**



**Certificate of Appropriateness Application**

BAR 21-07-03

743 Park Street, TMP 520052000

North Downtown ADC District

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**Background**

Year Built: c1892

District: North Downtown ADC District

Status: Contributing

R.H. Wood House, constructed in the Victorian vernacular style. The City's 1970s survey describes this house as an outstanding example of the Shingle Style popular in the 1880s and 1890s and one of the most distinctive structures on Park Street. (It also refers to the exterior clapboard siding that is now concealed by aluminum siding.)

**Prior BAR Review**

(see the Appendix)

**Application**

- Applicant submittal: Alloy Workshop narrative and photos, dated June 24, 2021 (five pages).

Request CoA to remove the existing aluminum siding and trim to expose original wood below. Then, as needed, repair existing or replace with cement board material. (This work excludes the 2014 addition.) Additionally, the storm windows on the original house are to be removed and replaced.

**Discussion and Recommendations**

Staff recommends approval of the requested CoA, but only after a discussion of the anticipated unknowns and establishing reasonable parameters for addressing them.

The goal of this project is to expose and rehabilitate the original trim and siding on this house. Should the condition of those materials limit or even preclude that goal, the intent is to replicate the existing (install new) to an extent that is reasonably possible. However, the condition and even the dimensional details of the historic siding and trim and to what extent those components even remain cannot be known until the aluminum siding and misc. flashing are removed.

Staff recommends the BAR allow the applicant to move forward with removing the metal and allowing an evaluation of the underlying materials, and with that to apply reasonable conditions that allow the rehabilitation and/or replacement of those materials. For example, that the salvageable wood siding be retained and used to the extent possible. In the event that only a portion of the siding can be salvaged—and in lieu of having walls with a mix of new cement board and salvaged wood siding--the BAR recommends the salvaged material be re-used on complete walls, prioritizing the front elevation. Once the aluminum is removed and the underlying conditions assessed, the applicant will consult with staff about the extent of old and new material to be used and where, with the understanding that staff may request guidance from the BAR. For any new siding, the applicant proposes a cement board product, which the BAR has approved for other applications, with the condition that the smooth side will be exposed, no faux grain.

Should the existing trim not be salvageable, particularly any profiled components, the applicant will consult with staff regarding the new material to be used and to assure that the new matches or is appropriately similar to the existing, relative to dimension and profile. Again, with the understanding that staff may request guidance from the BAR. More specifically, the BAR should discuss whether any replacement materials should replicate the existing (custom material, if necessary) or if it is acceptable to use available materials that have similar dimensions and profiles. For any replacement trim, the applicant proposes a product from Boral ([www.boralamerica.com](http://www.boralamerica.com)), which produces several lines of synthetic materials. (Staff requested that the applicant provide information regarding a specific product.)

The proposed storm windows are not specified, but they will be powder coated (white) aluminum, which is consistent with the guidelines. In approving the CoA, relative to the storm windows the BAR may apply the following conditions (from the design guidelines):

- 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.
- Storm windows should not damage or obscure the windows and frames.

### **Suggested Motion**

*Approval:* Having considered the standards set forth within the City Code, including City Design Guidelines for ADC Districts, I move to find that the proposed exterior alterations at 743 Park Street satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application [as submitted.]

or [as submitted, with the following modifications and/or conditions:...]

*Denial:* Having considered the standards set forth within the City Code, including City Design Guidelines for ADC Districts, I move to find that the proposed exterior alterations at 743 Park Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Downtown ADC District, and for the following reasons the BAR denies the application ...

## **Criteria, Standards and Guidelines**

### **Review Criteria Generally**

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

### **Pertinent Standards for Review of Construction and Alterations include:**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

### **Pertinent Guidelines for Rehabilitation include:**

[http://weblink.charlottesville.org/public/0/edoc/793066/5\\_Chapter%20IV%20Rehabilitation\\_BAR.pdf](http://weblink.charlottesville.org/public/0/edoc/793066/5_Chapter%20IV%20Rehabilitation_BAR.pdf)

### **C. Windows**

- 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.

### **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.

## I. Wood

1. Repair rotted or missing sections rather than replace the entire element.
  - a. Use epoxies to patch, piece, or consolidate parts.
  - b. Match existing materials and details.
2. Replace wood elements only when they are rotted beyond repair.
  - a. Match the original in material and design by substituting materials that convey the same visual appearance or by using surviving material.
  - b. Base the design of reconstructed elements on pictorial or physical evidence from the actual building rather than from similar buildings in the area.
  - c. Complement the existing details, size, scale, and material.
3. Do not substitute vinyl for wood railing and trim. Some composites, including fiberglass reinforced composite, may be found acceptable as a substitute material for a specific application, but must be painted.

## J. Synthetic Siding

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

## Appendix

### **Prior BAR Reviews**

January 21, 2014 - BAR approved (7-0) the request to demolish an outbuilding and to demolish the early 20th century, rear addition, subject to documentation. BAR accepted (7-0) the applicant's request to defer action on the proposed addition.

February 18, 2014 – BAR approved CoA for proposed addition (7-0-2 with Hogg and Graves abstaining), with the window color to be bronze, and the Hardie color to be submitted to staff for approval.

