

## Watkins, Robert

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**From:** Watkins, Robert  
**Sent:** Thursday, October 21, 2021 9:36 AM  
**To:** Kurt Wassenaar  
**Cc:** Werner, Jeffrey B  
**Subject:** October 2021 BAR Decision

### Certificate of Appropriateness Application

BAR 21-10-03  
485 14th Street, NW, TMP 090034000  
Rugby Road-University Circle-Venable ADC District  
Owner: Hoo House, LLC  
Applicant: Greg Winkler, Kurt Wassenaar  
Project: Phases 2 and 3 - Renovations and rear addition

Dear Kurt,

The Charlottesville Board of Architectural Review reviewed the above-referenced project at their monthly meeting on October 19. The BAR made the following motion for your project:

*Carl Schwarz moves: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that only the proposed Phase 2 alterations and construction at 485 14th Street NW satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC District, and that the BAR approves the Phase 2 portions of the application, as has been verbally confirmed in this meeting. Those items include:*

- *The porch will have wood square columns, with a beadboard ceiling, a wood deck.*
- *There will be a concrete foundation.*
- *The corner boards will be approximately 6" wide, to be consistent with the siding.*
- *There will be a fiber cement soffit and a standard aluminum gutter.*
- *There will be a tall frieze board above the window heads.*
- *The only exterior lighting for Phase 2 will be in the ceiling of the porch, and will be dimmable, will have a color temperature that does not exceed 3000 K, and will have a color rendering index of not less than 80, preferably not less than 90.*
- *The color of the siding and trim should match the paint color that is on the original house.*

*Jody Lahendro seconds motion. Motion passes (8-0).*

Please let me know if you have any further questions.

Robert

Robert Watkins  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
PO Box 911  
Charlottesville, VA 22902

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
October 19, 2021**



**Certificate of Appropriateness Application**

BAR 21-10-03

485 14th Street, NW, TMP 090034000

Rugby Road-University Circle-Venable ADC District

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**Background**

Year Built: 1920

District: Rugby Road-University Circle-Venable ADC District

Status: Contributing (garage in rear is non-contributing)

Four square, Colonial Revival residence.

**Prior BAR Reviews**

April 20, 2021 – BAR approved CoA for Phase 1: Repair/replacement of existing windows, the repair/reconstruction of the front porch, the planting of new street trees, and related site work.

April 20, 2021 - Preliminary discussion of Phases 2 and 3

[http://weblink.charlottesville.org/public/0/edoc/798404/2021-04\\_485%2014th%20Street%20NW\\_Preliminary%20Discussion.pdf](http://weblink.charlottesville.org/public/0/edoc/798404/2021-04_485%2014th%20Street%20NW_Preliminary%20Discussion.pdf)

**Application**

- Submittal: Wassenaar-Winkler Architects/Planners drawings *485 14<sup>th</sup> St NW Addition*:
  - *Phase 2*, dated September 27, 2021: G1 Cover; EP1 Existing Structure Photos; EP2 Existing Neighborhood Photos; EP3 Existing Neighborhood Photos; C1 Site Development Summary; C2 Ex & Pro Site Diagrams; C3 Ex & Pro Landscape; A1 First Floor Plan; A2 Second Floor Plan; A3 Exterior Elevation; A4 Exterior Elevation; A5 Exterior Elevation; A6 Perspective; A7 Perspective; A8 Perspective; A9 Perspective; A10 Perspective; A11 Materials/Window Detail.
  - *Phase 3*, dated September 27, 2021: G1 Cover; EP1 Existing Structure Photos; EP2 Existing Neighborhood Photos; EP3 Existing Neighborhood Photos; C1 Site Development Summary; C2 Ex & Pro Site Diagrams; C3 Ex & Pro Landscape; A1 First Floor Plan; A2 Second Floor Plan; A3 Exterior Elevation; A4 Exterior Elevation; A5 Exterior Elevation;

A6 Perspective; A7 Perspective; A8 Perspective; A9 Perspective; A10 Perspective; A11 Materials/Window Detail.

CoA request for Phases 2 and 3 of a three-phase project. (CoA for Phase 1 approved in April 2021.) The applicant has requested that the two phases be evaluated and considered as a single CoA request. Phase 2 includes removal of the existing rear stairs and construction of a two-story addition. Phase 3 includes a two-story addition onto the Phase 2 addition.

Note: Phase 1 included the planting of new street trees and minor site work. The rear garage is non-contributing, removal did not—or, will not--require BAR review.

#### Phase 2 (paraphrased from April 2021 narrative)

Replace the rear/porch with new addition.

- Rear elevation of the phase II addition will be fully encapsulated as a part of phase 3.
- Hardie Plank siding is intended to distinguish the existing house from the new addition and be consistent with the historical manner in which these additions have been traditionally completed in similar buildings nearby.

#### Phase 3 (paraphrased from April 2021 narrative)

Add two additional units to the building, per the maximum allowed by zoning.

- Work follows the general size and proportions of the existing house except it is brick of a familial but contrasting color. The massing at the building setback lines on the Gordon Avenue front and is intended to be typologically consistent with the existing house but of its time. Window treatment will be consistent with the existing front house building.

#### Materials for Phases 2 and 3

- Brick (Phase 3 only): General Shale. Color: *Old English Tudor*. (Mortar color not specified)
- Siding: Hardieplank. Color: *Cobblestone*
- Trim: Hardieplank. Color: BM HC-108, *Sandy Hook Gray*
- Roof: Timberline asphalt. Color: *slate*
- Gutters and downspouts: Not specified
- Windows: Pella Architect Series, 1/1, double-hung
- Doors: Not specified
- Porch deck, columns, ceiling (Phase 2 only): Not specified
- Balcony rails (Phase 3 only): Not specified
- Landscaping: (See landscape plans in Appendix) Phase 2 retains a 6” cypress and a 18” locust; however, these will be removed in Phase 3.
- Walkway: Not specified
- Exterior lighting: Not specified
- Location/screening of mechanical units and utility boxes: Not specified

#### Discussion and Recommendations

The BAR should consider the building elements and details necessary to evaluate the project. Renderings and schematics communicate mass, scale, design and composition; however a complete application should include details and specific information about the projects materials and components. For example:

- Measured drawings: Elevations, wall details, etc.

- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

Staff recommends that additional information and material specifications are necessary for a complete review and formal action; however, the general design and materials, as presented, are not inconsistent with the design guidelines. With that, while staff recommends this request be deferred, the BAR should discuss the project, as presented, and express any modifications, if necessary, and request the specific information that should be provided when this application is resubmitted.

This project will also require a site plan review. Because that process may result in changes to the proposed work—landscaping, building footprint, parking area, etc.—by deferring this application any necessary changes can be incorporated into what is resubmitted for the BAR design review.

*Regarding a deferral:* The BAR can defer this request, which would require the applicant resubmit the in time for the November 16 BAR meeting. Or, the BAR can accept the applicant’s request for deferral, which allows the applicant to choose the timing of any resubmittal.

Additionally, it should be made clear that a CoA has an 18-month period of validity, which, if certain conditions are not met, can be extended for reasonable cause and at the applicant’s request. (Refer to Sec. 34-280 for the specific conditions applicable to the period of validity.) The requested CoA would apply to Phases 2 and 3 as presented, so the conditions for the period of validity apply to both. For example, if Phase 2 is initiated, but work on Phase 3 is delayed and the period of validity conditions related to Phase 3 are not met, a new CoA would be required.

Finally, Sec. 34-277(a)(2)—below--requires that demolition of the existing rear porch be addressed as a separate CoA, not with the CoA permitting alterations. Staff erred in not making this distinction. Deferring the current CoA request will allow that matter to be properly resolved.

**Sec. 34-277. - Certificates of appropriateness; demolitions and removals.**

(a) No contributing structure located within a major design control district, and no protected property, shall be moved, removed, encapsulated or demolished (in whole or in part) unless and until an application for a certificate of appropriateness has been approved by the BAR, or the city council on appeal, except that:

(2) Where the moving, removing, encapsulation or demolition of any contributing structure or protected property will disturb or affect fewer than twenty-five (25) square feet, total, of exterior wall, roof or other exterior surfaces, such activity shall be deemed an alteration subject to the review process set forth within section 34-275, above.

## **Suggested Motions**

*Deferral:* For the reasons expressed, I move to defer this request until the BAR's next scheduled meeting. *Or:* I move to accept the applicant request for deferral.

*Approval:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that proposed Phase 2 and Phase 3 alterations and construction at 485 14<sup>th</sup> Street NW satisfy the BAR's criteria 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 [as submitted with the following modifications/conditions: ...]

*Denial:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed Phase 2 and Phase 3 alterations and construction at 485 14<sup>th</sup> Street NW do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC District, and for the following reasons the BAR denies the application as submitted:...

## **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.

### **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.

### **Pertinent ADC District Design Guidelines**

[I: Introduction \(Part 1\)](#)

[II: Introduction \(Part 2\)](#)

[III: Site Design and Elements](#)

[IV: New Construction and Additions](#)

[V: Rehabilitation](#)

[VIII: Moving and Demolition](#)

Chapter II – *Site Design and Elements*

- B. Plantings
- C. Walls and Fences
- D. Lighting
- E. Walkways and Driveways
- F. Parking Areas and Lots
- H. Utilities and Other Site Appurtenances

Chapter III – *New Construction and Additions*

Checklist from section P. Additions

- 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.

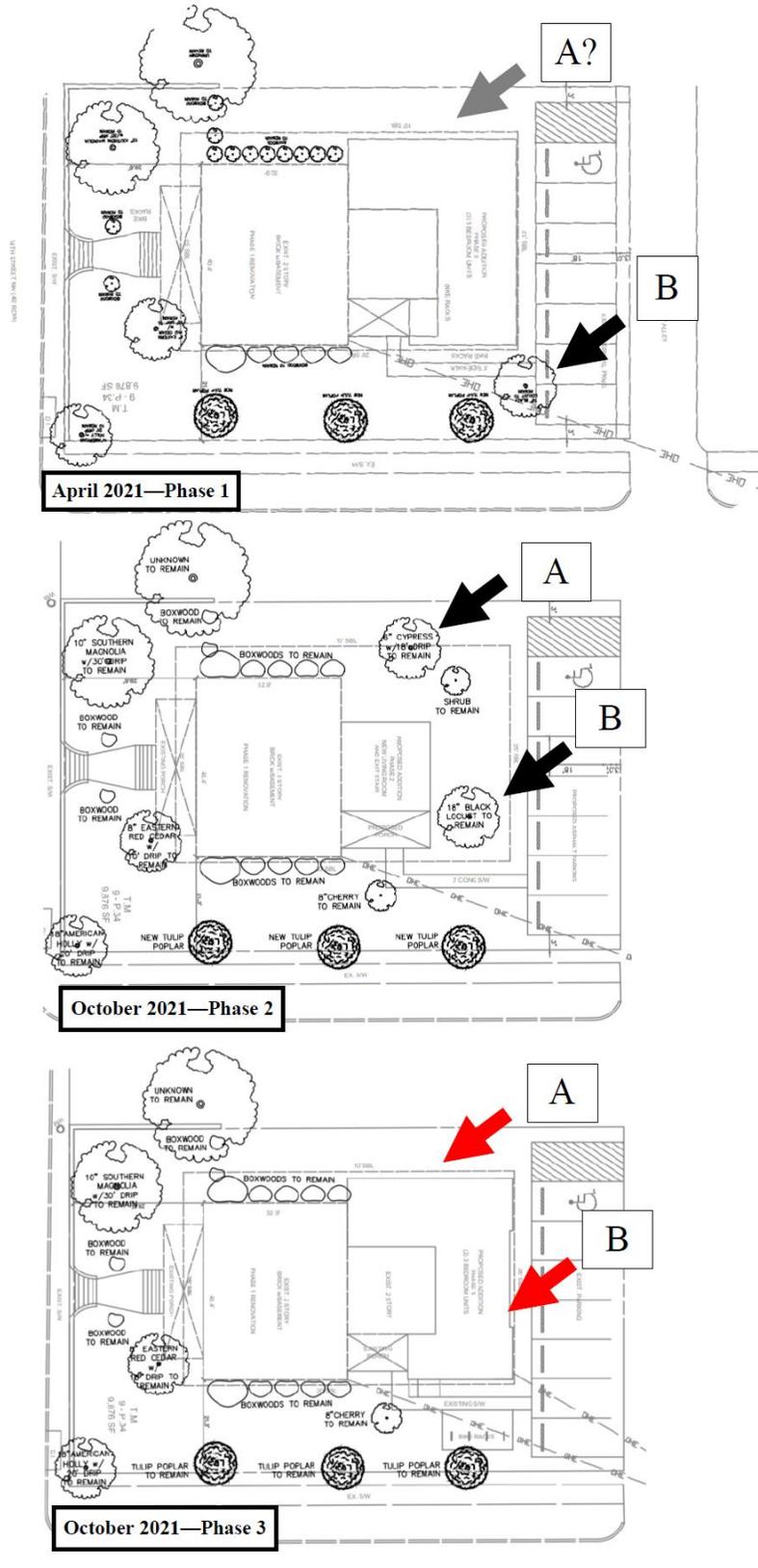
Chapter VII – *Demolitions and Moving*

Reference Sec. 34-278. - Standards for considering demolitions.

