

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
August 16, 2022**



**Certificate of Appropriateness Application**

BAR 22-08-02

800 East Market Street, TMP 530160000

Downtown ADC District (contributing property)

Owner: City of Charlottesville

Applicant: Scott Hendrix, Facilities Development Division

Project: Roof replacement, Key Recreation Center

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**Background**

Year Built: 1937

District: Downtown ADC District

Status: Contributing

Serving as the National Guard Armory between 1937 and the 1970s, this brick, art deco building replaced the original armory (located at the current Police Station). When the armory relocated to its present site on Avon Street Extended, the structure was converted to a City recreation center and, following his death in 2004, named to honor Herman Key, Jr., a local athlete and prominent advocate for disabled athletes.

**Prior BAR Reviews**

N/A

**Application**

- Submittal: City of Charlottesville Dept. of Public Works *Key Recreation Center Roof Assessment*, dated October 23, 2018.

Request for CoA to repair/replace roof, including the slate roof and the membrane roofs behind the parapet walls. Any necessary trim repairs will match existing. (See images in Appenddx.)

Note: While this is being reviewed as a CoA request, Facilities Development has stated this is intended as a preliminary discussion and they seek from the BAR recommendations, suggestions,

and any questions related to the options available. With that, staff anticipates the matter will be deferred following the discussion.

### **Recommendations and Discussion**

The consultant working with Facilities Development believes the slate is likely Buckingham slate. It appears to be non-fading and matches other Central Virginia slate in texture, color and strength. If the existing slate is not re-used here, the consultant recommended the City retain what is salvageable for use elsewhere.

Assuming most of the shingles are original, they have been in place for 85 years. Slate roofs can last 75 to 200 years. Buckingham slate, on average, can last 150 years. For comparison:

- Asphalt, three-tabbed shingles are typically a 20- to 30-year product, at best.
- Faux slate is advertised as a 100-year product, but this is a relatively new material, with warranties generally of 50 years.
- Painted metal roofing can last 40 to 70 years, with that possibly being extended, depending on thickness, quality of the installation, and proper maintenance.
- Copper roofing can last for over a century, with that extended much longer, depending on thickness, quality of the installation, and proper maintenance.

Whether the slate is repaired or replaced, the roof pitch and configuration will be unchanged. (There are no features such as dormers, skylights, etc. No new elements are proposed.) Options available include:

- Reuse salvageable slate, using slate or faux slate to complete the roof.
- Install new slate shingles.
- Install faux slate shingles.
- Install standing-seam metal roof. (Presumably painted.)
- Install three-tabbed asphalt shingles.

The design guidelines support reuse of the existing and the installation of either new slate or faux slate. The use of standing-seam metal would alter the building's appearances and is not recommended. The use of asphalt shingles would arguably maintain the *appearance* of shingles and, being a 30-year material, represent the least-permanent option (thus reversible); however, while not specifically discouraged by the guidelines, it is certainly not a preferred option.

### **Suggested Motion**

Staff recommends no formal action, except to defer this matter. (With an applicant's request for deferral, there is no calendar requirement for when the application returns to the BAR. In the absence of an applicant requested deferral and the BAR defers it, the application must be presented at the next meeting.)

### **Criteria, Standards, and Guidelines**

#### **Review Criteria Generally**

Sec. 34-341(a) 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 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.

**Standards for Review of New Construction and Additions include:**

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.

**Pertinent Design Review Guidelines for Rehabilitations (Chapter 3) include:**

Link: [Chapter 3 New Construction and Additions](#)

**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.
  - b. Artificial slate is an acceptable substitute when replacement is needed.**
  - c. Do not change the appearance or material of parapet coping.
- 8) Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.
- 9) Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.

