

From: Scala, Mary Joy
Sent: Tuesday, October 24, 2017 11:57 AM
To: 'julie kline dixon'
Cc: Spurzem, Richard; 'Michael BeVier'
Subject: BAR Action - 506-512 Preston Place- October 2017

October 24, 2017

Preston Place Properties, LLC and
Neighborhood Investments, PC, LP
ATTN Julie Dixon, Applicant

Certificate of Appropriateness Application

BAR 17-08-13
506-512 Preston Place
Tax Parcel 050116A00-050116E00
Preston Place Properties, LLC, Owner/Julie Dixon, Applicant
Renovation of building

Dear Applicant,

The above referenced projects were 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 New Construction and Additions, I move to find that the proposed renovations satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC district, and that the BAR approves the application as submitted. The BAR would encourage zoning to look into the 50 foot setback, because the BAR believes it would be a more successful design with a back porch. Balut seconded. Approved (7-0).

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, AICP
Preservation and Design Planner

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



Certificate of Appropriateness Application

BAR 17-08-13

506-512 Preston Place

Tax Parcel 050116A00-050116E00

Preston Place Properties, LLC, Owner/Julie Dixon, Applicant

Renovation of building

Background

605 Preston Place is an Individually Protected Property located in the Rugby Road-University Circle-Venable Neighborhood ADC District, built in 1857. Also known as Wyndhurst, this was the manor house of the 100-acre farm that is now the Preston Heights section of the city. It is a typical 2-story, 3-bay, double-pile white weatherboarded house with Greek Revival details. (Historic survey, photos and drawings of the original building are attached.)

500 Preston Place is a contributing structure in the Rugby Road-University Circle-Venable Neighborhood ADC District. The wall was part of a series of stone garages thought to be built in the 1930s to serve the Preston Court Apartments.

Most of the original garages were demolished without BAR review, under a site plan approval for townhouses that was approved prior to the historic district being established. The townhouses were never built, and the site plan has now expired. The seven townhouse lots will be re-divided.

August 14, 2017 - The BAR approved as submitted (4-2, with Gastinger and Schwarz opposed) (1) moving of 605 Preston Avenue house, porch and chimneys, and the east side additions to 506-512 Preston Place, and (2) demolition of the rear additions of the house.

The BAR approved as submitted (6-0) demolition of part of the stone wall at 500-512 Preston Place.

August 14, 2017- The applicant moved for a deferral of the renovation of the building, and the motion passed (6-0). The renovation of the structure was not discussed because the east additions are now moving with the house instead of being demolished, as originally proposed. This changes the overall design, so this application will come back for BAR approval. The BAR requested larger, scaled drawings of all elevations.

Application

The applicant is proposing to add a new rear addition to the relocated Wyndhurst mansion, and to renovate the mansion.

Renovation

- The addition on the rear is the only new construction. The wings on the East side of the house will be moved intact along with the main body.
- The roof on all parts being moved will remain in place.
- The existing front porch will be dismantled and reassembled.

- Two interior chimneys will be moved intact.
- The existing windows will remain in place and will be repaired as required, and will be shutterless. The applicant would like the future owner to retain the right to add solid, operable shutters by Timberlane (or equiv) if they so choose.
- A new foundation will be constructed. The house will be at the same height out of the ground and therefore the new foundation will be the same height as on the existing. The new brick at the lower level will be hand molded by Statesville Brick: Cedar Ridge "Authentic Tumbled" in oversize

New rear addition

- The siding material on the new addition will be a cementitious product of a larger exposure than the original.
- The roof will be standing seam metal in dark bronze by Englert.
- The gutters will be in dark bronze by Berger.
- The windows and doors will be solid wood, clad by Marvin or approved equivalent.
- There are no window shutters

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 New Construction and Additions

P. Additions

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully

adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1. Function and Size

- a. Attempt to accommodate needed functions within the existing structure without building an addition.*
- b. Limit the size of the addition so that it does not visually overpower the existing building.*

2. Location

- a. Attempt to locate the addition on rear or side elevations that are not visible from the street.*
- b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
- c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*

3. Design

- a. New additions should not destroy historic materials that characterize the property.*
- b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

4. Replication of Style

- a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
- b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*

5. Materials and Features

a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.