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

- a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:
  1. The age of the structure or property;
  2. Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;
  3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
  4. 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;
  5. 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
  6. The degree to which distinguishing characteristics, qualities, features or materials remain;
- b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.
- c) 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 board;
- d) 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
- e) Any applicable provisions of the city's design guidelines.

**Appendix**



# 485 14th St NW Addition- Phase 2

## Charlottesville, VA 22903

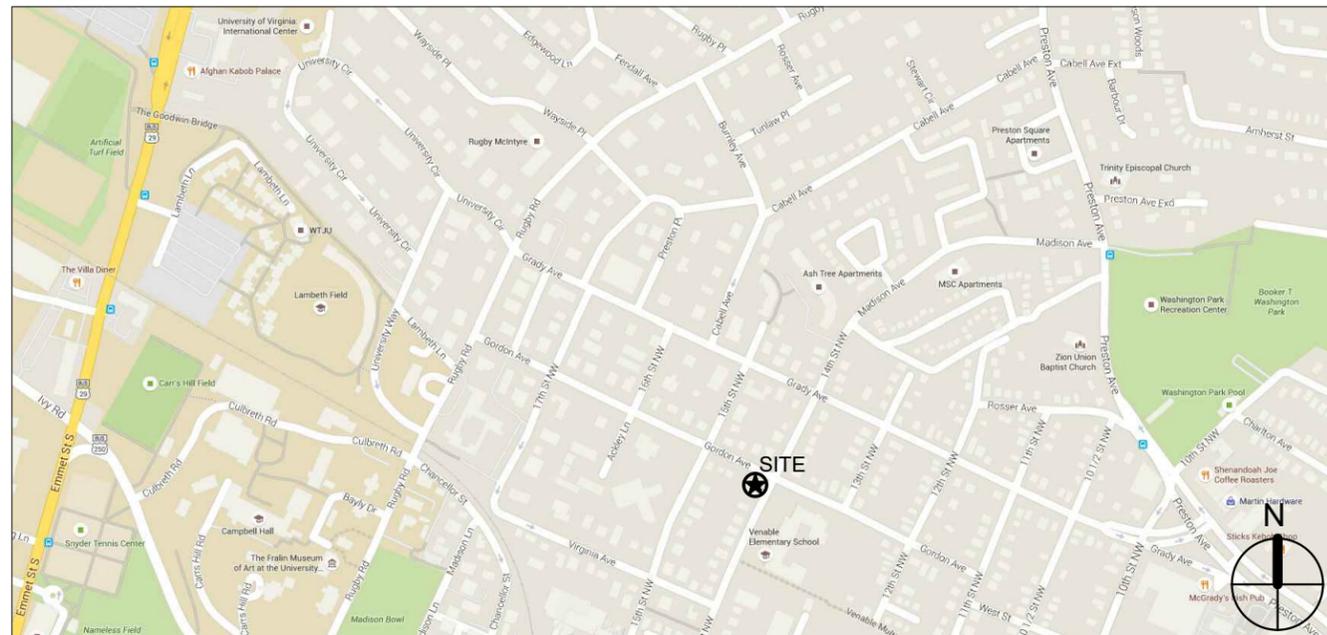
### BAR SUBMITTAL SET

#### SHEET LIST

- G1 COVER
- EP1 EXISTING STRUCTURE PHOTOS
- EP2 EXISTING NEIGHBORHOOD PHOTOS
- EP3 EXISTING NEIGHBORHOOD PHOTOS
- C1 SITE DEVELOPMENT SUMMARY
- C2 EX & PRO SITE DIAGRAMS
- C3 EX & PRO LANDSCAPE
- A1 FIRST FLOOR PLAN
- A2 SECOND FLOOR PLAN
- A3 EXTERIOR ELEVATION
- A4 EXTERIOR ELEVATION
- A5 EXTERIOR ELEVATION
- A6 PERSPECTIVE
- A7 PERSPECTIVE
- A8 PERSPECTIVE
- A9 PERSPECTIVE
- A10 PERSPECTIVE
- A11 MATERIALS/WINDOW DETAIL



Perspective



Vicinity Map

#### ARCHITECT :

Wassenaar + Winkler, PLLC  
200 West 12th Street  
Waynesboro, VA 22980  
540-941-3567

Kurt Wassenaar, Principal Architect  
kurt@wpluswdesign.com

#### OWNER:

Hoo House, LLC  
Eric Trebour  
190 Blue Springs Lane  
Charlottesville, VA 22903

**W**ASSENAAAR  
**W**INKLER  
ARCHITECTS | PLANNERS  
200 West 12th Street, Waynesboro, VA 22980  
Telephone (540) 941-3567

485 14th Street NW Renovation  
485 14th Street NW  
Charlottesville, VA 22903

**G1**  
PHASE 2  
September 27, 2021



FRONT OF RESIDENCE FROM 14TH STREET



SIDE OF RESIDENCE FROM GORDON AVENUE



REAR OF RESIDENCE FROM ALLEY



SIDE OF RESIDENCE FROM ADJACENT PROPERTY

**W**ASSENAR  
**W**INKLER  
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 Telephone (540) 941-3567

485 14th Street NW Renovation  
 485 14th Street NW  
 Charlottesville, VA 22903

**EP1**  
 PHASE 2  
 September 27, 2021

**EXISTING RESIDENCE PHOTOS**



**STREET ADDRESS:** 600 14th Street, NW  
**MAP & PARCEL:** 4-4  
**PRESENT ZONING:** UMD  
**ORIGINAL OWNER:**  
**ORIGINAL USE:** Residential – single family  
**PRESENT USE:** Residential – single family  
**PRESENT OWNER:** Leggett, William E. Jr.  
**ADDRESS:** 7 Deer Path Road  
 Charlottesville, Va.  
 22903  
**DATE/ PERIOD:** Ca. 1930  
**STYLE:** American Foursquare  
**HEIGHT IN STORIES:** 2.5 stories  
**DIMENSIONS AND LAND AREA:** 1,628 sq ft/0.149 acres  
**SOURCES:** Charlottesville City Records  
 and 2004 Architectural  
 Survey  
**CONTRIBUTING:** Yes

**ARCHITECTURAL DESCRIPTION**

This 2 ½-story, 2-bay, brick American Foursquare features Colonial Revival-style detailing including: a hipped roof with front and side hip-roofed dormers; 1/1 windows; semi-exterior-end brick chimney; door surround with fanlight and sidelights; and 2-bay hip-roofed front porch with Tuscan columns and plain balusters. Constructed ca. 1930, it is a contributing resource to the District.



**STREET ADDRESS:** 513 14th Street, NW  
**MAP & PARCEL:** 5-87  
**PRESENT ZONING:** UMD  
**ORIGINAL OWNER:**  
**ORIGINAL USE:** Residential – single family  
**PRESENT USE:** Residential – single family  
**PRESENT OWNER:** Newlen, Charles E.  
**ADDRESS:22903** 910 King Street  
 Charlottesville, Va.  
 22903  
**DATE/ PERIOD:** Ca. 1925  
**STYLE:** Colonial Revival  
**HEIGHT IN STORIES:** 2.0 stories  
**DIMENSIONS AND LAND AREA:** 1,339 sq ft/0.143 acres  
**SOURCES:** Charlottesville City Records  
 and 2004 Architectural  
 Survey  
**CONTRIBUTING:** Yes

**ARCHITECTURAL DESCRIPTION**

This 2-story, 2-bay, side-passage-plan, Colonial Revival-style brick dwelling has the following architectural details: single, paired, and triple 6/1 windows (triple ones are a bay window); standing-seam metal gable roof; central brick chimney; gable-end returns; overhanging eaves; bracketed wood cornice; soldier course of brick above second-story windows; side porch; and 1-bay round-arched entrance porch with Tuscan column supports. This well-preserved dwelling, constructed in the mid-1920s, is a contributing resource in the District. It is very similar to the house next door at #519.

**485 14th Street NW Renovation  
485 14th Street NW  
Charlottesville, VA 22903**



**STREET ADDRESS:** 510 14th Street, NW  
**MAP & PARCEL:** 4-111  
**PRESENT ZONING:** R-1SU  
**ORIGINAL OWNER:**  
**ORIGINAL USE:** Residential- single family  
**PRESENT USE:** Residential – single family  
**PRESENT OWNER:** R & I Building Co. PC  
 c/o Horridge, Gregory  
**ADDRESS:** 656 Rockfish Orchard Drive  
 Afton, Va.  
 22920  
**DATE/ PERIOD:** Ca. 1938  
**STYLE:** Colonial Revival  
**HEIGHT IN STORIES:** 2.0 stories  
**DIMENSIONS AND LAND AREA:** 1,790 sq ft/0.175 acres  
**SOURCES:** Charlottesville City Records  
 and 2004 Architectural  
 Survey  
**CONTRIBUTING:** Yes

ARCHITECTURAL DESCRIPTION

Constructed ca. 1938, this 2-story, 3-bay, gable-roofed, Colonial Revival-style brick dwelling features the following details: 6/6-sash windows; paneled shutters; brick jack arches on the first floor; a semi-exterior-end brick chimney; a fanlight and sidelights around the door; a side shed-roofed porch; and a well-detailed front portico with gable end returns, a plain frieze, a denticulated cornice, and paired Tuscan columns as supports. This well-preserved dwelling is a contributing resource in the District.



**STREET ADDRESS:** 519 14th Street, NW  
**MAP & PARCEL:** 5-88  
**PRESENT ZONING:** UMD  
**ORIGINAL OWNER:**  
**ORIGINAL USE:** Residential – single-family  
**PRESENT USE:** Residential – single-family  
**PRESENT OWNER:** Veliky LC  
**ADDRESS:** 3125 Dundee Road  
 Earlysville, Va.  
 22936  
**DATE/ PERIOD:** Ca. 1925  
**STYLE:** Colonial Revival  
**HEIGHT IN STORIES:** 2.0 stories  
**DIMENSIONS AND LAND AREA:** 1,560 sq ft/0.197 acres  
**SOURCES:** Charlottesville City Records  
 and 2004 Architectural  
 Survey  
**CONTRIBUTING:** Yes

ARCHITECTURAL DESCRIPTION

This 2-story, 2-bay, side-passage-plan, Colonial Revival-style brick dwelling has the following architectural details: single, paired, and triple 6/1 windows (triple ones are a bay window supported by brackets); standing-seam metal gable roof; central brick chimney; gable-end returns; overhanging eaves; bracketed wood cornice; soldier course of brick above second-story windows; enclosed side porch; and 1-bay hip-roofed entrance porch with Tuscan column supports. This well-preserved dwelling, constructed in the mid-1920s, is a contributing resource in the District. It is very similar to the house next door at #513.

**WASSENAR  
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**485 14th Street NW Renovation  
 485 14th Street NW  
 Charlottesville, VA 22903**

**EP3**  
 PHASE 2  
 September 27, 2021

SITE DEVELOPMENT SUMMARY :

TAX MAP 9 . . . . . PARCEL 34  
CURRENT ZONING . . . . . R-UMD (UNIVERSITY MEDIUM DENSITY)  
w/ ARCHITECTURAL DESIGN CONTROL (ADC) DISTRICT  
OVERLAY – DISTRICT H (RUGBY-ROAD UNIVERSITY CIRCLE-  
VENABLE NEIGHBORHOOD.  
EXISTING USE . . . . . MULTI-FAMILY RESIDENTIAL  
PROPOSED USE . . . . . MULTI-FAMILY RESIDENTIAL  
EXISTING (2) 4 BEDROOM RENTAL UNITS  
w/ADDITION FOR LIVING SPACE AND EXIT STAIR  
TRASH COLLECTION . . . . . PRIVATE COLLECTION (TOTTERS)

GROSS RESIDENTIAL DENSITY:

BY RIGHT DENSITY . . . . . 43 D.U.A. MAX PER SEC. 34-420, WHERE A MAXIMUM OF 150  
BEDROOMS ALLOWED, NOT MORE THAN (4) BEDROOMS PER DWELLING UNIT FOR UNITS  
ATTRIBUTABLE TO DENSITY OF UP TO 21 DUA AND NOT MORE THAN (3) BEDROOMS PER DWELLING  
UNIT FOR UNITS ATTRIBUTABLE TO DENSITY IN EXCESS OF 21 DUA PER SEC. 34-367 (2)

EXISTING ACRE SITE PER SURVEY = 0.227 ACRES  
150 BR / ACRE \* 0.227 = 34.05 ALLOWABLE BEDROOMS  
4 BR / UNIT @ 21 DUA \* 0.227 = (4.767) ALLOWABLE 4 BR UNITS

PROJECT INCLUDES . . . . . (2) 4-BEDROOM EXISTING UNITS PLUS

PROJECT IS BELOW ACCEPTABLE GROSS RESIDENTIAL DENSITY MAXIMUMS FOR BOTH TOTAL  
NUMBER OF BEDROOMS AND NUMBER OF 4 BEDROOM UNITS.

