

Watkins, Robert

From: Watkins, Robert
Sent: Wednesday, April 20, 2022 2:46 PM
To: robert@formworkusa.com
Cc: Werner, Jeffrey B
Subject: April 2022 BAR Decision

Certificate of Appropriateness (HC District)

BAR 22-04-04
313 Steephill Street, TMP 55A135000
Woolen Mills Village HC District (contributing)
Owner: Sara and Brian Shullaw
Applicant: Robert Nichols, Formworks
Project: Porch rehab and side addition

Dear Robert,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 15, 2022. The following action was taken:

Jody Lahendro moves: Having considered the standards set forth within the City Code, including City Design Guidelines for Historic Conservation Districts, I move to find that the proposed alterations and addition at 313 Steephill Street satisfy the BAR's criteria and are compatible with this property and other properties in the Woolen Mills Village Historic Conservation District, and that the BAR approves either of the two designs put forward by the applicant tonight.

Ron Bailey seconds motion. Motion passes (6-0).

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzeuyv3iclkx1a?b=odcssqp9fm4bq8sfjlp0>.

Per the provisions of City Code Sec. 34-280: This CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a separate building permit.

(Complete text of Sec. 34-280:

https://library.municode.com/va/charlottesville/codes/code_of_ordinances?nodeId=CO_CH34ZO_ARTIIIOVDI_DIV2HIPR_ARDECOOVDI_S34-280VACEAP)

If you have any questions, please contact me at watkinsro@charlottesville.gov.

Sincerely,
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
April 19, 2022**



Certificate of Appropriateness (HC District)

BAR 22-04-04

313 Steephill Street, TMP 55A135000

Woolen Mills Village HC District (contributing)

Owner: Sara and Brian Shullaw

Applicant: Robert Nichols, Formworks

Project: Porch rehab and side addition



Background

313 Steephill Street

Year Built: 1897

Status: Contributing

Two-story, three-bay, framed dwelling, hipped-roof and two prominent cross gables. Façade features boxed cornices and returns on each of the cross-gabled side bays. Front entrance is in the middle bay. House has an altered, two-bay, shed-roofed front porch, with one remaining, original, squared column with inset panels and a molded base and cap. Front door is located under this original portion of the porch, surmounted by a pointed arch and framed on each side by three sidelights. Each of the façade's other bays has a 1/1 double-hung replacement window with pointed arch trim. The house is weatherboard on a brick foundation. The roof is asphalt shingles.

Prior BAR Review

N/A

Request

- Submittal: Formworks plans and renderings, three sheets, dated March 12, 2022 and sheet A6.1, dated Feb 8, 2022.

CoA for alterations to enclosed front porch. Extend on the north side with the rear portion being an enclosed addition. (Note: The 1920 Sanborn Map shows the open porch. If not original to the 1897 house, we know it dates to before 1920.)

Discussion and Recommendations

Note: The regulations and guidelines for projects within a Historic Conservation District (HCD) are, by design, less rigid than those for an ADC District or an IPP. The HCD designations are intended to

preserve the character-defining elements of the neighborhoods and to assure that new construction is not inappropriate to that character, while minimally imposing on current residents who may want to upgrade their homes. Within the existing HCDs are buildings and/or areas that might easily qualify for an ADC District or as an IPP; however, in evaluating proposals within HCDs, the BAR may apply only the HCD requirements and guidelines. The design review should focus on the components of the project that will be visible from the streets.

Referring to the staff comments (below, under *Building Scale*), the BAR should discuss the extent to which the porch extension and enclosed addition are *perceived as additions*. With that, if necessary, the BAR should discuss if the design should be differentiated further or, possibly, less so, should that differentiation result in additions that appear incompatible with this house and the character of the HC District. For example, (see below) is it more important the box cornice have two profiles, thus distinguishing *new from original* or be continuous, thus appearing *visually and architecturally compatible*?



The goal is to differentiate old and new, and the modified siding contributes to that expression; however, for a porch expansion within a Historic Conservation District, staff suggests the result of continuity with certain elements (roof material, roof line, cornice, screen framing) is preferable to a subtle—or not so subtle--attempt to distinguish the old from new.

Re: the original exterior walls and porch ceiling enclosed by the front addition. The window siding, trim, railing, etc. were removed with the prior alteration and no longer exist.

Re: the porch entablature on the north side (see below), which will be enclosed by the expansion, the applicant noted it will be removed, that the within the screened enclosure there ceiling rafter will be exposed rafters and painted white, in order to create some height.



Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Historic Conservation Districts, I move to find that the proposed alterations and addition at 313 Steephill Street satisfy the BAR's criteria and are compatible with this property and other properties in the Woolen Mills Village Historic Conservation 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 Design Guidelines for Historic Conservation Districts, I move to find that the proposed alterations and addition at 313 Steephill Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Woolen Mills Village Historic Conservation District, and that for the following reasons the BAR denies the application as submitted:

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-341 - Criteria for approval

- a. 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 conservation district design guidelines; and
 2. The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.
- b. The BAR's review of the proposed new construction or addition to a building or structure shall be limited to factors specified in section 34-342. The BAR's review of the proposed demolition, razing or moving of any contributing structure shall be limited to the factors specified in section 34-343.
- c. The BAR, or city council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition would be compatible with the scale and character of the historic conservation district. Prior to attaching conditions to an approval, due consideration shall be given to the cost of compliance with the proposed conditions.

Sec. 34-342 - Standards for review of new construction and additions.

The following features and factors shall be considered in determining the appropriateness of proposed new construction and additions to buildings or structures:

- 1) Whether the form, height, scale, mass and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;
- 2) The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;
- 3) The impact of the proposed change on the essential architectural form and integrity of the existing building;
- 4) The effect, with respect to architectural considerations, of the proposed change on the conservation district neighborhood;
- 5) Any applicable provisions of the city's conservation district design guidelines.

HC District Design Guidelines for New Construction and Additions

Building Scale – height and massing

3. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.

Staff Comment: *Re-opening* the original porch is appropriate--and a welcome alteration.

The porch extension/side addition could be read as the enclosure of an existing [possibly *original*] porch that wrapped the corner, suggesting a different form for the original house. However, relative to scale, from the street the addition is single-story and approximately 10-feet wide, which does **not overpower** the original two-story, 44-foot wide, primary facade.

Building Openings – orientation, doors and windows

1. A single entrance door (or main entrance of a multifamily dwelling) facing the street is recommended.
2. Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.
3. Windows should be simple shapes compatible with those on contributing buildings, which are generally vertically oriented in residential areas.

Staff Comment: The openings are appropriate.

Building Materials and Textures

1. The selection of materials and textures for a new building should relate architecturally to the district, and should be compatible with and complementary to neighboring buildings.
2. Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.

Staff Comment: The proposed materials and textures are appropriate.

Woolen Mills Village Historic Conservation District

Architectural character-defining features:

1. Encourage one-story front porches;
2. Encourage garages to be located in the rear yards
3. The levels of a building's stories should be consistent with those on surrounding structures with respect to the natural grade [for example, a first floor should not be raised so that it is higher than most surrounding first floors]
4. Do not exclude well-designed, new contemporary architecture [there may be a misconception that only historic-looking new buildings are permitted]
5. Encourage standing seam metal roofs
6. Maintain and encourage tree canopy [Maintain the existing tree canopy and encourage new large shade trees]
7. Maintain neighborhood massing and form; encourage the use of sustainable materials
8. Encourage existing site features (wrought iron fencing, stone walls, shared streets)
9. Encourage good stewardship of Riverview Cemetery.

Staff Comment: Except for the staff comments re: item 7 (form and massing), the alterations are appropriate.

LANDMARK



SURVEY

7
100-100-016

IDENTIFICATION

Street Address: 313 Steep Hill Street
Map and Parcel: 55A-135
Census Tract & Block: 3-110
Present Owner: Clinton E. & Evelyn G. Spencer
Address: 313 Steep Hill Street
Present Use: Residence
Original Owner: C.E. Mallory
Original Use: Residence

BASE DATA

Historic Name: Mallory-Spencer House
Date/Period: 1891
Style: Victorian Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: R-2
Land Area (sq.ft.): 100' x 225' (22,500 sq. ft.)
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

In its original form this two-storey gray weatherboarded house on a low foundation was two bays wide, double-pile, with a side hall. The medium-pitched slate roof was T-shaped with gables front and back and on the south side over the hall, which extended only the length of one room. A one-over-one room addition on the south side, faithful to the original in nearly every detail, made the facade three bays wide. Its roof matched the original, so that the whole is now H-shaped with gables over both side bays on the facade and rear and a third ridge between and at right angles to the other two. The roof has projecting eaves and verges and a boxed cornice with returns. There are two interior chimneys with simple caps and stringcourses, one between the rooms in the original section, and one between the original and the addition. There are three fireplaces with Victorian mantels. Windows and doors have triangular headed architraves. The windows are double-sash, six-over-six light in the original part of the house and two-over-two in the addition. The windows at the second level are somewhat shorter. A one-storey veranda covers the two bays of the original facade. It has a low-pitched hip roof and a simple balustrade. The plain four-paneled entrance door has a shallow three-light rectangular transom and narrow sidelights over panels. A single flight of open stairs with simple turned balustrade rises from the central hall and makes a 90° turn with winders at the top. A short second flight into the addition branches off from it at the turn. A hip-roofed back porch in the corner of the ell has been enclosed.

