

From: Richardson, Kate
To: msprior02@gmail.com
Subject: CoA 7 Gildersleeve Wood
Date: Wednesday, August 21, 2024 1:07:00 PM

Certificate of Appropriateness
BAR # 24-08-02
7 Gildersleeve Wood; TMP 110017100
Oakhurst Circle-Gildersleeve ADC District
Owners/Applicants: Mary and Scott Prior
Project: Construction of entry portico

Mr. & Mrs. Prior.

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on August 20, 2024. The following action was taken:

Mr. Schwarz moved: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed portico at 7 Gildersleeve Wood satisfies the BAR's criteria and is compatible with this property and other properties in the Oakhurst Circle-Gildersleeve ADC District, and that the BAR approves the request.

Mr. Timmerman, second. Motion passed 7-0.

For specifics of the discussion, the meeting video is on-line at:
<https://boxcast.tv/channel/vabajtzezu3iclkx1a?b=qukfq4jhi5qayt87q49m>

Per the provisions of City Code, 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 building permit or compliance with other provisions of the City Code.

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

Sincerely,
Jeff

Jeff Werner, AICP
Historic Preservation and Design Planner
City of Charlottesville
Neighborhood Development Services
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610 East Market Street
Charlottesville, VA 22902
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City of Charlottesville
Board of Architectural Review
Staff Report
August 20, 2024



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BAR # 24-08-02

7 Gildersleeve Wood; TMP 110017100

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Background

Year Built: 1955 (most recent house in district)

District: Oakhurst-Gildersleeve ADC District

Status: Contributing

Style: Colonial Revival, brick dwelling. The architectural survey is attached.

Prior BAR Reviews

April 17, 2007 – BAR approved CoA for a 2-story, rear addition with adjoining mud room.

Application

- Images and drawings, *7 Gildersleeve Wood. Proposed entry portico. BAR August 20, 2024*, dated 8/13/2024, 7 pages.

Request CoA for construction of a portico at the front entrance.

Existing



Proposed



- The existing brick stoop and steps will be retained.
- The existing entry door and wood storm door will be retained.
- The existing arched pediment will be replaced with a panel to fit the arch of the new portico; however, the panel will replicate (or retain) the profile and decorative detail of the existing crosshead.
- The existing pilasters will be replaced to match the new columns.
- The portico roof will be standing-seam metal, painted green, to match the house roof.
- The existing wall sconce will be replaced with a new fixture, suspended from the portico arch. (Fixture has not been selected.)
- The new metal railing shown on the architectural drawings will be omitted.

Discussion and Recommendation

Within the district, 45 (75%) of the 60 primary structures dates from 1912 to 1939. Seven were constructed in the 1940s; eight between 1950 and 1955. Within the district, 7 Gildersleeve Wood (1955) is the most recent house and one of 28 designed in the Colonial Revival style.

Staff recommends approval of the requested CoA. While the proposed portico is an alteration that will replace original elements, it is architecturally appropriate for this Colonial Revival dwelling, such that it will not redefine or compromise the historic character of the structure or the district. [In the Appendix are photos of two-story brick, Colonial Revival houses with a portico entrance.]

Because this is a minor alteration—versus an addition to the house--staff did not apply the guidelines for New Construction and Additions, which recommend new work be differentiated from the old. Instead, staff applied the guidelines for Rehabilitations [for *Entrances, Porches, and Doors*] and portions of the guidelines for Demolitions. which allow for alterations that do not *radically change entrances and porches important in defining the building's overall historic character.*

Constructing the portico will require removing the existing pilasters and arched-pediment. While likely original to the house, these elements are not unique, an infrequent or the first or last remaining example within the City (see Appendix), and they are not the work of a noted architect or master craftsman. The house is not associated with an important event or individual. In brief, while a contributing resource to this historic district, it is likely not eligible for individual listing.

Because the portico design is appropriate for a Colonial Revival house, replacing the original elements will not impair the essential form and integrity of this historic property or the district. Additionally, construction this portico will not prevent or preclude later reproduction and installation of the original elements. [The applicant has documented the entrance with detailed photographs, which will become memorialized in the BAR archive.]