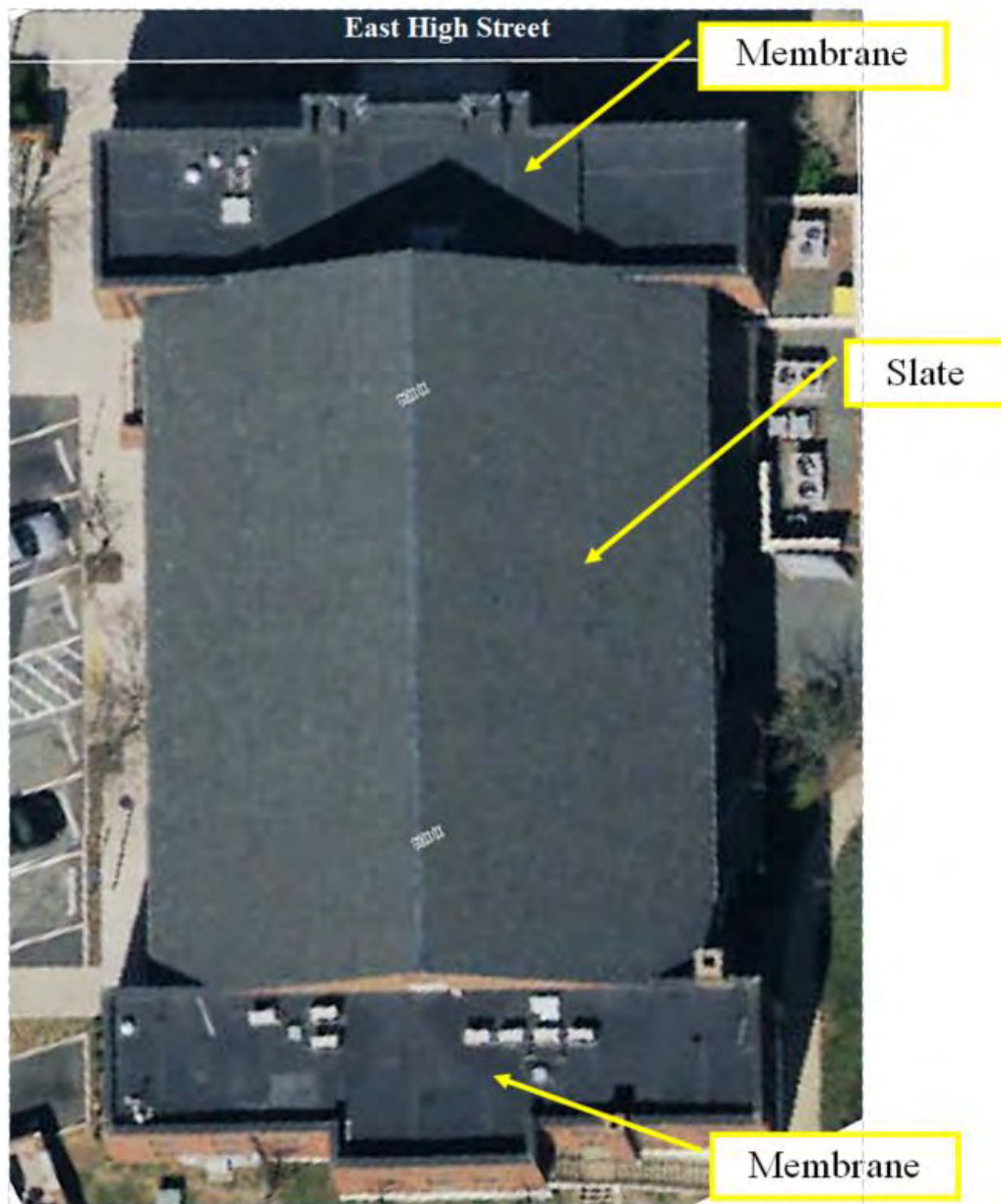
**I. Wood**

The flexibility of wood has made it the most common building material throughout much of America's building history. Because it can be shaped easily by sawing, planing, carving, and gouging, wood is used for a broad range of decorative elements, such as cornices, brackets, shutters, columns, storefronts, and trim on windows and doors. In addition, wood is used in major elements such as framing, siding, and shingles.

- 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.