May 20, 2014 - BAR approved CoA to replace existing slate roof with standing-seam metal. BAR accepted (7-0) the applicant's request to defer.

July 15, 2014 – BAR approved CoA to replace existing slate roof with standing-seam metal, with turret roof to have flat seams.

# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 743 Park Street  
 Map and Parcel: 52-52  
 Census Track & Block: 3-519  
 Present Owner: R. B. Hall & Barbara H. Hamner  
 Address: 743 Park Street  
 Present Use: Residence  
 Original Owner: R. H. Wood  
 Original Use: Residence

## BASE DATA

Historic Name: R. H. Wood House  
 Date/Period: cir. 1892  
 Style: Victorian Vernacular  
 Height to Cornice:  
 Height in Stories: 2 1/2  
 Present Zoning: R-1  
 Land Area (sq.ft.): 111 x 313  
 Assessed Value (land + imp.): 4500 + 16,080 = 20,580

## ARCHITECTURAL DESCRIPTION

The R. H. Wood House is one of the most architecturally distinctive structures on Park Street. It is an outstanding example of the Shingle Style popularized by H. H. Richardson and McKim, Meade, and White in the 1880's and 1890's. It is characterized by a rambling form, picturesque silhouette, and use of natural materials. The Wood House is a combination of clapboard and field stone. Its varied silhouette is created by contrasting the frame octagonal two story tower set into the sloping slate roof on the southern front of the house with the semi-circular fieldstone and wood tower on the north of the house. The facade is further enriched with a gabled Victorian veranda. The sides and rear of the house resemble a New England saltbox with overhanging floors and a shed roof form. This is the only example of a Shingle Style house in the historic district. It is doubtful that the exterior clapboarding was originally white; rather a more natural color.

## HISTORICAL DESCRIPTION

The lot upon which this home was built was originally part of the Hedges estate. Mrs. R. H. Wood (Isabel) was the daughter of C. H. Hedges, and the lot was given to her and her husband by her father about 1890. The home was built shortly thereafter. R. H. Wood died in 1928 and was followed by his wife in 1939. The house then passed to their 6 children who sold it to E. C. and Alma Wingfield in 1955 (DB 116-433). The property changed hands three time before the present owners purchased it beginning in 1961.

## GRAPHICS



## CONDITIONS

## SOURCES





## Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130

Staff: wernerjb@charlottesville.gov

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 Amita Freilich and Aaron M Applicant Name Zach Snider/Alloy  
Project Name/Description Siding replacement Parcel Number 520052000  
Project Property Address 743 Park Street

### Applicant Information

Address: 1109 Rose Hill Dr,  
Charlottesville, VA 22903  
Email: zach@alloyworkshop.com  
Phone: (W) 434-882-1968

### Property Owner Information (if not applicant)

Address: 743 Park Street  
Charlottesville, VA 22902  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

Do you intend to apply for Federal or State Tax Credits  
for this project? no

### Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Zach Snider 6/25/2021  
Signature Date

Print Name Date

### Property Owner Permission (if not applicant)

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

Aaron Freilich 6/24/21  
Signature Date  
Aaron Freilich 6/24/21  
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):  
Removal of aluminum siding and restoration of the original existing wood siding and trim

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

### **For Office Use Only**

Received by: \_\_\_\_\_

Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_

Date Received: \_\_\_\_\_

Revised 2016

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_



24 June 2021

Alloy Architecture & Construction LLC  
1109 Rose Hill Drive  
Charlottesville Va 22903

Board of Architectural Review  
City of Charlottesville NDS  
P.O. Box 911, City Hall  
Charlottesville VA 22902

#### Explanation of Proposed Work.

The intent is to remove the existing Aluminum siding and trim. Depending on the condition of the existing we will repair the existing or replace with new cement board siding. No repair work will be done on the 2014 addition.

If existing wood siding under aluminum is deteriorated to a point that it can not be repaired, we will replace all of the siding and trim with new cement board siding and Boral trim. New siding and trim will match original wood siding and trim to the extent possible with currently available materials.

All storm windows on the original house will be replaced with new similar aluminum white powder coated storm windows.

**ARCHITECTURE + CONSTRUCTION**

1109 Rose Hill Drive · Charlottesville, Virginia 22903 · 434-977-8733 · [alloyworkshop.com](http://alloyworkshop.com)







Add new Ogee  
Style gutter

Repaint existing

Remove aluminum and repair  
existing wood siding and trim

## ARCHITECTURE + CONSTRUCTION

1109 Rose Hill Drive · Charlottesville, Virginia 22903 · 434-977-8733 · [alloyworkshop.com](http://alloyworkshop.com)





Expose and evaluate existing trim details and materials. Restore and repaint to the extent possible.

Repaint addition

Replace all existing storm windows

Repaint existing shingle details

## ARCHITECTURE + CONSTRUCTION

1109 Rose Hill Drive · Charlottesville, Virginia 22903 · 434-977-8733 · [alloyworkshop.com](http://alloyworkshop.com)







Expose and evaluate existing trim details and materials. Restore and repaint to the extent possible.

Replace all existing storm windows

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Expose and evaluate existing trim details and materials. Restore and repaint to the extent possible.

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