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed portico at 7 Gildersleeve Wood satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR [approves the request].

Or [approves the request with the following conditions:]

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed portico at 7 Gildersleeve Wood, does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the request: [...]

Criteria, Standards, and Guidelines

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- 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 is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [Re: building height. Not germane to this request.]

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. 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 District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
 - iii. 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;
 - iv. The effect of the proposed change on the adjacent building or structures;
 - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
 - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
 - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
 - viii. Any applicable provisions of the City's design guidelines.

The Secretary of the Interior's Standards for Rehabilitation

<https://www.nps.gov/subjects/taxincentives/upload/regs-nps-36-cfr-67.pdf>

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ADC District Design Guidelines

[Chapter 1 Introduction \(Part 1\)](#)

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

[Chapter 7 Moving and Demolition](#)

Pertinent ADC District Design Guidelines

Chapter 4 - Rehabilitation

D. Entrances, Porches, and Doors

- 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.
[...]
- 14) The original size and shape of door openings should be maintained.
- 15) Original door openings should not be filled in.
- 16) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
- 17) 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.
[...]

Chapter 7 - Demolitions

B. Demolition of Historic Structures

Review Criteria for Demolition

- 1) The standards established by the ~~City Code, Section 34-278.~~ [Updated code reference below.]
- 2) The public necessity of the proposed demolition
- 3) The public purpose or interest in land or buildings to be protected.
- 4) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.
- 5) Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district.
- 6) The reason for demolishing the structure and whether or not alternatives exist.
- 7) Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

Sec 5.2.7.D.1.

- b. Review is limited to following factors in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or IPP:
 - i. The historic, architectural, or cultural significance, if any, of the specific structure or property, including, without limitation:
 - a. The age of the structure or property;
 - b. Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;
 - c. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
 - d. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the City of a particular architectural style or feature;
 - e. Whether the building or structure is of such old or distinctive design, texture, or material that it could not be reproduced, or could be reproduced only with great difficulty; and
 - f. The degree to which distinguishing characteristics, qualities, features, or materials remain;
 - ii. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing applicable District, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

- iii. The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant, or other information provided to the BAR;
- iv. Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features, or materials that are significant to the property's historic, architectural, or cultural value; and
- v. Any applicable provisions of the City's design guidelines.

Appendix:
Examples of porticos.



600 Rugby Road (1925)



21 University Cir. (1922)



21 University Cir. (1928)



40 University Cir. (1924)



1880 University Cir. (1957, non-contributing)
BAR approved addition of portico.



510 14th St, NW (1938)

Examples of porticos.



1621 Gordon Ave (1940)



735 Northwood Ave. (1935)



25 University Cir. (1922)



519 14th St, NW (1924)

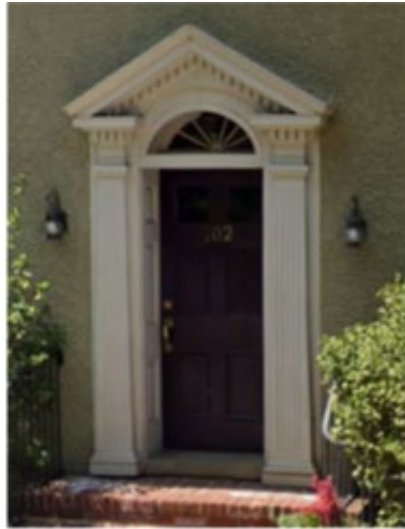


628 Evergreen Ave (1939)



636 Park St (1948)

Examples of pediments with pilasters.



102 Oakhurst Cir. (1925)



1300 Wertland St. (1930)



700 Northwood (1935)



917 Rugby Rd. (c1929)



675 Evergreen Ave (1930)



622 Evergreen Ave (1952)

Examples of pediments with pilasters.