6. Attachment to Existing Building

- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*
- b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

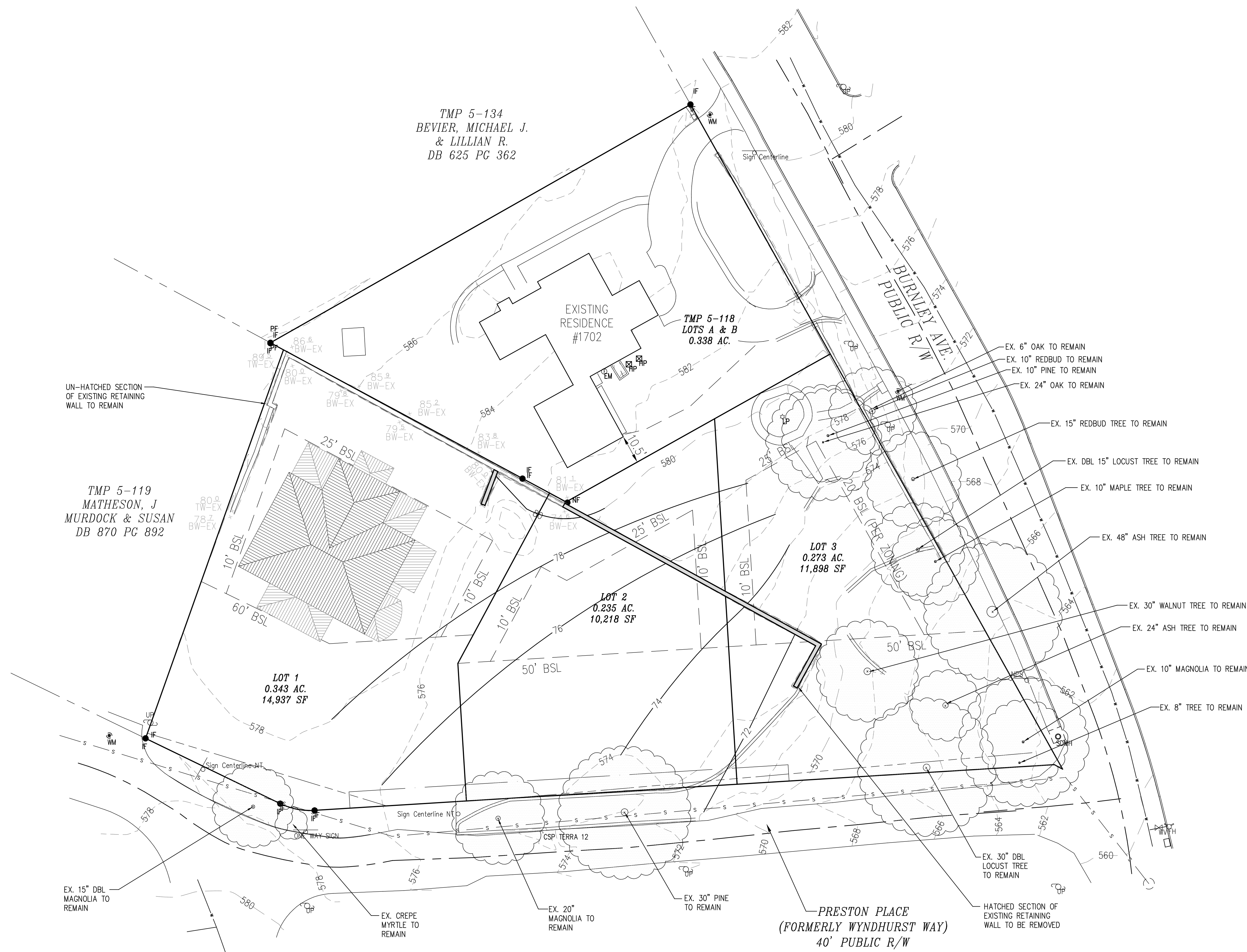
Discussion and Recommendations

The location and size of the proposed new addition and the materials proposed are compatible with the original structure.

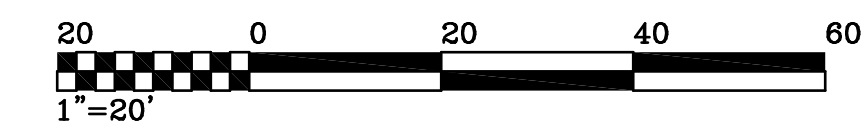
The number of lights in the original windows shown on the new elevation drawings is inconsistent with the existing windows that will be retained and repaired, but that is a drawing error.

