Certificate of Appropriateness
BAR # 24-04-01
101 East Jefferson Street, TMP 330190000
North Downtown ADC District
Owner/Applicant: First United Methodist Church / Williams Owens, architect
Project: Modify prior CoA (22-10-02) that allows replacing portions of the existing slate roof with asphalt shingles in order to accommodate the installation of solar panels. The requested modification will allow the use of standing-seam metal in lieu of the asphalt shingles.

Mr. Owens.

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on April 16, 2024. The following action was taken:

Ms. Lewis moved: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find allowing a standing-seam metal roof in lieu of asphalt shingles [where existing slate will be removed to accommodate the solar panels] at 101 East Jefferson Street satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the request. Furthermore, it is understood that this CoA will serve to modify the prior CoA (BAR# 22-10-02) and maintain the four conditions of approval, with the last condition modifies as follows:

- If or when the solar panels are removed, where there had been slate roofing the standing-seam metal roof will be replaced with either slate or a suitable faux-slate shingle.

Mr. Schwarz, second. Motion passed 5-0.

For specifics of the discussion, the meeting video is on-line at:
https://boxcast.tv/channel/vabajtzezuyv3iclkx1a?b=xhjoysg0ptdmbaonjvcv

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.

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
City Hall | P.O. Box 911
610 East Market Street

Charlottesville, VA 22902
Phone: 434.970.3130
Email: wernerjb@charlottesville.gov

City of Charlottesville
Board of Architectural Review
Staff Memo
April 16, 2024

Certificate of Appropriateness (CoA)
BAR # 24-04-01
101 East Jefferson Street, TMP 330190000
North Downtown ADC District
Owner/Applicant: First United Methodist Church
Project: Modify prior CoA (22-10-02) that allows replacing portions of the existing slate roof with asphalt shingles in order to accommodate the installation of solar panels. The requested modification will allow the use of standing-seam metal in lieu of the asphalt shingles.

Background
Year Built: 1923
District: North Downtown ADC District
Status: Contributing

First United Methodist Church is a Colonial Revival, brick church with a monumental portico and four Doric columns, with a tower and steeple.

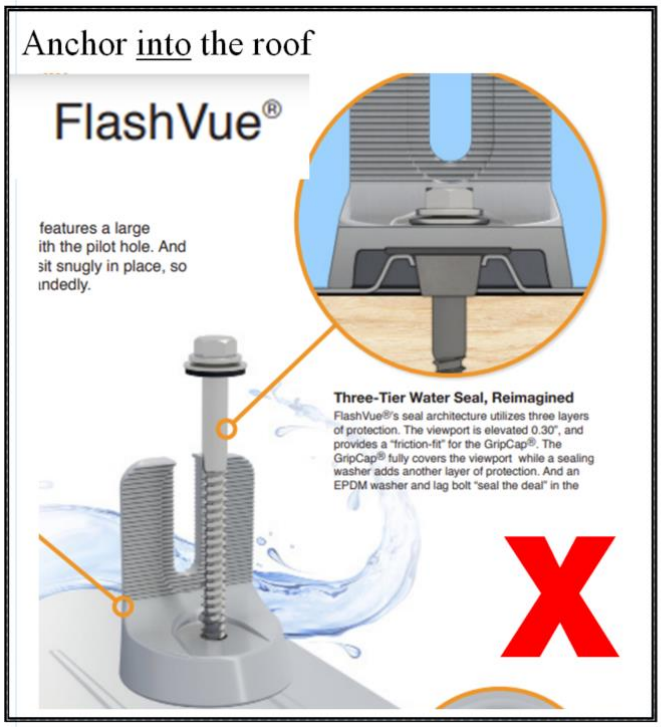
Prior BAR Actions (See appendix for complete list)
January 18, 2023 – BAR denied (4-3) the requested CoA (#BAR 22-10-02), which proposed removing portions of the existing slate roof and replacing it asphalt shingles so as to accommodate the installation of solar panels. Reasons for denial: Removal of the slate and obscuring and damaging the slate does not meet our guidelines; and the proposed system of rooftop installation does not comply with the Secretary of Interior standards.
Staff report and submittal: BAR January 2023 - 101 East Jefferson St CoA request
Meeting video: BAR meeting video January 18 2023