HISTORICAL DESCRIPTION

C.E. Mallory purchased two one-acre lots on the north side of Woolen Mills Road (East Market Street) in 1890 (ACDB 94-233). Tax records show that this house was built the next year. It faces east, toward the river and the Woolen Mills. Mallory lived on the other side of Woolen Mills Road, and this house was occupied by his father W.F. Mallory, who made coffins. After his father's death, Mallory sold the property to the Charlottesville Woolen Mills, Inc., in 1897 (ACDB 109-327). The house was enlarged and for fifty years was rented to Howard Tilman, a foreman at the Woolen Mills. The present owners bought it in 1953 (ACDB 304-503). They have added modern conveniences and extensively renovated the house. Additional Deed References: ACDB 105-272.

GRAPHICS

CONDITIONS

Good

SOURCES

City/County Records
Mrs. Clinton E. Spencer
Mrs. Luther Cash (Sallie Mallory Cash)



NOTE: For IPPs within HC Districts use the ADC District/IPP CoA application.



**Board of Architectural Review (BAR)
Conservation District - 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 email: wernerjb@charlottesville.gov
watkinsro@charlottesville.gov

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).

Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375; Appeal of BAR decision regarding new construction or demolition \$125. Make checks payable to the City of Charlottesville.

No fee required for: Additions and other projects requiring BAR approval and not listed above; Administrative approvals; Appeals of BAR decisions if the original application was not subject to an application fee.

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.

Project Name/Description Porch rehab and side addition Parcel Number 55A135000

Project Address/Location 313 Steephill Street

Owner Name Sara and Brian Shullaw Applicant Name Robert Nichols, Formwork Design

Applicant Information

Address: 619 E High St
robert@formworkusa.com
Email: 434-296-2223
Phone: (W) _____ (H) _____

Signature of Applicant

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

Robert Nichols
Signature _____ Date _____
Robert Nichols March 31, 2022
Print Name _____ Date _____

Property Owner Information (if not applicant)

Address: 313 Steephill Street
Charlottesville, VA 22902
Email: _____
Phone: (W) _____ (H) _____

Property Owner Permission (if not applicant)

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

Brian + Sara Shullaw
Signature _____ Date 3/31/2022
Brian + Sara Shullaw 3/31/2022
Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): Porch rehab and side addition