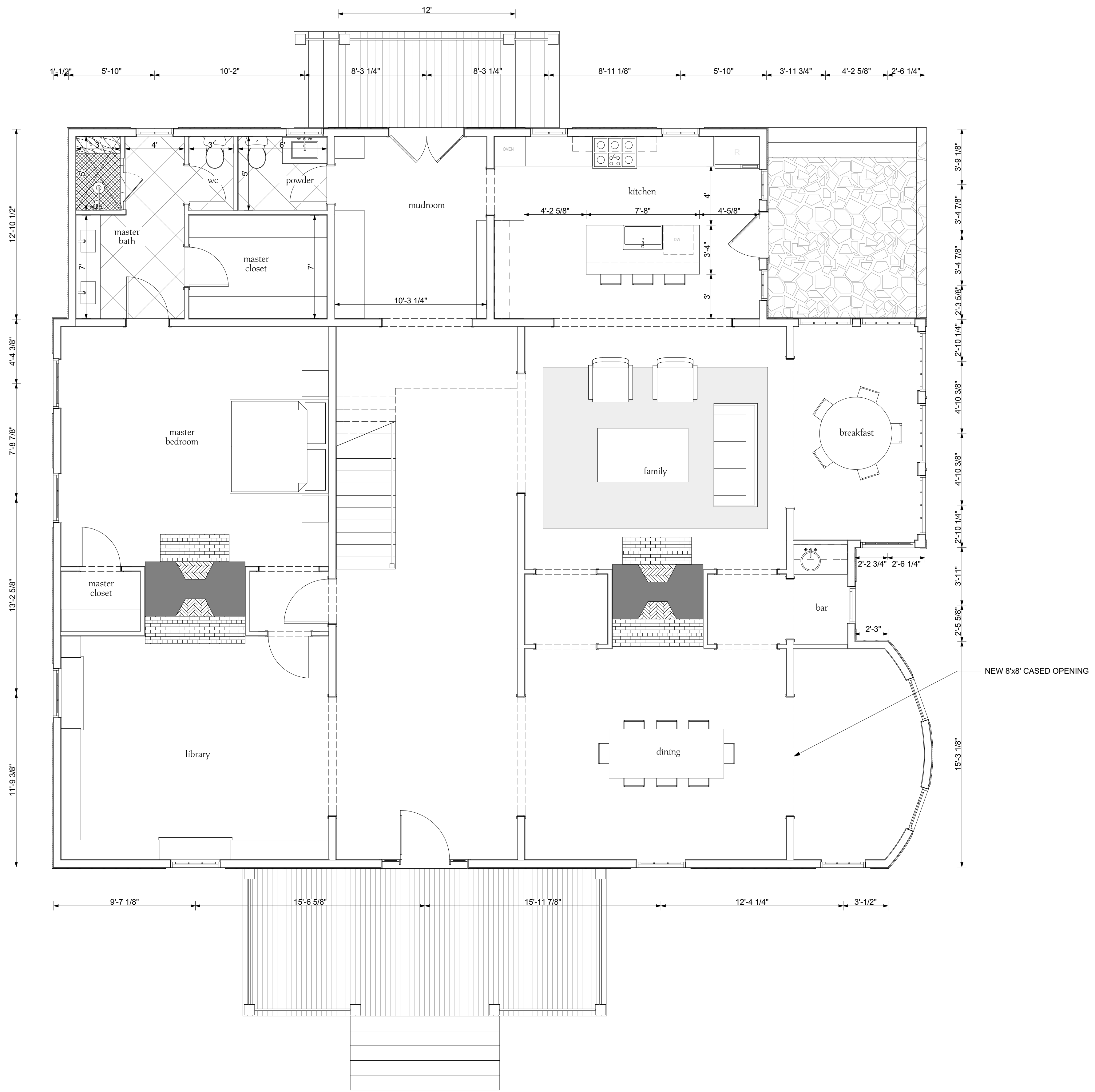
Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed renovations satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC district, and that the BAR approves the application as submitted (or with the following modifications...).