March 20, 2023 – On appeal, City Council approved (4-0) the requested CoA (#BAR 22-10-02).
Staff report and submittal (See item 5): City Council Agenda March 20 2023
Meeting video: City Council meeting video March 20 2023

Application
Request CoA to modify CoA approved March 20, 2023, which allows replacing portions of the existing slate roof with asphalt shingles in order to accommodate the installation of solar panels. The change will allow the solar panels to be clamped onto the standing seams—vs *into* the asphalt roof-- resulting in no roof penetrations at each mounting point.

Note: With the modified roof, whether asphalt or standing-seam metal, concealed by the solar panels, this is arguably a minor change in materials and, in fact, a change that staff fully supports. Had the initial CoA been approved by the BAR, staff would likely have consulted with the chairs, with a recommendation to allow the change. However, Council approved the initial CoA and, while one can reasonably assume they would support this change, under no circumstances can design staff act on Council's behalf, nor presume they would allow the change.

[Full spec sheets are attached.]



The current CoA was approved by City Council on March 20, 2023 following an appeal of the BAR's January 18, 2023 denial.

The following conditions from the approved CoA will remain, with the noted edits:

- Where solar panels are to be installed, the existing slate shingles will be removed, and replaced by asphalt shingles over waterproof underlayment. Salvageable slate will be stored for repairs on remaining slate roofs or for re-installation, if considered later.
- All electrical connections will be made in the attic or the basement. The only exposed equipment, other than the solar panels. will be a 2" conduit running from the backside of the array on the west facing roof, along the roofline at the east face of the steeple, and down the north face of the steeple to the existing electrical service at ground level in the courtyard. The conduit will be painted to match the existing slate or brick.
- The solar panels [on the mounting rails] will be no greater than 6" above the roof.
- If/when the solar panels are removed, where there had been slate, the ~~asphalt shingles~~ standing-seam metal roof will be replaced with either slate or a suitable faux-slate shingle.

Staff Recommendation

The CoA to install the solar panels was approved by City Council. This requested change will not alter that planned installation. Staff recommends approval of the requested modification, with the motion referencing the previously approved conditions (BAR# 22-10-02) and noting the suggested edits.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find allowing a standing-seam metal roof in lieu of asphalt shingles [where existing slate will be removed to accommodate the solar panels] at 101 East Jefferson Street satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the request. Furthermore, it is understood that this CoA will serve to modify the prior CoA (BAR# 22-10-02) and maintain the four conditions of approval, with the last condition modifies as follows:

- If or when the solar panels are removed, where there had been slate roofing the standing-seam metal roof will be replaced with either slate or a suitable faux-slate shingle.

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find allowing a standing-seam metal roof in lieu of asphalt shingles [where existing slate will be removed to accommodate the solar panels] at 101 East 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 the BAR denies the request: …

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. 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: [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.

Links to ADC District Design Guidelines
Chapter 1 Introduction (Part 1)
Chapter 1 Introduction (Part 2)
Chapter 4 Rehabilitation

Pertinent Guidelines from Chapter I – *Introduction*
Link: Chapter 1 Introduction (Part 1)

Sustainability: Sustainability and preservation are complementary concepts, and both goals should be pursued. **Nothing in these guidelines should be construed to discourage green building or sustainable design. If such a design is found to conflict with a specific guideline, the BAR shall work with the applicant to devise a creative solution that meets that applicant's goal for sustainability that is also compatible with the character of the district and the property.**

Flexibility: The following guidelines offer general recommendations on the design for all new buildings and additions in Charlottesville's historic districts. **The guidelines are flexible enough to both respect the historic past and to embrace the future.** The intent of these guidelines is not to be overly specific or to dictate certain designs to owners and designers. The intent is also not to encourage copying or mimicking particular historic styles. These guidelines are intended to provide a general design framework for new construction. Designers can take cues from the traditional architecture of the area and have the freedom to design appropriate new architecture for Charlottesville's historic districts.