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

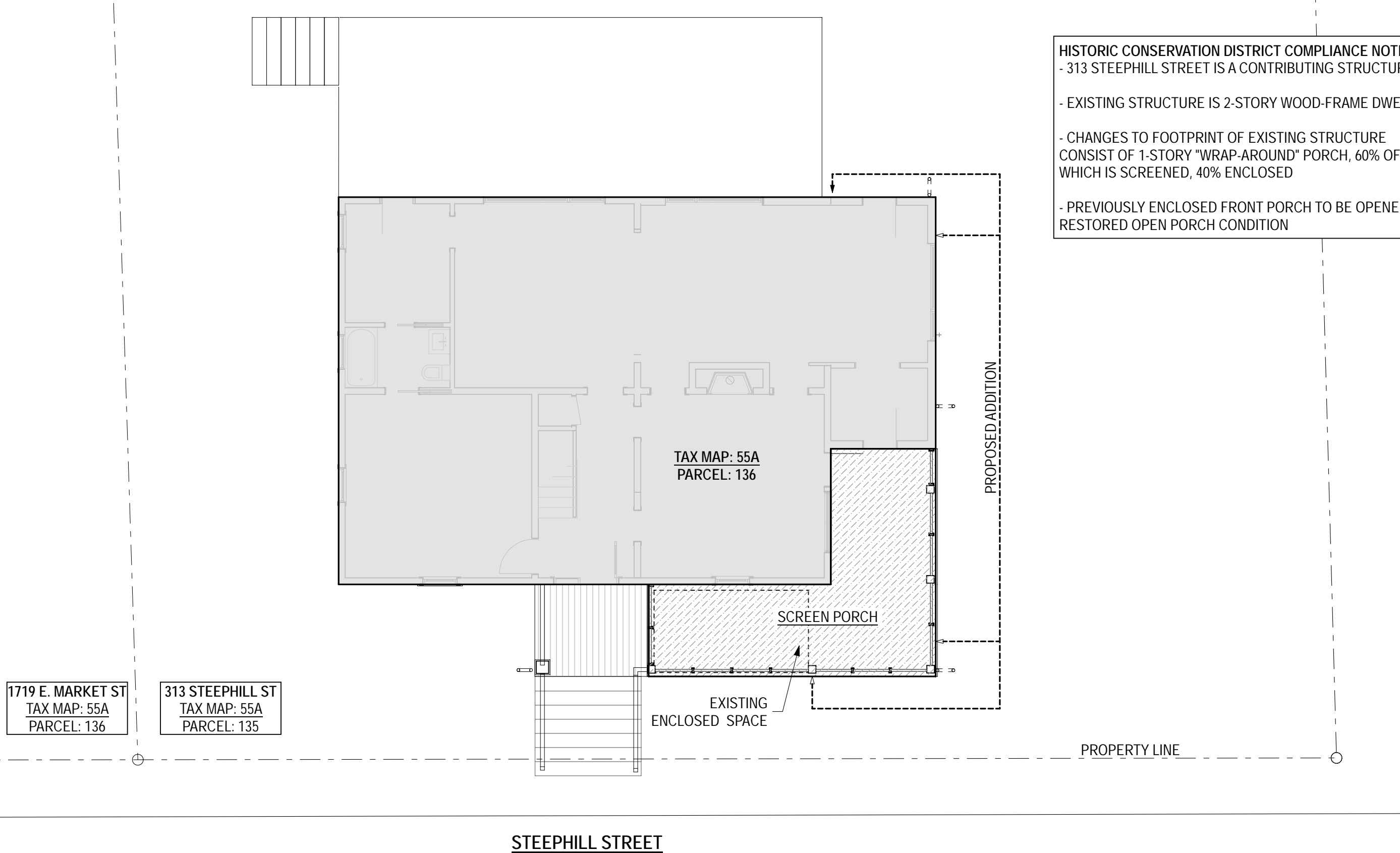
For Office Use Only

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

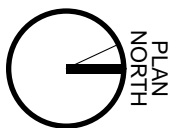
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

HISTORIC CONSERVATION DISTRICT COMPLIANCE NOTES

- 313 STEEPHILL STREET IS A CONTRIBUTING STRUCTURE
- EXISTING STRUCTURE IS 2-STORY WOOD-FRAME DWELLING
- CHANGES TO FOOTPRINT OF EXISTING STRUCTURE CONSIST OF 1-STORY "WRAP-AROUND" PORCH, 60% OF WHICH IS SCREENED, 40% ENCLOSED
- PREVIOUSLY ENCLOSED FRONT PORCH TO BE OPENED AND RESTORED OPEN PORCH CONDITION



