

## Mess, Camie

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**From:** Mess, Camie  
**Sent:** Tuesday, February 27, 2018 12:15 PM  
**To:** 'klcory@gmail.com'  
**Subject:** BAR Action- February 21, 2018 - 407 2nd Street NE

February 27, 2018

### Certificate of Appropriateness

BAR 18-02-07  
407 2<sup>nd</sup> Street NE  
Tax Parcel 330092000  
Charles Lunsford II, Owner/ Kristin Cory, Applicant  
Rear porch infill and landscape replacement

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 21, 2018. The following action was taken:

**Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, for Site Design and Elements, and for New Construction and Additions I move to find that the proposed changes 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 application as submitted with cut sheets for the door and windows to come back and be circulated for approval. Earnst seconded. Approved (5-0).**

This certificate of appropriateness shall expire in 18 months (August 21, 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 Jeff Werner at 434-970-3130 or [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,

Camie Mess

**Camie Mess**  
Assistant Preservation and Design Planner  
City of Charlottesville Neighborhood Development Services  
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902  
Phone: (434) 970-3398  
E-mail: [messc@charlottesville.org](mailto:messc@charlottesville.org)



# 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

# RECEIVED

JAN 31 2018

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	<u>Charles I Lunsford II</u>	Applicant Name	<u>KRISTIN CORY</u>
Project Name/Description	<u>407 2ND ST RENOVA<sup>PARCH</sup>TION</u>	Parcel Number	<u>330092000</u>
Project Property Address	<u>407 2nd St NE Charlottesville, VA 22902</u>		

### Applicant Information

Address: 1845 FENDALL AVE  
CHARLOTTESVILLE, VA 22903  
Email: kicorq@gmail.com  
Phone: (W) 434 227 6882 (C) 434 227 6882

### Signature of Applicant

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

Kristin Cory 1/30/18  
Signature Date

KRISTIN CORY 1/30/18  
Print Name Date

### Property Owner Information (if not applicant)

Address: 200 Grant St, Ste H  
Charlottesville, VA 22902  
Email: lunsford@crossroadssecurity.com  
Phone: (W) 434-245-1300 (C) 434-466-9055

### Property Owner Permission (if not applicant)

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

Charles I Lunsford 1-30-18  
Signature Date

Charles I Lunsford 1-30-18  
Print Name Date

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

Description of Proposed Work (attach separate narrative if necessary): REAR PARCH INFILL; REPLACEMENT OF LANDSCAPE

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

### For Office Use Only

Received by: Lisa A. Bamore

Fee paid: \$125<sup>00</sup> Cash/Chk. # 2685

Date Received: 1/31/2018

Revised 2016

P18-0019

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT**



**February 21, 2018**

**Certificate of Appropriateness Application**

BAR 18-02-07

407 2<sup>nd</sup> Street NE

Tax Parcel 330092000

Charles Lunsford II, Owner/ Kristin Cory, Applicant

Rear porch infill and landscape replacement

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**Background**

See attached Historic Survey.

**Application**

- Remove existing overgrown trees and shrubs that are undesirable, and replace with trees and shrubs that are more space appropriate to the street and yard.
- Repair and replace soffit, fascia boards, gutters, and downspouts as needed (to match existing)
- Enclose back porch and replace wood steps, infill existing porch area between existing brick piers with brick (the existing porch roof structure to remain.)

Note: the exterior materials are HardiPlank siding and trim, Pella wood door, and double hung window to match existing

**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;*  
*(7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and*  
*(8) Any applicable provisions of the city's Design Guidelines (see Sec. 34-288(6)).*

**Pertinent Guidelines for New Construction and Additions include:**

**D. MASSING AND FOOTPRINT**

*While the typical footprint of commercial building from the turn of the twentieth century might be 20 feet wide by 60 feet long or 1200 square feet per floor, new buildings in the downtown can be expected to be somewhat larger. Likewise, new buildings in the West Main Street corridor may be larger than this district's historic buildings. It is important that even large buildings contribute to the human scale and pedestrian orientation of the district.*

