

From: Scala, Mary Joy
Sent: Tuesday, October 24, 2017 10:31 AM
To: blairco2008@yahoo.com
Subject: BAR Action -158 Madiosn Lane - October 17, 2017

October 24, 2017

Alpha Chi Omega NHC
5939 Castle Creek Parkway N Drive
Indianapolis, IN 46250
ATTN: Kevin Blair, Applicant

RE: Certificate of Appropriateness Application
BAR 17-08-11
158 Madison Lane
Tax Parcel 090129000
Alpha Chi Omega NHC, Owner/ Kevin Blair, Applicant
Replace Roof Railing

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 17, 2017. The following action was taken:

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed new roof railing satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Corner ADC district, and that the BAR approves the application as submitted. Balut seconded. Approved (6-0).

This certificate of appropriateness shall expire in 18 months (April 17, 2019), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 17, 2017**



Certificate of Appropriateness Application

BAR 17-08-11

158 Madison Lane

Tax Parcel 090129000

Alpha Chi Omega NHC, Owner/ Kevin Blair, Applicant

Replace Roof Railing

Background

158 Madison Lane is a contributing property in the Corner ADC district. It was built between 1900 and 1920 in the Colonial Revival style as a boarding house. It is a brick building with a hipped roof, oversized hipped front dormer, symmetrical 3-bay front, and a two-story, full width front porch with Doric columns. Historic survey from 1996 is attached. At that time there was a wood, Chippendale style railing on the porch roof.

August 14, 2017 - The applicant moved for a deferral, and the motion passed (6-0). The BAR suggested that the applicant look into a composite Chippendale railing, as guidelines do not permit using vinyl to replace a wooden railing.

Application

The applicant is requesting approval to replace the rotting wood decorative roof railing with a new cellular PVC railing and post sleeves in a Chippendale style. There is photographic evidence showing that a Chippendale style had been used on the building prior to the vertical pickets that were on the building most recently. The roof railing is above the front porch.

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;
(8) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Review Guidelines for Rehabilitations

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.

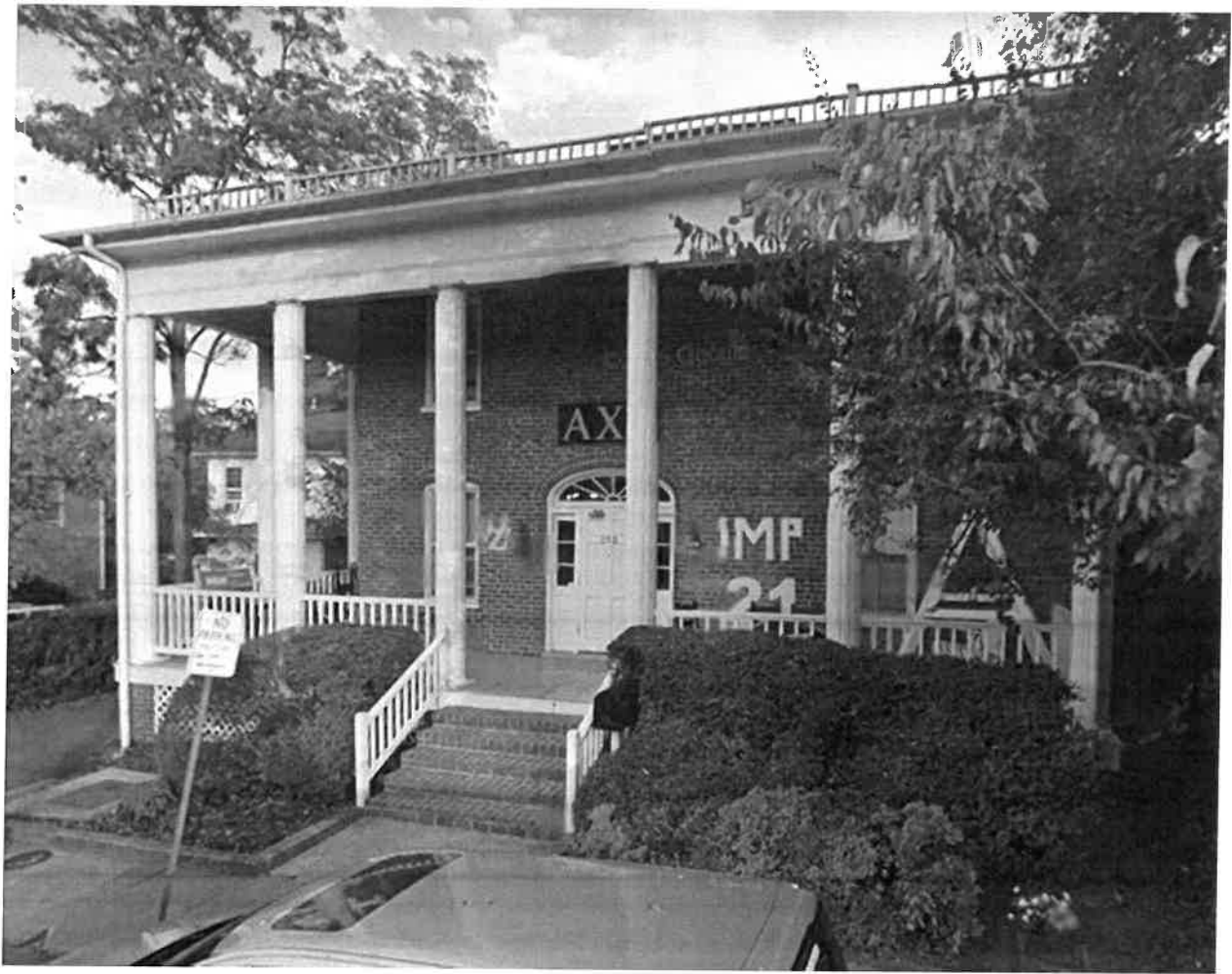
- 1. Repair rotted or missing sections rather than replace the entire element.
 - a. Use epoxies to patch, piece, or consolidate parts.*
 - b. Match existing materials and details.**
- 2. Replace wood elements only when they are rotted beyond repair.
 - a. Match the original in material and design by 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.*