PARKING REQUIRED PER SEC. 34-984. . . . . (1) SPACES PER 1-BR UNIT  
(1) SPACES PER 2-BR UNIT  
(2) SPACES PER 3-BR UNIT  
(2) SPACES PER 4-BR UNIT

PROJECT INCLUDES . . . . . EXISTING (2) 4 BEDROOM UNIT  
TOTAL REQ'D = 4 PARKING SPACES  
7 SPACES PROVIDED (6 STD + 1 ACCESSIBLE)

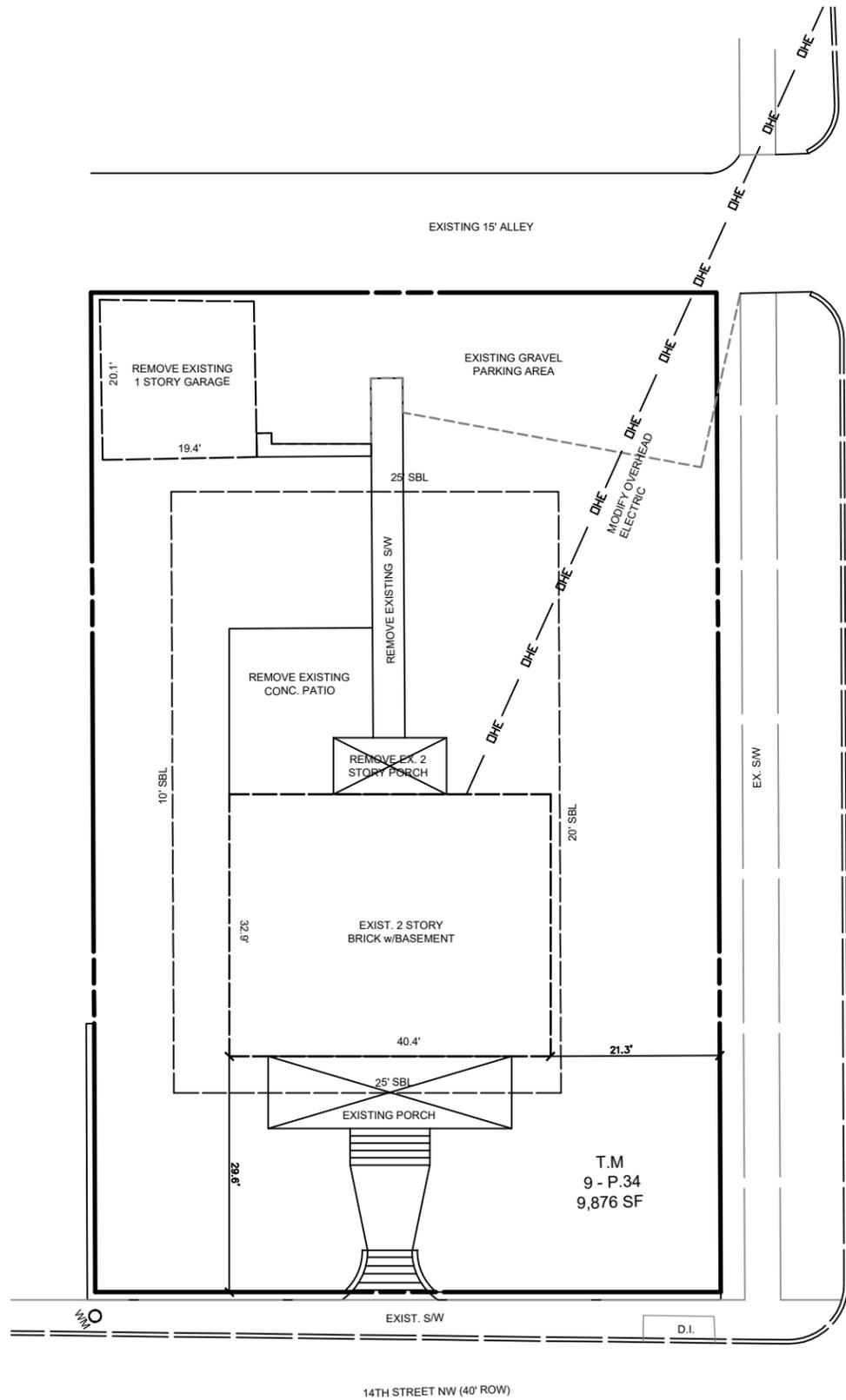
SETBACKS :

FRONT . . . . . 25 FEET  
SIDE . . . . . 1-2 STORIES 10 FEET MIN,  
3-5 STORIES 1 FT per 3 FT HEIGHT  
NEW BUILDING IS 2 STORIES  
(10' SETBACK TO BE USED)  
CORNER STREET SIDE 20' MIN  
REAR . . . . . 25 FEET  
HEIGHT . . . . . 50' MAX (24'-6" TOTAL HEIGHT PROPOSED)  
LAND COVERAGE . . . . . 80% MAX (56.7% PROPOSED)

**W** **A** **S** **S** **E** **N** **A** **A** **R**  
**W** **I** **N** **K** **L** **E** **R**  
A R C H I T E C T S | P L A N N E R S  
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485 14th Street NW Renovation  
485 14th Street NW  
Charlottesville, VA 22903

**C1**  
**PHASE 2**  
September 27, 2021



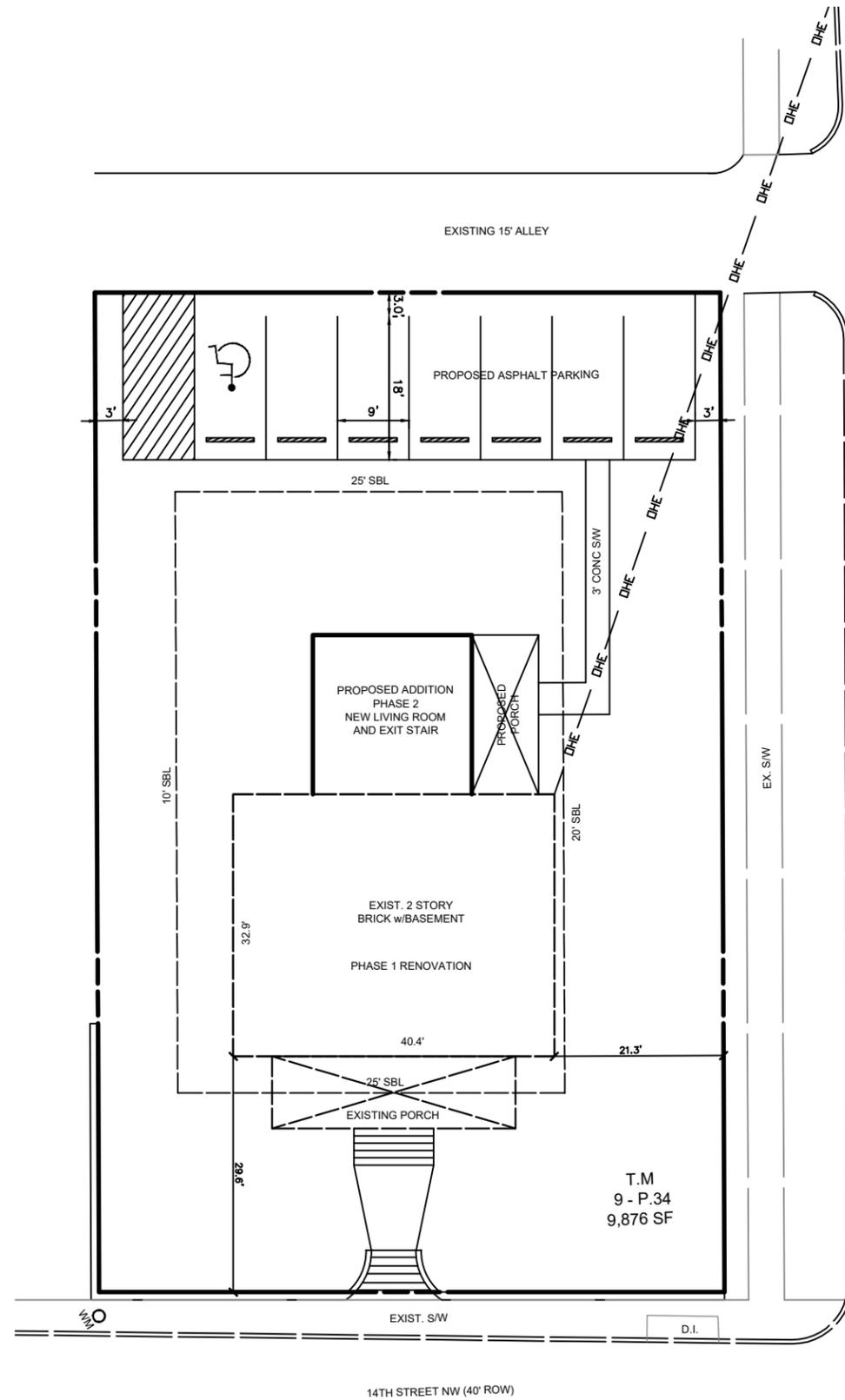
14TH STREET NW (40' ROW)



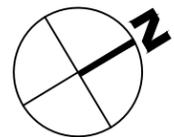
### EXISTING SITE PLAN

SCALE 1" = 20'-0"

GORDON AVE. (60' ROW)



14TH STREET NW (40' ROW)



### PROPOSED SITE PLAN

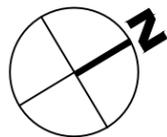
SCALE 1" = 20'-0"

GORDON AVE. (60' ROW)

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 200 West 12th Street, Waynesboro, VA 22980  
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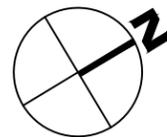
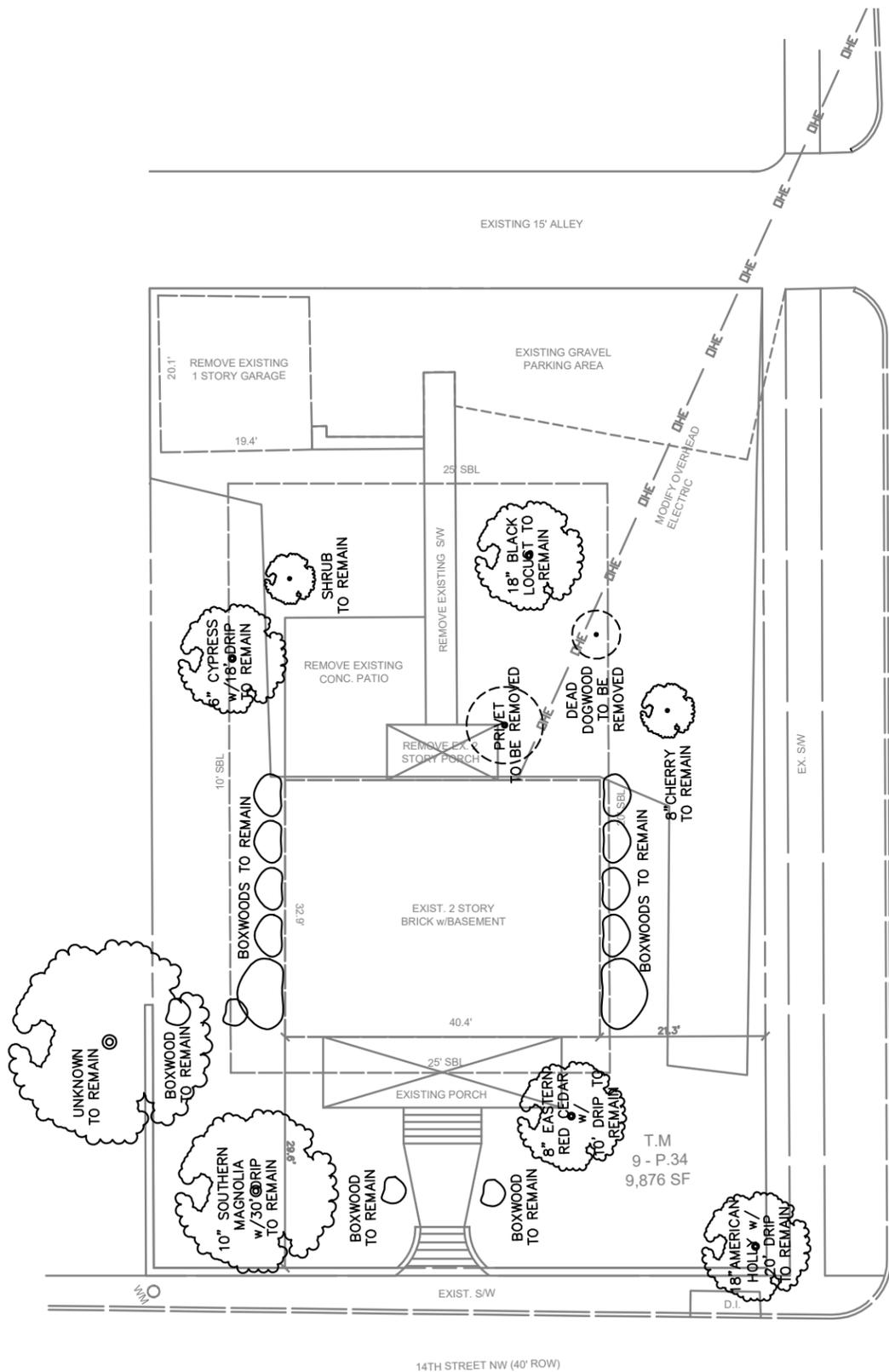
485 14th Street NW Renovation  
 485 14th Street NW  
 Charlottesville, VA 22903