- 1. New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.*

**Pertinent Guidelines for Rehabilitation include:**

**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 "Colonial" decorative elements, such as broken pediments, columns, and pilasters or installing decorative iron supports.*
- 9. Avoid adding a new entrance to the primary elevation.*
- 10. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
- 11. Provide needed barrier-free access in ways that least alter the features of the building.*
  - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.*
  - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
- 12. The original size and shape of door openings should be maintained.*
- 13. New door openings should not be introduced on facades visible from the street.*
- 14. Original door openings should not be filled in.*
- 15. Reuse hardware and locks that are original or important to the historical evolution of the building.*
- 16. Avoid substituting the original doors with stock size doors that do not fit the opening properly or do not blend with the style of the building.*
- 17. Retain transom windows and sidelights.*

**Pertinent Guidelines for Site design and Elements:**

**B. PLANTINGS**

*Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.*

- 1. Encourage the maintenance and planting of large trees on private property along the street fronts, which contribute to an "avenue" effect.*
- 2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3. Use trees and plants that are indigenous to the area.*
- 4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.*
- 5. Replace diseased or dead plants with like or similar species if appropriate.*
- 6. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

### **Discussion and Recommendations**

The changes proposed in this application seem to be in accordance with the guidelines.

The BAR might request specifics on the light fixture being added to the back of the house.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, for Site Design and Elements, and for New Construction and Additions I move to find that the proposed changes 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 application as submitted (or with the following conditions...).

# Architectural And Historic Survey



## Identification

STREET ADDRESS: 407 Second Street, N.E.  
 MAP & PARCEL: 33-92  
 CENSUS TRACT AND BLOCK: 3-504  
 PRESENT ZONING: R-3  
 ORIGINAL OWNER: Emma A. Snead  
 ORIGINAL USE: Residence  
 PRESENT USE: Residence  
 PRESENT OWNER: Kenneth L & Ola M. Skinner  
 ADDRESS: 406 Elliott Avenue  
 Charlottesville, VA

HISTORIC NAME: Snead-Pence House  
 DATE / PERIOD: 1900  
 STYLE: Victorian  
 HEIGHT (to cornice) OR STORIES: 2 storey  
 DIMENSIONS AND LAND AREA: 62' x 104' (6,448 sq. ft.)  
 CONDITION: Good  
 SURVEYOR: Bibb  
 DATE OF SURVEY: Summer 1979  
 SOURCES: City Records  
 Kenneth L. Skinner

## ARCHITECTURAL DESCRIPTION

The delicate coupled columns of this house's veranda distinguish it from the many similar houses in Charlottesville. It is a 2-storey, 3-bay, double-pile house with a projecting side pavillion on the facade and wider, shallow projections on the side elevations. A one-storey rear kitchen wing matches the main section of the house in most details and is probably original. The house has a medium-pitched hip roof covered with composition shingles. It has projecting eaves and boxed cornice with dentil moulding. The gables over the projections are covered with shaped slate shingles above the cornice, and each contains an attic window. A small hip-roofed dormer with a pair of attic windows is centered on the facade. There are two interior chimneys with corbelled caps and stringcourses, and a third plainer one at the rear of the kitchen wing. Windows are segmental-arched, double-sash, 2-over-2 light, with wooden sills and louvered shutters. There is a pair of narrow 1-over-1 light windows at the second level above the entrance door. The veranda is two bays wide and has a nearly flat hip roof covered with standing-seam metal. It has a boxed cornice with dentil moulding and a plain frieze. The roof is supported by coupled Tuscan columns set on pedestals with inset panel. There is no balustrade. The double entrance doors in the center bay have one light over two panels with moulded rails. There is a 2-light rectangular transom under the segmental arch.

## HISTORICAL DESCRIPTION

In 1900, A. P. and Nannie Leitch Bibb sold what remained of their back yard to Mrs. Emma A. Snead (City DB 11-217). Tax records show that she built this house the same year. Her granddaughter Arline Thomas Kennan inherited it at her death in 1914 (WB 1-370) and sold it in 1920 (DB 35-207). It was sold several more times before being purchased by M. V. Pence in 1928 (DB 62-437). It was owned and occupied by the Pence family for nearly 40 years. The present owners bought it from them in 1969 (DB 313-176). It is now occupied by Mr. Skinner's mother. Additional References: City DB 35-407, 42-372; WB 6-274, 11-138.