Discussion and Recommendations

The proposed cellular PVC railing is a panel design that is a custom size. The guidelines specify that wood should not be replaced with vinyl, however, the proposed materials appears to be a better quality composite, and this railing is on the second story of the building and not very visible. It should be noted the material's finish is specified as a matte white, and can also be painted.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed new roof railing satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Corner ADC district, and that the BAR approves the application as submitted.





Date 3/9/60 File No. 104-33 105

Name Alvin W. Henderson

Town 158 Madison Road
Charlottesville

County _____

Photographer J. E. Smead

Contents _____

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	1	Exterior end	Brick	Common Bond
Cornice	0	Boxed	Wood	
Foundation	0	Continuous	Brick	
Porch	0	2-story, 1-level	Wood	Classical Revival
Roof	0	Hipped		Not visible
Walls	0	Masonry	Brick	7-course common
Window(s)	0	Sash, double-hung	Wood	2/2
Dormer	3	Hip-roofed	Wood	

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1915 ca

Source of Date: Site Visit/Written

Architectural Style: Classical Revival

Description:

Classical Revival dwelling with irregular footprint, consisting of two-story, hip-roofed block with projectin section at east, rear corner. Full-height one-level front porch, rebuilt, extending for nine bays across front facade and around north corner to northeast side facade, with Doric columns (aluminum?), wide entablature, and Chippendale-style railing around top of porch; has wood railing with square spindles. Entrance in central bay of front facade has single-leaf panelled door, with three-light sidelights and elliptical fanlight. First floor windows have segmentally-arched lintels. The eaves on the house are deep, with frieze boards; there appears to be three hip-roofed dormers, one on the front, the northeast side, and the southwest side; and on the rear facade is a recessed one-story porch next to one-story bay.

Condition: Good-Excellent

Threats to Resource: None Known

Additions/Alterations Description:

Porch rebuilt, with reproduction columns (aluminum?); since 1969, replaced one-story porch that extended across front facade (Sanborn 1941, 1969).

Number of Stories: 2.5

Interior Plan Type:

Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:
None.

DHR Historic Context: Domestic

Significance Statement:

Apparently built between 1910 and 1920, this building was in use as a dwelling in 1920, 1929, and 1941; by 1969, it had become a rooming house. Currently it houses Alpha Chi Omega. Its portico mimics the full-height porticoes on adjoining dwellings built as fraternity houses, and reflects the

transition from single dwelling to rooming house to fraternity house. It contributes to the historic district (Sanborn 1913, 1920, 1929, 1941, 1969; O'Dell 1983).

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14645	33 - 343	3/ 9/1996
B&W 35mm Photos	14646	18 -	3/10/1996

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Survey, Other

Author: O'Dell, Jeffrey M.

Citation Abbreviation:

Virginia Historic Landmarks Commission (VHLC) Survey

Notes:

1983. VDHR Archives.

Sequence #: 1.1 Bibliographic Record Type: Map

Author: Sanborn Map Company

Citation Abbreviation:

Sanborn Fire Insurance Maps, Charlottesville, VA

Notes:

1907, 1913, 1920, 1929, 1941, 1969. University of Virginia Alderman Library Government Documents.

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 3/ 9/1996

Cultural Resource Management Event: Reconnaissance Survey

Organization or Person: Smead, Susan E.

ID # Associated with Event:

CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:

First :

Last :

Suffix :

Title :

Company: Alpha Chi Omega Fraternity, Inc.

Address: 5939 Castle Creek Parkway, N.