421 Park Street (1909)



921 Rugby Rd. (c1929)



933 Rugby Rd. (c1929)



1600 Grady Ave (1923)



612 Preston Pl (1929)



625 Preston Pl (1936)

7 Gildersleeve Wood (DHR # 104-5092-0015)



STREET ADDRESS:	7 Gildersleeve Wood
MAP & PARCEL:	11-17.1
PRESENT ZONING:	R-1U
ORIGINAL OWNER:	Mildred Kauffman
ORIGINAL USE:	Residential
PRESENT USE:	Residential
PRESENT OWNER:	Michael & Mary Elizabeth Prior
ADDRESS:	Michael & Mary Elizabeth Prior 7 Gildersleeve Wood Charlottesville, VA 22903
DATE/ PERIOD:	Ca. 1955
STYLE:	Colonial Revival
HEIGHT IN STORIES:	2.0 Stories
DIMENSIONS AND LAND AREA:	2074 sq.ft./0.418 Acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 2-story, 3-bay, gable-roofed (asphalt shingle), Colonial Revival-style brick dwelling was constructed ca. 1955. The brick walls are laid in common bond and the house features an exterior-end brick chimney, 8/8 and 6/6-sash windows, louvered shutters, and

a round-arched door surround. A 1-story, shed-roofed, side frame wing extends to the south while a 1-story, shed-roofed, side brick wing extends to the north.

HISTORICAL DESCRIPTION

This dwelling was constructed ca. 1955 by Mildred Kauffman, who was widow of UVA professor Frank S. Kauffman, Jr. The builder was Charles C. Yowell, Jr. and the plans supposedly came from a patternbook. It is a contributing element to the potential Oakhurst-Gildersleeve Neighborhood Historic District.