**Appendix**







# Architectural And Historic Survey



## Identification

<b>STREET ADDRESS:</b> 300 E. Market Street	<b>HISTORIC NAME:</b> National Guard Armory
<b>MAP &amp; PARCEL:</b> 53-160	<b>DATE / PERIOD:</b> 1937, 1978
<b>CENSUS TRACT AND BLOCK:</b>	<b>STYLE:</b> Art Deco
<b>PRESENT ZONING:</b> B-3	<b>HEIGHT (to cornice) OR STORIES:</b> 1, 2 storeys
<b>ORIGINAL OWNER:</b> City of Charlottesville	<b>DIMENSIONS AND LAND AREA:</b> 287.8' x 190' (47,500 sq. ft.)
<b>ORIGINAL USE:</b> Armory	<b>CONDITION:</b> Good
<b>PRESENT USE:</b> Recreation Center	<b>SURVEYOR:</b> Bibb
<b>PRESENT OWNER:</b> City of Charlottesville	<b>DATE OF SURVEY:</b> Summer 1983
<b>ADDRESS:</b> City Hall	<b>SOURCES:</b> City Records
Charlottesville, Virginia 22901	<u>The Daily Progress, Ch'ville Bicentennial Edition, 4/13/62</u>

## ARCHITECTURAL DESCRIPTION

The Old National Guard Armory consists of a tall, gable-roofed central section with shorter 2-storey, flat-roofed end pavilions at the front and rear. The land is graded in such a way that the concrete basement is above ground on the east side. Wall construction is of brick laid in Flemish bond. The steep gable roof of the central section is covered with slate. There are brick dentils and frieze between the piers or buttresses which divide that section into six bays. There is a segmental-headed pair of entrance doors (4 light over a panel) in the first and fifth bays with a pair of 9-light metal fixed and hinged sash windows above them. There is a pair of 18-light windows in each of the other bays. All have flat arches and brick sills. There is a large circular window in each gable end. Each flat-roofed 2-storey end pavilion is in the form of a projecting central pavilion with flanking wings. On the facade, the tall projecting central pavilion is set back in three stages toward a stepped frontispiece with a 2-storey round-arched entrance recess. A multi-light second storey window fills in the arch above the new paired entrance doors. The emblem of the National Guard appears in relief decoration on the stepped parapet. The 4-bay flanking wings are also two storeys tall, but with a lower parapet with a band of vertical stretchers. The bays are separated by buttress-like piers on the facade and end walls. At each level, there is a pair of 6-light metal casement windows the width of the bay with a 4-light transom, flat arch, and brick sill. The rear pavilion has the same massing as the front, but without the piers and the Art Deco details.

## HISTORICAL DESCRIPTION

The Monticello Guard, now a unit of the National Guard, was formed in 1857, possibly as a re-organization of an earlier groups. It served in the Civil War, and in World War I and II. This building is the second of three armories that the Guard has occupied. The first was a brick building on Market Street between the old City Hall and Police Department buildings. It later served as the City Recreation Center until it was demolished in the early 1960's to make way for the new Police Department Building. In 1916, the City purchased the old Piedmont Institute Building at 700 East Market Street for use as an orphanage. A new armory was built at the eastern end of that lot in 1937. It served as the headquarters of the Monticello Guard until a third building on Avon Street Extended replaced it in the 1970's. This building was renovated in 1978 for use as a public recreation center.