City : Indianapolis

State: IN

Zip : 46250- Country: USA

Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:



**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

Email scala@charlottesville.org

RECEIVED

JUL 2 2017

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES

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 Alpha Chi Omega NHC Applicant Name Kevin Blair (The Blair Co.)
 Project Name/Description Decorative roof railing Parcel Number _____
 Project Property Address 158 Madison Ln. Charlottesville, VA 22903

Applicant Information

Address: 4796 Richmond Rd.
Reston VA, 22947
Email: blairco2008@yahoo.com
Phone: (W) _____ (C) _____

Signature of Applicant

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

Kevin S. Blair 7/25/17
Signature Date

Kevin S. Blair 7/25/17
Print Name Date

Property Owner Information (if not applicant)

Address: 5939 Castle Creek pkwy N. Dr.
Indianapolis, IN 46250
Email: _____
Phone: (W) 317-597-5050 (C) _____

Property Owner Permission (if not applicant)

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

(Leased property)
Signature _____ Date _____

Laura Bynum 7/25/17
Print Name Date

CSL Mgmt. Inc. (423)650-8037

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

Description of Proposed Work (attach separate narrative if necessary): Demo + remove existing rotten pine decorative railing on roof of front porch, install new composite railing + post sleeves.

List All Attachments (see reverse side for submittal requirements):
Image 1 + 2, Product cut sheet, Product materials spec sheet, Plan sketch

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

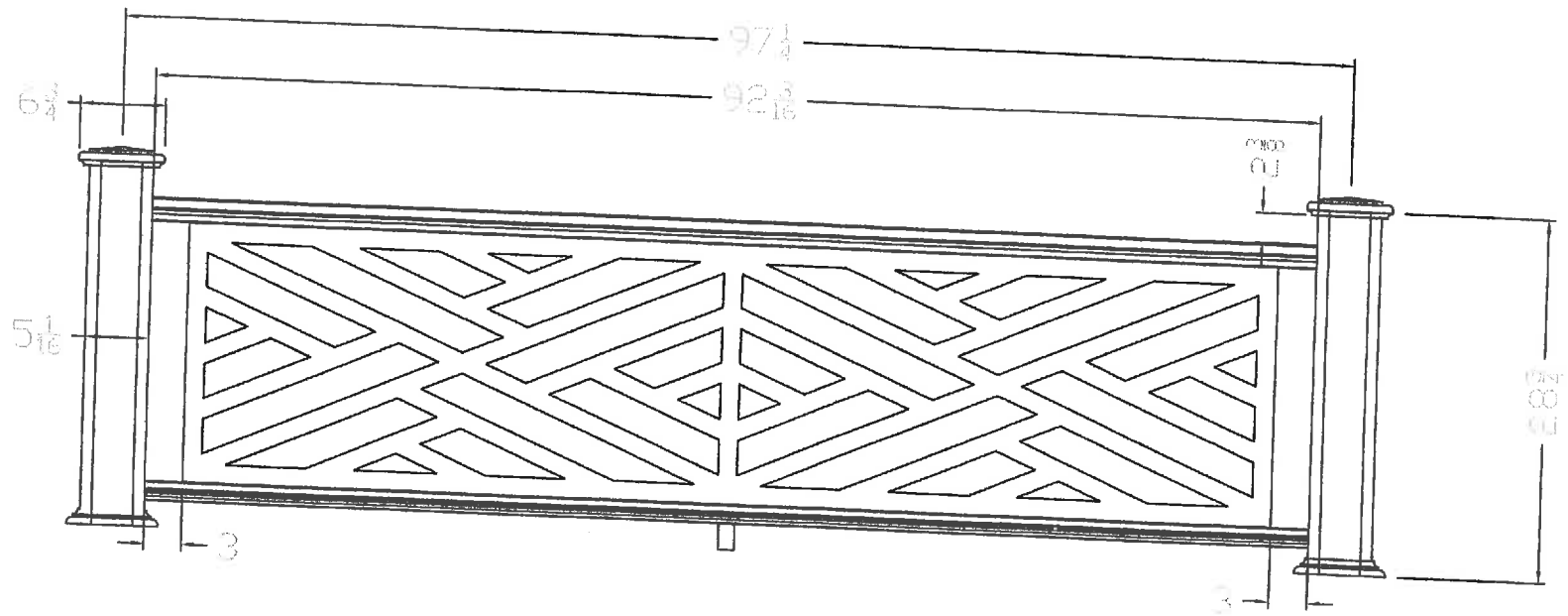
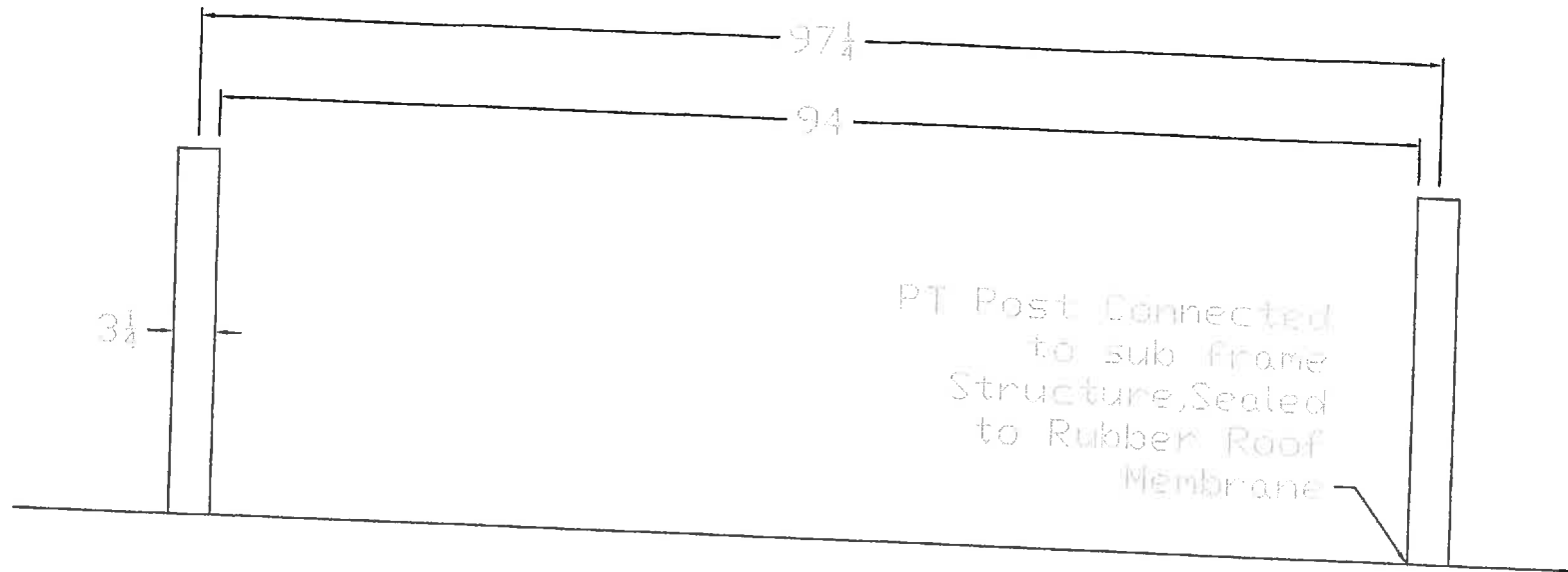
Date Received: _____