**C2**  
 PHASE 2  
 September 27, 2021



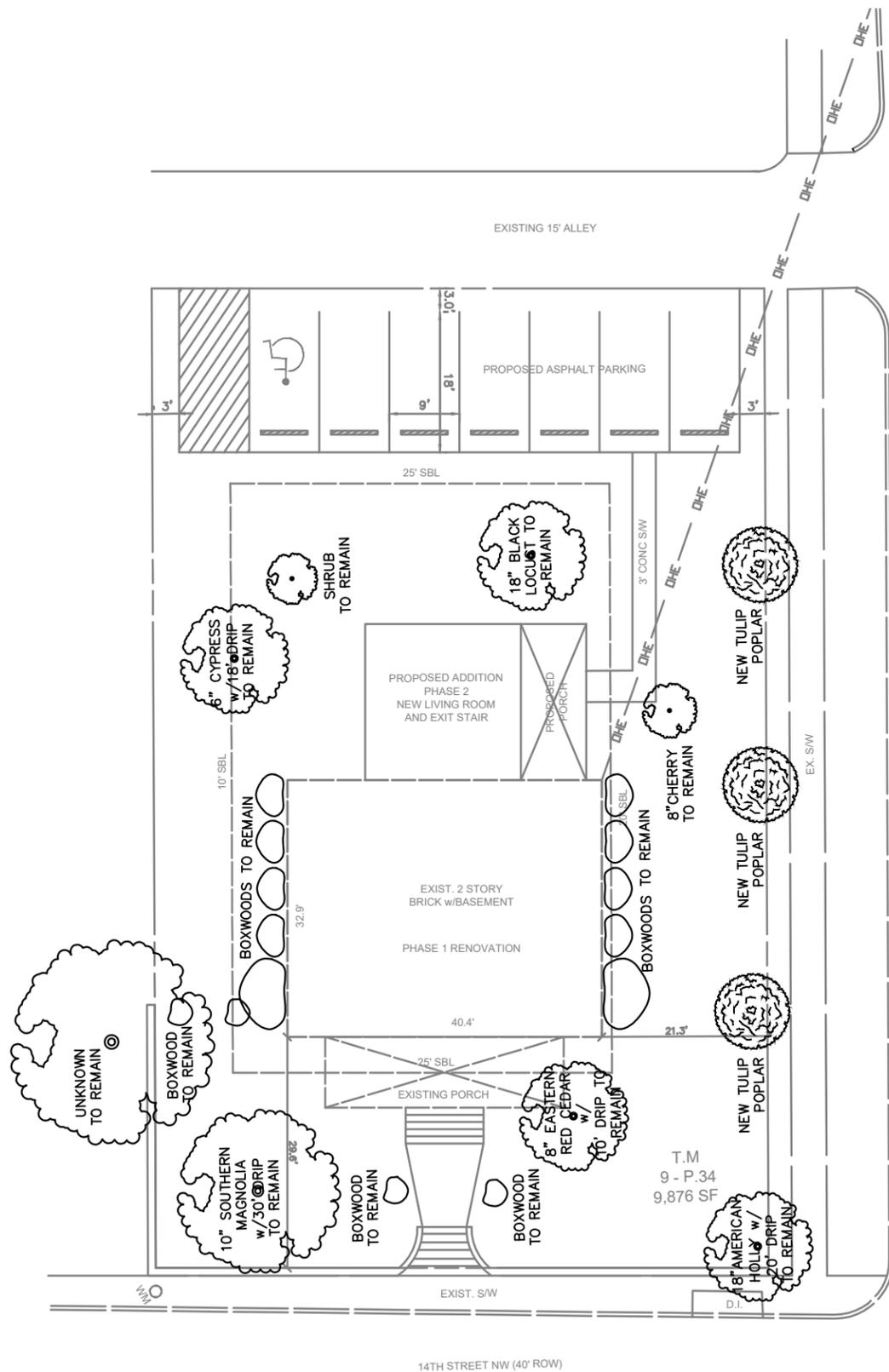
# EXISTING LANDSCAPE PLAN

SCALE 1" = 20'-0"



# PROPOSED LANDSCAPE PLAN

SCALE 1" = 20'-0"

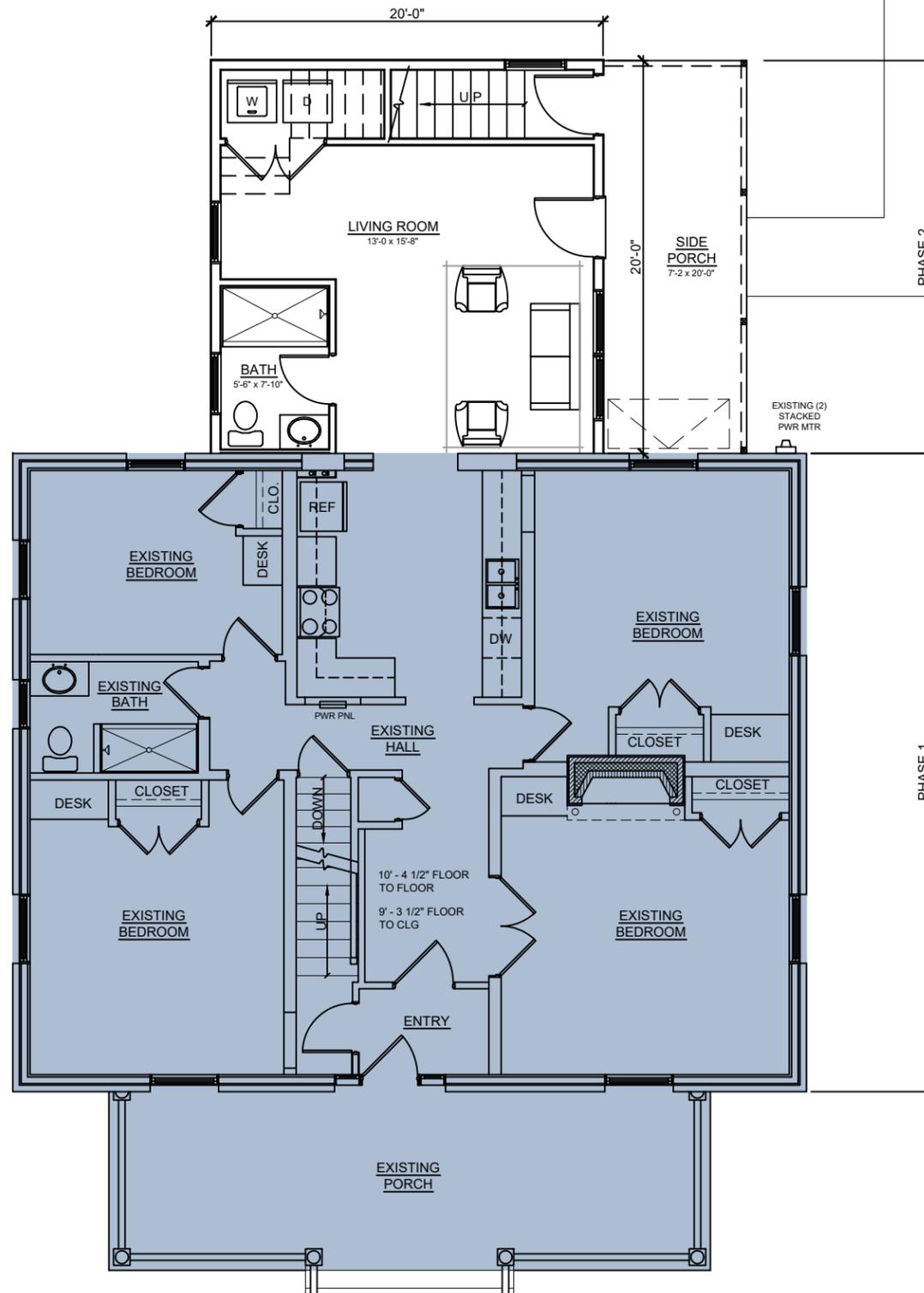


485 14th Street NW Renovation  
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PHASE HATCH LEGEND	
	PHASE 2 - PROPOSED
	PHASE 1 - EXISTING

**PROPOSED FIRST FLOOR PLAN**

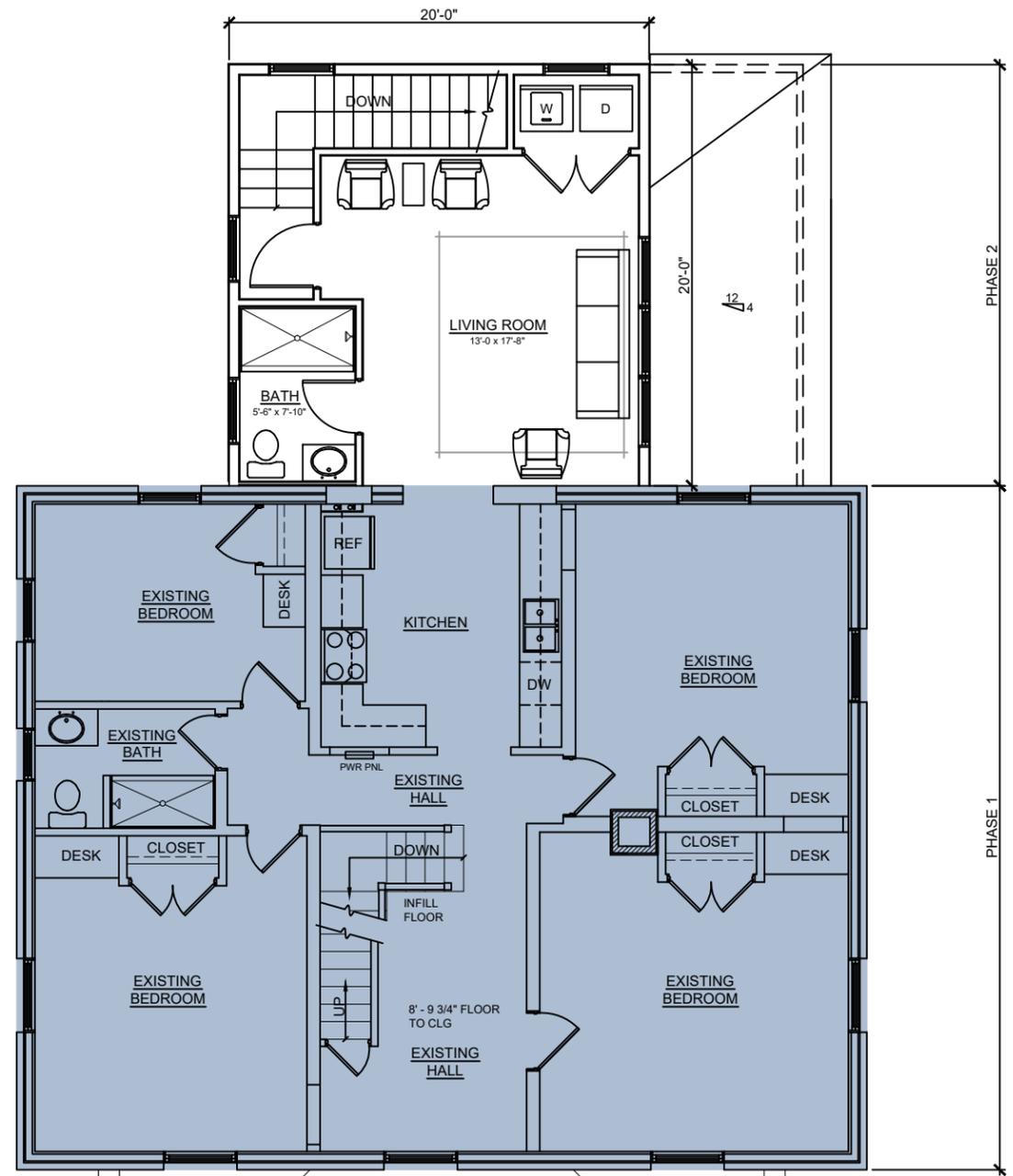
1/8" = 1'-0"



485 14th Street NW Renovation  
 485 14th Street NW  
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 485 14th Street NW  
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PHASE HATCH LEGEND	
	PHASE 2 - PROPOSED
	PHASE 1 - EXISTING



**PROPOSED SECOND FLOOR PLAN**

1/8" = 1'-0"



ELEVATION - GORDON AVENUE

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED  
FOR GRAPHIC CLARITY AT ADDITION.