North elevation (side): Existing



West elevation: Existing



North elevation (side): Proposed - conceptual

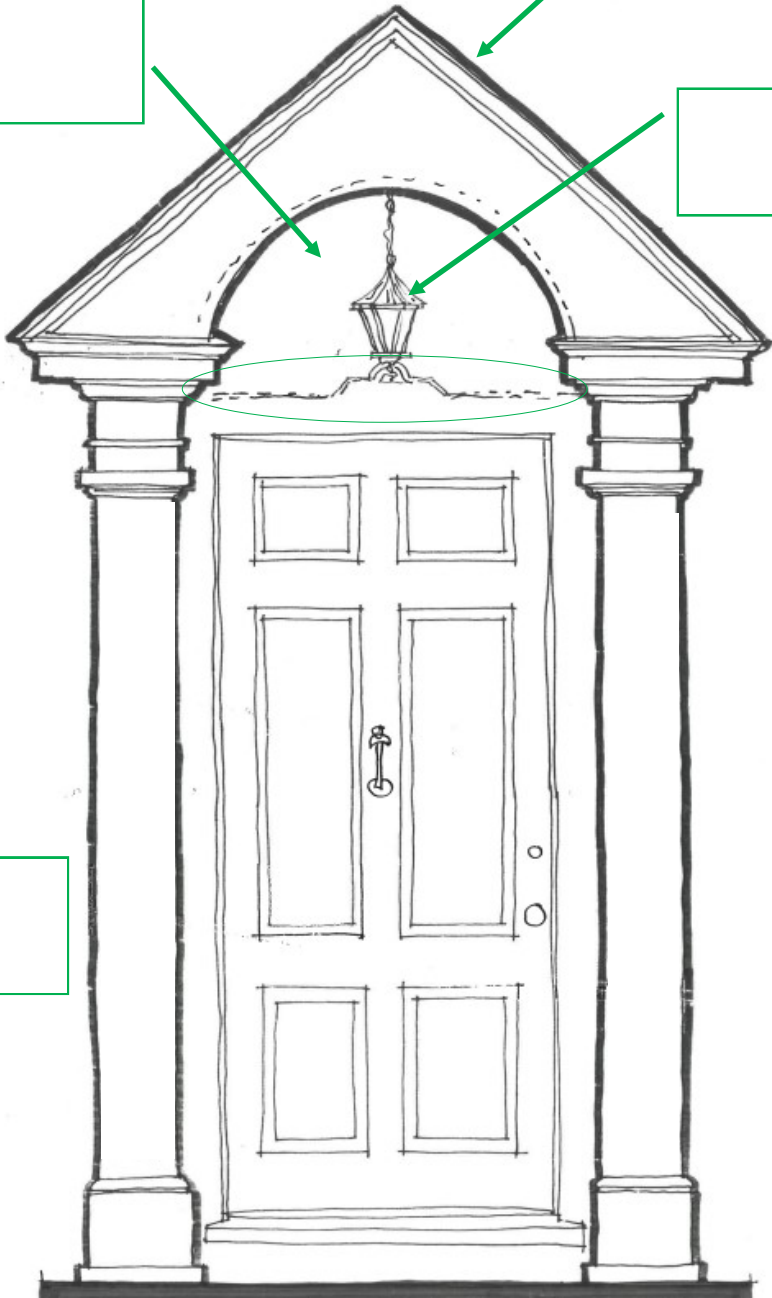


West elevation: Proposed portico - conceptual

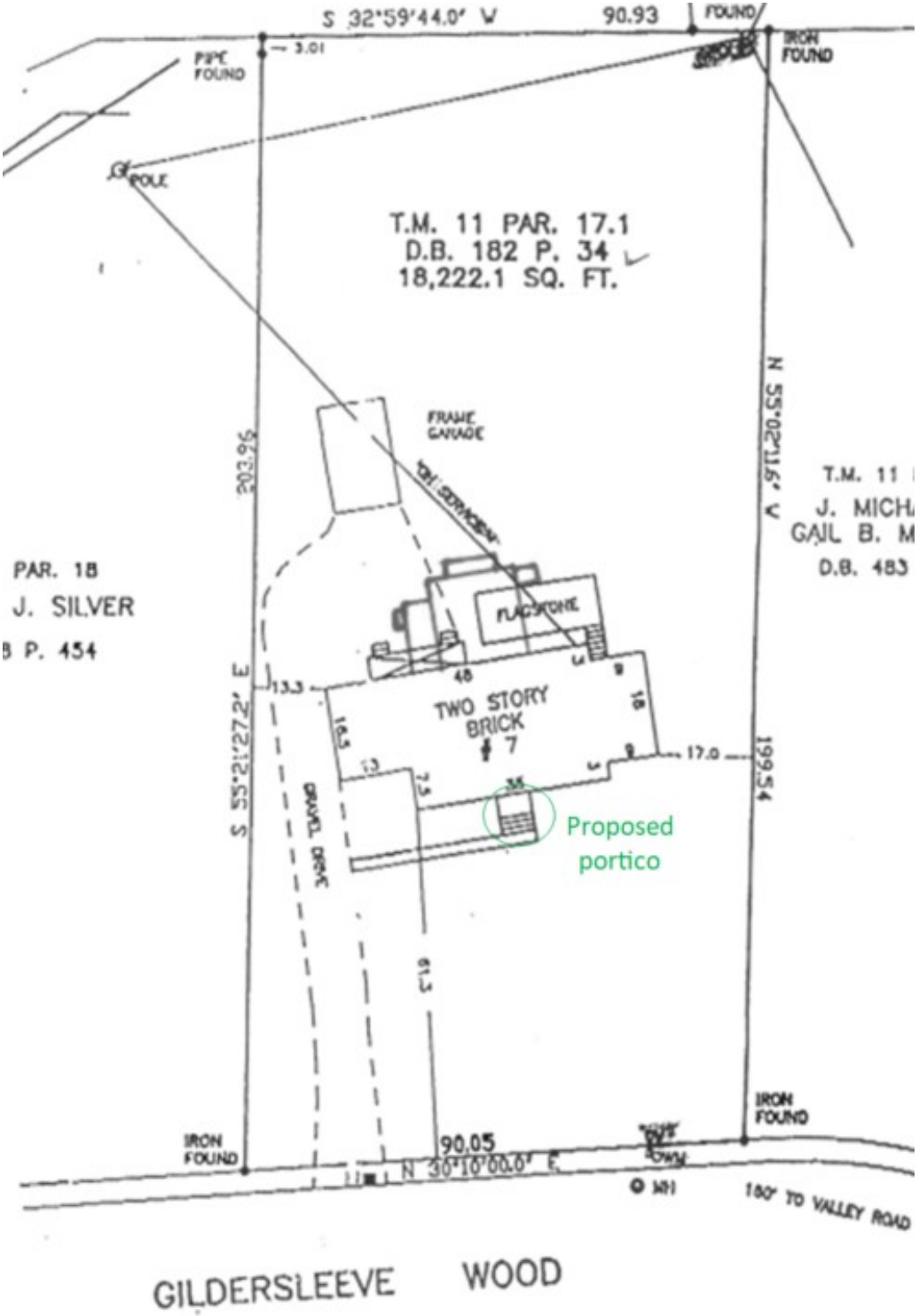
**Metal railing to
be omitted.**



Existing brick stoop to remain.



Standing-seam metal roof to match house.