Revised 2016

Approved/Disapproved by: _____

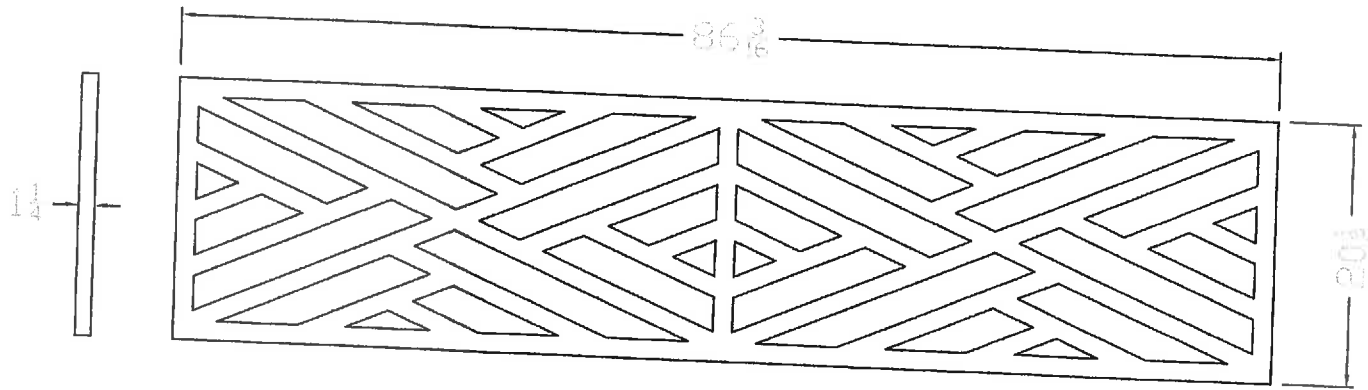
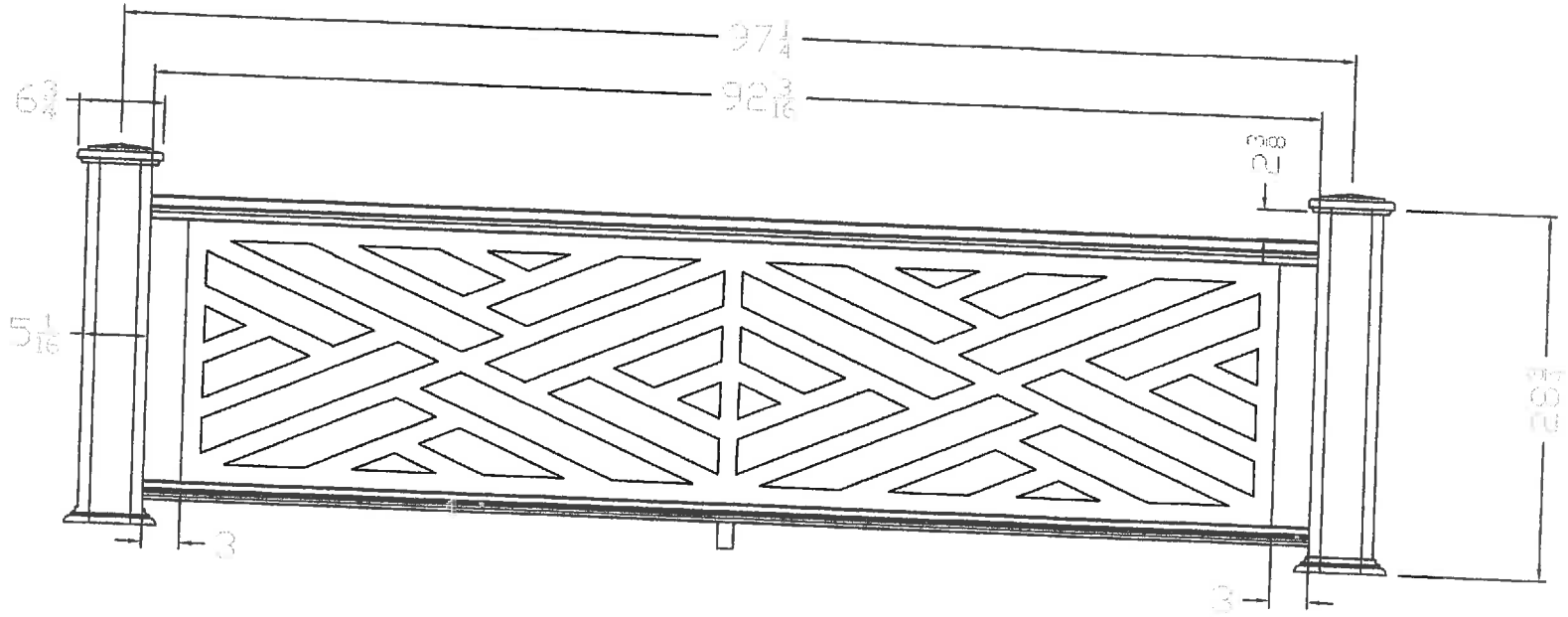
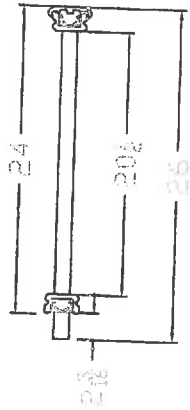
Date: _____

Conditions of approval: _____

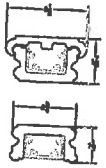


Drawn By: DMIDGETTE	Date: 09-14-17	DWG # DM100317E- REV1	Q28023-1	Supplier: Wholesale / Better Living	Approved by	Date
Description: RS40350F Hampton rail with Type 1 Decorative rail insert, 5" Newel cover with Pyramidal newel caps and wm75 base trim ring		Legal Disclaimer: This drawing and any attachments are the sole property of Intex Millwork Solutions, LLC and are provided for the purpose of description and approval for quoted products. Any unauthorized use may result in legal action to the extent of the applicable laws			20 Bogden Blvd. Millville, NJ 08332 Phone 856-293-4100 Fax 856-293-4102	





RS40350F



Drawn By: DMIDGETTE Date: 09-14-17 DWG # DM100317E-Rev1 Q28023-1 Supplier: Wholesale / Better Living Approved by _____ Date _____