53-160V

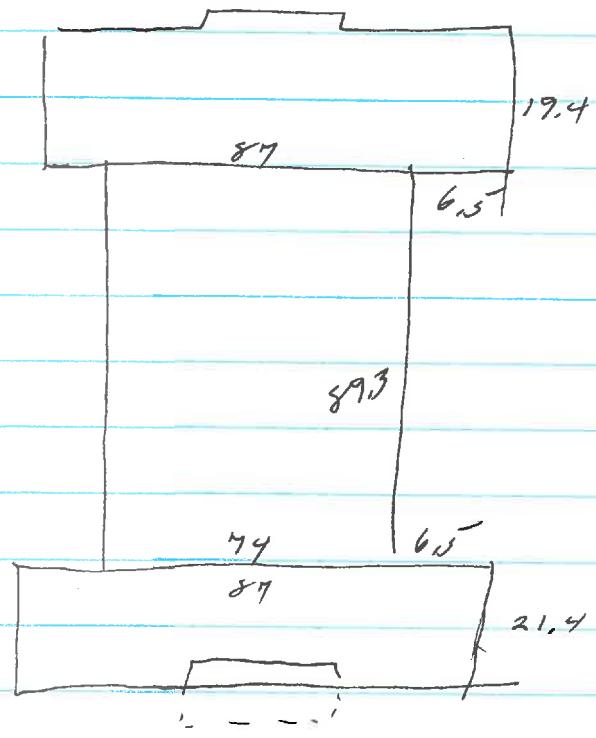
\* 287.8 x 190 ave (47,500)  
B-3

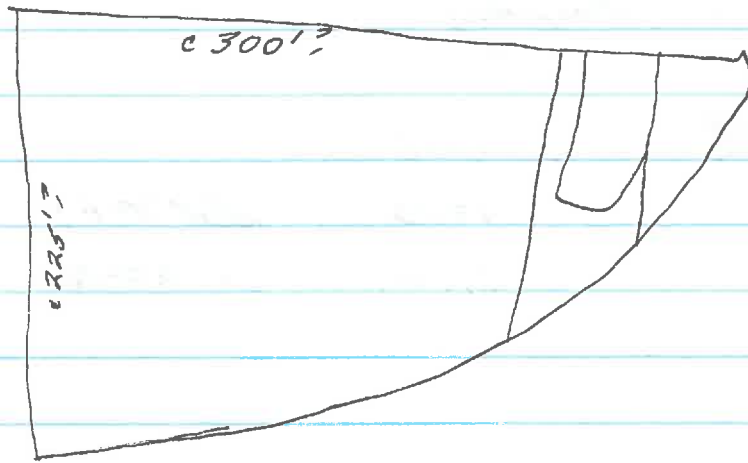
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### Armory

220-451	City of Ch'ville	1960	
90-65	"	1936	plat 90-67 boundary agreement
28-374	"	1916	" 20-380

2-5, 85% basement  
 conc found, brick walls, slate gable & built-up flat roof  
 renovated 1978





1920 Sanborn - not there; Chi's home only





# Board of Architectural Review (BAR) Certificate of Appropriateness ADC Districts and IPPs

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall Staff contacts:  
Charlottesville, Virginia 22902 Jeff Werner [wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)  
Telephone (434) 970-3130 Robert Watkins [watkinsro@charlottesville.gov](mailto: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 \$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 City of Charlottesville Applicant Name City of Charlottesville Facilities Development Div.  
Project Name/Description Roof replacement - Key Rec Center Parcel Number 530 16 0000  
Project Property Address 800 E Market St.

### Applicant Information

Address: Scott Hendrix, Facilities Development Division  
City of Charlottesville  
Email: hendrix@charlottesville.gov  
Phone: (W) \_\_\_\_\_ (C) 434-465-5739 (mobile)

### Property Owner Information (if not applicant)

Address: \_\_\_\_\_  
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.

[Signature] 7-20-22  
Signature Date

SCOTT HENDRIX 7-20-22  
Print Name Date

### Property Owner Permission (if not applicant)

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Date \_\_\_\_\_

Description of Proposed Work (attach separate narrative if necessary):  
Replacement/repair of roofing, including replacement of slate, possibly using faux-slate shingles.

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

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

# KEY RECREATION CENTER



Roof Assessment  
Key Recreation Center  
East Market Street  
Charlottesville  
October 23, 2018

General:

The Key Recreation Center has a 10,074 square foot roof that is divided into three areas – a center steep pitched slate roof, and two low-slope single ply roofs. Copper gutters are continuous at the edges of the slate roof, and dump to pipe boots at grade. The low-slope roofs have sumped through-wall scuppers, that connect to conductor heads and downspouts. Snow guards are installed in two series of double courses at the edges of the slate sections. Inspection of the slate roof was done by high definition video shot by drone.

Roof Support Structure:

When viewed from inside, the roof deck supporting the slate is made of tectum panels. Tectum is incapable of supporting such weight, so it assumed that there is an additional decking material above the tectum. The tectum panels are in very good shape.