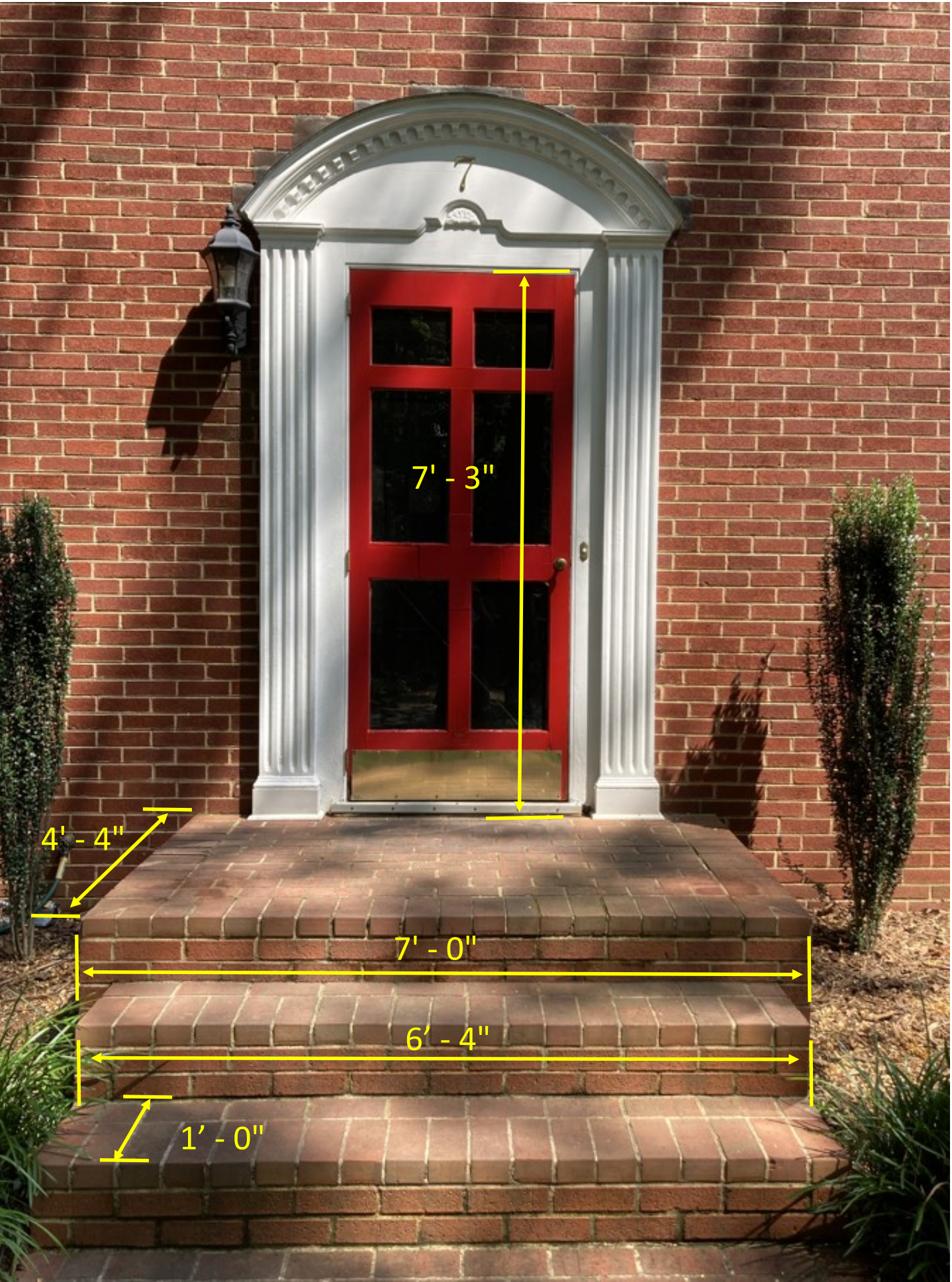