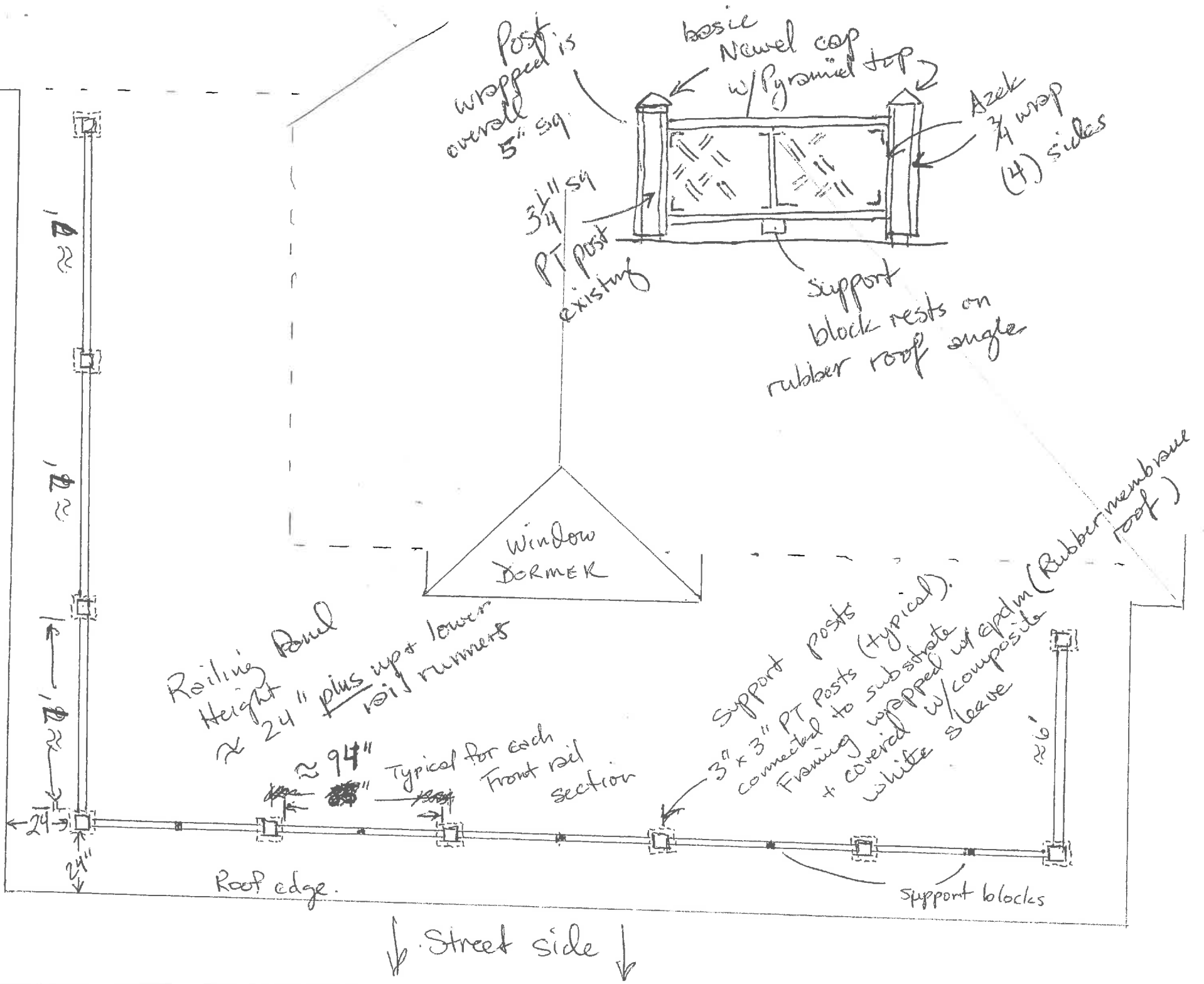


Description: **RS40350F Hampton rail with Type 1 Decorative rail insert, 5" Newel cover with Pyramidal newel caps and wm75 base trim ring**

Legal Disclaimer: This drawing and any attachments are the sole property of Intex Millwork Solutions, LLC and are provided for the purpose of description and approval for quoted products. Any unauthorized use may result in legal action to the extent of the applicable laws

20 Bogden Blvd.
Millville, NJ 08332
Phone 856-293-4100
Fax 856-293-4102

DRIVEWAY



Post wrapped overall 5" sq.

basic Newel cap w/Pyramidal top

Azek 3/4 wrap (4) sides

3 1/4" sq PT post existing

support block rests on rubber roof angle

Window DORMER

Railing Panel Height ~ 24" plus up + lower rail runners

~ 94"

Typical for each front rail section

Support posts (typical). 3" x 3" PT Posts connected to substrate Framing wrapped w/composite + covered w/white sleeve

Roof edge.

support blocks

↓ Street side ↓

Railing Systems



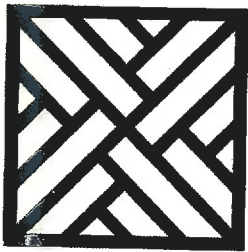
Decorative Panels

FOR INTEX RAILING SYSTEMS

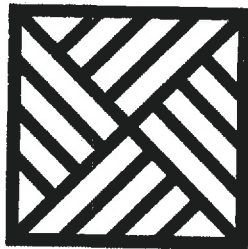
Dress up your curb appeal by adding decorative panels to your selected INTEX Railing System. Decorative Panels are available for all INTEX Railing Systems. Select an INTEX design or design your own.