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**A3**  
PHASE 2  
September 27, 2021



ELEVATION - REAR

N.T.S

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**A4**  
PHASE 2  
September 27, 2021



ELEVATION - SIDE

N.T.S

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**A5**  
PHASE 2

September 27, 2021



## RENDERING - VIEW A

VIEW FROM CORNER OF 14TH ST. AND GORDON

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED  
FOR GRAPHIC CLARITY AT ADDITION.

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**A6**  
PHASE 2

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**RENDERING - VIEW B**

VIEW FROM GORDON AVE.

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED  
FOR GRAPHIC CLARITY AT ADDITION.

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**A7**  
PHASE 2  
September 27, 2021



RENDERING - VIEW C

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED  
FOR GRAPHIC CLARITY AT ADDITION.

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**A8**  
PHASE 2

September 27, 2021



RENDERING - VIEW D

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED  
FOR GRAPHIC CLARITY AT ADDITION.

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**A9**  
PHASE 2  
September 27, 2021



RENDERING - VIEW E

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED  
FOR GRAPHIC CLARITY AT ADDITION.

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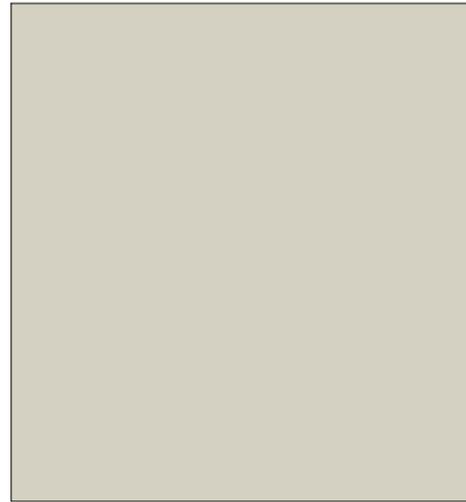
485 14th Street NW Renovation  
485 14th Street NW  
Charlottesville, VA 22903

**A10**  
PHASE 2  
September 27, 2021



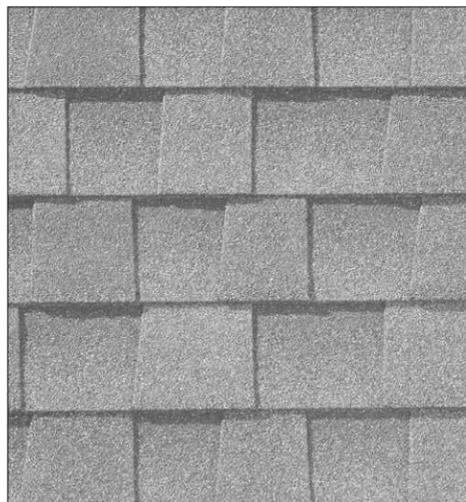
**SIDING**

HARDIPLANK - COBBLESTONE



**TRIM**

BENJAMIN MOORE COLOR - HC-108  
(HISTORIC - SANDY HOOK GRAY)



**ROOFING**

TIMBERLINE - SLATE

**Pella Architect Series Traditional** WOOD

Exquisitely crafted wood windows that add architectural interest

**DESIGNED WITH ARCHITECTURAL INTEGRITY**  
Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.

**ENHANCED STYLE OPTIONS**  
Meet your unique project specifications with extensive size options, grille patterns, finishes, wood types and glass options.

**EXPANSIVE CUSTOM CAPABILITIES**  
Pella's dedicated custom design teams can help bring your project vision to life with virtually unlimited design choices.

**AUTHENTIC LOOK OF TRUE DIVIDED LIGHT**  
Pella's Integral Light Technology® grilles use the industry's only foam spacer to create the most authentic look of true divided light, by casting a more realistic shadow.

**INTERIOR FINISH OPTIONS**  
From light to dark, Architect Series Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Pine interiors are available in four paints, 11 stains and primed and ready-to-paint.

**STUNNING HARDWARE**  
Choose from Pella's exclusive collection of rich patinas and other timeless finishes.

**OPTIONAL INTEGRATED SECURITY SENSORS**  
Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.

**ENERGY STAR® CERTIFIED\***  
Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Architect Series Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2019.<sup>1</sup>

**LONG-LASTING DURABILITY**  
Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.

**THE BEST LIMITED LIFETIME WARRANTY\***  
Pella Architect Series Traditional products are covered by the best limited lifetime warranty for wood windows and patio doors in the industry.<sup>2</sup>

**TESTING BEYOND REQUIREMENTS**  
At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

**PELLA ARCHITECT SERIES**

COLOR TO MATCH EXISTING

# 485 14th St NW Addition - Phase 3

## Charlottesville, VA 22903

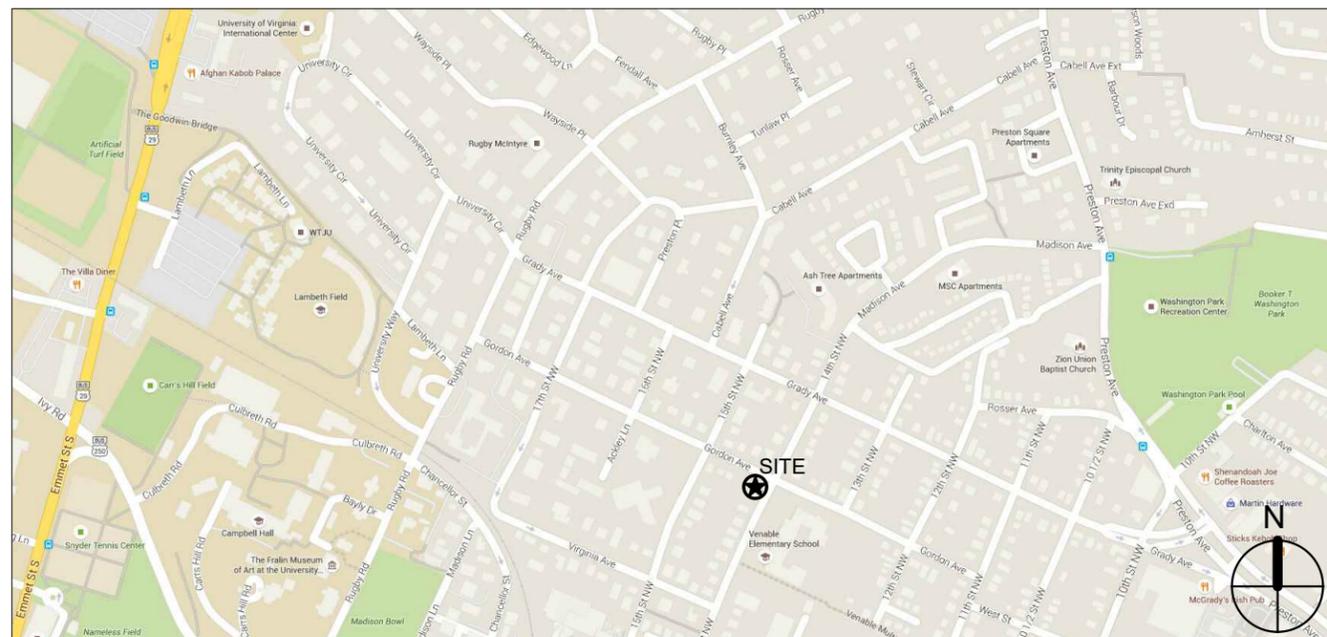
### BAR SUBMITTAL SET

#### SHEET LIST

- G1 COVER
- EP1 EXISTING STRUCTURE PHOTOS
- EP2 EXISTING NEIGHBORHOOD PHOTOS
- EP3 EXISTING NEIGHBORHOOD PHOTOS
- C1 SITE DEVELOPMENT SUMMARY
- C2 EX & PRO SITE DIAGRAMS
- C3 EX & PRO LANDSCAPE
- A1 FIRST FLOOR PLAN
- A2 SECOND FLOOR PLAN
- A3 EXTERIOR ELEVATION
- A4 EXTERIOR ELEVATION
- A5 EXTERIOR ELEVATION
- A6 PERSPECTIVE
- A7 PERSPECTIVE
- A8 PERSPECTIVE
- A9 PERSPECTIVE
- A10 PERSPECTIVE
- A11 MATERIALS/WINDOW DETAIL



Perspective



Vicinity Map

#### ARCHITECT :

Wassenaar + Winkler, PLLC  
200 West 12th Street  
Waynesboro, VA 22980  
540-941-3567

Kurt Wassenaar, Principal Architect  
kurt@wpluswdesign.com

#### OWNER:

Hoo House, LLC  
Eric Trebour  
190 Blue Springs Lane  
Charlottesville, VA 22903



485 14th Street NW Renovation  
485 14th Street NW  
Charlottesville, VA 22903

G1  
PHASE 3

September 27, 2021



FRONT OF RESIDENCE FROM 14TH STREET



SIDE OF RESIDENCE FROM GORDON AVENUE



REAR OF RESIDENCE FROM ALLEY



SIDE OF RESIDENCE FROM ADJACENT PROPERTY

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 485 14th Street NW  
 Charlottesville, VA 22903

**EP1**  
 PHASE 3  
 September 27, 2021

**EXISTING RESIDENCE PHOTOS**



**STREET ADDRESS:** 600 14th Street, NW  
**MAP & PARCEL:** 4-4  
**PRESENT ZONING:** UMD  
**ORIGINAL OWNER:**  
**ORIGINAL USE:** Residential – single family  
**PRESENT USE:** Residential – single family  
**PRESENT OWNER:** Leggett, William E. Jr.  
**ADDRESS:** 7 Deer Path Road  
 Charlottesville, Va.  
 22903  
**DATE/ PERIOD:** Ca. 1930  
**STYLE:** American Foursquare  
**HEIGHT IN STORIES:** 2.5 stories  
**DIMENSIONS AND LAND AREA:** 1,628 sq ft/0.149 acres  
**SOURCES:** Charlottesville City Records  
 and 2004 Architectural  
 Survey  
**CONTRIBUTING:** Yes

ARCHITECTURAL DESCRIPTION

This 2 ½-story, 2-bay, brick American Foursquare features Colonial Revival-style detailing including: a hipped roof with front and side hip-roofed dormers; 1/1 windows; semi-exterior-end brick chimney; door surround with fanlight and sidelights; and 2-bay hip-roofed front porch with Tuscan columns and plain balusters. Constructed ca. 1930, it is a contributing resource to the District.