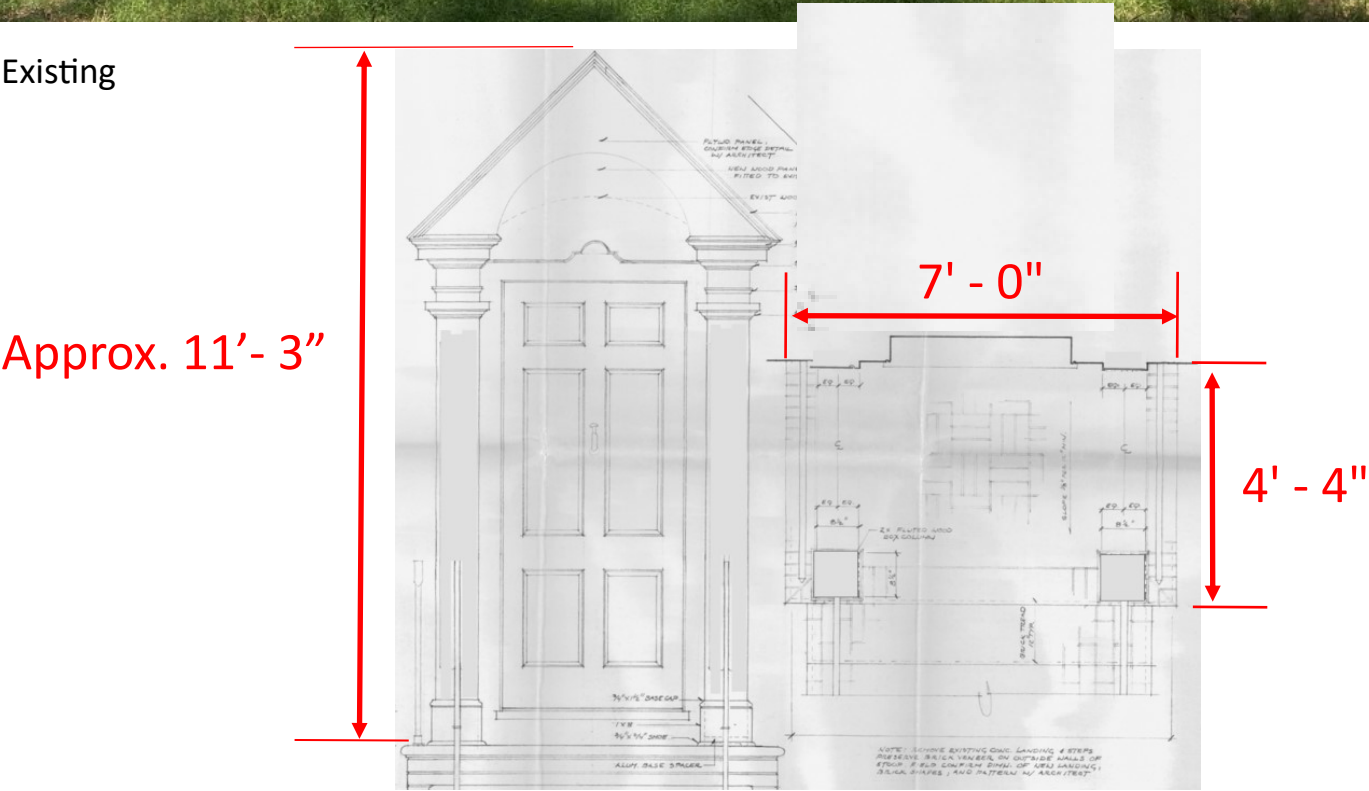