STANDARD

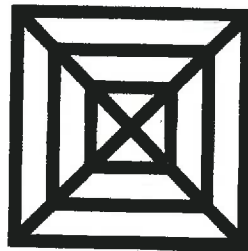
TYPE 1



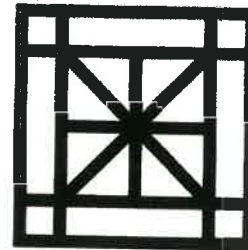
TYPE 2



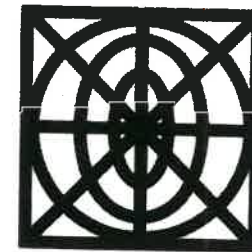
SQUARE WEB



PRAIRE



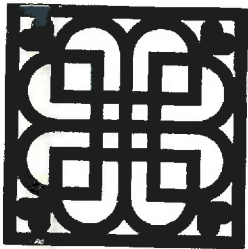
GLOBAL



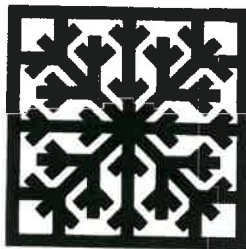
Note: All of the INTEX decorative panels are cut from solid PVC sheet material and pre-primed white. Decorative panels can be left as is or painted to match your color scheme.

CUSTOM

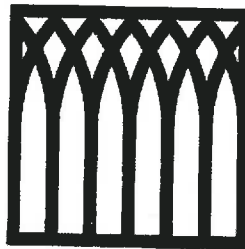
HEARTS



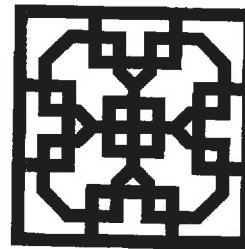
FLAKE



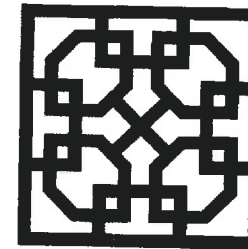
GOTHIC



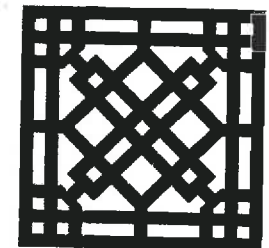
CLASSIC 1



CLASSIC 2



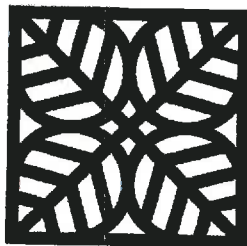
CLASSIC 3



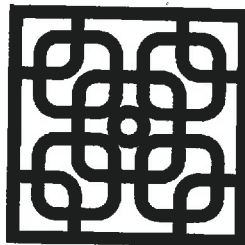
ARCS



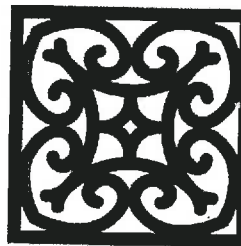
LEAVES



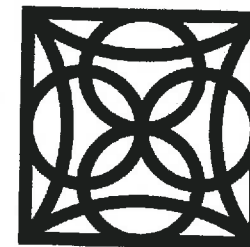
ROUND SQUARE



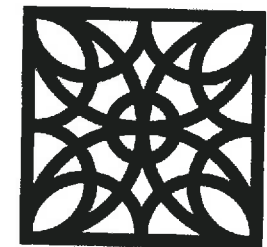
PAISLEY



CIRCLES 1



CIRCLES 2



Railing Systems

Old World Design with Time Honored Detailing

- 100% Cellular PVC
- 1/8" Thick Aluminum Reinforcement
- Spans up to 10 Feet
- Stainless Steel Hidden Fastener Bracket System
- Stainless Steel Square Drive Fasteners
- Can be Bent to Custom Radius
- Newel Cover - Standard 6, 8, 10, 12-inch Optional
- Multiple Newel Cap Styles Available
- Multiple Baluster Sizes and Styles Available
- Primed and Ready for Finish Coat



CODE APPROVED

Tested to International Building Code (IBC) and International Residential Code (IRC) for spans up to 10 feet.



LONGER SPANS

Nautilus is available in 6, 8, and 10 lengths for level & radius rail runs, and 6 & 8 foot lengths for stairway applications.



LOWER LABOR COSTS

Install quickly by following simple, easy to understand installation instructions.



GET AN INSTANT QUOTE!

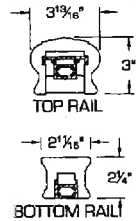
www.intexmillwork.com



NAUTILUS MILLED RAIL SYSTEM

The Nautilus Milled Rail System components can be custom crafted to meet individual design specifications. They are delivered sanded, primed and ready for your finish coat. Available for straight runs, stairways and radius applications.

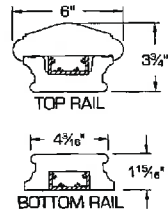
RS10375



NOTE: Maximum baluster width for RS10375 rail is 1-1/2 inches.

RAILS	SECTION LENGTH
RS10375-6	71-7/8"
RS10375-8	95-7/8"
RS10375-10	119-7/8"

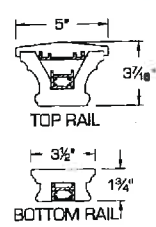
RS10600



NOTE: Maximum baluster width for RS10600 rail is 3-1/2 inches.