**STREET ADDRESS:** 513 14th Street, NW  
**MAP & PARCEL:** 5-87  
**PRESENT ZONING:** UMD  
**ORIGINAL OWNER:**  
**ORIGINAL USE:** Residential – single family  
**PRESENT USE:** Residential – single family  
**PRESENT OWNER:** Newlen, Charles E.  
**ADDRESS:22903** 910 King Street  
 Charlottesville, Va.  
 22903  
**DATE/ PERIOD:** Ca. 1925  
**STYLE:** Colonial Revival  
**HEIGHT IN STORIES:** 2.0 stories  
**DIMENSIONS AND LAND AREA:** 1,339 sq ft/0.143 acres  
**SOURCES:** Charlottesville City Records  
 and 2004 Architectural  
 Survey  
**CONTRIBUTING:** Yes

ARCHITECTURAL DESCRIPTION

This 2-story, 2-bay, side-passage-plan, Colonial Revival-style brick dwelling has the following architectural details: single, paired, and triple 6/1 windows (triple ones are a bay window); standing-seam metal gable roof; central brick chimney; gable-end returns; overhanging eaves; bracketed wood cornice; soldier course of brick above second-story windows; side porch; and 1-bay round-arched entrance porch with Tuscan column supports. This well-preserved dwelling, constructed in the mid-1920s, is a contributing resource in the District. It is very similar to the house next door at #519.

**485 14th Street NW Renovation**  
**485 14th Street NW**  
**Charlottesville, VA 22903**



**STREET ADDRESS:** 510 14th Street, NW  
**MAP & PARCEL:** 4-111  
**PRESENT ZONING:** R-1SU  
**ORIGINAL OWNER:**  
**ORIGINAL USE:** Residential- single family  
**PRESENT USE:** Residential – single family  
**PRESENT OWNER:** R & I Building Co. PC  
 c/o Horridge, Gregory  
**ADDRESS:** 656 Rockfish Orchard Drive  
 Afton, Va.  
 22920  
**DATE/ PERIOD:** Ca. 1938  
**STYLE:** Colonial Revival  
**HEIGHT IN STORIES:** 2.0 stories  
**DIMENSIONS AND LAND AREA:** 1,790 sq ft/0.175 acres  
**SOURCES:** Charlottesville City Records  
 and 2004 Architectural  
 Survey  
**CONTRIBUTING:** Yes

ARCHITECTURAL DESCRIPTION

Constructed ca. 1938, this 2-story, 3-bay, gable-roofed, Colonial Revival-style brick dwelling features the following details: 6/6-sash windows; paneled shutters; brick jack arches on the first floor; a semi-exterior-end brick chimney; a fanlight and sidelights around the door; a side shed-roofed porch; and a well-detailed front portico with gable end returns, a plain frieze, a denticulated cornice, and paired Tuscan columns as supports. This well-preserved dwelling is a contributing resource in the District.



**STREET ADDRESS:** 519 14th Street, NW  
**MAP & PARCEL:** 5-88  
**PRESENT ZONING:** UMD  
**ORIGINAL OWNER:**  
**ORIGINAL USE:** Residential – single-family  
**PRESENT USE:** Residential – single-family  
**PRESENT OWNER:** Veliky LC  
**ADDRESS:** 3125 Dundee Road  
 Earlysville, Va.  
 22936  
**DATE/ PERIOD:** Ca. 1925  
**STYLE:** Colonial Revival  
**HEIGHT IN STORIES:** 2.0 stories  
**DIMENSIONS AND LAND AREA:** 1,560 sq ft/0.197 acres  
**SOURCES:** Charlottesville City Records  
 and 2004 Architectural  
 Survey  
**CONTRIBUTING:** Yes

ARCHITECTURAL DESCRIPTION

This 2-story, 2-bay, side-passage-plan, Colonial Revival-style brick dwelling has the following architectural details: single, paired, and triple 6/1 windows (triple ones are a bay window supported by brackets); standing-seam metal gable roof; central brick chimney; gable-end returns; overhanging eaves; bracketed wood cornice; soldier course of brick above second-story windows; enclosed side porch; and 1-bay hip-roofed entrance porch with Tuscan column supports. This well-preserved dwelling, constructed in the mid-1920s, is a contributing resource in the District. It is very similar to the house next door at #513.

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**485 14th Street NW Renovation  
 485 14th Street NW  
 Charlottesville, VA 22903**

**EP3**  
 PHASE 3  
 September 27, 2021

SITE DEVELOPMENT SUMMARY :

TAX MAP 9 . . . . . PARCEL 34

CURRENT ZONING . . . . . R-UMD (UNIVERSITY MEDIUM DENSITY)  
w/ ARCHITECTURAL DESIGN CONTROL (ADC) DISTRICT  
OVERLAY – DISTRICT H (RUGBY-ROAD UNIVERSITY CIRCLE-  
VENABLE NEIGHBORHOOD.

EXISTING USE . . . . . MULTI-FAMILY RESIDENTIAL  
PROPOSED USE . . . . . MULTI-FAMILY RESIDENTIAL  
EXISTING (2) 4 BEDROOM RENTAL UNITS  
PROPOSED (2) 3 BEDROOM RENTAL UNITS

TRASH COLLECTION . . . . . PRIVATE COLLECTION (TOTTERS)

GROSS RESIDENTIAL DENSITY:

BY RIGHT DENSITY . . . . . 43 D.U.A. MAX PER SEC. 34-420, WHERE A MAXIMUM OF 150  
BEDROOMS ALLOWED, NOT MORE THAN (4) BEDROOMS PER DWELLING UNIT FOR UNITS  
ATTRIBUTABLE TO DENSITY OF UP TO 21 DUA AND NOT MORE THAN (3) BEDROOMS PER DWELLING  
UNIT FOR UNITS ATTRIBUTABLE TO DENSITY IN EXCESS OF 21 DUA PER SEC. 34-367 (2)

EXISTING ACRE SITE PER SURVEY = 0.227 ACRES  
150 BR / ACRE \* 0.227 = 34.05 ALLOWABLE BEDROOMS  
4 BR / UNIT @ 21 DUA \* 0.227 = (4.767) ALLOWABLE 4 BR UNITS

PROJECT INCLUDES . . . . . (2) 4-BEDROOM EXISTING UNITS PLUS  
(2) 4-BEDROOM PROPOSED UNITS = 16 BEDROOMS  
PROJECT IS BELOW ACCEPTABLE GROSS RESIDENTIAL DENSITY MAXIMUMS FOR BOTH TOTAL  
NUMBER OF BEDROOMS AND NUMBER OF 4 BEDROOM UNITS.

PARKING REQUIRED PER SEC. 34-984. . . . . (1) SPACES PER 1-BR UNIT  
(1) SPACES PER 2-BR UNIT  
(2) SPACES PER 3-BR UNIT  
(2) SPACES PER 4-BR UNIT

PROJECT INCLUDES . . . . . EXISTING (2) 4 BEDROOM UNIT (4 REQ'D)  
PROPOSED (2) 3 BEDROOM UNIT (4 REQ'D)  
TOTAL REQ'D = 8 PARKING SPACES

PER SEC. 34-985 (b) (3) ONE PARKING SPACE CAN BE SUBTRACTED  
FROM PARKING REQUIRED WITH USE OF 5 BIKE LOCKERS.  
8 MINUS 1 = 7 REQ'D PARKING SPACES (7 TOTAL PROVIDED; 6 STD + 1 ADA)

BIKE RACKS REQ'D PER SEC. 34-881 (2) . . (1) BICYCLE SPACE PER 2 DWELLING UNITS.  
PROJECT INCLUDES 4 DWELLING UNITS, SO 2 BIKE SPACES REQUIRED.

PROJECT INCLUDES BIKE RACK AREA THAT PROVIDES LOCKING FOR 8 BIKES.

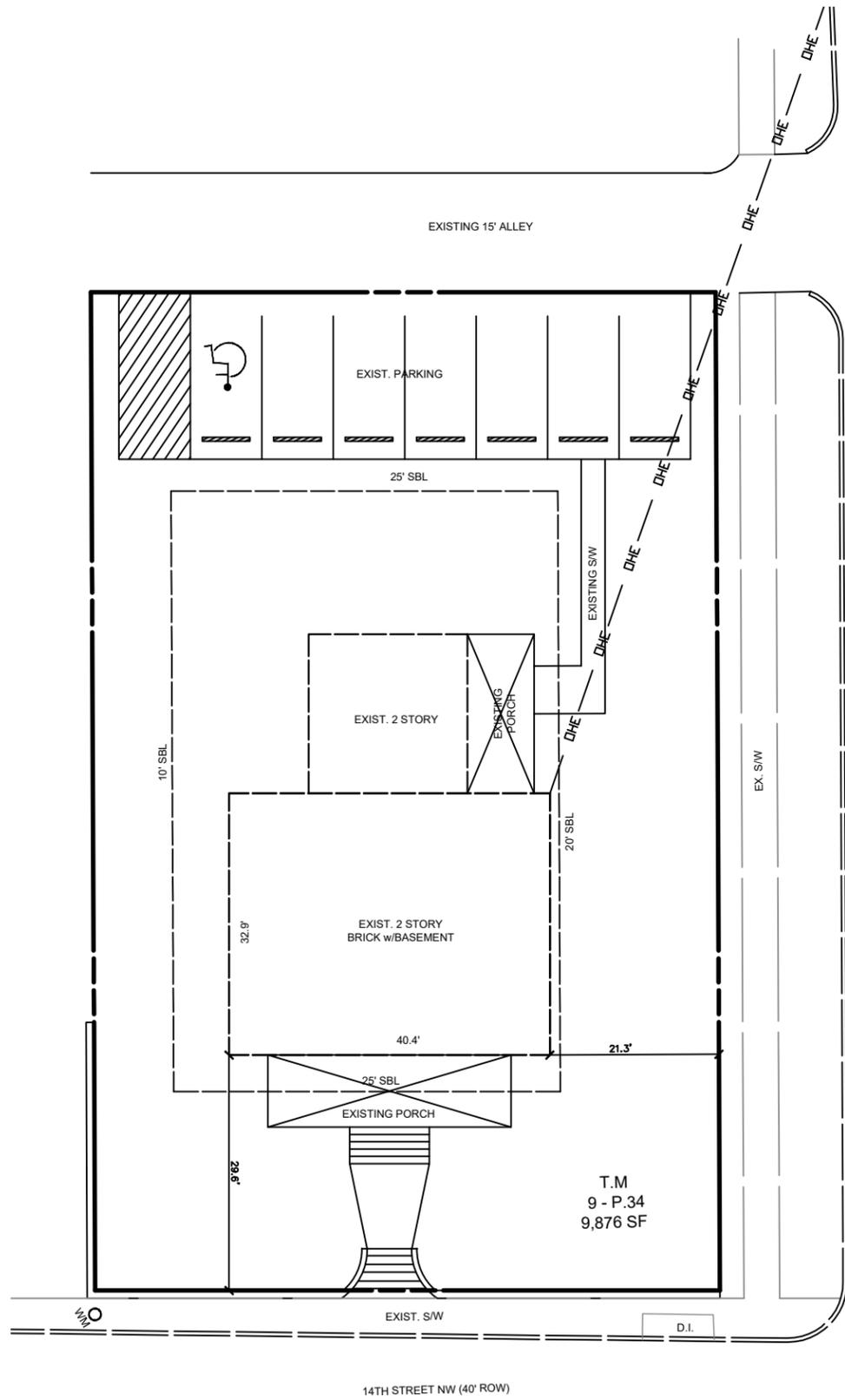
SETBACKS :

FRONT . . . . . 25 FEET  
SIDE . . . . . 1-2 STORIES 10 FEET MIN,  
3-5 STORIES 1 FT per 3 FT HEIGHT  
NEW BUILDING IS 2 STORIES  
(10' SETBACK TO BE USED)  
CORNER STREET SIDE 20' MIN  
REAR . . . . . 25 FEET  
HEIGHT . . . . . 50' MAX (24'-6" TOTAL HEIGHT PROPOSED)  
LAND COVERAGE . . . . . 80% MAX (56.7% PROPOSED)