313 STEEPHILL STREET CONSTRUCTION DIAGRAM







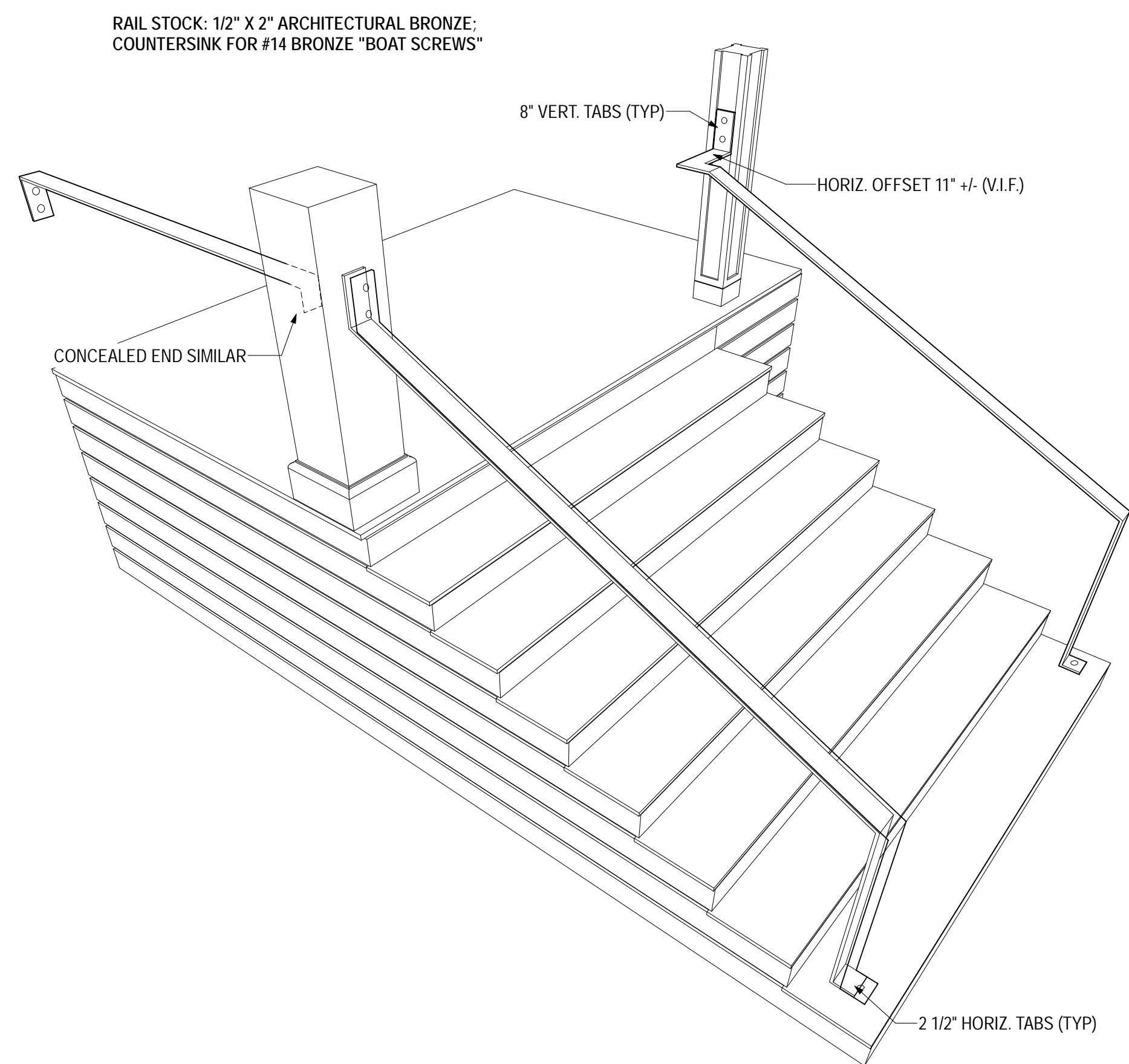
1970



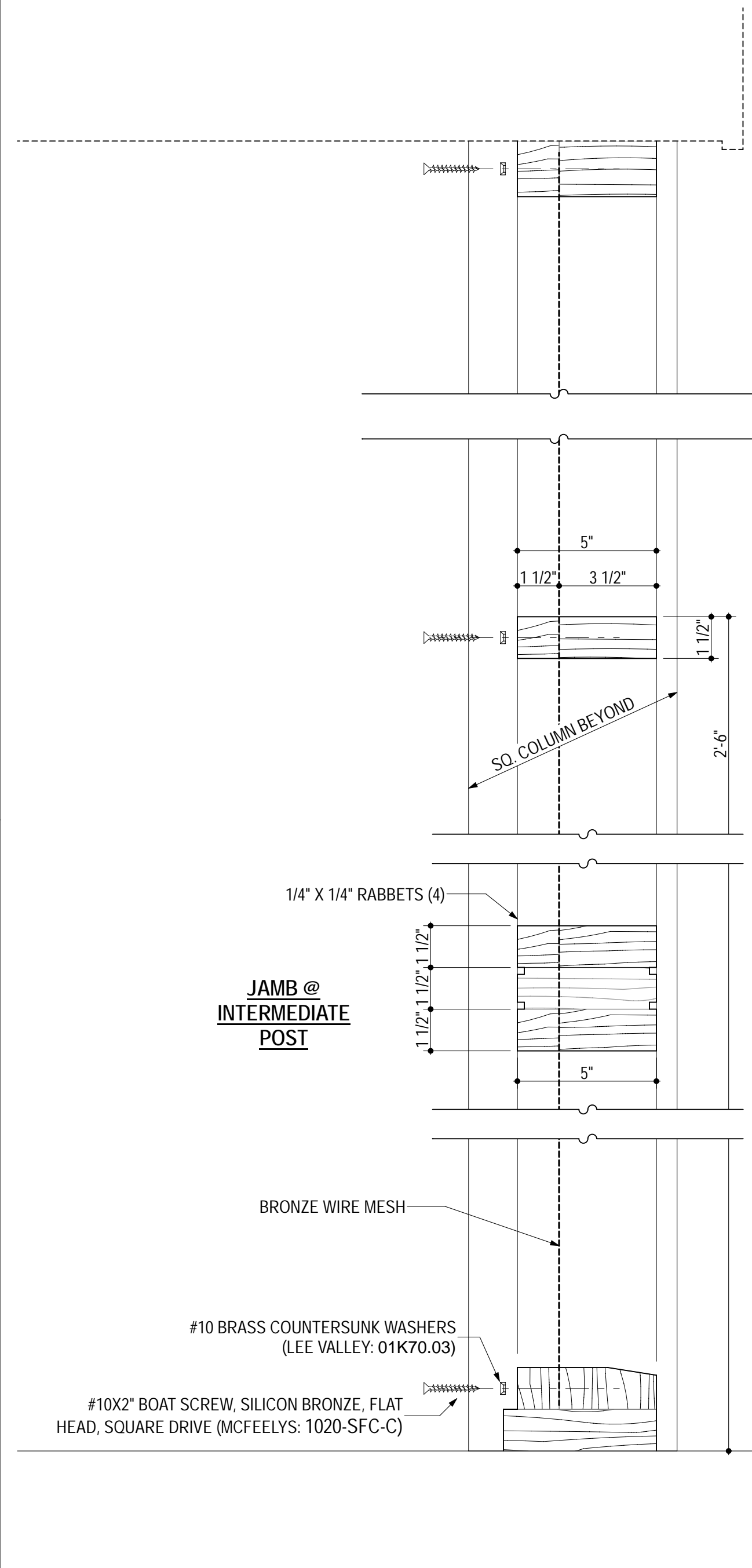


313 STEEPHILL STREET **EXTERIOR VIEW**

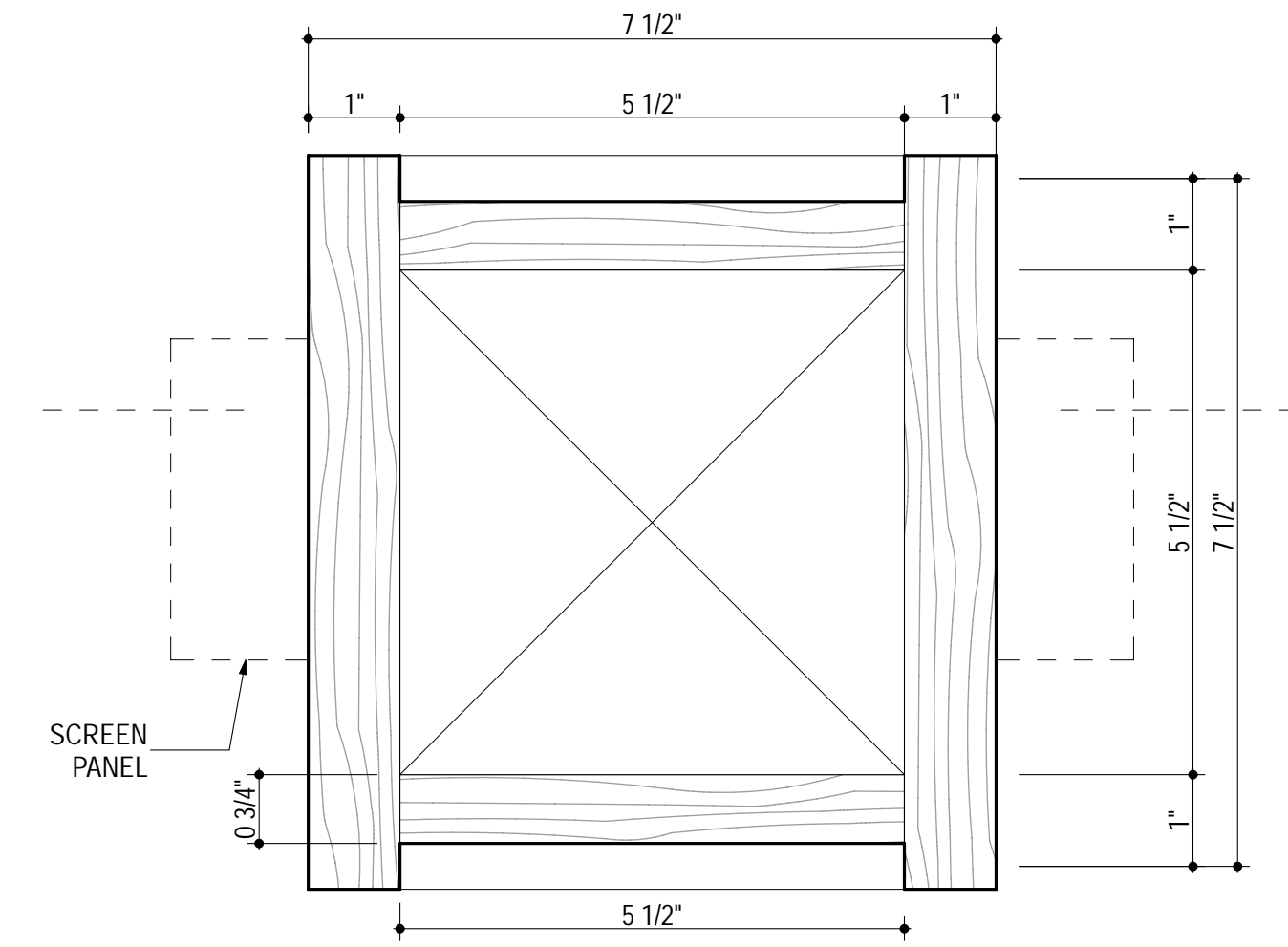
THE CONCEPTS AND DESIGNS CONTAINED IN THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY DETAILED HEREIN. UNAUTHORIZED USE OR REPRODUCTION SHALL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.