RAILS	SECTION LENGTH
RS10600-6	71-7/8"
RS10600-8	95-7/8"
RS10600-10	119-7/8"

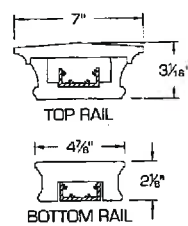
RS20500



NOTE: Maximum baluster width for RS20500 rail is 2-1/2 inches.

RAILS	SECTION LENGTH
RS20500-6	71-7/8"
RS20500-8	95-7/8"
RS20500-10	119-7/8"

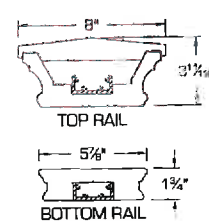
RS20700



NOTE: Maximum baluster width for RS20700 rail is 3-1/2 inches.

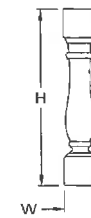
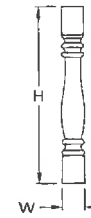
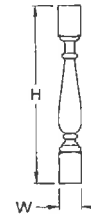
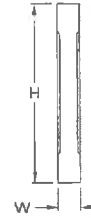
RAILS	SECTION LENGTH
RS20700-6	71-7/8"
RS20700-8	95-7/8"
RS20700-10	119-7/8"

RS20800



NOTE: RS20800 can be used with all balusters.

RAILS	SECTION LENGTH
RS20800-6	71-7/8"
RS20800-8	95-7/8"
RS20800-10	119-7/8"



BALUSTERS	W	H	DESCRIPTION
BAL15SC-36	1-1/2"	28"	Square Chamfered Baluster for 36" Rail
BAL15SC-42	1-1/2"	34"	Square Chamfered Baluster for 42" Rail
BAL20SC-36	1-7/8"	28"	Square Chamfered Baluster for 36" Rail
BAL20SC-42	1-7/8"	34"	Square Chamfered Baluster for 42" Rail
BAL25SC-36	2-1/2"	28"	Square Chamfered Baluster for 36" Rail
BAL25SC-42	2-1/2"	34"	Square Chamfered Baluster for 42" Rail
BAL35SC-36	3-1/2"	28"	Square Chamfered Baluster for 36" Rail
BAL35SC-42	3-1/2"	34"	Square Chamfered Baluster for 42" Rail

BALUSTERS	W	H	DESCRIPTION
BAL15T1-36	1-1/2"	28"	Turned Baluster Type 1 for 36" Rail
BAL15T1-42	1-1/2"	34"	Turned Baluster Type 1 for 42" Rail
BAL20T1-36	1-7/8"	28"	Turned Baluster Type 1 for 36" Rail
BAL20T1-42	1-7/8"	34"	Turned Baluster Type 1 for 42" Rail
BAL25T1-36	2-1/2"	28"	Turned Baluster Type 1 for 36" Rail
BAL25T1-42	2-1/2"	34"	Turned Baluster Type 1 for 42" Rail
BAL35T1-36	3-1/2"	28"	Turned Baluster Type 1 for 36" Rail
BAL35T1-42	3-1/2"	34"	Turned Baluster Type 1 for 42" Rail
BAL50T1-36	5"	27-3/4"	Turned Baluster Type 1 for 36" Rail
BAL50T1-42	5"	33-3/4"	Turned Baluster Type 1 for 42" Rail

BALUSTERS	W	H	DESCRIPTION
BAL15T2-36	1-1/2"	28"	Turned Baluster Type 2 for 36" Rail
BAL15T2-42	1-1/2"	34"	Turned Baluster Type 2 for 42" Rail
BAL20T2-36	1-7/8"	28"	Turned Baluster Type 2 for 36" Rail
BAL20T2-42	1-7/8"	34"	Turned Baluster Type 2 for 42" Rail
BAL25T2-36	2-1/2"	28"	Turned Baluster Type 2 for 36" Rail
BAL25T2-42	2-1/2"	34"	Turned Baluster Type 2 for 42" Rail
BAL35T2-36	3-1/2"	28"	Turned Baluster Type 2 for 36" Rail
BAL35T2-42	3-1/2"	34"	Turned Baluster Type 2 for 42" Rail
BAL50T2-36	5"	27-3/4"	Turned Baluster Type 2 for 36" Rail
BAL50T2-42	5"	33-3/4"	Turned Baluster Type 2 for 42" Rail

BALUSTERS	W	H	DESCRIPTION
BAL50T3-36	5"	27-3/4"	Turned Baluster Type 3 for 36" Rail
BAL50T3-42	5"	33-3/4"	Turned Baluster Type 3 for 42" Rail

BALUSTERS

BALUSTERS



GET AN INSTANT QUOTE!
www.intexmillwork.com



CONNECT WITH US
Receive updates,
inspiration and more!