Pertinent Guidelines from Chapter IV - *Rehabilitation*
Link: Chapter 4 Rehabilitation
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.

APPENDIX

Prior BAR Actions re: 101 East Jefferson Street

- February 17, 2004 – Preliminary discussion re: iron fencing.
- April 20, 2004 – BAR approved the addition of a five-ft high, wrought iron fence parallel to the east property line to protect the public from a large window well.
- March 15, 2011 – BAR approved (7-0) modifications to/replacement of main entry doors as submitted with conditions: (a) door be replaced, not modified, with existing doors saved/stored on site; and (b) glass in the new door is clear glass, not beveled glass.
- June 21, 2011 – BAR approved (6-0) a new bathroom addition as submitted.
- October 18, 2016 – BAR approved (8-0) steeple lighting. (BAR awarded a *2020 Preservation and Design Award:* Rehabilitation of Historic Steeple and Installation of Steeple Illumination.)
- September 20, 2022: Informal discussion, staff questions re: proposed solar panels.
- October 18, 2022: Motion to approve solar panels (BAR #22-10-02) failed, 2-4. BAR accepted applicant's request for deferral.

Frame anchors for asphalt-shingle roof (pg 1 of 2)

Tech Brief

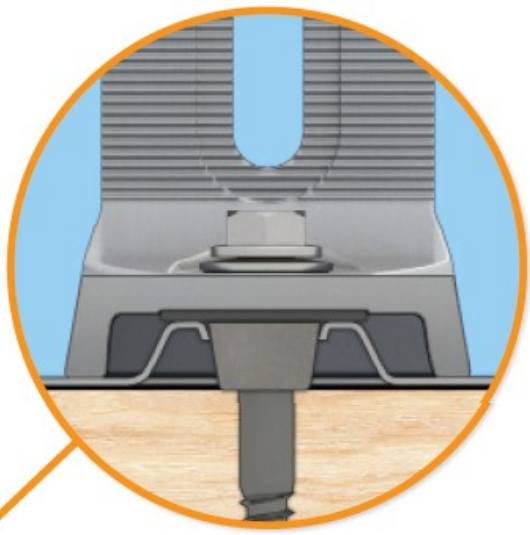
IRONRIDGE

FlashVue®

Moving Flashing Forward

We set out to design a flashing that checked all the boxes: fully waterproof, fast and easy to install correctly, economical, and strong enough to handle every environmental condition. FlashVue® does it all.

The optimized flashing design features a large viewport, for easy alignment with the pilot hole. And the GripCap® and GripCap+® sit snugly in place, so the lag can be driven single-handedly.