**W** **A** **S** **S** **E** **N** **A** **A** **R**  
**W** **I** **N** **K** **L** **E** **R**  
A R C H I T E C T S | P L A N N E R S  
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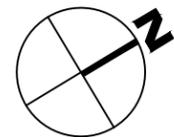
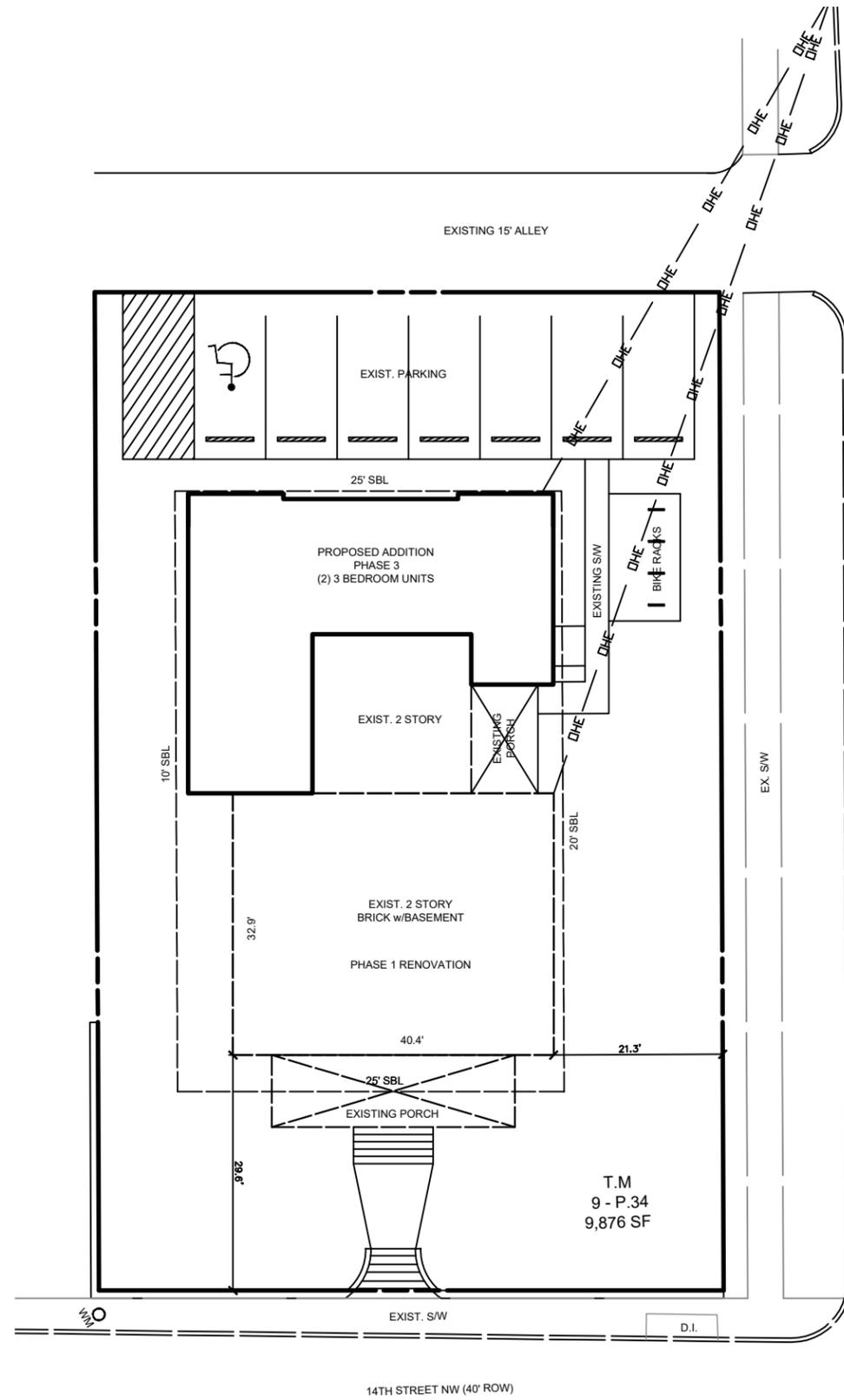
**C1**  
PHASE 3  
September 27, 2021



### EXISTING SITE PLAN

SCALE 1" = 20'-0"

GORDON AVE. (60' ROW)



### PROPOSED SITE PLAN

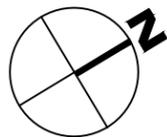
SCALE 1" = 20'-0"

GORDON AVE. (60' ROW)

**WASSENAAAR**  
**WINKLER**  
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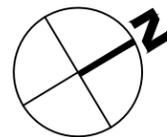
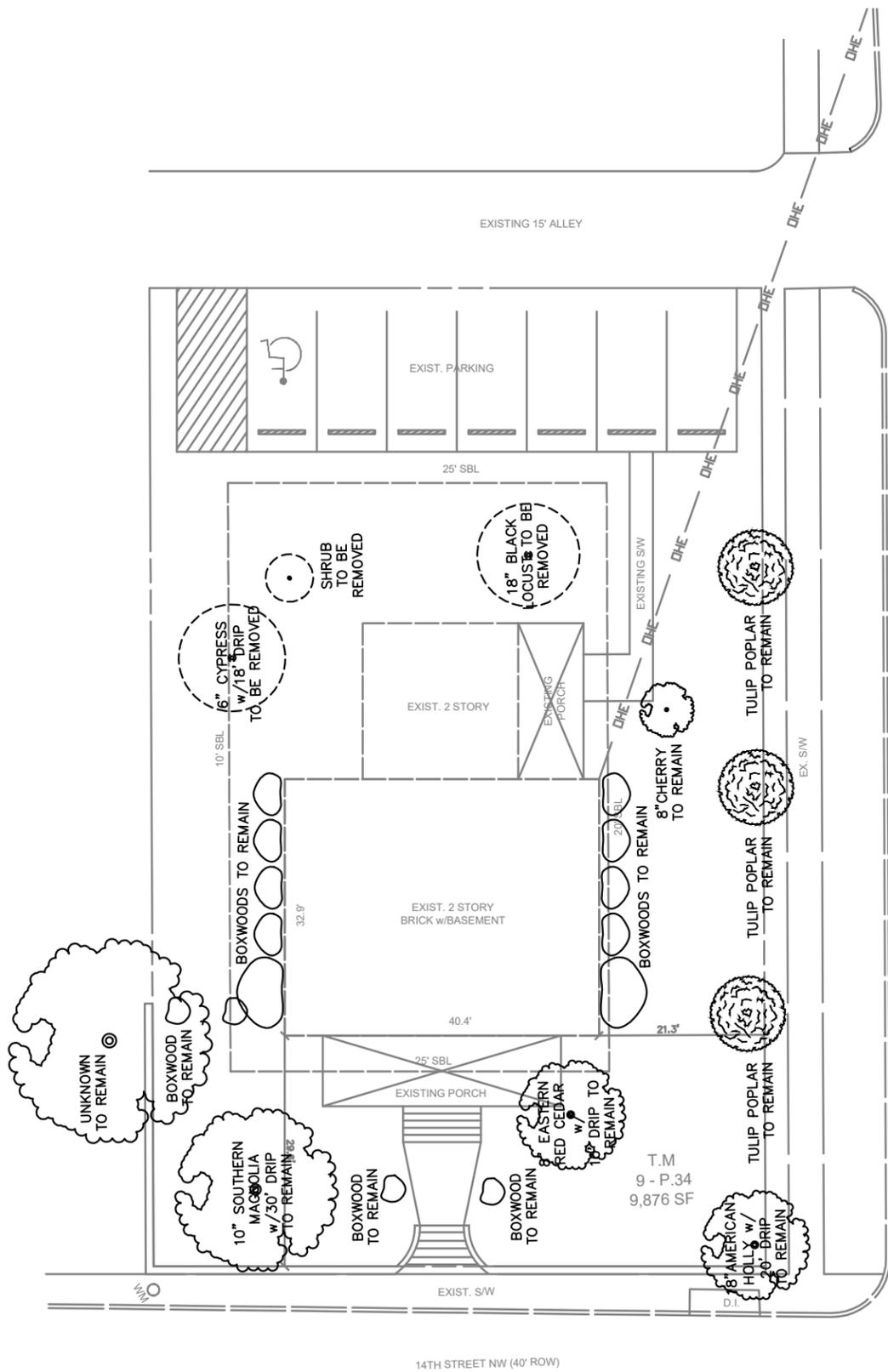
485 14th Street NW Renovation  
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**C2**  
PHASE 3  
September 27, 2021



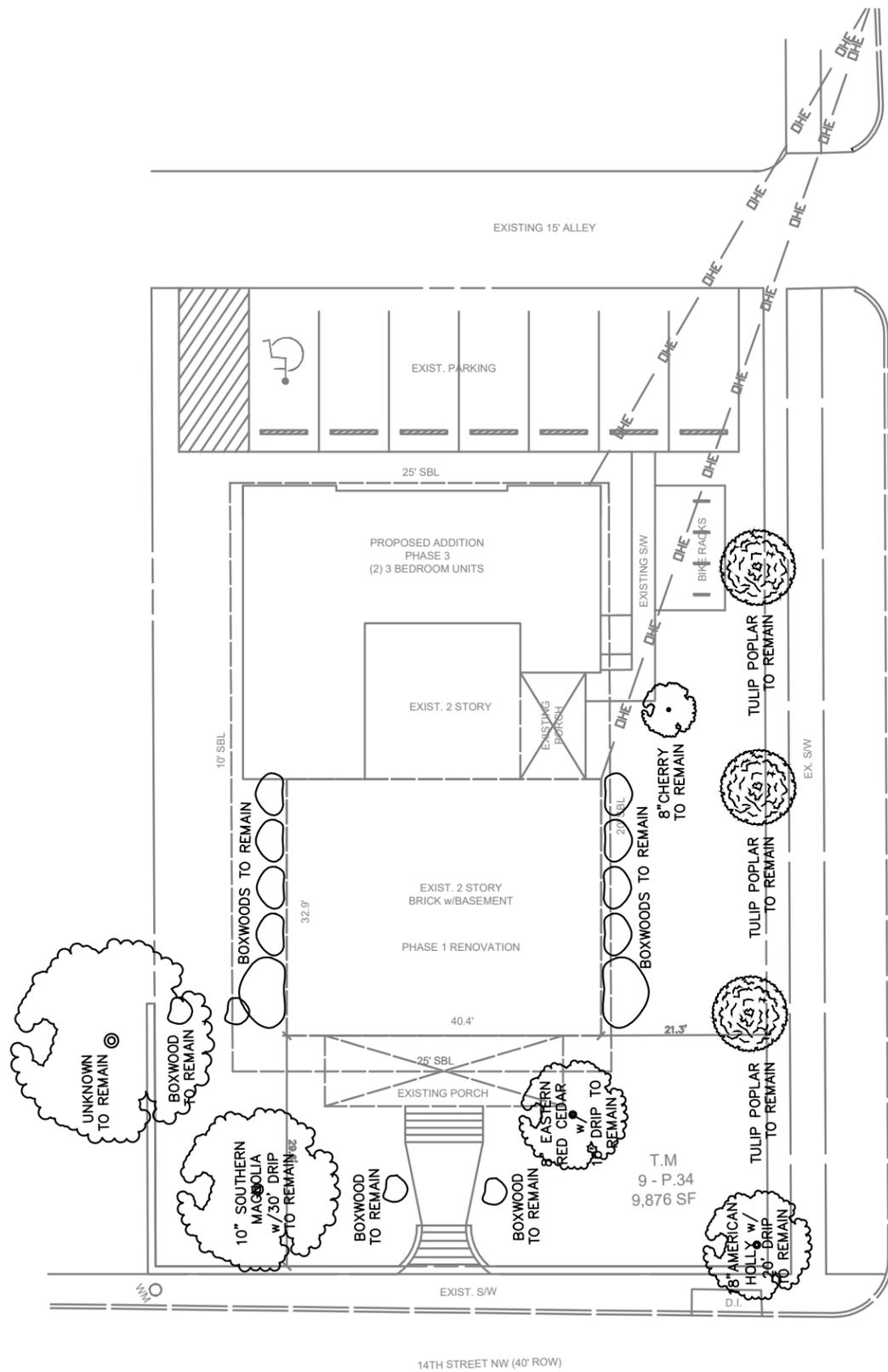
# EXISTING LANDSCAPE PLAN

SCALE 1" = 20'-0"



# PROPOSED LANDSCAPE PLAN

SCALE 1" = 20'-0"