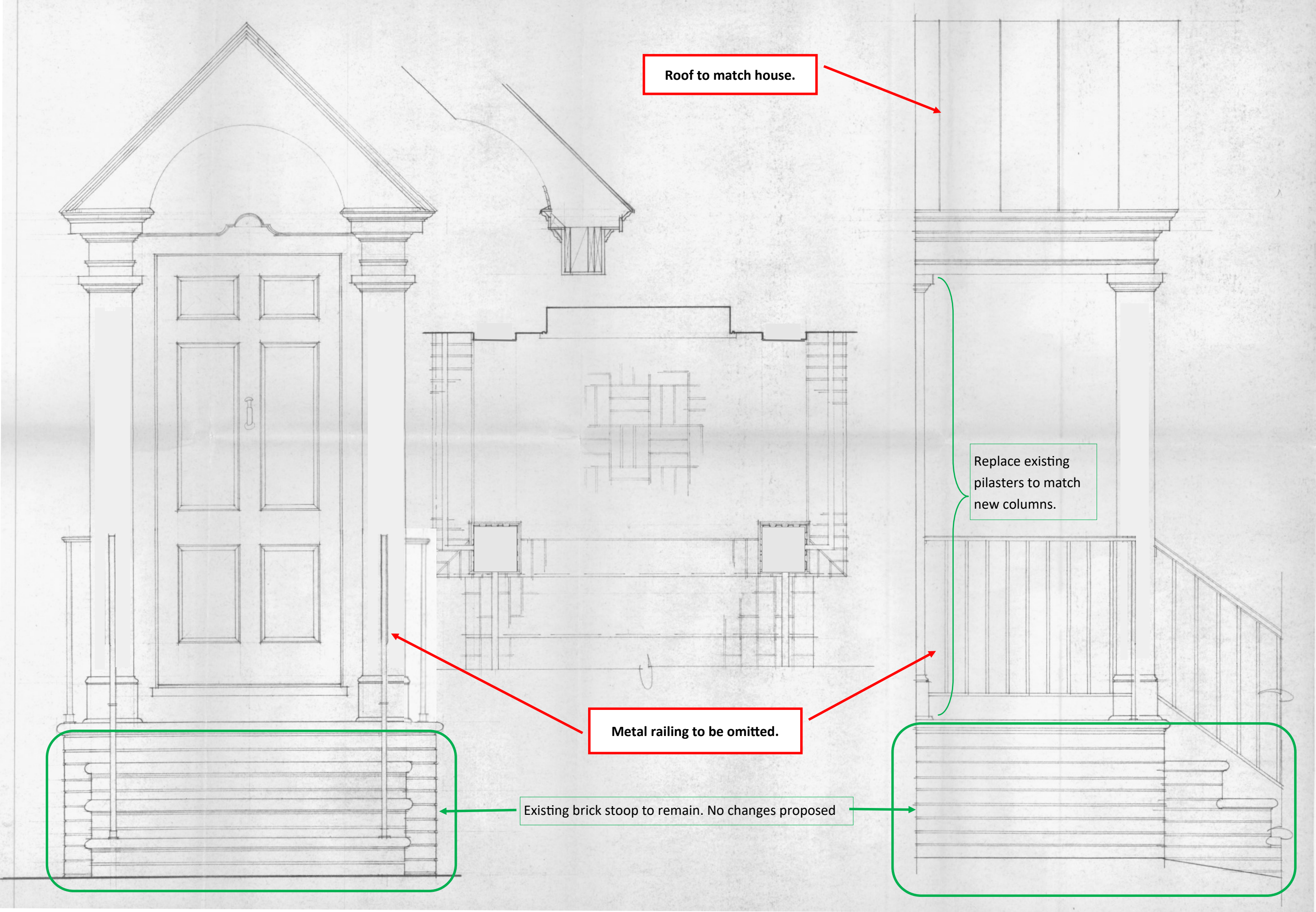
West elevation: Existing

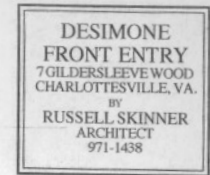




West elevation: Existing









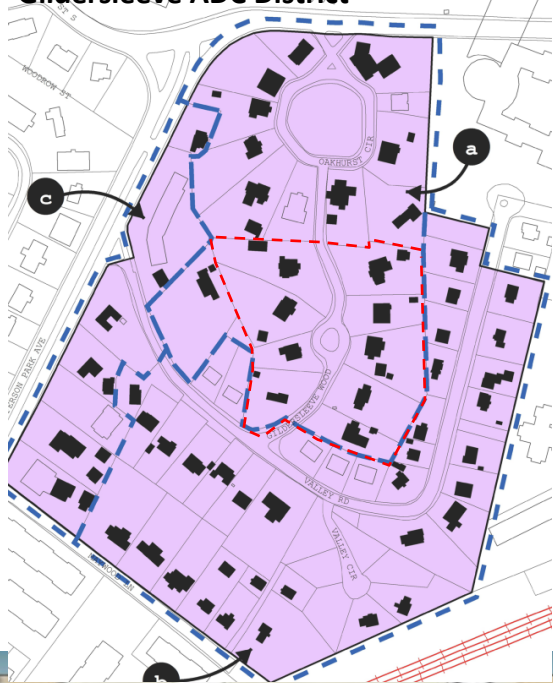
1 GILDERSLEEVE WOOD (1925)



2 GILDERSLEEVE WOOD (1930)



3 GILDERSLEEVE WOOD (1928)



5 GILDERSLEEVE WOOD (1921)



6 GILDERSLEEVE WOOD (1926)



7 GILDERSLEEVE WOOD (1955)