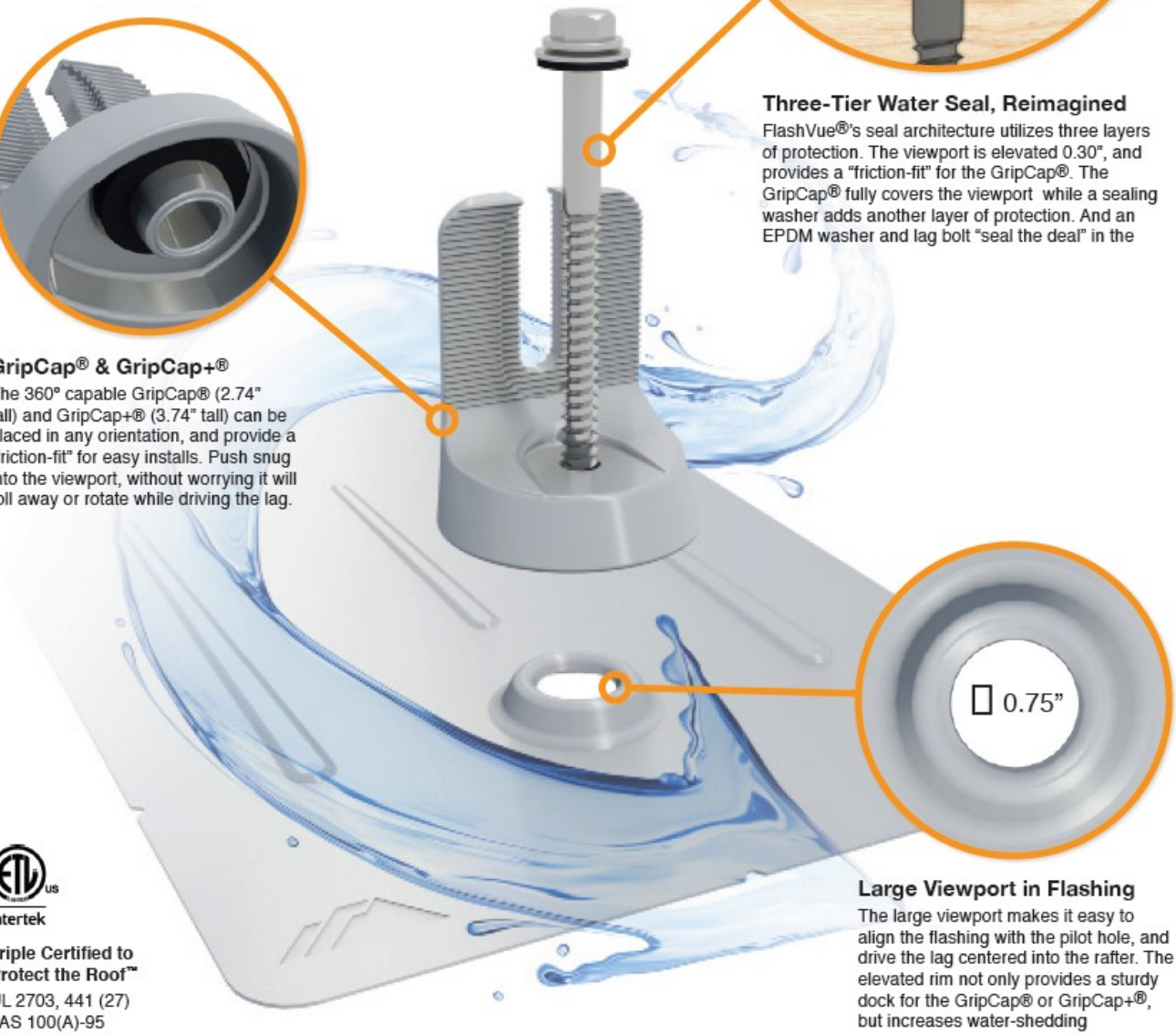


Three-Tier Water Seal, Reimagined

FlashVue®'s seal architecture utilizes three layers of protection. The viewport is elevated 0.30", and provides a "friction-fit" for the GripCap®. The GripCap® fully covers the viewport while a sealing washer adds another layer of protection. And an EPDM washer and lag bolt "seal the deal" in the

GripCap® & GripCap+®

The 360° capable GripCap® (2.74" tall) and GripCap+® (3.74" tall) can be placed in any orientation, and provide a "friction-fit" for easy installs. Push snug into the viewport, without worrying it will roll away or rotate while driving the lag.