February 7, 2018

BAR Submittal - Project Description  
407 2<sup>nd</sup> Street NE  
Charlottesville VA 22902

The home at 407 2<sup>nd</sup> Street NE was recently purchased. The former owners of the property lived in the home for 30 years and several items are in disrepair and need updating. The new owners are requesting to make the following upgrades:

- Remove existing overgrown trees and shrubs that are undesirable species and are impeded in their growth by their proximity to the house, resulting in damage to the house. Replace with trees and shrubs that are more space appropriate to the street and the yard.
- Repair soffit and fascia boards and gutters and downspouts as needed, all to match existing.
- Remove an existing back porch and wood steps that are in structural disrepair. Existing porch roof structure to remain. Infill existing porch area with interior space.
- Exterior materials: HardiPlank siding and trim, Pella wood door and double hung window to match existing.

407 2<sup>ND</sup> STREET NE – FRONT





2<sup>ND</sup> STREET NE - ADJACENT HOUSES ON SAME SIDE OF STREET



409 2<sup>ND</sup> ST NE



413 2<sup>ND</sup> ST NE



415 2<sup>ND</sup> ST NE



419 2<sup>ND</sup> ST NE



423 2<sup>ND</sup> ST NE



425 2<sup>ND</sup> ST NE



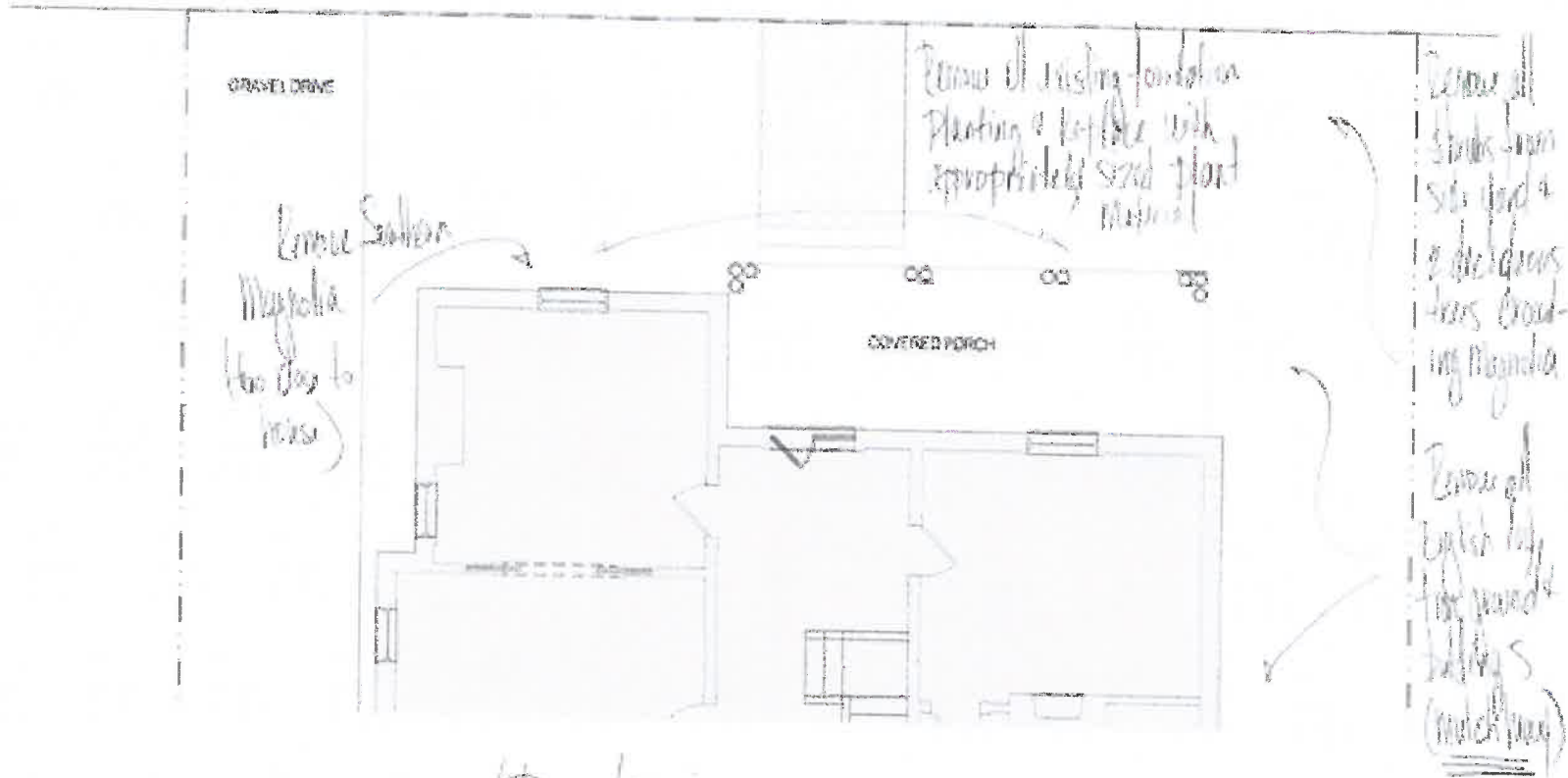
Windsford Plant Key 1/8" = 1'