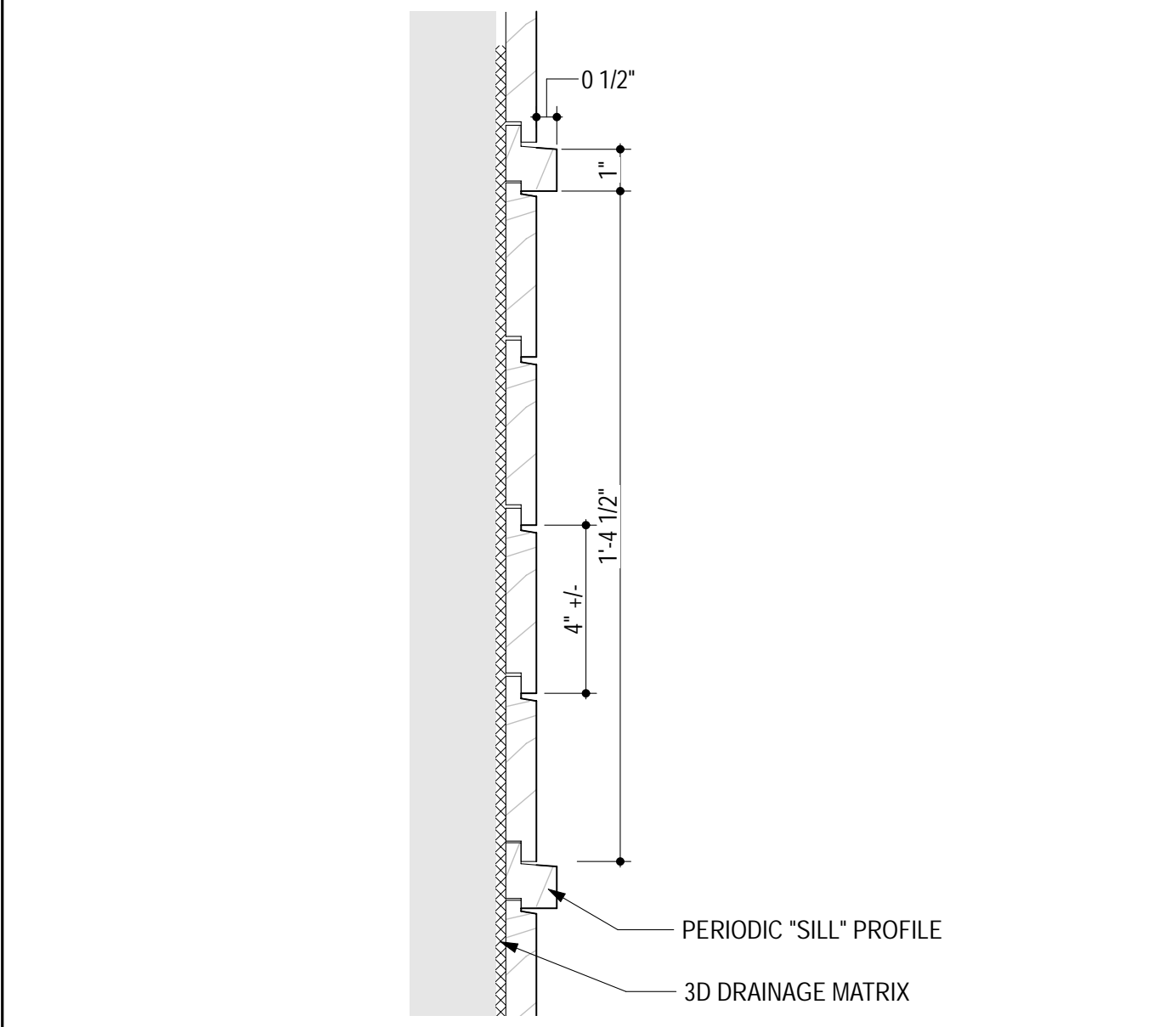
7 STAIR RAILS - 3D VIEW
SCALE: 1:300



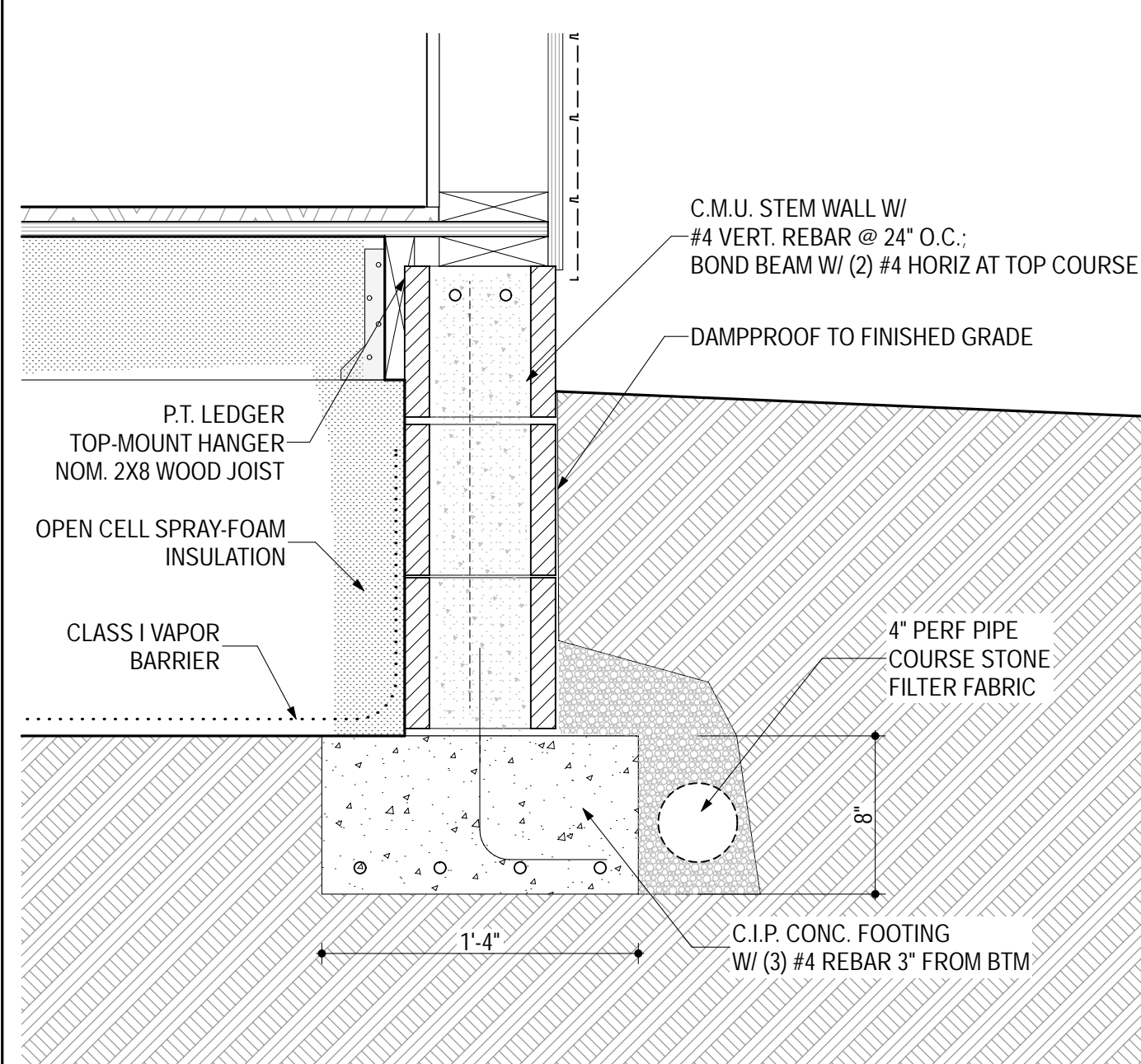
4 DETAILS @ SCREEN PORCH
SCALE: 3\"/>



3 TYP. COLUMN DETAIL
SCALE: 6\"/>



2 WOOD SIDING DETAIL
SCALE: 3\"/>



1 FOUNDATION DETAIL
SCALE: 1 1/2\"/>

FORMWORK

FORMWORK DESIGN LLC
619 E. HIGH ST. UNIT A
CHARLOTTESVILLE, VIRGINIA 22902
TEL - 434.296.2223



SHULLAW RESIDENCE

313 STEEPHILL STREET
CHARLOTTESVILLE, VIRGINIA

OWNER: SARA & BRIAN SHULLAW

Rev ID	Transmittal Set Name	Date
01	RELEASED FOR CONSTRUCTION	2/8/22

Chg ID	Change Name	Date
		2/8/22

PROJ. NO: 2009
DRAWN BY:
CHK'D BY:

REVISION DATE: FEB 08 2022
REVISION ID: 01

SHEET TITLE: DETAILS

SHEET NUMBER: **A6.1**

1970s?