Intertek

Triple Certified to Protect the Roof™

UL 2703, 441 (27)
TAS 100(A)-95

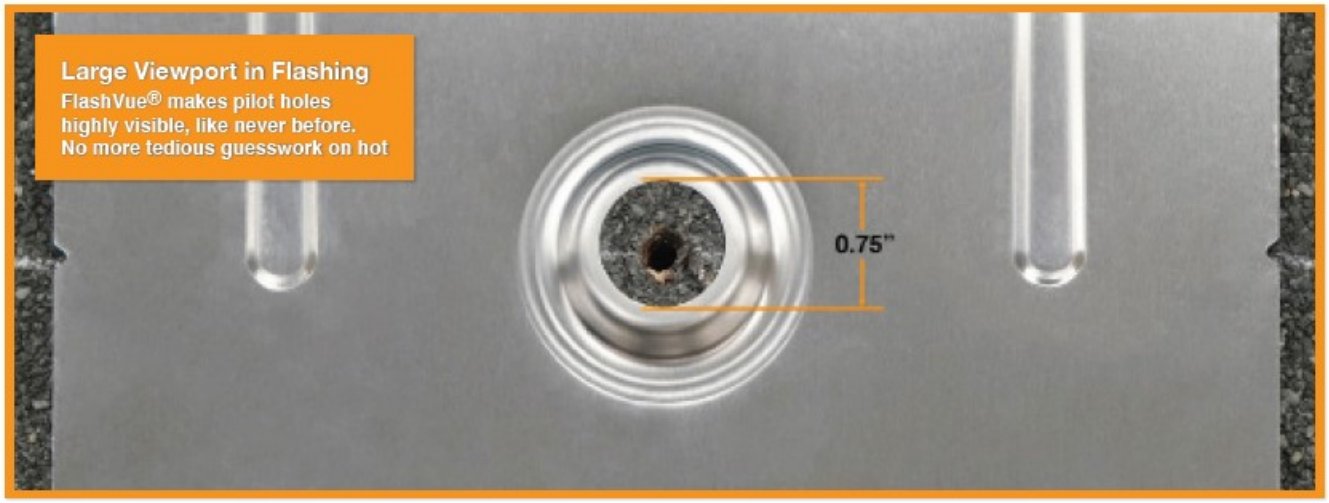
Large Viewport in Flashing

The large viewport makes it easy to align the flashing with the pilot hole, and drive the lag centered into the rafter. The elevated rim not only provides a sturdy dock for the GripCap® or GripCap+®, but increases water-shedding

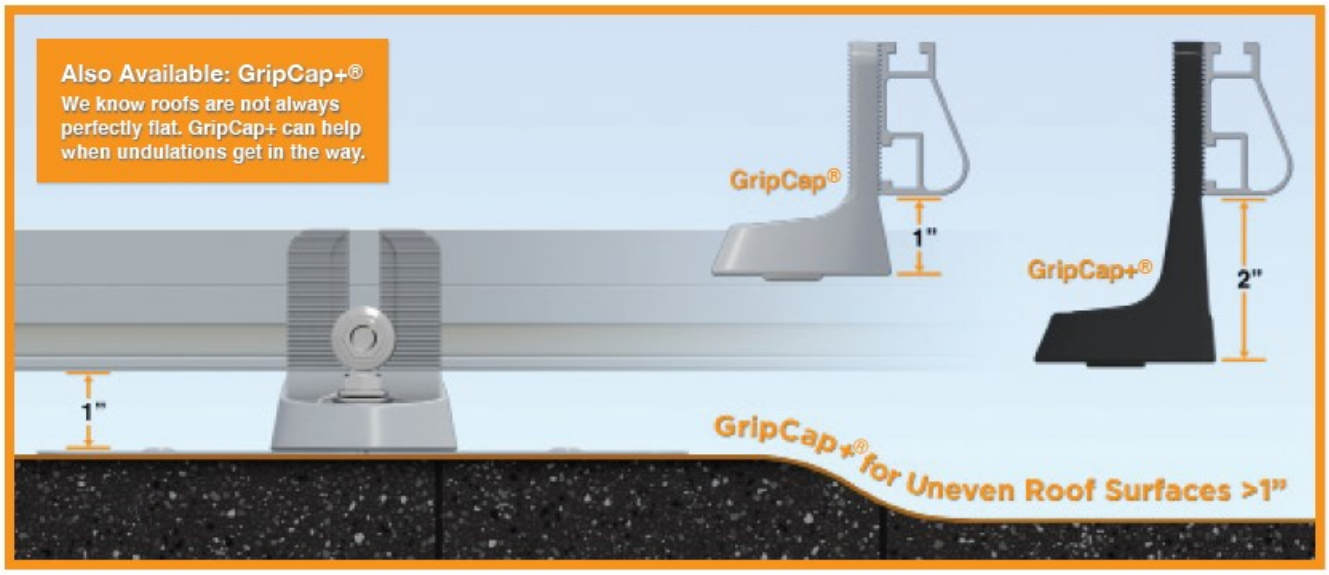
Frame anchors for asphalt-shingle roof (pg 2 of 2)