485 14th Street NW Renovation  
 485 14th Street NW  
 Charlottesville, VA 22903

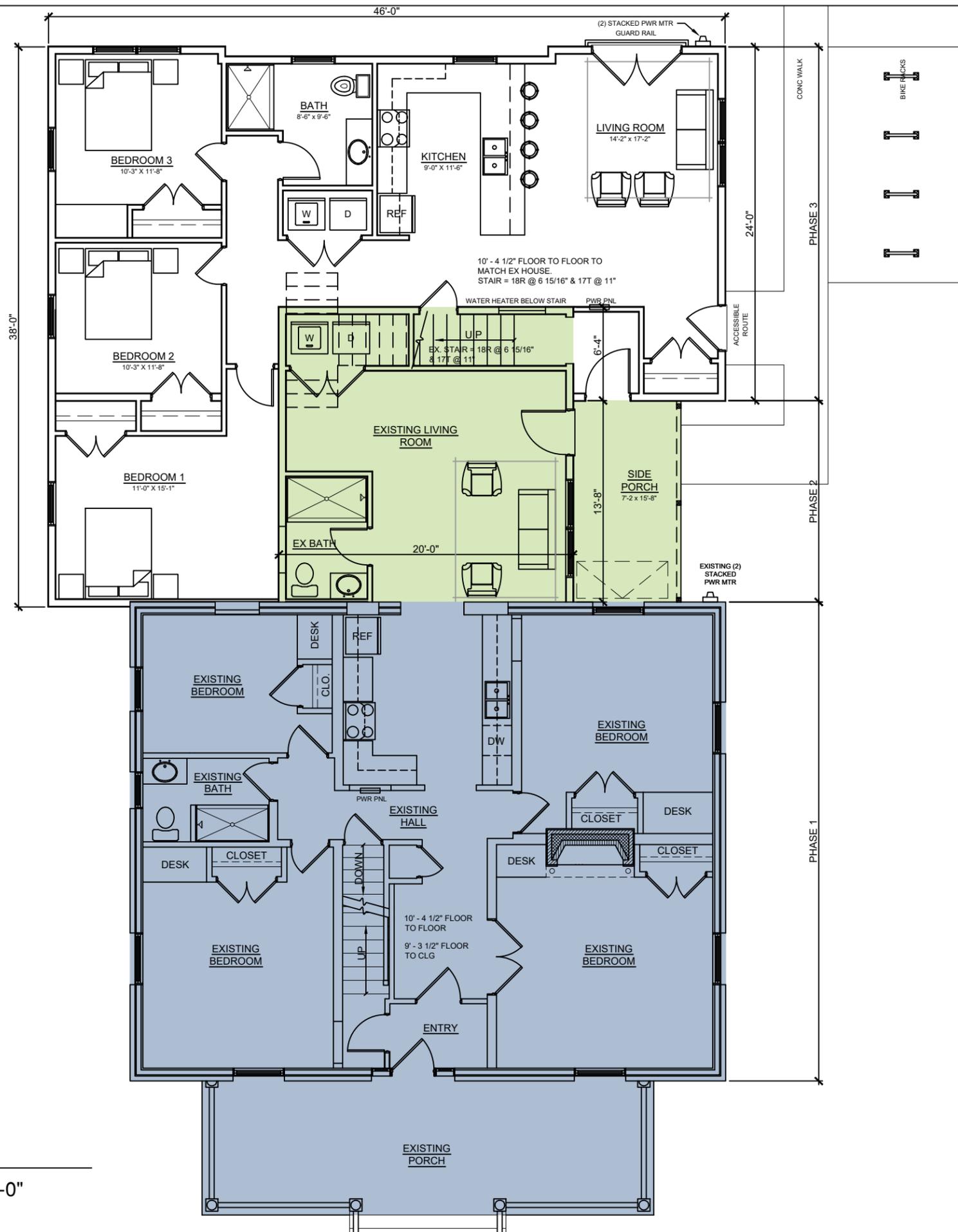
**C3**  
 PHASE 3

September 27, 2021

PHASE HATCH LEGEND	
	PHASE 3 - PROPOSED
	PHASE 2 - EXISTING
	PHASE 1 - EXISTING

# PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"



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**W INKLER**  
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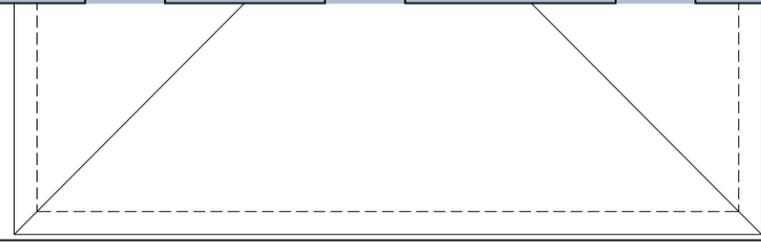
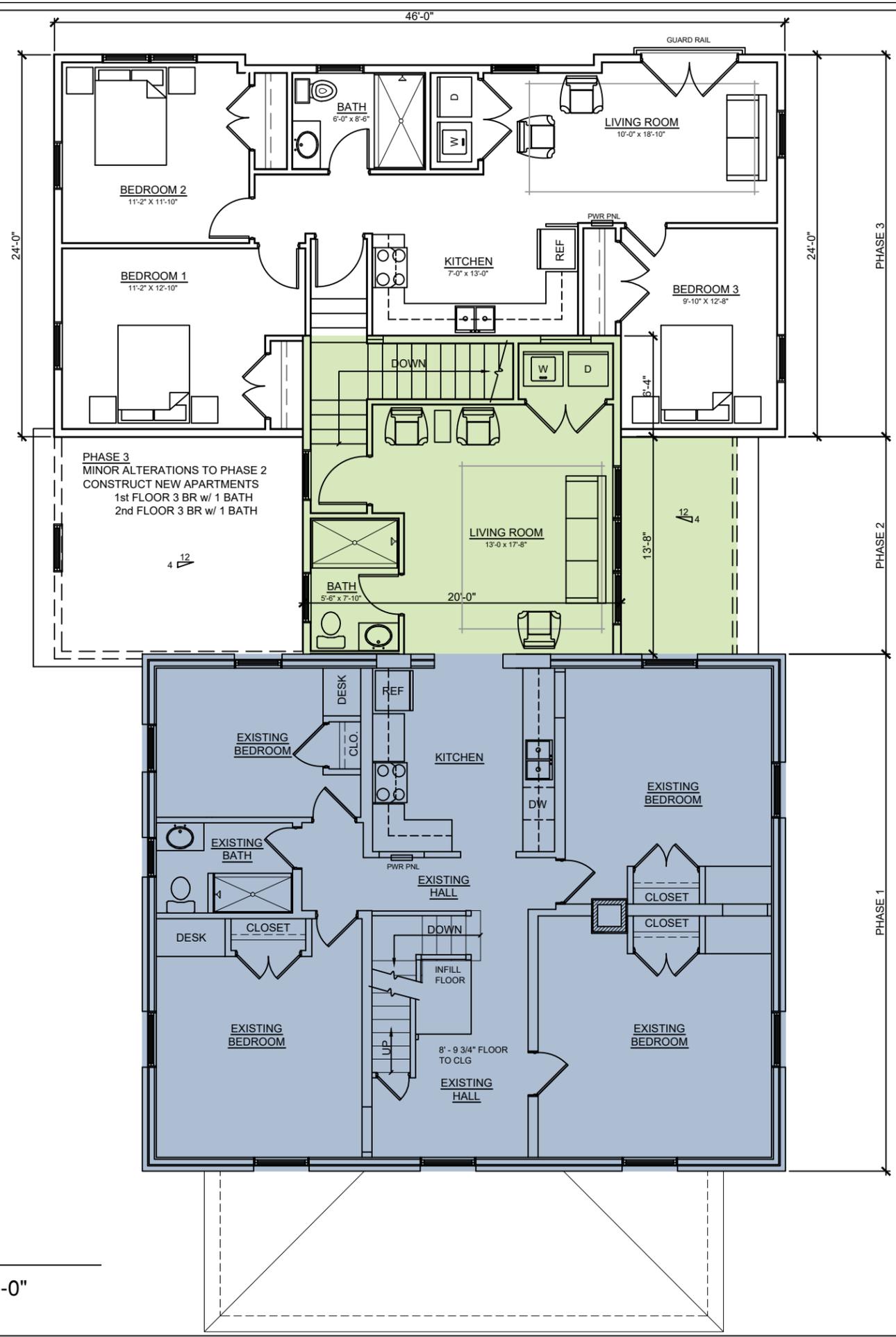
**A1**  
 PHASE 3  
 September 27, 2021

485 14th Street NW Renovation  
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PHASE HATCH LEGEND	
	PHASE 3 - PROPOSED
	PHASE 2 - EXISTING
	PHASE 1 - EXISTING

**PROPOSED SECOND FLOOR PLAN**

1/8" = 1'-0"





ELEVATION - GORDON AVENUE

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED  
FOR GRAPHIC CLARITY AT ADDITION.

485 14th Street NW Renovation  
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**A3**  
PHASE 3

September 27, 2021



ELEVATION - REAR

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED  
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**A4**  
PHASE 3

September 27, 2021



ELEVATION - SIDE

N.T.S

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**A5**  
PHASE 3

September 27, 2021



**RENDERING - VIEW A**

VIEW FROM CORNER OF 14TH ST. AND GORDON

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED  
FOR GRAPHIC CLARITY AT ADDITION.

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**A6**  
PHASE 3  
September 27, 2021



**RENDERING - VIEW B**

VIEW FROM GORDON AVE.

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED  
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485 14th Street NW Renovation  
485 14th Street NW  
Charlottesville, VA 22903

**A7**  
PHASE 3  
September 27, 2021



RENDERING - VIEW C

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED  
FOR GRAPHIC CLARITY AT ADDITION.

**W**ASSENAR  
**W**INKLER  
ARCHITECTS | PLANNERS  
200 West 12th Street, Waynesboro, VA 22980  
Telephone (540) 941-3567

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**A8**  
PHASE 3

September 27, 2021



RENDERING - VIEW D

N.T.S

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**A9**  
PHASE 3  
September 27, 2021



RENDERING - VIEW E

N.T.S

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**A10**  
PHASE 3  
September 27, 2021



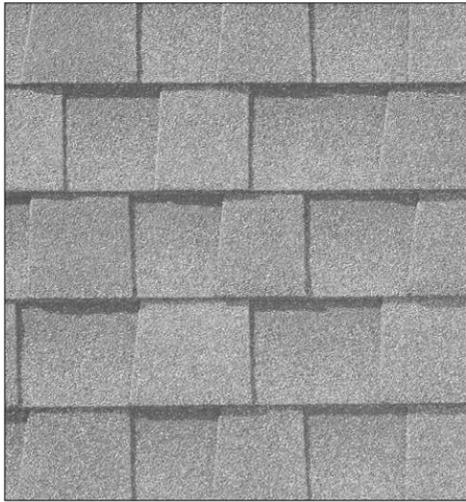
### BRICK

GENERAL SHALE -  
OLD ENGLISH TUDOR



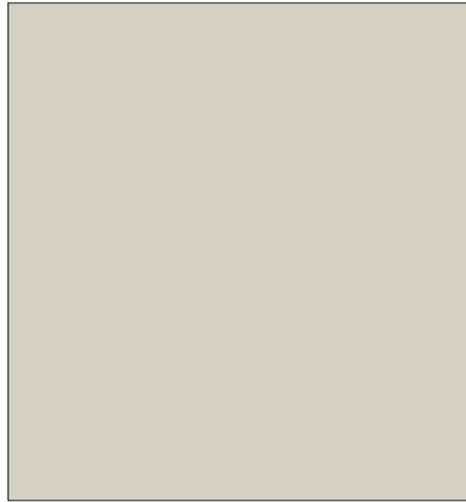
### SIDING

HARDPLANK - COBBLESTONE



### ROOFING

TIMBERLINE - SLATE



### TRIM

BENJAMIN MOORE COLOR - HC-108  
(HISTORIC - SANDY HOOK GRAY)

Pella Architect Series  
Traditional WOOD



Exquisitely crafted wood windows that add architectural interest

Double Hung Interior



Double Hung Exterior



- DESIGNED WITH ARCHITECTURAL INTEGRITY**  
 Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- ENHANCED STYLE OPTIONS**  
 Meet your unique project specifications with extensive size options, grille patterns, finishes, wood types and glass options.
- EXPANSIVE CUSTOM CAPABILITIES**  
 Pella's dedicated custom design teams can help bring your project vision to life with virtually unlimited design choices.
- AUTHENTIC LOOK OF TRUE DIVIDED LIGHT**  
 Pella's Integral Light Technology® grilles use the industry's only foam spacer to create the most authentic look of true divided light, by casting a more realistic shadow.
- INTERIOR FINISH OPTIONS**  
 From light to dark, Architect Series Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Pine interiors are available in four paints, 11 stains and primed and ready-to-paint.
- STUNNING HARDWARE**  
 Choose from Pella's exclusive collection of rich patinas and other timeless finishes.
- OPTIONAL INTEGRATED SECURITY SENSORS**  
 Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.
- ENERGY STAR® CERTIFIED¹**  
 Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Architect Series Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2019.¹
- LONG-LASTING DURABILITY**  
 Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.
- THE BEST LIMITED LIFETIME WARRANTY²**  
 Pella Architect Series Traditional products are covered by the best limited lifetime warranty for wood windows and patio doors in the industry.²
- TESTING BEYOND REQUIREMENTS**  
 At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

### PELLA ARCHITECT SERIES

COLOR TO MATCH EXISTING