- Existing Southern Magnolia
- Single Stem Severed Leaf tree
- 'Wendy Beauty' dogwood
- Dwarf Red twig dogwood
- Dwarf Cork oak Myrsine
- Transplanted Seedling (Oak)

Planting design concept sketch



SIDEWALK



**FRONT YARD LANDSCAPE PLAN**  
 LUNSFORD RENOVATION - 407 2ND ST NE

*Refer to see images*

1/8" = 1'-0"  
 1/31/18



Low maintenance planting proposal - 'Green Beauty' Boxwood - Arctic Fire Redtwig Dogwood - Single-stem Serviceberry Tree - 'Pee Wee' Oakleaf Hydrangea - Pennsylvania Sedge groundcover - Serviceberry fruit



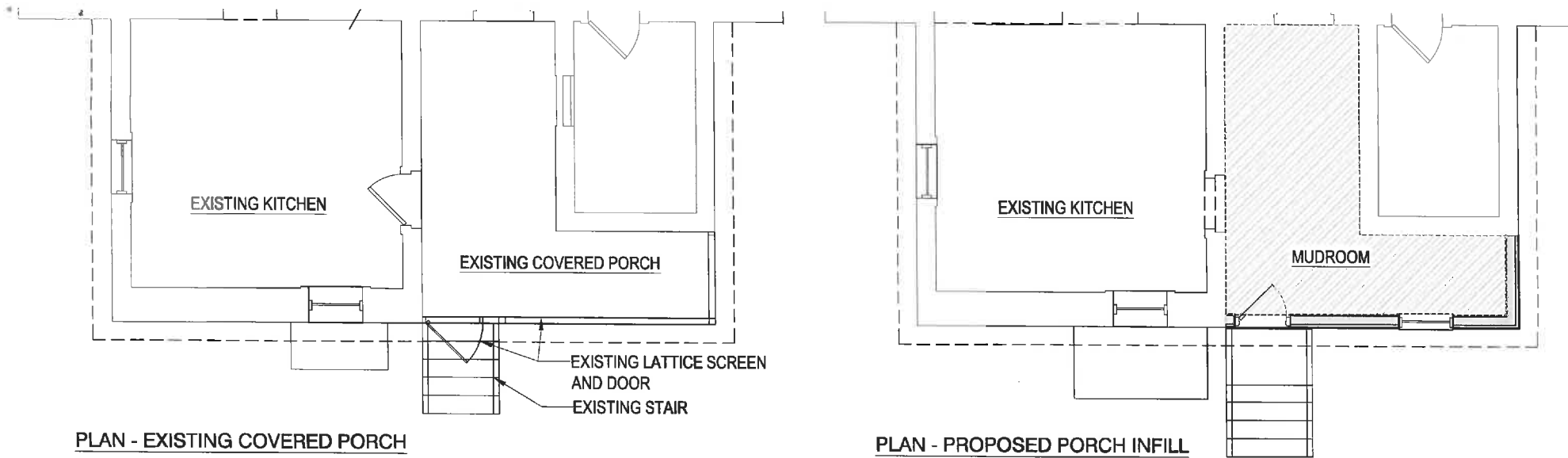
Fall color of proposed plant material



Winter interest of proposed plant material

407 2<sup>ND</sup> STREET NE - REAR





PLAN - EXISTING COVERED PORCH

PLAN - PROPOSED PORCH INFILL



ELEVATION - PROPOSED PORCH INFILL