Tech Brief

See Your Pilot Holes



Solve Roof Undulations



Trusted Strength & Certification

Attachment Loading
FlashVue® has been tested and rated to support 1161 (lbs) of uplift and 353 (lbs) of lateral load.

Structural Certification
Designed and certified for compliance with the International Building Code & ASCE/SEI-7.

Water Seal Ratings
Passed both the UL 441 Section 27 “Rain Test” and TAS 100-95 “Wind Driven Rain Test” by Intertek.

UL 2703 Listed System
Conforms to UL 2703 mechanical and bonding requirements. See Flush Mount Manual for more info.

Frame anchors for standing-seam metal roof.

S-5!®

The Right Way!

S-5-U Clamp

The S-5-U clamp is by far our most popular and most versatile clamp. It fits about 85% of the standing seam profiles manufactured in North America—including most structural and architectural profiles. It can be used on vertically oriented seams and, by rotating the clamp 90 degrees, it can also be used on most horizontal 2" seam profiles.

Its simple design, generous dimensioning, and multiple hole orientations are what make the S-5-U clamp so versatile for use with the S-5!® snow retention products, such as ColorGard®, as well as with other heavy-duty applications.

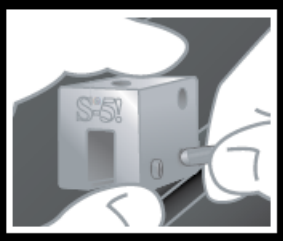
Installation is as simple as setting the specially patented round-point setscrews into the clamp, placing the clamp on the seam, and tightening them to the specified tension. Then, affix ancillary items using the bolt provided with the product. Go to www.S-5.com/tools for information and tools available for properly attaching and tensioning S-5! clamps.

S-5-U Mini Clamp

The S-5-U Mini is a bit shorter than the S-5-U and has one setscrew rather than two. The mini is the choice for attaching all kinds of rooftop accessories: signs, walkways, satellite dishes, antennas, rooftop lighting, lightning protection systems, solar arrays, exhaust stack bracing, conduit, condensate lines, mechanical equipment—just about anything!*

*S-5! mini clamps are not compatible with, and should not be used with S-5! SnoRail™/SnoFence™ or ColorGard® snow retention systems.

1



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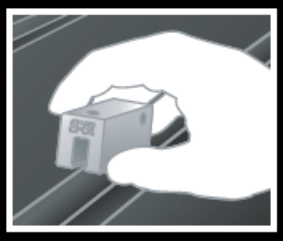

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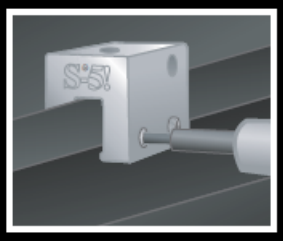

S-5-U and S-5-U Mini

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The S-5-U clamp is our most popular and versatile clamp, fitting about 85% of the standing seam profiles in North America.

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