8 GILDERSLEEVE WOOD (1930)



9 GILDERSLEEVE WOOD (1922)



12 GILDERSLEEVE WOOD (1925)

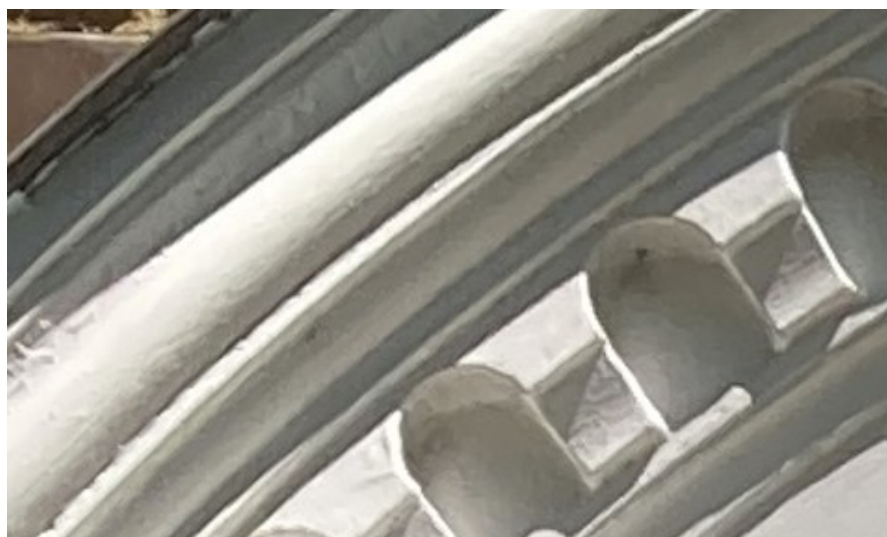
7 Gildersleeve Wood. Documentation of existing entry door trim and pediment. August 22024



7 Gildersleeve Wood. Documentation of existing entry door trim and pediment. August 22024



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