Slate Shingles:

The shingles are in poor condition. As with all slate roofs with some age on them, there are broken, split or missing slates. A repair project in 2013 replaced approximately 60 slate. The new slate are not of similar width as the original, so there are some excessive gaps. Currently, there are several hundred slate shingles that require replacement. The snow guards are bronze butterfly type. Roughly 550 snow guards were replaced in 2013. The cricket flashing of the chimney will eventually have water issues, as the slate was installed to close to the valley, and a couple appear broken. All step flashings are in good condition, however their counter flashing are in poor condition. The wood trim fascia is in very poor condition, is loose in many areas, and is suffering from rot.

Single Ply Roofing:

Both low-slope roofs are fully adhered EPDM over a tapered insulation system. The field membranes are in good condition. The significant rising parapets are covered with membrane, and have termination bars installed. A metal coping is present on all parapets. Like the slate roof, the low-slope sections of Key Rec under went a repair project in 2013. All field seams were stripped in, suspect areas re-roofed, and all flashing re-done. This work was successful in extending the life of the membrane roof system.

Penetrations:

There are numerous penetrations on the membrane roofing – pitch pockets for refrigerant lines, pipe vents, exhaust fans, roof hatches and surface mounted sleepers. For the most part, all penetrations are in fine shape. The 2013 repairs have rejuvenated the flashings, and they should last a while.

Drainage:

The slate roof has half round copper gutters which are in very good condition. The downspouts have minor compression damage, but are otherwise sound. The scuppers, conductor heads and downspouts of the flat roofs are likewise in good condition. The south scupper has cabling running through the scupper, which collects minor amounts of debris – a very minor issue.

Remediation:

The following maintenance and repairs are recommended for contemplation:

1. Replace slate roof. Install roof felts, ice & water barrier, proper ridge flashing, repair wood trim. If bid in 2018, expect bids in the \$320,000 - \$350,000 range. (high priority, 3-5 years)
2. Remove ridge slate and reinstall in a manner to shed water. (high priority, within a year)
3. Replace all wood trim, profile to match existing. Install drip edge to protect new trim. (high priority, within 3-5 years)
4. Re-roof low-slope roofs. Remove all existing system components, and replace with a fully adhered 60mil reinforced membrane over tapered polyisocyanurate insulation. 2018 construction cost - \$45,000 – 50,000. (low priority, 5+ years)
5. Regularly inspect and clear gutters of debris. (regular maintenance)

Conclusion:

The slate roof is in need of replacement, and should be budgeted within the next five years. With nothing more than routine maintenance, the membrane roofs should last another five to ten years.

CITY OF CHARLOTTESVILLE  
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
[www.charlottesville.gov](http://www.charlottesville.gov)



**AFFIDAVIT OF MAILING**

This letter is to notify you that the following application has been submitted for approval of a design review Certificate of Appropriateness by the City of Charlottesville Board of Architectural Review (BAR). The subject parcel is either abutting or immediately across a street from your property, or has frontage on the same city street block.

**Certificate of Appropriateness**

BAR 22-08-02  
800 East Market Street, TMP 530160000  
Downtown ADC District (contributing property)  
Owner: City of Charlottesville  
Applicant: Scott Hendrix, Facilities Development Division  
Project: Roof replacement, Key Recreation Center

The BAR will consider this application at a meeting to be held on **Tuesday, August 16, 2022 at 5:30 pm.**

**COMMONWEALTH OF VIRGINIA,**

**City of Charlottesville, to-wit:**

This day, Robert Watkins personally appeared before me, a notary public in and for the City of Charlottesville, Virginia, and made oath on 8-4-22.

- (A) For Notification of a Public Hearing he mailed written notice of the above-referenced letter by U.S. mail, first-class, postage pre-paid, to the last known address(es) of the project applicant on August 2, 2022.
- (B) He also mailed notice letters to each property owner, or their agent, of property abutting or immediately across a street or road and having frontage along the same city street block as the property under review on August 2, 2022.
- (C) He is the individual assigned by the City of Charlottesville Board of Architectural Review to mail such notices, and to make this affidavit.

Robert Watkins  
Robert Watkins

Taken, subscribed and sworn to before me this 4 day of August 2022.

My commission expires: 9-31-23  
Maxicelia Robinson  
Notary Public