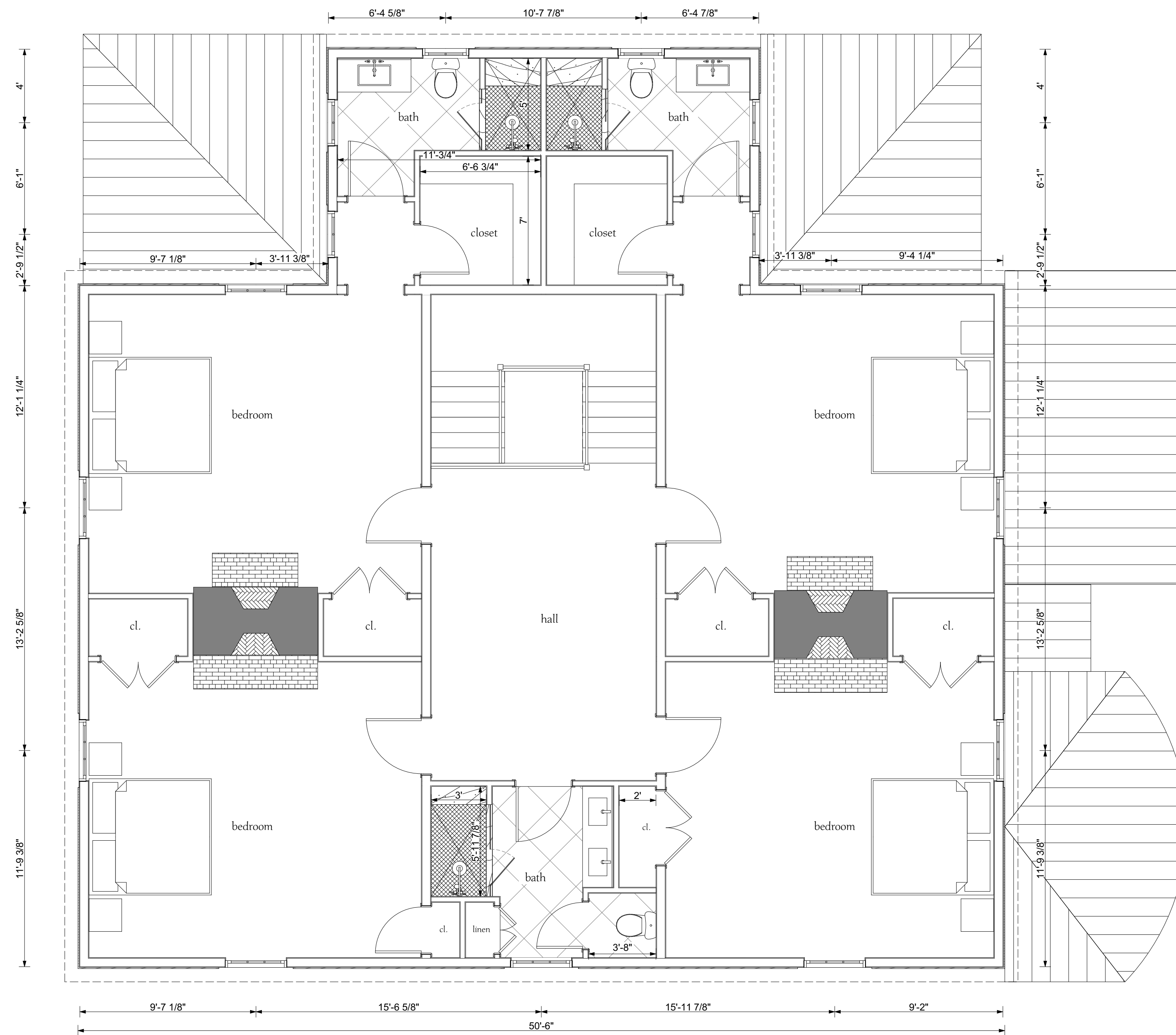


NOTE:
 1. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION COMPLETED JUNE 2017 BY DOMINION ENGINEERING AND DESIGN, LLC
 2. FRONT YARD SETBACKS ALONG PRESTON PLACE ARE BASED ON PRELIMINARY DISCUSSIONS BETWEEN THE APPLICANT AND THE ZONING ADMINISTRATOR.





FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0" 1



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

1

EDITIONS/REVS



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1

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CIVIL ENGINEER:
STRUCTURAL ENGINEER:
MEP:
GEOTECHNICAL ENGINEER:

Wyndhurst Mansion
Preston Place
Charlottesville, Virginia

EDITIONS/REVS

FRONT
EXTERIOR
ELEVATION

9/26/2017

A2.0



WEST ELEVATION
SCALE: 1/4" = 1'-0"

3

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EDITIONS/REVS

WEST EXTERIOR ELEVATION

9/26/2017

A2.1



East Elevation
SCALE: 1/4" = 1'-0"

3

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EDITIONS/REVS

BACK
EXTERIOR
ELEVATION

9/26/2017

A2.2



EAST ELEVATION
 SCALE: 1/4" = 1'-0" 1



FRONT VIEW

1

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EDITIONS/REVS

EXTERIOR
 RENDERING

9/26/2017

A2.4



SIDE VIEW 1

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Wyndhurst Mansion
 Preston Place
 Charlottesville, Virginia

EDITIONS/REVS

EXTERIOR RENDERING
 9/26/2017

A2.5



BACK VIEW

1

Wyndhurst Mansion

Preston Place
 Charlottesville, Virginia

EDITIONS/REVS

EXTERIOR
 RENDERING

9/26/2017

A2.6



BACK VIEW

1

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EDITIONS/REVS

EXTERIOR
 RENDERING

9/26/2017

A2.7